

VALLEY TOWNSHIP
ALLEGAN COUNTY, MICHIGAN

AMENDMENT TO VALLEY TOWNSHIP ZONING ORDINANCE - NO. 209

ADOPTED: May 10, 1999

EFFECTIVE: May 28, 1999

An ordinance to amend Valley Township Zoning Ordinance, Chapters III, V, VI, VII, VIII, X and XI; and to repeal all ordinances or parts of ordinances in conflict herewith.

VALLEY TOWNSHIP
ALLEGAN COUNTY, MICHIGAN

ORDAINS

SECTION I

AMENDMENT TO CHAPTER III

Chapter III, Section 3.01 is hereby amended to include the following definitions:

Building site. Within a condominium development the same shall mean that portion of a lot or parcel which is a two dimensional condominium unit of land (i.e., envelope, foot print), along with any and all limited or general common elements designed for the construction of a principal condominium building in addition to accessory condominium buildings. All building sites shall have access to a public or private street or road.

Common elements. The portions of a condominium project other than the condominium units.

Condominium project. A development or project consisting of not less than two condominium units established in conformance with, and pursuant to, the Condominium Act, Act No. 59 of the Public Acts of 1978, as amended.

Condominium plan. The plan as required in this ordinance, including but not limited to, the survey and utility plans, building site, the existing and proposed structures and improvements including their location on the land.

Condominium unit. That portion of a condominium project designed and intended for separate ownership and use, as described in the master deed of the project, regardless of whether it is intended for residential, office, industrial, business, recreational or any other type of use approved by the Michigan Department of Commerce for such projects.

Consolidating master deed. The final amended master deed for a contractible condominium project, an expandable condominium project, or a condominium project containing convertible land or convertible space, which final amended master deed fully describes the condominium project as completed.

Contractible Condominium. A condominium project from which any portion of the submitted land or buildings may be withdrawn pursuant to the expressed provisions in the condominium documents and in accordance with this Ordinance and the Condominium Act.

SECTION II

AMENDMENT TO CHAPTER V, SECTION 5.02(d) and 5.04

Chapter V, Section 5.02(d) and 5.04 are hereby amended so that all references to "lot" shall read as follows:

"lot, parcel or building site".

SECTION III

AMENDMENT TO CHAPTER VI, SECTION 6.04

Chapter VI, Section 6.04 are hereby amended so that all references to "lot" shall read as follows:

"lot, parcel or building site".

SECTION IV

AMENDMENT TO CHAPTER VII, SECTION 7.04

Chapter VII, Section 7.04 are hereby amended so that all references to "lot" shall read as follows:

"lot, parcel or building site".

SECTION V

AMENDMENT TO CHAPTER VIII, SUBSECTION 8.05

Chapter VIII, Section 8.05 is hereby amended so that all references to "lot" shall read as follows:

"lot, parcel or building site".

SECTION VI

AMENDMENT TO CHAPTER X, SECTION 10.04

Chapter X, Section 10.04 is hereby amended so that all references to "lot" shall read as follows:

"lot, parcel or building site".

SECTION VII

AMENDMENT TO CHAPTER XI, SECTION 11.05, 11.10 AND 11.11

Chapter XI, Sections 11.05, 11.10 and 11.11. are hereby amended so that all references to "lot" shall read as follows:

"lot, parcel or building site".

SECTION VIII

REPEAL OF ALL ORDINANCES AND EFFECTIVE DATE

All ordinances or parts of ordinances in conflict herewith are repealed. This ordinance shall take effect immediately upon publication of notice of its adoption.

PLEASE TAKE FURTHER NOTICE that a copy of the Ordinance may be examined and/or purchased by contacting the Township Clerk during regular business hours of regular business days.

VALLEY TOWNSHIP
Tena Baukema, Clerk
2134 Lincoln Road
Allegan, MI 49010
(616) 673-2219