

ORDINANCE NO. 2021 - 97

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE HEATH TOWNSHIP ZONING ORDINANCE BY AMENDING SECTION 3.02 – GENERAL DEFINITIONS, AMENDING SECTION 16.09(D) – ACCESSORY BUILDINGS, ACCESSORY TO SINGLE FAMILY RESIDENTIAL USES, AND AMENDING SECTION 16.10(B)(2) – ACCESSORY BUILDINGS AND STRUCTURES, ACCESSORY TO TWO FAMILY, MULTIPLE FAMILY AND NON-RESIDENTIAL USES AND TO PROVIDE FOR THE SEVERABILITY AND EFFECTIVE DATE OF THIS ORDINANCE.

THE TOWNSHIP OF HEATH, COUNTY OF ALLEGAN, AND STATE OF MICHIGAN ORDAINS:

Section 1. General Definitions. Section 3.02 of the Zoning Ordinance, being certain definitions, shall be amended by adding “Building Footprint” to read as follows.

Section 3.02 – General Definitions.

Building Footprint

Equal to the area of the building foundation as measured from the exterior faces of the foundation wall.

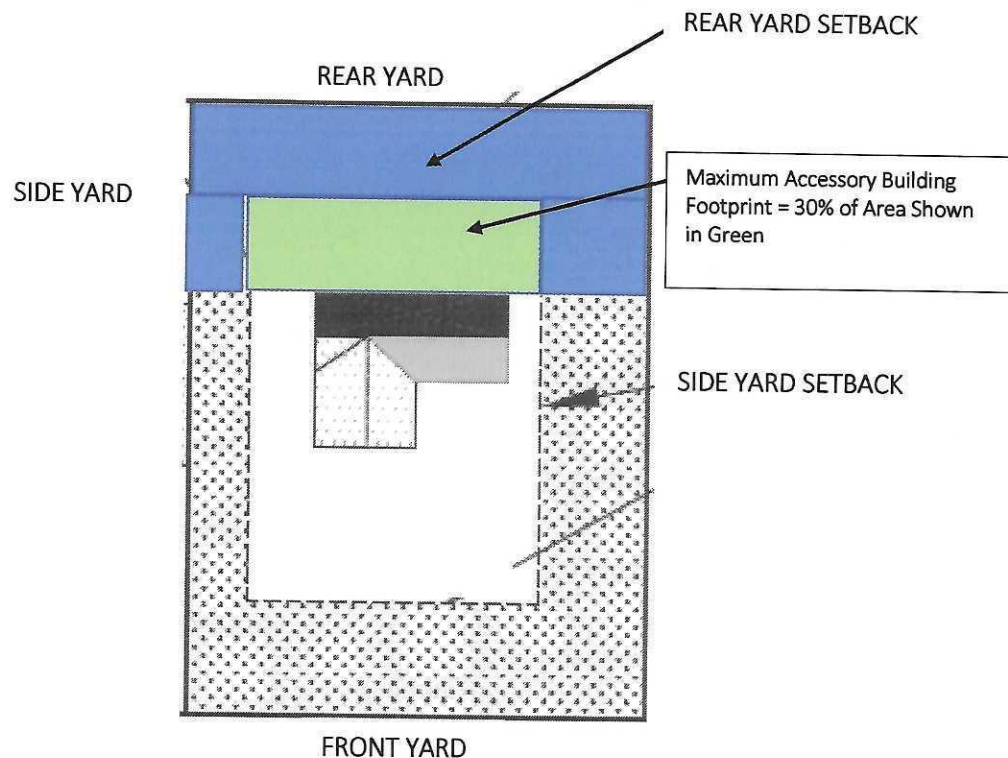
Section 2. Accessory Buildings, Accessory to Single Family Residential Uses. Section 16.09(d) of the Zoning Ordinance shall be amended to state in its entirety as follows.

Section 16.09(d) – Accessory Buildings, Accessory to Single Family Residential Uses

Accessory Buildings are allowed only in the Side or Rear Yard. The maximum Building Footprint shall not exceed thirty percent (30%) of the following Lot Area: Rear Yard minus the Minimum Rear Yard Building Setback for a principal building for the width of the lot and minus the Minimum Side Yard Building Setback for a principal building within the Rear Yard.

Equation for Maximum Building Footprint for Accessory Building

Maximum Building Footprint =  $0.3 * (\text{Rear Yard} - (\text{Minimum Rear Yard Building Setback for Principal Building for Width of Lot} + \text{Minimum Side Yard Building Setback for Principal Building only in Rear Yard}))$



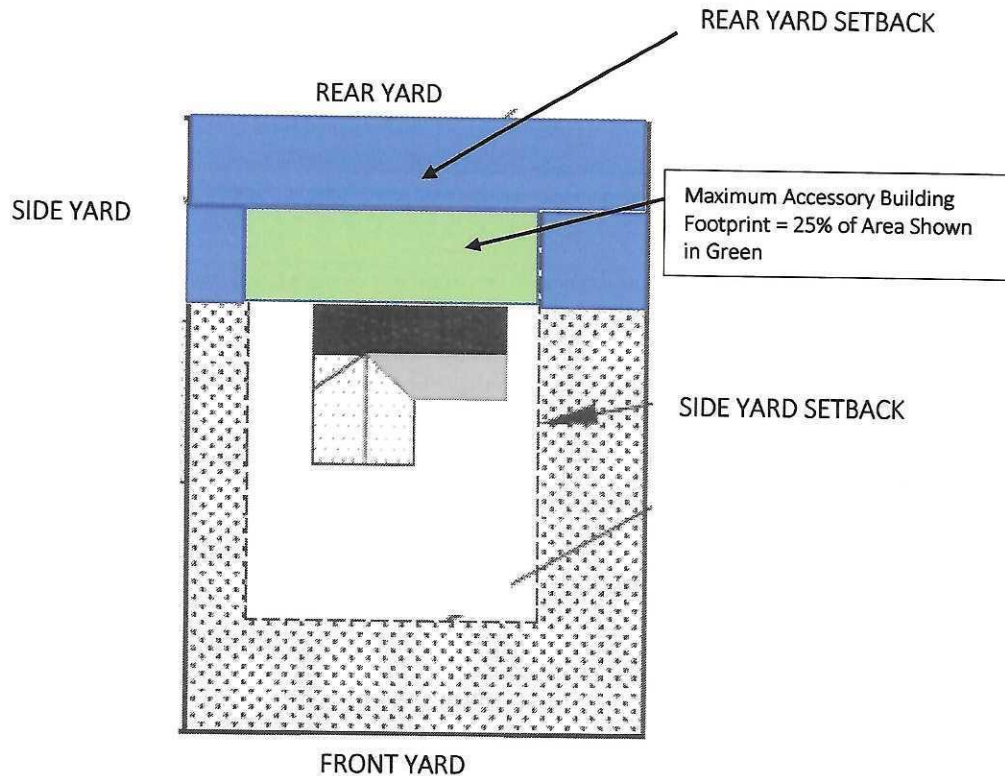
Section 3. Accessory Buildings and Structures, Accessory to Two Family, Multiple Family and Non-Residential Uses. Section 16.10(b)(2) of the Zoning Ordinance shall be amended to state in its entirety as follows.

Section 16.10(b)(2) – Accessory Buildings and Structures, Accessory to Two Family, Multiple Family and Non-Residential Uses.

Accessory buildings are allowed only in the Side or Rear Yard. The maximum Building Footprint shall not exceed twenty-five percent (25%) of the following Lot Area: Rear Yard minus the Minimum Rear Yard Building Setback for a principal building for the width of the lot and minus the Minimum Side Yard Building Setback for a principal building within the Rear Yard.

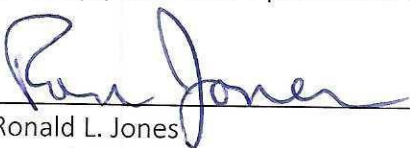
Equation for Maximum Building Footprint for Accessory Building

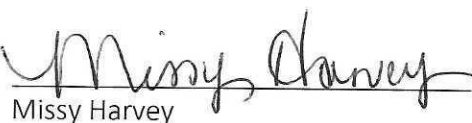
Maximum Building Footprint =  $0.25 * (\text{Rear Yard} - (\text{Minimum Rear Yard Building Setback for Principal Building for Width of Lot} + \text{Minimum Side Yard Building Setback for Principal Building only in Rear Yard}))$



Section 4. Severability. This Ordinance and its various parts are hereby declared to be severable. If any portion of this Ordinance is declared to be invalid such declaration shall not affect the validity of the remainder of this Ordinance.

Section 5. Effective Date. This amendment to the Heath Township Zoning Ordinance was approved and adopted by the Township Board of Heath Township, Allegan County, Michigan on 11-8, 2021, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended. This Ordinance shall be effective on 11-26, 2021, which date is the eighth day after publication of the Zoning Text Amendment Ordinance in the *Holland 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.

  
 Ronald L. Jones  
 Township Supervisor

  
 Missy Harvey  
 Township Clerk