

**ARTICLE 12
SITE DEVELOPMENT REGULATIONS**

Sec. 12.01 MULTIPLE FAMILY, COMMERCIAL, OFFICE AND INDUSTRIAL ARCHITECTURE

12.01.01 **Purpose:** The purpose of this Section is to provide a set of exterior building wall material standards, the intent of which is to enhance the visual environment of the Township. Furthermore, the review of exterior building wall design and the consistent administration of standards can help to maintain the Township’s sense of place by encouraging consistent quality and character when structures are built or redeveloped. All development shall utilize quality architecture to ensure that a building is compatible with surrounding uses, protects the investment of adjacent landowners, blends harmoniously into the streetscape, and maintains a positive image for the Township’s various commercial shopping districts.

12.01.02. **Applicability:** This Section shall apply to all construction, except single family residential structures, for all exterior building walls and shall consist of those materials and combinations of materials as set forth in this section. Architecture shall be reviewed by the Planning Commission as a part of site plan review under the requirements of this section.

12.01.03 **Wall materials:** The use of exterior wall materials on walls that are visible from a public, or private road or a parking lot shall be in compliance with the maximum percentages permitted in the “Schedule of Regulating Exterior Building Wall Materials.”

**Table 12.01.03
Schedule of Exterior Building Wall Materials.**

Building Materials	Maximum Percent of Wall That May be Covered by Certain Building Materials by Zoning District (a)			
	Multiple Family Residential (b)	Office Service District (OSD), Public & Rec. Fac. District (PRF)	Commercial Districts (NSD, GCD, RCD) (c)	Industrial District (IND)
Brick or face brick	100 %	100 %	100 %	100 %
Stone	100 %	100 %	100 %	100 %
Split face block	0 %	25 %	25 %	100 %
Scored concrete block	0 %	25 %	25 %	100 %
Plain concrete block	0 %	25 %	25 %	25 %
Cast stone	100 %	100 %	100 %	100 %
Precast concrete	0 %	25 %	25 %	100 %
Concrete formed in place	0 %	25 %	25 %	25 %
Metal (d)	0 %	25 %	25 %	25 %
Reflective glass	0 %	100 %	50 %	75 %
Glass block	25 %	50 %	50 %	50 %
Wood siding	25 %	25 %	25 %	0 %
Vinyl or fiber cement siding	25 %	25 %	25 %	25 %
Finishes (e)	25 %	25 %	25 %	75 %

(as amended 3/5/10)

- (a) Does not include areas of façade consisting of doors and windows.
- (b) For all multiple family dwellings, all walls exposed to public view from a street shall be constructed of not less than seventy five percent (75%) brick, face brick or stone. The following materials are not permitted in the multiple family districts on building

elevations that are visible from the street: split face block, scored concrete block, plain concrete block, precast concrete, concrete formed in place, metal and reflective glass.

- (c) Within all commercial districts, all walls exposed to public view from the street or an adjacent residential area shall be constructed of not less than seventy five (75%) brick, face brick, stone or cast stone.
- (d) Flat sheets and seamed or ribbed panels, including aluminum, porcelain and stainless steel and similar material. Such materials shall not be used where contact with vehicles may occur, such as parking areas, traffic ways, and loading areas, unless such walls are adequately protected to prevent damage.
- (e) Includes fiberglass, reinforced concrete, polymer plastic (fypon), exterior insulation and finishing systems (EIFS), plaster, stucco and similar materials. Such materials shall not be used where contact with vehicles may occur, such as parking areas, traffic ways, and loading areas, unless such walls are adequately protected to prevent damage. (as amended 12/31/06)

12.01.04 **Allowance for other materials:** When a particular building design and the materials or combinations of materials proposed to be used are found by the Planning Commission to be in keeping with the intent and purpose of this Section, in consideration of the character of surrounding uses and the design recommendations of the master plan, but which may differ from the strict application of the schedule regulating materials use of this section (e.g. use of new materials not covered in the Schedule of Exterior Building Wall Materials), the Planning Commission may waive the requirements of this Section pertaining to materials.

12.01.05 **Compatible Design:** Building and sign materials and colors shall relate well and be harmonious with the surrounding area. Buildings shall consider the scale and proportion of existing structures in the area. Roof shape and materials shall be architecturally compatible with adjacent buildings and enhance the predominant streetscape. Subtle earth tone colors shall be used for building and roofing material.

12.01.06 **Design Standards:** Buildings shall possess architectural variety, but enhance the overall cohesive community character. All buildings shall provide architectural features, details and ornaments such as archways, colonnades, cornices, peaked roof lines or towers. Building walls over 100 feet in length shall be broken up with varying building lines, windows, architectural accents and trees. Building entrances shall utilize windows, canopies and awnings; provide unity of scale, texture, and color; and provide a sense of place. Building rear facades shall be constructed to a finished quality comparable to the front facade. Rooftop equipment shall be screened from public view by a full parapet wall unless the Planning Commission determines that alternate screening is acceptable. (as amended 3/5/10)

12.01.07 **Site Elements:** Signs and other site features shall be designed and located on the site so that the proposed development is aesthetically compatible and harmonious with nearby developments. Sign bases shall be constructed of material which is compatible with the principal building. Developments shall provide site features such as decorative entry signs, ornamental lighting, pedestrian furniture and/or fountains. (as amended 12/31/06)

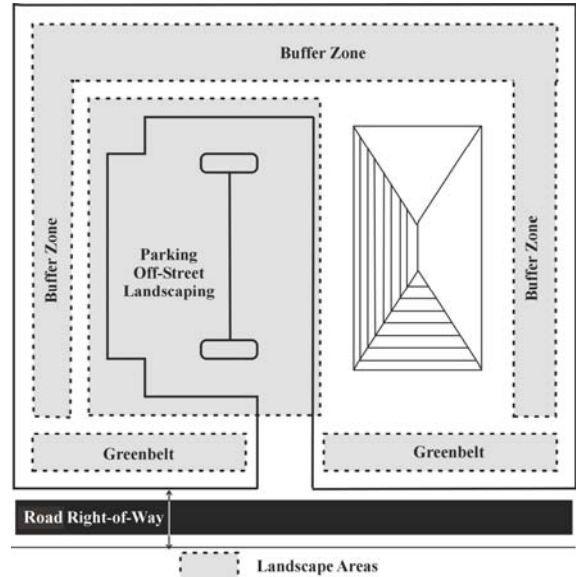
12.01.08 **Existing buildings:** Where additions or remodeling of existing buildings is proposed, the following standards shall apply:

- (a) Where a new wall material is proposed for an existing building wall, only that portion of the building being altered shall be subject to the standards of this section. However, in considering the proposed alteration, the Planning Commission may modify the material requirements of the section where it will be consistent with the architecture of the entire building.
- (b) Where an addition is proposed to an existing building, the Planning Commission may allow the use of existing wall materials for the addition provided that the design of the alteration is consistent with the existing building wall design.

Sec. 12.02 GREENBELTS, LANDSCAPE MATERIALS AND SCREENING

The following section is intended to establish minimum standards for the design installation and maintenance of landscaping, greenbelts and buffer zones. Landscaping, greenbelts, and buffer zones are necessary for the continued protection and enhancement of all land uses. Landscaping and greenbelts enhance the visual image of the Township, preserve natural features, improve property values, and alleviate the impact of noise, traffic, and visual distraction. Buffer zones protect less intense uses from the noise, light, traffic, litter and other impacts.

12.02.01 Required Greenbelt along Street Frontage: Within all multiple family residential, mobile home park, office-service, commercial and industrial districts, a twenty (20) foot wide greenbelt shall be planted along each public street right-of-way including the equivalent of one (1) canopy tree, rounded upward, for every forty (40) linear feet of frontage. The Planning Commission may approve substitution of evergreen trees for up to fifty percent (50%) of the required trees. All greenbelt trees shall be arranged to simulate a natural setting such as staggered rows or massings. The remaining greenbelt shall include only living materials with the exception of permitted driveways, sidewalks, signs, and utilities. For sites that abut I-96, buffer zone B landscaping, under section 12.02.03, shall be provided along I-96.



12.02.02 Residential Street Trees: Two (2) canopy street trees shall be provided along a public street or private road for each residential unit. The trees shall be provided within the front yard on each lot or site condominium development for single family residential projects. For detached or attached condominium projects, the trees shall be provided within the front yard area of the units. The Planning Commission may allow existing trees three (3) inch caliper or greater, preserved in good condition, to be counted towards this requirement. Where the installation of trees is deferred until after construction of housing units, the Township shall require a performance guarantee for tree planting. The Planning Commission may also require landscaping within cul-de-sacs, road medians and at site entrances.

12.02.03 Required Buffer Zones: The following buffer zones shall be required where a proposed use shares a common lot line with an adjacent use as required in the following table 12.02.03.A and landscaped in accordance with table 12.02.03.B:

**Table 12.02.03.A
Buffer Zone Requirements**

PROPOSED USE:	Adjacent to SF Residential District	Adjacent to MF Residential or MHP District	Adjacent to Office or Commercial District	Adjacent to PRF District
Agricultural	None	None	None	None
Single Family Residential	None	None	None	None
Two Family Residential	None	None	None	None
Multiple Family Residential	B	None	C	None
Mobile Home Park	B	B	C	None
Neighborhood Service	B	B	C	C
Office-Service	B	C	None	None
General/Regional Commercial	B	B	C	C
Industrial	A	A	B	A
Public/recreational Facilities	None	None	None	None
Planned Unit Development	Determined during PUD Plan approval using above as a guide			

(as amended 12/31/06)

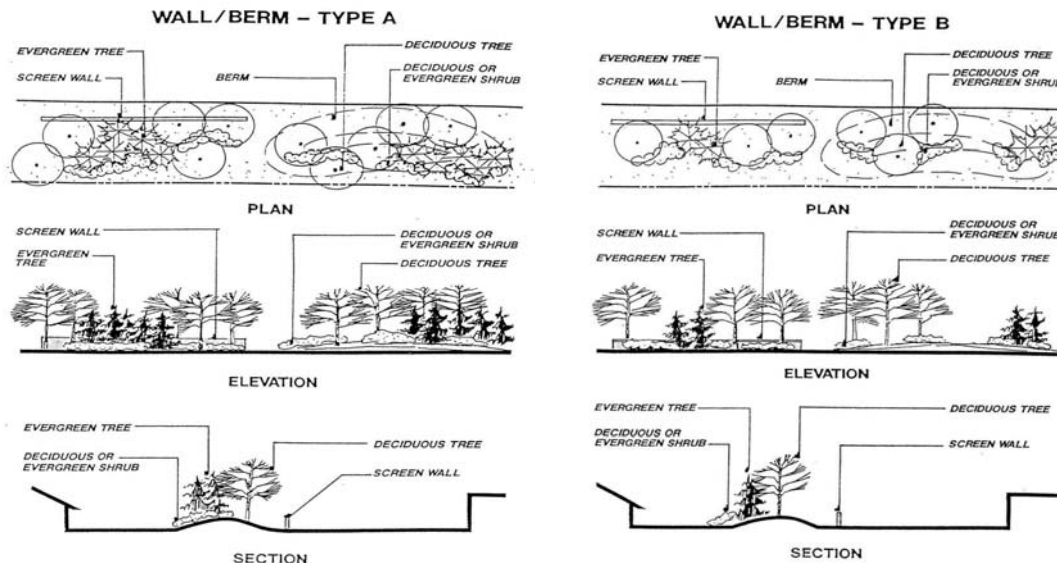
**Table 12.02.03.B
Description of Required Buffer Zones**

BUFFER ZONE	Minimum Width	Wall/Berm ^a	Minimum Plant Materials ^{b, c, d}
A	50 feet	6 foot high continuous wall or 4 foot high berm	1 canopy tree, 2 evergreen trees and 4 shrubs per each twenty (20) linear feet along the property line, rounded upward
B	20 feet	6 foot high continuous wall or 3 foot high berm	1 canopy tree, 1 evergreen tree and 4 shrubs per each thirty (30) linear feet along the property line, rounded upward
C	10 feet	None Required	1 canopy or evergreen tree or 4 shrubs per each twenty (20) linear feet along the property line, rounded upward

Note: The Planning Commission may waive or reduce the above requirement for if equivalent screening is provided by existing or planned parks, parkways, recreation areas, or by existing woodlands on the lot, and topographic or other natural conditions. Existing quality trees (hickory, oak, maple) with a caliper at least eight (8) inches shall count as two (2) trees toward the above requirements.

Footnotes:

- a berms shall have a maximum slope of one foot of vertical rise to three feet of horizontal distance 1:3 with a crest area at least four (4) feet wide.
- b canopy trees shall have a minimum caliper of 2.5 inches at time of planting.
- c evergreens shall have a minimum height of six (6) feet at time of planting
- d at least 50% of the shrubs shall be 24 inches tall at planting, with the remainder over 18 inches



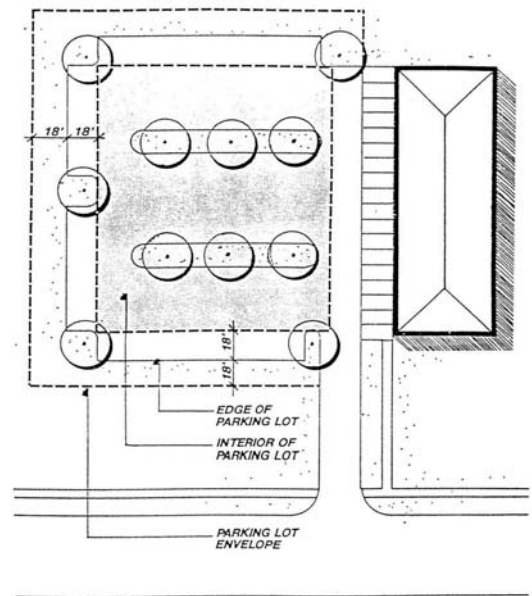
12.02.04 **Required Parking Area Landscaping**

- (a) Off-street parking areas containing ten (10) or more parking spaces shall be provided with landscaping in accordance with the following table. A minimum of one-third (1/3) of the trees shall be placed on the interior of the parking area and the remaining may be placed surrounding the parking lot within eighteen (18) feet, as illustrated on Figure 12.02.04. (as amended 12/31/06)

Minimum trees in the parking area	
10 through 100 spaces:	1 Canopy tree and 100 sq. ft. of landscaped area per 10 spaces.
101 through 200 spaces:	1 Canopy tree and 100 sq. ft. of landscaped area per 12 spaces.
201 spaces or more:	1 Canopy tree and 100 sq. ft. of landscaped area per 15 spaces.

- (b) Where off-street parking areas are located within the required front yard, a hedge row, three (3) foot tall masonry wall or berm shall be provided between the parking spaces and the road way. The hedge row shall be planted with two (2) foot tall evergreen or deciduous shrubs, 2-1/2 feet on center.

LANDSCAPING REQUIRED IN PARKING AREA



- (c) In no case shall any buffer zones or greenbelts be calculated toward meeting the required parking area landscaping.
- (d) Landscaping shall be installed such that, when mature, it does not obscure traffic signs, fire hydrants, lighting, drainage patterns on site or adjacent properties, or obstruct vision for safety of ingress or egress.
- (e) Landscaping shall be dispersed throughout the parking lot in order to break up large expanses of pavement.
- (f) All landscaped areas shall be protected by a raised standard or rolled concrete curb, except where landscape islands are being utilized as part of a stormwater detention or conveyance system.
- (g) The minimum standards for landscaped islands are provided below:

Minimum size	One hundred (100) square feet
Minimum width	Ten (10) feet; at least half of the islands shall be twenty (20) feet wide in parking lots with over 200 spaces
Required depth	Two (2) feet shorter than adjacent parking space to improve maneuvering
Required radii	Minimum ten (10) feet at ends facing main aisles, fifteen (15) feet preferred. One (1) foot for radii not adjacent to main circulation aisles
Planting type	Canopy trees with a mature caliper not over five (5) inches, with a clear area between the ground and a height of four feet, six inches.
Tree location	Located so as not to be damaged by maneuvers or door swing of any surrounding vehicle.

12.02.05 **Detention/retention pond landscaping:** Detention/retention ponds shall be landscaped to provide a natural setting in open space areas.

- (a) Where possible, ponds or basins shall be "free form" following the natural shape of the land to the greatest practical extent. Side slopes shall not exceed one (1) foot vertical for every three (3) feet horizontal.
- (b) One (1) deciduous shade or evergreen tree and ten (10) shrubs shall be planted for every fifty (50) lineal feet of pond perimeter as measured along the top of the bank elevation. The required trees and shrubs shall be planted in a random pattern or in groupings. The placement of required landscaping is not limited to the top of the pond bank, where the plant species is adapted to saturated soil conditions however materials shall not be planted inside the banks below the freeboard level.
- (c) Detention and retention ponds shall be landscaped in character with properties and shall be required to provide lawn areas, shrubs and trees to accomplish a suitable appearance compatible with development on the property and on nearby properties. Landscaping shall be required on all areas disturbed by grading to establish detention/retention ponds. (as amended 3/5/10)

12.02.06 **Accessory Structure Landscaping:** The Planning Commission may require accessory structures and utility structures such as waste receptacle enclosures, air conditioning units, transformers, utility substations and clustered mailboxes that are in a visible location on the site, to be landscaped with shrubs.

12.02.07 **Minimum Plant Material Standards:** All plant material shall be hardy to Livingston County, be free of disease and insects and conform to the American Standard for Nursery Stock of the American Association of Nurserymen.

12.02.08 **Minimum Sizes:** Minimum plant sizes at time of installation shall be according to the following:

- Deciduous Canopy Tree: 2 1/2" caliper
- Deciduous Ornamental Tree: 2" caliper
- Evergreen Tree: 6' height
- Deciduous Shrub: 2' height
- Upright Evergreen Shrub: 2' height
- Spreading Evergreen Shrub: 18" - 24" spread

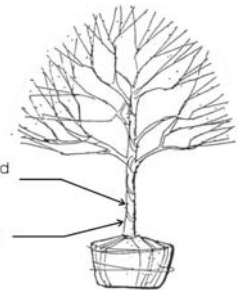
Plant Material Measurements

Deciduous Canopy Tree

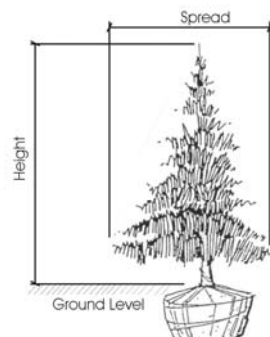
Tree Caliper Measurements-
For new trees only, see Woodland Protection Ordinance for measurement of existing trees

Take measurement 12" above ground level if tree caliper is 4" or more

Take measurement 6" above ground level if tree caliper is less than 4"



Tree or Shrub Height



12.02.09 **Mixing of Species:** The overall landscape plan shall not contain more than 33% of any one plant species. The use of trees native to the area, and mixture of trees from the same species association, is encouraged.

12.02.10 **Prohibited Species:** The following trees are not permitted as they split easily; their wood is brittle and breaks easily; their roots clog drains and sewers; and they are unusually susceptible to disease or insect pests:

Common Name	Horticultural Name
Ash	Faxinus
Box Elder	Acer Negundo
Ginkgo	Ginkgo Biloba (female only)
Honey Locust	Gleditsia Triacanthos (with thorns)
Mulberry	Morus Species
Poplars	Populus Species
Black Locust	Robinia Species
Willows	Salix Species
American Elm	Ulmus Americana
Siberian Elm	Ulmus Pumila
Slippery Elm; Red Elm	Ulmus Rubra
Chinese Elm	Ulmus Parvifola

12.02.11 **Installation and Maintenance Provisions:** All landscaping shall be maintained in a healthy, neat and orderly state free from refuse and debris. Any dead or diseased plants shall be removed and replaced within six (6) months. Landscaped areas shall be covered by grass or other living ground cover. Irrigation shall be provided for all landscaped areas. Trees required on the site plan must be maintained so long as they remain healthy and shall not be removed unless approved by the Planning Commission as a site plan amendment.

12.02.12 **Financial Guarantee:** The Planning Commission may require a financial guarantee of sufficient amount to insure the installation of all required landscaping.

12.02.13 **Waiver from Landscaping and Screening Requirements:** The Planning Commission during Site Plan review may determine that existing landscaping or screening intended to be preserved would provide adequate landscaping and screening. The Planning Commission may also determine dimensional conditions unique to the parcel would prevent development of off-street parking area landscaping, greenbelts or buffer zones. If such determination is made, the Planning Commission may waive, in whole or in part, the landscaping provisions of this section. Criteria which shall be used when considering a waiver shall include, but shall not be limited to:

- (a) Existing natural vegetation;
- (b) Topography;
- (c) Existing wetland, floodplain and poor soils areas;
- (d) Existing and proposed building placement;
- (e) Building heights;
- (f) Adjacent land uses;
- (g) Distance between land uses;
- (h) Dimensional conditions unique to the parcel;
- (i) Traffic sight distances;
- (j) Traffic operational characteristics on and off site;
- (k) Visual, noise and air pollution levels;
- (l) Presence of utility easements and adjacent utility corridors
- (m) Health, safety and welfare of the township;

Sec. 12.03 EXTERIOR LIGHTING

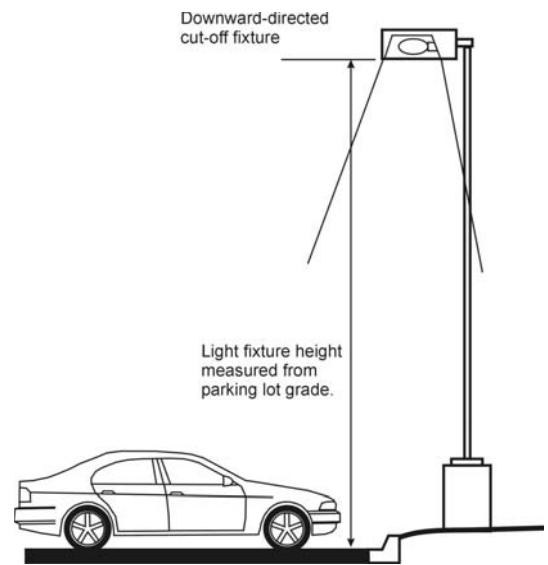
12.03.01 **Light levels:** All outdoor lighting in all use districts used to light the general area of a specific site shall be shielded to reduce glare and shall be arranged to reflect lights away from all adjacent residential districts or adjacent residences. Light shall not exceed more than 0.5 footcandles at a residential lot line. Light shall not exceed more than 1.0 footcandle at a non-residential lot line, except along the road frontage. The maximum light level on the site shall be ten (10) footcandles. All fixtures shall be metal halide.

12.03.02 **Light fixtures:** Outdoor lighting in all zoning districts shall be directed toward and confined to the ground areas of lawns or parking lots except as noted elsewhere in this section. Lighting shall utilize cutoff fixtures that are recessed sufficiently such that the light source is not visible from off site. Bollard lights are permitted to light driveways and pedestrian areas. Floodlight type fixtures shall not be permitted except for building accent and sign lighting.

12.03.03 **Fixture height:** Light fixtures shall have a maximum height of twenty (20) feet where adjacent to a residential district. Light fixtures shall have a maximum height of thirty (30) feet where adjacent to non-residential districts.

12.03.04 **Ornamental lighting:** The requirement for downward directed may be waived for ornamental lighting which is part of an overall architectural theme, as approved by the Planning Commission. The Planning Commission may require ornamental lighting for commercial sites along Grand River Avenue, with a style of lighting consistent with surrounding sites.

12.03.05 **Sign and building lighting:** All lighting in nonresidential districts used for external illumination of buildings to feature said buildings or to illuminate a permitted sign, shall be placed and shielded so not to interfere with the vision of persons on adjacent highways or adjacent property.



12.03.06 **Sign lighting:** Illumination of signs shall comply with the requirements of Article 16, Signs.

12.03.07 **Photometric plan:** The Planning Commission may require the submission of a photometric plan prepared by an electrical engineer graphically illustrating the planned layout and footcandles of the site lighting. The evaluation of the photometric is intended to permit the Planning Commission and Township Board to determine potential adverse effects the site lighting may have on adjoining properties and motorists. Compliance with the lighting design criteria shall be demonstrated by submitting the following for review:

- (a) Lighting plan showing light fixture locations and type designations;
- (b) Photometric plan showing horizontal luminance levels in a point by point format with contour lines. The photometric plan shall be provided for a full parking lot within a automobile dealership. Canopy lighting will also be included in luminance levels;
- (c) Lighting equipment specifications and data sheets; and
- (d) Any other presentations required to convey the intent of the design.

Sec. 12.04 DUMPSTERS AND WASTE RECEPTACLES

Dumpsters, including waste receptacles and compactors, shall be designed, constructed and maintained according to the standards of this section. Dumpster location and details of construction shall be shown on site plans. A change in dumpster location or size shall require modification to the enclosure, as warranted by this section.

- 12.04.02 **Location:** Dumpsters shall be located in the rear yard or non-required side yard, unless otherwise approved by the Planning Commission. For commercial and industrial sites adjoining residential district, the waste receptacle enclosure shall be as far as practical, and in no case be less than twenty (20) feet from any adjacent residential district.
- 12.04.04 **Access:** Dumpsters shall be easily accessed by refuse vehicles without potential to damage automobiles parked in designated parking spaces.
- 12.04.06 **Base:** The dumpster base shall be at least nine (9) feet by nine (9) feet, constructed of six (6) inches of reinforced concrete pavement. The base shall extend six (6) feet beyond the dumpster pad or gate to support the front axle of a refuse vehicle.
- 12.04.08 **Screening:** Dumpsters shall have an enclosing lid or cover and be enclosed on three (3) sides with a wood gate on the fourth side. The enclosure shall be a berm or constructed of brick or decorative concrete material with a maximum height of six (6) feet or at least one (1) foot higher than the dumpster and spaced at least three (3) feet from the dumpster. The Planning Commission may approve a wooden enclosure provided the lumber is treated to prevent decay or is determined to be durable and suitable for outdoor use. Suggested timber materials include Cedar, No. 2 Cedar rough sawn seasoned, Redwood, No. 2 Common Finish (S4S), Douglas Fir-larch or Southern Pine.

Sec. 12.05 NON-MOTORIZED PATHWAYS AND SIDEWALKS

- 12.05.01 **Applicability:** Sidewalks or bike paths shall be required for any site plan, sketch plan, condominium or subdivision plat under the following circumstances:
 - (a) Any residential subdivision or site condominium with at least one lot equal to or less than 22,000 square feet in area, or condominium or multiple family development with an overall density of 2 units per acre or greater shall provide five (5) foot wide sidewalks along all streets internal to the development.
 - (b) For all uses along all site frontages on major roadways identified in the pathways plan contained in the Township Master Plan as follows:
 - (1) Five-foot wide sidewalks shall be provided along both sides of Grand River Avenue east of the Interstate-96 exit 141 Interchange.
 - (2) Eight-foot wide bike paths shall be provided along both sides of Grand River Avenue west of the Interstate-96 exit 141 Interchange.
 - (3) Eight-foot wide bike paths shall be provided along county primary roads where designated on the pathways plan contained in the Township Master Plan.

- (c) Other locations where the Planning Commission determines that a separate pedestrian pathway is needed to meet the site plan standards of 18.08.

12.05.02 **Construction standards:** The following construction standards shall apply to all pedestrian facilities:

- (a) All sidewalks shall be a minimum five (5) feet wide concrete and constructed to the Township Engineering standards and specifications of the American Society of Highway and Transportation Officials (AASHTO).
- (b) All bike paths shall be at least eight (8) feet wide concrete and constructed to the Township Engineering standards and in accordance with the specifications of the AASHTO.
- (c) Eight-foot wide bike paths provided along county primary roads as contained in the pathways plan in the Township Master Plan shall be constructed of concrete however, asphalt may be permitted upon approval by the Planning Commission based on the recommendation of the Township Planner and Engineer. Asphalt paths shall be constructed to the Township Engineering standards and in accordance with the specification of the AASHTO.
- (d) The Planning Commission may require walking trails within open space areas of residential developments. Trails shall be six (6) foot wide crushed aggregate stone or asphalt, or wooden boardwalks in areas with sensitive environmental features. The path shall provide direct access to all lots where the Planning Commission waives the requirement for paved sidewalks.
- (e) Sidewalks and bike paths shall be installed by the developer within the dedicated street right-of-way, private road access easements or special easement where grades or other factors prevent placement within the right-of-way or access easement.
- (f) Crosswalk pavement markings and signs may be required.
- (g) An inclined approach shall be required where sidewalks and bike paths intersect curbs for barrier free access to the sidewalk.
- (h) A performance guarantee, in lieu of sidewalk/pathway construction, may be required by the Planning Commission in instances where significant site constraints such as where there are significant grade changes to adjacent undeveloped property or when utility and other infrastructure improvements are planned for the site in the near future. Under these circumstances, the sidewalk/pathway shall be constructed once the site constraints can be eliminated. (as amended 3/5/10)

12.05.03 **Residential Sidewalk requirements:** Sidewalks and bike paths shall meet the following requirements:

- (a) The Planning Commission may eliminate the sidewalk requirement for special situations such as along short cul-de-sacs, or where another type of pedestrian trail system is being provided by the developer.
- (b) Public walkways may be required by the Planning Commission in the middle of any block over 1350 feet in length to obtain satisfactory pedestrian circulation within the

subdivision, to provide access to parks or open space, to provide links with an adjacent subdivision, or to provide access to an activity center. Where such walkways are required, an easement at least twenty (20) feet wide shall be provided. The Township may require placement of a fence along the easement to ensure the location is visible and to protect the adjacent property owners.

- (c) Required sidewalks may be installed along a residential lot's frontage following construction of the dwelling unit.
- (d) Where an approved subdivision plat or site plan contains sidewalks, a certificate of occupancy shall not be issued until the required sidewalk is installed along that individual lot's frontage.

Sec. 12.06 PRIVATE PARKS IN RESIDENTIAL SUBDIVISION PLATS & CONDOMINIUMS

12.06.01 **Recreational area requirement:** Any residential subdivision or condominium comprising twenty (20) or more lots or dwelling units, either as a single subdivision or as a group of adjacent subdivisions offered by a single proprietor, shall provide a children's playground, pedestrian trail system or combination thereof which shall contain an area equal in size to fifteen hundred (1,500) square feet for each lot or dwelling unit in the subdivision or condominium project.

12.06.02 **Improvement:** Said playground, pedestrian trail system or combination thereof shall be well drained, graded, seeded or sodded, safe from hazard, accessible to all lots, and the location shall be determined prior to tentative approval of the preliminary plat by the Planning Commission and Township Board.

12.06.03 **Preservation:** Reservation of playground, pedestrian trail system or combination thereof shall be achieved through deed restrictions or dedication to a subdivision homeowner's association.

Sec. 12.07 CONDOMINIUM DEVELOPMENT REGULATIONS

The intent of this section is to provide regulatory standards for condominiums and condominium subdivisions similar to those required for projects developed under other forms of ownership within a zoning district. This article is not intended to prohibit or treat a proposed or existing condominium project differently than a project or development under another form of ownership.

12.07.02 **Submittal Requirements:** For all condominium projects within the Township, concurrently with notice required to be given to the Township pursuant to Section 71 of Michigan Public Act 59 of 1978, as amended (MCL 559.171), a person, firm, corporation or other legal entity intending to develop a condominium project shall file with the Township Clerk the information required for site plan review, a copy of the proposed Master Deed and all information required by the Condominium Act.

12.07.04 **Area, Height and Bulk Requirements:** The areas and setbacks required for condominium buildings shall be based on the density provisions contained in the Schedule of Regulations of the zoning district.

12.07.06 **Review and Approval:** All condominium plans shall be reviewed under the following procedure:

- (a) Preliminary Approval: A full site plan and impact assessment, meeting the requirements of Article 18, Site Plan Review and Impact Assessment, shall be submitted for preliminary condominium site plan approval by the Township Board, based upon a recommendation by the Planning Commission. The Planning Commission shall review the site plan following the procedures of Article 18 and make a recommendation to the Township Board to approve, approve with conditions or deny. If a condominium site plan is incomplete, the Planning Commission may table the request and direct the applicant to prepare additional information or revise the plan.

An application for final condominium site plan must be submitted within one (1) year after the date of preliminary condominium site plan approval by the Township Board, or such preliminary approval shall be deemed null and void. The proprietor may be granted one six (6) month extension with approval from the Township Board.

No installation or construction of any improvements or land balancing or grading shall be made or begun until the final condominium site plan has been approved. No removal of trees and/or other vegetation shall be started at this time except for minor clearing required for surveying and staking purposes.

- (b) Agency Reviews: Upon receipt of preliminary site plan approval, the proprietor shall submit the preliminary condominium site plan to all authorities for necessary permits, as required by local and state regulations, and shall deliver two (2) copies of the preliminary condominium site plan to the Superintendent of the school district in which the condominium project is to be located.
- (c) Final Approval: The following information shall be submitted for final condominium site plan approval by the Township Board, based upon a recommendation by the Planning Commission. The Planning Commission shall review the site plan following the procedures of Article 18 and make a recommendation to the Township Board to approve, approve with conditions or deny. If a condominium site plan is incomplete, the Planning Commission may table the request and direct the applicant to prepare additional information or revise the plan.
- (1) Full site plan and impact assessment meeting the requirements of Article 18. Within a phased project, the final plan shall constitute only that portion of the approved preliminary plan which the proprietor proposes to record and develop at that time.
 - (2) Necessary county and state permits.
 - (3) Condominium master deed and bylaws.

12.07.08 **Requirements for Roads and Easements:** Condominium projects with private roads shall comply with all street requirements found in the Township regulations pertaining to private roads and driveways and shall include all necessary easements granted to the Township for constructing, operating, inspecting, maintaining, repairing, altering, replacing or removing pipelines, mains, conduits and other installations of a similar character for the purpose of providing public utilities, including but not limited to conveyance of sewage, water and storm water runoff across, through and under the property subject to said easement, and excavating and filling ditches and trenches necessary for the location of said structures.

- 12.07.10 **Site Condominium Design Standards:** All site condominium projects shall comply with the design standards contained in Article IV of the Genoa Township Subdivision Regulations Ordinance and are herein incorporated by reference. Where private roads are proposed, Section 15.05 shall apply instead of the street standards contained in the Subdivision Regulations Ordinance. The intent of this section is to require that condominium subdivisions (site condominiums) meet design standards similar to those required for projects developed as a subdivision plat.
- 12.07.12 **Condominium Design Standards:** All condominium projects that are not being developed as site condominiums shall comply with the design standards applicable to multiple family residential.