

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

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE TALLMADGE CHARTER TOWNSHIP ZONING ORDINANCE BY ADDING SECTION 3.38 – SHARED DRIVEWAYS, REVISING SECTION 15.09(B) – OFF-STREET LOADING SPACE REQUIREMENTS, AND TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

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

Section 1. Shared Driveways. Section 3.38 shall be added to the Tallmadge Charter Township Zoning Ordinance to state in its entirety as follows.

SECTION 3.38 SHARED DRIVEWAYS

A shared driveway shall be designed, constructed, and used only in accordance with this subsection.

1. A shared driveway shall serve two (2) Lots. A shared driveway serving more than two (2) Lots is prohibited under this Ordinance and must meet the Township requirements for private roads.
2. A shared driveway shall be located within an easement of not less than sixty-six (66) feet in width.
3. The improved surface of the shared driveway shall be adequately maintained by the property owners having legal rights to use the shared driveway.
4. House numbers for all Dwellings served by a shared driveway shall be visibly displayed at the intersection of the shared driveway and the Public Street.
5. All brush, trees, stumps, or other obstructions shall be cleared to a distance of no less than four (4) feet from each side of the improved surface of the shared driveway and to a height of at least fifteen (15) feet, for the entire width and length of the improved surface of the shared driveway.
6. Shared driveways are prohibited in the C-1, C-2, and I-1 Zoning Districts.

Section 2. Off-Street Loading Space Requirements. Section 15.09(b) of the Tallmadge Charter Township Zoning Ordinance shall be amended to state in its entirety as follows.

SECTION 15.09(b) – OFF-STREET LOADING SPACE REQUIREMENTS

The text amendment proposes to revise Section 15.09(b) by allowing loading and unloading spaces in the side yard of commercially zoned properties in certain circumstances when located at a setback of 100 feet from the front lot line, unless other attributes of the lot reduce visual impacts of the loading and unloading spaces. Further, the amendment will allow the Planning Commission to approve loading and unloading spaces in the side yard on through lots in certain circumstances, and will allow the Planning Commission to require screening.

Section 3. 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 \_\_\_\_\_, 2021, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on \_\_\_\_\_, 2021, 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 \_\_\_\_\_, 2021, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning 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.

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Dave Datema  
Township Supervisor

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Lenore Cook,  
Township Clerk