

**ARTICLE 16**

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**PLANNED RESIDENTIAL DEVELOPMENT**

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**Sec. 16.01 INTENT AND PURPOSE**

It is the purpose of this Section to encourage more imaginative and livable housing environments within Otsego Township through a planned reduction, or averaging, of the individual lot area requirements for development within the AG, R-1, R-2 and R-3 Districts, PROVIDING the project adheres to the overall density requirements for the district in which the project is located. The reduction in total land area devoted to parcels, lots or units shall be offset by preserved open space within the development area. Such averaging or reduction of lot area requirements shall only be permitted when a land owner, or group of owners acting jointly, can plan and develop a tract of land as an entity and thereby qualify for regulation of that tract of land as one complex land use unit, rather than an aggregation of individual buildings located on separate, unrelated lots. A Special Use Permit shall (may) be issued prior to the construction and occupancy of any residential unit within a Planned Residential Development PROVIDING the standards, procedure, and requirements set forth in this Article can be complied with.

**Sec. 16.02 OBJECTIVES**

The following objectives shall be considered in reviewing any application for a Special Use Permit for Planned Residential Development.

- 1) To provide a more desirable living environment by preserving the natural amenities of the site.
- 2) To encourage the provision of open space and the development of recreational facilities in a generally central location and within reasonable distance of all living units.
- 3) To encourage developers to use a more creative and imaginative approach in the development of residential areas.
- 4) To provide for more efficient and aesthetic use of open areas by allowing the developer to reduce development costs through the bypassing of natural obstacles in the residential site.

- 5) To encourage variety in the physical development pattern of the Township by providing a mixture of housing types.

**Sec. 16.03 QUALIFYING CONDITIONS**

Any application for a Special Use Permit shall meet the following conditions to qualify for consideration as Planned Residential Development:

- 1) The Planned Residential Development site shall be not less than five (5) acres in area, shall be under the control of one owner or group of owners acting jointly, and shall be capable of being planned and developed as one integral unit.
- 2) The Planned Residential Development shall meet or exceed all of the standards and requirements of the Otsego Township Subdivision Control Ordinance or the requirements of Article 15 - Site Condominium Development.
- 3) The proposed density (units per acre) of the Planned Residential Development shall be no greater than if the tract were developed with the lot area requirements of the particular zone district in which it is located.
- 4) For each square foot of land gained through the reduction or averaging of lot sizes, equal amounts of land shall be preserved in natural open space or for recreational use. Upon acceptance by the Otsego Township Board, this land may be dedicated to Otsego Township or be set aside for the common use of residents within the Planned Residential Development under legal procedures which shall also give Otsego Township a covenant or interest therein, so that there are assurances that the required open space shall remain open.
- 5) The proposed Planned Residential Development shall meet all of the general standards outlined in this Article, including the Development Standards of Section 16.12.

**Sec. 16.04 PERMITTED USES**

The following uses of land and structures may be permitted within Planned Residential Developments, although the Planning Commission and the Township Board may limit such use to those permitted and special uses within the underlying zoning district:

- 1) All uses permitted by right, or by Special Use Permit in the AG, R-1, R-2 and R-3 Districts, subject to all applicable specified restrictions.
- 2) Two-family dwellings.
- 3) Group housing, row houses, garden apartments, town houses, or other similar housing types which can be defined as a single family dwelling with no side yards between adjacent dwelling units, PROVIDED that there shall be no more than twelve (12) dwelling units in any building or contiguous group of buildings.
- 4) Recreation and open space, PROVIDED that only the following land uses may be set aside as common land for open space or recreation use under the provisions of this Section:
  - a) Private recreation facilities, such as golf courses, swimming pools, or other recreational facilities which provide some benefit to the owners or occupants of the lots located within the planned residential development.
  - b) Historic building sites or historical sites, parks and parkway areas, ornamental parks, extensive areas with tree cover, low lands along streams or areas of rough terrain when such areas have natural features worthy of scenic preservation.
- 5) Customary accessory uses as permitted in residential districts.
- 6) Group laundry facilities so long as they have been designed and located in such a manner as to serve only inhabitants of the site of the planned residential districts. No advertising of any type shall be permitted with such facilities.
- 7) Off-street parking at the rate of two spaces per dwelling unit.

- 8) Garages and accessory buildings and uses exclusively for the use of residents of the planned unit development and for proper maintenance of the development.

**Sec. 16.05 APPLICATION AND REVIEW PROCEDURES**

Planned Residential Developments shall follow the application and review procedures outlined in this Section and under Section 18, including Part II Special Use Requirements. The review procedures are intended to explicitly state the requirements at each stage of the review process. The applicant shall have the option to submit an application for approval of the Planned Residential Development at the outline stage and shall be required to submit the application at the preliminary and final development plan stages, providing the requirements at each stage are fulfilled according to this ordinance.

- 1) Pre-Application Conference: Before submitting an application for a Planned Residential Development, an applicant, at their option, may confer with the Zoning Administrator to obtain procedural information.
- 2) Outline Development Plan: An applicant may, when making application for the approval of a Planned Residential Development, submit an outline development plan as specified below. While this submittal is not mandatory, it is encouraged, to facilitate early communication and concurrence between the Township and the developer. This shall be reviewed by the Planning Commission before formal application or public hearing has been made or scheduled on the request.
  - a) An outline development plan should include both maps and a written statement and must show enough of the area surrounding the proposed Planned Residential Development to demonstrate the relationship of the Planned Residential Development to adjoining uses, both existing and proposed.
  - b) The maps which are part of the outline development plan may be in general schematic form, at a scale of one hundred (100) feet to one (1) inch and shall contain the following information:

**ARTICLE 16 – PLANNED RESIDENTIAL DEVELOPMENT \_\_\_\_\_ 16.00**

- 1) The existing topographic character of the land with contours shown at intervals not greater than five (5) foot intervals, except that, where the land slope is less than five (5) percent, the contour interval shall be two (2) feet;
  - 2) Existing and proposed land uses and the approximate location of buildings and other accessory structures;
  - 3) The character, type, number, and density of dwelling units proposed;
  - 4) The approximate location of major arterial and collector streets;
  - 5) The location and tabulation of all public or common open space, and;
  - 6) The approximate location of existing and proposed utility systems of sanitary sewer, storm sewer, water, electric, and telephone lines and street lighting.
- c) The written statement to accompany the outline development plan shall contain the following information:
- 1) An explanation of the character of the Planned Residential Development and the manner in which it has been planned to take advantage of the Planned Residential Development regulations;
  - 2) A statement and legal description of the present ownership of all of the land included within the Planned Residential Development, and
  - 3) A general indication of the expected schedule and/or phase of development.
  - 4) A written environmental analysis statement which technically discusses impact or impacts of the proposed project on existing adjacent land uses and values, traffic, school enrollment, sanitary and storm sewers, natural drainage systems, water systems, subsurface water tables, soils, natural vegetation, air qualities, visual qualities, and energy supplies, as well as any other factors the project will affect.
- 3) Preliminary Development Plan: The following information shall be submitted and reviewed by the Planning Commission and the Township Board as part of the approval process for a preliminary development plan:

- a) The information identified in Sec. 16.05(2) will be required. Where perceived conflicts exist, the requirements of this subsection will be applied.
  
- b) The developer will be required to submit an existing features site analysis identifying the site's special natural features to be preserved as open space. The analysis will contain (1) a topographic contour map based upon 5 ft. intervals, (2) the location of constraining features, such as wetlands, watercourses, 100 yr. floodplains, rights-of-way and easements and, (3) location of significant features such as tree lines, woodlands, scenic views, watershed divides, drainage ways, existing roads and structures. A general soils map of the site based upon the USDA Soils Inventory of Allegan County shall also be submitted. As an option, the Planning Commission may conduct an on-site visit to walk the site and become familiar with the setting and special features.
  
- c) The developer will then be required to submit a preliminary plan that describes the overall layout of the proposed development, including location for house sites, greenways, and roads as well as conservation areas. The Planning Commission shall review and approve, disapprove, or approve with conditions the preliminary plan.
  
- d) The preliminary plan shall be based upon the procedure for variation of lot size under Section 16.07 and the following four requirements:
  - 1) All potential open space/conservation areas shall be identified. Those areas shall be divided into (a) Primary and (b) Secondary. Primary conservation areas will consist of special features, such as wetlands, floodplains, and soils susceptible to slumping. Secondary conservation areas shall comprise 50% of the remaining area of the site and include the most noteworthy natural, scenic and cultural resources. The open space shall adhere to the requirements under Section 16.08.
  
  - 2) The developer shall calculate the number of units that would be allowed on the site considering the minimum lot size requirements of the district in which the site is located. This determination shall be based upon the following formula: Gross site area minus area designated as Primary Conservation minus 20% for streets and roads = net buildable area. Net buildable area divided by minimum lot size = maximum number of allowed lots. Where conflict exists in the calculation of



allowable units, the developer shall submit a comparison plan showing how the land could be developed through traditional means (such as a plat), with this providing assistance in establishing the maximum number of residential units permitted within the development.

- 3) Potential house sites shall be identified. These should be located not closer than one hundred (100) feet to the boundary of a Primary conservation area or fifty (50) feet to the boundary of a Secondary Conservation Area.
- 4) Street and lot layout shall be identified. Streets shall be designed to provide access to each house in the most reasonable and economical fashion possible. Streets shall avoid, as much as possible, impacting primary conservation features. Streets shall be designed to minimize the amount of area devoted to road surface while providing access to all houses and to maximize the views of open space from each house.

e) The preliminary development plan shall include all the following required information.

- 1) A map showing the entire street system of arterial, collectors and local streets and their proposed construction standards and if they are publicly dedicated or privately owned and its related walkways.
- 2) A map showing the entire location of the utility system of sanitary sewer, storm sewer, water, electric, gas, cable and telephone lines.
- 3) Statistical calculations of areas dedicated as common and usable open space and all areas proposed to be conveyed, dedicated or reserved for parks, parkways, playgrounds, school sites, public buildings, and similar public and semi-public uses.
- 4) A lot plan and statistical tabulation for the entire Planned Residential Development of all the land uses proposed and showing the approximate size and location of all lot lines, building, structures, parking areas, and improvements both existing and proposed.

**ARTICLE 16 – PLANNED RESIDENTIAL DEVELOPMENT \_\_\_\_\_ 16.00**

- 5) A map indicating the areas allocated for common open spaces and allocated for usable open spaces per building at grade level or above grade, whichever applies.
- 6) Preliminary elevation and/or perspective drawings of typical structures and improvements. These drawings must indicate substantially the architectural intent, but need not show final decisions or details. A development model of the entire project area may be substituted for any elevation and/or perspective drawings.
- 7) A plan showing the general location of trees and plantings.
- 8) A development schedule indicating (1) the approximate date when construction of the project can be expected to begin, (2) the stages in which the project will be built and the approximate date when construction of each anticipated stage of development will begin, (3) the approximate dates when the development of each of the stages in the development will be completed, and (4) the area and location of common open space that will be provided at each stage.
- 9) Agreements, provisions or covenants which govern the use, maintenance and continued protection of the planned development and any of its common and usable open space areas.
- 10) Any additional statements, plans and diagrams may be required insofar as the Planning Commission finds that the planned development creates special problems of traffic, parking, landscaping, utilities, including sewer and water facilities, or any other factors; and
- 11) If no outline development plan has been filed, the preliminary plan must contain the written statement required by Section 16.05 (2)(c) and must include enough of the area surrounding the proposed Planned Residential Development to show the relationship of the Planned Residential Development to adjacent uses, both existing and proposed.

- f) Prior to acceptance of the Preliminary Development Plan by the Planning Commission, the applicant shall submit a preliminary engineering certification that the approximate layout of proposed streets, house lots, and open space lands complies with the township’s zoning, street and drainage ordinances.
  
  - g) Maintenance of Common Open Space: To provide for continuous maintenance of designated open space within the proposed development, the Township may require the developer to establish a Maintenance Endowment Fund. The initial amount of the fund should be based upon the estimated cost of maintaining the dedicated common open space. A homeowners’ association shall be established to oversee the continuous operation of this fund.
  
  - h) The Township may also accept the dedication of some portion of the site as public open space. To facilitate such a dedication, the developer shall enter into an agreement with the Township Board that upon approval of the special use permit, such legally described open space shall be transferred to the Township, outlining any terms or deed restrictions associated with the land transfer.
- 4) Approval of Preliminary Development Plan:
- a) Within a maximum of sixty (60) days after the receiving of the preliminary development plan, the Planning Commission shall forward the plan to the Township Board with a written report recommending that the plan be approved or disapproved or approved with modifications, stating the reasons for these recommendations.
  
  - b) The Township Board shall give notice of a public hearing to be held on the plan before the Township Board, the hearing to be held not more than sixty (60) days after the receipt of the Planning Commission's report. After the hearing, the Township Board shall approve, disapprove or approve with modifications the preliminary development plan subject to the submission of a final development plan as required by this article.
  
  - c) Although the preliminary development plan is approved or approved subject to modifications, no building permits may be issued on land within the Planned Residential

Development until the final development plans for the total project area have been approved by the Planning Commission under the procedures required by this article.

d) Concurrent Application: An application for a Planned Residential Development may be processed, noticed and heard by the Planning Commission concurrently with an application for a proposed subdivision or re-subdivision of the same property pursuant to the Subdivision Control Ordinance of Otsego Township and the Michigan Land Division Act.

5) Approval of Final Development Plan:

a) Within a maximum of six (6) months following the approval of the preliminary development plan, the applicant shall file with the Planning Commission a final development plan containing in final detailed form the information required under this Ordinance for Site Plan Review and Special Land Use. At its discretion and for good cause, the Planning Commission may extend for six (6) months the period for filing of the final development plan.

b) The Planning Commission, at its discretion, may give notice and provide an opportunity to be heard on the final development plan to:

- 1) Any person who is on record as having appeared at the hearing on the preliminary development plan
- 2) Any other person who has indicated to the Planning Commission in writing that they desire to be notified.

c) An additional public hearing may be called on the Planned Residential Development at this time, if the Planning Commission considers that the final development plan is not in substantial compliance with the submitted and approved preliminary development plan. The final development plan shall be deemed in substantial compliance with the approved preliminary plan, provided any modification by the applicant of the Planned Residential Development does not involve a change of one or more of the following:

- 1) Violate any provision of this Article;
- 2) Vary the lot area requirement by more than ten (10) percent;

- 3) Involve a reduction of more than ten (10) percent of the area reserved for the common open space and/or usable open space;
  - 4) Increase the total ground area covered by buildings by more than five (5) percent.
- d) The Planning Commission shall review the final development plan, and shall recommend the plan to the Township Board if it is in substantial compliance with the preliminary development plan. The Township Board shall review and approve the final development, subject to any required conditions, and the Township Clerk shall record the final development plan in the manner provided for recording plats or subdivisions.
- e) The Planning Commission shall delay final approval for a specified period of time until the applicant has taken title to, or executed a binding sales contract for, all the property so that the acquisition of title to the land can then be coordinated with the approval of project stages.
- f) Prior to the granting of any Planned Residential Development, the Planning Commission may recommend, and the Township Board may adopt, such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the Planned Residential Development as the Township Board deems necessary for the protection of the public interest and to secure compliance with the criteria specified in this ordinance. An escrow agreement and account approved by the Township Attorney as to form and content and by the Planning Commission, shall be required in the amount of the estimated construction cost and engineering. These funds may be dispersed upon certification by the Project Engineer and Otsego Township acting through the Township Supervisor. The escrow shall accompany the request for final approval to ensure completion of all public site improvements, streets, parking areas, sewers, utilities, landscaping, plantings, screenings, etc.

**Sec. 16.06 CONTROL OF PLANNED RESIDENTIAL DEVELOPMENT FOLLOWING  
FINAL APPROVAL**

- 1) The Township Board shall issue a certificate certifying the approval of the Planned Residential Development, and the Township Clerk shall note the issuance of the certificate on the recorded final development plan.
- 2) After the certificate of approval has been issued, the use of land and the construction, modification or alteration of any buildings or structures within the Planned Residential Development will be governed by the approved final development plan rather than by any other provisions of the Zoning Ordinance.
- 3) After the certificate of final approval has been issued, no changes may be made in the approved final development plan except upon application to the Planning Commission under the procedures provided below:
  - a) Extensions, alterations, or modifications of existing buildings or structures shall constitute an amendment to the final development plan and shall be reviewed and approved by both the Planning Commission and Township Board consistent with the original approval process.
  - b) Any building or structure that is totally or substantially destroyed may be reconstructed only in compliance with the final development plan unless an amendment to the final development plan is approved.
  - c) Changes in the use of common open space may be authorized by an amendment to the final development plan.
- 4) No changes in the final development plan which are approved under this Section are to be considered as a waiver of the covenants limiting the use of land, buildings, structures, and improvements within the area of the Planned Residential Development, and all rights to enforce these covenants against any changes permitted by this Ordinance are expressly reserved.

**Sec. 16.07 LOT SIZE VARIATION PROCEDURE**

The lot area for a Planned Residential Development within the AG, R-1, R-2 and R-3 residential districts may be averaged or reduced from those sizes required by the applicable zoning district within which the development is located by compliance with the following procedures:

- 1) Site Acreage Computation: The gross acreage proposed for a Planned Residential Development shall be computed to determine the total land area available for development into lots under the minimum lot size requirements of the applicable zoning district in which the proposed Planned Residential Development is located. In arriving at a gross acreage figure, the following lands shall not be considered as part of the gross acreage in computing the maximum number of lots and/or dwelling units that may be created under this procedure:

Land utilized by public utilities as easements for major facilities, such as electric transmission lines, sewer lines, water mains, or other similar lands which are not available to the owner because of such easements.

- 2) Maximum Number of Lots and Dwelling Units: After the total gross area is determined by the above procedure, the maximum number of lots and/or dwelling units that may be approved within a Planned Residential Development shall be computed by subtracting from the total gross area available a fixed percentage of said total for street right-of-way purposes and dividing the remaining net area available by the minimum lot area requirement of the zoning district in which the Planned Residential Development is located.
  - a) The fixed percentage for street right-of-way purposes to be subtracted from the total gross area available for development shall be twenty (20) percent, unless revised by the Planning Commission based upon submission of a comparison plan. This percentage shall apply regardless of the amount of land actually required for street right-of-way.
  - b) Under this procedure, individual lots may be reduced in area below the minimum lot size required by the zone district in which the planned residential development is

located, PROVIDED that the total number of dwelling units and/or lots created within the development is not more than the maximum number that would be allowed if the tract were developed under the minimum lot area requirements of the applicable zone district in which it is located.

- 3) Permissive Minimum Lot Area: Notwithstanding other procedures set forth in the Section, lot areas within Planned Residential Developments shall not be varied or reduced below the following minimum standards:
  - a) One Family Detached Dwelling Units: Fifteen thousand (15,000) square feet within the R-1 District, ten thousand (10,000) square feet within the R-2 District and seven thousand five hundred (7,500) square feet within the R-3 District.
  - b) Two-Family Dwellings: Seventeen thousand five hundred (17,500) square feet within the R-2 District and twelve thousand (12,000) square feet in the R-3 District.
  - c) Residential lots where not served by a public water system but served by public sanitary sewer service, shall not be less than ninety (90) feet wide at the building line, nor less than twelve thousand (12,000) square feet in area.
  - d) Residential lots served by neither public water nor a public sewer system shall not be less than one hundred (100) feet wide nor less than fifteen thousand (15,000) square feet in area.
- 4) Permissive Minimum Yard Requirements: Under the lot averaging or reduction procedure, each lot shall have at least the following minimum yards:
  - a) Front Yard: Twenty (20) feet for all dwellings PROVIDED that front yard requirements may be varied under consideration of common greens or other common open space if such space provides an average of twenty-five (25) feet of front yard area per dwelling unit.



- b) Side Yard: Seven (7) feet on each side for all one and two-family dwellings, PROVIDED that there shall be minimum of fifteen (15) feet between ends of contiguous groups of dwelling units.
  - c) Rear Yard: Ten (10) feet for all dwellings, PROVIDED that rear yard requirements may be varied after consideration of common open space lands or parks or water-front areas which abut the rear yard area.
- 5) Maximum Permissive Building Height: Two and a half (2 ½ ) stories, but not exceeding thirty-five (35) feet. Accessory building shall not exceed a height of fifteen (15) feet.

**Sec. 16.08 OPEN SPACE REQUIREMENTS**

For each square foot of land gained through the averaging or reduction of lot sizes under the provisions of this Section, equal amounts of land shall be provided in open space. All open space, tree cover, recreational area, scenic vista, or other authorized open land areas shall be either set aside as common land for the sole benefit, use and enjoyment of present and future lot or home owners within the development, or shall be dedicated to Otsego Township or as park land for the use of the general public. The Planning Commission shall utilize one of the following options most appropriate as part of its approval of a Special Use Permit for a Planned Residential Development:

- 1) That open space land shall be conveyed by proper legal procedures from the tract owner or owners to a home owners association or other similar nonprofit organization so that fee simple title shall be vested in tract lot owners as tenants in common, PROVIDED that suitable arrangements have been made for the maintenance of said land and any buildings thereon, and PROVIDED FURTHER than an open space easement for said land shall be conveyed Otsego Township to assure that open space land shall remain open.
- 2) That open space land shall be dedicated to the general public for park or recreational purposes by the tract owner or owners, PROVIDED that the location and extent of park or recreation land conforms in intent to the Comprehensive Development Plan of Otsego Township or the Otsego Township Recreation Plan and PROVIDED further

that the access to and the characteristics of the open space land is such that it will be readily available to and desirable for public use, development and maintenance.

- 3) It is the intent of this Section that in cases where option (2) above is determined to be in the best interest of the community, that the owners or developers of the Planned Residential Development shall not be compelled or required to improve the natural condition of the open space land.

**Sec. 16.09 PLANNED RESIDENTIAL DEVELOPMENT IN MORE THAN ONE ZONING DISTRICT**

Where a Planned Residential Development is to be located in more than one zoning district, the lot sizes and the number of allowable dwelling units must be separately calculated and separately distributed in each individual zone in the Planned Residential Development.

**Sec. 16.10 PERIMETER SETBACK REQUIREMENTS**

In all Planned Residential Developments that abut property that permits developments of less intensity than permitted by the Planned Residential Development, a peripheral transition area shall be incorporated in the Planned Residential Development that provides development similar in density and character as that existing or permitted on the abutting land. For the purpose of the Section, the Planning Commission and Township Board shall have the authority to determine the extent and development of the transition area.

**Sec. 16.11 SUBDIVISION AND RESALE**

- 1) If the subdivision or re-subdivision of an approved Planned Residential Development will create a new plat line, the applicant shall make application to the Planning Commission for the approval of the subdivision or re-subdivision plat. The Planning Commission and Township Board shall approve the subdivision or re-subdivision if each section of the subdivided or re-subdivided Planned Residential Development meets the provisions of this ordinance, governing density, common and usable open space, and dimensional requirements and if it is in compliance with requirements contained within the Michigan Land Division Act.

- 2) All lots of a subdivided or re-subdivided Planned Residential Development are to be controlled by the final development plan rather than by the provisions of the Zoning Ordinance that otherwise would be applicable. The provisions of Sections 16.05 (~~46~~) and 16.06 covering changes in the final development plan will apply.

**Sec. 16.12 DEVELOPMENT STANDARDS**

The following standards are intended to supplement the requirements of the Otsego Township Subdivision Control Ordinance. Where conflicts or discrepancies may occur, the more stringent requirements shall take precedence.

- 1) Streets
  - a) The arrangements, the character, the extent and location of all streets shall conform to any official thoroughfare plan for streets and highways, and shall be considered in their relation to existing and planned streets, topographical conditions, public conveniences and safety, and to the proposed uses of the land to be served by such streets.
  - b) Where a subdivision abuts or contains an existing or proposed primary road, or other major street, the Township Board may require marginal access streets, a reversed frontage with screen planting contained in a non-access reservation along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.
  - c) All road construction shall be completed at least to the applicable road specifications and shall comply with such additional specifications as are set forth in these regulations.
  - d) If adjoining property is not subdivided, provision shall be made for the projection of proposed roads by continuing the full widths of right-of-way with rough grading of the roads to the boundaries of the subdivision. This provision shall not prevent the establishment of cul-de-sacs within the subdivision.

e) No street names shall be used which will duplicate or be confused with the names of existing streets.

f) Local streets shall have a 66' right-of-way

Collector streets shall have a 80' right-of-way

Major streets shall have a 100' right-of-way.

The Township Board may determine the necessity for declaring some streets in the Plat to be collector or major streets.

g) Permanent cul-de-sac streets shall not be longer than eight hundred (800) feet in length and shall be provided at the closed end with a paved circular turnaround area having an outside diameter of at least eighty (80) feet and a street property line diameter of at least one hundred (100) feet in residential districts. The Township Board may require larger rights-of-ways in industrial or commercial districts, depending upon anticipated uses. Temporary dead end streets shall be provided at the closed end with a turnaround constructed to the full width of the right-of-way and in accordance with applicable specifications.

h) Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall be avoided.

i) Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than sixty (60) degrees.

j) Minor streets shall be so laid out that their use by through traffic will be discouraged.

k) Half streets, except where it is essential to the reasonable development of the subdivision, are prohibited.

2) Blocks

a) The maximum lengths of blocks shall be fifteen hundred (1,500) feet measured between the centerlines of intersections, except as follows:

**ARTICLE 16 – PLANNED RESIDENTIAL DEVELOPMENT \_\_\_\_\_ 16.00**

- 1) In subdivisions where the width of lot at the building line is two hundred (200) feet or more, the block length may be up to two thousand (2,000) feet.
- 2) Under extreme topographical conditions, the Township Board may approve blocks exceeding the fifteen hundred (1,500) foot maximum length, but in no case shall the length exceed two thousand (2,000) feet.
- b) Where blocks exceed nine hundred (900) feet in length, an easement for a sidewalk or pedestrian way of at least eight (8) feet in width, and paved not less than four (4) feet in width, may be required, extending entirely through the block, when necessary to obtain satisfactory pedestrian circulation, as determined by the governing body.
- 3) Easements
  - a) Easements across lots or centered on rear or side lot lines shall be provided for utilities where considered necessary by the Township Board, and shall have a minimum total width of twelve (12) feet.
  - b) Where a subdivision is traversed by a watercourse, drainage way, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such watercourse, and such further width or construction, or both, as will be adequate for the purpose. Parallel streets or parkways may be required in connection with the easement.
- 4) Lots
  - a) The lot size, width, depth, shape, and orientation, and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated.
  - b) Lot dimensions shall conform to the requirements of this Zoning Ordinance, including lot size variations as permitted in Section 16.07(3).
  - c) Corner lots for residential use shall have sufficient width to permit appropriate building setback from, and orientation to, both streets.

- d) The subdividing of the land shall be such as to provide, by means of a public street, each lot with satisfactory access to all existing public streets.
- e) Double frontage and reverse frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.
- f) Side lot lines shall be substantially at right angles or radial to street lines, except where conditions of topography or more efficient layout warrants otherwise.
- g) If, by necessity, a lot is irregular in shape, the lot shall have frontage equal to not less than one-half (1/2) of the minimum required lot width at the building line on an existing or an approved dedicated public road.
- h) A plat having riverfront or streamfront lots should include a statement that the lot lines extend to the water's edge regardless of the fluctuation in the water level.

5) Utility and Street Improvements

- a) The proprietor shall provide the following public improvements in connection with the subdivision. All such improvements shall be constructed in accordance with the specifications and requirements of the applicable codes, ordinances or regulations of the Township.
  - 1) Roads, including such related improvements as are required in this Ordinance.
  - 2) Storm water drainage as required in this Ordinance. If storm sewers are not feasible, then leaching basins must be installed. The installation of either storm sewers or leaching basins must be done in accordance with the plans and specifications of the Township, well established engineering practices and approved by the Township Engineer.
  - 3) Water supply and sanitary sewer. Every portion of a subdivision shall be supplied with adequate water and sanitary sewer facilities. Public water and sanitary sewer facilities shall be provided in all plats to which such facilities are determined reasonably available by the Township Board.

**ARTICLE 16 – PLANNED RESIDENTIAL DEVELOPMENT \_\_\_\_\_ 16.00**

- 4) Sidewalks may be provided as required in Subsection (2)(b).
- 5) Pedestrian ways may be required within public easements, as determined by the Planning Commission.
- 6) Provision for underground utilities.
- 7) Street and/or pedestrian scale lighting, of a type and location approved by the Township Engineer, shall be provided.