

ORDINANCE NO. 2019-10

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF ALLENDALE CHARTER TOWNSHIP, OTTAWA COUNTY, MICHIGAN BY AMENDING SECTION 21.04E – PARKING LOT CONSTRUCTION REQUIREMENT; SECTION 21A.04G1(I) – GREENBELT REQUIREMENTS, OFF STREET PARKING AREA LANDSCAPING REQUIREMENTS; SECTION 23.06J – DESIGN STANDARDS FOR MAJOR RESIDENTIAL DEVELOPMENTS, PAVED STREETS AND PARKING AREAS; BY ADDING SECTION 24.06L – TRAFFIC IMPACT STUDY, AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

THE CHARTER TOWNSHIP OF ALLENDALE, COUNTY OF OTTAWA, AND STATE OF MICHIGAN ORDAINS:

Section 1. Parking Lot Construction Requirement. Section 21.04E of the Allendale Charter Township Zoning Ordinance shall be amended to state in its entirety as follows.

1. For all uses within the R-4, O, GC, and C-3 Districts, and for any other commercial retail, service use, or for multi-family developments, raised concrete curb and gutter shall be provided along all paved perimeters, including but not limited to, drives, parking lots, landscaped islands, and loading areas.
2. Raised concrete curb and gutter shall be provided along all paved perimeters, including but not limited to, parking and landscaped islands, in the Front Yard for uses within the Industrial District (excluding those uses permitted by Section 16.02A of this Ordinance, where Section 21.04E1 applies).
3. All parking lot perimeters within the Industrial District shall be constructed with raised concrete curb and gutter pursuant to this Section. Uses that are exempt from these requirements include loading and unloading areas, that portion of a drive located more than 250 feet from a public or private street right-of-way, and emergency drives required by the Allendale Charter Township Fire Department for uses within the Industrial District, and non-retail or service uses such as churches, campgrounds, cemeteries, or similar uses of infrequent traffic.
4. Raised concrete curb and gutter shall contain a reveal height of at least six (6) inches and a minimum gutter width of at least twelve (12) inches. (See Figure 21-A) Where rolled curb and gutter is used, a reveal height of at least four (4) inches shall be provided. (See Figure 21-B)

Figure 21-A

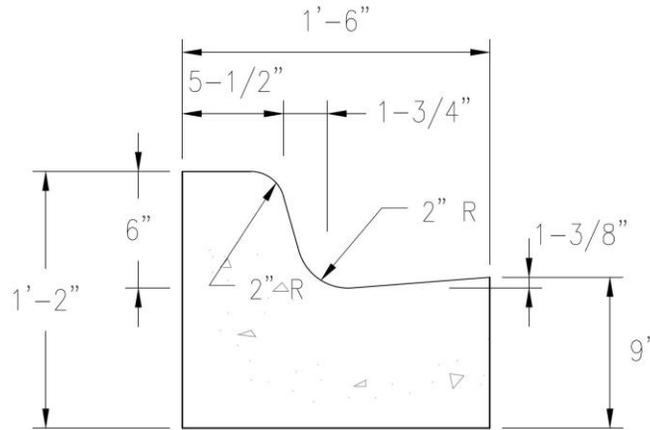
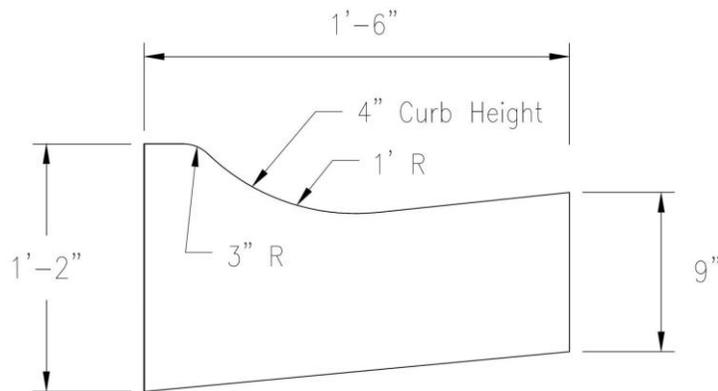


Figure 21-B



Section 2. Greenbelt Requirements, Off Street Parking Area Landscaping Requirements.
Section 21A.04G1(i) of the Allendale Charter Township Zoning Ordinance shall be amended to state in its entirety as follows.

1. All parking areas having twenty (20) or more parking spaces shall be landscaped according to the following minimum requirements;
 - (i) A minimum of twenty (20) square feet of landscaping for each parking space shall be provided. The required landscape area shall consist of a combination of islands within the parking lot and landscaping located on the perimeter of the parking lot outside of the street right of way. Such landscape areas shall consist of grass, mulch, ground cover shrubs, or trees and be protected from

vehicle access by the installation of raised concrete curb and gutter pursuant to Section 21.04E of this Ordinance.

Section 3. Design Standards for Major Residential Developments, Paved Streets and Parking Areas. Section 23.06J of the Allendale Charter Township Zoning Ordinance shall be amended to state in its entirety as follows.

J. Paved Streets and Parking Areas.

All streets and parking areas within a development site shall be paved in accordance with Article 21 and internally landscaped in accordance with Article 21A herein. All paved perimeters, including but not limited to, drives, parking lot, and landscaped islands shall be protected by raised concrete curb and gutter pursuant to Section 21.04E of this Ordinance. If carports or other covered or enclosed parking spaces are provided the exteriors materials of such structures including the roof shall be the same or similar to the exterior materials of the principal buildings.

Section 4. Traffic Impact Study. Section 24.06L of the Allendale Charter Township Zoning Ordinance shall be added to state in its entirety as follows.

Section 24.06L Traffic Impact Study

1. Trip Generation Analysis. To ensure adequate information is provided to evaluate the impact on traffic operations, any proposed land use that is expected to generate fifty (50) peak hour directional trips or seven hundred fifty (750) trips during a typical day shall provide a trip generation analysis. Calculations of trips shall be based on the most recent edition of Trip Generation published by the Institute of Transportation Engineers. The applicant shall be responsible for providing the traffic calculations for review. Where no information is provided the Township shall make the determination using a transportation engineer of their choosing at the applicant's expense.
2. Traffic impact study. Submittal of a traffic impact study may be required for any proposed land use that is expected to generate the number of trips identified within Section 24.06L(1) of this Section or where modifications from the generally applicable access spacing standards are proposed. The traffic impact study shall be prepared by a licensed professional engineer with demonstrated experience in production of such studies. The methodology and analysis of the study shall be in accordance with Section 24.06L(3) of this Section and accepted practices as described in the handbook "Evaluating Traffic Impact Studies, a Recommended Practice for Michigan," developed by

the Michigan Department of Transportation and other Michigan transportation agencies.

3. Level of Service Standards. The traffic impact study shall prove the proposed land use can be accommodated by the existing road system without degradation in the level of service, as defined in the Highway Capacity Manual published by the Transportation Research Board of the National Academies, below one Level of Service (LOS) (example from B to C) but in no case shall any movement(s) be projected at a LOS below D, unless improvements are being made to address the proposed land use.

Section 5. Severability. This Ordinance and its various parts are hereby declared to be severable. If any portion of this Ordinance is declared to be invalid such declaration shall not affect the validity of the remainder of this Ordinance.

Section 6. Effective Date. This amendment to the Allendale Charter Township Zoning Ordinance was approved and adopted by the Township Board of Allendale Charter Township, Ottawa County, Michigan on _____, 2019, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on July 22, 2019, and after posting and publication following such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on _____, 2019, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Text Amendment Ordinance in the _____ as required by Section 401 of Act 110, as amended. However, this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

Adam Elenbaas, Township Supervisor

Laurie Richards, Township Clerk

CERTIFICATE

I, Laurie Richards, the Clerk for the Charter Township of Allendale, Ottawa County, Michigan, certify that the foregoing Allendale Charter Township Zoning Text Amendment Ordinance was adopted at a regular meeting of the Township Board held on _____, 2019. 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. Notice of Adoption of the

Ordinance was published in the _____ on _____, 2019.

Laurie Richards, Clerk
Allendale Charter Township

