

CHAPTER 22
10 MILE ROAD OVERLAY DISTRICT

SECTION 22.01 PURPOSE. Ten Mile Road serves as the boundary line between Algoma and Plainfield Township. It also serves as a major road connecting the City of Rockford with US 131 and as such, 10 Mile Road is a gateway to all three communities. The City of Rockford, Algoma and Plainfield Townships therefore share a common interest in the future development of 10 Mile Road.

The future use of the land abutting this roadway particularly at the US 131 interchange, and the amount of traffic carried by 10 Mile Road will affect all three communities. In order to create a positive future, cooperation among all three communities is essential.

The three communities of Algoma Township, Plainfield Charter Township and the City of Rockford have jointly adopted the 10 Mile Road Corridor Plan which sets forth transportation and land use objectives for the corridor as well as recommendations for future land use.

The intent of the 10 Mile Road Overlay Zone is to provide for a set of zoning regulations to carry out the 10 Mile Road Corridor Plan. These regulations are compatible with a similar zone in Algoma Township and the City of Rockford.

The specific purposes of this district are to:

- A. Maximize the capacity of the road by limiting, and controlling the number and location of driveways and requiring alternate means of access through shared driveways, service drives, and access from side streets.
- B. Ensure sufficient right-of-way for future widening of 10 Mile Road as properties develop and re-develop.
- C. Provide non-motorized pathways along 10 Mile Road.
- D. Facilitate high-quality development and redevelopment of commercial and office districts through quality architecture, efficient site design and landscaping.
- E. Require low level signs to minimize motorist distraction, avoid blight, and clutter, promote aesthetics and unify signage with the overall character desired in the corridor while providing property owners and businesses with an appropriate mechanism in which to identify their location and business.
- F. Require landscaping on sites along the corridor as they develop and redevelop to attain the desired green space, buffering between uses and the high quality appearance of the corridor.
- G. Preserve important existing natural features which provide a rural atmosphere for the communities along the corridor.

SECTION 22.02 APPLICABILITY. The standards of this Chapter shall apply to all lands with frontage along 10 Mile Road to a depth of 500 feet from the existing or future right of way line of 10 Mile Road between Herrington Avenue and Childsdale Avenue, which is illustrated as the 10 Mile Road Corridor Overlay Zone on the Plainfield Charter Township Zoning Map. The regulations herein apply in addition to, and simultaneously with, the other applicable regulations of the Plainfield Charter Township Zoning Ordinance. Permitted and special land uses within the 10 Mile Road Corridor Overlay Zone shall be as regulated in the underlying zoning district (as

designated on the zoning map), and shall meet all the applicable requirements for that district except that the regulations of this Chapter shall supersede any conflicting regulation of the underlying Zoning Districts. In addition, the following regulations shall apply.

SECTION 22.03 RIGHT-OF-WAY PRESERVATION AND SETBACKS

- A. For site plans submitted after the effective date of this Ordinance, a right-of-way of 60 feet shall be provided as measured from the centerline of 10 Mile Road. All setbacks as required by this Chapter or by the underlying zoning district shall be measured from this required right-of-way.

- B. Front Setback Requirements and Modifications
 - 1. The required front setback for buildings, dwellings and structures shall be a minimum of 100 feet.
 - 2. The Planning Commission shall have the authority to reduce the required building front setback to not less than 75 feet during review of a site plan. In doing so, the Planning Commission must determine that modification of the required setback would result in preservation of or less alteration to natural site features such as vegetation, wetlands or steep slopes.
 - 3. The required front setback for off street parking lots for uses other than one and two family dwellings shall be a minimum of 25 feet. For multi-family off street parking lots, the minimum required setback shall be 50 feet.
 - 4. For existing buildings which have a front setback of less than 100 feet, the Planning Commission may approve an expansion of the building as provided in Chapter 4, **NONCONFORMING USES AND STRUCTURES**.
 - 6. Provisions for circulation between adjacent parcels should be provided through coordinated and/or joint parking systems, or other methods, determined at the time of the site plan review.
 - 7. Driveway entrances must be able to accommodate all vehicle types having occasion to enter the site, including delivery vehicles.
 - 8. Driveway placement should be such that loading and unloading activities will not hinder vehicle ingress or egress.
 - 9. For high traffic generators, or for commercial driveways along 10 Mile Road, the Planning Commission may require two egress lanes.
 - 10. A boulevard entrance must comply with the design requirements of the Kent County Road Commission.

SECTION 22.04 NON-MOTORIZED PATHWAY. (APPLIES TO SOUTH SIDE OF 10 MILE ROAD)

- A. A non-motorized pathway shall be required along the 10 Mile Road frontage for any activity requiring site plan, condominium or subdivision plat approval.

- B. All pathways shall be 10 feet wide asphalt and constructed in accordance with the specifications of the American Association of State Highway and Transportation Officials (AASHTO).

- C. Pathways shall be installed by the applicant within the road right-of-way, or within an easement acceptable to the Planning Commission.
- D. An inclined approach shall be required where pathways intersect curbs for barrier free access.

SECTION 22.05 SIDEWALKS. (APPLIES TO NORTH SIDE OF 10 MILE ROAD.)

- A. A sidewalk shall be provided along the 10 Mile Road frontage for any development requiring site plan, condominium or subdivision plat approval.
- B. The sidewalk shall conform to the sidewalk requirements of the Kent County Road Commission and shall be installed concurrent with construction of the project.
- C. Pedestrian Circulation.
 - 1. Paved walkways shall be provided on site for access to adjacent parks, shopping areas, anticipated walkways or trails and institutional uses such as schools or churches. Pedestrian movement shall be safely accommodated across parking lots. Walkways shall be separated from motor vehicle travel lanes and parking spaces.

SECTION 22.06 LANDSCAPING/PRESERVATION OF EXISTING VEGETATION.

- A. Landscape Plan. A landscape plan shall be submitted as part of site plan for property regulated by this Chapter. The landscape plan shall be drawn to minimum scale of one inch equals fifty feet and shall include, but not necessarily be limited to, the following:
 - 1. Location, general type and quality of existing vegetation, including specimen trees.
 - 2. Existing vegetation to be saved.
 - 3. Methods and details for protecting existing vegetation during construction.
 - 4. Location, size, and labels for all proposed plants.
 - 5. Typical straight cross section, including slope, height and width, of berms and the type of ground cover to be placed on them.
 - 6. Plant list(s) showing the required and proposed quantities.
 - 7. Description of landscape maintenance program, including statement that all diseased, damaged or dead materials shall be replaced in accordance with the standards of this ordinance.
- B. Front Yard Landscaping.
 - 1. Landscaping as required by this section shall be provided within the area adjacent to 10 Mile Road as follows:
 - a. For non-residential uses the width of the landscape area shall be a minimum of 25 feet measured from the required right-of-way.

- b. For residential uses including multi-family the width of the landscape area shall be a minimum of 50 feet measured from the required right-of-way.

C. Planting Requirements.

1. The required front yard landscape area shall be planted with native plants native to Michigan, maintained in its existing state or a combination of these methods in order to preserve or enhance the rural view along 10 Mile Road. A balance of evergreen trees, deciduous trees and shrubs shall be planted within the required landscaped area.

The Planning Commission may give a credit toward the required landscaping amount for existing trees or other vegetation preserved as part of site development.

2. Earthen berms are encouraged to be provided.
3. The following trees shall not be planted as part of the front yard landscaping: box elders, poplars, elms, willows, red and silver maples, Russian olive, mulberry, catalpa, Honey locust (with thorns), Horse Chestnut (nut bearing), black locust, tree of heaven.

D. Planting Guidelines.

1. Plants may be clustered in groups or planted in rows.
2. Evergreen trees should be spaced at least 20 feet on center.
3. Shade/canopy trees should be spaced at least 25 feet on center.
4. Trees and shrubs should be clustered in locations that are most effective in screening undesirable views.

E. Parking Area Landscaping. For all parking areas that accommodate 10 cars or more, the following standards apply.

1. Landscaped islands and shade trees shall be located throughout the parking lot to shade expanses of parking, and contribute to the orderly circulation of motor vehicle and pedestrian traffic. Landscaped islands must be a minimum of 160 square feet and a minimum of nine feet wide. Each island must have at least one canopy tree planted within it. Trees shall be planted at least three feet from the edge of the island.
2. One landscape island per every 10 parking spaces will be provided and planted with a canopy tree. As an alternative, required islands may be combined so there are fewer but larger islands provided that the Planning Commission determines that this alternative will provide an equivalent amount of landscape area and will meet the intent of this Section. Landscape islands may be covered with stone, wood chips or other similar material to prevent weed growth.

F. Minimum Standards for plants and other landscape features.

1. Canopy/shade trees: 2.5 inches in caliper
2. Evergreen trees: 5 feet in height

- 3. Shrubs: 24 inches in height
- 4. Walls: Masonry walls shall be of clay, brick, stone or other decorative masonry material and shall be placed on footings which meet the requirements of the local building code.

G. Maintenance of Plants.

- 1. All landscaping plants shall be hardy when planted and maintained in accordance with their natural growth patterns. Withered, diseased or dead plants shall be replaced within a reasonable amount of time, but no longer than one growing season.
- 2. Plants must be controlled by pruning, trimming, or other suitable methods so that they do not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard.

SECTION 22.07 PROTECTION OF NATURAL FEATURES.

- A. Wetlands and the required buffers for wetlands and streams shall be delineated on final plats and site plans with a clear notation of use restrictions.
- B. Steep Slopes: The following regulations shall apply to slopes of 20% or greater which are within 500 feet of the 10 Mile Road right-of-way.
 - 1. Grading or removal of vegetative cover shall not be permitted on land with existing steep slopes, except when:
 - a. The contiguous area of steep slopes is less than 20,000 square feet; and
 - b. There is insufficient area outside of stream and wetland buffers for required sedimentation and erosion control measures.
 - 2. Areas containing existing steep slopes should preferably be included in open space lots.
- C. Necessary Disturbance of Wetlands, Streams, and Steep Slopes: Grading or removal of vegetative cover on wetlands, streams, wetland buffers or steep slopes is not permitted unless the Planning Commission determines (based on justification provided by the developer) that it is necessary for road or utility construction, trails, pathways, or storm water management facilities, and there is no other reasonable alternative. If permitted, the grading or removal of vegetative cover shall only be to the extent necessary to accommodate the proposed development. In these cases, the Planning Commission may require planting of areas where grading or removal of vegetative cover has taken place.
- D. Grading Plan.
 - 1. In order to permit the Planning Commission to assess the grade changes proposed for a site, the applicant shall submit a grading plan illustrating existing and proposed contours at two feet intervals.
 - 2. In preparing a grading plan, the applicant shall be guided by the following standards:
 - a. Cut and fill slopes shall be minimized.

- b. Proper grading and elevation relationships to adjacent properties shall be maintained.
- c. The most significant slopes and ridgelines shall be maintained in their natural state by clustering development.
- d. Mass grading of large pads and excessive terracing shall be minimized.
- e. Unstable slopes or slopes subject to erosion shall be protected. Storm water alteration of drainage patterns that could result from major changes in topography shall be minimized.
- f. Steep slopes shall be re-vegetated.
- g. Essential grading will be shaped so that it complements natural landforms.
- h. Large tracts will be graded in workable units following a scheduled timeline so that construction does not result in large areas left bare and exposed to winter/spring runoff.

SECTION 22.09 COMMERCIAL AND OFFICE ARCHITECTURAL FACADES AND BUILDING DESIGN. All new buildings and structures for commercial and office uses shall be so designed to incorporate the following architectural design features:

- A. Height and Scale - The scale and size of a building shall be reasonably compatible with adjacent and nearby buildings.
- B. Structure Facade - At least eighty percent of that portion of a structure or building, be it a front, side, or rear, which faces a public street shall be finished with face brick, wood, glass, stone, or fluted cement block, or stucco-like material. In recognition of developing technologies in building materials, the Planning Commission may agree to approve other materials provided that they are compatible with surrounding properties, and further provided that such materials meet appropriate architectural, aesthetic, and safety concerns as may be provided for in any duly adopted Ordinances and/or Building and Fire Codes.

SECTION 22.10 SIGNS. The purpose of this section is to control signs intended to be visible from the public right-of-way.

- A. General Provisions.
 - 1. Signs prohibited: Moving, flashing or blinking signs; off-premise signs; portable signs; roof signs; banners, pennants, streamers and flag signs; inflatable signs.
 - 2. Exempt signs: Governmental signs and signs for essential services.
 - 3. Permits for signs as regulated by Section 28.12 of this Ordinance are required.
 - 4. Directional signage: No more than three feet in height and three square feet in size, except that such dimensions may be exceeded if approved during site plan review. A directional sign may contain a logo of an on-premise establishment but no advertising copy.

5. Illumination: It is the intent of this section to ensure that illuminated signs do not create glare or unduly illuminate the surrounding area. The following provisions shall apply:
 - a. Externally illuminated signs:
 - i. Lighting fixtures shall be carefully located, aimed and shielded so that light is directed only onto the sign facade. Lighting fixtures shall not be aimed at adjacent streets, roads or properties.
 - ii. Light fixtures shall be of a type such that the light source (bulb) is not directly visible from adjacent streets, roads or properties.
 - iii. To the extent possible, fixtures shall be mounted and directed downward (i.e. below the horizontal).

B. Signs in Residential Zoning Districts.

1. One ground sign identifying a residential community is allowed at each entrance to the development, except that not more than two such identification signs shall be allowed per development and they shall be at least 300 feet apart. Such sign shall be a maximum of 32 square feet.
2. For non-residential uses, one ground sign not to exceed 48 square feet and one wall sign not to exceed five percent of the area of the wall to which it is attached or a maximum of 100 square feet, whichever is less.
3. Ground signs which are less than 20 feet from the 10 Mile Road right-of-way shall not be more than four feet in height including the mounting structure. A sign which is 20 feet or more from the 10 Mile Road right-of-way shall not be more than six feet in height including the mounting structure.

C. Signs in Office Zoning Districts.

1. One ground sign per parcel not to exceed 32 square feet. Such sign shall not exceed six feet in height including the mounting structure.
2. One ground sign identifying a multiple office building development or office park is permitted at each entrance to the development, except that not more than two such identification signs shall be allowed per development and they shall be at least 300 feet apart. The sign and any mounting structure shall not exceed six feet in height and shall be a maximum of 60 square feet.

For individual office buildings which are part of a multiple office building development, one ground sign for each building is permitted but must be placed at the entrance to a public or private road right-of-way or other access easement. Such sign and any mounting structure shall not exceed six feet in height and shall be a maximum of 32 square feet in size.

3. Ground signs shall be set back a minimum of 20 feet from a public or private road right-of-way, 20 feet from side lot lines and shall not otherwise obstruct the vision of drivers.

4. One wall sign is permitted per building. The size of a wall sign shall not exceed 10% of the area of the wall to which it is attached but shall be no more than 100 square feet in size whichever is less.

D. Signs in Commercial Zoning Districts.

1. One ground sign or pole sign per parcel not to exceed 64 square feet. For a ground sign, the sign and any mounting structure shall not exceed six feet in height. Pole signs shall not exceed 25 feet in height.
2. For a lot or parcel with more than one commercial establishment, one ground sign or pole sign is allowed at each entrance, except that not more than two such identification signs shall be allowed per lot or parcel and they shall be at least 300 feet apart. The sign and any mounting structure shall not exceed six feet in height for a ground sign or 25 feet in height for a pole sign. The sign shall not exceed 100 square feet.
3. Ground signs shall be set back a minimum of 20 feet from a public or private road right-of-way, 20 feet from side lot lines and shall not otherwise obstruct the vision of drivers.
4. Each commercial establishment is permitted to have one wall sign per street frontage. For purposes of this section, street frontage is defined as a public street, including a state or federal highway, or a private road as defined by this Ordinance. An access drive is not a street. The size of a wall sign shall not exceed 10% of the area of the wall to which it is attached, but shall be no more than 250 square feet in size whichever is less.