

PLACID WATERS_PLANNED UNIT DEVELOPMENT ZONING DISTRICT

**AN AMENDMENT TO ALLOW
ADDITIONAL USES AND ADDITIONAL DEVELOPMENT STANDARDS**

**ALLENDALE CHARTER TOWNSHIP
ORDINANCE NO. 2015 - 12
ZONING ORDINANCE AMENDMENT**

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

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SECTION 1 Section 1 of Allendale Township Ordinance 2005-6 being the Placid Waters Planned Unit Development District is hereby AMENDED to read as follows:

Section 1 Final Development Plan Approval. The Final PUD Development Plan for the Placid Waters PUD, dated May 15, 2015, as prepared by Northpointe Engineering and Surveying, pursuant to Section 12.07(C) of the Allendale Charter Township Zoning Ordinance, is hereby approved. In the event of a conflict between that Plan and this Ordinance, the provisions of this Ordinance shall control.

SECTION 2 Sections 3, 4, and 5 of Allendale Township Ordinance 2005-6 being the Placid Waters Planned Unit Development District is hereby AMENDED to read as follows:

Section 3. Permitted Uses. Land and buildings in this PUD Zoning District may be used for the following purposes only:

A. 143 single family site condominium lots with 34 two-family and one-family units for a total of 177 units.

B. Water ski tournaments conducted with association approval. Sound emanating from such activities shall not exceed 85 decibels as measured at the boundary line of the PUD District.

C. Boat docks for use on a day basis.

D. Parks and open space as illustrated on the Final PUD Plan and as regulated by the Open Space Agreement recorded for the Placid Waters PUD as required by Section 12.06.E.5 of the Township Zoning Ordinance.

E. Private roads per the requirements of 3.12 of the Zoning Ordinance except as modified by the approved site plan and Resolution 2015-14.

F. Mining operation to combine five lakes into two lakes as part of the total project per the Final Development Site Plan as approved by the Township Board as Resolution 2015-14.

Section 4. Additional Regulations

A. The minimum square feet of finished habitable space is 1500 square feet for a ranch style dwelling unit; 1,800 square feet for a two story dwelling unit; 1,200 square feet for a condominium dwelling unit.

B. A minimum attached two stall garage.

C. Lot sizes shall generally comply with the Table on sheet 5 of 9 of the Final Development Site Plan as approved by the Township Board as Resolution 2015 -14. The single family lots fronting on the lake will have an average width of 90-110 feet and 160-200 feet of depth except for certain lots fronting on 84th Avenue. Lots without lake frontage will have an average width of 80-95 feet and 130-190 feet of depth.

D. Minimum setbacks:

Front: 40 ft. from edge of paving surface for detached dwellings; 30 feet for condominium units

Rear: 30 ft.

Side: 10 ft. each side

Minimum distance between two family dwellings: 18 ft.

E. All uses permitted and regulated by Section 7.02 of the Allendale Charter Township Zoning Ordinance R-1 Low Density One Family Residential District.

F. All special land uses as permitted and regulated by Section 7.03 of the Allendale Charter Township Zoning Ordinance R-1 Low Density One Family Residential District. Subject to the procedures and standards established for special use permits per Article 20 of the Allendale Charter Township Zoning Ordinance.

SECTION 3. Development Standards. Unless specifically modified by the resolution approving the Placid Waters PUD the applicable standards of the Allendale Charter Township Zoning Ordinance in Article 3 and Article 7 shall become the minimum development standards as well as other Zoning Ordinance regulations for uses similar to the proposed uses within the PUD Development.

SECTION 4. Existing Development. All development approved or existing as of the date of adoption of this Ordinance and found to be in non-compliance with this Ordinance is to be recognized as legal conforming and not non-conforming and is allowed to be altered, remodeled, modernized, enlarged, extended and rebuilt following site plan approval by the Planning Commission.

SECTION 5. Repeal. All ordinances or parts of ordinances which are in conflict in whole or in part with any of the provisions of this Ordinance as of its effective date are hereby repealed to the extent of such conflict.

SECTION 6. Effective Date.

That the foregoing amendments to the Allendale Charter Township Zoning Ordinance were approved and adopted by the Township Board of Allendale Charter Township, Ottawa County, Michigan, on July

27, 2015, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended, and after introduction and a first reading on June 22, 2015 and publication after such first reading as required by Michigan Act 359 or 1947, as amended.

This Ordinance shall be effective on, August 17, 2015 which date is more than 7 days after publication of the ordinance as required by Section 401 of Act 110 of 2006, as amended, provided that the effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110 of 2006, as amended.

_____ Date _____
Township Supervisor

_____ Date _____
Township Clerk

CERTIFICATE

We, Jerry Alkema and Laurie Richards, the Supervisor and Clerk, respectively, for the Charter Township of Allendale, Ottawa County, Michigan, do hereby certify that the foregoing Allendale Charter Township No. 2015- 12 Zoning Ordinance Amendment was adopted at a meeting of the Allendale Charter Township Board held on July 27, 2015.

The following members of the Township Board were present at the meeting: Hoekstra, Murphy, Richards, Alkema, Door, Zeinstra

The following members of the Township Board were absent: Modderman

The Ordinance was adopted by the Township Board with members Hoekstra, Murphy, Richards, Alkema, Door, Zeinstra voting in favor and members (none) voting in opposition.

The Ordinance was published in the Advanced Newspapers, the Ottawa Edition on, August 9, 2015.

Jerry Alkema, Supervisor

Laurie Richards, Clerk