

ORDINANCE NO. 202

ZONING TEXT AMENDMENT ORDINANCE

An ordinance to amend the Zeeland Charter Township Zoning Ordinance by redefining the term "lot," by allowing only one principal building per lot in certain zoning districts, and by providing for the payment of installation and operation costs of street lights in planned unit developments.

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

Section 1. Amendment. That Section 3.34 of the Zeeland Charter Township Zoning Ordinance be restated to read in its entirety as follows:

Section 3.34 LOT. A piece or parcel of land occupied or intended to be occupied by a principal building or a group of such buildings and accessory buildings or structures, or utilized for a principal use and an accessory use, together with such open spaces as are required by this Ordinance. A condominium unit which is part of a condominium project regulated by the Condominium Act, Michigan Public Act 59 of 1978, as amended, shall not be considered to be a lot for purposes of this Ordinance.

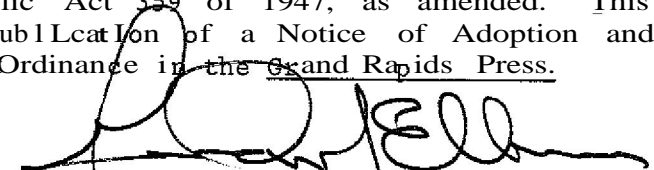
Section 2. Amendment. That Section 4.33 of the Zeeland Charter Township Zoning Ordinance be added to read in its entirety as follows:

4.33 PRINCIPAL BUILDING ON A LOT. In all residential zoning districts, no more than one (1) principal building shall be placed on a lot. Further, unless specifically provided otherwise in this Zoning Ordinance, no more than one (1) dwelling unit shall be placed on a lot in the Agricultural District.


Section 3. Amendment. That Section 16.12.C of the Zeeland Charter Township Zoning Ordinance be added to read in its entirety as follows:

C. Any street lights to be installed in the planned unit development shall be installed at the applicant's expense. The applicant shall sign an agreement with the Township, obligating the applicant to reimburse the Township for the Township's expense of operating the street lights. The agreement shall be in a form approved by the Township Board, and it shall remain in effect until the operating expenses have been specially assessed to the land included within the planned unit development through the creation of a special assessment district. The Township Board shall initiate the special assessment procedure at such time as it deems appropriate, or at such time as the applicant or any successor owner(s) of the land included within the planned unit development submit a legally-sufficient petition to initiate the special assessment procedure. Once it has begun, the Township Board shall complete the special assessment procedure in a reasonably expeditious manner.

Section 4. Effective Date. This Ordinance was approved and adopted by the Township Board of Zeeland Charter Township, Ottawa County, Michigan, on March 16, 1992, after a public hearing as required pursuant to Michigan Act 184 of 1943, amended, and after introduction and a first reading on Feb. 17, 19~, and after publication-posting following such first reading as required by Michigan Public Act 359 of 1947, as amended. This Ordinance shall be effective upon publication of a Notice of Adoption and Posting of the Zoning Text Amendment Ordinance in the Grand Rapids Press.



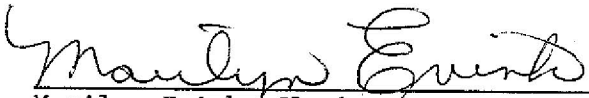
Township Supervisor



Township Clerk

CERTIFICATE

I, Marilyn Evink, the Clerk for the Charter Township of Zeeland, Ottawa County, Michigan, do hereby certify that the foregoing Zeeland Charter Township Zoning Amendment Ordinance was adopted at a Regular meeting of the Zeeland Charter Township Board held on March 16, 19~. The following members of the Township Board were present at that meeting: Ellens, Evink, Berghorst, Schreur, Norman, Nykamp, De Kleine. The following members of the Township Board were absent: none. The Ordinance was adopted by the Township Board with members of the Board Ellens, Evink, De Kleine, Berghorst, Norman, Nykamp, Schreur voting in favor and members of the Board ~n~o~n~e~ voting in opposition. Notice of Adoption and Posting of the Zoning Amendment Ordinance was published in the Grand Rapids Press on March 26, 19~. An attested copy of the Ordinance was sent to the Ottawa County Clerk by first class mail, postage prepaid, on March 26, 19~.


Marilyn Evink, Clerk
Zeeland Charter Township