

**NOTICE OF ADOPTED TEXT AMENDMENT ORDINANCE**

PLEASE TAKE NOTICE that a Tallmadge Charter Township Zoning Text Amendment Ordinance was adopted at a meeting of the Tallmadge Charter Township Board on October 8, 2013 after its first reading at a meeting of the Tallmadge Charter Township Board held on September 10, 2013.

The Zoning Text Amendment Ordinance will amend Section 3.02(h) – Accessory Uses and Buildings, Private Garage – Customary, Section 3.02(i) – Accessory Uses and Buildings and Section 3.10(k) – Dwellings Situated Outside of Mobile home Parks, Minimum Requirements

PLEASE TAKE FURTHER NOTICE that the Ordinance has been posted in the office of the Tallmadge Charter Township Clerk, Tallmadge Charter Township, 0-1451 Leonard Road, N.W., Grand Rapids, Michigan (telephone: 616-677-1248), and on the Township website at [www.tallmadge.com](http://www.tallmadge.com).

Dated: October 19, 2013

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Lenore Cook, Clerk  
Tallmadge Charter Township

The following Zoning Text Amendment Ordinance was adopted at the Tallmadge Charter Township Board meeting on October 8, 2013.

ORDINANCE NO. 09-10-13-3

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE TALLMADGE CHARTER TOWNSHIP ZONING ORDINANCE CONCERNING ACCESSORY USES AND BUILDINGS IN SECTION 3.02(h) AND SECTION 3.02(i) AND DWELLINGS SITUATION OUTSIDE OF MOBILE HOME PARKS, MINIMUM REQUIREMENTS IN SECTION 3.10(k) AND TO ESTABLISH AN EFFECTIVE DATE FOR THIS ORDINANCE.

THE CHARTER TOWNSHIP OF TALLMADGE, COUNTY OF OTTAWA, AND STATE OF MICHIGAN, ORDAINS:

Section 1. Accessory Uses and Buildings. Section 3.02(h) of the Zoning Ordinance shall be restated in its entirety as follows:

SECTION 3.02(h) – ACCESSORY USES AND BUILDINGS, PRIVATE GARAGE – CUSTOMARY

(h) Private Garage - Customary. A customary private garage may consist of any one (1) private garage attached to a principal dwelling unit, or in its place, any one (1) detached private garage.

Provided the regulations of this Section are met, one (1) customary private garage is permitted by right on any lot or parcel occupied for residential purposes, upon approval of the Building Inspector. However, private garages are regulated in the AG, RP, R-1, R-2 and L Districts as follows:

1. If the lot size is less than two-and-one-half (2-1/2) acres, the size of a private detached garage shall not exceed eight hundred sixty-four (864) square feet. However, a private attached garage may have two (2) stories, each equal to or less than eight hundred sixty-four (864) square feet.
2. If the lot size is two-and-one-half (2-1/2) acres or more, the size of a private garage shall not exceed one thousand forty (1,040) square feet. However, a private attached garage may have two (2) stories, each equal to or less than one thousand forty (1,040) square feet.

Section 2. Accessory Uses and Buildings. Section 3.02(i) of the Zoning Ordinance shall be restated in its entirety as follows:

SECTION 3.02(i) – ACCESSORY USES AND BUILDINGS, OTHER ACCESSORY BUILDINGS

(i) Other Accessory Buildings. Detached accessory buildings in addition to a private garage (refer to subsection (h) above) shall be permitted as follows:

1. On residential lots only one accessory building in addition to an attached or detached private garage is permitted; however, if the size of the parcel is one (1) acre or less in area, two (2) pool buildings, children’s playhouses or storage sheds (or a combination of them) may be erected, with a combined size of the two (2) buildings not exceeding two hundred (200) square feet.

If the size of the parcel is greater than one (1) acre but not exceeding three (3) acres in area, two (2) pool buildings, children’s playhouses or storage sheds (or a combination of them) may be erected, provided that each of the two (2) buildings may not exceed two hundred (200) square feet.

If the size of the parcel is greater than three (3) acres in area, one (1) pool building, one (1) children's playhouse and one (1) storage shed, each not exceeding two hundred (200) square feet, are also permitted.

Such accessory buildings shall be used for storage, a bonafide hobby, or recreational activities only and shall not involve the conduct of any business, trade, or industry.

2. In L, R-1, R-2, RP and AG Districts, the total ground coverage of an accessory building, which includes lean-tos, other than a garage shall not exceed the following:

- If the parcel is located in the L, R-1 or R-2 Districts, the maximum accessory building shall not exceed one thousand two hundred (1,200) square feet or three percent (3%) of the lot area, whichever is smaller.

- If the parcel is located in the AG or RP Districts, the maximum accessory building shall not exceed one thousand (1,000) square feet per acre or two thousand four hundred (2,400) square feet, whichever is smaller.

- In the AG and RP Districts, if the size of the parcel is greater than five (5) acres, two (2) accessory buildings can be erected with a combined size not to exceed two thousand four hundred (2,400) square feet.

3. For purposes of determining square footage of accessory buildings, the measurement shall be length times width of the interior of the building measured from the inside corners of the building frame.

Section 3. Dwellings Situated Outside of Mobile Home Parks, Minimum Requirements.  
Section 3.10(k) of the Zoning Ordinance shall be restated in its entirety as follows:

SECTION 3.10(k) – DWELLINGS SITUATED OUTSIDE OF MOBILE HOME PARKS,  
MINIMUM REQUIREMENTS

- (k) All dwellings shall have a double pitched roof of not less than four (4) feet of rise for each twelve (12) feet of run. However, if twenty (20) percent of the single family dwellings within one-half (1/2) mile have a lesser pitched roof, then a pitch equal to no less than an average of those twenty (20) percent single family dwellings shall be provided. In any event, the roof shall be covered by either asphalt shingles, fiberglass shingles, shake shingles, aluminum without exposed fasteners, copper without exposed fasteners, standing seam metal without exposed fastener, any similar architecturally designed exterior product approved by the Zoning Administrator, or any combination thereof. Any aluminum, standing seam metal or copper roof shall be twenty-six (26) gauge or thicker material.

Section 4. Conflicts. In the event this ordinance conflicts with any other ordinance this ordinance shall apply.

Section 5. Effective Date. This Ordinance was approved and adopted by the Township Board of Tallmadge Charter Township, Ottawa County, Michigan on October 8, 2013 after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended, and after introduction and a first reading on September 10, 2013 and publication after such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on October 27, 2013, which date is the eighth date after publication as is required by Section 401 of Act 110, as amended, provided that the effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

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James E. VanEss  
Township Supervisor

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Lenore D. Cook  
Township Clerk

**CERTIFICATE**

I, Lenore Cook, Clerk for the Charter Township of Tallmadge, Ottawa County, Michigan, certify that the foregoing Text Amendment Ordinance was adopted at a regular meeting of the Tallmadge Charter Township Board held on October 8, 2013. The following members of the Township Board were present at that meeting: Van Ess, Cook, Eppink, Walt, Martin, Terpstra and Bronkema. The following members of the Township Board were absent: none. The Ordinance was adopted by the Township Board with members of the Board: Cook, Eppink, Walt, Martin, Terpstra, Van Ess and Bronkema voting in favor and members of the Board: none, voting in opposition. Notice of Adoption of the Ordinance was published in the *Ottawa Advance* on October 8, 2013.

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Lenore Cook, Clerk

