

**CHARTER TOWNSHIP OF CALEDONIA
COUNTY OF KENT, MICHIGAN**

PLANNED UNIT DEVELOPMENTS

Under the terms of the Township Zoning Ordinance, a planned unit development (PUD) is established by the adoption of a Zoning Ordinance amendment which amends the Zoning Map so as to rezone the lands in accordance with the final development plan of the PUD and which also specifies the required provisions or the minimum provisions for the PUD.

The following is a list of the topics that are covered in a typical planned unit development ordinance in the Township:

1. ***Development Plan*** – including the last revision date of the final development plan and the requirement that the PUD must comply with the plan in all respects.
2. ***Land Uses*** – including a statement of the land uses that are permitted.
3. ***Lot Areas and Site Access*** – including the number of lots or condominium units, buildings envelopes and/or minimum building setbacks, minimum floor area of dwellings and other buildings, number of dwellings or other buildings permitted, any phasing of the development, restrictions on development in certain areas, if any, and a description of the location of permitted access from adjacent streets.
4. ***Streets and Drives*** – including paving requirements, compliance with County Road Commission standards, required approval of street entrances, provisions on sidewalks if any and, if private streets are involved, a requirement that the private streets comply with all Township private street provisions.
5. ***Surface Water Drainage*** – including surface water drainage plan, requirement of Township engineer approval, prohibition of any significant adverse effects upon other lands, regular maintenance of detention or retention ponds and other drainage facilities.
6. ***Sewage Disposal*** – including requirements on method of disposal to be used, whether private septic systems, community sewage disposal system or public sewer system; requirement for County Health Department approval and Township engineer approval.
7. ***Water Supply*** – including provisions on how water supply will be provided, whether by private water wells, community water supply system or otherwise; requirement for County Health Department approval and Township engineer approval.
8. ***Utilities*** – including a requirement for underground installation of utilities, if appropriate; requirement of submission of an as-built plan showing all utility locations
9. ***Soil Erosion and Sedimentation Control*** – including required compliance with any required soil erosion and sedimentation control permit; a copy of the permit is to be submitted to the Township office.

10. **Landscaping** – including compliance with an approved landscape plan; other landscaping provisions where appropriate, including plantings, construction of berms, construction of walls and/or fences, greenbelt and buffer areas etc.
11. **Street Lighting** – including whether street lighting is to be provided; if provided, it is to be installed at the expense of the developer; requirements for control of glare of street lighting onto adjacent lands; requirements for street lighting at intersections.
12. **Garbage and Refuse Disposal** – including requirements that trash and garbage be kept in fully-enclosed areas, except when left outside for periodic removal by refuse haulers.
13. **Open Space Areas** – including, where appropriate, a requirement that certain areas in the PUD be left in a natural, undeveloped state as common open space; provisions for perpetual maintenance of open space; prohibition on construction of any improvements in common open space; other provisions regarding walking trails and other features of common open space.
14. **Signage** - including provisions on identification signs, stop signs if appropriate, county approval of street names and compliance with the sign provisions of a specified zoning district.
15. **Fire Protection** – including requirement for Township fire chief review and approval of emergency access and other matters affecting fire protection and public safety; dry hydrant requirements if appropriate; fire chief approval of cul-de-sac radii, so as to assure adequate turning space for emergency vehicles.
16. **Findings by the Township Board** – a statement of the required findings to be made by the Township Board under the terms of the PUD chapter regarding issues of public services and facilities, possible demand for additional public services, protection of the natural environment, conservation of natural resources, compatibility with adjacent and nearby land uses and promotion of land use in a socially and economically desirable manner.
17. **Enforcement** – including provisions that any violation of the PUD ordinance is a violation of the Township Zoning Ordinance; requirement of Building Code compliance; requirement of compliance with other applicable Township ordinances; and provision for stop-work orders and other measures necessary to secure compliance.
18. **Effective Date and Publication** – including a statement of the date on which the ordinance will become effective, and providing for its publication or a publication of a summary of its provisions in the local newspaper.