

ORDINANCE NO. 355

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND CERTAIN PORTIONS OF THE ZONING ORDINANCE OF ZEELAND CHARTER TOWNSHIP, OTTAWA COUNTY, MICHIGAN (THE "ZONING ORDINANCE"), CONCERNING DEFINITIONS; CONCERNING MINIMUM MAIN AND GROSS FLOOR AREA; AND CONCERNING AN EFFECTIVE DATE.

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

Section 1. Definitions of Bi-Level Dwelling and Split Level Dwelling. Section 2.05 of the Zoning Ordinance shall be amended by adding to the definition of Dwelling subsection D and subsection E to state in their entirety as follows.

- D. Dwelling, Bi-Level: A Single Family Dwelling with two (2) floors and a main entrance at Grade between the floors.
- E. Dwelling, Split Level: A Single Family Dwelling with a one (1) floor wing attached between the levels of a two (2) floor wing.

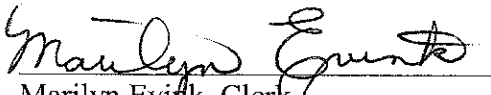
Section 2. Lot, Yard and Building Requirements - Residential Districts. The Table in Section 6.03.A is restated in its entirety as follows (all footnotes remain unchanged).

Requirement		R-1	R-2	R-3
Minimum Lot Requirements	Lot Area	15,000 sq. ft.	10,400 sq. ft.	Single-Family: Two-Family - 4 units per acre, or 20,000 sq. ft. per duplex Multiple Family: 4 units per acre, or 7,260 sq. ft. per Dwelling Unit
	Width	100 ft.	80 ft.	120 ft.
	Width to depth ratio	1:4	1:4	1:4
	Front yard*	30 ft.	25 ft.	20 ft.
	Rear Yard	50 ft.	40 ft.	45 ft.

Requirement		R-1	R-2	R-3
	Side Yards**	15 ft.	10 ft.	<u>Single-Family:</u> 10 ft. <u>Two-Family:</u> 15 ft. <u>Multiple Family:</u> 20 ft.
	Maximum Lot Coverage	30%	40%	50%
	Maximum Building Height	35 ft.	35 ft.	35 ft.
	Minimum Main Floor Area (MFA) for one Story	1,000 sq. ft.	960 sq. ft.	<u>Single-Family:</u> 1,000 sq. ft. <u>Duplex - Multiple Family:</u> 1 bedroom - 650 sq. ft. per unit 2 bedroom - 750 sq. ft. per unit 3 bedroom - 900 sq. ft. per unit + 3 bedrooms - 100 sq. ft. each over 3
	Minimum MFA for Bi-Level Dwelling	864 sq. ft.	864 sq. ft.	
	Minimum MFA for the sum of first two Stories above Grade for Split Level Dwelling	950 sq. ft.	950 sq. ft.	
	Minimum MFA for other Dwellings with more than one Story	750 sq. ft.	750 sq. ft.	
	Minimum Gross Floor Area (GFA)	1,300 sq. ft.	1,300 sq. ft.	

Section 3. Effective Date. This amendment to the Zeeland Charter Township Zoning Ordinance was approved and adopted by the Township Board of Zeeland Charter Township, Ottawa County, Michigan on Aug. 17, 2010, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on July 20, 2010, 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 Sept. 8, 2010, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Text Amendment Ordinance in the Sentinel, 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.


Glenn Nykamp, Supervisor
Zeeland Charter Township


Marilyn Eviuk, Clerk
Zeeland Charter Township

RB100942

CERTIFICATE

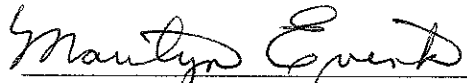
I, MARILYN EVINK, the Clerk for the Charter Township of Zeeland, Ottawa County, Michigan, certify that the foregoing Zeeland Charter Township Zoning Text Amendment Ordinance was adopted at a regular meeting of the Township Board held on Aug. 17, 2010.

The following members of the Township Board were present at that meeting: _____

Nykamp, Evink, Myaard, Zylstra, Barkel, Oonk, Compagner.

The following members of the Township Board were absent: none

_____. The Ordinance was adopted by the Township Board with members of the Board Nykamp, Evink, Myaard, Zylstra, Barkel, Oonk, Compagner voting in favor and members of the Board none voting in opposition. Notice of Adoption and Posting of the Ordinance was published in The Sentinel on Aug. 31, 2010. An attested copy of the Ordinance was sent to the Ottawa County Clerk by first-class mail, postage prepaid, on Sept. 4, 2010 (i.e., within one week of the publication date).



Marilyn Evink, Clerk
Zeeland Charter Township