

CHAPTER 6. RESIDENTIAL DISTRICTS

Section 6.01 - Purpose Statements

Plainfield Charter Township is divided into five residential districts that further the goals, objectives, and future land use vision of the Comprehensive Plan.

A. Rural Preservation (RP).

1. It is the purpose of this district to protect natural features while allowing for agricultural and related uses and single-family homes on larger lots. Limiting the type and density of development within this district will minimize development pressures upon remaining agricultural lands in the township and will help preserve open space, wetlands, topographical relief, and tree cover, all of which are abundant. These areas of the township are not intended to be served by public utilities. Open Space Preservation Development as regulated in CHAPTER 11, Planned Development Options, is permitted to balance open space preservation with meeting housing needs.

B. Rural Estate (RE).

1. It is the purpose of this district to protect areas of natural character while providing a low-density residential environment. The regulations are intended to achieve a balance between preserving the important qualities of the natural environment such as trees, topographical relief, and open space, and satisfying the desire of many families to reside in these areas. It is planned and expected that some areas will be served by both public water and sanitary sewer. It is recognized that with proper planning, the availability of public utilities can contribute to the objective of preserving the rural environment while allowing for modest increases in housing. Open Space Preservation Development and Residential Cluster Development as regulated in CHAPTER 11, Planned Development Options, are permitted to balance open space preservation with meeting housing needs.

C. Suburban Residential (SR).

1. The purpose of this district is to encourage a suitable environment for single-family dwellings with some opportunity for housing diversity in the form of accessory dwelling units and two-family dwellings, especially where public utilities exist or are planned to exist. The built form in this district will maintain existing residential character while integrating gradual diversity in housing types and encouraging pedestrian-oriented streetscapes and design features. Limited non-residential uses such as community centers, golf courses, schools, and religious institutions are permitted to support the predominantly residential neighborhoods. Residential Cluster Development as regulated in CHAPTER 11, Planned Development Options, is permitted to balance open space preservation with meeting housing needs.

D. Neighborhood Residential (NR).

1. The purpose of this district is to provide a wide variety of housing options to meet the diverse needs of township residents. Housing types include single-family, two-family, accessory dwelling units, and multi-family in the form of townhomes and apartments. Development should prioritize pedestrian and other non-motorized transportation connectivity. Infill development on a variety of lot sizes is encouraged. Internal streets and open space should connect to existing or future neighborhoods. Higher density housing or limited non-residential developments may serve as a buffer or transition area between commercial land uses and less dense residential zoning districts.

E. Mobile Home Park (MHP).

1. This district is intended to provide suitable areas for mobile home residential development consistent with the requirements of the Michigan Manufactured Housing Commission. See SECTION 12.08.

Section 6.02 - Uses

A. Key. The following key is to be used in conjunction with the land use table:

1. Permitted by Right Uses. Uses permitted by right in the zoning district, subject to compliance with all other applicable requirements of this Ordinance. These uses are identified with an "R".
2. Special Land Uses. Uses which may be allowed subject to review and approval by the Planning Commission in accordance with CHAPTER 18 and all other applicable requirements of this Ordinance. These uses are identified with an "SLU".
3. Unlisted Uses. Uses not listed in Table 6.02.A are prohibited unless the Community Development Department determines that the use is similar to other uses listed either as Permitted or Special Land Uses.
4. Use Regulations. Certain allowed uses are subject to compliance with the use regulations in CHAPTERS 12 and 13 of this Ordinance.

Table 6.02.A: Residential District Uses

Use		RP	RE	SR	NR	MHP	Regs.
Adult assisted living center					SLU		13.08
Adult foster care	Family and small group home	R	R	R	R	R	13.02
	Medium group home				R		13.02
	Large group home	R	R	R	R	R	13.02
	Congregate facility				SLU		13.08
Airfield		SLU					13.03
Amateur radio station		R	R	R	R	R	13.04
Animal clinic	Small	R					13.05
	Large	R					

Use		RP	RE	SR	NR	MHP	Regs.
Animal grooming or training facility		R	R				13.06
Bed and breakfasts		R	R	R	R		13.16
Campgrounds and travel trailer parks		SLU					13.20
Cemetery / mausoleums		R	R	R			
Child care	Family home	R	R	R	R	R	
	Group home	R	R	R	R	R	13.22
	Center				R		13.21
Community centers		R	R	R	R		13.45
Dwellings, single-family		R	R	R	R		12.02
Dwelling, accessory (ADU)		R	R	R	R		12.03
Dwellings, two-family				R	R		12.04
Dwellings, multiple-family (3-4 units)					R		12.05
Dwellings, multiple-family (5+ units)					R		12.06
Home occupations		R	R	R	R	R	13.30
Golf course or country clubs		SLU	SLU	SLU			13.28
Governmental buildings and essential services		R	R	R	R	R	13.29
Live-work units					R		
Mobile home dwellings located in licensed mobile home park						R	12.08
Mobile home parks						R	12.08
Non-academic school uses		R	R	R	R		
Open Space Preservation Development (OSPD)		R	R				Ch. 11
Outdoor recreational uses		SLU	SLU				13.40
Parks		R	R	R	R	R	
Religious institutions, auditoriums, and other places of assembly		R	R	R	R		13.45
Residential Cluster Development			R	R	R		Ch. 11
Schools, public or private		R	R	R	R		
Stables, public or private		SLU	SLU				
Solar energy systems	Small-scale	R	R	R	R	R	13.50
	Utility-scale	R					13.50
Wind energy systems		R	R	R	R	R	13.57
Wireless communication facilities	Attached/Collocated	R	R	R	R	R	3.25
	Freestanding, No Max Height	SLU	SLU				13.58.A.
	Freestanding, Max Height			SLU	SLU	SLU	13.58.B.

Section 6.03 - Height and Area Regulations

A. Intent.

1. This section includes dimensional and select design requirements for lots and buildings.
2. No building shall be erected or enlarged unless the following height and area requirements are provided and maintained.

- B. Other Requirements. See the referenced section for additional requirements specific to the use and district if noted in the far-right column of Table 6.03.B.

Table 6.03.B: Residential District Height and Area Requirements

District	Minimum Lot Dimensions		Maximum Lot Coverage (%)	Minimum Yard Requirements			Building Height (ft / stories)	Regs.
	Area (sf)	Width (ft)		Front/Corner Front (ft)	Side (ft)	Rear (ft)		
Single-Family								
RP	120,000	200	25	40/40	25	60	35 / 2.5	6.03.C.2. 12.02.
RE	40,000	150	25	40/40	15	60	35 / 2.5	12.02.
SR	11,700	90	25	30/25	10	40	35 / 2.5	12.02.
NR	5,000	50	40	25/20	5 – one side 15 – total	25	35 / 2.5	12.02.
Two-Family								
SR	11,700	100	30	30/25	15	40	35 / 2.5	12.04.
NR	5,000	50	50	25/20	5 – one side 15 – total	25	35 / 2.5	12.04.
Multi-Family (3-4 units)								
NR	8,000	60	50	25/20	10	25	45 / 3	12.05.
Multi-Family (5+ units)								
NR	30,000 total 4,400 / unit	100	50	25/20	10	25	45 / 3	12.06.

C. Clarifications to Residential District Height and Area Requirements.

1. Building Height. Building height shall be the lesser of the feet or stories listed.
2. Determining Residential Use. Refer to Table 12.01.A in CHAPTER 12 to determine which residential use applies. For example, two (2) duplexes on one (1) lot would be considered multi-family, 3-4 Units and the regulations of SECTION 12.05. would apply.
3. Northeast Beltline Setback. The requirements of this setback standard apply to all land abutting, within 500 feet of, or gaining access from the East Beltline between 4 Mile Road and Grand River Avenue, unless otherwise defined.
 - a. For a building equal to or less than 35 feet in height, building setbacks shall be 140 feet measured from the outside edge of the existing through lane, as of January 1, 2002, with a minimum 25-foot setback between the building and the right-of-way line. For buildings greater than 35 feet in height, an additional two (2) feet of horizontal setback for every one (1) additional foot in building height above 35 feet is required.

- b. Setback modifications. The township may reduce building and parking setbacks to the minimum required setback in the underlying zoning district under any of the following circumstances:
 - i. If the property is not capable of being developed should the minimum building setback be applied.
 - ii. If the application of the minimum building setback results in a PUD or site plan that negatively impacts environmental features such as steep slopes, wetlands, or vegetation.
 - iii. If the application of the minimum building setback results in a PUD or site plan that does not further the goals of the Master Plan.
- 4. Natural Rivers Overlay District. For properties located within the Natural Rivers Overlay District, refer to CHAPTER 8 for additional regulations.
- 5. Floodplain Overlay District. For properties located within the Floodplain Overlay District, refer to CHAPTER 9 for additional regulations.
- 6. Wellhead Protection Overlay District. For properties located within the Wellhead Protection Overlay District, refer to CHAPTER 10 for additional regulations.
- 7. Land Divisions. No combination or division of land shall be approved except in compliance with this Ordinance. Also see SECTION 3.03.

Section 6.04 - Utility and Infrastructure Requirements

- A. Unless otherwise recommended for exemption by the Township Engineer, all lots platted and all site condominium units (lots) approved after the effective date of adoption of this Ordinance shall be, as determined by the township, served with or bonded to be served with public water and sanitary sewer service extended to the lot lines, consistent with the requirements of CHAPTER 38 – UTILITIES OF THE PLAINFIELD CHARTER TOWNSHIP CODE OF ORDINANCES.
- B. Sidewalks or a non-motorized trail shall be constructed along any public or private road adjacent to the property lines. See ARTICLE II, SIDEWALKS AND NON-MOTORIZED TRAILS OF CHAPTER 32 OF THE PLAINFIELD CHARTER TOWNSHIP CODE OF ORDINANCES.

CHAPTER 7. COMMERCIAL AND OTHER DISTRICTS

Section 7.01 - Purpose Statements

Plainfield Charter Township is divided into six (6) mixed-use commercial and other districts that further the goals, objectives, and future land use vision of the Comprehensive Plan. Buildings should have high-quality materials and be easily convertible to allow for changing uses over time.

A. Village Commercial (VC)

1. It is the purpose of this district to provide a pedestrian-oriented environment with an integrated mix of uses of a lower intensity than the Mixed-Use Commercial District. These districts should promote a variety of retail, office, restaurant, and entertainment activities with an integration of residential uses.

B. Mixed-Use Commercial (MXU)

1. The Mixed-Use Commercial (MXU) District is intended to create neighborhood-based segments. Key design concepts include multi-story buildings that frame the street, a wide spectrum of uses by block or building, shared access and parking, a variety of housing types, and public gathering areas such as outdoor seating. Compact retail commercial, services, and workplaces within walking distance of housing to meet daily needs and support amenities that will contribute towards placemaking and quality of life are desired.
2. A broad mix of retail, office, light manufacturing, and a variety of housing types, sizes, and price levels is encouraged. Development will be pedestrian-oriented, with a high degree of transparency on store fronts and functional, attractive outdoor seating areas. Parking is placed to the side or rear of main buildings, driveways are consolidated on primary streets, and vehicular access is encouraged on secondary streets.

C. Commuter Commercial (CC)

1. This district is intended to provide for more intense, auto-oriented development. Land uses and buildings may be less dense and focused on providing goods and services to the motoring public such as vehicle sales, fast food restaurants with drive-throughs, auto repair businesses, car washes, gas stations, and oil change facilities. Additional land uses are permitted within this district, however, due to the intense nature of the district, residential uses are not permitted.
2. Parking may be in the front, side, or rear of buildings. Although it is recognized that this district is intended to accommodate the automobile, all people should be able to safely travel through this zoning district. Efforts should be made to ensure that building placement, the location of drives, and other site elements protect and buffer pedestrians.

D. Office (O)

1. It is the purpose of this district to provide a location for office parks, office services, institutional facilities, research laboratories, and similar facilities which, while often requiring access to major streets, are typically neither commercial nor industrial in character. New developments in this designation are characterized by top quality, attractive architecture and thoughtful, well-landscaped sites that are sensitive to surrounding neighborhoods. This district is intended to facilitate the continued development of attractive new office facilities and related activities, to promote economic stability and growth, and to encourage variety in the design and type of structures constructed.
- E. Light Industrial (LI)
1. It is the purpose of this district to provide for the development of a variety of industrial and ancillary uses that are characterized by low density land coverage; the absence of objectionable external impacts; and top quality, attractive industrial architecture. The regulations contained in this district will facilitate the continued development of new, high-quality industrial facilities in a well-planned environment so as to protect the public health, safety, and general welfare; promote economic stability and growth; prevent encroachment of uses that are incompatible with the industrial character of the district; encourage variety in the design and type of structures constructed; and provide for efficient traffic movement.
- F. Industrial (I)
1. It is the purpose of this district to permit industrial uses which are more intense than those found in the Light Industrial District. Measures to protect the surrounding properties or community from the effects of noise, smoke, odor, dust, dirt, noxious gases, vibration, glare, heat, fire hazards, industrial wastes, or traffic are required. These measures include buffering, landscaping, and performance regulations.

Section 7.02 - Uses

- A. Key. The following key is to be used in conjunction with the land use tables:
1. Permitted by Right Uses. Uses permitted by right in the zoning district, subject to compliance with all other applicable requirements of this Ordinance. These uses are identified with an "R".
 2. Special Land Uses. Uses which may be allowed subject to review and approval by the Planning Commission in accordance with CHAPTER 18 and all other applicable requirements of this Ordinance. These uses are identified with an "SLU".
 3. Unlisted Uses. Uses not listed in the Table of Land Uses are prohibited unless the Community Development Department determines that the use is similar to other uses listed either as Permitted or Special Land Uses.

4. Use Regulations. Certain allowed uses are subject to compliance with the use regulations in CHAPTER 12 and 13 of this Ordinance.
5. Multiple Uses. More than one principal use may be located on a lot within all commercial, office, and industrial zoning districts, and as otherwise permitted in this Ordinance.

Table 7.02.A: Commercial, Office and Industrial District Uses

Use		VC	MXU	CC	O	LI	I	Use Regs
Assisted living center		R	R					13.08
Adult Day Care Center		R	R	R	R			13.21
Adult foster care	Family and small group home	R	R					
	Medium group home	R	R					13.02
	Large group home	R	R	R	R			13.02
	Congregate Facility	SLU	SLU	SLU	SLU			13.08
Amateur radio station		R	R	R	R	R	R	13.04
Animal clinic	Small	R	R	R	R	R	R	13.05
	Large					R	R	13.05
Animal grooming or training facility		R	R	R		R	R	13.05
Artisan food and beverage production facility	Open until 10 pm / with outdoor service	R	R	R		R	R	13.07
	Open after 10 pm / with outdoor service	SLU	SLU	SLU		SLU	SLU	13.07
Automotive rental facility				R		R		13.09
Automotive repair facility	Minor			R		R	R	13.11
	Major			R			R	13.11
Automotive sales facility				R		R		13.12
Automotive service station or gas station		R		R				13.13
Automotive wash establishment				R		R		13.14
Automotive commercial truck and trailer sale and rental establishment							R	13.10
Bars or taverns		R	R	R				
Bars, taverns, and restaurants with service from decks, porches, or other outside areas	Open until 10 pm	R	R	R				13.15
	Open after 10 pm	SLU	SLU	SLU				13.15
Breweries or distilleries (w/o retail or restaurant)		R	R			R	R	13.18
Building material sales establishments				R		R	R	13.19
Bulk fueling station							R	
Catering establishments		R	R	R		R		
Child care	Family home	R	R					
	Group home	R	R					13.22
	Center	R	R	R	R			13.21
College or Universities			R		SLU			13.23

Use		VC	MXU	CC	O	LI	I	Use Regs
Community centers		R	R	R	R			
Contractor's offices or showrooms	Without yard	R	R	R		R	R	13.24
	With yard			R		R	R	13.24
Crematoriums							R	
Donation or resale facilities		R	R	R				
Dry cleaners or laundromats		R	R	R				
Dwellings, single-family (existing)		R	R					12.02
Dwellings, multiple-family (3-4 units)		R	R					12.05
Dwellings, multiple-family (5+ units)		R	R					12.06
Emergency medical services facilities			R	R		R	R	
Equipment rental and sales facilities				R		R	R	13.26
Financial institutions, without drive-in or drive- through services		R	R	R	R	R		
Funeral homes			R	R	R	R		13.27
Government or public utility buildings		R	R	R	R	R	R	13.29
Health clubs or gyms		R	R	R	R	R		
Indoor recreation facilities		R	R	R	R	R	R	
Lawn maintenance, landscaping or snow plowing establishments						R	R	13.35
Live entertainment		R	R	R		R	R	13.36
Live-work units		R	R					
Manufacturing, processing, or assembly facilities	Light		R	R		R	R	13.37
	Heavy					SLU	SLU	13.37
Mini-warehouse or self-storage facilities						R	R	13.38
Mixed-Use residential buildings		R	R					12.07
Motor freight terminals							R	
Non-academic school uses		R	R					
Nursing homes		R	R					13.25
Outdoor display		R	R	R	R	R	R	2.16
Outdoor recreational uses			SLU			SLU	SLU	13.40
Outdoor storage yards						R	R	13.41
Parks		R	R	R	R	R	R	
Permitted uses not conducted within a completely enclosed building (i.e., outdoor activity)		R	R	R	R	R	R	13.42
Permitted uses with drive-in or drive- through service	Stand alone	R		R	R			13.43
	As part of integrated facility	R	SLU	R	R			13.43
Personal service establishment		R	R	R	R			
Private club or lodge		R	R	R				
Religious institutions, auditoriums, and other places of assembly		R	R	R	R			13.45
Rendering plants							SLU	13.46
Research and development facilities		R	R		R	R	R	13.47
Retail businesses		R	R	R		R – 40%	R – 40%	7.08

Use	VC	MXU	CC	O	LI	I	Use Regs
Sanitary landfills and transfer stations					SLU	SLU	13.48
Schools, public or private	R	R					
Schools, trade or vocational		R	R	R	R		
Sidewalk cafés	R	R					13.49
Special controlled uses						SLU	13.51
Tent outdoor sales, food truck sales, and similar uses	R	R	R				13.53
Twenty-four-hour operations	R	R	R				13.54
Vehicle repossessions and/or seizure and auction facilities					SLU	SLU	13.56
Warehousing or distribution centers					R	R	
Wireless communication facilities	Attached/Collocated	R	R	R	R	R	3.25
	Freestanding, No Max. Height					SLU	13.58.A.
	Freestanding, Max. Height	SLU	SLU	SLU	SLU	SLU	13.58.B.

Section 7.03 - Height and Area Regulations

A. Intent.

1. This section includes dimensional and select design requirements for lots and buildings.
2. No building shall be erected or enlarged unless the following height and area requirements are provided and maintained.

B. Other Requirements. See the referenced section for additional requirements specific to the use and district if noted in the far-right column.

Table 7.03.A: Commercial, Office, and Industrial District Dimensional Requirements

District	Min. Lot Dimensions		Min. Yard Requirements			Density	Max. Building Height (ft / stories)	See Also
	Area (sf)	Width (ft)	Front/Corner Front or RBL (ft)	Side (ft)	Rear (ft)			
Village Commercial	N/A	N/A	10 – DDA District (RBL) 40 – All Others (Max.)	0 or 5 – DDA District (RBL) 10 – All Others (Max.)	15 30 if adj res	N/A	35 / 3 stories (lesser)	7.04.
Mixed-Use Commercial	N/A	N/A	5-30 (RBL)	0 or 5	25	1,250 sf lot area per DU 750 sf lot area per DU w/ bonuses	20 (min) 60 (max) 80 (bonuses) 100 (SLU)	7.05.

Commuter Commercial	N/A	N/A	30/30	10 25 if adj res	25 50 if adj res	N/A	50	7.06.
Office	N/A	N/A	20/35	15 25 if adj res	25	N/A	35	7.07.
Light Industrial	N/A	N/A	35/35	25 35 if adj res	25 50 if adj res	N/A	35 / 3 stories (lesser)	7.08.
Industrial	N/A	N/A	35/35	25 35 if adj res	25 50 if adj res	N/A	45 / 3 stories (lesser)	7.08.

C. Clarifications to Height and Area Regulations.

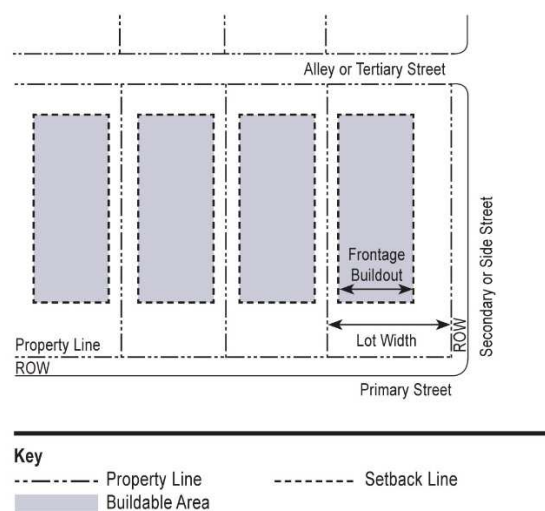
1. Adjacent Residential. Where the table indicates “adj res,” the greater setback is required if the property abuts an adjacent residential district.
2. Northeast Beltline Setback. The requirements of this setback standard apply to all land abutting, within 500 feet of, or gaining access from the East Beltline between 4 Mile Road and Grand River Avenue, unless otherwise defined.
 - a. For a building equal to or less than 35 feet in height, building setbacks shall be 140 feet measured from the outside edge of the existing through lane, as of January 1, 2002, with a minimum 25-foot setback between the building and the right-of-way line. For buildings greater than 35 feet in height, an additional two (2) feet of horizontal setback for every one (1) additional foot in building height above 35 feet is required.
 - b. Setback modifications. The township may reduce building and parking setbacks to the minimum required setback in the underlying zoning district under any of the following circumstances:
 - i. If the property is not capable of being developed should the minimum building setback be applied.
 - ii. If the application of the minimum building setback results in a PUD or site plan that negatively impacts environmental features such as steep slopes, wetlands, or vegetation.
 - iii. If the application of the minimum building setback results in a PUD or site plan that does not further the goals of the Master Plan.
3. Land Divisions. No combination or division of land shall be approved except in compliance with this Ordinance. Also see SECTION 3.03.

Section 7.04 - Special Requirements for Village Commercial

A. Setbacks and Required Building Lines.

1. Within the Comstock Park DDA District, buildings shall be located as close to the front or corner front lot line as practical, but shall be setback no more than 10 feet from the edge of sidewalk.
 - a. The area between the edge of sidewalk and building face shall include features like benches, planters, outdoor seating, and other elements that contribute toward a welcoming pedestrian environment.
 2. In all other areas outside of the Comstock Park DDA District, buildings shall be set back no more than 40 feet from the property line.
 3. Administrative Departure. Setbacks may be adjusted to accommodate existing site conditions. In determining the setbacks, the Community Development Department or Planning Commission shall take into consideration the following:
 - a. Impact on adjoining land uses;
 - b. Whether the proposed setback disrupts the interior circulation pattern on the block;
 - c. Whether safe vehicle and pedestrian access is maintained;
 - d. Whether the setbacks will allow for safe access for emergency services; and
 - e. Whether the proposed setbacks will create unusable or unsafe areas.
- B. Principal Frontage Buildout. The principal building façade must cover at least 60 percent of the lot frontage.
1. Administrative Departure. The principal frontage buildout may be reduced by the Community Development Department upon finding that unique circumstances related to the use or lot exist that make compliance more challenging than for similar uses and lots in the same area.

Figure 7.04.A: Frontage Buildout



- C. Building Design. All buildings in the Village Commercial Zoning District shall comply with the requirements of SUBSECTIONS D-H. The intent of these requirements is to:

1. Increase the likelihood that buildings are flexible and adaptable over time for a variety of occupants;
 2. Increase pedestrian activity while ensuring safety; and
 3. Encourage the development of mixed-use areas that attract commercial activity to a traditional main street environment.
- D. Building Materials. Building material requirements shall ensure buildings are constructed in such a manner that buildings are long-lasting, high quality, and contribute aesthetic value to the community.
1. 50 percent of walls visible from public streets, bodies of water, and public non-motorized trails, exclusive of wall areas devoted to meeting transparency requirements, shall be constructed of brick, glass, fiber cement siding, wood lap, stucco, split-faced block, stone, or similar materials.
 2. Building materials used on the façade of the building must wrap the front corner edges to the first five (5) feet of the building sides to create finished corners visible from the street.
 3. Exterior insulation and finish system (EIFS) and vinyl or aluminum siding shall only be used for accents or on the side of buildings (excluding the first five (5) feet abutting the front corner) and the rear of a building. Corrugated roofing materials are not permitted.
- E. Architectural Design Variation. Architectural design variation, or façade articulation, for building walls facing the street is required to ensure that the building is not monotonous in appearance.
1. Building wall offsets (projections and recesses) of at least six (6) inches, cornices, varying building materials, or other approaches shall be used to break up the mass of a single building.
 2. The maximum linear length of an uninterrupted building façade facing a public street and/or park shall be 30 feet.
- F. Façade Transparency. Façade transparency will be provided in accordance with the standards described in SECTION 3.30 and is required as follows:
1. Residential
 - a. Ground floor – 30 percent transparency.
 - b. Stories above first floor – 20 percent transparency.
 2. Non-Residential
 - a. First floor – 60 percent transparency.
 - b. Stories above first floor – 20 percent transparency.
- G. Building Entrances.
1. The primary building entrance shall be in the front façade, parallel to the street. It shall connect to a sidewalk that is accessible by the public.
 2. Entry placement at a building corner so that the entrance is accessible both to a sidewalk as well as a parking area is acceptable.

3. The building entry will be clearly visible and easily recognizable using items such as a canopy or awning, large planters, or architectural elements that assist in defining it as an access point.
4. Entrances shall be usable during business hours.
5. Rear customer entrances shall be recognizable and clearly marked with appropriate signage.

H. Building Design Administrative Departures.

1. Building Materials. An Administrative Departure may be granted to permit alternative building materials upon a finding by the Community Development Department that the proposed material will have similar appearance and durability of permitted materials, consistent with the intent stated in SUBSECTION C.
2. Architectural Design Variation. An Administrative Departure may be approved if other methods to provide adequate articulation demonstrate that the visual effect of articulation is maintained. Examples of acceptable variations may include architectural or artistic details or features, a variation in color or materials and enhanced ornamentation around building entranceways.
3. Building Entry. An Administrative Departure may be granted to permit the building entry to be relocated if it is demonstrated that the entry placement would be significantly detrimental to the operation or security of the proposed use. If an entrance is not located along a public street, the applicant must propose façade improvements that create a pedestrian-oriented exterior using a street facing patio, portico, design articulated building focal point, or other similar design element.
4. Facade Transparency Variation. An Administrative Departure may be granted in instances where at least one (1) of the following is true:
 - a. It is demonstrated by the applicant that transparency would be significantly detrimental to the operation or security of the proposed use;
 - b. Sloping grades would make the introduction of windows impractical;
 - c. All sides of a building are adjacent to the public right-of-way and/or a public space;
 - d. Any side of a building abuts an outdoor service area, such as loading spaces, trash removal operations, ground level mechanical facilities, or similar use;
 - e. A building has a side yard setback less than five (5) feet which abuts an interior lot and transparency requirements are in conflict with building codes; or
 - f. The first floor of a primarily residential building is being utilized to meet parking needs/requirements.

- I. Site Plan Approval. Any development which is subject to site plan approval or administrative review by the Community Development Department or the Planning

Commission shall be reviewed by the Comstock Park Downtown Development Authority for its recommendations.

Section 7.05 - Special Requirements for the Mixed-Use Commercial District

- A. Site Regulations. All development in the Mixed-Use Zoning District shall comply with the requirements of this Section. The intent of these requirements is to:
 - 1. Encourage the massing and scale of buildings such that they frame the street and provide a consistent edge to calm traffic;
 - 2. Create a walkable environment by providing adequate space for pedestrian access and comfort;
 - 3. Allow parking to the side and rear of main buildings;
 - 4. Consolidate driveways on the primary street and encourage vehicular access from secondary streets; and
 - 5. Develop a contemporary sense of place that de-emphasizes the automobile and creates vibrancy.
- B. Required Building Line (RBL). The RBL is considered as a mandatory placement of the building, where the face of the building must be “built to” the required line.
 - 1. Intent. These provisions have been written to allow structures to evolve over time in a manner that frames the street, creates place, contributes to the creation of a more walkable community, and optimizes use of the site to support redevelopment efforts.
 - 2. Unique Conditions. Due to varied or irregular property lines, access easements, road deceleration tapers, and other constraints along major corridors, the language of the Required Building Line (RBL) is intended to guide new development with the understanding that each site and its unique conditions will need to be taken into consideration when determining the building line.
 - 3. RBL Standards of Determination.
 - a. RBL measurements shall be inclusive of public rights-of-way and private property.
 - i. Measurements shall be based on the curb line of the existing primary street to avoid discrepancies in varying lot lines and to provide sufficient pedestrian circulation, access, and to maintain a consistent streetscape and street wall.
 - ii. Curbs associated with deceleration tapers, as required by MDOT, shall be considered as part of the street curb.
 - b. There shall be a 10-foot parkway that is unpaved and planted with lawn or landscaping located at the back of the street curb. Where there is a deceleration taper, a four (4)-foot credit shall be given for the taper to this parkway width standard. (See Figure 7.05.B.1)

- c. A minimum five (5) feet sidewalk will be provided. Maximum sidewalk width will be seven (7) feet unless paving is used for the purposes of a non-motorized trail or patio for outdoor seating. (See Figure 7.05.B.1.)
- d. Buildings will be placed 10 feet from the back of sidewalk. The following exceptions apply:
 - i. Buildings may be placed up to 30 feet from the back of sidewalk for buildings constructed exclusively for residential use and units are positioned on the ground floor.
 - ii. Buildings may be placed up to five (5) feet from back of sidewalk where a parkway of greater than 10 feet is present.
 - iii. If the configuration of the parkway and sidewalk is unable to accommodate a 10 foot parkway between the sidewalk and back of curb, buildings shall be placed as close to 25 feet from back of curb as possible. (See Figure 7.05.B.1)

4. Facade Along RBL.

- a. At least 75 percent of a building's façade shall be located along the RBL, unless a bonus is applied with an active amenity use, such as a usable public space. (See Figure 7.05.B.2) For bonuses, please refer to SECTION 7.05.I.
- b. Where parking is located to the side of a building, the parking area shall not exceed a 1:1 ratio of the equivalent width of the building and side yard setback. For example, if the building width and side yard total 60 feet then the side parking area shall not exceed 60 feet.
- c. Where multiple buildings are present on a lot and one or more buildings are not placed on the RBL, the building frontage of any main building located along the RBL shall be at least as long as the largest main building located on the same lot.

Figure 7.05.B.1: Ideal Cross Section

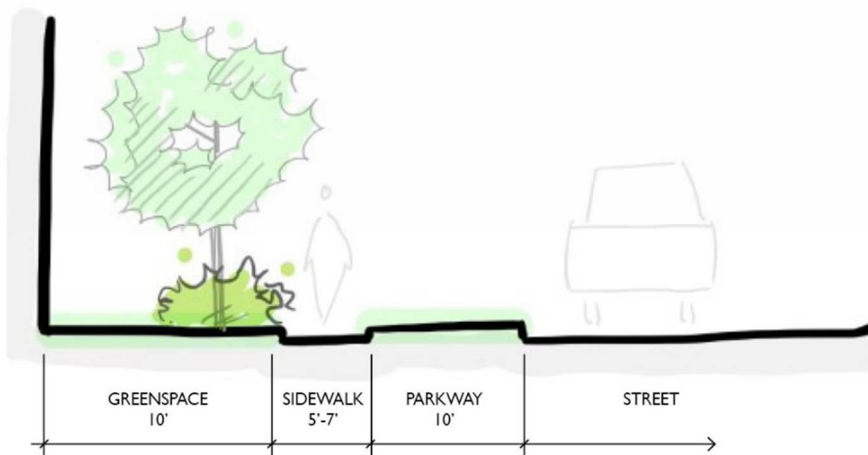
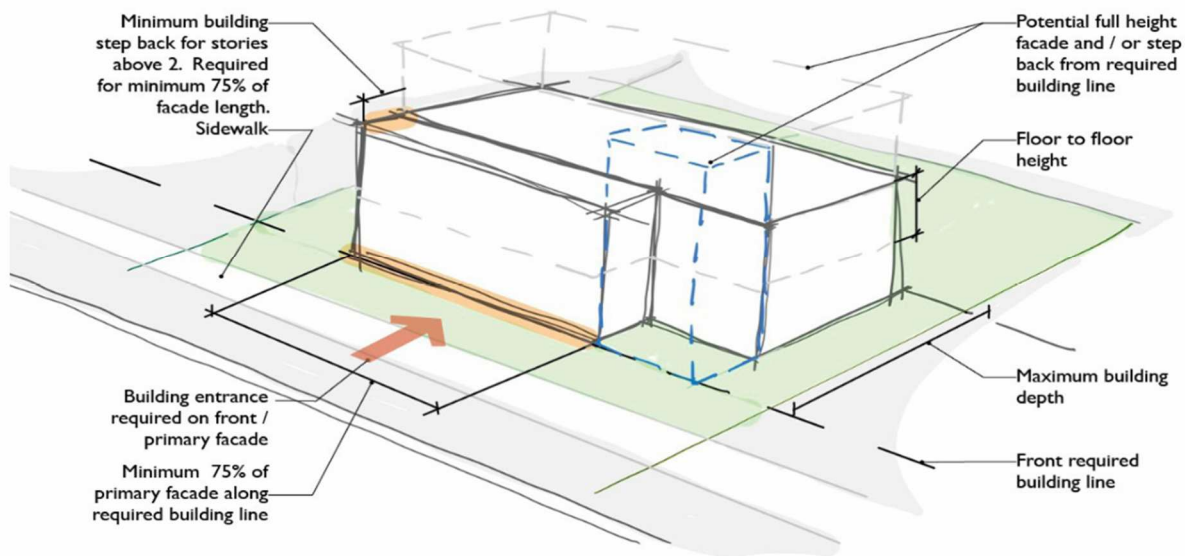


Figure 7.05.B.2: Site and Building Regulations 1



5. Administrative Departure. Building location may be adjusted to accommodate an internal service drive in the front yard, or to adjust the RBL, where the following conditions exist:

- a. Private agreements are in place between adjoining properties to allow cross-access which cannot reasonably be modified.
- b. A rear access drive to adjoining properties which cannot be accommodated due to the placement of buildings.
- c. Varied property lines, utility easements, or other constraints common along major corridors exist which make the RBL prohibitively challenging to achieve.
- d. The primary frontage of the lot is not on Plainfield Avenue, Northland Drive, or West River Drive.
- e. The project utilizes and takes advantage of existing natural features, especially bodies of water.

C. Building Design Regulations. All buildings in the Mixed-Use Zoning District shall comply with the requirements of this Section. The intent of these requirements is to:

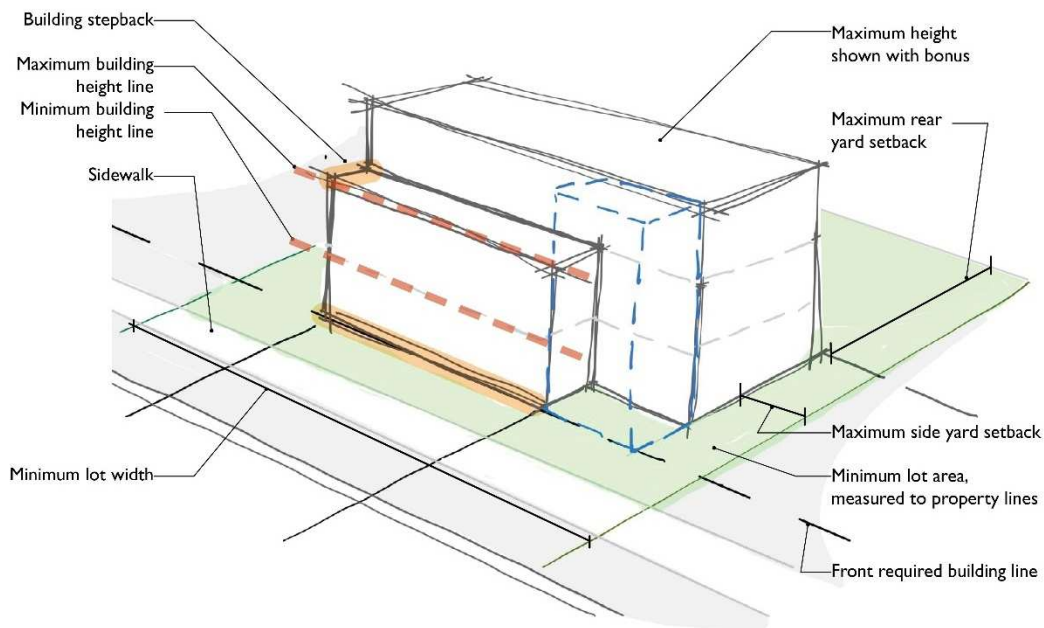
1. Increase the likelihood that buildings are flexible and adaptable over time for a variety of occupants;
2. Add visual interest, increase pedestrian traffic, and create a safe environment;
3. Create an identity for mixed-use areas in Plainfield Township that improves quality of life, increases physical activity, and connects to abutting neighborhoods; and
4. Articulate large buildings into human-scale increments so that redevelopment gently transforms commercial areas into walkable places.

Table 7.05.C: Building and Design Regulations

	Minimum	Maximum	Section
First Floor to Ceiling Height	12 feet	16 feet	-
Stories above First - Floor to Ceiling Height	9 feet	16 feet	-
Facade along RBL	75%	100%	7.05 B.4
Building Stepback	10 feet	-	7.05.G.1
	Commercial*	Residential	
Building Entrance on Front Facade	Yes	Yes	7.05.G.2
Building Depth	30 feet	-	7.05.G.3
First Floor Facade Transparency	60%	30%	7.05.F.
Stories above First Floor Façade Transparency	20%	20%	7.05.F.
Building Materials	Yes	Yes	7.05.D
Architectural Design Variation	Yes	Yes	7.05.E.

*For the purposes of these regulations, commercial means non-residential and may include office or other such uses.

Figure 7.05.C: Site and Building Regulations 2

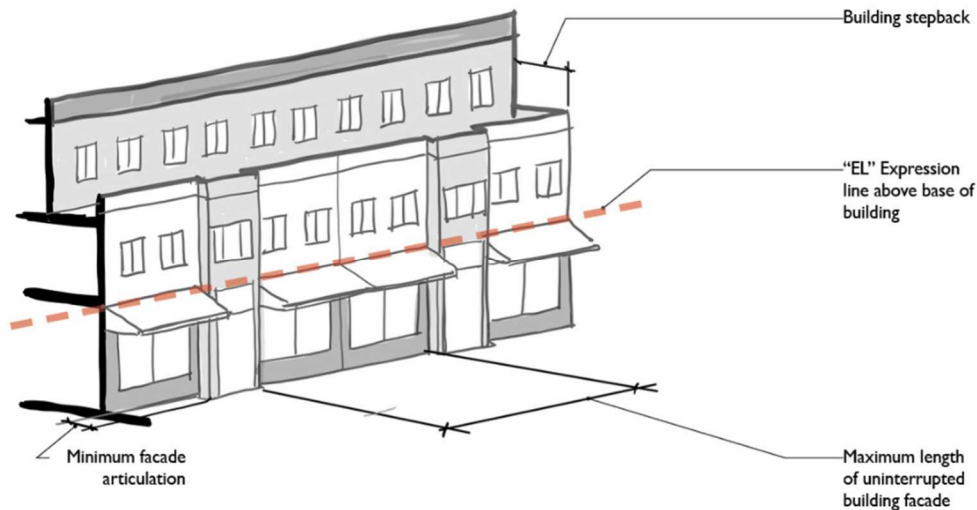


- D. Building Materials. Building materials requirements shall ensure high-quality buildings are constructed in such a manner that buildings are long-lasting, high quality, and contribute aesthetic value to the community.

1. 50 percent of walls visible from public streets, bodies of water, and public non-motorized trails, exclusive of wall areas devoted to meeting transparency requirements shall be constructed of brick, glass, fiber cement siding, wood lap, stucco, split-faced block, or stone.
 2. Building materials used on the façade of the building must wrap the front corner edges to the first five (5) feet of the building sides to create finished corners visible from the street.
 3. To provide visual depth and strong shadow lines, clapboard siding must have a minimum butt thickness of a quarter (¼) inch.
 4. Metal siding or paneling may only be allowed as a primary material upon Community Development Department review, and where combined with a masonry foundation which extends a minimum two feet above adjacent grade. To ensure durability and visual character, metal siding or paneling shall be minimum 24 gauge with no visible fasteners. Any change in profile shall be non-corrugated and have rib depth of a minimum one (1)-inch.
 5. Exterior insulation and finish system (EIFS) and vinyl or aluminum siding shall only be used for accents or on the side of buildings (excluding the first five (5) feet abutting the front corner) and the rear of a building. Corrugated roofing materials are not permitted.
- E. Architectural Design Variation. Architectural design variation, or façade articulation, for building walls facing the street is required to ensure that the building is not monotonous in appearance.
1. Building wall offsets (projections and recesses) of at least six (6) inches, cornices, varying building materials, or other approaches shall be used to break up the mass of a single building.
 2. The maximum linear length of an uninterrupted building façade facing a public street and/or park shall be 30 feet.
 3. Blank or windowless walls shall not make up more than 30 percent of each building façade per story (as measured from floor to floor). Blank, windowless walls facing public streets and/or parks are prohibited.
 4. A horizontal line on the façade known as the Expression Line (EL) shall distinguish the base of the building from the remainder to enhance the pedestrian environment. The EL shall be set so that the bottom of the line is no higher than 16 feet above grade. The EL shall be created by a change in material, a change in design, or by a continuous setback, recess, or projection above or below the EL (See Figure 7.05.G).
 5. Exterior appliance and utility venting on street-facing façades must be designed and appropriately placed by an architect in such a manner so as to provide an integrated appearance.
- F. Façade Transparency.

1. The first floors of all buildings shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally using windows and doors so that active uses within the building are visible from or accessible to the street. Upper floor transparency is provided to ensure that access to adequate light and air is provided and that excessive areas of blank walls are avoided.
 2. Façade transparency will be provided in accordance with the standards described in SECTION 3.30 and as described in Table 7.05.C. above.
- G. Other Building Design Requirements.
1. Building Stepbacks.
 - a. Building stepbacks shall be at least 10 feet above the second story for buildings that are taller than two (2) stories along sides that are abutting a public street.
 - b. The stepback shall span a minimum horizontal width of at least 75 percent of any affected side of a building (See Figure 7.05.G).
 2. Building Entrances.
 - a. The primary building entrance shall be in the front façade, parallel to the street. It shall connect to a sidewalk that is accessible by the public.
 - b. Entry placement at a building corner so that the entrance is accessible both to a sidewalk as well as a parking area is acceptable.
 - c. The building entry will be clearly visible and easily recognizable using items such as a canopy or awning, large planters, or architectural elements that assist in defining it as an access point.
 - d. Entrances shall be usable during business hours.
 - e. For rear customer entrances facing on-site parking, doors shall be 40 percent transparent. Rear customer entrances shall be recognizable and assist in the wayfinding of the business.
 3. Ground Floor Depth.
 - a. The depth of usable space on the ground floor shall be at least 30 feet to provide sufficient space for building circulation and layout.
 - b. This depth of usable space shall be maintained even when parking is suggested behind the front façade.

Figure 7.05.G: Building Design Regulations



H. Building Design Administrative Departures. The Community Development Department may approve minor administrative departures but can also refer the applicants to the Planning Commission.

1. Architectural Design Variation. An Administrative Departure may be approved if other methods to provide adequate articulation demonstrate that the visual effect of articulation is maintained. Examples of acceptable variations may include architectural or artistic details or features, a variation in color or materials and enhanced ornamentation around building entranceways.
2. Building Setback. An Administrative Departure may be approved eliminating the need for a building setback where there is no primary frontage on Plainfield Avenue or Northland Drive, or in the case of an irregularly shaped parcel.
3. Building Entry. An Administrative Departure may be granted to permit the building entry to be relocated on the building if it is demonstrated that the entry placement would be significantly detrimental to the operation or security of the proposed use. The applicants must then instead propose façade improvements that create a pedestrian-oriented exterior using a street facing patio, portico, design articulated building focal point, or other similar design element.
4. Facade Transparency Variation. An Administrative Departure may be granted in instances where at least one (1) of the following is true:
 - a. It is demonstrated by the applicant that transparency would be significantly detrimental to the operation or security of the proposed use;
 - b. Sloping grades would make the introduction of windows impractical;
 - c. All sides of a building are adjacent to the public right-of-way and/or a public space;

- d. Any side of a building abuts an outdoor service area, such as loading spaces, trash removal operations, ground level mechanical facilities, or similar use;
- e. A building has a side yard setback less than five (5) feet which abuts an interior lot and transparency requirements are in conflict with building codes; or
- f. The first floor of a primarily residential building is being utilized to meet parking needs/requirements.

I. Bonuses.

- 1. Developments may qualify for a height and/or density bonus based on the features and the activities described below. Note: other factors, such as on-site parking, height limits, and lot configuration may limit the overall allowable density on a site.
- 2. Features and Activities that Qualify for Bonuses (Also see Table 7.05.I).
 - a. Creation of a Local Access Street qualifies a site for increased building height of 10 feet and additional residential density. Public access must be made available for the new local street which satisfies the recommendations of the Reimagine Plainfield Plan to create a “shadow” parallel street system to Plainfield Avenue. It must connect two points and not create a dead-end, unless the Planning Commission finds it reasonable to conclude that future connections will occur with abutting properties. Road construction standards per the Kent County Road Commission shall be satisfied.
 - b. Usable Public Space is an amenity area that provides public access directly from the sidewalk at ground level to a usable outdoor space. The building façade along the RBL may be reduced to allow for outdoor seating, playground, dog park, or other spaces that will create vibrancy and encourage activity.
 - c. Developments may qualify for a residential use height bonus where more than 75 percent of a building will be occupied by residential units.

Table 7.05.I: Bonus Table

Activity/Facility Provided	Activity Bonus*	Bonus*
Creation of a local access street	Increased building height	10 feet
	Minimum lot size area per dwelling unit may be reduced by up to 500 sq. ft. per unit (see Table 7.05.C)	# of units
Usable public space	Facade along RBL reduced by 25%	Building setback
Residential units	Increased building height	10 feet

*Where only seeking one bonus, the applicant may seek additional height through the special land use process.

3. Administrative Departure. For residential density bonuses, the Community Development Department may reduce on-site parking requirements by a maximum of 33 percent where shared parking with alternating daytime uses will occur. Refer to CHAPTER 15.
4. Special Land Use. Additional height beyond that allowable with bonuses may be requested as a Special Land Use. Refer to CHAPTER 18.

Section 7.06 - Special Requirements for Commuter Commercial

- A. Building Materials. Building material requirements shall ensure high-quality buildings are constructed in such a manner that buildings are long-lasting, high quality, and contribute aesthetic value to the community.
 1. 50 percent of walls visible from public streets, bodies of water, and public non-motorized trails, exclusive of wall areas devoted to meeting transparency requirements shall be constructed of brick, glass, fiber cement siding, wood lap, stucco, split-faced block, or stone.
 2. Building materials used on the façade of the building must wrap the front corner edges to the first five (5) feet of the building sides to create finished corners visible from the street.
 3. Exterior insulation and finish system (EIFS) and vinyl or aluminum siding shall only be used for accents or on the side of buildings (excluding the first five (5) feet abutting the front corner) and the rear of a building. Corrugated roofing materials are not permitted.
- B. Architectural Design Variation. Architectural design variation, or façade articulation, for building walls facing the street is required to ensure that the building is not monotonous in appearance.
 1. Building wall offsets (projections and recesses) of at least six (6) inches, cornices, varying building materials, or other approaches shall be used to break up the mass of a single building.

2. The maximum linear length of an uninterrupted building façade facing a public street and/or park shall be 30 feet.
- C. Façade Transparency. Façade transparency will be provided in accordance with the standards described in SECTION 3.30. and is required as follows:
 1. Ground floor – 30 percent transparency.
 2. Upper floors – 15 percent transparency.
- D. Building Entrances.
 1. The primary building entrance shall be in the front façade, parallel to the street. It shall connect to a sidewalk that is accessible by the public.
 2. Entry placement at a building corner so that the entrance is accessible both to a sidewalk as well as a parking area is acceptable.
 3. The building entry will be clearly visible and easily recognizable using items such as a canopy or awning, large planters, or architectural elements that assist in defining it as an access point.
 4. Entrances shall be usable during business hours.
 5. Rear customer entrances shall be recognizable and assist in the wayfinding of the business.
- E. Parking and Access.
 1. Internal service drives along the Plainfield Avenue Corridor from 4 Mile to the Northland drive bridge are not permitted in the front yard except where the following conditions exist:
 - a. Private agreements are in place between adjoining properties to allow cross-access which cannot be modified.
 - b. A rear access drive to adjoining properties cannot be accommodated due to the placement of buildings.
- F. Building Design Administrative Departures.
 1. Building Materials. An Administrative Departure may be granted to permit alternative building materials upon a finding by the Community Development Department that the proposed material will have similar appearance and durability of permitted materials, consistent with the intent of this Building Design subsection.
 2. Architectural Design Variation. An Administrative Departure may be approved if other methods to provide adequate articulation demonstrate that the visual effect of articulation is maintained. Examples of acceptable variations may include architectural or artistic details or features, a variation in color or materials and enhanced ornamentation around building entranceways.
 3. Building Entry. An Administrative Departure may be granted to permit the building entry to be relocated if it is demonstrated that the entry placement would be significantly detrimental to the operation or security of the proposed use. The applicants must then instead propose façade improvements that create

a pedestrian-oriented exterior using a street facing patio, portico, design articulated building focal point, or other similar design element.

4. Facade Transparency Variation. An Administrative Departure may be granted in instances where at least one (1) of the following is true:
 - a. It is demonstrated by the applicant that transparency would be significantly detrimental to the operation or security of the proposed use;
 - b. Sloping grades would make the introduction of windows impractical;
 - c. All sides of a building are adjacent to the public right-of-way and/or a public space;
 - d. Any side of a building abuts an outdoor service area, such as loading spaces, trash removal operations, ground level mechanical facilities, or similar use;
 - e. A building has a side yard setback less than five (5) feet which abuts an interior lot and transparency requirements are in conflict with building codes; or
 - f. The first floor of a primarily residential building is being utilized to meet parking needs/requirements.

Section 7.07 - Special Requirements for Office

- A. Building Materials. Building material requirements shall ensure high-quality buildings are constructed in such a manner that buildings are long-lasting, high quality, and contribute aesthetic value to the community.
 1. 50 percent of walls visible from public streets, bodies of water, and public non-motorized trails, exclusive of wall areas devoted to meeting transparency requirements shall be constructed of brick, glass, fiber cement siding, wood lap, stucco, split-faced block, or stone.
 2. Building materials used on the façade of the building must wrap the front corner edges to the first five (5) feet of the building sides to create finished corners visible from the street.
 3. Exterior insulation and finish system (EIFS) and vinyl or aluminum siding shall only be used for accents or on the side of buildings (excluding the first five (5) feet abutting the front corner) and the rear of a building. Corrugated roofing materials are not permitted.
- B. Architectural Design Variation. Architectural design variation, or façade articulation, for building walls facing the street is required to ensure that the building is not monotonous in appearance.
 1. Building wall offsets (projections and recesses) of at least six (6) inches, cornices, varying building materials, or other approaches shall be used to break up the mass of a single building.
 2. The maximum linear length of an uninterrupted building façade facing a public street and/or park shall be 30 feet.

- G. Façade Transparency. Façade transparency will be provided in accordance with the standards described in SECTION 3.30. and is required as follows:
1. Ground floor – 30 percent transparency.
 2. Upper floors – 15 percent transparency.
- C. Building Entrances.
1. The primary building entrance shall be in the front façade, parallel to the street. It shall connect to a sidewalk that is accessible by the public.
 2. Entry placement at a building corner so that the entrance is accessible both to a sidewalk as well as a parking area is acceptable.
 3. The building entry will be clearly visible and easily recognizable using items such as a canopy or awning, large planters, or architectural elements that assist in defining it as an access point.
 4. Entrances shall be usable during business hours.
 5. Rear customer entrances shall be recognizable and assist in the wayfinding of the business.
- D. Building Design Administrative Departures.
1. Building Materials. An Administrative Departure may be granted to permit alternative building materials upon a finding by the Community Development Department that the proposed material will have similar appearance and durability of permitted materials, consistent with the intent of this Building Design subsection.
 2. Architectural Design Variation. An Administrative Departure may be approved if other methods to provide adequate articulation demonstrate that the visual effect of articulation is maintained. Examples of acceptable variations may include architectural or artistic details or features, a variation in color or materials and enhanced ornamentation around building entranceways.
 3. Building Entry. An Administrative Departure may be granted to permit the building entry to be relocated if it is demonstrated that the entry placement would be significantly detrimental to the operation or security of the proposed use. The applicants must then instead propose façade improvements that create a pedestrian-oriented exterior using a street facing patio, portico, design articulated building focal point, or other similar design element.
 4. Facade Transparency Variation. An Administrative Departure may be granted in instances where at least one (1) of the following is true:
 - a. It is demonstrated by the applicant that transparency would be significantly detrimental to the operation or security of the proposed use;
 - b. Sloping grades would make the introduction of windows impractical;
 - c. All sides of a building are adjacent to the public right-of-way and/or a public space;

- d. Any side of a building abuts an outdoor service area, such as loading spaces, trash removal operations, ground level mechanical facilities, or similar use;
- e. A building has a side yard setback less than five (5) feet which abuts an interior lot and transparency requirements are in conflict with building codes; or
- f. The first floor of a primarily residential building is being utilized to meet parking needs/requirements.

Section 7.08 - Special Requirements for the Light Industrial and Industrial Districts

- A. Building Materials. Building materials requirements shall ensure high-quality buildings are constructed in such a manner that buildings are long-lasting, high quality, and contribute aesthetic value to the community.
 - 1. 25 percent of walls visible from public streets, bodies of water, and public non-motorized trails, exclusive of wall areas devoted to meeting transparency requirements, shall be constructed of brick, glass, fiber cement siding, wood lap, stucco, split-faced block, or stone.
 - 2. Metal siding or paneling may be used, providing the following standards are met:
 - a. The siding shall be a gauge of no higher than 24.
 - b. Any change in profile shall be non-corrugated and have a minimum rib depth of one (1)-inch.
 - c. A masonry base with a minimum height of 18 inches is provided.
 - d. Transparency requirements are met.
- B. Architectural Design Variation. Architectural design variation, or façade articulation, for building walls facing the street is required to ensure that the building is not monotonous in appearance.
 - 1. Building wall offsets (projections and recesses) of at least six (6) inches, cornices, varying building materials, or other approaches shall be used to break up the mass of a single building.
 - 2. The maximum linear length of an uninterrupted building façade facing a public street and/or park shall be 50 feet.
- H. Façade Transparency. Façade transparency will be provided in accordance with the standards described in SECTION 3.30. and is required as follows:
 - 1. Ground floor – 20 percent transparency.
 - 2. Upper floors – 15 percent transparency.
- C. Building Entrances.
 - 1. The front façade shall contain a usable building entrance. It shall connect to a sidewalk that is accessible by the public, should a public sidewalk be present.

2. Entry placement at a building corner so that the entrance is accessible both to a sidewalk as well as a parking area is acceptable.
 3. Building entries will be clearly visible and easily recognizable using items such as a canopy or awning, large planters, or architectural elements that assist in defining it as an access point.
- D. Parking, Access, and Landscaping.
1. Parking, paving, and access drives are permitted within the required front, corner front, side, or rear setbacks, as specified in CHAPTER 15.
 2. A Landscaping Buffer Zone A shall be provided in the front yard setback, as specified in CHAPTER 17.
- E. Enclosed Operations.
1. Except for loading, unloading, and employee and visitor parking, all uses shall be conducted completely within the confines of a building, except as provided in the use regulations, as applicable, in CHAPTER 12 and 13.
 2. Should outdoor activity be permitted, such activity shall be conducted within an area enclosed on all sides by a solid fence meeting the standards of SECTION 3.23. and any applicable use regulations. No materials, products, or goods shall be stacked higher than said fence, wall, or greenbelt, and further provided that all areas so used shall be subject to all yard and setback requirements.
- F. Accessory Retail. Retail uses are permitted in the Light Industrial and Industrial Districts so long as they occupy no greater than 40 percent of total floor area.
- G. Storm Water Detention and Retention Facilities. Any required storm water detention or retention facilities may be located within a required rear yard setback, provided that they shall not be located within any required buffer zone.
- H. Performance Standards.
1. Noise. The sound produced from any use permitted in the LI district shall comply with the township's Noise Ordinance. In addition, the Planning Commission may set additional standards as determined to be necessary.
 2. Vibration. Any use within the LI district creating earth-shaking vibrations, such as are created by drop forges or hydraulic surges, shall be located and/or controlled in such a manner as to prevent transmission of earth-shaking vibrations beyond the lot lines of the lot on which the use is located, perceptible without the aid of instruments.
 3. Air Quality. Any use operating within the LI district shall fully comply at all times with all applicable rules and regulations of the Michigan Department of Environmental Quality and all other state and county agencies having jurisdiction.
- I. Building Design Administrative Departures.
1. Building Materials. An Administrative Departure may be granted to permit alternative building materials upon a finding by the Community Development Department that the proposed material will have similar appearance and

durability of permitted materials, consistent with the intent of this Building Design subsection.

2. Architectural Design Variation. An Administrative Departure may be approved if other methods to provide adequate articulation demonstrate that the visual effect of articulation is maintained. Examples of acceptable variations may include architectural or artistic details or features, a variation in color or materials and enhanced ornamentation around building entranceways.
3. Building Entry. An Administrative Departure may be granted to permit the building entry to be relocated if it is demonstrated that the entry placement would be significantly detrimental to the operation or security of the proposed use. The applicants must then instead propose façade improvements that create a pedestrian-oriented exterior using a street facing patio, portico, design articulated building focal point, or other similar design element.
4. Facade Transparency Variation. An Administrative Departure may be granted in instances where at least one (1) of the following is true:
 - a. It is demonstrated by the applicant that transparency would be significantly detrimental to the operation or security of the proposed use;
 - b. Sloping grades would make the introduction of windows impractical;
 - c. All sides of a building are adjacent to the public right-of-way and/or a public space;
 - d. Any side of a building abuts an outdoor service area, such as loading spaces, trash removal operations, ground level mechanical facilities, or similar use; or
 - e. A building has a side yard setback less than five (5) feet which abuts an interior lot and transparency requirements are in conflict with building codes.

Section 7.09 - Additional Requirements

No building or structure shall be erected, nor any existing building or structure be enlarged, in the zoning districts addressed in this Chapter, unless the following requirements are provided for and maintained.

- C. Public Water and Sanitary Service Required. All uses that are regularly occupied shall be served with public water and public sanitary sewer, consistent with the requirements of CHAPTER 38 – UTILITIES OF THE PLAINFIELD CHARTER TOWNSHIP CODE OF ORDINANCES.
- D. Sidewalks and Non-motorized Trails. Sidewalks or a non-motorized trail shall be constructed along any public or private road adjacent to the property lines. See ARTICLE II, SIDEWALKS AND NON-MOTORIZED TRAILS OF CHAPTER 32 OF THE PLAINFIELD CHARTER TOWNSHIP CODE OF ORDINANCES.

- E. Parking and Loading Facilities. On-site parking and loading facilities shall be provided in accordance with requirements of CHAPTER 15, except as otherwise indicated in this Chapter.
- F. Landscaping and Buffering. Landscaping and buffering shall be provided in accordance with requirements of CHAPTER 17, except as otherwise indicated in this Chapter.
- G. Lighting. Site lighting shall be in accordance with CHAPTER 16.
- H. Site Plan Review. Site plan approval is required in accordance with CHAPTER 18.

CHAPTER 11. PLANNED DEVELOPMENTS

Section 11.01 - Purpose and Intent

- A. Intent. The intent of this chapter is to offer an alternative to conventional development and traditional zoning standards by permitting flexibility in the regulations for development through the authorization of Planned Developments. The standards in this chapter are intended to promote and encourage flexible development on parcels of land that are suitable in size, location, and character for the uses proposed, while ensuring compatibility with adjacent land uses and preserving natural features.
- B. Types of Planned Developments. The Planned Development process provides for flexibility in design and permits variation of the specific bulk, area, setback, and other provisions of this Ordinance according to the type of Planned Development. The three types of Planned Development options are summarized in the table below.

Table 11.01.B: Types of Planned Developments

Planned Development Type	Zoning Districts	Approval Process
Residential Cluster Development (RCD)	RE*, SR	Planning Commission Site Plan Review
Planned Unit Development (PUD)	SR, NR, CC, VC, O, MXU, LI, I	Rezoning and Planning Commission Site Plan Review
Open Space Preservation Development (OSPD)	RP, RE	Planning Commission Site Plan Review

*If utilities present.

Section 11.02 - Qualifying Conditions

To be eligible for any Planned Development option, the following requirements must be met by the applicant:

- A. Unified Control. The site shall be under the control of one owner or group of owners and shall be capable of being planned and developed as a single cohesive project.
- B. Master Plan. The applicant shall demonstrate that the proposed development is consistent with the current Plainfield Charter Township Master Plan, as determined by the Planning Commission.
- C. Water and Sanitary. The applicant must receive approval of the proposed development from the appropriate authorities for any proposed well or septic system, or connections to public water, sewer, and other utilities prior to review by the Planning Commission. If adequate facilities are not available, a development agreement to extend necessary utilities may be established between the developer and the township.

Section 11.03 - Connectivity

Streets within Planned Developments shall be capable of accommodating multiple modes of transportation and encourage pedestrian-friendly design, provide connections to destinations and amenities, and enhance the existing street network. The following regulations apply:

- A. Sidewalks and/or non-motorized trails shall be required on both sides of all streets, including internal drives.
- B. Streets and internal circulation drives shall be arranged to provide for the alignment and continuation of existing or proposed streets and drives into adjacent lots, developed or undeveloped. Where feasible, non-motorized connections to adjacent developments, trails, and sidewalks shall be provided.
 - 1. All streets that are not a dead-end or cul-de-sac shall be public and meet the requirements of the Kent County Road Commission along with other applicable agencies.
- C. A secondary access point may be required for developments over 30 units, see SECTION 15.07.
- D. The Planning Commission shall have the authority to waive connectivity requirements upon demonstration by the applicant that physical constraints like steep slopes or wetlands create practical difficulties for compliance.

Section 11.04 - Project Phasing

- A. When construction of any Planned Development project is to be phased, the project shall be designed in a manner that allows each phase to fully function on its own with regard to public services, utilities, circulation, facilities, sidewalks and trails, and open space.
- B. Each phase shall contain the necessary components to ensure protection of natural resources and the health, safety, and welfare of the users of the development and the residents of the surrounding area.
- C. The phasing plan shall include the likely sequence and timeline for construction, as well as the reasoning behind the phased approach.
- D. Site plan approval addressing the applicable phase of development is required prior to beginning construction on any phase of a Planned Development project.
- E. The time period for the lapse of a construction phase shall not exceed 12 months from the issuance of a Certificate of Occupancy.

Section 11.05 - Open Space Requirements for all Planned Developments

Open space in all types of Planned Development projects shall be designed to achieve the spirit and intent of this Ordinance and enhance the quality of the development. The following open space requirements shall apply:

- A. Definitions. For the purposes of this section, open space is defined as an area of land, which may include buildings or structures, not individually owned, which is designed and intended for the common use or enjoyment of the residents or occupants of a Planned Development project. Open space includes areas of scenic or natural beauty and natural habitat; non-motorized trails, parks, or playgrounds; woodlands; and similar features.
- B. Exemptions. The land areas below shall not be included within the calculation of required open space for a planned development. However, preservation and stewardship of water bodies, natural features, and sensitive environmental lands is encouraged, and may otherwise be required per State law:
 - 1. Lakes, streams, rivers, or other natural bodies of water.
 - 2. Areas within a floodway.
 - 3. Any area within a public road right of way or private road easement.
 - 4. Parking and loading areas and access drives.
 - 5. 50 percent of golf courses.
 - 6. Areas within platted lots or site condominium units, and areas within the building envelope for condominiums.
- C. Access.
 - 1. Open space shall be designated for use and/or enjoyment by all residents of the Planned Development, subject to reasonable rules and regulations. If a golf course, stable, or similar facility is included, membership shall be available to all residents, subject to fees or assessments for use. Open space intended for common use shall be configured so it is reasonably accessible and usable by all residents.
 - 2. Open space shall be located to be reasonably accessible to all residents of the Planned Development. Pedestrian access points to the required open space areas from the interior of the Planned Development shall be provided and shall be clearly identified by signs or a visible improved path for safe and convenient access.
 - 3. Access to open space shall be provided with the first phase of a planned development project. The Planning Commission or Community Development Department may require a performance bond to ensure open space is constructed and access provided as required by this Ordinance.
- D. Size. The minimum size of a required contiguous open space area shall be determined by the type of Planned Development project. Required open space areas abutting a public street may be reduced if the open space area is designed and established as pedestrian or bicycle paths and is determined to be reasonably usable by residents of the Planned Development, as determined by the Planning Commission during site plan review.
 - 1. Residential Cluster Development: 30 percent of total project area. No single open space area may be less than 3,000 square feet.
 - 2. Planned Unit Development: 10 percent of total project area. No single open space area may be less than 3,000 square feet.

3. Open Space Preservation Development : 50 percent of total project area. No single open space area may be less than 10,000 square feet.
- E. Open Space Connectivity. To the extent practical, open space areas shall be linked with adjacent open spaces, public parks, bicycle paths, or pedestrian paths.
- F. Grading. Within undeveloped open space, grading shall be minimal, with an emphasis placed on preserving existing topography, landscape, and other natural features, where practical.
- G. Allowable Structures. Open space may contain golf courses, ball fields, tennis courts, swimming pools and related buildings, community buildings, and similar recreational facilities. However, no more than 50 percent of the required open space shall be occupied by these amenities.
- H. Legal Requirement. A copy of the conservation easement, plat dedication, restrictive covenant, or other legal instrument that has the legal effect of preserving in perpetuity the open space required by this section shall be filed with the site plan application. Such legal instrument shall be reviewed by the Township Attorney prior to recording and shall be subject to the Township Attorney's approval, consistent with the terms of this section.

Section 11.06 - Residential Cluster Development

A residential cluster development (RCD) is a residential community in which the protection of residential and/or natural features is recognized as a critical site development consideration. Clustering or grouping of homes upon a small portion of the site is beneficial to achieve these aims.

An RCD shall be recognized as a Permitted Use in the Rural Estate, Suburban Residential and Neighborhood Residential Zoning Districts and shall be subject to site plan review and approval procedures defined in CHAPTER 18, and the requirements below.

- A. General Requirements. A property must meet each of the following standards to be eligible as an RCD.
 1. An RCD shall not have been previously exercised on any portion of the property.
 2. An RCD shall be located within the RE or SR district. If located within the RE district, the property must have access to public utilities, as determined by the Township Engineer.
 3. The property must have access to public water and sewer services, and any development must connect to said services. Alternatively, a development agreement may be established with Plainfield Township to connect to public water and sewer at a later date approved by the Township Board.
 4. A minimum of 30 percent of the property must be permanently preserved as open space accessible to the residents of the development.
 5. The base property to be developed as an RCD must be at least five (5) acres in area. Calculation of area shall include any portions of the property to be dedicated as right of way.

6. Uses in an RCD are limited to the permitted uses in the zoning district in which the property is located.
 - a. Two-family dwellings may be included within an RCD located within the RE district.
 - b. Townhomes (up to four units in a building) may be included within an RCD located within the SR Zoning District.
 7. Non-residential uses incidental and accessory to the residential development that primarily serve residents are permitted.
- B. Compliance with Zoning District Requirements. RCD developments shall comply with all requirements of this Ordinance and the zoning district in which they are located, except setback, width, lot area, and lot coverage requirements, which may be modified to preserve open space and increase residential density.
1. A statement of the zoning district standards to be modified within the RCD shall be submitted with the site plan application.
- C. Residential Development Density. RCD developments shall receive a density bonus of twenty-five (25) percent. This bonus allows the potential development density of the RCD to be twenty-five (25) percent greater than the density in the base zoning district if a property was developed exclusively for single-family homes. (see Example RCD Calculation below).
1. Calculate the potential number of single-family units permitted: Determine the total number of units permitted by the zoning district based on lot size.
 2. Calculate the density bonus for the RCD: Multiply the maximum number of units permitted by the zoning district by 1.25.
 3. Determine new minimum lot sizes: Based on the density bonus, a new minimum lot size may be proposed for the development, so long as lot coverage does not exceed 50 percent for any single lot.

Figure 11.06.C: Example RCD Density Calculation

Base Zoning District: SR Minimum Lot Size: 11,700 square feet Property Area: 10 acres Housing Type: Two-Family Potential Number of Units: 10 acres (435,600 sq. ft.) / 11,070 sq. ft. = 39 units Density Bonus: 39 units x 1.25 = 48 units (Can be 48 single-family unit or 24 two-family units, for example)

Section 11.07 - Planned Unit Development

A Planned Unit Development (PUD) is a development in which unique characteristics of the property or innovative approaches to the development are recognized as providing a benefit to the community and surrounding neighborhoods. Providing flexibility and amending the standards of the base zoning district are therefore recognized as necessary to address these aims. A PUD requires a rezoning of the property and subsequent site plan review of each phase of the proposed development.

- A. General Requirements. A property must meet each of the following standards to be eligible as a PUD.
 - 1. Be located within the SR, NR, CC, VC, O, MXU, LI, or I Zoning Districts.
 - 4. The property must have access to public water and sewer services, and any development must connect to said services, as determined by the Township Engineer.
 - 2. There is no minimum lot size for a property to be developed as a PUD.
 - 3. If the development contains a residential component, a minimum percentage of the property must be permanently preserved as open space accessible to the residents of the development as listed below. The Planning Commission may waive this requirement should there be site conditions that prohibit compliance.
 - a. MXU, VC – 10 percent.
 - b. SR, NR – 30 percent.
- B. Compliance with Zoning District Requirements. A PUD may deviate from the requirements of this Ordinance and the zoning district in which it is located, including permitted uses, setback, width, lot area, and lot coverage requirements, which may be modified to address physical limitations and achieve innovation in site design.
 - 1. A statement of the zoning district standards to be modified within the PUD shall be submitted with the rezoning application.
- C. Residential Development Density. The maximum residential density of PUDs shall be no more than 25 percent of the base zoning district if any portion of the development is located within a residential zoning district. If the development is located in the Mixed-Use Commercial or other commercial zoning district, there is no maximum density. In this case, maximum density will be defined by building height, setbacks, and other limitations defined in the PUD Concept Plan.
- D. PUD Procedures. An application for PUD rezoning shall consist of the following steps. Additional detail on each step in the process is provided in SUBSECTIONS F – K.
 - 1. Pre-application Conference and Optional Planning Commission Preliminary Review.
 - 2. Concept Plan.
 - 3. Rezoning.
 - 4. PUD Final Site Plan Review.

- E. Pre-Application Conference and Optional Planning Commission Review. A pre-application conference shall be held between the applicant, the Community Development Department, and other staff and/or consultants as deemed necessary by the township.
1. A request for a pre-application conference shall be made to the Community Development Department. As part of the pre-application conference, the applicant shall submit a preliminary Concept Plan for the proposed PUD that shows the property location, boundaries, significant natural features, vehicular and pedestrian circulation, the proposed number and arrangement of lots or units with building envelopes, proposed open spaces, and proposed land use(s) for the entire site.
 2. The Community Development Department shall review the preliminary concept plan and provide comments regarding the plan's consistency with this Chapter and the Zoning Ordinance as a whole.
 3. The Community Development Department shall also advise the applicant relating to the information required for Planning Commission's review and may withhold the submitted application from the Planning Commission until all required materials are submitted.
 4. Preliminary Concept Plans of the proposed PUD may, at the applicant's option, be submitted for review by the Planning Commission prior to submission of an application. The purpose of the meeting is to allow discussion between an applicant and the Planning Commission, and to inform the applicant of the acceptability of proposed plans prior to incurring extensive engineering and other costs which will be necessary for review.
 5. Formal action shall not be taken at a pre-application conference or optional Planning Commission review. Statements made at the pre-application conference by the Community Development Department or Planning Commission shall not be considered binding commitments or an approval of the preliminary Concept Plan.
- F. PUD Concept Plan. Following the pre-application conference, the applicant shall submit a completed application form for PUD rezoning, any required application fees, one (1) physical copy, and a PDF file of the Concept Plan to the Community Development Department at least 30 days prior to the next Planning Commission meeting. The Concept Plan shall be professionally prepared by a licensed engineer, architect, and/or landscape architect and shall be drawn to a scale of not less than one (1) inch = 100 feet. The Concept Plan shall, at a minimum, contain the following information:
1. General Information.
 - a. Name, address, and telephone number of the applicant and/or plan preparer, including their professional seal.
 - b. Scale, north arrow, and date.

- c. Property legal description.
- 2. Existing Site Conditions.
 - a. A vicinity map showing the relationship of the site to the surrounding area.
 - b. Property acreage, lines, and dimensions.
 - c. Location, width, and purpose of all existing easements and lease areas, including cross-access.
 - d. Topography with contour intervals of no more than five (5) feet.
 - e. Natural features such as wooded areas, surface water features, floodplains or floodways, wetlands, slopes exceeding 15 percent, lakes, rivers, creeks, county drains, and other significant site features, including the area of such features.
 - f. Existing buildings, structures, paved surfaces and areas, installed landscaping, and other significant existing physical infrastructure.
 - g. Size and location of existing utilities and status, where applicable.
 - h. An indication of the adjoining land uses and zoning classifications.
- 3. Proposed Development.
 - a. General layout and typical dimensions of building envelopes, proposed parcels, and lots.
 - b. Building type concepts, including building elevations and footprints.
 - c. Recreation areas, common use areas, dedicated open space, and areas to be conveyed for public use.
 - d. Layout of sidewalks and/or pathways, both internal to the development and along the main road frontage.
 - e. Parking, stacking, and loading calculations, if applicable.
 - f. Conceptual plan for provision of public water and public sanitary sewer services.
 - g. Phasing plan, if applicable.
- 4. Additional Information.
 - a. A narrative, which shall describe the proposed PUD, the proposed timeframe of development, the base zoning district(s) in which it will be located, the overall residential density of the project, and documentation indicating how the qualifying conditions in SECTION 11.02 and the standards of 11.07.J are met.
 - b. A table detailing all requested deviations identified in the PUD Concept Plan compared to the requirements of the underlying zoning district. This table shall clearly identify the requirement in comparison to the requested deviation.
 - c. The Community Development Department and/or the Planning Commission may require additional information from the applicant to better assist in the determination of PUD qualification such as, but not

limited to, market studies, fiscal impact analysis, traffic impact studies, and environmental impact assessments.

G. Planning Commission Review and Public Hearing.

1. The Planning Commission shall review the Rezoning and PUD Concept Plan at a regular or special meeting and shall hold a public hearing. Notice of the public hearing shall be provided in accordance with SECTION 18.06 of the Zoning Ordinance.
2. Following the public hearing, the Planning Commission shall review the Concept Plan in consideration of public hearing comments, technical reviews from township staff and consultants, correspondence from applicable review agencies, compliance with the standards of this chapter, and other applicable standards and requirements. Within a reasonable timeframe after the public hearing, the Planning Commission shall recommend approval, approval with conditions, or denial of the Concept Plan and rezoning to the Township Board. The Planning Commission's recommendation shall be documented with findings to justify its recommendation.
3. In order to recommend approval of the Concept Plan and Rezoning, the Planning Commission shall find that the relevant standards of this Chapter are satisfied.

H. Township Board Review and Public Hearing.

1. The Township Board shall review the rezoning and PUD Concept Plan at a regular or special meeting and shall hold a public hearing. Notice of the public hearing shall be provided in accordance with SECTION 18.06 of the Zoning Ordinance.
2. Following the public hearing, the Township Board shall review the rezoning and Concept Plan in consideration of the Planning Commission's written recommendation, public hearing comments, technical reviews from township staff and consultants, correspondence from applicable review agencies, compliance with the requirements of this chapter, and compliance with other applicable local, state, or federal laws. Within a reasonable time, the Township Board shall approve, deny, or approve with conditions the Concept Plan and Rezoning. The Township Board's decision shall be documented with written findings stating its conclusions, its decision, the basis for its decision, and any conditions imposed on an affirmative decision.
3. In accordance with the Michigan Zoning Enabling Act, as amended, the Township Board may place reasonable conditions on the approval of a PUD, including a performance guarantee pursuant to SECTION 19.05 for the purpose of ensuring that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity; protecting the natural environment and conserving natural resources; ensuring compatibility with adjacent uses of land; promoting the use of land in a socially and economically desirable manner; and furthering the policies and vision of the Plainfield Charter Township Master Plan. Conditions

- attached to the approval shall be incorporated into the PUD adoption ordinance.
4. Approval of the Concept Plan and rezoning by the Township Board shall be incorporated into a rezoning amendment to the Plainfield Charter Township Zoning Ordinance and Map. Such rezoning shall become effective after notification and publication as required by the Michigan Zoning Enabling Act, as amended.
- I. PUD Concept Plan and Rezoning Standards for Approval. In order to approve a Concept Plan and Rezoning, the Planning Commission and Township Board shall find that all of the following standards are met:
1. The proposed PUD complies with the purpose and intent stated in SECTION 11.01 and all qualifying conditions of SECTION 11.02.
 2. The uses conducted within the proposed PUD and other aspects of the proposed development are consistent with, and further the policies of the adopted Plainfield Charter Township Master Plan.
 3. The proposed PUD shall be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land, the natural environment, and the capacity of public services and facilities affected by the development.
 4. The proposed PUD shall not be hazardous to adjacent property or involve uses, activities, materials, or equipment that will be detrimental to the health, safety, or welfare of persons or property through the excessive production of noise, smoke, fumes, or glare.
 5. The proposed PUD shall satisfy all applicable local, state, and federal statutes and regulations.
- J. Final Site Plan Review by the Planning Commission.
1. Approval of the Concept Plan and rezoning by the Township Board shall confer upon the applicant the right to submit a proposed Final Site Plan within a period not to exceed two (2) years from the effective date of the PUD rezoning. This time period may be extended by the Planning Commission for up to another two (2) years upon demonstration of intent to develop the PUD.
 2. A PUD Final Site Plan shall conform to all standards of CHAPTER 18, governing Site Plan Review.
 3. All PUD Final Site Plans subsequently submitted shall conform to the approved Concept Plan subject to minor revisions and all conditions attached to its approval, the rezoning ordinance, and the requirements of this chapter.
 4. For land uses within the PUD that have use requirements per CHAPTERS 3, 12, or 13, such uses shall comply with all such required conditions unless deviations were approved as part of the PUD rezoning ordinance.
 5. For land uses within the PUD that require special land use approval, or for PUDs that contain private roads, subdivisions, and/or site condominiums, such uses shall be reviewed and approved in accordance with all other applicable sections

of this Ordinance and other township ordinances as they may apply.

Section 11.08 - Open Space Preservation Development

An Open Space Preservation Development (OSPD) is a residential community in which the protection of open space and/or natural features is recognized as a critical site development consideration. The clustering or grouping of homes upon a smaller portion of the site than would be achieved through traditional development is beneficial to achieve these aims.

An OSPD shall be recognized as a Permitted Use in the Rural Estate (RE) and Rural Preservation (RP) Zoning Districts and shall be subject to site plan review and approval procedures defined in CHAPTER 18.

- A. General Requirements. A property must meet each of the following standards to be eligible as an OSPD.
 - 1. An OSPD shall not have been previously exercised on any portion of the property.
 - 2. An OSPD shall be located within the RE or RP Zoning Districts.
 - 3. A minimum of 50 percent of the property must be permanently preserved as open space accessible to the residents of the development.
 - 4. The base property to be developed as an OSPD must be at least 10 acres in area. Calculation of area shall include any portions of the property to be dedicated as right of way.
 - 5. Uses in an OSPD are limited to the permitted uses in the zoning district in which the property is located.
 - 6. Non-residential uses incidental and accessory to the residential development that primarily serve residents are permitted.
- B. Compliance with Zoning District Requirements.
 - 1. OSPD developments shall comply with all requirements of this Ordinance and the zoning district in which they are located, except minimum setback, lot width, lot area, and lot coverage requirements, which may be modified to preserve open space and increase residential density.
 - 2. Two-family dwelling units may be included within an OSPD so long as the overall density requirements are maintained (see SUBSECTION D below).
 - 3. A statement of the zoning district standards to be modified within the OSPD shall be submitted with the site plan application.
- C. Residential Development Density. OSPD developments may develop the same number of housing units as permitted by the zoning district, on 50 percent or less of the total area of the parcel. The following steps are required to determine the minimum lot sizes and dimensional standards.

1. Calculate the potential number of units permitted in the zoning district:
Determine the total number of units permitted by the zoning district by dividing the total area of the property by the minimum lot size.
2. Determine new minimum lot sizes and setbacks: New minimum lot size and setback standards may be proposed for the development, so long as lot coverage does not exceed 50 percent for any single lot.
3. Minimum lot size: Lot sizes less than one (1) acre must receive approval from the County Health Department to ensure adequate spacing for sanitary systems.

Section 11.09 - Approved Planned Development Projects and Existing PUDs

- A. Amendments to an Approved Planned Development Project or PUD. A major amendment to an approved OSPD or RCD shall be reviewed and approved by the Planning Commission. A major amendment to a PUD or other PUD existing at the time of adoption of this Ordinance shall be reviewed and approved by the Planning Commission and Township Board. If the amendment to the PUD is minor, the Community Development Department may review and approve, or refer the minor amendment to the Planning Commission for a determination with or without a public hearing. Minor amendments include the following:
1. Reduction of the size of any building, building envelope, or sign.
 2. Movement of buildings or signs by no more than 10 feet.
 3. Changes requested by the township for safety reasons.
 4. Changes which will preserve natural features of the land without changing the basic site layout, such as minor additions or modifications to open space areas.
 5. Changes in the boundary lines of lots or condominium units which do not change the overall density of the development.
 6. Additions or modifications of the landscape plan or landscape materials, or replacement of plantings approved in the landscaping plan.
 7. Alterations to the internal layout of the parking lot.
 8. Relocation of trash receptacles.
 9. Minor adjustments in the boundary lines of a PUD as determined by the Community Development Department.
 10. Changes to the location of mechanical equipment or accessory structures that comply with this chapter and this zoning ordinance.
 11. Other non-substantive changes proposed to be made to the configuration, design, layout, or topography of the site plan which are deemed by the Community Development Department to be non-material or insignificant in relation to the entire site and which the Department determines would not have a significant adverse impact on the development of adjacent or nearby lands or the public health, safety, and welfare.

12. Any changes or items delegated to the Community Development Department by the Planning Commission and/or Township Board as a condition of approval.
- B. Expiration. Once a Planned Development or PUD existing at the time of adoption of this Ordinance is under meaningful construction, the Rezoning and Concept Plan do not expire except as specified in this subsection, provided that future phases are constructed consistent with the approved Concept Plan. For the purposes of this subsection, “meaningful construction” means substantial completion of improvements such as utilities, roads, buildings, and similar improvements.
1. If a Final Site Plan approval expires, all rights of development based on the site plan (or phase) shall terminate.
 2. If more than five (5) years have elapsed between any application for Final Site Plan approval, the Planning Commission may review all remaining phases of the PUD. If after such consideration, the Planning Commission finds that the PUD is no longer consistent with the Master Plan, Zoning Ordinance, or other relevant plans and policies, it may, after a public hearing, recommend that the Township Board consider the PUD abandoned. If the Township Board accepts the Planning Commission’s recommendation and finds that the PUD is abandoned, the PUD shall automatically become null and void and all rights of the development based on the concept plan and rezoning for any remaining phase(s) shall terminate.
 3. Upon expiration of a Concept Plan and rezoning the Planning Commission may initiate rezoning of the property to its original zoning district or to another district in accordance with SECTION 18.05.
- C. Appeals and Variances. The Zoning Board of Appeals shall not have jurisdiction to consider variances from the requirements of this chapter. Decisions related to an RCD or OSPD may be appealed to the Zoning Board of Appeals, but decisions of the Township Board related to a PUD may not be appealed to the Zoning Board of Appeals.
- D. Performance Guarantees. The Township Board or Planning Commission may require the applicant for a Planned Development project to furnish a performance guarantee. Refer to the requirements of SECTION 19.05.

CHAPTER 12. RESIDENTIAL USE REGULATIONS

Section 12.01 - Overview

- A. Purpose and Intent. The regulations of this Chapter serve to clarify and regulate types of housing within Plainfield Township. The table below illustrates the relationship between use and building type and which use and design regulations shall apply depending on the building type and the number of buildings per lot.

Table 12.01.A: Applicable Use Regulations for Housing Types

Building Type	# Buildings Per Lot	Regulations to Refer To	Allowed Districts
Single-Family	1	12.02 – Single-Family Dwellings	RP, RE, SR, NR VC (existing), MXU (existing)
Two-Family	1	12.04 – Two-Family Dwellings	SR (corner lot), NR
	2	12.05 – Three-Four Unit Dwellings	NR (corner lot)
	3+	12.06 – Five+ Unit Dwellings	NR (on 30,000 sf + lots) VC, MXU
Multiple-Family, 3-4 units	1	12.05 – Three-Four Unit Dwellings	NR (corner lot) VC, MXU
	2+	12.06 – Five+ Unit Dwellings	NR (on 30,000 sf + lots) VC, MXU
Multiple-Family, 5+ units	1+	12.06 – Five+ Unit Dwellings	NR (on 30,000 sf + lots) VC, MXU
Mixed-Use	1+	12.07 – Mixed-Use Residential Building	VC, MXU
Accessory Dwelling Unit	1	12.03 – Accessory Dwelling Units	RP, RE, SR, NR

Note: Refer to CHAPTER 11 for allowable housing types within Planned Developments.

Section 12.02 - Single-Family Dwellings

The intent of this section is to provide specific conditions and standards that must be met by dwellings intended to be located on individual lots. These standards are considered necessary to ensure compliance with both minimum structural standards and reasonable compatibility of exterior appearance for dwellings either previously constructed, or which might be constructed, on lots in the same vicinity, while also avoiding monotony of appearance.

Dwellings shall be aesthetically compatible in design and appearance with other single-family dwellings in the vicinity or throughout the township. Compatibility shall be determined by the township and based on the character, design, and appearance of single-family dwellings located within the vicinity or throughout the township.

A single-family dwelling located on an individual lot must comply with the following requirements.

- A. Minimum Floor Area.
 - 1. The minimum floor area of a single-family home shall be 720 square feet, measured on the first floor.
 - 2. Minimum floor area requirements for tri-levels shall be computed using the total square footage of the two (2) uppermost levels.
 - 3. Minimum floor area requirements for bi-levels shall be computed using the total square footage of that floor at or above the approximate grade of the address street.
- B. Minimum Width.
 - 1. All single-family dwellings (except for manufactured or mobile homes) shall have a minimum width across any front, side, or rear elevation of 24 feet.
- C. Building Materials.
 - 1. Exterior siding shall consist of horizontal or vertical lap siding, brick, stucco or other materials similar in appearance to other dwellings in the vicinity.
- D. Façade Transparency. Façade transparency shall be measured per the standards of SECTION 3.30 and is required as follows:
 - 1. Front – 15 percent.
 - 2. Side – 10 percent.
- E. Entrances. Primary entrances shall be clearly defined by at least one of the following:
 - 1. A projecting or recessed entrance.
 - 2. Stoop or enclosed or covered porch.
 - 3. Transom and/or side light window panels framing the door opening.
 - 4. Architectural trim framing the door opening.
- F. Additions. Additions to dwellings shall be constructed with materials similar in appearance to the dwelling.
- G. Basements.
 - 1. Dwellings shall be constructed upon a basement or crawl space foundation around the entire perimeter of the dwelling and be constructed in compliance with the Township Building Code.
 - 2. Dwellings on slab foundations are prohibited, except in instances where the property is within a flood-prone area, is situated on land with a high-water table, as expressly permitted by a PUD, or in a similar situation as determined by the Township Engineer.
- H. Manufactured or Mobile Homes. Unless otherwise permitted by this Ordinance, it shall be unlawful for any person to park or cause to be parked, any manufactured or mobile home for purposes of a dwelling, either temporarily or permanently, outside of parks and facilitates licensed and lawfully operating for such purpose.

- I. Existing Single-Family in Village Commercial (VC) District and Mixed-Use Commercial (MXU) District.
 1. Definition. A single-family dwelling in existence as of the date of adoption of this Ordinance.
 2. Applicability. Existing single-family dwellings are permitted by-right in the VC and MXU districts and the buildings may be repaired, renovated, or expanded consistent with any other permitted use.

Section 12.03 - Accessory Dwelling Units

- A. Definition. An Accessory Dwelling Unit (ADU) is a smaller, independent residential dwelling unit located on the same parcel as a single-family home. Subordinate in nature, an accessory dwelling unit can be attached to the primary structure or detached. A treehouse is not an allowable accessory dwelling unit.
- B. Eligibility. An ADU may be permitted only in association with a single-family dwelling on a lot that meets the minimum size and width requirements for the applicable zoning district, except if the lot is 40,000 sf or greater.
- C. Number. Not more than one (1) ADU may be permitted per lot.
- D. Setbacks.
 1. An attached ADU shall be subject to the zoning district setback requirements for a primary structure.
 2. A detached ADU shall be subject to the zoning district setback requirements for a detached accessory building, including provisions for waterfront lots (refer to SECTION 3.01.E.)
- E. Size and Lot Coverage.
 1. Lot Coverage. An ADU shall contribute to total lot coverage on a lot.
 2. Maximum Size.
 - a. An ADU shall contribute to the maximum allowable number and area of accessory buildings on a lot (see SECTION 3.01.C).
 - b. The regulations of Table 12.03.E below shall apply:

Table 12:03.E: Maximum ADU Area

Lot Area	Maximum ADU Area
5 acres or less	Up to 864 sq. ft. and in no case shall the ADU floor area exceed 60 percent of the gross floor area of the primary dwelling unit.
Greater than 5 acres	Up to 1,200 sq. ft. and in no case shall the ADU floor area exceed 60 percent of the gross floor area of the primary dwelling unit.

F. Height.

1. Attached ADU. An attached ADU is subject to the same height restrictions as that of the primary structure.
2. Detached ADU.
 - a. A detached ADU shall be no taller than the height of the primary structure except for a detached ADU located entirely within the rear yard may be taller than the primary structure.
 - b. In no case shall a detached ADU be taller than 25 feet.

G. Floor Plan.

1. Any ADU must contain a kitchen and a bathroom.
2. Any ADU shall contain no more than two (2) bedrooms.

H. Architecture. Accessory dwelling units shall be architecturally consistent with the principal dwelling, as determined by the Community Development Department.

I. Parking.

1. Additional parking for an ADU is not required; however, the parking for the primary dwelling and accessory dwelling must be provided off-street.
2. Any parking in association with an ADU must be located on a paved parking surface.
3. An ADU shall not have a separate driveway connecting to adjacent roadway, unless otherwise permitted by the Community Development Department.

J. Utilities.

1. The applicant shall demonstrate adequate provisions for utilities for the accessory and primary dwelling units.
2. Water and wastewater systems for the principal and accessory dwelling units may be combined or separated.
3. If the primary dwelling is connected to public water and sewer, the accessory dwelling unit must be connected to public water and sewer.

K. Owner-Occupied. Either the principal dwelling unit or the accessory dwelling unit must be owner-occupied.

L. Short Term Rentals. Leasing or renting the ADU for a period of less than 27 days is prohibited, per CHAPTER 16, Article IX, of the Plainfield Township Code of Ordinances, as amended.

M. Conversions. Conversion of any existing building shall meet the standards of this Section.

N. Sketch Plan and Building Permit Required. A sketch plan reviewed and approved by the Community Development Department shall be required prior to the placement of an accessory dwelling unit. Additional requirements may be attached to the approval of an accessory dwelling unit, and the use thereof, when the Community Development Department determines it necessary to avoid or mitigate adverse impacts on surrounding properties.

Section 12.04 - Two-Family Dwellings

- A. Definition. A detached building containing two dwelling units on one parcel. It may also be termed a DUPLEX.
- B. Minimum Floor Area.
 - 1. All two-family dwelling units shall have a minimum usable floor area of 450 sq. ft. per unit.
- C. Minimum Width.
 - 1. The minimum width of the front (street) side elevation of the dwelling unit shall be 24 feet.
- D. Building Materials.
 - 1. Building material requirements shall ensure high-quality buildings are constructed in such a manner that buildings are long-lasting, high quality, and contribute aesthetic value to the community.
 - 2. Exterior siding shall consist of horizontal or vertical lap siding, brick, stucco, or other materials similar in appearance to other dwellings in the vicinity.
- E. Façade Transparency. Façade transparency shall be measured per the standards of SECTION 3.30 and is required as follows:
 - 1. Front – 15 percent.
 - 2. Side – 10 percent.
- F. Entrances. Primary entrances shall be clearly defined by at least one of the following:
 - 1. A projecting or recessed entrance.
 - 2. Stoop or enclosed or covered porch.
 - 3. Transom and/or side light window panels framing the door opening.
 - 4. Architectural trim framing the door opening.
- G. Basements.
 - 1. Dwellings shall be constructed upon a basement or crawl space foundation around the entire perimeter of the dwelling and be constructed in compliance with the Township Building Code.
 - 2. Dwellings on slab foundations are prohibited, except in instances where the property is within a flood-prone area, is situated on land with a high-water table, or in a similar situation as determined by the Township Engineer.
- H. Suburban Residential District.
 - 1. Location. Two-family dwellings are permitted in the Suburban Residential District on corner lots.
 - 2. Entrances. Two-family dwellings shall have one primary entrance per façade.
- I. Neighborhood Residential District.
 - 1. Location. Two-family dwellings are permitted in the Neighborhood Residential District on any lot meeting the minimum size and width requirements for the applicable zoning district.

Section 12.05 - Multiple-Family Dwellings, Three-Four Units

- A. Applicability. The following requirements apply to multiple-family dwellings with three to four units in one building or on one parcel.
- B. Definitions. A building or lot containing three or four dwelling units. The dwelling units may share common exterior entrances or have separate exterior entrances. The following typologies are included in this dwelling category:
 - 1. Triplex. A building containing three dwelling units utilizing a shared entrance. The units are typically stacked on top of one another, one unit per floor.
 - 2. Quadplex. A building containing four dwelling units utilizing a shared entrance. The units may be stacked on top of one another, one unit per floor, or two units per floor.
 - 3. Townhome with 3-4 Units. A single structure consisting of three or four dwelling units, each unit having one or more walls abutting with another unit in the structure. All dwelling units in a townhouse have a private entrance and totally exposed front and rear walls to be used for access at grade.
 - 4. Two, two-family dwellings. A single lot with a configuration of two, two-family dwellings.
- C. Permitted Districts.
 - 1. Multiple-family, 3–4-unit dwellings are permitted in the Neighborhood Residential District on corner lots.
 - 2. Multiple-family, 3-4 unit dwellings are permitted on any lot meeting the minimum required dimensions of the Village Commercial District.
- D. Unit Sizes.
 - 1. 350 square feet for a one (1)-bedroom unit.
 - 2. 500 square feet for a two (2)-bedroom unit.
 - 3. 750 square feet for a three (3)-or-more bedroom unit.
- E. Building Materials.
 - 1. Building material requirements shall ensure high-quality buildings are constructed in such a manner that buildings are long-lasting, high quality, and contribute aesthetic value to the community.
 - 2. Exterior siding shall consist of horizontal or vertical lap siding, brick, stucco, or other materials similar in appearance to other dwellings in the vicinity.
- F. Architectural Design Variation. Architectural design variation, or façade articulation, for building walls facing the street is required to ensure that the building is not monotonous in appearance.
 - 1. Building wall offsets (projections and recesses) of at least six (6) inches, cornices, varying building materials, or other approaches shall be used to break up the mass of a single building.
 - 2. The maximum linear length of an uninterrupted building façade facing a public street and/or park shall be 30 feet.

J. Façade Transparency. Façade transparency shall be measured per the standards of SECTION 3.30 and is required as follows:

1. Front – 15 percent.
2. Side – 10 percent.

K. Entrances and Access.

1. Primary Entrances.

- a. To the maximum extent feasible, the primary entrance of the building shall be oriented toward the street.
- b. Primary entrances shall be clearly defined by at least one of the following:
 - i. A projecting or recessed entrance.
 - ii. Stoop or enclosed or covered porch.
 - iii. Transom and/or side light window panels framing the door opening.
 - iv. Architectural trim framing the door opening.

Figure 12.05.K.1: Methods to Define Primary Entrance

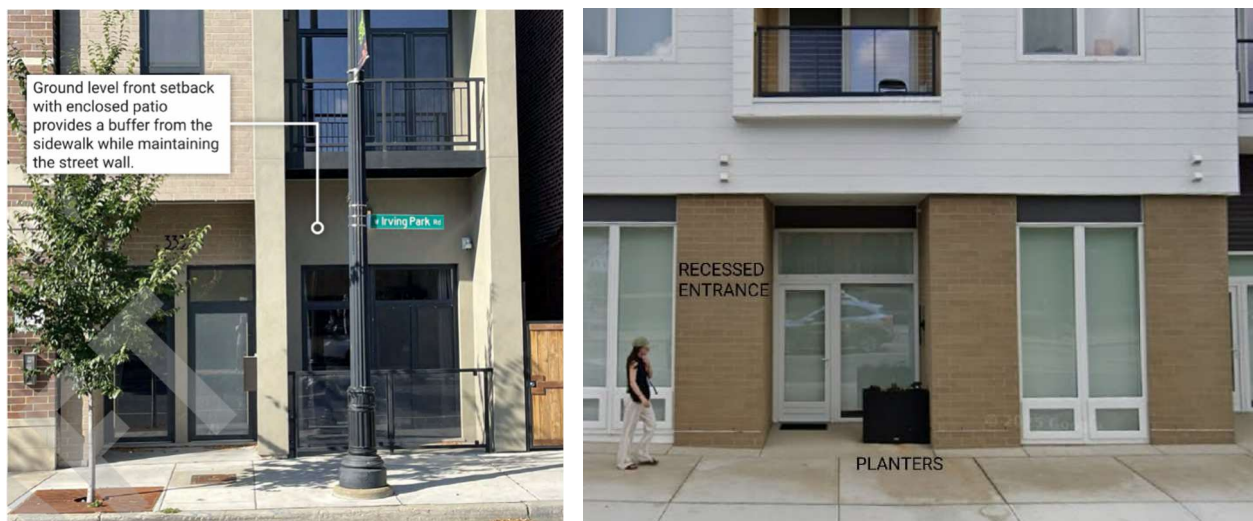


Source: City of Chicago Design Guidelines: Ground Floor Residential on Commercial Corridors

2. Ground Floor Residential in Commercial Districts. When located in the VC or MXU Zoning District, the following additional design standards shall apply:

- a. When subject to a required building line, the entrance to ground floor units shall be setback at least three (3) feet from the edge of a sidewalk or other public space when facing a public street or right of way. If the entrance does not face a public street or right of way, it shall be set back a minimum of ten (10) feet from parking areas or other public spaces on the lot. These setbacks are intended to provide a transition space from the street or vehicular areas to the residential unit.
- b. The area between public sidewalk and face of a building shall be visually defined as private space through the use of planters, landscaping, low walls that utilize consistent building materials, parallel to the public sidewalk that do not exceed 36 inches in height, or some other method approved by the Community Development Department.

Figure 12.05.K.2: Methods to Delineate Private Space



Source: City of Chicago Design Guidelines: Ground Floor Residential on Commercial Corridors

Source: City of Grand Rapids, Google Streetview

G. Site Layout. More than one (1) building is permitted per lot, provided that the following additional requirements are met:

1. A minimum distance of 10 feet shall be maintained between any two (2) buildings.
2. When located in the Neighborhood Residential Zoning District, at least 10 percent of total area of the lot shall be developed and maintained as greenspace available for the use of occupants of all of the dwelling units. This greenspace area may be located within required setback areas. The screening requirements of CHAPTER 17 shall apply.

H. Additional Requirements for Townhomes.

1. Orientation and Access.

- a. To the maximum extent feasible, the primary entrances of each townhome unit shall be oriented toward the primary street.
 - b. As a secondary option, the primary entrance of each townhome unit may be oriented toward internal, perimeter, or secondary streets or common open spaces, such as interior courtyards, parks, or on-site natural areas or features.
 - c. Street-facing units shall have entrances that connect to the public sidewalk where the finished floor is similar in grade to the sidewalk. Where it is not feasible to connect street-facing ground floor units to the public sidewalk, a minimum of one building entrance shall be provided facing the public street.
- 2. Garages.
 - a. Garage door entrances for individual dwellings shall not face a public street. Alleys or interior driveways shall be used for access.
 - b. Administrative Departure. Garages for individual dwellings may be approved to face a public street where site conditions warrant. If approved, garage doors shall not comprise more than 40 percent of the front width of the front façade.
- I. Exceptions. If located within the MXU, the building design regulations of that district shall supersede the standards of this subsection.

Section 12.06 - Multiple-Family Dwellings, Five+ Units

- A. Applicability. The following requirements apply to multiple-family dwellings with five or more units in one building or on one parcel.
- B. Definitions.
 - 1. Multiple-Family, 5+ Units. A building or lot containing five or more dwelling units. The units may share common exterior entrances or have separate exterior entrances. This type of dwelling shall include apartments, townhomes, and condominiums, but does not include mobile home parks. The following typologies are included in this dwelling category:
 - a. Apartment with 5+ Units. A building containing five or more dwelling units utilizing a shared entrance or hall.
 - b. Townhome with 5+ Units. A single structure consisting of five or more dwelling units, each unit having one or more walls abutting with another unit in the structure. All dwelling units in a townhouse have a private entrance and totally exposed front and rear walls to be used for access at grade.
 - c. Multiple Structures on One Lot with 5+ Units. A single lot with a configuration of multiple structures that total five or more units.
- C. Permitted Districts.

1. Multiple-family, 5+ units are permitted in the Neighborhood Residential Zoning District on lots at least 30,000 square feet and 4,400 square feet of lot area per dwelling unit. See Table 6.03.
 2. Multiple-family, 5+ units are permitted in the Village Commercial and Mixed-Use Commercial Districts on any lot meeting the minimum required dimensions of said districts. See Table 7.03.
- D. Unit Sizes. Each multiple-family unit shall have a floor area, exclusive of basements, unfinished attics, attached garages, breezeways, enclosed and unenclosed porches and utility rooms, as follows:
1. 350 square feet for a one (1)-bedroom unit;
 2. 500 square feet for a two (2)-bedroom unit;
 3. 750 square feet for a three (3)-or-more bedroom unit.
- E. Building Materials.
1. Building material requirements shall ensure buildings are constructed in such a manner that buildings are long-lasting, high quality, and contribute aesthetic value to the community.
 2. Exterior siding shall consist of horizontal or vertical lap siding, brick, stucco, or other materials similar in appearance to other dwellings in the vicinity.
- F. Architectural Design Variation. Architectural design variation, or façade articulation, for building walls facing the street is required to ensure that the building is not monotonous in appearance.
1. Building wall offsets (projections and recesses) of at least six (6) inches, cornices, varying building materials, or other approaches shall be used to break up the mass of a single building.
 2. The maximum linear length of an uninterrupted building façade facing a public street and/or park shall be 30 feet.
- L. Façade Transparency. Façade transparency shall be measured per the standards of SECTION 3.30 and is required as follows:
1. Front – 15 percent.
 2. Side – 10 percent.
- G. Entrances and Access.
1. Primary Entrances.
 - a. To the maximum extent feasible, the primary entrance of the building shall be oriented toward the street.
 - b. Primary entrances shall be clearly defined by at least one of the following:
 - i. A projecting or recessed entrance.
 - ii. Stoop or enclosed or covered porch.
 - iii. Transom and/or side light window panels framing the door opening.
 - iv. Architectural trim framing the door opening.

2. Ground Floor Residential in Commercial Districts. When located in the VC or MXU Zoning District, the following additional design standards shall apply:
 - a. When subject to a required building line, the entrance to ground floor units shall be setback at least three (3) feet from the edge of a sidewalk or other public space when facing a public street or right of way. If the entrance does not face a public street or right of way, it shall be set back a minimum of ten (10) feet from parking areas or other public spaces on the lot. These setbacks are intended to provide a transition space from the street or vehicular areas to the residential unit.
 - b. The area between public sidewalk and face of a building shall be visually defined as private space through the use of planters, landscaping, low walls that utilize consistent building materials, parallel to the public sidewalk that do not exceed 36 inches in height, or some other method approved by the Community Development Department.
- H. Site Layout. More than one multiple-family building is permitted on a lot, as in the case of an apartment complex or condominium project, provided that the following additional requirements are met:
 1. A minimum distance of 10 feet shall be maintained between any two (2) buildings.
 2. When located in the Neighborhood Residential Zoning District, at least 10 percent of total area of the lot shall be developed and maintained as greenspace available for the use of occupants of all of the dwelling units. This greenspace area may be located within required setback areas. The screening requirements of CHAPTER 17 shall apply.
- I. Additional Requirements for Townhomes.
 1. Orientation and Access.
 - a. To the maximum extent feasible, the primary entrances of each townhome unit shall be oriented toward the primary street.
 - b. As a secondary option, the primary entrance of each townhome unit may be oriented toward internal, perimeter, or secondary streets or common open spaces, such as interior courtyards, parks, or on-site natural areas or features.
 - c. Street-facing units shall have entrances that connect to the public sidewalk where the finished floor is similar in grade to the sidewalk. Where it is not feasible to connect street-facing ground floor units to the public sidewalk, a minimum of one building entrance shall be provided facing the public street.
 2. Garages.
 - a. Garage door entrances for individual dwellings shall not face a public street. Alleys or interior driveways shall be used for access.

- b. Administrative Departure. Garages for individual dwellings may be approved to face a public street where site conditions warrant. If approved, garage doors shall not comprise more than 40 percent of the front width of the front façade.
- J. Exceptions. If located within the MXU, the building design regulations of that district shall supersede the standards of this subsection.

Section 12.07 - Mixed-Use Residential Building

- A. Applicability. The following requirements apply to mixed-use residential buildings or mixed-use sites.
- B. Definitions.
 - 1. Mixed-Use Residential Building. A building containing residential uses and commercial, office, or other nonresidential uses.
 - 2. Mixed-Use Site. The development of a site with two (2) or more primary land use components, such as residential and commercial uses that may be contained within a building or buildings or are presented separately with one use per building on the same lot.
- C. Unit Sizes.
 - 1. 350 square feet for a one (1)-bedroom unit.
 - 2. 500 square feet for a two (2)-bedroom unit.
 - 3. 750 square feet for a three (3)-or-more bedroom unit.
- D. District Design Standards.
 - 1. For mixed-use residential buildings located in the Village Commercial District, the requirements of SECTION 7.04 shall also apply.
 - 2. For mixed-use residential buildings located in the Mixed-Use Commercial District, the requirements of SECTION 7.05 shall apply.
 - 3. Where there is a conflict between the provisions of this section and the zoning district standards, the zoning district standards shall prevail.
- E. Additional Requirements. In those instances where residential uses are proposed to occupy the same floor as a business use, the Community Development Department shall review such mixed-uses and may approve based on findings that compatibility of the business with residential occupancy will occur. Such findings may include, but are not limited to:
 - 1. Compatible hours of operation.
 - 2. Noise of operation or occupancy that would be detrimental to the business operation or vice versa.
 - 3. Use of building materials and design that effectively separates residential from commercial areas.

Section 12.08 - Mobile Home Parks

- A. The rules promulgated by the Michigan Mobile Home Commission to implement the Mobile Home Commission Act, being Act 96 of 1987, as amended, are incorporated herein, by reference.
- B. In accordance with the provisions of CHAPTER 19, a building permit and certificate of occupancy shall be required for each mobile home installed in a mobile home park.
- C. No construction shall take place on a new mobile home park or the expansion of an existing mobile home park until after a preliminary plan, as required in Act 96 of 1987, as amended, has been submitted and approved by the State of Michigan. No preliminary plan shall be approved unless it conforms to all applicable laws and local ordinances and all applicable rules promulgated under Act 96, 1987, as amended.