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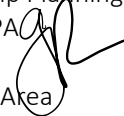
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MEMORANDUM

To: Tallmadge Charter Township Planning Commission
From: Gregory L. Ransford, MPA 
Date: July 17, 2026
Re: Proposed Definition of Lot Area

Pursuant to your direction at your June 23, 2026, meeting, below are proposed revisions to the definition of Lot Area from the Tallmadge Charter Township Zoning Ordinance (TCTZO). As you will recall, you directed us to draft language that allows the right-of-way, shared driveways, and related easements to be included in the lot area. Proposed additions are shown in bold text and proposed deletions are shown in strikethrough text.

LOT, AREA: The total horizontal area within the lot lines of a lot **and including the area of street right-of-ways and any access easements**. In the case of a waterfront lot, the lot area shall be measured to the ordinary high water mark as measured by the State of Michigan (if none, then to the natural ordinary high water mark).

In addition to the above, you directed us to provide samples of the same definition from other communities. Below are definitions from six communities we serve.

Robinson Township

The total horizontal area included within lot lines. No area included within a public street right-of-way, alley or within any private easement serving as primary access to a lot or parcel of land may be used in determining compliance with lot area or required yards of this Ordinance, except for up to but not more than thirty-three (33) feet which may be counted toward the depth only of a lot (i.e., not toward its width or its required yards). For waterfront property the lot area shall only include property which is above water for more than six months of each calendar year.

Allendale Charter Township

The total horizontal area within the lot lines of a lot including any easements which may exist within such property lines and excluding rights of way for street or alley purposes.

Jamestown Charter Township

The total horizontal area within the lot lines of the lot, excluding any public or private easements for right-of-way purposes.

Crockery Township

The total horizontal area of a lot within the lot lines or boundaries, excluding areas within a private or public street right-of-way or lying beneath a lake or river, unless the ordinance clearly indicates otherwise.

Sparta Township

The area of a lot bounded by lot lines.

Heath Township

The total horizontal area included within the lot lines excluding any public or private easement for right-of-way purposes (e.g. for a public street, private street, alley or other thoroughfare or easement permanently established for passage of persons or vehicles).

The definition of Lot Area is scheduled for your continued discussion at your July 28, 2026, meeting. If you have any questions, please let us know.

GLR
Planner

cc: Mark Bennett, Supervisor