

ORDINANCE NO. \_\_\_\_\_

**ZONING TEXT AND MAP AMENDMENT ORDINANCE**

AN ORDINANCE TO AMEND THE TALLMADGE CHARTER TOWNSHIP ZONING ORDINANCE BY ADDING CHAPTER 9A CONCERNING THE L VILLAGE OF LAMONT DISTRICT, AND BY MAKING OTHER RELATED TEXT REVISIONS, AND BY REZONING CERTAIN LANDS TO THE L VILLAGE OF LAMONT DISTRICT.

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

Section 1. Private Garage - Customary. Section 3.02(h) of the Zoning Ordinance shall be amended to state in its entirety as follows.

- (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 the private garage shall not exceed 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 the private garage shall not exceed one thousand forty (1,040) square feet.

Section 2. Other Accessory Buildings. Section 3.02(i)(2) of the Zoning Ordinance shall be amended to state in its entirety as follows.

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.
- In the AG District, if the size of the parcel is more than ten (10) acres and used for farm purposes (as defined in Section 2.03), there is no size limitation for an accessory building.

Section 3. Fences, Hedges, Walls and Privacy Screens. Section 3.12(c) of the Zoning Ordinance shall be amended to state in its entirety as follows.

- (c) No fence or hedge exceeding six (6) feet six (6) inches in height shall be erected or maintained in districts L, R-1, R-2, R-4, or RP except as required by the Planning Commission for a specific site plan.

Section 4. Keeping of Animals. Section 3.16(b) of the Zoning Ordinance shall be amended to state in its entirety as follows.

- (b) **Farm Animals.** The keeping of farm animals -- including beef and dairy cattle, horses, goats, hogs, poultry, sheep, or other fur-bearing farm animals -- is prohibited in all districts except the AG, RP, R-1 and L Districts, as follows.
  1. The keeping of poultry and fowl is permitted in the AG District without limitation.
  2. The keeping of poultry and fowl is permitted in the RP, R-1 and L Districts as an accessory use, provided that the number of such animals does not exceed ten (10) animals for the first two and one half (2-1/2) acres and one (1) additional animal for each additional one quarter (1/4) acre thereafter.
    - a) Poultry and fowl in the RP, R-1 and L Districts shall not be free range and shall be securely contained within a fenced area so as to restrict such animals to the lot on which they are kept.
    - b) The fenced area where the poultry and fowl are kept shall be located within the rear yard and shall be at least twenty (20) feet from any side or rear lot line.
    - c) Roosters shall not be permitted in the RP, R-1 and L Districts.

3. In both the AG and RP Districts, the number of horses and cattle, including foals and calves, is limited to two (2) such animals for the first two and one-half (2-1/2) acres of land and one (1) additional such animal for each additional acre of land.

Any barn, stable or other building which houses horses or cattle shall be setback a minimum of one hundred fifty (150) feet from any road right-of-way line and one hundred (100) feet from any side or rear property line.

Private and commercial stables for the keeping of horses and other large domestic animals shall be regulated in accordance with Chapter 5 and 6.

4. In the R-1 and L Districts, the keeping of horses, cattle, including foals and calves, goats, hogs, sheep or other large farm animals is prohibited.

Section 5. Personal Property Sales. Section 3.24 of the Zoning Ordinance shall be amended to state in its entirety as follows.

**SECTION 3.24. PERSONAL PROPERTY SALES.** Personal property sales such as garage sales, yard sales, basement sales, or any other sales of a similar nature of personal property, shall be allowed only within the AG, RP, R-1, R-2, R-3 and L Districts. Such sales are subject to the following rules:

- (a) The sale has a duration of not longer than three (3) days.
- (b) The sale does not occur within one hundred twenty (120) days of the last personal property sale held on or at the same location or parcel of property.
- (c) All articles or property that are offered for sale shall be totally enclosed within a lawful structure or building between the hours of 9:30 PM and 8:30 AM.
- (d) All articles or property that were offered for sale after the sale has been completed shall be removed from display so that they cannot be seen from the outside of any lawful structure; and further, any sign or signs that may have been used to advertise the personal property sale shall be removed upon completion of the sale.

Section 6. Wireless Communication Facilities. Section 3.35(b)3 of the Zoning Ordinance shall be amended to state in its entirety as follows.

3. In A, RP, R-1, R-2, R-4 and L Districts, site locations shall be permitted on a priority basis upon the following sites, subject to application of all other standards contained with this Section:
  - A. Municipally owned sites.
  - B. Other governmentally owned sites.

- C. Religious or other institutional sites.
- D. Public parks and other large permanent open space areas when compatible.
- E. Public or private school sites.
- F. Other sites.

Section 7. Creation of Zoning Districts. Section 4 of the Zoning Ordinance shall be amended to state in its entirety as follows.

**SECTION 4.01. CREATION OF ZONING DISTRICTS.** The Charter Township of Tallmadge is hereby divided into the following zoning districts:

- AG Agricultural District
- RP Rural Preservation District
- R-1 Low Density Single Family Residential District
- R-2 Medium Density Single Family Residential District
- R-3 Multiple Family Residential
- R-4 Mobile Home District
- L Village of Lamont District
- C-1 Office, Services, Commercial District
- C-2 General Commercial District
- I-1 Light Industrial District
- F Flood Plain District

Section 8. L Village of Lamont District. Chapter 9A of the Zoning Ordinance shall be added to state in its entirety as follows.

## **CHAPTER 9A**

### **L VILLAGE OF LAMONT DISTRICT**

#### **SECTION 9A.01. DESCRIPTION AND PURPOSE.**

- (a) The intent of the L Village of Lamont District is to create and maintain stable single family neighborhoods within the Township. It is intended that the principal use of land is for single-family dwellings. Recreational, religious, and educational facilities which are both compatible with and convenient to residents are also permitted.
- (b) In the L District, small neighborhood commercial uses may be permitted as a special use when they are deemed compatible with the residential use and character of the L District.

#### **SECTION 9A.02. PERMITTED USES.**

- (a) In the L District, no uses shall be permitted except the following:
  - 1. Single family detached dwelling units.
  - 2. Child and adult day care facilities and foster homes, which care for no more than six (6) persons.

**SECTION 9A.03. USES PERMITTED AFTER SPECIAL APPROVAL.** The following uses may be permitted by the Township Board, following the review and recommendation by the Planning Commission, subject to the conditions specified for each use below, and further subject to the provisions of Chapter 19. The following uses may be located on the same lot as a permitted use or uses or another special use or uses.

- (a) Churches and public, parochial, or other private elementary, intermediate or high schools, subject to the following:
  - 1. All primary ingress and egress from said site shall be directly onto a major thoroughfare or collector street, as per Section 2.03.
  - 2. Buildings of greater than the maximum height allowed in the L District may be allowed provided that the front, side, and rear yards are increased above the minimum required yards by ten (10) feet for each foot of building height that exceeds the maximum height allowed.
  - 3. Off-street parking shall be prohibited in the front yard setback area. Where any off-street parking area abuts a lot in a residential district, a wall, fence or obscuring greenbelt shall be provided in accordance with Section 3.17.
  - 4. In order to mitigate any negative off-site impacts (such as noise, glare, trespassing, or odors) on residential uses, the Township Board may require adequate fencing, screening, or landscaping on the site. Accessory uses, such as a social service center or banquet facilities for a church, shall be prohibited unless the Township Board shall find that adverse impacts will be mitigated.
- (b) Home occupations, subject to the provisions of Section 3.15.
- (c) Parks, playgrounds, community centers, swimming pool clubs, and other recreational facilities, but excluding campgrounds or sportsmen clubs, subject to the following:
  - 1. Off-street parking areas shall be prohibited in the front yard setback area.
  - 2. Such uses shall have direct access onto a major thoroughfare or collector street, as per Section 2.03.

3. The location, layout, design, or operation of outdoor recreation facilities shall not impair the continued enjoyment, use, and future orderly development of adjacent and nearby properties. The Township Board may specify the hours of operation to assure compatibility with adjacent uses.
  4. An obscuring greenbelt in accordance with Section 3.17(e) shall be required wherever recreation facility abuts directly upon a residential district. The Township Board may require additional fencing, screening or landscaping to mitigate impacts such as noise, trespassing, or odors.
  5. The proposed site would attract, or is intended to serve, persons from the immediate neighborhood.
  6. Side yards shall be landscaped in trees, shrubs, and grass. All such landscaping shall be maintained in a healthy condition.
  7. Off-street parking shall be provided so as to accommodate not less than one-half (1/2) of the member families and/or individual members. The Township Board may modify the off-street parking requirements in those instances wherein it is specifically determined that the users will originate from the immediately adjacent areas and will therefore be pedestrian.
- (d) Bed and Breakfast Establishments, as regulated by Section 3.04.
- (e) The following special uses shall only be located within a lot that abuts and has access to Leonard Street or Leverette Street between 42<sup>nd</sup> Avenue and 48<sup>th</sup> Avenue:
1. Museums.
  2. Ice cream parlors.
  3. Coffee shops.
  4. Farmers markets or fish markets.
  5. Grocery stores.
  6. Hardware stores.
  7. Restaurants.

These special uses shall be subject to the following:

- (1) The lot shall contain a minimum front lot line of sixty-six (66) feet in width on either Leonard Street or Leverette Street or both.

- (2) Vehicular access from the lot to 42<sup>nd</sup> Avenue or 48<sup>th</sup> Avenue shall be prohibited.
  - (3) The owner of the special use shall reside on the same lot on which the special use is located.
  - (4) The buildings and structures for these special uses shall keep with the historical character of the property in the L District and shall not materially alter its residential character.
  - (5) The special use may be located in the dwelling or an accessory building.
- (f) Uses which provide retail goods and services to meet the needs of the Township residents but which are not listed above may be permitted by the Township Board upon recommendation of the Planning Commission if deemed to meet the purpose of the L District and if found to be a similar use to one listed above as well as located on a lot that abuts and has access to Leonard Street or Leverette Street between 42<sup>nd</sup> Avenue and 48<sup>th</sup> Avenue. In determining similarity the Planning Commission and Township Board shall consider the following factors, as well as the five (5) factors listed in subsection (e) immediately above:
1. Size, nature and character of the proposed use.
  2. Traffic congestion or hazard that may be created by the use.
  3. Whether the proposed use is harmonious with the adjoining neighborhoods.
  4. Necessity of the proposed use to serve the needs of the Township residents.
  5. Effect of the proposed use on the adjoining properties and surrounding area.
  6. Whether additional required setbacks or performance standards or both should be imposed on any such similar special use to ensure the public health, safety, and general welfare.

**SECTION 9A.04. AREA REGULATIONS.** No building or structure nor any enlargement thereof shall be erected in the L District except in conformance with the following area regulations:

- (a) **Lot Area and Width.** For single family dwellings and non-residential uses, the minimum lot area shall be twenty thousand (20,000) square feet, with a minimum lot width of eighty (80) feet.
- (b) **Front Yard Build-to Line and Front Yard.** The front yard setback shall be no less than and no greater than twenty-five (25) feet. A minimum of seventy percent (70%) of the

front façade of the dwelling adjacent to the street, excluding an attached garage, shall be located at the front yard setback (i.e., twenty-five [25] feet); the remainder of the front façade of the dwelling may be set back more than twenty-five (25) feet from the front lot line. The purpose of this requirement is to encourage a continuous principal building frontage close to the street providing visual interest to passersby.

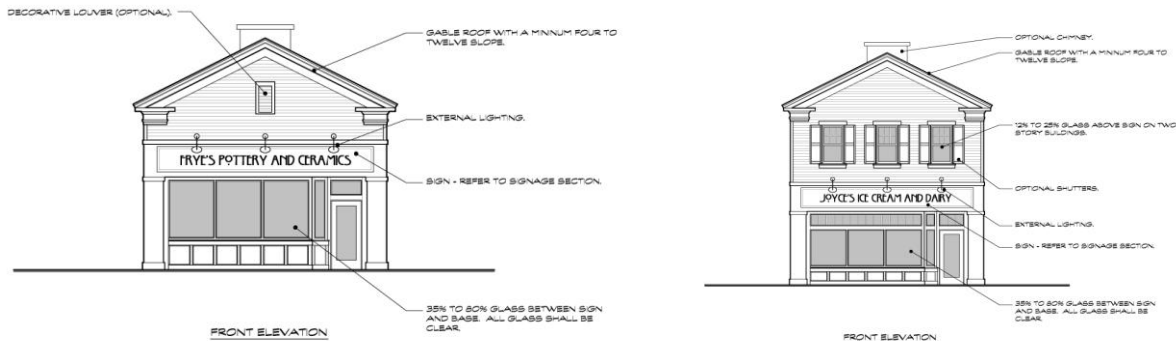
- (c) **Side Yards.** There shall be side yards of ten (10) feet each. For corner lots, the side yard adjacent to the street shall not be less than twenty-five (25) feet.
- (d) **Rear Yard.** There shall be a rear yard of not less than forty (40) feet.
- (e) **Abutting the Grand River.** The provisions of the Flood Plain Overlay District (Chapter 13) may apply.
- (f) **Lot coverage.** No more than fifty percent (50%) of the total land area of a lot or parcel of land shall be covered with buildings or structures.

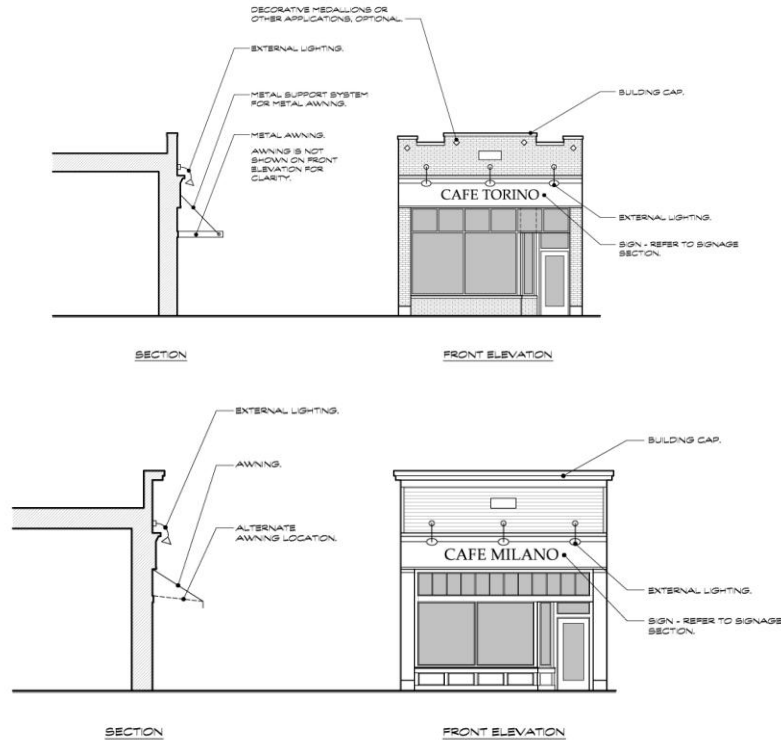
**SECTION 9A.05. HEIGHT REGULATIONS.** No building or structure shall exceed two and one-half (2-1/2) stories or thirty-five (35) feet in height, whichever is less. See Section 3.14 for exceptions to height regulations.

**SECTION 9A.06. DEVELOPMENT STANDARDS.**

- (a) **Site Plan Review.** Site plan review and approval is required for all uses within the L District except detached single-family dwellings and buildings accessory to residential uses. See Chapter 18.
- (b) **Minimum Floor Standards.** Each single-family dwelling unit shall meet the minimum floor area requirements as established in Section 3.19.
- (c) **Garage.** Notwithstanding the provisions of Section 3.02 of this Ordinance, an attached garage, a detached garage, and all other residential accessory buildings that face the front lot line shall be setback from the front lot line a distance equal to the sum of the setback of the dwelling from the front lot line plus fifty percent (50%) of the depth of the dwelling. The depth of the dwelling shall be measured from its closest point to the front lot line. An attached garage, a detached garage or other accessory building is considered to face the front lot line when the following described angle is less than ninety (90) degrees; the angle is created by a line across the front of the garage or other accessory building extended to the front lot line, and the front lot line extended in the direction generally faced by the garage or other accessory building.
- (d) **Commercial Architectural Standards.** Any building proposed for new construction, or any existing building proposed for an exterior remodel of fifty percent (50%) or more of the façade adjacent to the street, which will be occupied by a special use, must comply with the following standards.

1. For all buildings, roof lines must be a minimum of a four (4) to twelve (12) pitch or must be a flat roof containing a decorative building cap of at least four (4) inches in width.
2. For single story buildings, the façade adjacent to the street must consist of thirty-five percent (35%) to eighty percent (80%) glass.
3. For two (2) story buildings, the first floor façade adjacent to the street shall comply with 9A.06(d)2 above and the second story façade adjacent to the street must consist of twelve percent (12%) to twenty-five percent (25%) glass.
4. External lighting shall be decorative and attached to the building and may only be directed down toward the ground or building or both.
5. Building facades shall consist of face brick, cutstone, split face block, fluted block, scored architectural block, native field stone, caststone, granite, marble, ceramic tile, vinyl or wood with an opaque or semi-transparent stain or bleaching oil. Any other block or building material not specifically listed may be reviewed and approved by the Township if the block or building material is compatible with surrounding buildings, structures, and uses; protects the investment of adjacent property; blends harmoniously with the natural features; promotes a high quality image; and meets the purpose of this L District.
6. Site structures shall provide the same architectural character and material as that of the building façade adjacent to the street.





(e) **Signage.** No sign shall be erected, constructed, installed, located or placed upon any property in the L District, except in conformance with the following:

1. Only a wall sign is permitted as defined by Chapter 16 of this Ordinance
  - a. No property shall contain more than one (1) wall sign.
  - b. The total area of the wall sign shall not exceed five percent (5%) of the area of the wall on which the sign is affixed, including windows and doors, or twenty-five (25) square feet, whichever is smaller.
2. Sign lighting shall be designed to direct the light downward and toward the building on which the sign is located so as to prevent glare onto adjacent properties or right-of-ways.
3. Sign lighting shall cease and not illuminate between the hours of 9:00 p.m. and 6:00 a.m.

(f) **General Standards.** Buildings and uses in the L District shall be subject to all other applicable standards and requirements of this Ordinance including the General Provisions (Chapter 3), Nonconformities (Chapter 17), Off-street Parking (Chapter 15), and Sign Regulations (Chapter 16).

Section 9. General Off-Street Parking Requirements. Section 15.03(b) of the Zoning Ordinance shall be amended to state in its entirety as follows.

- (b) **Off-Street Parking for Non-Residential Uses.** Off-street parking facilities required for non-residential uses in any zoning district shall be located on the same lot or parcel as the building or use they are intended to serve, or within three hundred (300) feet of such building or use when located in any zoning district except the L District, measured from the nearest point of the building to the nearest point of the off-street parking lot. Ownership or a use easement, duly recorded with the County Register of Deeds, shall be shown for all land areas intended for use as parking by the applicant.

Section 10. General Off-Street Parking Requirements - Location. Section 15.03(c) of the Zoning Ordinance shall be amended to state in its entirety as follows.

- (c) **Location on Site.** Any public or private parking area located in the C-1, C-2 or I-1 Zoning Districts, regardless of the number of spaces provided, shall be set back from all road right of way lines according to the minimum setback requirements of the applicable zoning district.

In the RP, R-1, R-2, R-3 and R-4 Zoning Districts, off-street parking may be located only within a side or rear yard. In the L Zoning District, a maximum of two (2) off-street parking spaces may be located in the front yard; the balance must be located in a side or rear yard. In the AG, C-1, C-2, and I-1 Zoning Districts, off-street parking may be permitted in a front, side, or rear yard. A parking area may be paved to the property line in a side yard in the C-1, C-2 or I-1 Districts.

Section 11. Parking Lot Layout and Construction. Section 15.05(g)1 of the Zoning Ordinance shall be amended to state in its entirety as follows.

- 1. Except when accessory to one (1) or two (2) family dwellings or permitted agricultural uses, each off street parking area which abuts an RP, R-1, R-2, R-3, R-4 or L Zoning District shall be provided with a continuous and obscuring fence, wall, or greenbelt in accordance with the requirements of Section 3.17(c).

Section 12. Signs. Section 16.07 of the Zoning Ordinance shall be amended to state in its entirety as follows.

**SECTION 16.07. SIGNS IN AGRICULTURAL AND RESIDENTIAL DISTRICTS.** In the AG, RP, R-1, R-2, R-3, R-4 and L Zoning Districts, only the following exterior signs shall be permitted.

- (a) One (1) accessory professional nameplate sign not more than four (4) square feet in area.
- (b) In off-street parking areas, no signs other than directional or regulatory signs not more than four (4) square feet in area shall be permitted, as per Section 16.05(b)(6). If such

signs are shown in connection with a Site Development Plan, the Planning Commission shall determine whether or not they are the correct size and if they are necessary for the public welfare. In all other cases, such determination shall be made by the Building Inspector.

- (c) Signs for residential subdivisions, apartment complexes, and permitted non-residential uses advertising the name and activities of a permitted nonresidential use or apartment. No one (1) such sign shall exceed thirty-two (32) square feet in area. Such signs shall be located on the same parcel as the use or apartment it is advertising. No more than one (1) sign for each five hundred (500) feet of road frontage shall be permitted.
- (d) Customary farm and crop signs on active farms.
- (e) One (1) sign of not more than thirty-two (32) square feet in area, advertising the name and activities of a legal nonconforming use.

Section 13. Amendment. The Zoning Ordinance and Map of the Charter Township of Tallmadge, Ottawa County, Michigan, the map being incorporated by reference in the Zoning Ordinance for the Charter Township of Tallmadge pursuant to Chapter 4, shall be amended so that the following lands shall be rezoned to the L Village of Lamont District. The lands are in the Charter Township of Tallmadge, Ottawa County, Michigan, and are described as follows:

|                  |                  |                  |                  |                  |
|------------------|------------------|------------------|------------------|------------------|
| 70-10-07-327-006 | 70-10-07-301-001 | 70-10-07-329-026 | 70-09-12-430-003 | 70-10-07-302-010 |
| 70-10-07-329-009 | 70-09-12-276-011 | 70-10-07-151-017 | 70-09-12-430-004 | 70-10-07-326-002 |
| 70-10-07-304-015 | 70-09-12-276-026 | 70-10-07-302-005 | 70-09-12-430-006 | 70-10-07-304-013 |
| 70-10-07-421-002 | 70-10-07-301-004 | 70-10-07-326-005 | 70-09-12-430-007 | 70-10-07-151-012 |
| 70-10-07-301-006 | 70-10-07-301-002 | 70-10-07-329-004 | 70-10-07-301-007 | 70-10-07-327-015 |
| 70-10-07-303-005 | 70-09-12-276-023 | 70-10-07-304-016 | 70-09-12-430-008 | 70-10-07-327-004 |
| 70-10-07-303-009 | 70-09-12-276-018 | 70-10-07-329-025 | 70-10-07-303-001 | 70-10-07-328-006 |
| 70-10-07-328-013 | 70-09-12-276-019 | 70-10-07-329-011 | 70-10-07-151-023 | 70-10-07-329-014 |
| 70-10-07-329-013 | 70-09-12-276-009 | 70-10-07-420-002 | 70-10-07-328-016 | 70-10-07-329-015 |
| 70-10-07-430-003 | 70-09-12-276-010 | 70-09-12-276-029 | 70-10-07-327-014 | 70-10-07-329-008 |
| 70-10-07-151-016 | 70-09-12-276-013 | 70-09-12-276-028 | 70-10-07-327-007 | 70-10-07-430-006 |
| 70-10-07-302-007 | 70-09-12-276-027 | 70-10-07-151-024 | 70-10-07-329-021 | 70-10-07-327-010 |
| 70-10-07-329-016 | 70-10-07-301-003 | 70-10-07-151-020 | 70-10-07-420-005 | 70-10-07-328-002 |
| 70-10-07-424-002 | 70-09-12-276-012 | 70-10-07-302-009 | 70-10-07-329-017 | 70-10-07-430-004 |
| 70-10-07-151-011 | 70-10-07-420-010 | 70-10-07-302-004 | 70-10-07-421-004 | 70-10-07-329-006 |
| 70-10-07-420-011 | 70-10-07-476-001 | 70-10-07-328-021 | 70-10-07-302-006 | 70-09-12-276-014 |
| 70-10-07-420-004 | 70-10-07-419-001 | 70-10-07-303-007 | 70-10-07-304-011 | 70-09-12-276-015 |
| 70-10-07-424-001 | 70-10-07-302-008 | 70-10-07-304-009 | 70-10-07-330-001 | 70-10-07-420-003 |
| 70-10-07-329-005 | 70-10-07-329-007 | 70-10-07-420-009 | 70-10-07-330-007 | 70-10-07-420-001 |
| 70-10-07-304-012 | 70-10-07-327-023 | 70-10-07-330-009 | 70-10-07-330-008 | 70-10-07-303-006 |
| 70-10-07-420-014 | 70-10-07-329-002 | 70-09-12-430-005 | 70-09-12-430-010 | 70-10-07-151-013 |
| 70-10-07-328-008 | 70-10-07-326-006 | 70-09-12-430-002 | 70-10-07-303-004 | 70-10-07-326-001 |
| 70-10-07-304-005 | 70-10-07-328-015 | 70-10-07-151-021 | 70-10-07-328-023 | 70-10-07-328-003 |
| 70-10-07-420-013 | 70-10-07-329-024 | 70-10-07-328-014 | 70-10-07-328-022 | 70-10-07-330-002 |

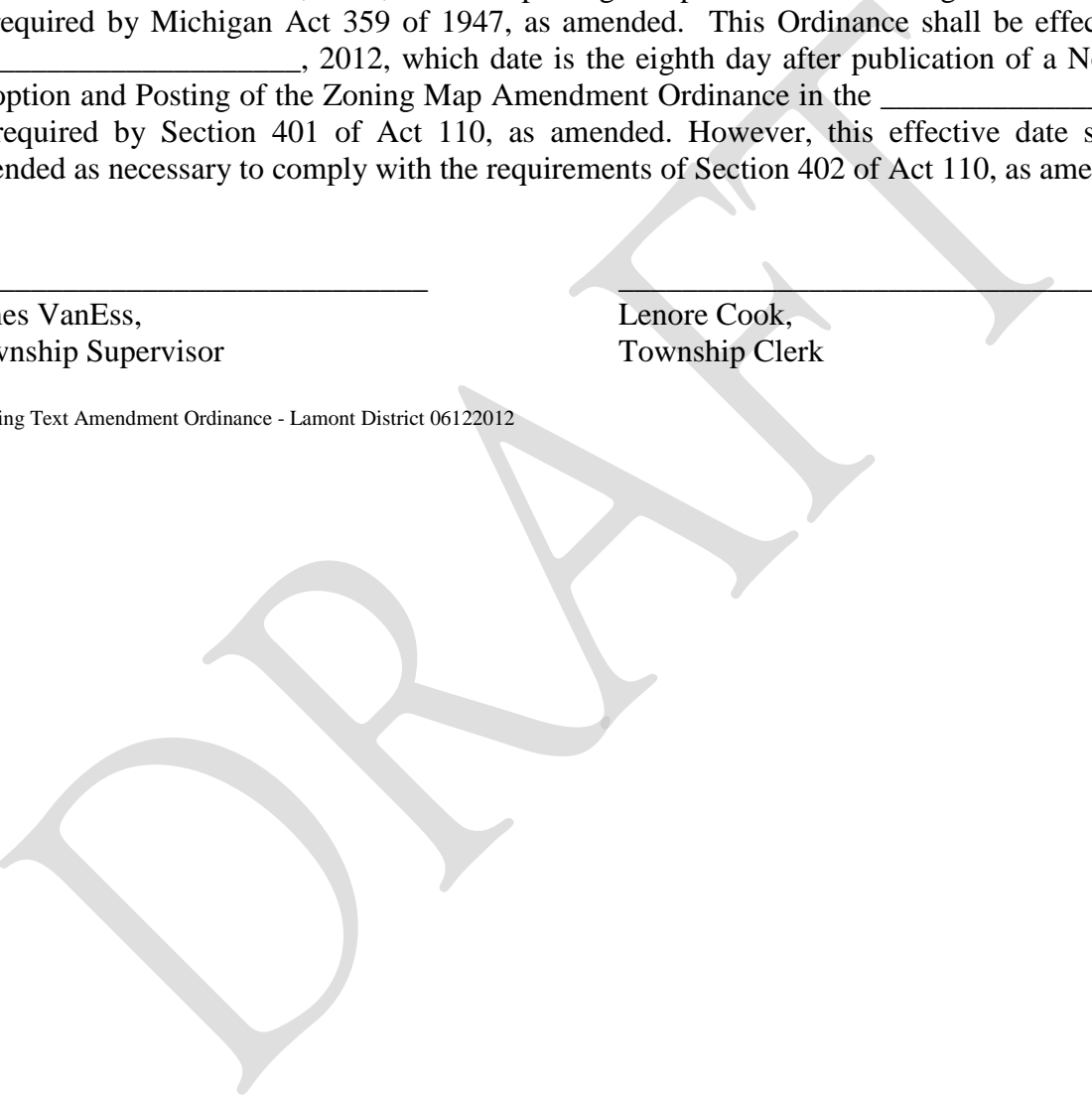
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| 70-10-07-430-001 | 70-10-07-329-012 | 70-10-07-328-009 | 70-10-07-328-001 | 70-10-07-421-003 |
| 70-10-07-430-007 |                  |                  |                  |                  |

Section 14. Effective Date. This amendment to the Tallmadge Charter Township Zoning Ordinance was approved and adopted by the Township Board of Tallmadge Charter Township, Ottawa County, Michigan on \_\_\_\_\_, 2012, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on \_\_\_\_\_, 2012, and after posting and publication following such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on \_\_\_\_\_, 2012, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Map Amendment Ordinance in the \_\_\_\_\_, as required by Section 401 of Act 110, as amended. However, this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

\_\_\_\_\_  
James VanEss,  
Township Supervisor

\_\_\_\_\_  
Lenore Cook,  
Township Clerk

Zoning Text Amendment Ordinance - Lamont District 06122012



**CERTIFICATE**

I, Lenore Cook, the Clerk for the Charter Township of Tallmadge, Ottawa County, Michigan, certify that the foregoing Tallmadge Charter Township Zoning Text and Map Amendment Ordinance was adopted at a regular meeting of the Township Board held on \_\_\_\_\_, 2012. The following members of the Township Board were present at

that meeting: \_\_\_\_\_

\_\_\_\_\_. The following members of the Township Board were absent:

\_\_\_\_\_.

The Ordinance was adopted by the Township Board with members of the Board \_\_\_\_\_

\_\_\_\_\_

voting in favor and members of the Board \_\_\_\_\_

\_\_\_\_\_ voting in opposition. Notice of Adoption of the

Ordinance was published in the \_\_\_\_\_ on \_\_\_\_\_,

2012.

\_\_\_\_\_  
Lenore Cook, Clerk  
Tallmadge Charter Township