

**NOTICE OF POSTING OF A PROPOSED TEXT AMENDMENT ORDINANCE**

PLEASE TAKE NOTICE that a Tallmadge Charter Township Zoning Text Amendment Ordinance had its first reading at a meeting of the Tallmadge Charter Township Board held on November 10, 2015.

The Zoning Text Amendment Ordinance will amend Section 10.06a – Development Standards by establishing a minimum requirement for facade materials and windows on commercial buildings for the front facade and those facades facing right-of-ways, customer, visitor, vendor and employee parking. The Zoning Text Amendment Ordinance will amend Section 11.06a – Development Standards by establishing a minimum requirement for facade materials and windows on commercial buildings for the front facade and those facades facing right-of-ways, customer, visitor, vendor and employee parking. The Zoning Text Amendment Ordinance will amend Section 12.06a - Development Standards by establishing a minimum requirement for facade materials and windows on industrial buildings for the front facade and those facades facing right-of-ways, customer, visitor and vendor parking. The amendment to Section 12.06a also proposes exemptions for facades housing any manufacturing, warehousing or other similar space when the office portion of the building is attached to said space and located between the right-of-way or parking.

The proposed Text Amendment Ordinance is scheduled for a second reading at the December 8, 2015 meeting of the Board of Trustees.

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: November 22, 2015

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Lenore Cook, Clerk  
Tallmadge Charter Township

The following Zoning Text Amendment Ordinance was introduced and a first reading completed at the Tallmadge Charter Township Board meeting on November 10, 2015.

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

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE TALLMADGE CHARTER TOWNSHIP ZONING ORDINANCE BY RESTATING SECTION 10.06(A) - DEVELOPMENT STANDARDS, SECTION 11.06(A) - DEVELOPMENT STANDARDS AND SECTION 12.06(A) - DEVELOPMENT STANDARDS OF THE ZONING ORDINANCE.

THE CHARTERTOWNSHIP OF TALLMADGE, COUNTY OF OTTAWA, AND STATE OF MICHIGAN ORDAINS:

Section 1. Development Standards. Section 10.06(a) of the Zoning Ordinance shall be restated in its entirety as follows.

SECTION 10.06. DEVELOPMENT STANDARDS.

- (a) Required Conditions. Except as otherwise noted for specific uses, buildings and uses in the C-1 District shall comply with the following required conditions:
1. Seventy-five (75%) percent of all goods produced and services performed on the premises shall be sold at retail on the premises where produced.
  2. A minimum of eighty percent (80%) of the front facade of all buildings, exclusive of window areas, shall be finished with face brick, wood, glass, stone, fluted cement, cut stone, split face block, scored architectural block, native field stone, cast stone, granite, marble or ceramic tile. A minimum of twenty percent (20%) of the front facade shall be glass windows. Calculations are exclusive of the roof area. Cement or cinder block front facades are prohibited. In recognition of developing technologies in building materials, the Planning Commission may agree to approve other materials provided they are compatible with surrounding properties, and further provided that such materials meet appropriate architectural, aesthetic, and safety concerns.
  3. Exterior walls facing a public or private right-of-way or customer, visitor, vendor or employee parking areas, shall contain at least four (4) vertical feet or greater of the same type of materials as used on the front facade of the building and identified in Section 10.06(a)2 for the entire width of the exterior wall. Window area shall be the same or greater percentage as used on the front facade of the building. Wherever possible, meter boxes, dumpsters, and mechanical equipment should not be located on a side

of the building that faces residentially-zoned or used property, or public street rights-of-ways.

4. The provisions of Section 10.06(a)2 and Section 10.06(a)3 shall not apply to an existing building unless it is reconstructed.
5. There shall be no outside storage or processing of any goods, display inventory, or equipment.

Section 2. Development Standards. Section 10.06(a) of the Zoning Ordinance shall be restated in its entirety as follows.

#### SECTION 11.06. DEVELOPMENT STANDARDS.

- (a) Required Conditions. Except as otherwise noted for specific uses, buildings and uses in the C-2 District shall comply with the following required conditions:
  1. Seventy-five (75%) percent of all goods produced and services performed on the premises shall be sold at retail on the premises where produced.
  2. A minimum of eighty percent (80%) of the front facade of all buildings, exclusive of window areas, shall be finished with face brick, wood, glass, stone, fluted cement, cut stone, split face block, scored architectural block, native field stone, cast stone, granite, marble or ceramic tile. A minimum of twenty percent (20%) of the front facade shall be glass windows. Calculations are exclusive of the roof area. Cement or cinder block front facades are prohibited. In recognition of developing technologies in building materials, the Planning Commission may agree to approve other materials provided they are compatible with surrounding properties, and further provided that such materials meet appropriate architectural, aesthetic, and safety concerns.
  3. Exterior walls facing a public or private right-of-way or customer, visitor, vendor or employee parking areas, shall contain at least four (4) vertical feet or greater of the same type of materials as used on the front facade of the building and identified in Section 11.06(a)2 for the entire width of the exterior wall. Window area shall be the same or greater percentage as used on the front facade of the building. Wherever possible, meter boxes, dumpsters, and mechanical equipment should not be located on a side of the building that faces residentially-zoned or used property, or public street rights-of-ways.
  4. The provisions of Section 11.06(a)2 and Section 11.06(a)3 shall not apply to an existing building unless it is reconstructed.
  5. There shall be no outside storage or processing of any goods, inventory, or

equipment.

Section 3. Development Standards. Section 10.06(a) of the Zoning Ordinance shall be restated in its entirety as follows.

#### SECTION 12.06. DEVELOPMENT STANDARDS.

(a) Required Conditions. Except as otherwise noted for specific uses, buildings and uses in the I-1 District shall comply with the following required conditions:

1. All manufacturing, compounding, assembling, processing, packaging, or other industrial or business activity shall comply with Section 3.21.
2. All manufacturing, compounding, assembling, processing, packaging, or other industrial or business activity shall be conducted within a completely enclosed building, unless otherwise specified in this Ordinance.
3. A minimum of fifty percent (50%) of the front facade of all buildings, exclusive of window areas, shall be finished with face brick, wood, glass, stone, fluted cement, cut stone, split face block, scored architectural block, native field stone, cast stone, granite, marble or ceramic tile. A minimum of twenty percent (20%) of the front facade shall be glass windows. Calculations are exclusive of the roof area. Cement or cinder block front facades are prohibited. In recognition of developing technologies in building materials, the Planning Commission may agree to approve other materials provided they are compatible with surrounding properties, and further provided that such materials meet appropriate architectural, aesthetic, and safety concerns.
4. Exterior walls facing a public or private right-of-way or customer, visitor or vendor parking areas, shall contain at least four (4) vertical feet or greater of the same type of materials as used on the front facade of the building and identified in Section 12.06(a)3 for the entire width of the exterior wall except only to the extent of customer, visitor or vendor parking when the wall is absent of a right-of-way. Exterior walls facing a public or private right-of-way or customer, visitor or vendor parking areas shall contain a minimum of five percent (5%) glass windows and or contain varying rooflines, building lines, recesses, projections, wall insets, arcades, architectural accents or other building materials, exclusive of the four (4) foot vertical facade required by this subsection.

Exterior walls housing any manufacturing, warehousing or other similar space that face any public or private right-of-way or customer, visitor or vendor parking area shall be exempt from Section 12.06(a) when the entire office portion of the building is attached to the manufacturing or other similar space and located between that space and the right-of-way or customer, visitor or vendor parking.

Unless the Planning Commission finds that the following is not reasonably possible for one or more specified reasons, meter boxes, dumpsters, and mechanical equipment should not be located on a side of the building that faces residentially-zoned or used property, or public street rights-of-ways.

5. The provisions of Section 12.06(a)3 and Section 12.06(a)4 shall not apply to an existing building unless it is reconstructed.

Section 4. 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 \_\_\_\_\_, 2015, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on November 10, 2015, 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 \_\_\_\_\_, 2015, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Text 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

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Lenore Cook, Township Clerk

**CERTIFICATE**

I, Lenore Cook, the Clerk for the Charter Township of Tallmadge, Ottawa County, Michigan, certify that the foregoing Tallmadge Charter Township Zoning Text Amendment Ordinance was adopted at a regular meeting of the Township Board held on \_\_\_\_\_, 2015. 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 \_\_\_\_\_,

2015.

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

**AFFIDAVIT OF POSTING**  
(Zoning Text Amendment Ordinance)

STATE OF MICHIGAN     )  
  )ss  
COUNTY OF OTTAWA     )

The undersigned, Lenore Cook, the Tallmadge Charter Township Clerk, being first duly sworn, deposes and says as follows:

1. That she posted a proposed Zoning Text Amendment Ordinance for Tallmadge Charter Township, after its first reading at a meeting of the Tallmadge Charter Township Board held on November 10, 2015, in the Township Clerk's office and on the Township's website at www.tallmadge.com on \_\_\_\_\_, 2015.

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

Subscribed and sworn to before this  
\_\_\_\_\_ day of \_\_\_\_\_, 2015.

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Notary Public, Ottawa County, Michigan  
Acting in Ottawa County, Michigan  
My commission expires: \_\_\_\_\_

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