

**AN AMENDMENT TO CHANGE THE
LANDSCAPING & BUILDING SETBACK REQUIREMENTS
FOR MULTI-FAMILY DEVELOPMENTS**

*As Recommended by the Planning Commission for Township Board Adoption
June 17, 2013*

**ALLENDALE CHARTER TOWNSHIP
ORDINANCE NO. 2013 -14
ZONING ORDINANCE AMENDMENT**

AN ORDINANCE AMEND SECTION 23.06.I
LANDSCAPE AND BUILDING SETBACK REQUIREMENTS
FOR MULTI-FAMILY DEVELOPMENTS,

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

SECTION 1

Section 23.06.I of the Allendale Charter Township Zoning Ordinance, Landscape Setback, is hereby AMENDED to read as follows:

(Please note that the following requirements apply to multi-family developments which contain more than 25 dwelling units.)

1. All multi-family dwelling development sites shall provide a landscaped area as noted below. All such landscaped areas shall comply with the requirements of Section 23.06.I .2 and 3 herein.

(a) Front yard.

- i. A minimum 100 feet wide landscaped front yard if the multi-family dwelling development is across the street from an R-1 zoned parcel or parcels or land which is recommended for Low Density Residential use in the Allendale Charter Township Master Plan.
- ii. A minimum 50 feet wide landscaped area for all other front yards abutting a public street.

(b) Side and rear yards

- i. A minimum 100 feet wide landscaped area shall be provided along those side and rear lot lines which abut R-1 zoned parcels or land which is recommended for Low Density Residential use in the Allendale Charter Township Master Plan.
- ii. A minimum 50 feet wide landscaped area shall be provided along those side and rear lot lines which abut parcels which are not zoned R-1 and which contain existing single or two family dwellings.

iii. A minimum 25 feet wide landscaped area shall be provided along for all other side and rear lot line.

2. The required yard areas above shall be landscaped according to the following requirements:

a) At least one straight or staggered row of trees with a minimum caliper of two inches and a minimum height of six feet at the time of planting, and spaced not more than 20 feet apart. Not more than one third of the trees shall be of the same species and type. At least one-half of the trees shall create an evenly spaced visual buffer year round.

b) The number of shrubs required shall be a minimum of one-half of the number of trees required. At least two thirds of the shrubs shall be at least three feet high at the time of planting, spaced not more than eight feet apart, and which are expected to ultimately grow to be at least eight feet in height.

3. All landscaped setbacks shall be free from encroachment from buildings, structures, decks, accessory structures, trash enclosures, water ponds, detention or retention areas, recreational facilities and fields, pedestrian or bicycle trails, parking and/or loading areas.

4. Orientation of buildings: Multi-family buildings shall be oriented or constructed so that open balconies do not face abutting R-1 zoning districts even if the R-1 Zone is across a public or private street or areas recommended for Low Density Residential use in the Allendale Charter Township Master Plan in order to limit the noise impact on nearby single family residents.

5. The applicable requirements of Article 21A herein shall apply to the above landscaping including Section 21A.02.C which allows modification of these landscaping requirements.

SECTION 2. 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 June 24, 2013, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended, and after introduction and a first reading on April 22, 2013, and publication after such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on July 6, 2013, which date is more than 7 days after publication of the ordinance as is 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.


Township Supervisor


Township Clerk

CERTIFICATE

We, Jerry Alkema and Candy Kraker, the Supervisor and Clerk, respectively, for the Charter Township of Allendale, Ottawa County, Michigan, do hereby certify that the foregoing Allendale Charter Township Ordinance was adopted at a regular meeting of the Allendale Charter Township Board held on June 24, 2013. The following members of the Township Board were present at the meeting: Alkema, Kraker, Modderman, Door, Hoekstra, Murphy, Zeinstra. The following members of the Township Board were absent: none. The Ordinance was adopted by the Township Board with members of the Board, Kraker, Door, Hoekstra, Murphy, Zeinstra, voting in favor, and members of the Board, Alkema and Modderman, voting in opposition. This ordinance was published in the Advance Newspapers, the Ottawa Edition, on June 29, 2013.


Township Supervisor


Township Clerk