

- PURPOSE & INTENT
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- &
- SPECIAL ZONING DISTRICTS

FOR THE

*“URBAN SERVICE
DISTRICT”*

Approved by Township Board
February 8, 2005

Effective Date, March 17, 2005

ARTICLE 35

URBAN SERVICE DISTRICT REGULATIONS

SECTION 35.01 - PURPOSE

A. Intent

The adopted **Salem Township Growth Management Plan** sets aside specific development criteria regarding the Gotfredson Road/M-14 Urban Service District. Current policies within the Growth Management Plan are to direct growth to this defined area where there has been precedent of intent for commercial and research/technology land use to take place.

The Urban Service District is designed to serve the demonstrated needs of Township residents and regional needs that depend on a freeway interchange and through the use of Special Use Districts. Land uses within this area will be designed to accommodate urban residential, commercial, office, conference center, and research/technology type land uses while not creating hazards for the Township's environment nor creating adverse impacts on existing or proposed residential or agricultural uses nearby. Based upon land use delineations contained within the **Salem Township Growth Management Plan** it is anticipated that the intended uses within the Urban Service District can consist of these intended uses either as individual uses or designed in combinations. The surrounding land uses will be shielded from the impact of the Urban Service District through the use of buffering and screening techniques.

Special Use Districts within the Urban Service District shall comply with the Township's **Growth Management Plan** and shall only be located in the Urban Service District of Salem Township identified in the **Growth Management Plan** as suitable and desirable for such development.

The following implementation strategy will be implemented into development within the Urban Service District:

1. Special Use Districts developed within the Urban Service District will be according to planned unit development. Establishment of planning, review, and approval procedures which will properly relate the type, design, and layout of development to a particular site and its neighborhood are established within the Urban Service District. Specific special zoning districts will be incorporated into the planned uses for the Urban Service District.
2. Lands developed within the Urban Service District will be dependent upon a coordinated interior road system with controlled access points onto old and new North Territorial Road, Joy, Napier, and Gotfredson

Roads. Future development will only be permitted where the road system is adequate to serve the anticipated traffic. To ensure that land uses within the Urban Service District are adequately accessed, emphasis shall be placed on an interior secondary road network, interconnecting with the above mentioned roads and potential land uses. Type, location and number of access points of each proposed development onto existing and/or future roadways within the Urban Service District shall be determined at the time of submittal. The provision for vehicular access to and from adjoining parcels and developments shall also be required as development takes place. These requirements are intended to distribute traffic effectively between land uses and roadway networks within the Urban Service District and then onto regional roadway networks serving the Urban Service District.

Streetscapes including North Territorial, Gotfredson, Napier, and Joy Roads, and in particular the M-14 corridor and the interchange with Gotfredson Road shall be of major concern within the Urban Service District. These roadways will be the target of an ongoing improvement program. The character and appearance of these roadways will be established by the development review process and by careful planning and implementation of street improvement projects as development takes place within the Urban Service District.

3. Development within the Urban Service District will only be permitted where adverse impact to natural features will be avoided. Natural features, found throughout the defined Urban Service District shall be preserved and integrated into the overall site design. Extensive landscaping shall be incorporated into development site plans in coordination with the natural features. Methods shall be provided for the permanent provision of open spaces, natural features, and/or resources through the appropriate legal vehicles such as conservation easements, etc., or where appropriate, multi-party land agreements between the Township, developer and an independent land trust.
4. Extensive vegetative buffering will be used between land uses within the Urban Service District and surrounding agricultural or residential land uses.

B. Location of the Urban Service District

The designated Urban Service District is defined as lands within Sections 25, 26, 35, and 36 of Salem Township and specifically bounded as follows:

- On the north by North Territorial Road.
- On the west by the eastern ½ of Section 26 (north of M-14).
- On the west by the eastern ½ of Section 35 (north and south of M-14).

- On the south by Joy Road which is the southern most section line of Section 35 and 36.
- On the east by Napier Road.

C. Location of a Special District

A Special District shall be located in the Urban Service District as designated in the Township's adopted **Growth Management Plan**.

D. Special Use Districts Defined

Special Use Districts are land use types that are intended to be developed within the Township's "Urban Service District", as identified within the Salem Township Growth Management Plan as follows:

- SFR (Single Family Residential)
- MR (Multiple Family Residential)
- ROP (Residential/Office Park)
- CCP (Commercial Commons Park)
- RRA (Research and Research Applications)

SECTION 35.02 – GENERAL PROVISIONS

A. Compliance with Basic Regulations

All uses, structures, and properties shall comply with all applicable regulations herein, and with all other regulations and requirements of this Zoning Ordinance, except as provided within this Article.

B. Continuing Applicability of Regulations

1. The location of all uses and buildings, all uses and mixtures thereof, all yards and transition strips, and all other information regarding uses of properties as shown on or as part of the area plan, and on approved final site plans, and any documents attached thereto, shall have the full force and permanence of the Zoning Ordinance as though such regulations were specifically set forth in the Zoning Ordinance. No other uses shall be permitted unless the applicable plans are revised or amended in accordance with the provisions of this Ordinance.
2. Such regulations shall be the continuing obligation of any subsequent developer and/or property owner or any other interests in a Special District or parts thereof and shall not be changed or altered except as permitted in this Article or except as approved through formal amendment procedures as set forth in this Article. The approved plan(s) and any documents attached thereto shall control any subsequent planning or development at any particular stage in the process. A parcel of land that has been classified as a Special District by the Township Board shall not thereafter be developed or used except in accordance with the approved area plan and preliminary and final site plans approved subsequent thereto.

C. Commencement of Site Work

No construction, grading, cutting of trees or other vegetation, soil stripping, excavating, or other site improvements or changes shall commence, and no permit shall be issued therefore, on a lot with, or under application for, a Special District classification, until the requirements of this Article have been met. The applicant shall however be allowed to request removal of abandoned, or condemned structures that may exist on the site and to remove any unsafe condition that may exist on the site.

D. Permitted and Accessory Uses

Permitted and accessory uses in a Special District within the Urban Service District shall be selected from those permitted and accessory uses limited and intended to be in support to principal uses listed in each of the SFR, MR ROP,

OP, CCP, CC, and RRA districts, subject to the limitations and restrictions of this Ordinance. Land uses in a Special District shall be limited to those listed on the approved area plan, approved preliminary site plan, or approved final site plan, whichever is applicable. No other uses shall be permitted unless the applicable plans are amended in accordance with this Ordinance.

E. Number of Buildings

Permitted uses may be provided in one (1) building or in two (2) or more buildings. If separate buildings are provided, they shall be organized on the site in such a way that will create a cohesive grouping of buildings around malls, courtyards, or plazas, and shall be interconnected by walkways. Unified architectural and landscape treatment shall be provided within all parts of the Urban Service District.

F. Density regulations

Density regulations shall apply to the entire land area within a special district. The following shall be excluded from the total acreage used in calculating density:

1. Existing rights-of-way and easements existing on the filing date of the petition to rezone the land to a special district;
2. Rights-of-way and non-buildable easements of proposed public and private roadways, and rights-of-way of principal arterials and principal collectors defined within this Article;
3. Fifty percent (50%) of the horizontal surface area of existing lakes, streams, ponds, marshlands, and similar areas may be included in the acreage used for calculating gross density within a development.
4. Lands to be purchased for public use.

Density regulations for individual lots shall be as shown on the area plan part of the approved special zoning district.

G. Minimum Area Requirements

There shall be no minimum lot size requirement for special zoning districts designated within the Urban Service District. Proposed land uses within special districts shall meet requirements within this Article and applicable regulations within other portions of this Zoning Ordinance.

H. Distance Between Buildings

The location of buildings and uses, and distances between buildings, shall be as shown on the preliminary site plan. Distances between buildings shall be sufficient to meet fire regulations, and to provide for natural light, air circulation, and solar access.

I. Public Utilities

All new development in a Special District within the Urban Service District shall be connected to public water and sanitary sewer lines and all other applicable utilities as designated by Salem Township.

J. Height Limits

Height limit zones shall be delineated on the area plan. The zones shall be based on considerations of topography, natural light, air circulation, views, solar access relating as an energy source, relation to neighboring buildings, and fire protection and safety. The proposed height of each building shall be shown on the area plan, preliminary site plan, and final site plan. No building shall exceed three (3) stories or fifty-five (55) feet in height above grade unless specifically stated within a residentially zoned district or unless a height exemption is approved by the Township Board as part of the area plan based upon density of the site, distance from adjacent roadways, and extent of landscaping between the road and the building. The Planning Commission shall include a recommendation on the exemption in its report to the Township Board on the petition and area plan.

The exemption shall be based upon the following standards:

1. The building height shall be based on an overall design concept for the Special District.
2. The building shall be properly related to the topography of the site and neighboring sites.
3. The building shall not interfere with natural light, air circulation, and solar access of neighboring buildings or properties; with views from neighboring buildings or properties; and with aircraft flight patterns.
4. The building height and location shall have been reviewed by the Salem Township Fire Chief and a report thereon supplied to the Planning Commission.
5. Not more than one building that exceeds three floors or 55 feet in height shall be permitted on a lot.

6. Height limit zones shall be shown on the area plan. The proposed height of each building shall be shown on the preliminary site plan and shall not exceed the height limit established in the approved area plan, including height exemptions approved under this section.

A building that is more than three floors or 55 feet high shall be set back from any lot line, in addition to the setbacks stated elsewhere in this Section, not less than the following distances, whichever result in the greater setbacks:

1. A building shall be set back from the required set back line not less than one foot for each foot of building height.
2. A building shall be setback from an interior side or rear lot line not less than 1.5 feet for each foot of building height.

K. Outdoor Operations

Outdoor storage of vehicles, equipment, supplies, or products; outdoor processing, assembly, repair, or other operations; or outdoor display of goods, materials, products, equipment, or processes shall be prohibited. No display shall be permitted in a window or in any other location visible from a street or an adjacent lot except in a service center as permitted herein. Trash and other waste materials shall be stored as provided in Section 60.04A herein, shall be screened from view from a street or adjacent lots, and shall not be located in a required yard.

L. Signs

Signs shall be in harmony with the style and character of the development and shall be an integral design component of the building architecture, building materials, landscaping, and overall site development. Each road entry to Special Districts and each development parcel in a Special District may have an identification sign as provided in Section 62.06, herein, except that such signs shall not exceed one hundred (100) square feet in area, unless specified elsewhere in this Article and may be located in a required yard, but not less than one-half the required setback from a street or property line. Such signs shall be ground signs that shall not exceed a height to width ratio of 1:3 as measured horizontal to the ground surface. Billboards shall not be permitted in the Urban Service District. No external signage shall be permitted for uses incidental to and in support of permitted principal uses.

M. Off Street Parking

Parking shall be provided in accordance with Article 61.0, herein, except that the size of parking spaces may be reduced to not less than nine (9) feet wide and eighteen (18) feet long, if approved as part of the approval of the preliminary site plan. Notwithstanding requirements of Article 61.0, herein, the number of

parking spaces required for office and research uses shall be based on the rate of one space for each three hundred (300) square feet of floor area. The number of parking spaces required may be reduced by the Planning Commission as part of its approval of any site plan. The reduction may be approved upon the petitioner showing, to the Planning Commission's satisfaction, that the number of spaces provided will be adequate. The Planning Commission may establish a maximum number of parking spaces which may be placed on a lot.

Parking areas for buildings shall be designed and landscaped with due consideration for the visual amenities of the site and the Urban Service District as well as for the safety of vehicular and pedestrian travel.

N. Design and Construction of Streets

1. Street Classification

The following streets are designated principal arterial streets within the Urban Service District:

- a.** North Territorial
- b.** “Old” North Territorial
- c.** Gotfredson
- d.** Joy
- e.** Napier

Any additional future rights-of-way for these designated roadways shall be based upon Washtenaw County Road Commission design standards which shall be implemented when development is proposed within the USD.

Any future secondary roadway that is constructed and connects onto or between these principal arterial streets shall be classified as principal collector streets. Rights-of-way for principal collector streets shall be based upon and designed to Washtenaw County Road Commission standards and shall provide internal access to and from future land uses. It shall be the obligation of the developer to provide for the upgrading of designated principal arterial streets and the construction of principal collector streets to the design specifications provided by the Washtenaw County Road Commission.

The design, number and location of access points onto principal arterial and collector streets shall be based upon an overall comprehensive transportation plan for the Urban Service District developed by Salem Township in cooperation with the Washtenaw County Road Commission. The specific locations of access points shall be largely dependent upon the following factors:

- a.** The location of existing or planned median breaks;
- b.** Separation requirements between the proposed access points and major intersections and expressway ramps;
- c.** Separation requirements between other entrances;
- d.** The need to provide shared access with other sites;
- e.** The need to align with previously approved or constructed access points on the opposite side of a street; and
- f.** The minimum number of entrances needed to move traffic onto and off a particular site within the Urban Service District safely and efficiently.

2. Traffic Control

- a.** Traffic control devices, such as stop signs, speed limit signs, traffic signals, turn arrows, one-way directions, pavement markings, and pedestrian crossings shall be provided in accordance with the Michigan Manual of Uniform Traffic Control Devices, and shall be maintained by the owner of the development so that the devices consistently meet the standards of the Michigan Manual as adopted and utilized by the WCRC.
- b.** Traffic to, and from, the site shall meet the level of service required by the Washtenaw County Road Commission.

3. Road Extensions to Adjoining Developments

- a.** Where a proposed development adjoins an undeveloped parcel, the proposed development shall provide direct access from the subject development to adjoining parcels if no other access is available. Such access may be in the form of either a dedicated right-of-way or a perpetual easement. The width of the access shall be determined by the Planning Commission based on the proposed type and density of the proposed development. The County Road Standards shall form the basis for determining the required access width and type of roadway. The location of internal roadway access points onto Gotfredson, North Territorial, Joy, and Napier shall be based upon policies contained within the Townships Growth Management Plan.

4. Vehicular Access

- a.** Drives and internal roadways that will provide the principal access to, and exit from, the Special District within the Urban Service District shall be physically separated from parking areas by landscape islands. Parking spaces shall not open onto the principal drives.
- b.** The Planning Commission, upon recommendation of the Washtenaw County Road Commission may require turn lanes at intersections with abutting streets, or with interior drives, where traffic volumes or flow patterns indicate such lanes to be necessary.
- c.** Entrance drives to individual developments shall provide efficient ingress and egress to the development and be free from parking spaces backing into the drive.

O. Phasing of Development

1. **Required Elements of Phasing:** Development may be phased as delineated on the approved area plan, subject to the following requirements.
 - a. In the case of a phased development, the area plan and preliminary site plan shall cover the entire property involved and shall clearly indicate the location, size, and character of each phase.
 - b. Each phase shall be approved individually and shall not be dependent upon any subsequent phases for safe and convenient vehicular and pedestrian access, adequate utility services, and open spaces and recreation facilities.
 - c. The Township Board, upon recommendation of the Planning Commission, may require that the development be phased so that tax and fee revenues resulting from such development will balance the expenditures required by public agencies to properly service that development; so that overloading of utility services and community facilities will not result; and so that the various amenities and services necessary to provide a safe, convenient, and healthful environment will be available upon completion of any one phase. The Planning Commission may require the petitioner to provide information necessary to properly and adequately analyze a petition for recommendation to the Township Board with respect to this requirement.
 - d. Development shall be started and shall be diligently pursued in the manner and sequence shown on the approved area plan.

P. Site Plan Requirements

1. **Preliminary site plan requirements:** A preliminary site plan shall be submitted for approval for each phase of development as delineated on the approved area plan. Preliminary site plans shall meet all applicable provisions of Article 64.0, herein, and shall conform to the approved area plan and all conditions attached thereto. Preliminary and final site plans shall not be combined for any phase of the development as depicted within the approved area plan.
2. **Final site plan requirements:** A final site plan shall be submitted for approval for each development shown on an approved preliminary site plan. Each final site plan shall meet all applicable provisions of Article 64.0, herein. Final site plans shall conform to the approved area plan and

to all conditions attached thereto, or to the approved preliminary site plan and all conditions attached thereto, whichever is applicable. Final site plans shall not be combined for any other phase of the development as depicted within the approved area plan.

Q. Performance Guarantee

In accordance with Section 64.10, the Planning Commission may require the petitioner to post a performance bond or provide such other financial assurance as the Planning Commission deems acceptable, in an amount deemed adequate by the Planning Commission and the Township Engineer, to ensure that vehicular and pedestrian ways, utility services, open space and recreation facilities, and other amenities and infrastructure for the initial phase and planned for later phases of the development are completed in a timely fashion.

SECTION 35.03 – DESIGN GUIDELINES

A. Intent

Visual cohesiveness is a primary goal of development within the Urban Service District. By providing for continuity of building types, setbacks and sideyards, landscaping features, and architectural detail, the Urban Service District character and identity can be maintained or enhanced. The Design Guidelines are intended to provide design criteria for site layout, building elevations, landscaping plan, principal arterial and collector streets, and parking arrangement and contain basic concepts which will aid in assessing a development proposal. Further, these guidelines are intended to ensure that the function, quality, and appearance of proposed structures within special zoning districts are compatible when considered in the context of the entire Urban Service District and surrounding area. How architecture and site characteristics relate to site design considerations and elements will be considered as part of design review by the Planning Commission. Building character is extremely important within the Urban Service District. It is anticipated that when designated areas are developed, a distinct architectural and visual character or theme, will be apparent. The Guidelines are not intended to restrict creativity, variety, innovation or imagination, but rather to assist the designer in achieving a quality design which will enhance the proposed development within the Urban Service District and be compatible with adjacent land uses.

The Design Guidelines shall apply to all buildings and uses of land within the designated Urban Service District.

B. Site Design

1. Development design shall utilize the opportunities and reflect the constraints created by floodplains, slopes, soils, vegetation and other physical features found within the Urban Service District. Engineering techniques shall not be utilized to force-fit development into the environment without design, environmental or specific site analysis.
2. Landscape areas should be combined to form plazas, unified or continuous networked open spaces, and other focal points within the development.
3. Open storm drainage and detention areas, visible to the public, shall be incorporated into the design of the development as an attractive amenity or focal point.

4. The impact of the development on adjacent land uses within and adjacent to the Urban Service District shall be minimized by controlling building orientation, site design, landscaping, and architectural design.

C. Common areas, facilities, and Open Space Systems

Natural greenways shall be preserved along creeks to conserve the natural character of floodplains, wetlands, and wooded areas. Within the Urban Service District, utility easements can provide opportunities for greenways that could link to other open space systems throughout the Urban Service District. Pedestrian trails should be provided within existing natural resource areas that provide open space systems which would allow linkages to other uses within the Urban Service District. The following shall be undertaken:

1. The location, extent, and purpose of all common area open space and facilities shall be identified on the area plan and on preliminary and final site plans. All such areas and facilities which are to be conveyed to any independent agency shall be identified accordingly on the final site plan(s).
2. All public areas and facilities which are to be dedicated to a public agency shall be so dedicated prior to approval of a final site plan or a final plat, unless a binding agreement recommended by the Township Attorney and approved by the Township Board is provided in lieu of dedication.
3. Legal instruments setting forth the manner of permanent maintenance of common areas and facilities shall be submitted to the Township Attorney for review before the Township Planning Commission approves a final site plan or the Township Board approves a final plat.

D. Open Stormwater Drainage And Detention

Written assurance must be given that approaches to open storm drainage and detention will recognize the environmental sensitivity of the existing natural habitat systems of the site and adjoining lands while also being creative and aesthetically pleasing. Such improvements must be designed as amenities and an asset to the Urban Service District, while providing safe, efficient, and environmentally acceptable removal of storm water.

Storm water drainage and retention/detention shall be based upon a pre-development hydrological assessment undertaken by the applicant for the subject site prior to development. The required preliminary site plan shall contain the results of this assessment with methods to address storm water management for the subject site. All mediation for storm water management and preservation of the existing natural hydrological system shall be based upon

this assessment. The storm water discharge rate and volume for subject development sites shall not exceed the pre-development hydrological assessment for the subject site. The following design standards should be addressed in the storm water management plan.

1. Open detention basins visible to the public shall be incorporated into the design as an attractive amenity or focal point in the site design.
2. Wet bottom basins are encouraged for basins visible to the public or from adjacent property. The need to provide water movement should be handled creatively with such elements as spray fountains or water falls.
3. Dry basins in public view are allowed if designed as a primary focal element of the site as an extensively landscaped open space. Dry bottom basins shall be designed so the slopes and bottoms can be easily maintained. The bottom shall be sloped adequately to ensure proper surface drainage. If properly designed and maintained, dry bottom basins may be designed as wetlands to remove non-point source pollutants from storm water runoff.
4. Geometric basins with constant side slopes should be used only in areas not visible to the public or from adjacent property. Geometric basins shall be easily maintained and routinely mowed.
5. When fencing is required or provided, it shall be a decorative material that coordinates with other elements on the site, such as stone or brick columns. Fencing shall be open to allow views into and across the landscaped detention area.
6. Natural drainage areas should be preserved with adequate green space to protect existing riparian systems and to allow maintenance access. When natural areas are altered, landscaping should be planted to reestablish the previous riparian habitat. Walkways are encouraged to facilitate pedestrian circulation throughout an individual site and link into adjacent streets and properties, and to pedestrian/trail systems throughout the Urban Service District.
7. Detention basins serving multiple owners and/or development sites within a single large development are recommended in order to reduce the number of basins, to create watersheds of adequate size to support wet bottom basins or wetlands, and to distribute the cost and maintenance of the basins.
8. All detention basins and open drainage areas shall be readily accessible for inspection, and to maintenance equipment. These areas can consist of wetlands which are defined as areas which are predominantly covered

with shallow water or wet soils for the majority of the growing season for most years and be capable of supporting water tolerant plants.

9. All drainage systems shall meet the standards of Salem Township and be approved by the Washtenaw County Drain Commission. All drainage systems shall be dedicated to the Washtenaw County Drain Commission or provide written evidence regarding maintainance to such system.

E. Building Design

1. Buildings shall be designed in an attractive and interesting manner to define the intended image of the Urban Service District. The highest development standards, including building materials and architectural design are required for buildings within the Urban Service District. Consistent architectural design, including building materials and colors, shall be carried throughout a particular Special Zoning District; however, dissimilar materials may be permitted when incorporating other characteristics such as scale, form, architectural detailing and color to make the building compatible with the overall Special Zoning District.

Renderings of anticipated building elevations and sections showing layout, dimensions, and building materials for the exterior of all structures, including exterior finish materials and colors shall be provided.

A site plan description with detailed narrative, scaled elevation renderings of all profiles of all building construction, including type of building materials to be used for all proposed buildings, shall accompany the final site plan.

2. Materials requiring low maintenance are recommended over high maintenance materials. For instance, materials with integral color are generally recommended over materials that require painting.
3. In general, buildings should relate in scale and proportion to other buildings in the Urban Service District. However, buildings of different size can be made architecturally compatible through skillful design and careful orientation.
4. All sides of single or multiple buildings within a development shall be equally attractive. Architectural details such as texture, pattern, color, and building form used on the front facade should be incorporated on all visible building facades. However, such requirements shall not apply to any façade(s) facing service courts or other areas generally not visible to the public.

5. Building massing, including the arrangement and placement buildings and site amenities, should be varied to create a logical hierarchy of building forms. Long expanses of façade should be broken up to create shade and shadow and to create "human scale" and be pedestrian oriented.
6. Human scale should be created by building massing form, as well as the use of architectural elements such as colonnades, canopies, walkways, street-level display windows, lighting, and a variety of building materials in commercial and office developments. Human scale should be further reinforced by site design features around the building exterior.
7. Individual "*corporate image*" architectural design elements and colors shall be incorporated only as secondary elements to the development and not as the dominant element. Such elements shall be consistent and blend with the overall Special Zoning District.
8. Foundation planters and trees should be incorporated with overall landscaping concepts around the building exterior to soften the building appearance.
9. Service and mechanical areas shall be designed as an architectural feature of the building and entirely screened from view.

F. Landscaping

Landscaping shall be considered as the organization of outdoor space and shall be treated as a design element incorporating building placement, vehicular circulation, and visual perspectives. The concept landscaping plan shall be provided as part of the required area plan with the detailed landscape plan provided in accordance with the final site plan submittal for each lot developed as a special zoning district within the Urban Service District. All parts of each lot not developed with buildings, drives, parking and loading areas, and similar improvements shall either be maintained in a natural state or shall be landscaped with grass or other ground cover, shrubbery, trees, bushes, vines, or other suitable plantings. All plantings shall be live and shall be properly and regularly maintained. Dead or dying materials shall be replaced in accordance with approved plans. Seventy-five (75) percent of all landscaping materials shall be of native varieties that occur naturally in this particular region, ecosystem, and habitat without direct or indirect human actions.

1. Landscaping Concept

- a.** The landscape concept shall be designed to create variety, interest, and view corridors for visibility and to achieve the following purposes.
- 1)** To integrate the various elements of the site.
 - 2)** To preserve and enhance the identity of the site.
 - 3)** To improve and enhance the character of the site; to screen or filter views, where necessary; to help unify the various parts of the site; blend inharmonious land uses; and buffer incompatible uses.
 - 4)** To define and articulate outdoor and architectural space.
 - 5)** To control soil erosion; moderate harsh or unpleasant sounds; remove air pollutants; control glare and reflection; and slow the effects of erosive winds or water and promote storm water retention, thereby helping to prevent flooding; and to block, divert, or channel winds.
 - 6)** To moderate the effects of climate and to create a more desirable microclimate.
- b.** Landscaping may include plant materials, such as trees, shrubs, ground covers, perennial and annual plants, landscape elements, such as rocks, water features, fences, walls, decorative landscape paving materials, and site lighting; and site furnishings such as benches, drinking fountains, trash receptacles, and planters.
- c.** All parts of a site that will not be covered by buildings or other structures, streets, driveways, parking lots, or other paved areas, or planting beds, or left in its natural state, shall be stabilized with grass or ground covers. Margins between sidewalks and streets, islands in parking lots, medians in boulevard streets or driveways, and similar areas shall be landscaped. The surfaces of islands and medians shall be stabilized with grass, ground covers, low growing shrubs, or an approved mulch material.
- d.** Landscape design and species shall be used to create visual continuity throughout the proposed development and within the Urban Service District. Landscape coordination shall occur among all phases of the development.

- e. Landscape areas should be combined to form larger clusters at highly visible locations such as landscaped courts, plazas or common areas.
- f. A variety of different species (including both deciduous and evergreen species) shall be incorporated into the site design to provide visual interest, as well as disease and pest resistance.
- g. Plant materials shall be placed intermittently against long expanses of building walls, fences and other barriers to create a softening effect.

2. Internal Parking Lots

Well designed and functional parking lots are integral to the visual perspective of development and acceptable vehicle flow characteristics within the Urban Service District. Landscaping within parking lots shall be incorporated in a manner that is both attractive and easy to maintain, minimizes the visual impact of surface parking, and improves environmental and climatic impacts.

The parking area shall be divided by vegetated landscape islands or vegetated medians for the purpose of channeling traffic flows, breaking up the visual impact of large paved areas, reducing heat and glare from paved surfaces, and improving the attractiveness of individual Special District land uses within the Urban Service Area. The following shall be considered:

- a. Large parking lots shall be divided into smaller parking fields of 50-100 cars with landscape strips, peninsulas, or grade separations to reduce the visual impact of large expanses of paving, to direct vehicular traffic through the parking lot, and to provide a location for pedestrian walks.
- b. Landscape strips between parallel parking rows shall be a minimum 10 feet in width. When incorporating pedestrian walkways, such strips shall be a minimum of 20 feet in width to accommodate vehicular overhangs, the walk, lights, posts and other appurtenances. Landscape aisles and strips shall include medium to large deciduous trees at a minimum of 1 tree every 50 linear feet, in addition to other parking lot landscape requirements.
- c. An allee should be placed on both sides of entrance drives to create pleasing tree lined entrances, to direct vehicles into and

out of the site, and to provide adequate space for vehicular stacking at exits onto perimeter roadways.

3. Roadway Landscaping

A landscaped buffer, of not less than seventy-five (75) feet shall be provided along and adjacent to the front property line of all developments that front on the following principal arterial roadways:

- a. North Territorial Road
- b. Old North Territorial Road
- c. Gotfredson Road
- d. Joy Road
- e. Napier Road

A landscaped buffer, of not less than seventy-five (75) feet shall be provided for all developments that front on along and adjacent to the front property line of all developments that front on roadways classified as principal collectors. Principal collector is defined as internal roadways that connect into one or more of the roadways listed above.

The landscaped buffer shall extend across the entire width of the development fronting on the roadway and may be considered a part of the required front yard setback. No road or driveway shall be located in this landscape buffer, except to cross such buffer, in a more or less perpendicular direction, for the purpose of providing vehicular access to the property from an adjacent street.

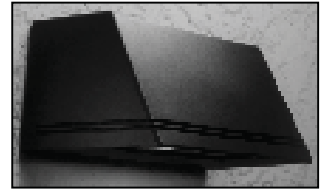
Generally, landscape buffer areas should include a combination of natural features, landscaping, berms, fencing, water features, and other attractive elements. Landscape buffer plans that create "walled" developments are discouraged.

G. Parking Lot, Roadway, And Building Mounted Lighting

Lighting shall meet the functional and security needs without adversely impacting adjacent properties and be designed to meet minimal needs of the project while reducing light pollution to maintain a dark sky policy.

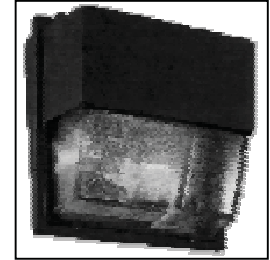
1. Driver and pedestrian orientation should be enhanced by providing a hierarchy of lighting effects such as bollards (3-4 feet high), intermediate-height pedestrian lights (10-15 feet high), and parking lot and roadway lights (20-35 feet high).
2. Building mounted light fixtures should be for aesthetic and safety purposes only and must direct light in a downward style and meet the

standards of Section 60.02 F within this Ordinance. Lighting should be used to highlight architectural features and create visual interest. Wall-pack lights or other lighting that shine outward toward adjoining properties or street right-of-way is prohibited.



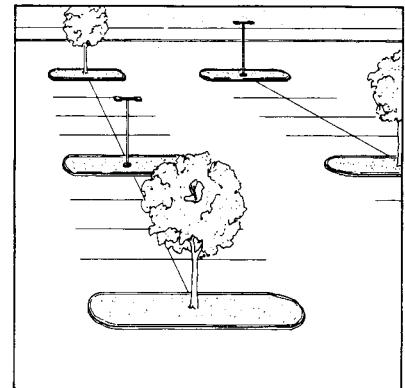
3. Building mounted fixtures for site illumination are permissible on the "back" sides of buildings where facing non-pedestrian areas when necessary and properly down shielded to not be visible from the street right-of-way or residential properties.

4. Accent lighting that highlights building architectural features is encouraged. Exterior neon lighting, illuminated banding, or other lighting that creates a glow is prohibited, unless approved by the Planning Commission as part of an overall theme for the development area.



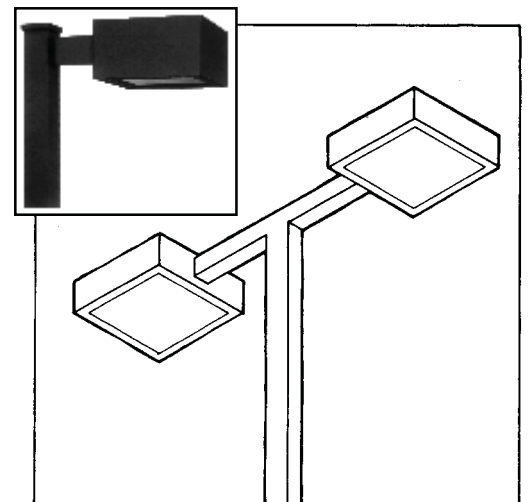
5. Parking lot illumination must be accomplished with individual light poles and fixtures which are properly down shielded. Building mounted fixtures are not permitted as a method of parking lot illumination.

6. The style of lighting should reflect the architectural character of the Urban Service District.



7. Maintain parking lot light poles/fixtures of the same style, height, color, and intensity of lighting throughout the Urban Service District. Varying styles of fixtures may be permitted if it is demonstrated that the styles contribute to an overall theme for the Urban Service District.

8. Light fixtures shall be horizontally mounted fixtures with less than 90 degree luminaire cutoff. Fixtures that project light or glare toward street right-of-way or adjoining properties shall not be permitted.



9. In addition to the requirements of Section 60.02 F, properties visible from an arterial roadway and areas

adjacent to residential or other site sensitive locations shall be required to submit a point by point photometric plan to show compliance with lighting standards. The maximum maintained vertical foot-candle at an adjacent property line is 0.5 foot-candles measured 5 feet above grade. The maximum average maintained foot-candles for all parking lots shall be 3 foot-candles, unless otherwise approved by the Planning Commission.

H. Pedestrian Circulation

Pleasant and functional pathways for pedestrian travel must be ensured within the Urban Service District. A pleasant environment can greatly influence the number of people willing to walk or ride as an alternative to driving; create linkages between residential and nonresidential uses; and create more mixed-use development. The principle is to balance the needs of the vehicle and pedestrian while creating convenient and safe methods that encourages pedestrian movements.

1. Information contained within the area plan shall consider pedestrian circulation patterns in equal importance to that of the vehicle and building arrangement.

Sidewalks are required on both sides of principal arterial and principal collector streets within the Urban Service District. Additional sidewalks and walkways shall be provided to connect these walkways with trails within greenways or other open space systems and linkages within the Urban Service District. Walkways should also provide access between buildings.

2. Site design should separate pedestrians and vehicles as much as possible, with the number and length of pedestrian crossings through parking and paved areas kept to a minimum. Where walkways pass through paved parking areas and drives, the following should be accomplished:
 - a. A decorative paving material (i.e. pavers, stamped/textured concrete, or color concrete) should be used to delineate the walkway crossing.
 - b. The corners of the intersection should be flared (narrow driveway/street width at crossing).
 - c. Applicable approved ramps shall be used at all crossings.
3. Walkways shall be designed and buffered in a manner that encourages their use. Elements such as landscaping, street trees, street furniture, public open spaces and plazas create contrast to the built environment by softening the streetscape and making the walking experience more

enjoyable and inviting. Walkway design within a development should recognize the following:

- a. Along entrance or internal access drives, pavement setbacks should be a minimum of 20 feet from any curb to allow adequate room for the sidewalk, berms and/or landscape plantings.
- b. Trees should be planted between the access drive curb and the sidewalk, with shrubs and berms located between the sidewalk and the parking lot curb. This arrangement will separate the pedestrian from both the road/drive and the parking lot, as well as create a street tree canopy.
- c. Low level pedestrian lighting (10-15 feet high poles/fixtures) and bollards will help bring the environment down to "human scale".

I. Loading Dock, Trash Receptacle and Service Area Screening

Service activities shall be oriented on the property in a manner that is consistent with the character of the Urban Service District, privacy, and aesthetic considerations. Loading areas shall be provided in accordance with Article 61.0, herein, except that the following regulations shall apply, notwithstanding any provisions of Article 61.0.

- 1. No loading area may be located in any required yard.
- 2. Unattractive elements, such as trash, service, and loading areas are to be located out of public view from streets, adjacent residential properties, and other highly visible areas such as parking lots, access drives, etc.
- 3. Loading and service areas shall be laid out so that, in the process of loading or unloading, no vehicle will block or extend into any other drive or public street. Loading and service drives shall be clearly marked on the site.
- 4. Buildings should be designed in a manner so that loading docks and service areas are screened either by a building wall or a screening wall, or integrated into the building design to not be noticeably visible. Screening walls must be a length and height to screen the maximum size of vehicle using the area.
- 5. Loading areas shall provide adequately for the stacking of vehicles to prevent vehicles from extending into drives or public streets.

6. If screening walls are required, they shall reflect the same level of architectural design as the primary structure, including elements such as landscaping to soften the wall's appearance, architectural detailing, staggering with recesses and projections, and visual interest.
7. Design elements must be accomplished in a manner to control noise generated from service activities and mechanical equipment.

J. Ground And Building Mounted Mechanical Equipment Rooftop

Mechanical devices and rooftop mechanical equipment shall not be visible. It shall also be considered in the overall design and appearance of the building in a manner that enhances the building appearance and creates attractive visual features and projects a high quality appearance. Rooftop mechanical equipment includes HVAC units, fans, vents, flues, and other similar devices. All exterior ground or building mounted equipment, shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture. Ground equipment includes but not limited to mechanical equipment, utility meter banks and coolers.

Mechanical equipment must be located and screened in a manner so as not to be visible or heard from adjoining properties and adhere to the following guidelines.

1. Screening shall be provided in a manner that is architecturally integral to the overall appearance of the building. Finish shall be with the same building materials and architectural detailing as the main building facade.
2. The use of parapet walls or specially designed rooftop penthouse enclosures are the preferred methods of screening for rooftop mechanical equipment.
3. The visibility of meters and utility banks (i.e. gas, electric, water) can be reduced by locating such equipment along the side or rear of the building in a location not generally visible from the public.
4. Electrical, natural gas, telephone, and cable television lines shall be placed underground. Surface-mounted transformers and similar equipment for the underground wires shall be shown on the final site plan and shall be landscaped and screened from view.
5. Radio and television receiving and telecommunication facilities including an Earth Station Antenna (Satellite Dish) designed or used for the reception or the transmission of television or other electric communication signal broadcast or, relayed from a satellite may be a solid, open mesh, or bar configured structure, in the shape of a shallow

dish or parabola. Such facilities shall be landscaped and screened from view at ground level. Roof top mechanical equipment and facilities shall be screened from ground or adjoining building views.

- 6.** Roof top equipment shall be included in the measurement of the height of the structure.

SECTION 35.03 - PROCEDURES AND GENERAL PROVISIONS

A. Informal Pre-Submittal Conference with Township Staff and Consultants

- 1.** Prior to submission of an application for Special District approval within the Urban Service District, the applicant shall meet in a pre-submittal conference with the appropriate Township officials, including the Zoning Administrator, and any consultants as deemed appropriate by the Township. The applicant shall present at such conference, or conferences, at least a sketch plan of the proposed Special District within the Urban Service District, as well as the following information:
 - a legal description of the property in question;
 - the total number of acres in the project;
 - a statement of the approximate number of buildings with ground floor coverage and floor area ratio;
 - the number of acres to be preserved as open or recreational space and intended uses of such space;
 - amount of anticipated impermeable surface; and
 - all known natural resources and natural features on the property and an indication of the natural resources and features to be preserved.

B. Formal Petition Submittal.

1. Procedures.

- a.** A petition for this district shall be filed and processed as provided in Article 68.0 herein. The petition shall include an area plan and all information required in Section 68.04, and applicable information contained within this Section.
- b.** At the public hearing held by the Planning Commission, the petitioner shall present evidence regarding the following characteristics of the proposed development:
 - 1)** The general character and substance;
 - 2)** Objectives and purpose to be served;
 - 3)** Compliance with all applicable Township ordinances, regulations, and standards;

- 4) Scale and scope of development proposed;
- 5) A general schedule of development timelines for the proposed project including all phases.
- 6) Compliance with the adopted Growth Management Plan of Salem Township.

The Planning Commission shall require that the petitioner provide information for the public hearing concerning economic feasibility of the proposed uses, community impact in terms of streets and traffic, schools, recreation facilities, and costs/revenues for the Township; and environmental impact (soil, water, air). Evidence and expert opinion shall be submitted by the petitioner in the form of maps, charts, reports, models, or other materials, and in the form of testimony by experts as will clearly state the full nature and extent of the proposal. Materials shall be submitted in sufficient quantity for public display and for review by the Planning Commission and other Township officials at least four weeks prior to the public hearing.

c. Information required for area plan.

- 1) Density for each use area of the site.
- 2) Location, size, type, and uses of open space.
- 3) Location, size, type, and uses of impermeable areas proposed for the site.
- 4) General description of the organization to be utilized to own and maintain common areas and facilities.
- 5) General description of covenants or other restrictions; easements for public utilities.
- 6) Description of the petitioner's intentions regarding selling or leasing of land.
- 7) General landscape concept showing tree masses to be preserved or added, buffer areas, and similar features.
- 8) Depict all wetlands, woodlands, and associated natural resource systems and networks within the site.

- 9) General architectural concept for proposed buildings including character, style, theme, and type of building materials. Specific architectural details shall be presented as part of the final site plan review.
- 10) Visual aesthetics and perspectives of the proposed development including location of buildings on the site in relation to site amenities and profile as viewed from adjoining roadways.
- 11) Delineation of areas to be platted under the Subdivision Control Act.
- 12) Location and description of site; dimensions and areas.
- 13) General topography based upon USGS quadrangles; soil survey information. Such information shall be graphically shown on the area plan in relation to proposed building and infrastructure for the site.
- 14) Scale, north arrow, date of plan.
- 15) Existing zoning of site; existing land use and zoning of adjacent parcels; location of adjacent buildings, drives, and streets.
- 16) General description of proposed water, sanitary sewer, and storm drainage systems.
- 17) Existing natural and man-made features to be preserved or removed; location of existing structures, streets, and drives; location, width, and purpose of existing easements and proposed major easements.
- 18) All adjacent property in which the petitioner and owners of land in this district have any ownership interest.
- 19) Location, type, and land area of each proposed land use.
- 20) General location, function, surface width, and right-of-way of proposed public streets; general location and surface width of major private streets/drives with anticipated internal circulation routes.
- 21) Approximate number of parking spaces to be provided in each development area.

22) Location and area of each development phase; summary of land use information for each phase.

d. In addition to information normally required for area plan review, zoning proposals within the Urban Service District shall also include the following:

1) **Traffic Impact Study** - The applicant shall submit a detailed traffic study as specified in Section 60.19 of this Ordinance, prepared by a recognized and independent traffic engineer, demonstrating the impact of the proposed zoning district within the Urban Service District on the transportation network. Based on the results of the traffic impact study, the applicant shall propose methods of mitigating any adverse impacts to the transportation network and show to what degree the proposed methods maintain or improve the operating levels of the impacted streets and intersections.

2) **Financial Statement** - The applicant shall submit documentation to demonstrate ability to complete and operate the project, including ability to finance public improvements and facilities required to serve the new zoning district within the Urban Service District. Evidence of past experience with similar types of projects shall also be submitted, if applicable.

The petitioner shall provide detailed economic feasibility of the intended uses contained within the proposed development, community impact in terms of streets and traffic, schools, recreation facilities, and costs/revenues for the Township; and environmental impact (soil, water, air).

3) **Compatibility with Adjacent Uses** - The area plan shall include measures to assure compatibility of the new zoning district within the Urban Service District with surrounding land uses. Such measures may include sidewalks, landscaping, screening, buffering, lighting, drainage and traffic control devices. A performance guarantee may be required to assure that all such improvements are completed, in accordance with Section 64.10.

- 4) **Emergency Services** – A general indication shall be submitted with the area plan regarding the anticipated need for emergency medical services, fire and police protection, and specific security requirements. A more comprehensive assessment shall be provided in the preliminary site plan stressing the applicant’s intent in providing such services. An Emergency Services Impact Analysis Plan shall be submitted for final site plan review which includes how emergency medical services, fire protection, law enforcement, and security will be provided to the proposed development. The Impact Analysis Plan shall also be reviewed by Township law enforcement and Fire Chief, and the nearest fire protection district. The petitioner shall address the need for any special assessment districts based upon the needs or intent of the proposed development.

2. Standards for petition review.

In place of the findings required in Section 68.05 herein, the Planning Commission shall determine, and shall provide evidence of its determinations in its report to the Township Board, that the petition meets the following standards:

- a. The proposed development shall conform to the adopted Growth Management Plan, or represent land use policy which, in the Planning Commission's opinion, is a logical and acceptable change in the adopted Growth Management Plan.
- b. The proposed development shall conform to the intent and all regulations and standards of this district.
- c. The proposed development shall be adequately served by public facilities and services such as but not limited to: streets, police and fire protection, drainage facilities, water and sanitary sewer facilities, refuse disposal, and sidewalks; or that the persons or agencies responsible for the proposed development shall be able to properly provide such facilities and services.
- d. Common open space, other common properties and facilities, individual properties, and all other elements are so planned that they will achieve a unified open space system, with open space and all other elements in appropriate locations, properly related to each other, the site, and surrounding lands.

- e. Where applicable open space and common areas shall be irrevocably committed for that purpose encompassing three or more different, unrelated legal entities utilizing a land trust. Provisions shall be made for financing of improvements shown on the plan for open space and other common areas, and proper maintenance of such improvements shall be assured.
- f. The proposed development shall create a minimum disturbance to natural features and land forms.
- g. Traffic to, from, and within the site will not be hazardous or inconvenient to the petitioned zoning district or to the Urban Service District. Traffic to and from the site shall meet the appropriate standards of the Washtenaw County Road Commission and/or Michigan Department of Transportation. Traffic standards shall be based upon modeling using best management techniques; convenient routes for pedestrian traffic; relationship of the proposed project to main thoroughfares and street intersections; and the general character and intensity of the existing and potential development of the Urban Service District.
- h. Streets shall follow topography, be properly spaced, and be located and aligned in accordance with the intended function of each street. The property shall have adequate access to public streets. The plan shall provide for logical extensions of public streets and shall provide suitable street connections to adjacent parcels, where applicable.
- i. Pedestrian circulation shall be provided within the site, and shall interconnect all use areas, where applicable. The pedestrian system shall provide for a logical extension of pedestrian pathways outside the site and to the edges of the site, in order to connect to other properties, where applicable.
- j. The Planning Commission shall determine, where applicable, that noise, odor, light, generated traffic, or other external effects which are connected with the proposed uses will not adversely affect existing or future adjacent and neighboring lands and uses.

3. Effect of approval of petition.

Approval of the petition by the Township Board shall have the following effects:

- a. The Township Board may execute a development agreement that is between the Township and the property owner(s)/developer(s)

including the attachment of appropriate conditions to its approval of a petition, including conditions concerning expiration dates, as provided within this Article.

- b.** Approval shall confer a right on the landowner(s) that the zoning regulations as they apply to the land in the petition shall not be changed within the time periods provided within this Article.
- c.** Approval shall indicate acceptance of uses, layout of streets, densities, location and extent of open space, and all other elements of the area plan.
- d.** Approval shall authorize the filing of applications for review of preliminary site plans.
- e.** Approval shall authorize the applicant to file applications for review of preliminary plats for tentative approval.
- f.** No deviations from the area plan approved by the Township Board, or from any condition of approval, shall be permitted except through amendment or revision as provided herein.

4. Amendment and revision.

- a.** A developer may request a change in an approved area plan, an approved preliminary site plan, or an approved final site plan. A change in any approved plan which would result in a major change in the approved area plan shall require prior amendment of the approved area plan. All amendments shall follow the procedures herein required for original submittal and review of a petition. A change which results in a minor change shall require revision to the approved plan and approval by the Planning Commission.
- b.** A request for a change in an approved plan shall be made in writing to the Planning Commission and shall clearly state the reasons therefor. The Planning Commission, upon finding such request reasonable and valid, shall so notify the applicant, in writing, of such finding, whether the change is major or minor, and of the procedure to be followed. Following payment of the required fee, the developer shall submit the required information to the Planning Commission for review. If the approved plan is to be amended, the Planning Commission shall promptly notify the Township Board.

- c. The following changes shall be considered major, for which amendment is required:
 - 1) Change in concept of the development as shown on the approved area plan;
 - 2) Change in use or character of the development as shown on the approved area plan;
 - 3) Rearrangement of land use areas as shown on the approved area plan;
 - 4) Reduction in land area set aside for common open space, as shown on the approved area plan, or relocation of such area(s);
 - 5) Increase in building height above the limits established in the area plan;
 - 6) Change in the boundaries of the district and area plan.
 - 7) Change in the location of any access or collector roadway.
- d. A developer shall request approval of minor changes in any approved plan. The Planning Commission shall notify the Township Board and other applicable agencies of its approval of minor changes.
- e. The Planning Commission shall have the authority to determine whether a requested change is major or minor, in accordance with this section. The burden shall be on the applicant to show good cause for any requested change.

5. Expiration of approvals.

- a. An area plan shall expire eighteen (18) months after approval of the petition by the Township Board unless a preliminary site plan has prior thereto been submitted to the Planning Commission for review and approval. Thereafter the preliminary site plan for each subsequent phase shall be submitted to the Planning Commission for review and approval within two (2) years of the date of approval of the immediately preceding final site plan.
- b. A final site plan for the entire property classified as a special district within the Urban Service District or all final site plans for

all stages thereof, shall have received approval of the Planning Commission within five (5) years of the date of Township Board approval of the area plan unless agreed to in the development agreement for the specific project. All final site plans in a special district shall have been approved and recorded within the preceding time periods.

- c. Expiration of an approved area plan as set forth within this Article, and failure to obtain approval of final site plans and final plats as provided within this Article shall authorize the Township Board to revoke the right to develop under the approved area plan, after a hearing and unless good cause can be shown for the delay in obtaining any of the necessary approvals, etc. In such case, the Township Board may require that a new area plan be filed and reviewed in accordance with the requirements for original application. Said expiration shall also authorize the Township Board to initiate a zoning amendment to place the subject property into one or more zoning districts deemed by the Township Board to be appropriate. Expiration of an approved area plan shall be duly noted on the Official Zoning Map, and shall be signed by the Township Clerk and attested by the Township Supervisor.
- d. Each phase of development shall be completed within two (2) years of the date of approval of a final site plan. If said development is not so completed, the Planning Commission shall not review or approve any subsequent phase of a Special Zoning District unless good cause can be shown for not completing same. If good cause is shown satisfactory to the Planning Commission, it shall set a new completion date for the completion of the uncompleted phase.
- e. If an approved area plan or an approved final site plan has expired as set forth in this section, no permits for any development or use of the property included in a special district shall be issued until the applicable requirements of this section have been met.
- f. Preliminary and final site plans shall expire as provided in Article 64.0, herein.

6. Time Limits

Time limits set forth in this article may be extended upon showing of good cause, and by written agreement, between the applicant and the Planning Commission or Township Board, whichever is applicable,

in the case of area plans, and between the applicant and the Planning Commission, in the case of final site plans.

7. As-built drawings.

As-built drawings shall be provided in accordance with Article 64.0, herein.

8. Performance Guarantee and Cost Reimbursement.

Guarantees to assure completion of site improvements including environmental preservation and/or mitigation, access and internal roadways, landscaping, or other public infrastructures shall be provided in accordance with Article 64.0, herein. All costs incurred by Township staff and/or consultants to ensure compliance to these guarantees and improvements shall be reimbursed by the developer.

9. Continuing applicability of regulations.

The location of all uses and structures, the kinds of uses, all yards and buffer strips, and all other information regarding uses of properties as shown on an approved area plan, and on site plans and plats approved subsequently thereto, and all conditions of approval, shall have the full force and permanence of the Zoning Ordinance, as though such regulations were specifically set forth in the Zoning Ordinance. Such regulations shall be the continuing obligation of any subsequent interest in the land in this district, and shall not be changed except as approved through amendment or revision procedures as set forth herein.

10. Violations.

Violations of any plan approved under this Section or failure to comply with any requirement of this Ordinance, including conditions attached to an approved plan, shall be considered a violation of this Ordinance, as provided in Sections 67. 10 and 64.13, herein.

11. Fees

The applicant shall incur all costs associated with any aspect of review. This would include Township staff and consultant fees, for the review of any material submitted as part of the rezoning petition process, as well as including development agreements, site plan review and compliance and inspections as required by this Article. The Township may also employ specialized experts to review data submitted by the applicant.

There shall be an advanced payment of fees at the time of application. The amount of such fees shall be established by ordinance or resolution of the Township Board.

All costs associated with review of the rezoning application and resulting development shall be paid for by the owner/developer including but not limited to such fixed and variable costs including Township operating costs to service the development during and after development. The Township fee schedule shall be used as a basis for this determination.

SECTION 35.04 - SR - SINGLE-FAMILY RESIDENTIAL DISTRICT *(Same as existing Article 21 within the Zoning Ordinance and included for reference)*

A. Purpose

This district is composed of those areas of the Township whose principal use is or ought to be single-family dwellings on moderately small-sized lots. The regulations of this district are designed to create predominately suburban character in those areas which are served by a public sanitary sewer system. In addition to the dwellings permitted in this zoning district, certain residential and public uses are permitted which have been strictly regulated to make them compatible with the principal use of this district.

B. Permitted Uses

The following buildings and structures, and uses of parcels, lots, buildings, and structures are permitted in this district:

1. Single-family dwelling and any use, building, or structure accessory thereto.
2. Lines and structures of essential services.
3. Home occupation, subject to requirements of §60.23.
4. Family day care homes.
5. State licensed residential family home facilities.

C. Conditional Uses

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted subject to obtaining a conditional use permit as provided in Article 63, herein:

1. Golf course, but not including golf driving range.
2. Country club, public swimming pool, recreation club, public and private park, and playground.
3. Religious Institutions including church, synagogue, cathedral, mosque, temple or other building used for public worship, subject to requirements of Section 60.31.
4. Cemeteries.

5. Public and private day care facilities; primary and secondary school.
6. Essential services, as provided in Section 3.15, herein.
7. Public utility structure located on the surface of the ground, including, but not limited to, transformer sub-stations, pumping stations, communications relay stations, and gas and steam regulating valves and stations; provided, however, that storage of materials, inoperative equipment, vehicles, or supplies shall be located in a building; that no personnel shall be quartered or employed on the premises; and that structure shall be designed, erected, and landscaped in such a manner as to conform as much as possible with the character of this district.
8. Functional equivalent of a family: Additional persons.

The limit upon the number of persons who may reside as the functional equivalent of a domestic family may be increased or enlarged upon a demonstration by the applicant of all of the following:

- a. There are adequate provisions on the subject property for offstreet parking for each adult proposed to reside on the premises, and adequate storage for each person proposed to reside on the premises.
- b. The extent of increase or enlargement of the limit upon the number of persons shall not, considered cumulatively with existing and reasonable-projected population concentration in the area, place an unreasonable burden upon public services, facilities, and/or schools.
- c. There shall be a minimum of one hundred twenty-five(125) square feet of usable floor space per person on the premises.
- d. If the property in question is not serviced with public water and/or sewer facilities, any approval under this subsection shall be conditioned upon approval by the Washtenaw County Health Department of the number of persons on the premises in relation to sanitary sewage and water facilities.
- e. If the planning commission grants an application under this provision, the determination shall include the specific number of persons authorized to reside on the property, and any minimum parking or storage requirements to be maintained.

9. Two-family dwelling and any use, building or structure accessory thereto.

ARTICLE 35.05 - MR - MULTIPLE-FAMILY RESIDENTIAL DISTRICT *(Same as existing Article 25 in the Zoning Ordinance and included for reference)*

A. Purpose

This district is composed of those areas of the Township whose principal use is or ought to be multiple-family dwellings. The regulations of this district are designed to permit a moderate density of population and a moderate intensity of land use in those areas which are served by a public sanitary sewer system, and which abut or are adjacent to such other uses, buildings, structures, or amenities which support, complement, or serve such a density and intensity. In addition to the dwellings permitted in this zoning district, there are permitted certain residential and public uses which have been strictly regulated to make them compatible with the principle use of this district.

B. Permitted Uses

The following buildings and structures and uses of parcels, lots, buildings, and structures are permitted in this district:

1. Single-family dwelling and any use, building, or structure accessory thereto.
2. Two-family dwellings and any use, building, or structure accessory thereto.
3. Multiple-family dwelling and any use, building, or structure accessory thereto.
4. Lines and structures of essential services.

C. Conditional Uses

The following buildings and structures and uses of parcels, lots, buildings and structures are permitted subject to obtaining a conditional use permit as provided in Article 63.0.

1. Golf course, but not including golf driving range.
2. Country club, public swimming pool recreation club, public and private park, and playground.
3. Religious Institutions including church, synagogue, cathedral, mosque, temple or other building used for public worship, subject to requirements of Section 60.31.

4. Cemeteries.
5. Public and private nursery schools; primary and secondary school; college and university.
6. Medical and dental clinic, when associated with a hospital, nursing home, or sanitarium.
7. Funeral establishment.
8. Hospitals, nursing homes, sanitariums.
9. Home occupation may be located on a lot with a single-family dwelling, subject to the requirements of Section 60.23.
10. Essential services as provided in Section 3.16, herein.
11. Housing for the elderly.

SECTION 35.06 - ROP - RESIDENTIAL/OFFICE PARK DISTRICT

A. Purpose

The ROP District has the following purposes:

1. To accommodate certain small office uses in a low density, spacious, campus environment, which are low traffic generators and which are compatible with adjacent and neighboring single-family dwellings.
2. A smaller scale office land use to be located within the Urban Service District, along major streets as transitional type uses which are adjacent to single-family residential areas and due to the size of parcels designated for ROP use are in transition to non single-family residential areas but have vacant, undeveloped lots fronting on major streets which are not likely to have new single-family dwellings constructed thereon.
3. To provide a reasonable use of such properties as identified in paragraph 2 preceding, without permitting more intense office park uses.
4. To encourage provision of open space and preservation of natural features in an office park setting.
5. To provide for the renovation of existing buildings, continuing use of historic structures on the property, and the construction of new buildings, which are compatible in architectural style and scale with adjacent single-family dwellings. Every principal building constructed or remodeled in this district shall have an exterior design on all facades similar to a single-family detached residential building. To this end the roofs of such buildings shall be gable, hip, gambrel, or mansard in design, and no roof shall have a pitch of less than two (2) on twelve (12) inches. All such buildings shall be finished in exterior materials of wood, aluminum or vinyl siding, or brick or stone veneer. Concrete block, curtain wall, and similar exterior finishes shall be prohibited.

The ROP district is to be located only in the designated Urban Service District as designated in the Township's adopted Growth Management Plan for Residential/Office Park uses. This district is only to be used as outlined and referenced within Article 35 of the Salem Charter Township Zoning Ordinance.

B. Permitted Uses

Uses in a ROP district shall be limited to those uses that are identified on the approved area plan, approved preliminary site plan, or approved final site plan, whichever is applicable. No other uses shall be permitted in the ROP district unless the applicable plans are amended in accordance with this ordinance. The

permitted principal use within the ROP district is to provide for Residential/Office Park type uses and certain accessory uses supportive of the intent of the ROP district.

1. Permitted Principal Uses

a. Administrative, business, professional and governmental offices.

2. Accessory Uses – The following uses shall be classified as accessory that are incidental to and support of principal permitted uses within a Residential/Office District.

a. Conference, seminar, and business training facilities.

b. Service uses, for persons employed in the park, such as barber shops, beauty shops, gift shops, dry cleaning and laundry pick up stations, wearing apparel sales and alterations, financial services, photographic services, and similar uses, intended primarily for patronage by employees in the office park occasional sales to the people not employed in the office park, shall be permitted, provided the uses are located entirely within buildings containing a principal use and their total floor area shall not exceed two percent of the total floor area existing in the office park with valid certificates of occupancy.

c. Day care facilities shall be limited to children of employees in the Residential/Office park only.

d. Radio and television receiving and telecommunication facilities including an Earth Station Antenna (Satellite Dish) designed or used for the reception or the transmission of television or other electric communication signal broadcast or, relayed from a satellite. It may be a solid, open mesh, or bar configured structure, in the shape of a shallow dish or parabola.

e. Operations and related buildings and structures required to maintain the grounds of an Residential/Office Park, or to maintain and support the permitted principal and accessory uses, such as maintenance shops and storage buildings.

f. Transmission and distribution lines, pipelines, and structures of public utility companies.

SECTION 35.08 – CCP-COMMERCIAL COMMONS PARK

A. Purpose

This district is intended to permit and encourage commercial uses, primarily retail uses, that are compatible with and mutually supportive of each other, of a unified architectural character, on a site that is planned, developed and managed as one operating unit. This district is intended to guarantee to the public, after the CCP district is approved, that commercial uses will be provided in an environment that is not a miscellaneous collection of stores in a strip arrangement on individual lots. The setting of retail buildings within the center will be spacious, interrelated with natural resources, landscaping, and pedestrian path systems. To accomplish this, clustering of buildings will be required with no single building cluster comprising more than eight individual retail spaces. Each retail space shall not be larger than six-thousand (6,000) square feet. It is also intended that each site be landscaped with a common unifying theme, and be provided with common drives, parking areas, and service areas designed and sized in a definite relationship to the types and sizes of stores to be located in the center.

It is expected that the district provide a desirable and representative image of Salem Township; that it provide an attractive, comfortable and convenient environment for patrons of the center, and that the center be developed in such a way as to be compatible with neighboring uses, especially residential areas. The CCP district is to be located only in the designated Urban Service District as designated in the Township's adopted Growth Management Plan for Commercial Commons Park uses.

The CCP district is to be located only in the designated Urban Service District as designated in the Township's adopted Growth Management Plan for Commercial Commons Park uses. This district is only to be used as outlined and referenced within Article 35 of the Salem Charter Township Zoning Ordinance.

B. Permitted Uses

A Commercial Commons Park shall be planned, designed, developed, owned, and operated as a single unit, and shall conform with the following design standards:

1. Principal Permitted Uses

- a.** Food stores, such as supermarkets, meat and fish markets, delicatessens, bakeries, dairy products, and health food stores.

- b. Food service shops, such as restaurants, cafeterias, cocktail lounges, and ice cream shops.
- c. General merchandise stores, such as department stores, variety stores, and catalog stores.
- d. Clothing and shoe stores.
- e. Dry goods stores.
- f. Luggage and leather goods stores.
- g. Furniture and appliance stores, decorating shops, and china and glassware stores.
- h. Other retail stores, such as hardware, home improvements, automotive supplies, garden supplies, hobby supplies, records and tapes, musical instruments, books and stationery, pets and pet supplies, flowers, tobacco, drugs and cosmetics, greeting cards and gifts, photography equipment and services, and party supplies, including packaged beer, wine, and liquor.

2. **Accessory Uses** - The following uses shall be classified as accessory uses that are incidental to and support of principal permitted uses within a Commercial Commons Park development complex.

- a. Financial services with drive-in facilities provided that the following conditions are met:
 - 1) Adequate on-site stacking space for vehicles shall be provided for each drive-in window so that vehicles will not interfere with vehicular circulation or parking maneuvers on this site. Access to and egress from the site will not interfere with peak hour traffic flow on the street serving the property.
 - 2) Projected peak hour traffic volumes which will be generated by the proposed drive-in service shall not cause undue congestion during the park hour of the street serving the site.
 - 3) On-site vehicle stacking for drive-in windows shall not interfere with access to, or egress from the site or cause standing of vehicles in a public right-of-way.

- b.** Service uses such as beauty and barber shops, gift shops, watch repair, shoe repair, dry cleaners and laundries, travel agents, music and dance studios, optical services, and health salons.
- c.** Bowling alleys, theaters, and skating rinks.
- d.** Automobile Service Stations for the retail sale and dispensing of fuel, lubricants, tires, batteries, accessories and supplies including installation and minor services customarily incidental thereto. Facilities for chassis and gear lubrication and for washing of not more than two vehicles, are permitted only if enclosed in a building.
- e.** Outdoor displays and sales of merchandise that is directly related to the adjoining retail establishment, but only in areas and time periods designated in the approved site plan.

SECTION 35.10 - RRA- RESEARCH AND RESEARCH APPLICATIONS DISTRICT

A. Intent - This district is intended to achieve the following objectives:

To permit scientific, business, and industrial research operations, and related testing in a spacious, campus-type environment devoid of nuisance factors commonly present in standard manufacturing districts;

To permit production operations which, because of the nature of the technology involved, are so related to the research operations in the district as to make the research and production activities mutually dependent; or which are developmental in nature and are substantially dependent on frequent and close collaboration with research personnel working in research facilities in the district;

To permit and encourage uses which support and complement permitted principal uses, or are vital to such uses and must be located close to them;

To protect existing and planned uses in the vicinity of this district from spillover effects which might be created by uses in the district;

To permit development in a planned, coordinated manner, according to an overall development plan for the district;

To provide facilities and services necessary for the health, safety, welfare, and convenience of employees, customers, and visitors in the district;

To encourage provisions of open space within the district, and to preserve natural features by incorporating them into the plan for the district;

To prevent uses in the district from creating any dangerous, injurious, noxious, or otherwise objectionable condition which might result from fire, explosion, or radioactivity; noise or vibration; water or soil pollution; smoke, dust, odor, or other forms of air pollution; electrical materials; conditions conducive to the breeding of rodents or insects; or from any other substance, condition, or elements in a manner or amount as to adversely affect other uses in the district or in neighboring areas.

The RRA district is to be located only in the designated Urban Service District as designated in the Township's adopted Growth Management Plan for Residential/Office Park uses. This district is only to be used as outlined and referenced within Article 35 of the Salem Charter Township Zoning Ordinance.

B. Permitted uses - Uses in an RRA district shall be limited to those listed on the approved area plan, approved preliminary site plan, or approved final site plan,

whichever is applicable. No other uses shall be permitted unless the applicable plans are amended in accordance with this Ordinance. Uses in an RRA district shall be selected from the following:

1. Permitted principal uses.

- a. Research, development, and testing facilities for industrial, scientific, and business establishments.
- b. Administrative, professional, and business offices of permitted principal uses; and corporate headquarters offices.
- c. Production of prototype products.
- d. Fabrication of industrial controls; electronic components and accessories; measuring, analyzing and controlling instruments; photographic (except chemicals and sensitized materials), medical, and optical goods.
- e. Agricultural uses, as permitted in the AR district, but only as interim uses prior to development of land for the uses permitted herein.
- f. Transmission and distribution lines, pipelines, and structures of public utility companies.
- g. Public and/or private buildings including but not limited to fire, police, and ambulance stations.

2. Permitted accessory uses.

- a. Technical and business schools; recreation facilities, both indoor and outdoor; post office.
- b. Commercial, office, and service uses which are located, designed, and intended to support and complement permitted principal uses, such as retail shops; banks and other financial institutions; restaurants; transient lodging facilities; auditoriums, and meeting facilities; medical offices and facilities; data processing and computer centers; office and laboratory equipment services; and printing, publishing, and allied services; such permitted principal uses which will be served, or in service centers consisting of one or more buildings, designed with common drives, parking and loading areas, and landscaping.

- c.** Uses incidental to and in support of permitted uses such as cafeterias and shops. Any such use shall be located on the lot of the principal use which it serves; shall be conducted primarily for the convenience of its own employees; shall be wholly within a building; and shall have no exterior advertising or display.
- d.** Operations required to maintain or support any use permitted above, on the same lot as the permitted use, such as maintenance shops, and power plants.
- e.** Living quarters for security and maintenance personnel only within or integral with a principal building.

SECTION 35.11 – URL-1- SINGLE FAMILY URBAN RESIDENTIAL

- A. Intent** – This district is established to provide areas for single-family residences in the designated Urban Service District on one acre or larger lots. It is intended to be used within the Urban Service District in which residential density should be kept low and compatible with the economical provision of public sanitary sewer and water facilities and other urban services, in order to preserve existing natural resources and other natural features, and to provide transition from areas developed with rural, non-farm residences. The district is also established to enable street, drainage, and other subdivision improvements to be provided at lesser standards than those which are required for urban residential districts with smaller lot sizes and thus higher intensity development.

The URL-1 district is to be located only in the designated Urban Service District as designated in the Township's adopted Growth Management Plan for Residential uses. This district is only to be used as outlined and referenced within Article 35 of the Salem Township Zoning Ordinance.

B. Permitted Uses

The following buildings, structures, and uses are permitted in this district:

1. Single-family dwelling and any use, building or structure accessory thereto.
2. Residential cluster option, in accordance with the procedures and regulations set forth in Section 60.21 herein.

C. Conditional Uses

The following buildings, structures and uses are permitted herein, subject to obtaining a conditional use permit as provided in Article 63.0 herein.

1. Public and private park and playground.
2. Church, synagogue, cathedral, mosque, temple, or other building used for public worship.
3. Cemetery.
4. Public and private nursery school, primary and secondary school.
5. Home occupation, subject to requirements of Section 60.23 herein.
6. Essential services, subject to requirements of Section 3.16 herein.

7. Public utility structure located on the surface of the ground, including, but not limited to, transformer sub-stations, pumping stations, communications relay stations, and gas and steam regulating valves and stations; provided, however, that storage of materials, inoperative equipment, vehicles, or supplies shall be located in a building; that no personnel shall be quartered or employed on the premises; and that structure shall be designed, erected, and landscaped in such a manner as to conform as much as possible with the character of this district.

SECTION 35.12 – URL-2- SINGLE FAMILY URBAN RESIDENTIAL

- A. Intent** – This district is intended to provide single-family residential use at an urban density of development on ½ acre and larger lots, in areas designated in the Growth Management Plan for urban residential. This district is intended to be used only in the designated Urban Service District of Salem Township which is intended to be served by public water and sewer facilities, and where storm drainage is handled by county drains or other acceptable drainage systems.

It is further the intent of this district to provide flexibility in the regulation of land development, encourage innovation in land use in terms of variety, design, layout, aesthetic values, and type of structures constructed. The district is designed to provide efficiency in the use of land, natural resources and encourage useful open space.

The URL-2 district is to be located only in the designated Urban Service District as designated in the Township's adopted Growth Management Plan for Residential uses. This district is only to be used as outlined and referenced within Article 35 of the Salem Township Zoning Ordinance.

B. Permitted Uses

The following buildings, structures, and uses are permitted in this district:

1. Single-family dwelling and any use, building or structure accessory thereto.
2. Residential cluster option, in accordance with the procedures and regulations set forth in Section 60.21 herein.

C. Conditional Uses

The following buildings, structures and uses are permitted herein, subject to obtaining a conditional use permit as provided in Article 63.0.

1. Public and private park and playground.
2. Church, synagogue, cathedral, mosque, temple, or other building used for public worship, or a cemetery.
4. Public and private nursery school, primary and secondary school.
5. Home occupation.
6. Essential services as provided in Section 3.16 herein.

7. Public utility structure located on the surface of the ground, including, but not limited to, transformer sub-stations, pumping stations, communications relay stations, and gas and steam regulating valves and stations; provided, however, that storage of materials, inoperative equipment, vehicles, or supplies shall be located in a building; that no personnel shall be quartered or employed on the premises; and that structure shall be designed, erected, and landscaped in such a manner as to conform as much as possible with the character of this district.

Salem Township

	<u>GFC</u>	<u>FAR</u>	<u>Front Yard</u>	<u>Side Yard</u>	<u>Rear Yard</u>
RC	10%	0.10	60 feet	30 feet	50 feet
AR	10%	0.10	50 feet	30 feet	50 feet
ER	10%	0.10	50 feet	30 feet	50 feet
URL – 1	20%	0.20	50 feet	20 feet	50 feet
URL – 2	20%	0.20	40 feet	10 feet	20 feet
LR	20%	0.20	50 feet	20 feet	50 feet
SR	30%	0.30	40 feet	10 feet	20 feet
MR	35%	0.35	50 feet	15 feet	35 feet
HCD	20%	0.15	20 feet	10 feet	20 feet
LC	25%	0.60	35 feet	20 feet	35 feet
GC	25%	0.60	50 feet	20 feet	35 feet
HC	25%	0.60	50 feet	35 feet	35 feet
OC	25%	0.40	35 feet	20 feet	35 feet
LI	25%	0.60	85 feet	35 feet	50 feet
GI	25%	0.80	85 feet	50 feet	50 feet

Yard setback for developments not on a public or private roadway, as defined within this District, shall consist of the following:

ROP	20%	0.20	35 feet	10 feet	35 feet
CCP	25%	0.35	50 feet	25 feet	50 feet
RRA	25%	0.40	75 feet	50 feet	75 feet
Service Centers	35%	0.70			

Driveways may cross the required yards but shall not occupy them. Parking spaces and loading areas shall not be located in any required yard.

All required yards shall be landscaped for the purpose of creating an attractive setting for the development, to make the development compatible with neighboring uses, to filter the view of the development from adjacent streets and properties, and to screen the view of the development from adjacent residential areas.