

ORDINANCE NO. 2015-12-04

ZONING TEXT AND MAP AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE ROBINSON TOWNSHIP ZONING ORDINANCE, SPECIFICALLY PERTAINING TO SIGN DEFINITIONS; OUTDOOR LIGHTING REQUIREMENTS; LANDSCAPING FOR LINCOLN STREET OVERLAY ZONING DISTRICT AND LAKE MICHIGAN DRIVE COMMERCIAL OVERLAY ZONING DISTRICT; SCREENING REQUIREMENTS; ACCESS MANAGEMENT - LINCOLN STREET OVERLAY ZONING DISTRICT AND LAKE MICHIGAN DRIVE COMMERCIAL OVERLAY ZONING DISTRICT; BICYCLE AND PEDESTRIAN REQUIREMENTS; ZONING DISTRICTS; ZONING MAP AMENDMENT; PERMITTED USES AND SPECIAL USES IN THE GENERAL BUSINESS ZONING DISTRICT; LINCOLN STREET OVERLAY ZONING DISTRICT; LAKE MICHIGAN DRIVE COMMERCIAL OVERLAY ZONING DISTRICT; TABLE OF MINIMUM LOT SIZES AND YARDS; TABLE OF PRINCIPAL AND ACCESSORY BUILDING REGULATIONS; SITE PLAN REVIEW AND STANDARDS; AND TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

THE TOWNSHIP OF ROBINSON, COUNTY OF OTTAWA, AND STATE OF MICHIGAN, ORDAINS:

Section 1. Sign Definitions. Section 3.98 of the Robinson Township Zoning Ordinance shall be restated in its entirety as follows.

Section 3.98 SIGN AND BILLBOARD.

- (A) **BILLBOARD.** Any structure, including the wall of any building, on which lettered, figured, or pictorial matter is displayed for advertising either: (1) a business, service, entertainment, activity or event which is not conducted on the land upon which the structure is located; (2) a product which is not primarily sold, manufactured, processed or fabricated on the land upon which the structure is located; (3) a second structure which is not located on the land upon which the first structure is located; (4) a geographical location or place which is not located on the land upon which the structure is located; or (5) a person. However, any structure that meets the definition of a directional sign shall not be considered to be a billboard.

- (B) **BUSINESS DEVELOPMENT IDENTIFICATION SIGN.** A sign that identifies commercial development on a lot containing two (2) or more buildings, each containing one (1) or more individual business entities, or a sign that identifies a commercial

subdivision development. The sign may identify the development name or individual business entities or both.

- (C) **BUSINESS SIGN.** Any structure, including the wall of any building, on which lettered, figured, or pictorial matter is displayed for advertising: (1) a business, service, or entertainment conducted on the land where the structure is located; or (2) products primarily sold, manufactured, processed, or fabricated on such land. A business sign does not include any structure inside a building, even if the structure contains matter displayed for advertising that is visible from the outside through a window or door of the building.
- (D) **DIGITAL SIGN.** A sign that uses display technology such as liquid-crystal display (LCD), plasma, or light emitting diodes (LEDs) to communicate a message with a target audience.
- (E) **DIRECTIONAL SIGN.** Any structure erected adjacent to a street that identifies, points toward and gives the distance to any public or semi-public building, off-street parking area, recreation space, club, lodge, church, institution, business, service, entertainment, activity or event.
- (F) **ELECTRONIC MESSAGE BOARD.** A portion of a sign that displays copy using liquid-crystal display (LCD), light emitting diodes (LEDs), fiber optics, light bulbs, or other illumination devices within the display area.
- (G) **FREESTANDING SIGN.** A sign structurally separated from a building, supported by one (1) or more posts or braces or attached directly to the ground or a standard (applies to LSOD only).
- (H) **IDENTIFYING SIGN.** Any structure on the same premises it identifies which serves only: (1) to tell the name or use of any public or semi-public building or recreation space, club, lodge, church, or institution; (2) to tell the name or address of an apartment house, hotel, or motel; or (3) to inform the public as to the use of a parking lot.
- (I) **MESSAGE BOARD.** A portion of a sign on which copy is changed manually.
- (J) **NAME PLATE.** A structure faced flat against the window, door or wall of a building that serves solely to designate the name or the name and profession or business occupation of a person or persons occupying the building.
- (K) **PROJECTING SIGN.** A sign attached to and projecting perpendicularly from a building wall, excluding awning/canopy signs (applies to LSOD only).
- (L) **REAL ESTATE SIGN.** Any temporary structure used only to advertise with pertinent information the sale, rental, or leasing of the premises upon which it is located.
- (M) **SANDWICH BOARD SIGN.** A temporary sign structure placed on the ground that consists of two (2) back-to-back sign faces that are hinged together at the top and

separated at the base a sufficient distance to solidly support the structure in an upright position (applies to LSOD only).

- (N) **SIGN AREA.** The entire area within a circle, triangle, or parallelogram enclosing the extreme limits of writing, representation, emblem, or any figure of similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed; excluding the necessary supports or uprights on which the sign is placed. Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except that where two (2) or more faces are placed back-to-back and are at no point more than two (2) feet from each other, the area of the sign shall be taken as the area of one (1) face. In the case of a sphere, the total area of the sphere is divided by two (2) for purposes of determining the maximum permitted sign area.
- (O) **SUSPENDED SIGN.** A sign mounted to the underside of beams or ceilings of a porch, gallery, arcade, breezeway, or similar covered area (applies to LSOD only).
- (P) **TIME/TEMPERATURE SIGN.** A type of electronic message board that exclusively displays the time and temperature information.
- (Q) **WALL SIGN.** A sign painted or attached directly to the exterior wall of a building extending no greater than eighteen (18) inches from the face of the wall to which it is attached.
- (R) **WINDOW SIGN.** A sign attached to the inside or outside surface of a window on a building wall or door, or placed within six (6) inches of the inside face of a window and intended to be viewed from outside the building (applies to LSOD only).

Section 2. Outdoor Lighting Requirements. Section 4.34 of the Robinson Township Zoning Ordinance shall be restated in its entirety as follows.

Section 4.34 OUTDOOR LIGHTING.

Outdoor site lighting shall meet the following requirements.

- (A) **General Requirements.** All outdoor lighting fixtures, including but not limited to pole-mounted or building-mounted yard lights, other than ornamental lighting such as porch or low level lawn lights, shall be subject to the following regulations.
 - (1) Direct or directly reflected light shall be confined on-site.
 - (2) Under-canopy lighting shall be mounted flush or recessed.
 - (3) Wall pack and pole-mounted light fixtures shall be down-lighted with one hundred (100) percent cut off. Light fixtures shall be constructed and installed in such a manner that all light emitted, either directly from the lamp or a diffusing

element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the lowest light-emitting part.

- (4) Light from any illuminated source shall be so shaded, shielded, or directed that the light intensity or brightness will not be objectionable to surrounding areas.
- (5) Government flag lighting shall only illuminate the flag and shall be placed so lighting or glare is not directed toward streets or adjacent properties.

(B) Prohibited Lighting. The following lighting types and methods are prohibited:

- (1) Laser lights, searchlights, or any similar high intensity light for outdoor advertisement or entertainment;
- (2) Any lighting where the light source creates glare and is a hazard to travelers on an adjacent street;
- (3) Lighting that flashes, moves, or is intermittent; and
- (4) Lighting that is similar to that used for traffic control devices or emergency vehicles.

(C) Commercial Requirements.

- (1) Applicability. Lighting shall be provided throughout any non-residential parking lot. Lights to illuminate parking lots shall not be attached to any building.
- (2) Height. Light fixtures shall have a maximum height of twenty (20) feet when in or adjacent to a residential Zoning District. All other light fixtures shall have a maximum height of twenty-five (25) feet. The height of a fixture shall be measured from the parking lot grade to the nearest portion of the light source. No portion of the fixture may extend more than one (1) additional foot higher than the maximum heights.
- (3) Illumination Levels. Light levels on commercial sites shall meet the requirements in the following table for the developed portion of the site containing buildings, drives, and parking lots.
 - a) Sites are not subject to minimum lighting levels during closed hours.
 - b) Required site illumination levels shall not apply to ornamental street lighting, street lights, or driveway/intersection lighting necessary for pedestrian and traffic safety.

- c) The light level along a non-residential lot line may be increased to the maximum in cases where there is shared access/vehicular connections or the adjacent use is a similar use.

Required Site Illumination		
Location on Site	Minimum Footcandles	Maximum Footcandles
Parking Lots and Building Entrances	0.5 (at any point) 2.0 (average)	5.0 in the LSOD and 10.0 in all other locations
Walkways	0.2 (at any point) 1.0 (average)	5.0 in the LSOD and 10.0 in all other locations
Along Front Lot Line Adjacent to the Street Frontage	0.0	2.0
Along a Lot Line Adjoining a Non-Residential Use or District	0.0	1.0
Along a Lot Line Adjoining a Residential Use or District	0.0	0.5

- (4) Demonstration of Compliance. Compliance with the lighting design criteria shall be demonstrated by the applicant submitting the following information as part of the required site plan:
- a) Lighting plan showing light fixture locations and type designations;
 - b) Lighting equipment specifications and data sheets, including fixture height; and
 - c) Manufacturer's cut-sheets and any other materials or information required to convey the intent of the lighting design.
- (5) Photometric Plans. The Township may require a photometric plan to ensure that the intent and requirements of this Section are met. When required, a photometric plan (lighting grid) shall be prepared by an electrical engineer. The photometric plan shall show horizontal luminance levels (footcandles) in a point-by-point format.

Section 3. Landscaping for LSOD and LMDCOD. Section 4.53 of the Robinson Township Zoning Ordinance shall be added in its entirety as follows.

Section 4.53 LANDSCAPING REQUIREMENTS FOR THE LSOD AND THE LMDCOD.

- (A) General Requirements.

- (1) Materials.
 - a) All plant materials shall be hardy, free of disease and insects, and indigenous to Ottawa County.
 - b) Artificial plant material shall not be used within any required landscaped area. This shall not preclude the use of stone, shredded bark, wood chips, lava rock, or similar accent materials within planting beds.
- (2) Number.
 - a) No substitution of plant species or sizes shall be allowed unless approved by the Zoning Administrator in writing.
 - b) Existing plant material that complies with the standards and intent of this Section may be credited toward meeting the landscape requirements.
 - c) The overall landscape plan shall not contain more than thirty-three (33) percent of any one (1) plant species.
- (3) Placement, Installation, and Maintenance.
 - a) Setback. Plant material shall not be placed closer than four (4) feet to any fence or lot line.
 - b) Placement. Where trees are placed in two (2) or more rows, planting shall be staggered in rows for a more natural appearance.
 - c) Utilities. All plant material shall be planted in a manner that will not cause damage to utility lines (above and below ground) or streets.
 - d) Drainage. All plant material shall be installed in a manner that does not alter drainage patterns on site or adjacent properties, or obstruct vision for safety of ingress or egress.
 - e) Maintenance. All landscaping shall be maintained after planting and regularly watered, fertilized, pruned, and kept free from disease. The owner or controlling party shall be responsible for maintenance.
 - f) Replacement. Diseased or dead plants, trees, or shrubs shall be replaced within one (1) growing season.
 - g) Groundcover. All landscaped areas shall be mulched and those not containing trees and shrubs shall be planted with ground cover. Mulch, of any type, is not considered groundcover, nor is it a substitute for ground

cover. However, mulch (including shredded bark, wood chips, lava rock, decorative stone, and similar generally accepted landscape accent materials) may be used around planting beds.

- h) Berms. Berms shall be designed to vary in height and shape to create a more natural flowing appearance. The maximum slope for a berm shall be one (1) foot vertical to three (3) feet horizontal.

(B) Landscape Plans. Landscape plans shall include the following.

- (1) Landscape plans shall be prepared and sealed by a registered landscape architect.
- (2) Proposed landscaping shall be shown on a separate drawing at the same scale as the required site plan. To ensure that landscaping is not affected by and does not interfere with utilities, the plans shall indicate all existing or proposed utilities and easements.
- (3) Planting plans shall show all landscaped areas and plants listed in a table by common and scientific name including quantities, size at planting, and anticipated mature height and spread. Anticipated mature height and spread shall be shown on the plan with circles indicating anticipated plant size at maturity.
- (4) Text shall accompany the landscape plan, providing calculations for the proposed landscaping and describing how the plan complies with the regulations of this Section.
- (5) Existing natural and man-made landscape features and proposed buildings and structures, as required for the site plan, shall be clearly indicated.
- (6) Landscape plans shall show all existing trees (four [4] inch caliper or greater) located in portions of the site that will be built upon or otherwise altered. Trees shall be labeled “To Be Removed” or “To Be Saved” on the site plan.
- (7) Measures to protect existing trees to be saved shall be noted on the plans.

(C) Plan Modifications. The Township may modify the requirements of this Section under any of the following circumstances.

- (1) Existing vegetation, topographic, or built features make compliance with requirements unnecessary or difficult to achieve.
- (2) The application of requirements will result in a significant loss of existing vegetation, or natural or cultural features.
- (3) Modification of requirements will clearly result in a superior design that could not be otherwise achieved.

(D) Bonding. The developer shall be required to post a financial guarantee in accordance with Section 31.14 with the Zoning Administrator to ensure that any trees or other landscaping plantings that die within two (2) years of planting shall be replaced.

(E) Buffering.

(1) General Requirements.

- a) A landscape buffer area is required for the LSOD and the LMDCOD per the following table.
- b) A buffer area is not required if the qualifying adjacent Zoning Districts are separated by a street.
- c) The buffer area shall run parallel to the applicable lot line and plantings shall fall within the required buffer area width.
- d) A buffer area shall be required even when the adjacent property is undeveloped.
- e) Buildings, structures, and parking lots may not encroach into the buffer area. Driveways may travel across required buffer areas.
- f) Stormwater management measures, such as areas for infiltration or retention, may be located in the buffer area, provided, the planting requirements of this Section can still be met.

(2) Buffer Requirements. Buffer area types applicable to the following Zoning Districts are indicated in the following table.

Buffer Area Landscape Requirements			
District	Adjacent District	Min. Width (Feet)	Min. Landscaping Requirements Per 50 Linear Feet
LMDCOD- Highway Commercial, LSOD	A-1, A-2, RR, R-1, R-2, PUD, E-1	10	<ul style="list-style-type: none"> ■ 1 canopy tree or 1 evergreen tree ■ 1 ornamental tree or 12 shrubs
LMDCOD- Community Commercial	A-1, A-2, RR, R-1, R-2, PUD, E-1	10	<ul style="list-style-type: none"> ■ 1 canopy tree ■ 1 evergreen tree or 1 ornamental tree ■ 8 shrubs

Buffer Area Landscape Requirements			
District	Adjacent District	Min. Width (Feet)	Min. Landscaping Requirements Per 50 Linear Feet
LMDCOD- Industrial	A-1, A-2, RR, R-1, R-2, PUD, E-1, LMDCOD Highway Commercial, LMDCOD Community Commercial	25	<ul style="list-style-type: none"> ■ 2 canopy trees ■ 1 evergreen tree or 1 ornamental tree ■ 12 shrubs

(3) Buffer Alternatives.

- a) Plants may be arranged formally or informally for a more natural effect.
- b) Berms may be constructed in a buffer area to supplement landscaping. Minimum landscaping requirements shall be reduced by fifty (50) percent where a berm at least three (3) feet in height is constructed for at least eighty-five (85) percent of the length of the buffer area. Minimum buffer width must shall be maintained.
- c) A privacy fence maybe be used to supplement landscaping. For the linear footage a privacy fence is used, the minimum landscaping requirement shall be reduced by seventy-five (75) percent. Minimum buffer width must shall be maintained. To qualify for the reduction, privacy fences must meet the following requirements:
 - i. Six (6) feet minimum height;
 - ii. Placed at least five (5) feet from the lot line; and
 - iii. Gaps between pickets must be no greater than one-half (1/2) inch.
- d) Where the distance between the building, parking area, or use is more than two hundred (200) feet from a side or rear lot line, the minimum landscaping requirement along that lot line may be reduced by fifty (50) percent.

(F) Front Yard Landscaping.

- (1) Applicability. For all uses within commercial and industrial Zoning Districts and all non-residential and non-agricultural uses in the agricultural and residential Zoning Districts, general front yard landscaping is required.

- (2) Requirements. For every one hundred (100) linear feet of street frontage, or fraction of one hundred (100) feet, the following minimum landscaping shall be provided in the front yard, in addition to any other requirement in this Section.
 - a) Any combination of five (5) canopy, evergreen, or ornamental trees shall be provided. At least one (1) must be a canopy tree and at least one (1) must be an evergreen tree.
 - b) Six (6) shrubs shall be provided.
 - (3) Placement. Landscaping may be placed anywhere within the front yard, between the principal structure and the front lot line.
 - (4) Spacing. The required landscaping may be spaced along the frontage according to the number of plants required based on the linear frontage; or it may be planted in informal groupings, provided that the plants are distributed along the frontage so that there are no gaps greater than fifty (50) feet, relative to the front lot line, between canopy or evergreen trees.
- (G) Parking Lot Landscaping.
- (1) Applicability. Parking lots with more than ten (10) spaces shall be landscaped to provide shade and to break up the visual appearance of large paved areas.
 - (2) Requirements. Parking lot landscaping and design shall meet the following minimum requirements.
 - a) One (1) tree for every ten (10) parking spaces shall be planted within the parking lot. Trees shall be canopy species. While drought tolerant native species are preferred, other species may be planted within parking areas if approved by the Township.
 - b) Parking lots shall contain landscape islands or peninsulas. Each shall be a minimum of ten (10) feet wide, although islands may be combined to ensure a better environment for tree and plant growth. Each island shall be planted with a minimum of two (2) trees to provide shade and to break up the visual monotony of large paved parking lots. Each peninsula shall be planted with a minimum of one (1) tree. Trees shall be planted at least three (3) feet from the edge to avoid contact with vehicles.
 - c) Landscaping shall be arranged so as not to obscure traffic signs or fire hydrants, or obstruct sight distance within the parking area and at driveway entrances.

- d) All landscape areas shall be protected by raised curbs, parking blocks, or other similar methods to prevent damage. However, alternative low impact design solutions shall be encouraged, such as areas for stormwater infiltration.

Section 4. Screening Requirements. Section 4.54 of the Robinson Township Zoning Ordinance shall be added in its entirety as follows.

Section 4.54 SCREENING.

(A) Outdoor Trash Storage.

- (1) All trash storage areas shall be visually screened from streets by means of a fence constructed of wood, comparable wood substitute, or masonry that is a minimum of four (4) feet in height for garbage cans and six (6) feet in height for dumpsters.
- (2) A screen shall consist of berms or landscaping, either in combination with or as a substitute for a fence or wall. Any alternate design is subject to Township approval that it either provide the same or enhanced screening as required by this Section.

(B) Off-Street Parking. Except for entrance/exit areas, all off-street parking areas will be screened from view from adjacent streets.

- (1) Parking areas shall be screened from view along the front lot line and any residential property line by a continuous two and one-half (2-1/2) to three (3) foot tall screen.
- (2) The screen shall consist of landscaping, berms, a screen wall, or any combination of these elements.

Section 5. Access Management - LSOD and LMDCOD. Section 4.55 of the Robinson Township Zoning Ordinance shall be added in its entirety as follows.

Section 4.55 ACCESS MANAGEMENT FOR THE LSOD AND LMDCOD.

- (A) Intent. This Section regulates the number and spacing of access points in the LSOD or the LMDCOD. The objectives of this Section are to improve traffic operations; reduce potential for crashes; improve pedestrian travel; preserve the vehicular carrying capacity of streets; implement the standards of the Michigan Department of Transportation Access Management Guidebook, applicable model codes, the M-45 Access Management Plan, and the Transportation Research Board Access Management Manual; and ensure reasonable but not necessarily the most direct access to properties.
- (B) Jurisdiction. The standards of this Section apply to areas which are under Township jurisdiction through its approval process for land divisions, site plan review, and special

uses. The standards within this Section may be more restrictive than the standards of the Michigan Department of Transportation or the Ottawa County Road Commission, which have jurisdiction over streets and review and approve access design. The Township has developed the standards of the Section to complement the standards of the Michigan Department of Transportation and the Ottawa County Road Commission for streets. Where any conflicts arise, the more stringent standard shall apply. This Section sets forth procedures to help ensure a consistent review and approval process.

(C) **Applicability.** For all land within the LSOD or the LMDCOD, the following applications must comply with the standards in this Section.

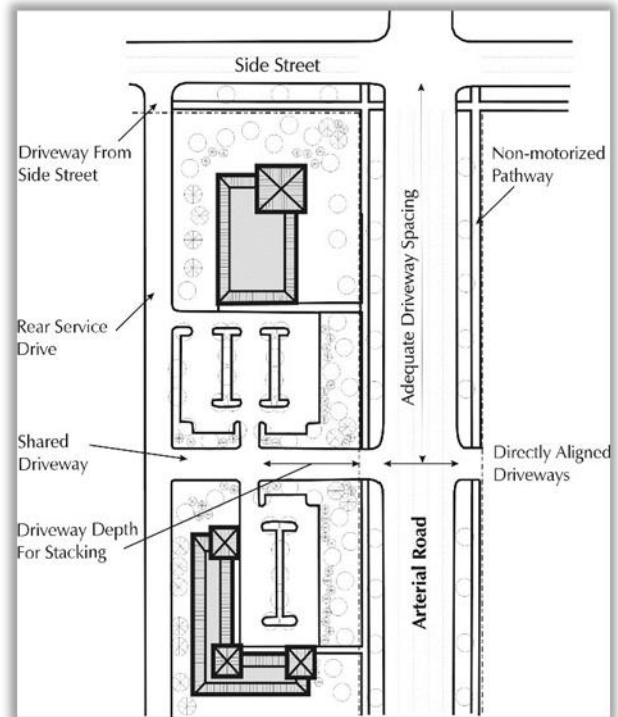
- (1) Land division, subdivision, and site condominium applications; and
- (2) Site plan review applications.

(D) **Standards.** Unless otherwise noted, spacing and offsets shall be measured from centerline to centerline.

(1) **Number of Driveways.** Adequate ingress and egress to all off-street parking, stacking, and loading spaces shall be provided by means of the fewest access points necessary. Access points shall be limited to one (1), unless it can be shown that the property will generate sufficient traffic volumes to require two (2) points of access or that additional access points are necessary for safe operations internal to the property. Should an additional access point be needed, joint access shall be sought with adjacent property owners.

(2) **Driveway Location in General.** Access drives shall be located to interfere as little as possible with the use of adjacent properties and the flow of traffic on adjacent streets, to avoid undue interference with pedestrian access, and to provide the required site distance and the most favorable driveway grade.

- a) Access drives on corner lots shall be located as far from the street intersection as practicable.
- b) Driveways shall be prohibited on M-45 and Lincoln Street where access from other streets is available.



- c) Details must be provided to confirm adequate sight distance per Ottawa County Road Commission standards.

(3) Driveway Spacing Standards.

- a) Minimum spacing requirements between a proposed commercial driveway and an intersection either adjacent or on the opposite side of the street may be set on a case-by-case basis but shall not be less than the distances listed below, unless otherwise approved by the Ottawa County Road Commission or, if located on M-45, the Michigan Department of Transportation. For curbed sections, spacing and offsets shall be measured from centerline to centerline. For uncurbed sections, the following measurements are from the near edge of the proposed driveway, measured at the throat perpendicular to the street, to the near lane edge of the intersecting street or pavement edge.

Minimum Commercial Driveway Spacing From Street Intersections		
Location of Driveway	Minimum Spacing for a Full Movement Driveway (Feet)	Minimum Spacing for a Channelized Driveway Restricting Left Turns (Feet)
Along M-45, Lincoln Street, 120 th Avenue, and 124 th Avenue	250	125
Along other Streets	75	50

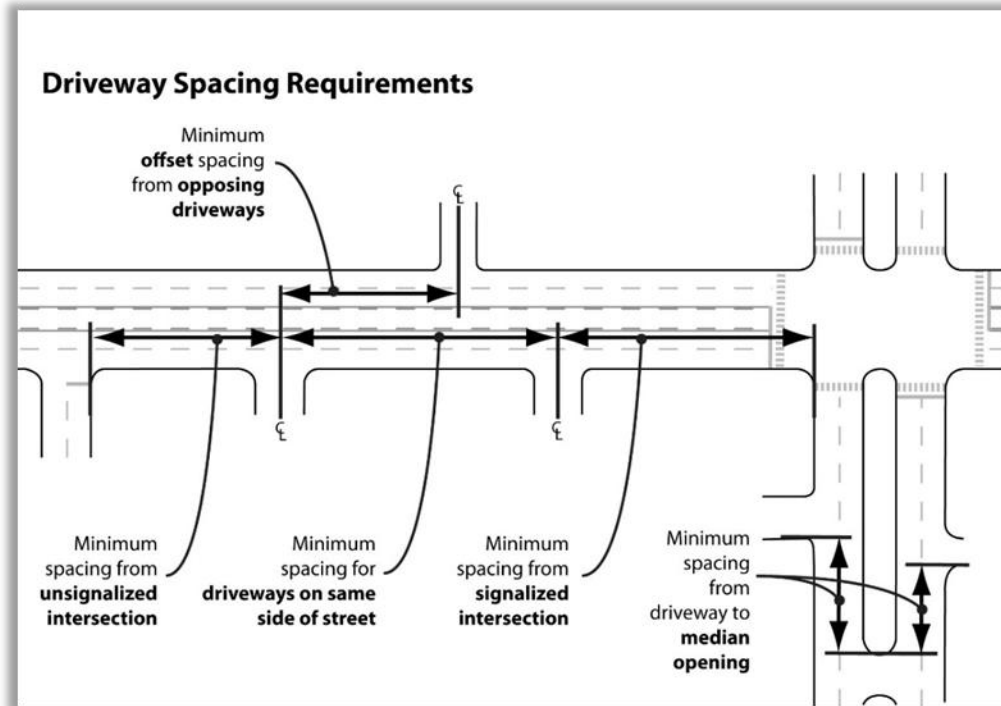
- b) Minimum spacing between two (2) commercial driveways shall be determined based upon posted speed limits along the parcel frontage. The minimum spacing indicated below is measured from centerline to centerline.

Posted Speed Limit (MPH)	Minimum Driveway Spacing (In Feet)
45	300
50 and higher	330

- c) To reduce left-turn conflicts, new commercial driveways shall be aligned with those across the street where possible. If alignment is not possible, driveways shall be offset a minimum of two hundred fifty (250) feet along arterial streets (State trunk lines or County primary roads) and one hundred fifty (150) feet along collector and local streets (County local roads and subdivision streets) from those on the opposite side of the street. These standards may be reduced by the Township if approved by the Michigan Department of Transportation or the Ottawa County Road

Commission, as appropriate. Longer offsets may be required depending on the expected inbound left-turn volumes of the driveways.

- d) In the case of expansion, alteration, or redesign of an existing development where pre-existing conditions prohibit adherence to the minimum commercial driveway spacing standards, the Township may modify the driveway spacing requirements. Such modifications shall be of the minimum amount necessary, but in no case shall spacing of a full-access driveway be less than sixty (60) feet, measured centerline to centerline.



- (4) Consideration of Adjacent Sites. Access shall be located to ensure the adjacent site(s) can also meet the access location standards.
- (5) a) **Shared Driveways.** Where noted above, or where the Township determines that reducing the number of access points may have a beneficial impact on traffic operations and safety while preserving the property owner's right to reasonable access, a shared commercial driveway, frontage road or rear service drive connecting two (2) or more properties or uses may be required. In particular, service drives may be required where recommended in the M-231 Sub-Area Plan; near existing traffic signals or near locations having potential for future signalization; along major arterial streets with high traffic volumes; and along segments with a relatively high number of accidents or limited sight distance.

- b) Shared commercial driveways and service roads shall be within an access easement recorded with the Ottawa County Register of Deeds. A draft of the access easement shall be provided to the Township for review prior to filing. The number of accesses along a service road shall be according to the standards of this Section. The Township may allow temporary access where the service road is not completed if a performance bond or other financial guarantee is provided which assures elimination of the temporary access upon completion of the service road. A Zoning Certificate of Compliance shall not be issued until the financial guarantee has been submitted to and approved by the Township.
- (6) Access Design. Where practical given right-of-way constraints, driveways shall be designed with radii, tapers and other geometrics as determined by the Ottawa County Road Commission or the Michigan Department of Transportation, to minimize the impacts of inbound right turns on traffic flow.
- (E) Administration. Applications subject to review shall be processed according to the following.
- (1) Submittal Information. Along with any other information required in Section 31.7, applicants for developments subject to review according to this Section shall submit the following.
 - a) The applicant shall submit dedicated road or service drive locations; proposed locations of driveways and shared access easements where applicable, access drives, and street intersections; driveway locations on the same side and the opposite side of the street, within one hundred fifty (150) feet of the development site; dimensioned fire lanes, including curve radii; and any information requested by the Township necessary to review site access.
 - b) If the applicant requests a modification, the Township may require submittal of a transportation impact report, prepared by a qualified traffic engineer, to verify the need for additional driveways or to justify a modification from the standards of this Section. The traffic study should contrast the daily and peak hour trip generation rates for representative use in the current and requested Zoning District. The determination of representative uses shall be made by the Township.
 - c) The applicant shall submit evidence that the Ottawa County Engineer or, if located on M-45, Michigan Department of Transportation staff, has been sent a copy of the proposed plan for review and approval.
 - (2) Allowed Modifications. The Township may modify the standards of this Section, but only upon receiving input and approval from the Ottawa County Road

Commission or, if located on M-45, the Michigan Department of Transportation. Modifications shall only be approved in the following situations.

- a) The modification will allow an existing driveway to remain that does not meet the standards of this Section but that has, or is expected to have, very low traffic volumes (less than fifty [50] in-bound and out-bound trips per day) and is not expected to significantly affect traffic operations.
- b) The use is expected to generate a relatively high number of trips and an additional driveway will improve overall traffic operations.
- c) Practical difficulties exist on the site that make compliance unreasonable (e.g., sight distance limitations, existing development, topography, unique site configuration or shape), or existing off-site driveways make it impractical to fully comply with the standards.
- d) Restricted turning movements will be further restricted by driveway design so that the driveway is not expected to significantly affect traffic flow.

Section 6. Bicycle and Pedestrian Requirements. Section 4.56 of the Robinson Township Zoning Ordinance shall be added in its entirety as follows.

Section 4.56 BICYCLE AND PEDESTRIAN ACCOMMODATIONS.

- (A) Sidewalks shall be provided along portions of sites that have frontage on a street or private road for safe pedestrian movement and to enhance the pedestrian accessibility of the site. Sidewalks shall be designed to Ottawa County Road Commission standards. In cases where a sidewalk, or a portion of a sidewalk, is outside of the street, a public easement for sidewalk purposes shall be provided to the Township. Sidewalks shall be installed in conjunction with the development of the site unless arrangements are approved by the Township to install the sidewalks at a subsequent date.
- (B) The Township shall have the authority to require that a non-motorized pathway be provided for the site in lieu of the required sidewalk if the site abuts a street for which a non-motorized pathway has been commenced or is recommended in any future Township plan. The pathway shall be installed in conjunction with the development of the site unless arrangements are approved by the Township to install the pathway at a subsequent date. Pathways shall be a minimum of ten (10) feet in width and constructed in accordance with all other standards established by the Township. The Township may require a wider path if necessary to meet anticipated usage, to comply with non-Township funding requirements, or to align in width with existing or planned pathways on adjacent or nearby properties. In cases where a pathway, or a portion of a pathway, must be located outside of the street, a public easement for pathway purposes shall be provided to the Township.

Section 7. Zoning Districts. Section 5.1 of the Robinson Township Zoning Ordinance shall be restated in its entirety as follows.

Section 5.1 PURPOSE.

For the purpose of this Ordinance, the Township is hereby divided into fourteen (14) classes of Zoning Districts known as:

- A-1, Agricultural Zoning District;
- A-2, Agricultural Service Zoning District;
- RR, Rural Residential Zoning District;
- E-1, Lowland Resource Conservation Overlay Zoning District;
- R-1, Residential One-Family Zoning District;
- R-2, Residential Multiple-Family Zoning District;
- B-1, Neighborhood Commercial Zoning District;
- B-2, General Business Zoning District;
- I-1, Industrial Zoning District;
- I-2, Industrial Zoning District;
- M-1, Mining Zoning District;
- LSOD, Lincoln Street Overlay Zoning District;
- LMDCOD, Lake Michigan Drive Commercial Overlay District; and
- PUD, Planned Unit Development Zoning District.

Section 8. Zoning Map Amendment. The Robinson Township Zoning Map, incorporated into the Robinson Township Zoning Ordinance by Section 5.2 of the Robinson Township Zoning Ordinance, shall be revised in the following manner:

- (A) Exhibit A:
 - (1) Primary Growth Area, for the LMDCOD, shall be added to the Zoning Map, illustrating the Industrial Sub-District, the Community Commercial Sub-District, and the Highway Commercial Sub-District; this area includes:

- a) Permanent Parcel Number: 70-08-21-400-032 (11450 - 120th Avenue, Grand Haven); SE 1/4 OF SE 1/4 EXC M-231 R/W, ALSO EXC M-45 R/W, ALSO EXC COM SE COR, TH N PAR TO SEC LI 394.5 FT, W 1125.2 FT PAR TO S 1/8 LI, S 391.1 FT, TH E 1125.6 FT TO BEG. SEC 21 T7N R15W;
 - b) Permanent Parcel Number: 70-08-21-400-017 (12073 Lake Michigan Drive, Grand Haven); PART OF SE 1/4 OF SE 1/4 COM N 0D 15M 29S E 156.6 FT & N 87D 0M 59S W 380.07 FT FROM SE SEC COR, TH N 87D 0M 59S W 300.07 FT, N 0D 15M 29S E 234.55 FT, S 87D 17M 54S E 300 FT, S 0D 15M 29S W 236.03 FT TO BEG. SEC 21 T7N R15W 1.62 A;
 - c) Permanent Parcel Number: 70-08-21-400-018 (12011 Lake Michigan Drive, West Olive); PART OF SE 1/4 OF SE 1/4 COM N 0D 15M 29S E 156.6 FT FROM SE SEC COR, TH N 87D 0M 59S W 380.07 FT, N 0D 15M 29S E 236.03 FT, S 87D 17M 54S E TO A PT N 0D 15M 29S E 237.9 FT FROM BEG, TH S 0D 15M 29S W 237.9 FT TO BEG. SEC 21 T7N R15W 2 A M/L;
 - d) Permanent Parcel Number: 70-08-22-300-011; PART OF SW 1/4 COM S 1993.97 FT FROM W 1/4 COR, TH S 87D 35M 49S E 1664.25 FT, S 0D 16M 42S E 669.7 FT TO S SEC LI, N 87D 35M 49S W TO SW SEC COR, TH N TO BEG, EXC M-45 R/W, ALSO EXC COM S 88D 26M 43S E 65.52 FT & N 01D 52M 57S E 156.38 FT FROM SW SEC COR, TH N 28D 17M 53S W 158.17 FT TO W LI OF SEC 22, S 0D 50M 42S E 136.85 FT ALG SD LI, TH S 88D 07M 03S E 73.04 FT ALG N LI OF M-45 TO BEG. SEC 22 T7N R15W;
 - e) Permanent Parcel Number: 70-08-27-100-005 (11728 - 120th Avenue, West Olive); N 1/2 OF NW 1/4, EXC COM NE COR, TH S TO N 1/8 LI, W 616 FT, TH NW'LY TO PT 670 FT W OF NE COR, TH E 670 FT TO BEG, ALSO EXC HWY M-45 R/W, ALSO EXC COM NW SEC COR, TH S 0D 46M 17S E 539.8 FT ALG W SEC LI, N 89D 13M 43S E 51 FT, N 0D 46M 17S W 537.68 FT, TH N 88D 26M 43S W 51.04 FT TO BEG. SEC 27 T7N R15W; and
- (2) Rezone to A-1, shall be added to the Zoning Map, illustrating property to be rezoned to the A-1 Agricultural Zoning District (Permanent Parcel Numbers: 70-08-21-500-004 and 70-08-21-400-029), the legal descriptions of which are as follows:
- a) 70-08-21-500-004: M-231 R/W CS 70114 #C-302 PART OF SE 1/4. SEC 21 T7N R15W;

- b) 70-08-21-400-029: W 1/2 OF SE 1/4 EXC N 570 FT, ALSO EXC COM S 1/4 COR, TH N 02D 50M 19S W 635.5 FT, N 89D 42M 03S E 200 FT, S 02D 50M 19S E 635.5 FT, TH S 89D 42M 03S W 200 FT TO BEG, ALSO EXC LAKE MICHIGAN DR (HWY M-45) R/W, ALSO EXC M-231 R/W. SEC 21 T7N R15W; and

(B) Exhibit B: Secondary Growth Area, for the LSOD, shall be added to the Zoning Map; this area includes:

- (1) Permanent Parcel Number: 70-08-16-200-041; N 330 FT OF NW 1/4 OF NE 1/4, EXC M-231 R/W. SEC 16 T7N R15W.

Section 9. Permitted Uses in the B-2 General Business Zoning District. The permitted uses in the B-2 General Business Zoning District, Section 13.2 of the Robinson Township Zoning Ordinance, shall be revised by eliminating and preserving for future use subsection (D) and subsection (E); the balance of Section 13.2 shall remain unchanged.

Section 10. Uses Requiring Special Approval. Section 13.3 of the Robinson Township Zoning Ordinance, concerning uses requiring special approval in the B-2 General Business Zoning District, shall be amended by adding subsection (Q) to state in its entirety as follows.

(Q) Clubs, lodges, assembly halls, and dance pavilions; also outdoor gatherings related to these listed uses, provided the following conditions are met.

- (1) Adequate parking shall be provided, with parking attendants if deemed necessary by the Township, given the size and location of the request.
- (2) Adequate receptacles shall be provided for trash and recyclable materials.
- (3) Adequate food and water stations shall be provided.
- (4) Lighting and sound equipment, if any, shall be identified and reasonable for the area.
- (5) Generators for temporary electrical services shall be identified if provided, and shall be provided if necessary for public safety.
- (6) First aid stations shall be identified if provided, and shall be provided if necessary for public safety.
- (7) An adequate number of portable toilets shall be provided for any outdoor gathering or activity.
- (8) If necessary given the size of the request and the size of the property and the adjoining uses, security fences shall be required.

- (9) Adequate medical personnel shall be provided during the hours of operation.
- (10) The application shall be subject to review and approval of the applicable public safety agencies.

Section 11. Chapter 17 Lincoln Street Overlay Zoning District. Chapter 17 of the Robinson Township Zoning Ordinance shall be added in its entirety as follows.

CHAPTER 17

LINCOLN STREET OVERLAY ZONING DISTRICT

Section 17.1 **PURPOSE.**

The purpose of the Lincoln Street Overlay Zoning District (LSOD) is to implement the vision and recommendations of the M-231 Sub-Area Plan for the Secondary Growth Area. The LSOD is only applicable to underlying land within its boundaries that is zoned in the B-1 Zoning District. The intent of the LSOD is to allow for a limited amount of neighborhood-scale services, office, and retail that is compatible with the surrounding residential area. Uses shall serve the needs of residents living in nearby neighborhoods and accommodate a limited amount of M-231 travelers. The creation of the LSOD acknowledges that the Lake Michigan Drive Commercial Zoning Overlay District (LMDCOD) falls within the Primary Growth Area designated in the M-231 Sub-Area Plan, where more intensive commercial and industrial uses are suitable.

All uses in the LSOD are designated as special uses and must be reviewed in accordance with the process outlined in Chapter 32 of this Ordinance. In addition to all other applicable special use and site plan standards, all uses within the LSOD are subject to the requirements and standards listed in this Chapter and the spatial and dimensional requirements included in Chapter 30. Furthermore, development proposals shall be consistent with applicable goals and policies of the M-231 Sub-Area Plan.

Section 17.2 **USES REQUIRING SPECIAL APPROVAL.**

One (1) or more of the following uses may be allowed after approval and issuance of a special use permit as provided in Chapter 32 of this Ordinance.

- (A) Retail commercial establishments, personal services, and professional offices. Individual buildings are limited to a maximum of two (2) business entities. Drive-thru facilities are prohibited.
- (B) Post offices and similar governmental offices of no more than seven hundred-fifty (750) square feet.
- (C) Small tower-mounted wind energy turbines and small structure-mounted wind energy turbines.

- (D) Restaurants (but not including drive-in or drive-thru service).
- (E) Automobile service stations provided the following conditions are met.
 - (1) A maximum of four (4) pumps is permitted. A single pump serves two (2) vehicles, with one (1) fuel dispensing hose on each side.
 - (2) Outdoor display and storage are prohibited.
 - (3) No automobile service station shall include any of the following uses: general vehicle repair; engine rebuilding; rebuilding or reconditioning of motor vehicles; vehicle collision services such as body, frame, or fender straightening and repair; vehicle painting and/or undercoating.
 - (4) Except for routine servicing of automobiles, all business activities shall be conducted in a completely enclosed building.
 - (5) All gasoline, kerosene, diesel fuel, or other flammable and combustible liquids shall be stored in a manner which complies with the Michigan Administrative Rules for the storage of such materials as promulgated by the State Fire Safety Board.
- (F) Contractor's and trades offices without outdoor storage.
- (G) Roadside stands (seasonal and portable display stands for the retail sale of farm produce).
- (H) Group day-care homes and child care centers, licensed under Act 116 of the Michigan Public Acts of 1973, as amended.
- (I) Churches.

Section 17.3 BUILDINGS.

In addition to the requirements of the underlying Zoning District, all buildings in the LSOD shall comply with the requirements below. Requirements listed in this Section supersede requirements of the underlying Zoning District.

- (A) Architecture. Architectural design and form shall retain and strengthen the character of traditional rural buildings. The applicant shall demonstrate consideration of alternatives and compliance with the M-231 Sub-Area Plan, and provide justification for the selected design.
- (B) Materials. Horizontal clapboard siding shall be used for all exterior walls. Heavier building materials, such as stone or masonry, may be used no higher than four (4) feet above the finished grade of the adjacent exterior wall.

- (C) Elements. Each building shall include overhangs, such as porches or awnings, projecting no less than five (5) feet from the exterior wall on any side of the building fronting a street or parking area. Porches must be supported by square wood posts.
- (D) Fenestration. At least seventy (70) percent of ground level facades between two (2) and eight (8) feet above grade and facing a street must be windows and doors. Door and window requirements for the first floor of a building on a corner lot that faces a lesser traveled street may be reduced to fifty (50) percent.
- (E) Compatibility. The color, height, materials, and façade treatment of new development shall not dramatically contrast with the predominant style of other commercial buildings within the LSOD, unless the Township finds that an existing commercial building within the LSOD is inconsistent with the requirements of this Section.

Section 17.4 SITE.

- (A) Required Yards. Front building lines shall fall within a build-to zone (Section 30.2). Front yards shall be minimized within this Zoning District to bring uses closer to the street, reinforcing the neighborhood scale. The yard of any lot fronting Lincoln Street or 124th Avenue is considered a front yard.
- (B) Building Orientation. Buildings shall face the street, parallel to the street, with major roof ridges either parallel or perpendicular to the street.
- (C) Parking. Parking areas shall be placed behind buildings that front 124th Avenue and Lincoln Street, unless at the corner of an intersection of two (2) County primary roads or two (2) County local roads or one (1) of each. In this case, parking may be next to the building, as long as the building is placed closer to the corner of the lot abutting the intersection.
- (D) Civic Space. At least one (1) civic space shall be provided per site plan, including but not limited to small parks, playgrounds, sitting areas, plazas, courtyards, or other similar common areas provided for public gathering and interaction. Amenities such as benches, planters, lighting, fountains, art, and landscaping that further the design theme of the project and encourage interaction shall be provided. The developer shall provide civic space that is designed and sized commensurate with the scale of the proposed development, intended user, level of public access, occupant load, and type of lot. The Township shall determine the appropriateness of the type, size, and extent of the required civic space based on these factors. The civic space may be part of any open space required for the development.

Section 17.5 SIGNS AND LIGHTING.

- (A) Signs. Where conflicting, this Section shall supersede the sign requirements and standards included in Section 4.44 of this Ordinance.

- (1) The building materials, color scheme, design, and method of illumination of signage must be compatible with the architecture and design of the principal building.
- (2) Sign faces shall be constructed of durable natural materials or materials visually resembling a natural product. Signs shall respect the rural character of this Zoning District and shall be or have the appearance of being multi-dimensional, such as having the appearance of carved or sandblasted wood.
- (3) If illuminated, signs shall be down lit using cut-off fixtures in accordance with Section 4.34. Internal illuminated signs, digital signs, and electronic message boards are prohibited.
- (4) Externally and internally mounted electric neon signs are prohibited.
- (5) Colors.
 - a) Earth tone colors shall be prioritized over bright or primary colors, regardless of corporate or franchise colors. Neon colors are not permitted.
 - b) Sign backgrounds, support posts, and frames shall be a neutral base color.
- (6) Business development identification signs are required for any project with multiple buildings on a single lot and for commercial subdivisions.
- (7) Only those signs permitted in the following table shall be allowed in the LSOD.

Permitted Signs and Requirements	
Wall, Suspended and Projecting signs	
Number	One (1) per business entity, per street frontage, or per parking area frontage; maximum of two (2) per business entity.
Size	<ol style="list-style-type: none"> a. Wall signs: No more than ten (10) percent of the building façade on which it is placed, and no more than sixteen (16) square feet per sign, per façade. b. Suspended and projecting signs: Six (6) square feet maximum.
Height	Suspended and projecting signs: Minimum height clearance of eight (8) feet.

Permitted Signs and Requirements	
Other	<ul style="list-style-type: none"> a. Signs shall be placed below the eave of a roof. b. Wall signs shall not project more than six (6) inches from the exterior wall. c. Projecting signs not covered by an awning or overhang shall not extend more than five (5) feet from the exterior wall. d. Suspended signs shall not extend beyond the overhang on which they are affixed.
Sandwich Board Signs	
Number	One (1) per business entity; maximum of two (2) per building.
Size	Six (6) square feet maximum, thirty (30) inches wide maximum, forty-two (42) inches high maximum.
Other	<ul style="list-style-type: none"> a. Signs shall not interfere with pedestrian or bicycle travel. b. Signs may only be displayed during business hours open to the public. c. Signs must be constructed with painted wood panels.
Freestanding	
Number	<ul style="list-style-type: none"> a. One (1) per street frontage per lot; maximum of two (2) per lot. b. Prohibited when a business development identification sign is required.
Size	Twenty-four (24) square feet maximum.
Height	Six (6) feet maximum.
Location	Five (5) feet from any street and fifteen (15) feet from any other lot line.
Other	<ul style="list-style-type: none"> a. Non-digital changeable copy signs are permitted for gasoline price signs. b. Signs must be placed parallel or perpendicular to the street. c. Signs shall be mounted on wood posts, hung from a wood crossbar between posts, or hung from an extended arm. d. The permitted framework for a freestanding sign shall include: a four (4) by four (4) inch post along with a four (4) by four (4) inch mast arm extension; two (2) four (4) by four (4) inch posts along with a four (4) by four (4) inch cross beam; or two (2) four (4) by four (4) inch posts on both sides of the sign.
Business Development Identification Sign	
Number	One (1) per street per development (one [1] lot with multiple buildings or a commercial subdivision), maximum of two (2) per development.
Size	Forty-Eight (48) square feet maximum.

Permitted Signs and Requirements	
Height	Eight (8) feet maximum.
Location	Five (5) feet from the street and fifteen (15) feet from any other lot line.
Window Signs	
Size	Interior window signs, in any amount, may not exceed twenty (20) percent of any window.
Other	Window signs shall not be illuminated.

- (B) Lighting. In addition to the requirements of Section 4.34, all light fixtures shall comply with the requirements below.
- (1) When incorporated on structures, lighting shall be mounted on the storefront walls, preferably centered on columns, between windows and doors or centered above the windows and doors of the storefront. Lighting may also be placed underneath overhanging porches, but must be recessed.
 - (2) On buildings, wall-mounted, traditional light fixtures, such as wall sconces, goose-neck lighting or other extended-arm mounted lights are required. The use of industrial wall pack lighting is prohibited.
 - (3) Pole-mounted light fixtures used to light walkways and parking areas must be a traditional or rural style.

Section 12. Chapter 18 Lake Michigan Drive Commercial Overlay Zoning District.
Chapter 18 of the Robinson Township Zoning Ordinance shall be added in its entirety as follows.

CHAPTER 18

LAKE MICHIGAN DRIVE COMMERCIAL OVERLAY ZONING DISTRICT

Section 18.1 PURPOSE.

The purpose and intent of the Lake Michigan Drive Commercial Overlay Zoning District (LMDCOD) is to implement the vision and recommendations of the M-231 Sub-Area Plan for the Primary Growth Area. The LMDCOD is only applicable to underlying land within its boundaries that is in the B-2 General Business Zoning District or I-1 Industrial Zoning District. Land included in any other Zoning District shall be rezoned to the B-2 or the I-1 Zoning District prior to being developed for commercial or industrial purposes under the LMDCOD.

The intent of the LMDCOD is to accommodate highway commercial, community-serving commercial, and community serving industrial uses within the Primary Growth Area. All uses in the LMDCOD are designated as special uses and must be reviewed in accordance with the

process outlined in Chapter 32 of this Ordinance. In addition to all other applicable special use and site plan standards, all uses within the LMDCOD are subject to the requirements and standards listed in this Chapter and the spatial and dimensional requirements included in Chapter 30. Furthermore, development proposals shall be consistent with applicable goals and policies of the M-231 Sub-Area Plan.

Section 18.2 USES REQUIRING SPECIAL APPROVAL.

One (1) or more of the following uses may be allowed after approval and issuance of a special use permit as provided in Chapter 32 of this Ordinance.

(A) Highway Commercial Sub-District.

- (1) Retail commercial establishments, personal services, and professional offices, except for sexually oriented businesses. Individual buildings are limited to a maximum of three (3) business entities. Drive-thru facilities are permitted.
- (2) Restaurants, including drive-in or drive-thru service.
- (3) Automobile service stations provided the following conditions are met.
 - a) A maximum of eight (8) pumps is permitted. A single pump serves two (2) vehicles, with one (1) fuel dispensing hose on each side.
 - b) Outdoor display and storage are prohibited.
 - c) No automobile service station shall include any of the following uses: general vehicle repair; engine rebuilding; rebuilding or reconditioning of motor vehicles; vehicle collision services such as body, frame, or fender straightening and repair; vehicle painting and/or undercoating.
 - d) Except for routine servicing of automobiles, all business activities shall be conducted in a completely enclosed building.
 - e) All gasoline, kerosene, diesel fuel, or other flammable and combustible liquids shall be stored in a manner which complies with the Michigan Administrative Rules for the storage of such materials as promulgated by the State Fire Safety Board.
- (4) Hotels and motels.
- (5) Similar uses.

(B) Community Commercial Sub-District.

- (1) Retail commercial establishments, personal services, and professional offices, except for sexually oriented businesses. Individual buildings are limited to a maximum of three (3) business entities. Drive-thru facilities are not permitted.
 - (2) Financial and business service establishments, banks, credit unions, and insurance offices. Drive-thru facilities are permitted.
 - (3) Restaurants (not including drive-in or drive-thru service), taverns, and microbreweries.
 - (4) Post offices and similar governmental offices.
 - (5) Medical and dental services, clinics, and medical offices.
 - (6) Theaters.
 - (7) Commercial indoor recreational facilities.
 - (8) Schools, including public, private, or specialized training.
 - (9) Minor vehicle repair and vehicle wash, excluding wrecker service.
 - (10) Vehicle sales and rental- automobiles, light trucks, and boats.
 - (11) Outdoor display and storage, such as building or garden supplies, excluding lumberyards, limited to no more than ten (10) percent of the first floor gross floor area.
 - (12) Churches.
 - (13) Similar uses.
- (C) Industrial Uses.
- (1) Vehicle sales and rental- heavy trucks and equipment.
 - (2) Light manufacturing, processing, and packaging.
 - (3) Warehousing.
 - (4) Wholesale and distribution operations.
 - (5) Mini-warehouses and self-storage facilities.
 - (6) Specialized training schools.

- (7) Offices and services, such as landscaping and tree removal companies, exterminators, carpet cleaners, and contractor's offices.
- (8) Automobile repair station, excluding junk and salvage yards and wrecker service.
- (9) Outdoor display and storage, such as building or garden supplies, excluding lumberyards, limited to no more than twenty (20) percent of the first floor gross floor area.

Section 18.3 HIGHWAY COMMERCIAL AND COMMUNITY COMMERCIAL BUILDINGS.

In addition to the requirements of the underlying Zoning District, all buildings within the Highway Commercial and Community Commercial Sub-Districts of the LMDCOD shall comply with the requirements below. Requirements listed in this Section supersede requirements of the underlying Zoning District.

(A) Architectural Features/Façade Treatments.

- (1) Articulation. Long, uninterrupted facades are prohibited. Building bays, storefronts, entrances, columns, pilasters and other vertical elements shall be used in approximately fifteen (15) to twenty-five (25) foot increments to visually alter a building façade. Blank walls shall be avoided by including ground floor windows, recesses, extensions, and breaks in roof elevation.
- (2) Defined Stories. Cornice lines, stringcourses, or other architectural elements shall create recognizable divisions between stories of buildings.
- (3) Storefronts.
 - a) Storefront buildings shall be designed to create a distinct and visually separated ground floor through the use of accents such as a base panel between the sidewalk and the display windows, display windows, an entry framed by piers/pilasters, a sign band, a change in materials or textures, or an awning or canopy between the first and second floors.
 - b) Storefronts and building entrances shall be enhanced by awnings, canopies, or marquees.
- (4) Loading Areas. Loading docks, overhead doors, and other services entries may not be located on street-facing facades.

(B) Roofs.

- (1) Flat Roofs. Flat roofs are prohibited unless enclosed by a parapet of at least three (3) feet. Higher parapets may emphasize the primary street level building

entrance or corner of a building, but shall remain subject to the height restrictions of the LMDCOD.

- (2) Mechanical Equipment. Rooftop mechanical equipment shall be screened on all sides or concealed by a parapet so it is not visible from the ground as observed from the curb or pavement edge of the street and any sidewalks.
- (C) Window Transparency. Transparency requirements shall apply to the area of the façade between two (2) feet and ten (10) feet above the sidewalk regardless of where windows are located.
- (1) Tint and Reflection. Only clear or lightly tinted, non-reflective glass in windows, doors, and display windows shall be considered transparent.
 - (2) Interior View. Ground floor windows shall contain displays that are meant for viewing from the outside, or shall be unobstructed for a depth of not less than four (4) feet into the building.

Section 18.4 HIGHWAY COMMERCIAL AND COMMUNITY COMMERCIAL SITES.

- (A) Required Yards. Front building lines shall fall within a build-to zone (Section 30.2). Front yards shall be minimized within this Zoning District to bring uses closer to the street. The yard of any lot fronting Lake Michigan Drive or 120th Avenue is considered a front yard.
- (B) Building Orientation.
- (1) Storefronts shall be oriented to address and enhance public areas and pedestrian pathways.
 - (2) Buildings shall face and be parallel to the street, with major roof ridges either parallel or perpendicular to the street.
 - (3) In the Highway Commercial Sub-District, buildings shall be placed to define street edges, development entry points, and public gathering places. In the Community Commercial Sub-District, buildings shall be oriented toward the main frontage street or internal driveway system.
 - (4) Development sites with multiple buildings totaling twenty thousand (20,000) square feet floor area or more shall be configured in one (1) or more of the following ways.
 - a) Break up the site into a series of smaller areas defined by on-site streets, pedestrian walkways, or other circulation routes.

- b) Frame the corner of an adjacent street intersection or entry point to the development.
 - c) Frame and enclose parking areas, public spaces, or other site amenities on at least three (3) sides.
 - d) Frame and enclose outdoor dining or gathering spaces for pedestrians between buildings.
- (C) Parking. In the Highway Commercial Sub-District, parking lots shall be located in side or rear yards.
- (D) Civic Space. At least one (1) civic space shall be provided per site plan, including but not limited to small parks, playgrounds, sitting areas, plazas, courtyards, or other similar common areas provided for public gathering and interaction. Amenities such as benches, planters, lighting, fountains, art, and landscaping that further the design theme of the project and encourage interaction shall be provided. The developer shall provide civic space that is designed and sized commensurate with the scale of the proposed development, intended user, level of public access, occupant load, and type of lot. The Township shall determine the appropriateness of the type, size, and extent of the required civic space based on these factors. The civic space may be part of any open space required for the development.
- (E) Compatibility.
 - (1) Development shall be planned so land uses and densities create an appropriate transition to existing or planned uses and densities on adjoining properties.
 - (2) An appropriate relationship between the various uses and structures within a development shall be designed and constructed through the use of complementary materials, unified streetscape treatment, buffering, connectivity for vehicular and pedestrian movement, building orientation, parking location, and height.
 - (3) All structures shall be fully integrated into the development through common design themes, including but not limited to lighting, benches, walkways, commons spaces, landscaping, and other decorative features.
- (F) Pedestrian Accessibility. Development shall be concentrated in a compact and walkable area, subject to the following standards.
 - (1) Uses are concentrated to promote convenient pedestrian access.
 - (2) Pedestrian circulation is clearly defined and connects all uses.
 - (3) Connectivity for bicycle and pedestrian access is provided to adjacent developments.

- (4) Sidewalks are provided on each side of streets, private roads, and driveways throughout the development.
- (G) Strip Commercial. Strip commercial development characterized by single-story, uncoordinated, unconnected buildings with large street frontage parking lots is specifically prohibited. Strip malls with uncoordinated, unconnected out parcels are prohibited.
- (H) Open Space. Within the Community Commercial Sub-District, a minimum of ten (10) percent of each lot shall be preserved as open space.
 - (1) Streets, sidewalks, parking lots, and other impervious surfaces shall be excluded from required open space.
 - (2) Outside of streets or private roads, lands occupied by bike paths or recreational amenities may be counted as dedicated open space; provided, such impervious surfaces shall not constitute more than ten (10) percent of the total required open space.
 - (3) Up to twenty-five (25) percent of the dedicated open space requirement may be satisfied with land covered by water or by stormwater detention or retention basins if the Township determines that such a water body or basin constitutes an amenity that contributes to the character of the development and offers an active or passive leisure experience.

Section 18.5 INDUSTRIAL SITES.

- (A) Outdoor Use. All manufacturing, processing, and packaging operations shall occur within an enclosed building.
- (B) Truck Circulation. Industrial sites shall be designed to ensure adequate room for vehicle stacking, circulation, and turning movements.
- (C) Impacts. Activities shall not create noise, vibration, odor, fumes, or electrical or communications interference that can be detected to an unreasonable level by a reasonable person with normal senses off the premises.

Section 18.6 ASSESSMENT AGREEMENT.

According to the M-231 Sub-Area Plan, on-site treatment is not the desired long-term solution to sanitary sewage in the Primary Growth Area and the LMDCOD. As a condition of any special use permit issued by the Township, landowners shall agree to a special assessment agreement if they do not immediately connect to a public sanitary sewer system. This agreement will be a precursor to a future special assessment district that will fund construction of the public sanitary sewer system, as sewer infrastructure may not be feasible or cost-effective prior to a critical mass

of development. As projects are approved within the LMDCOD, they may be developed with on-site treatment facilities built to be expandable and ultimately convertible to connect to a public system.

Section 13. Section 30.2, Table of Minimum Lot Sizes and Yards. Section 30.2, the Table of Minimum Lot Sizes and Yards, of the Robinson Township Zoning Ordinance shall be amended as follows to add the LSOD and LMDCOD Zoning Districts; the remainder of Section 30.2 shall remain unchanged.

Section 30.2 TABLE OF MINIMUM LOT SIZES AND YARDS.

Zoning District	Minimum Lot Size - all criteria to be met			Minimum Required Yard, Feet		
	Width (Feet)	Depth (Feet)	Area	Front	Sides	Rear
LSOD	200	200	1 acre	50 minimum, 70 maximum (build-to zone adjacent to Lincoln St. and 124 th Ave.) ⁽ⁱ⁾ ; 20 feet for internal access roads	15	15
LMDCOD Highway Commercial Sub-District, North of M-45	200	200	1 acre	100 minimum, 120 maximum (build-to zone adjacent to M-45); 50 minimum, 70 maximum (build-to zone adjacent to 120 th Ave.) ^{(j), (k)} ; 20 feet for internal access roads	15	20

Zoning District	Minimum Lot Size - all criteria to be met			Minimum Required Yard, Feet		
	Width (Feet)	Depth (Feet)	Area	Front	Sides	Rear
LMDCOD Highway Commercial Sub-District, South of M-45	200	200	1 acre	155 minimum, 175 maximum (build-to zone adjacent to M-45); 50 minimum, 70 maximum (build-to zone adjacent to 120 th Ave.) ^{(i), (k)} ; 20 feet for internal access roads	15	20
LMDCOD Community Commercial Sub-District	250	250	2 acres	50 minimum, 70 maximum (build-to zone adjacent to 120 th Ave.); 20 for internal access roads	15	20
LMDCOD Industrial Sub-District	250	250	2 acres	75	50	50
					25 adjacent to industrial	25 adjacent to industrial
<p>⁽ⁱ⁾ A build-to zone is an area designated by minimum and maximum front yard requirements. The front building line of a structure shall be placed within this zone. Required front yards shall be measured from the right-of-way line.</p> <p>^(j) The build-to zone is measured from the street centerline for the LMDCOD when fronting M-45. All other required front yards shall be measured from the right-of-way line.</p> <p>^(k) A build-to zone is an area designated by minimum and maximum front yard requirements. The front building line of a structure shall be placed within this zone.</p>						

Section 14. Section 30.3, Table of Principal and Accessory Building Regulations. Section 30.3, the Table of Principal and Accessory Building Regulations and Yards, of the Robinson Township Zoning Ordinance shall be amended as follows to add the LSOD and LMDCOD Zoning Districts; the remainder of Section 30.3 shall remain unchanged.

Section 30.3 TABLE OF PRINCIPAL AND ACCESSORY BUILDING REGULATIONS.

Zoning District	Principal Building			Accessory Building - one per lot			Structure
	Maximum Building Height		Maximum Building Size (Feet Squared)	Maximum Building Size (Feet Squared)	Maximum Height (Feet)	Minimum Distance From Principal Building and All Other Accessory Buildings (Feet)	Maximum Height (Feet)
	Feet	Stories					
LSOD	20	2	5,000 (first story)	5% of principal building, but not less than 150	18	20	20
LMDCOD Highway Commercial	30	2	10,000	5% of principal building, but not less than 150	30	20	30
LMDCOD Community Commercial	30	2	40,000	5% of principal building, but not less than 150	30	20	30
LMDCOD Industrial	30	2	50,000	5% of principal building, but not less than 150	30	20	30

Section 15. Site Plan Review and Standards. Section 31.8 of the Robinson Township Zoning Ordinance shall be restated in its entirety as follows.

Section 31.8 STANDARDS FOR SITE PLAN REVIEW.

Approval of the Detailed Site Plan shall be granted only if it meets all applicable requirements set forth in this Ordinance. Unless a more specific design standard is provided for in this Ordinance, all uses, sites, and structures subject to site plan review shall comply with the following standards.

- (A) Master Plan and M-231 Sub-Area Plan. Proposed uses and development activity shall be substantially consistent with the Robinson Township Master Plan, as supplemented by the M-231 Sub-Area Plan.
- (B) Connectivity. Pathways for bicycles and pedestrians shall be incorporated throughout the development and along all perimeter streets to ensure connectivity between internal uses and with adjacent properties.
- (C) Traffic Circulation. The number, location, size of access and entry points, and internal vehicular and pedestrian circulation routes shall be designed to promote safe and efficient access to and from the site, and circulation within the site. In reviewing traffic features, the number, spacing, and alignment of existing and proposed access points shall be considered relative to their impact on traffic movement on abutting streets and adjacent properties.
- (D) Interior Street Connectivity. Streets or private roads may be required to be extended to exterior lot lines in order to allow connection to existing or planned streets on adjacent parcels, to provide for secondary access, to establish continuity of the circulation system, and to reduce traffic and impact to the transportation network.
- (E) Natural Resource Preservation. Site design shall prioritize the preservation of natural features, such as steeper slopes, wetlands, significant hardwood tree stands, streams, and other significant site characteristics. Applicants must demonstrate how alternatives were considered during the planning process and shall provide justification for the selected development alternative.
- (F) Stormwater. Stormwater detention and drainage systems shall be designed so the removal of surface waters will not adversely affect neighboring properties or public stormwater drainage systems and shall maintain or improve predevelopment conditions.
- (G) Landscaping. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing unnecessary tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas. Provision or preservation of landscaping may be required to ensure that the proposed uses will be adequately buffered from one another internally and from surrounding property.
- (H) Screening. Where commercial uses abut residential uses, appropriate screening consisting of attractively designed, opaque fencing or equivalent landscaping shall be provided to shield residential properties from noise, headlights, and glare.
- (I) On-site Treatment. Outside of utility service areas or prior to sanitary sewer availability, land use intensity shall be scaled appropriately based on the capability of on-site systems to adequately accommodate usage. On-site treatment systems shall be designed to protect groundwater and surface water quality to the maximum extent possible.

- (J) Utility Service. All utility service shall be underground, unless deemed impractical by the Township, on the basis of the size of the development, the cost of placing utility service underground, the character of the area, and such other factors as are deemed important by the Township.
- (K) Exterior Uses. Exposed storage areas, machinery, heating and cooling units, service areas, loading areas, utility buildings and structures, and similar accessory areas shall be located to have a minimum negative effect on adjacent properties, and shall be screened, if reasonably necessary, to ensure compatibility with surrounding properties.
- (L) Emergency Access. All buildings and structures shall be readily accessible to emergency vehicles. Prior to approval or as a condition of approval, building layouts, internal circulation, and other site characteristics that affect life safety shall be reviewed and approved by the appropriate public safety official or fire marshal.
- (M) Water and Sanitary Sewer. Water and sanitary sewer installations shall comply with all Township, County and State specifications and requirements, and the utility service area policies outlined in the M-231 Sub-Area Plan, as applicable.
- (N) Signs. Signs shall be located to avoid the creation of distraction and visual clutter. They shall be designed to be visually compatible with the architecture of the principal structure. Sites with multiple signs should incorporate common design theme.
- (O) Building Design. To the maximum extent reasonable, new or substantially remodeled buildings shall be reasonably compatible in appearance with, or shall enhance, the established general character of other buildings in the immediate vicinity or development.
- (P) Civic Space. At least one (1) civic space shall be provided per development, including but not limited to small parks, playgrounds, fountains and sitting areas, or other similar elements. The developer shall provide civic space that is designed and sized commensurate with the scale of the proposed development, intended user, level of public access, occupant load, and type of lot.

Section 16. Effective Date. The foregoing amendment to the Robinson Township Zoning Ordinance was approved and adopted by the Township Board of Robinson Township, Ottawa County, Michigan on _____, 201____, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended. This Ordinance shall be effective on _____, 201____, which date is eight days after publication of the Ordinance as is required by Section 401 of Act 110, as amended, provided that this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

Tracy Mulligan,
Township Supervisor

Jackie Frye,
Township Clerk

Robinson 858 Zoning Text and Map Amendment Ordinance M-231 Sub-Area 11302015

CERTIFICATE

I, Jackie Frye, the Clerk for the Township of Robinson, Ottawa County, Michigan, certify that the foregoing Robinson Township Zoning Text and Map Amendment Ordinance was adopted at a regular meeting of the Township Board held on _____, 201____. The following members of the Township Board were present at that meeting:

_____.

The following members of the Township Board were absent: _____. The Ordinance was adopted by the Township Board with members of the Board _____ voting in favor and members of the Board _____ voting in opposition. A copy of the Ordinance or a summary was published in the *Grand Haven Tribune* on _____, 201____.

Jackie Frye, Clerk
Robinson Township

EXHIBIT A

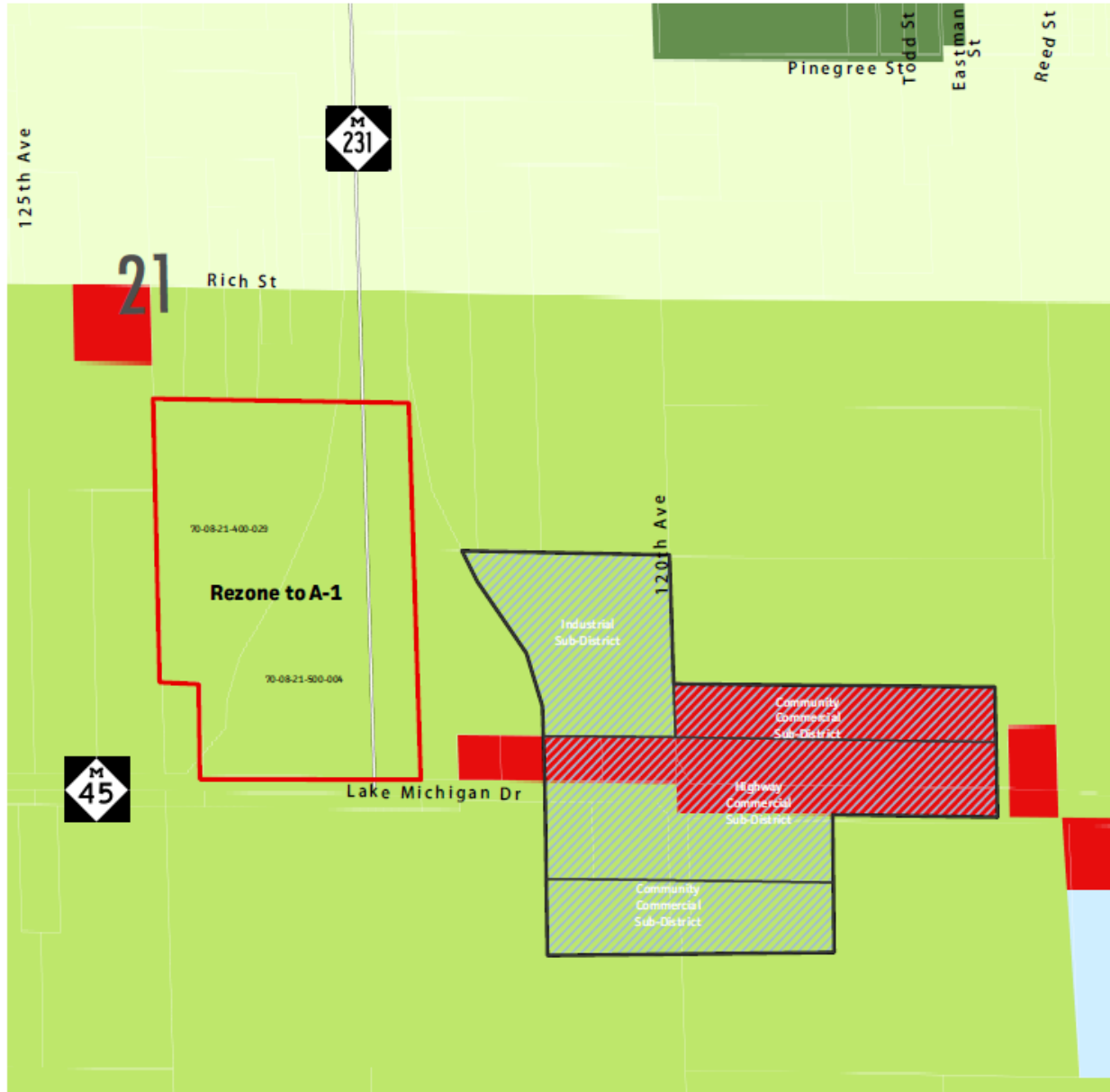


Exhibit A:
Zoning Map Amendment - Primary Growth Area



Draft: October 2, 2015

- | | |
|---|---|
| A-1, Agricultural | I-2, Industrial |
| A-2, Agricultural Service | M-1, Mining |
| RR, Rural Residential | PUD C, Clustered Residential |
| R-1, One-Family Residential | PUD NC, Non-Clustered Residential |
| R-2, Multi-Family Residential | PUD RP, Recreational Park |
| B-1, Neighborhood Commercial | PUD MHP, Mobile Home Park |
| B-2, General Business | E-1, Lowland Resource Conservation |
| I-1, Industrial | LMDCOD Lake Michigan Dr. Commercial Overlay District |
| | LSOD Lincoln Street Overlay District |



EXHIBIT B

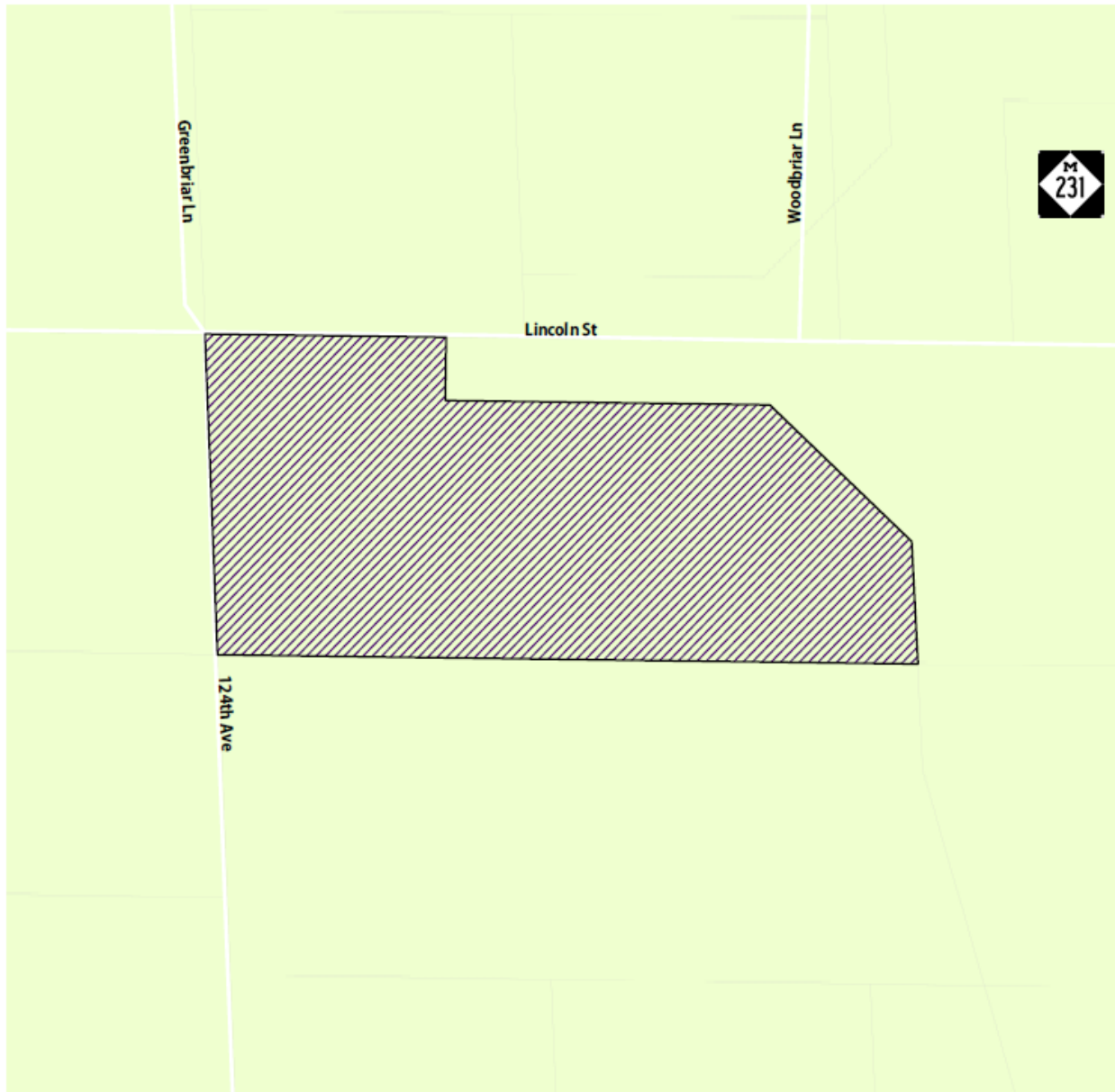



















Exhibit B:
Zoning Map Amendment - Secondary Growth Area



Draft: September 14, 2015

 A-1, Agricultural	 I-2, Industrial
 A-2, Agricultural Service	 M-1, Mining
 RR, Rural Residential	 PUD C, Clustered Residential
 R-1, One-Family Residential	 PUD NC, Non-Clustered Residential
 R-2, Multi-Family Residential	 PUD RP, Recreational Park
 B-1, Neighborhood Commercial	 PUD MHP, Mobile Home Park
 B-2, General Business	 E-1, Lowland Resource Conservation
 I-1, Industrial	 LMDCOD Lake Michigan Dr. Commercial Overlay District
	 LSOD Lincoln Street Overlay District

