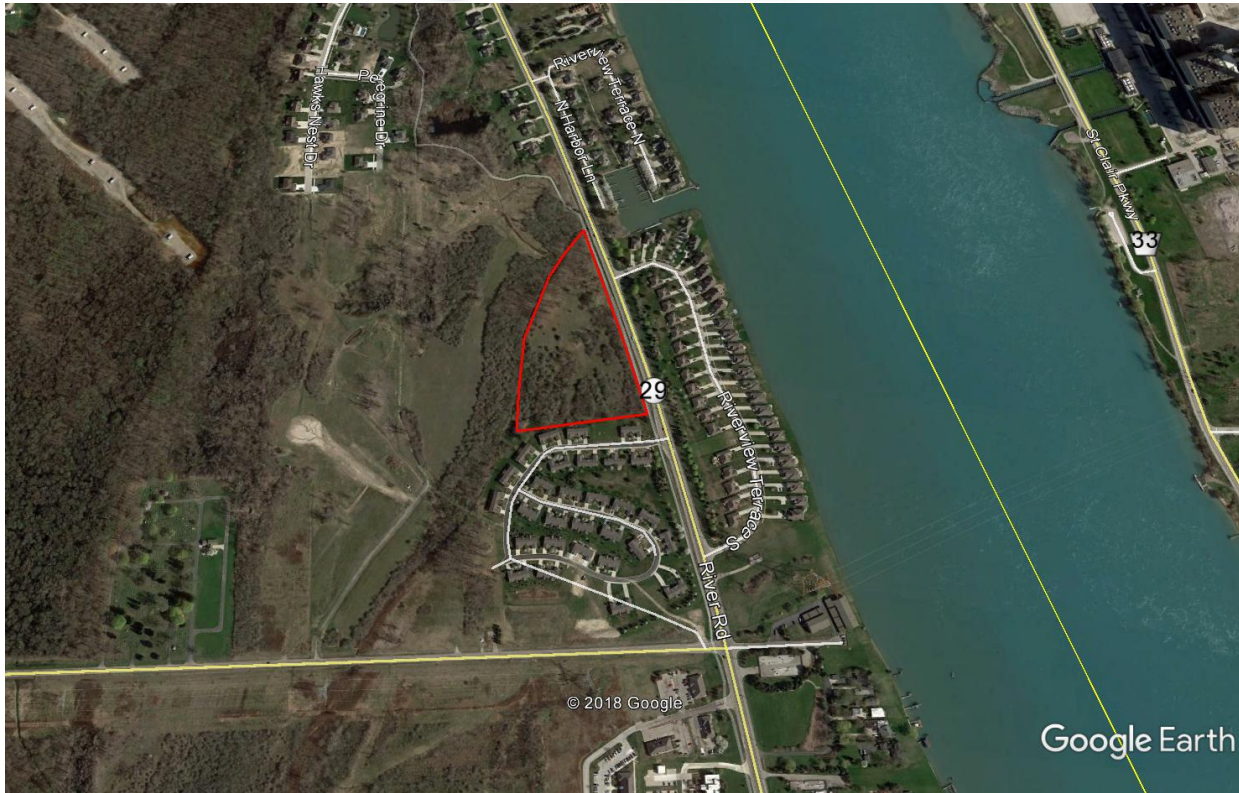


LAND FOR SALE



River Rd., N. of Puttygut

East China, MI

**Insite**
COMMERCIAL

1111 W. Oakley Park Road
Suite 220
Commerce, Michigan 48390
(248) 359-9000 – Detroit Office
(616) 241-2200 – Grand Rapids Office

www.insitecommercial.com

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East China, MI**

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PROPERTY SUMMARY

Location: Puttygut Road, west of River Road
East China, MI 48054

Parcel ID: 18-007-1007-320

Total Land Size: 8.35 Acres

Sale Price: \$699,000

Utilities: All available

Zoning: R-2 Single Family Residential

School District: East China School District

Property Taxes: +/- \$1,900 Annually

Demographics within

a 5 mile radius: Population: 16,390 Persons
Households: 7,145 Homes
Avg. HH Income: \$90,653 Annually
Traffic Count: 5,000 VPD on River Road

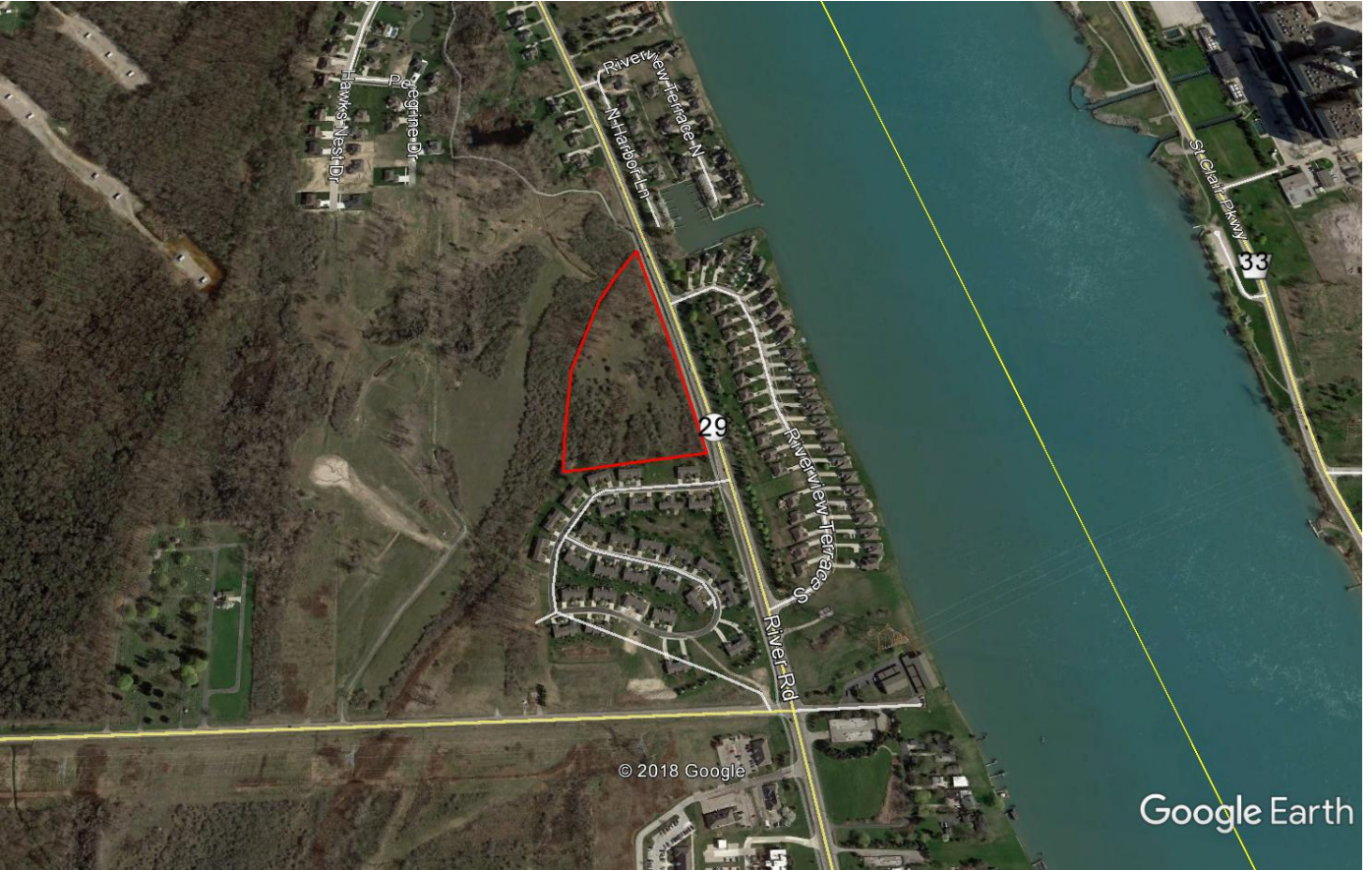
Comments: 8.35 Acres vacant land located on the west side of River Road, north of Puttygut Road. Great site for senior living or credit union. Located across from St. Clair River and upscale homes.

For Information Contact:

Randy Thomas

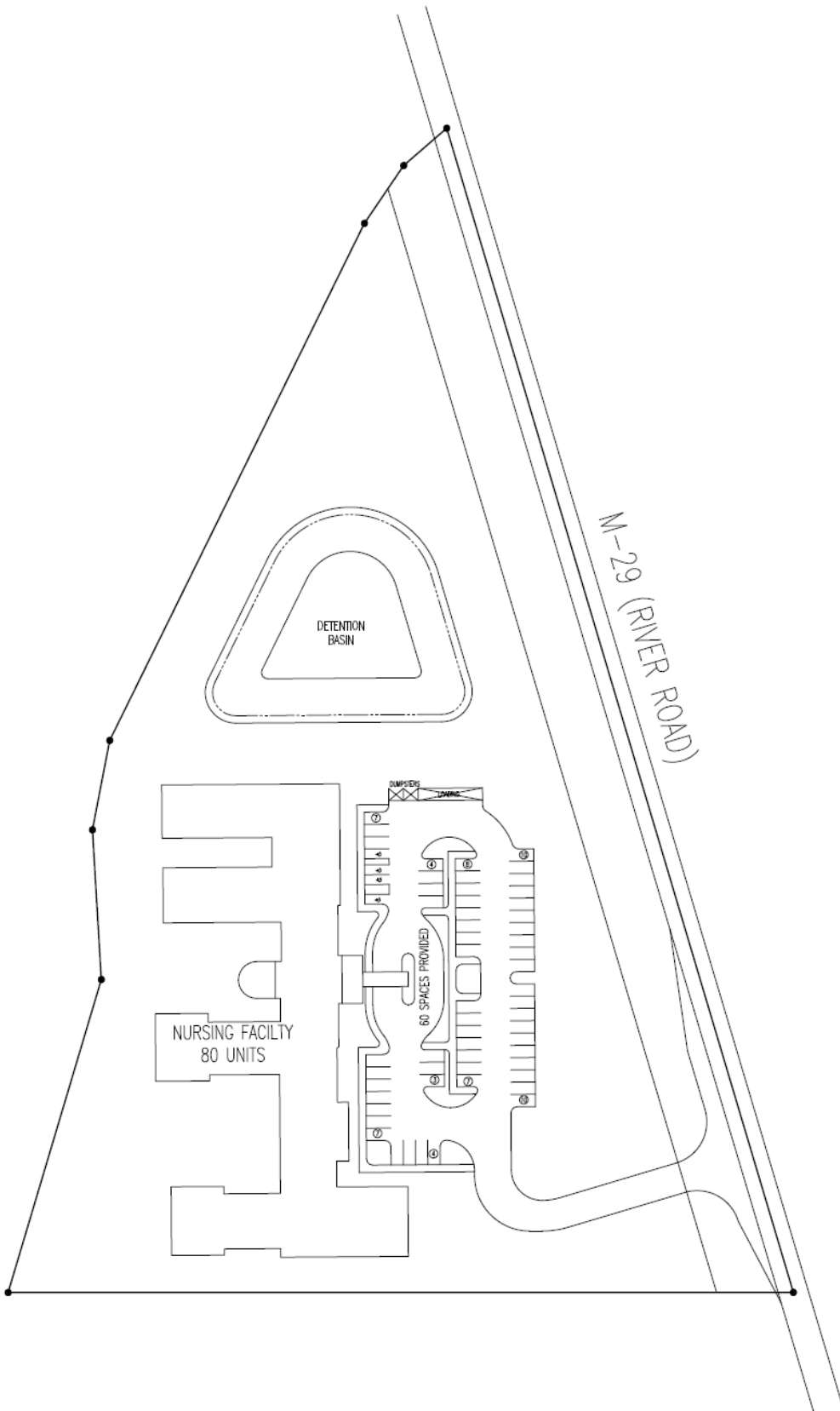
248-359-9000



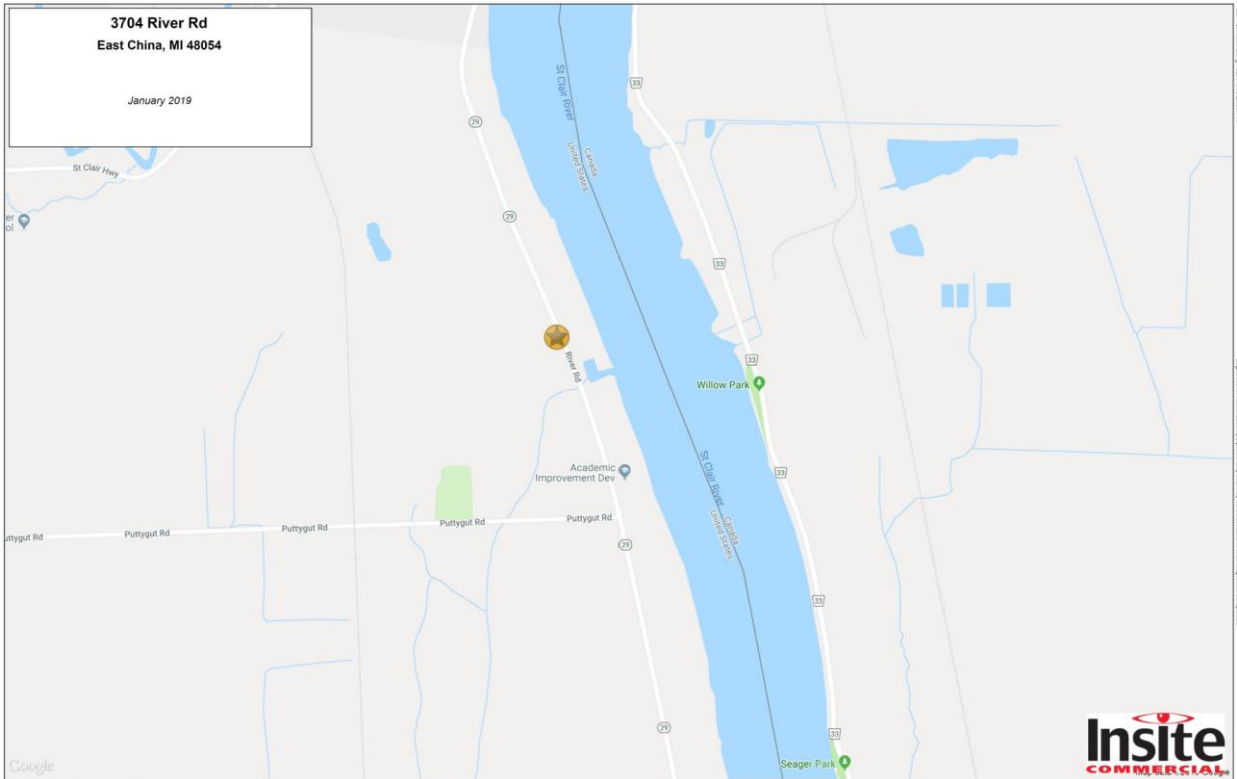


SENIOR LIVING SITE PLAN

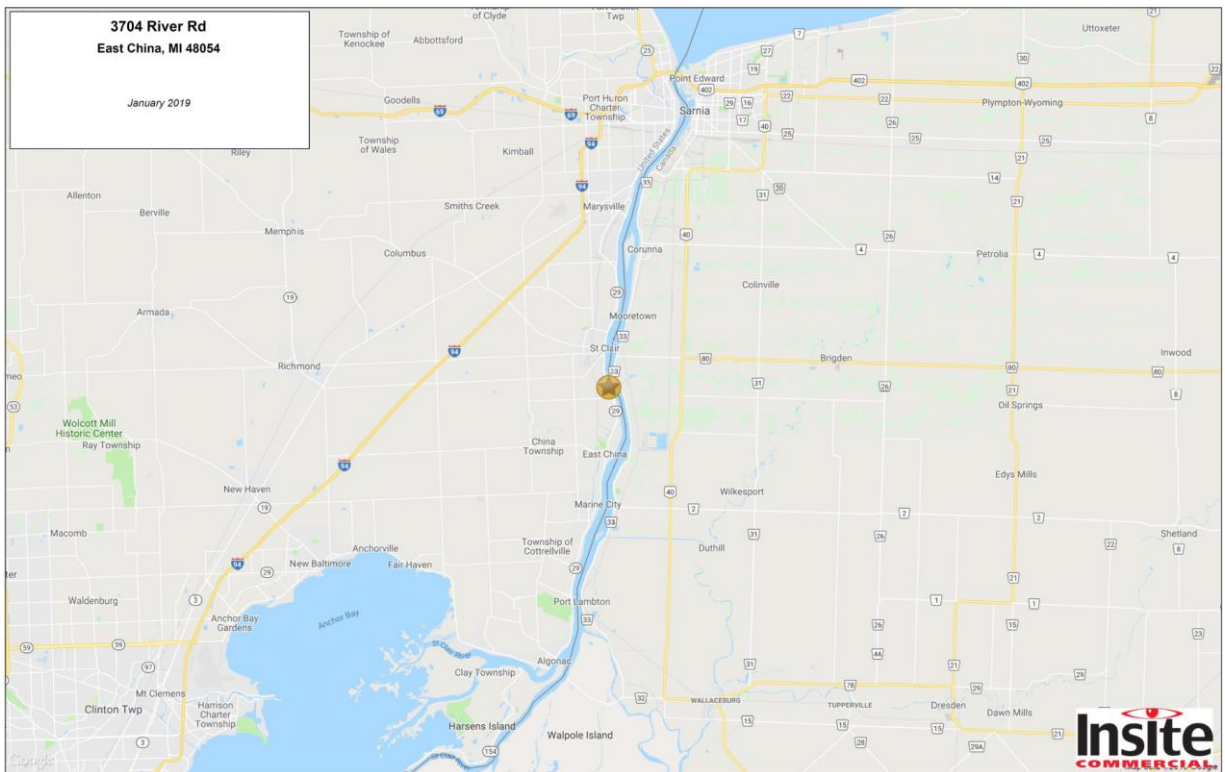
Scale 1" = 40'







Local Map



Regional Map

4488 Puttygut Rd

East China, MI 48054

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2018 Estimated Population	662	7,515	16,390
	2023 Projected Population	656	7,445	16,270
	2010 Census Population	659	7,685	16,792
	2000 Census Population	618	7,793	16,774
	Projected Annual Growth 2018 to 2023	-0.2%	-0.2%	-0.1%
	Historical Annual Growth 2000 to 2018	0.4%	-0.2%	-0.1%
HOUSEHOLDS	2018 Estimated Households	312	3,423	7,145
	2023 Projected Households	312	3,431	7,185
	2010 Census Households	291	3,273	6,848
	2000 Census Households	259	3,161	6,514
	Projected Annual Growth 2018 to 2023	-	-	0.1%
	Historical Annual Growth 2000 to 2018	1.1%	0.5%	0.5%
AGE	2018 Est. Population Under 10 Years	6.3%	8.8%	8.9%
	2018 Est. Population 10 to 19 Years	7.9%	11.1%	12.3%
	2018 Est. Population 20 to 29 Years	8.6%	11.0%	10.2%
	2018 Est. Population 30 to 44 Years	10.6%	13.9%	14.5%
	2018 Est. Population 45 to 59 Years	20.9%	22.9%	23.2%
	2018 Est. Population 60 to 74 Years	27.0%	21.1%	20.9%
	2018 Est. Population 75 Years or Over	18.7%	11.2%	9.9%
	2018 Est. Median Age	56.3	47.6	46.8
MARITAL STATUS & GENDER	2018 Est. Male Population	44.6%	48.3%	48.8%
	2018 Est. Female Population	55.4%	51.7%	51.2%
	2018 Est. Never Married	31.9%	29.1%	27.6%
	2018 Est. Now Married	37.5%	46.1%	51.4%
	2018 Est. Separated or Divorced	16.9%	15.8%	13.8%
	2018 Est. Widowed	13.7%	8.9%	7.3%
INCOME	2018 Est. HH Income \$200,000 or More	1.7%	4.7%	5.9%
	2018 Est. HH Income \$150,000 to \$199,999	5.2%	4.3%	5.5%
	2018 Est. HH Income \$100,000 to \$149,999	18.5%	15.3%	16.0%
	2018 Est. HH Income \$75,000 to \$99,999	10.0%	13.3%	14.0%
	2018 Est. HH Income \$50,000 to \$74,999	11.4%	19.7%	20.2%
	2018 Est. HH Income \$35,000 to \$49,999	8.7%	8.9%	10.5%
	2018 Est. HH Income \$25,000 to \$34,999	9.9%	11.2%	10.1%
	2018 Est. HH Income \$15,000 to \$24,999	15.9%	10.9%	9.3%
	2018 Est. HH Income Under \$15,000	18.7%	11.6%	8.4%
	2018 Est. Average Household Income	\$68,982	\$85,366	\$90,653
	2018 Est. Median Household Income	\$52,261	\$61,329	\$66,460
	2018 Est. Per Capita Income	\$33,065	\$39,047	\$39,608
	2018 Est. Total Businesses	58	424	667
	2018 Est. Total Employees	877	4,582	6,315

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DEMOGRAPHICS

4488 Puttygut Rd

East China, MI 48054

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
RACE	2018 Est. White	97.0%	97.0%	96.7%
	2018 Est. Black	0.8%	0.5%	0.3%
	2018 Est. Asian or Pacific Islander	1.0%	0.8%	1.0%
	2018 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
	2018 Est. Other Races	1.0%	1.4%	1.6%
HISPANIC	2018 Est. Hispanic Population	10	133	276
	2018 Est. Hispanic Population	1.4%	1.8%	1.7%
	2023 Proj. Hispanic Population	1.6%	2.0%	1.9%
	2010 Hispanic Population	1.1%	1.4%	1.3%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	537	5,629	12,085
	2018 Est. Elementary (Grade Level 0 to 8)	0.9%	1.9%	1.5%
	2018 Est. Some High School (Grade Level 9 to 11)	9.5%	6.2%	5.4%
	2018 Est. High School Graduate	28.5%	30.0%	32.3%
	2018 Est. Some College	27.7%	27.8%	26.0%
	2018 Est. Associate Degree Only	12.8%	11.7%	11.7%
	2018 Est. Bachelor Degree Only	14.5%	14.0%	14.3%
	2018 Est. Graduate Degree	6.1%	8.3%	8.8%
HOUSING	2018 Est. Total Housing Units	332	3,621	7,597
	2018 Est. Owner-Occupied	66.5%	68.9%	73.8%
	2018 Est. Renter-Occupied	27.4%	25.6%	20.2%
	2018 Est. Vacant Housing	6.1%	5.5%	6.0%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	-	-	-
	2010 Homes Built 2000 to 2004	21.7%	12.7%	11.5%
	2010 Homes Built 1990 to 1999	11.7%	14.5%	19.6%
	2010 Homes Built 1980 to 1989	10.9%	10.0%	10.0%
	2010 Homes Built 1970 to 1979	20.1%	12.8%	12.0%
	2010 Homes Built 1960 to 1969	12.4%	14.0%	12.8%
	2010 Homes Built 1950 to 1959	5.8%	11.0%	10.9%
	2010 Homes Built Before 1949	24.9%	29.4%	27.1%
HOME VALUES	2010 Home Value \$1,000,000 or More	1.5%	0.4%	0.4%
	2010 Home Value \$500,000 to \$999,999	5.2%	1.6%	2.0%
	2010 Home Value \$400,000 to \$499,999	0.2%	1.6%	1.9%
	2010 Home Value \$300,000 to \$399,999	4.6%	4.9%	6.3%
	2010 Home Value \$200,000 to \$299,999	15.3%	17.4%	22.7%
	2010 Home Value \$150,000 to \$199,999	25.7%	26.7%	23.7%
	2010 Home Value \$100,000 to \$149,999	17.9%	21.7%	22.5%
	2010 Home Value \$50,000 to \$99,999	24.2%	20.1%	16.7%
	2010 Home Value \$25,000 to \$49,999	4.5%	4.1%	3.3%
	2010 Home Value Under \$25,000	8.6%	5.5%	4.2%
	2010 Median Home Value	\$144,229	\$147,297	\$161,896
	2010 Median Rent	\$597	\$625	\$636

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Chapter 480. Zoning

Article 4. R-1, R-2 and R-3 One-Family Residential Districts

[Amended 7-17-2000 by Ord. No. 268]

§ 480-10. Intent.

The R-1, R-2 and R-3 One-Family Residential Districts are designed to be the most restrictive of the residential districts. The intent is to provide for an environment of predominantly low-density single-unit dwellings along with other residentially related facilities which serve the residents in the district.

§ 480-11. Principal uses permitted.

In a One-Family Residential District (R-1, R-2 and R-3), the use of land, the location and erection of new buildings or structures, and the alteration, enlargement, and moving of existing buildings and structures from other locations and/or districts shall conform to the following specified uses, unless otherwise provided in this chapter:

- A. One-family detached dwellings, site built.
- B. Agricultural uses, including the raising of poultry and livestock, shall be permitted on those parcels of land separately owned outside the boundaries of either a proprietary or supervisor's plat and having an area of not less than five acres.
- C. Greenhouses and truck gardens, together with their accessory uses, shall be permitted on parcels of less than five acres subject to Board of Appeals review and finding that such uses would not conflict with abutting one-family residential development.
- D. Municipal buildings and publicly owned and operated libraries, parks, parkways and recreational facilities.
- E. Cemeteries which lawfully occupied land at the time of adoption of this chapter.
- F. Temporary buildings and uses for construction purposes for a period not to exceed one year.
- G. Accessory structures and uses customarily incident to any of the above uses.

§ 480-12. Uses permitted subject to conditions.

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use:

- A. Churches and other facilities normally incidental thereto, subject to the following conditions:
 - (1) Buildings of greater than the maximum height allowed in Article 16, **Schedule of Regulations**, may be allowed, provided front, side, and rear yards are increased above the minimum

required yards by one foot for each foot of building height that exceeds the maximum height allowed.

- (2) The site shall be so located as to have at least one property line abutting a major thoroughfare as designed on the Major Thoroughfare Plan.

- (a) All ingress and egress to the site shall be directly onto said major thoroughfare or a marginal access service drive thereof.

- (b) Existing churches and church lands purchased before the effective date of this chapter and not meeting the requirements of Subsection **A(2)** shall not be prevented from constructing and/or expanding their facilities and, for the purposes of this chapter, therefore, shall not be considered nonconforming.

B. Public, parochial and other private elementary, intermediate schools and/or high schools offering courses in general education, not operated for profit.

C. Utility and public service buildings and uses (without storage yards) when operating requirements necessitate the locating of said building within the district in order to serve the immediate vicinity.

D. Swimming pool clubs when incorporated as a nonprofit club or organization maintaining and operating a swimming pool with a specified limitation of members, either by subdivision, or other specified areas, for the exclusive use of members and their guests, subject to the following conditions:

- (1) In those instances where the proposed site is not to be situated on a lot or lots of record, the proposed site shall have one property line abutting a major thoroughfare as designated on the Major Thoroughfare Plan, and the site shall be so planned as to provide ingress and egress directly onto or from said major thoroughfare.

- (2) Front, side and rear yards shall be at least 80 feet wide, except on those sides adjacent to nonresidential districts, and shall be landscaped in trees, shrubs, grass and terrace areas. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except for required entrance drives and those walls and/or fences used to obscure the use from abutting residential districts.

- (3) Buildings erected on the premises shall not exceed one story in height.

- (4) Off-street parking shall be provided so as to accommodate not less than 1/2 of the member families and/or individual members. Prior to the issuance of a building permit, bylaws of the organization shall be provided in order to establish the membership involved for computing the number of off-street parking spaces.

- (5) As a condition to the original granting of such permit and the operation of such nonprofit swimming pool club, as a part of said application the applicant shall obtain from 75% of the freeholders residing or owning property within a one-hundred-fifty-foot radius immediately adjoining any property line of the site proposed for development a written statement of waiver addressed to the Township Board recommending that such approval be granted; also, approval from 51% of the homeowners within 1,000 feet shall be had.

- (6) Whenever a swimming pool is constructed under this chapter, said pool area shall be provided with a protective fence, six feet in height, and entry shall be provided by means of a controlled gate.

- (7) All plans for storm sewers, sanitary sewers, and other utilities shall be reviewed and approved by the Township Engineer.

E. Golf courses, which may or may not be operated for profit, subject to the following conditions:

- (1) The site shall be so planned as to provide all ingress and egress directly onto or from a major thoroughfare.
 - (2) The site plan shall be laid out to achieve a relationship between the major thoroughfare and any proposed service roads, entrances, driveways, and parking areas which will encourage pedestrian and vehicular traffic safety.
 - (3) Development features including the principal and accessory buildings and structures shall be so located and related as to minimize the possibilities of any adverse effects upon adjacent property. This shall mean that all principal or accessory buildings shall be not less than 200 feet from any property line of abutting residentially zoned lands; provided that, where topographic conditions are such that buildings would be screened from view, the Planning Commission may modify this requirement.
 - (4) The minimum number of off-street parking spaces to be provided shall be six spaces per hole plus one space per employee plus spaces as required under Article 17, Off-Street Parking and Loading, for each accessory use, such as a restaurant or a bar.
 - (5) Whenever a swimming pool is to be provided, said pool shall be provided with a protective fence six feet in height, and entry shall be by means of a controlled gate.
- F. Colleges, universities and other such institutions of higher learning, public and private, offering courses in general, technical, or religious education and not operated for profit, subject to the following conditions:
- (1) Any use permitted herein shall be developed only on sites of at least 40 acres in area, and shall not be permitted on any portion of a recorded subdivision plat.
 - (2) All ingress to and egress from said site shall be directly onto a major thoroughfare.
 - (3) No building shall be closer than 80 feet to any property line.
- G. Manufactured one-family detached dwelling units, subject to the following conditions:
- (1) When such dwelling units shall conform to all applicable Township codes and ordinances.
 - (2) Such dwelling units shall be permanently attached to an approved foundation.
 - (3) Such dwelling units shall be provided with exterior finish materials similar to the site-built dwelling units on adjacent properties or in the surrounding residential neighborhood in the applicable one-family residential district.
 - (4) Such dwelling units shall be provided with roof designs and roofing material similar to the site-built dwelling units on adjacent properties or in the surrounding residential neighborhood in the applicable one-family residential district.
 - (5) Such dwelling units shall be provided with a minimum width of 24 feet and are in reasonable conformity with the configuration of site-built dwelling units on adjacent properties or in the surrounding residential neighborhood in the applicable one-family residential district.
 - (6) The Planning Commission, in reviewing any such proposed dwelling unit, shall not seek to discourage architectural variation, but shall seek to promote the reasonable compatibility of the character of dwelling units, thereby protecting the economic welfare and property of surrounding residential uses and the Township at large.
 - (7) In reviewing any such proposed dwelling unit, the Planning Commission may require the applicant to furnish such plans, elevations, and similar documentation as it deems necessary to permit a complete review and evaluation of the proposal.

- H. The keeping of horses for private use only as an accessory use to a one-family residence is permissible, under the following conditions:
- (1) The minimum number of acres required for the keeping of said animals shall be three; provided, however, that two such animals shall be allowed under the minimum acreage requirement, and one additional such animal shall be allowed for each additional full acre.
 - (2) An accessory building to be used as a private stable or a paddock area shall not be located closer than 75 feet to any lot line.
 - (3) Areas for general pasturing, as opposed to the stable or paddock area, shall be suitably fenced. Any such fence shall not be located closer than 40 feet to any lot line unless the Planning Commission finds that existing and/or potential development on the adjacent property would not be adversely effected by a lesser setback.
 - (4) Stables shall be kept clean and manure shall be treated and handled in such a manner as to control odor and flies and shall be suitably screened from view.
- I. Bed-and-breakfast facilities licensed by the Township and as defined by Article 2, Construction of Language and Definitions, of this chapter may be permitted, subject to the following conditions:^[1] [Amended 1-7-2013 by Ord. No. 308]
- (1) Lots must meet the area and width requirements as specified by Article 16, **Schedule of Regulations**.
 - (2) The site shall be so located as to have at least one property line abutting a public road, state highway or major thoroughfare as designated on the Major Thoroughfare Plan, and all vehicular access shall be directly to such road.
 - (3) The bed-and-breakfast shall be located within the principal building which must be owner-occupied at all times.
 - (4) A minimum distance of 500 feet shall be provided between bed-and-breakfast uses. Such spacing shall be measured along road frontages between property lines.
 - (5) Not more than 25% of the residential floor area of the dwelling unit shall be used for bed-and-breakfast sleeping rooms, and the number of such sleeping rooms shall not exceed three.
 - (6) Each room used to accommodate guests shall contain a minimum area of 100 square feet for every two people with an additional 30 square feet for each additional person. A maximum of four people shall be permitted in each guest room.
 - (7) There shall be no separate cooking facilities for bed-and-breakfast occupants.
 - (8) The sale of any commodity, product or services is not an accessory use and shall not be permitted.
 - (9) One off-street parking space shall be provided for each leasable bedroom in addition to the two residential spaces.
 - (10) Off-street parking areas must be provided in accordance with Article 17, Off-Street Parking and Loading.
 - (11) Low-intensity outside lighting for nighttime security and safety shall be permitted subject to review and approval by the Planning Commission.
 - (12) One unlighted/unanimated sign, not more than two square feet in area and 4 1/2 feet in height may be permitted. Such sign may be permitted within the minimum yard setback area but may

not be closer than 10 feet to any road right-of-way. Such sign must also meet the standards specified in § 480-65, Corner clearance.

- (13) Vehicular access to bed-and-breakfast facilities shall be via private entrance drives. The use of shared drive arrangements shall not be permitted.^[2]

[2] *Editor's Note: Original Section 410, Subsection 10, Additions to existing dwelling units, which previously followed this subsection, was repealed 10-20-2003 by Ord. No. 280.*

[1] *Editor's Note: See also Ch. 139, Bed-and-Breakfast Establishments.*

§ 480-13. Residential development options.

- A. Lot averaging option. The lot averaging option is intended to allow the subdivision into lots with varying sizes as long as the average of all lots is equal to the minimum lot size specified Article 16, **Schedule of Regulations**, for each one-family residential district. If this option is selected, the following conditions shall be met:
- (1) In meeting the average minimum lot size, the subdivision shall be so designed as not to create lots having an area or width that is greater than 10% below the area or width required in Article 16, **Schedule of Regulations**.
 - (2) The technique of averaging minimum lot size shall be acceptable only in those instances wherein the entire preliminary plat, which has received approval by the Township Board, is carried through a final flat analysis, then recorded in its totality. Recording of portions of a preliminary plat shall not be acceptable under this option.
 - (3) All computations showing lot area and the average lot area resulting through the use of this option shall be indicated on the print of the preliminary plat.
 - (4) The number of lots shall not exceed the permitted number of dwelling units per acres (including roads) in the R-1, R-2 and R-3 One-Family Residential Districts as set forth in Article 16, **Schedule of Regulations**.
 - (5) Minimum yard requirements of the district in which the subdivision is located shall be provided.
- B. Subdivision open space option. The subdivision open space option is intended to provide for the creation of usable park and open space within one-family residential subdivisions. As an incentive for the use of this option, certain modifications to the standards as outlined in Article 16, **Schedule of Regulations**, may be permitted. If this option is selected, the following conditions shall be met:
- (1) The lot area in all one-family residential districts, with sewers, may be reduced by 15%, provided that the dwelling unit density shall be no greater than if the land area to be subdivided were developed in the minimum square foot areas as required under R-1, R-2 and R-3 Districts. In the R-1, R-2 and R-3 Districts, this reduction may be accomplished in part by reducing lot widths up to five feet. All calculations shall be predicated upon the one-family districts having the following gross densities (including roads):
 - (a) R-1 equals 4.1 dwelling units per acre.
 - (b) R-2 equals 3.2 dwelling units per acre.
 - (c) R-3 equals 2.4 dwelling units per acre.
 - (2) Rear yards may be reduced to 20 feet in the R-1 and R-2 Districts and to 30 feet in the R-3 District when such lots border on land dedicated for park, recreation and/or open space purposes, provided that the width of said dedicated land shall not be less than 100 feet measured at the point at which it abuts the rear yard of the adjacent lot.

- (3) For each square foot of land gained through the reduction of lot size below the minimum requirements as outlined in Article 16, **Schedule of Regulations**, at least equal amounts of land shall be dedicated to the common use of the lot owners of the subdivision in a manner approved by the East China Charter Township Board.
 - (4) The area to be dedicated for subdivision open space purposes shall in no instance be less than four acres and shall be in a location and shape approved by the East China Township Planning Commission. Said land shall be so graded and developed as to have natural drainage.
 - (5) In approving the application of the subdivision open space plan technique, the Planning Commission must be cognizant of the following objectives:
 - (a) To provide a more desirable living environment by preserving the natural character of open fields, stands of trees, brooks, hills and similar natural assets.
 - (b) To encourage developers to use a more creative approach in the development of residential areas, thereby designing safety into the street pattern.
 - (c) To encourage a more efficient and desirable use of open area while recognizing a reduction in development costs and by allowing the developer to bypass natural obstacles in the site.
 - (6) Use of the open space option shall only be permitted if it is mutually agreeable to the legislative body and the subdivider or developer.
 - (7) Construction shall be started within six months after having received approval of the final plat and must be completed in a reasonable time. Failure to start within this period shall void all previous approval.
 - (8) Under this option, the developer or subdivider shall dedicate the total park area at the time of filing of the final plat on all or any portion of the plat.
 - (9) The modifications permitted under this section shall not be applied in conjunction with the lot averaging option.
- C. One-family residential clustering option. The one-family residential clustering option is intended to introduce a flexible means of development for situations where a conventional subdivision approach may be too restrictive.
- (1) In all one-family residential districts, one-family clustering shall be permitted in those areas having the following characteristics:
 - (a) An area generally parallel to, and not to exceed 360 feet in depth, on those unsubdivided parcels of land having frontage on existing or proposed major thoroughfares of at least 120 feet so as to provide transition between said major thoroughfare and adjacent one-family detached housing. The density may equal five dwelling units per acre (including all residential roads).
 - [1] The maximum depth permitted herein may be increased by the Planning Commission where it is found that the remaining portion of the parcel is of insufficient area or restricted by dimension to be suitably developed under a normal subdivision approach.
 - [2] In such instance, the density on that area increased beyond the initial 360 feet shall not exceed that specified in Subsection **C(1)(b)** below.
 - (b) Those unsubdivided parcels of land abutting an existing or proposed collector street of at least 86 feet which, in the opinion of the Planning Commission, would be impractical to

develop under a normal subdivision approach due to topographic conditions, unusual parcel shape, and/or restrictive property dimensions, the density may equal the following units per acre (including all residential roads):

[1] R-1 equals 4.1 dwelling units per acre.

[2] R-2 equals 3.2 dwelling units per acre.

[3] R-3 equals 2.4 dwelling units per acre.

- (c) Unsubdivided acreage consisting of less than 100 acres bounded on at least three sides by an industrial district and/or an existing public or semipublic development and fronting on a state trunk line road or a major thoroughfare of at least a one-hundred-twenty-foot right-of-way. The density of this development may be equal to that permitted in the preceding Subsection **C(1)(b)** above.
- (2) Under this option, the attaching of one-family homes shall be permitted when said homes are attached through a common party wall which does not have over 50% of its area in common with an abutting dwelling wall, by means of an architectural wall detail which does not form interior room space, or through a common party wall in the garage portion of the structures. There shall be no other common party wall relationship permitted through any other portion of the residential unit.
- (3) The maximum number of attached or detached units in any grouping shall not exceed four.
- (4) Approval under this section shall require the submittal of a site plan in accordance with § 480-72, Site plan review. Proposed buildings may be shown in either of the following ways:
- (a) A fully dimensioned and detailed site plan showing exact location of all structures.
- (b) The site plan may be submitted with rectangular areas designated on the plan within which each structure shall be later located. In this instance, a building permit will not be issued until the final building plan is submitted and is drawn in the rectangular area shown in the site plan.
- (5) Unless otherwise provided for, the minimum requirements of Article 16, **Schedule of Regulations**, of this chapter shall apply. However, yards shall be provided as follows:
- (a) Front yards, on that side of a cluster dwelling adjacent to dedicated street, shall be equal to at least 25 feet.
- (b) All other setbacks shall be at least 30 feet between property line and building line.
- (c) Spacing between groups of clustered dwellings or freestanding cluster units shall be equal to at least 25 feet, measured between the nearest point of the two structures.
- (d) Spacing between detached (freestanding) units shall be equal to at least 15 feet, measured between the nearest point of the two structures.
- (e) A one-family cluster development when abutting a front yard of an existing recorded subdivision, which is not a part of the site plan submitted under this option, shall cause all dwelling units facing such subdivision to relate through its front or entrance facade and shall treat said site of the cluster as a front yard.
- (6) Proposals utilizing the one-family residential cluster option may be platted in accordance with Act 288, PA 1967, as amended,^[1] when all units in the proposed plat are detached.

[1] *Editor's Note: See MCLA § 560.101 et seq.*

- (7) So as to accomplish a unified appearance, the units in each cluster grouping shall be constructed of similar materials and shall have one architectural style applied. The building facades, in their overall treatment, shall be so varied as not to give the appearance of repetition.
 - (8) Off-street parking shall be provided in accordance with Article 17, Off-street Parking and Loading. All parking shall be provided within completely enclosed garages attached to the principal use it is to serve.
 - (9) In reviewing the plans and approving the application of this section to a particular site, the Planning Commission shall require the following:
 - (a) A landscaped berm, at least five feet in height, shall be provided along the entire property line abutting a major thoroughfare or collector street. This berm may be included within a required yard setback.
 - (b) All access to the site shall be from a major thoroughfare of at least 120 feet right-of-way, or a collector street of 86 feet right-of-way as identified in the Township Master Plan of Future Land Use.
 - (10) Prior to approval or denial of a proposed one-family residential clustering option, the Planning Commission shall hold a public hearing in accordance with § 480-92, Public hearings, of this chapter.
- D. Site condominium option. The site condominium option is intended to provide for the division of land as regulated by the Condominium Act (Act 59 of 1978 as amended)^[2] rather than the Land Division Act (MCLA § 560.101 et seq., as amended). In accordance with Section 141 of Act 59,^[3] it is further intended that development, utilizing the site condominium options, be treated no differently than a subdivision developed under the Land Division Act (MCLA § 560.101 et seq.) and that the same standards be applied in their design layout and improvements.
[Amended 4-19-2004 by Ord. No. 285]
- (1) If the site condominium option is selected, the following conditions are applicable:
 - (a) Article 16, **Schedule of Regulations**, limiting the height and bulk of buildings, the minimum lot sizes and yard requirements shall be applicable as permitted in each zoning district or as otherwise altered within this section.
 - (b) Any development which utilizes the site condominium option shall conform to § 400-7, Subdivision design layout standards, and § 400-9, Subdivision and project improvements, of Chapter 400, Subdivision of Land.
 - (c) A site plan shall be submitted in accordance with § 480-72, Site plan review.
 - (d) The site condominium option can be used with other development options of this chapter.
 - (2) If building footprints are shown on the site plan, setbacks shall be measured to the building. Otherwise, setbacks shall be provided for each building envelope equal to the minimum setback requirements of the zoning district and shall be measured as specified below:
 - (a) Rear setbacks shall be measured from the rear area line to the rear building envelope.
 - (b) Side setbacks shall be measured from the side area line to the side building envelope.
 - (c) Front setbacks shall be measured from the street right-of-way for public or private streets, and from the pavement edge for streets not having a right-of-way. In instances where there is no right-of-way, the setback shall be increased by 15 feet.

- (3) The Planning Commission may request that several different facades be used to provide a variety of building appearances.
- (4) Plans for the development and landscaping of all commons areas must be submitted and shall meet the applicable requirements of § 480-63, Landscaping.
- (5) All streets shall be dedicated to the public unless private streets are allowed by the Planning Commission.
 - (a) In considering the allowance of private streets, at least the following criteria will be considered:
 - [1] If the site is oddly shaped and the right-of-way required for public streets would create an impractical situation, i.e., double frontage lots, single loaded frontage.
 - [2] If the site contains natural features that could be better preserved through the use of private streets.
 - [3] The use of private streets would not prevent the interconnection of existing or planned public streets.
 - (b) These criteria are included as guidelines and do not exclude further considerations.
- (6) The means of maintaining all limited and general commons areas shall be specified in the master deed.
- (7) A copy of the master deed shall be submitted for review and recommendations of the Township Attorney prior to final plan approval.
- (8) Review by Planning Commission.
 - (a) The Township Clerk shall receive and check the plan for completeness as per § 480-72, Site plan review. If complete and basically in conformance with applicable municipal requirements, the Clerk shall place the proposal on the agenda of the next regular Planning Commission meeting.
 - (b) The Planning Commission shall review all details of the proposed plan within the framework of this chapter, within the various elements of the Master Plan, and within the standards of Chapter 400, Subdivision of Land, Article I, Subdivision Regulations.
 - (c) The Planning Commission shall give preliminary approval or disapprove the plan.
 - [1] Should the Commission deny approval of the plan, it shall record the reasons in the minutes of the regular meeting. A copy of the minutes shall be sent to the applicant.
 - [2] Should the Commission find that all conditions have been satisfactorily met and the plan conforms to the provision of this chapter, it shall recommend approval to the Township Board. The Planning Commission Chairman shall make a notation to that effect on each copy of the plan and distribute copies of same as follows: return one copy to the applicant; retain one copy which shall become a matter of permanent record in the Commission files; forward one copy to the School Board or School Superintendent of the School District having jurisdiction in the area concerned; file the remaining copies in the office of the Clerk.
- (9) Review by Township Board.
 - (a) No installation or construction of any improvements shall be made before the plan has received final approval of the Township Board, engineering plans have been reviewed by the Township Engineer and any deposits required have been received by the Township.

- (b) The plan shall be filed by the applicant with the Clerk and shall deposit such sums of money as the Township Board may require herein or by other ordinances.
- (c) The Township Board shall not review the plan until it has received the review and preliminary approval of the Planning Commission. Following the preliminary approval by the Planning Commission, the Township Board shall consider the plan at such meeting that the matter is placed on the regularly scheduled agenda.
- (d) Final approval shall be effective for a period of two years from the date of final approval. The two-year period may be extended if requested by the applicant and granted by the Township Board in writing.
- (e) Upon final approval of the plan by the Township Board, three prints of the plan shall be forwarded: one to the Clerk; one to the Planning Commission; and one to the Building Department.

