

NOTICE OF ADOPTION of AMENDMENT TO LAKETOWN TOWNSHIP ZONING ORDINANCE and MAP

PLEASE TAKE NOTICE that an Amendment to the Township of Laketown Zoning Ordinance was adopted at the Laketown Township Board meeting held on June 10, 2015. A copy of that Amendment Ordinance is attached hereto as Exhibit A.

PLEASE TAKE FURTHER NOTICE that the Zoning Amendment Ordinance given effect as of June 25, 2015.

PLEASE TAKE FURTHER NOTICE that a copy of the Amendment Ordinance may be purchased or inspected by any person at the Township Hall of the Township of Laketown, 4338 Beeline Road, Holland, Michigan 49423 (Telephone:(616) 335-3050) on any day Monday through Friday, except holidays, between the hours of 8:00 a.m. and 5:00 p.m.

Dated June 17, 2015

EXHIBIT A ORDINANCE NO. 178

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND CHAPTER 38, THE ZONING CHAPTER IN THE CODE OF ORDINANCES FOR LAKETOWN TOWNSHIP, ALLEGAN COUNTY, MICHIGAN, SPECIFICALLY PERTAINING TO AREA, HEIGHT, AND USE CONDITIONS AND EXCEPTIONS; AND AN EFFECTIVE DATE.

THE TOWNSHIP OF LAKETOWN, COUNTY OF ALLEGAN, STATE OF MICHIGAN ORDAINS:

Section 1. Area, Height, and Use Conditions and Exceptions. Section 38-465, primarily regarding existing lots of record, of Article IV of Chapter 38, shall be restated in its entirety as follows.

Sec. 38-465. Area, height, and use conditions and exceptions.

(a) Required area of space. A lot shall not be divided, altered, or reduced so as to make it not in conformance with the minimum requirements of this article. If already less than the minimum requirements of this article, a lot shall not be divided, altered, or reduced so as to increase its noncompliance with the minimum requirements.

(b) Existing lots of record.

(1) Subject to subsection (2) below, in all zoning districts, where two or more lots do not comply with the area or width requirements of the applicable zoning district as of the effective date of the ordinance from which this article is derived or of any amendment to this article, and where the lots are adjacent to each other and are in common ownership, then such lots shall be combined so that the lot or lots created by the combination comply (or more closely comply in the event that compliance is not possible) with the requirements of the applicable zoning district.

In all zoning districts, a lot subject to this subsection shall be considered in compliance with the applicable zoning district and thus not subject to the lot combination requirement in the first paragraph of this subsection (1) if a proposed use of the lot is authorized by the planning commission as a special use. In considering this authorization, the planning commission shall consider the following standards, in addition to article II, division 3 of this chapter:

- a. The size, character, and nature of any buildings to be erected and constructed on the lot;
- b. The effect of the proposed use on adjoining properties and the surrounding neighborhood;
- c. Available parking for the intended use; and
- d. The size of the lot in question compared to the lots in the surrounding neighborhood.

(2) A lot which is platted or otherwise of legal record as of the effective date of the ordinance from which this article is derived or of any amendment to this article which is located in the R-2 or R-3 district but which does not comply with the area or width requirements of its zoning district may be used for a single-family dwelling only without authorization from the planning commission, and without compliance with the lot combination requirement in subsection (1), if the lot has a minimum lot area of 8,500 square feet (or 15,000 square feet if the lot is not served with public water and sewer) and if there is compliance with all yard requirements for the R-3 district. Otherwise, the lot may not be used unless first authorized by the planning commission as a special use, based upon a consideration of the standards in article II, division 3 of this chapter, and the standards in subsection (1) above.

(3) If a lot in the R-4, C-1, C-2, C-3, MU, or I-1 district which is platted or otherwise of legal record as of the effective date of the ordinance from which this article is derived or of any amendment to this article does not comply with the area or width requirements of its zoning district, then the lot may be used only if first authorized by the planning commission as a special use. In considering this authorization, the planning commission shall consider the following standards, in addition to article II, division 3 of this chapter:

- a. The size, character, and nature of the proposed use and any principal and accessory buildings to be constructed on the lot;
- b. The effect of the proposed use on adjoining properties and the surrounding neighborhood;
- c. The effect of any increased density of the intended use on the surrounding neighborhood; and
- d. Available parking for the intended use.

(c) Exceptions. The following buildings and structures shall be exempt from height regulations in all zoning districts, provided they are located at least the same distance as their height from any adjoining property line: parapet walls not exceeding four feet in height; chimneys; silos; farm barns; water towers; elevator bulkheads; cooling and fire towers; church spires; and pent-houses for necessary mechanical appurtenances.

Section 2. Effective Date. This Ordinance was approved and adopted by the Township Board of Laketown Township, Allegan County, on June 10, 2015, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended. This Ordinance shall be effective on June 25, 2015, which is the eighth day after publication as is required by Section 401 of Act 110, as amended, provided that the effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended

Terry Hofmeyer
Township Supervisor

Wendy VanHuis
Township Clerk