

**ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING**

*December 15, 2025*

*7:00 p.m.*

*Allendale Township Public Meeting Room*

1. Call the Meeting to Order
2. Roll Call
3. Communications and Correspondence:
4. Approval of the Agenda
5. Approval of the November 17, 2025 Planning Commission minutes
6. Public Comments for *non-public hearing items*
7. Public Hearings:
8. Site Plan Review:
9. New Business:
10. Old Business:
  - A. Text Amendment Discussion
    - i. Town Center
    - ii. Planned Unit Developments, Preliminary Plan
    - iii. Accessory Dwelling Units (ADUs)
    - iv. Pole barn setbacks in the Agricultural and Rural District
    - v. Tiny Homes
    - vi. Private roads in the Agricultural and Rural District
11. Public Comments
12. Township Board Reports
13. Commissioner and Staff Comments
14. Adjourn

**Next meeting: January 5, 2026 at 7:00 p.m.**



**ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING**

*November 17<sup>th</sup>, 2025*

*7:00 p.m.*

*Allendale Township Public Meeting Room*

1. Call the Meeting to Order: 7:00 PM
2. Roll Call:  
Present: Mark Adams, Rick Westerling, Bruce Zeinstra, Ray Nadda, Joe Jacquot, and Tom Zuniga  
Absent: Todd Bronson  
Staff and Guests Present: Greg Ransford,
3. Communications and Correspondence: None
4. Approval of the Agenda. Motion to approve agenda as is by Mark Adams, Seconded by Joe Jacquot,  
**Approved 6-0**
5. Motion to Approve November 2, 2025 Planning Commission minutes by Bruce Zeinstra, Seconded by Tom Zuniga, **Approved 6-0**
6. Public Comments for *non-public hearing item*:

Heather Devereaux – Bridgets House/ Ripple Effect – Update and progress on Bridgets House

7. Public Hearings: None
8. Site Plan Review: None
9. New Business:

A. Text Amendment Discussion

i. Tiny Homes

Greg Ransford provided documentation for tiny homes. There is no current legislation in his client communities for tiny homes. Most communities that do allow tiny homes are on the scale for neighborhoods and not for individual lots. For communities that permit tiny homes without saying they permit them, individual lots have a very small minimum housing size or no minimum housing size limit. There are a few samples of minimum and maximum housing sizes that define a tiny home, minimum of 280 square feet. There is a difference between Tiny Homes and ADUs. Tiny homes are stand alone homes where ADUs are accessories to the home on the lot already.

Starting with Bessemer, Michigan has 480 Square Feet for a minimum size. Planning Commission discussed homes not on wheels that are not permanent. Rental lots at Cedar Point, Sandusky, Ohio, had good idea for sizing 390 to 600 square feet. Looking to have an easily buildable structure or something that can be offloaded by trailer. Another municipality said that any structure with axle must be removed. This should be a permanent structure and not something easily moved once placed. Some municipalities have occupancy restrictions. The decision of renting versus owning private property versus programs. Referenced Grand Rapids homeless people project. Before proceeding with verbiage, we need to establish what a tiny home is for Allendale. Consensus was reached that the Planning Commission will table the language until the next meeting.

ii. Accessory Dwellings Units (ADUs)

Discussed locations of where they would be located. Discussion about location relative to the dwelling. Can these accessory dwellings be rented such as an Air BnB, in-law suite, lodging. Planning Commission was in agreement that the main dwelling and the accessory dwelling can be connected. It

was discussed which zones ADUs were allowed to. The Planning Commission provided direction to Ransford to draft provisions for the Township.

iii. Pole Barn Setbacks in Agricultural and Rural District

Public has commented that there is a 300 foot set back and is problematic with placing the accessory building on property. Planning Commission expressed the need to simplify the ordinance for Accessory buildings in Agriculture. This ordinance should be simple for the township to review. The Planning Commission provided direction to Ransford to draft provisions for the Township.

iv. Private Roads in Agricultural and Rural District –

Ottawa County limits driveways to two homes per driveway. Minimum standard for a private road is 26 feet wide. Discussion based on the composition of the road. Tabled for next meeting to review further.

10. Old Business:

11. Short Term Rentals – Who approves of a short term rental? What is the cap on how many are in Allendale? Public Hearings for the rental and is this a special use permit? What are the permitted districts for STRs? The Planning Commission wants the Zoning Administrator to review and approve. Ransford will revise the draft text accordingly. Public Comment:

Heather Devereaux – Bridgets House/ Ripple Effect – Wanted to express the approval for tiny homes to help with the Bridget House Program as a next step from the house they currently own.

12. Township Board Reports: Two new fire fighters joined, Update to Township Employee Benefits

13. Commissioner and Staff Comments:

- A. Mr. Ransford let the Commission know he will not be at the next meeting. Planning Commission motioned to cancel the December 1<sup>st</sup> meeting due to lack of business and absence of Mr. Ransford. Mr. Ransford questioned the town center language that says the road way requires streetlights but lights are required on the wall of the buildings. He wanted to know where we had come up with that language. Direction was provided to Mr. Ransford. Mr. Ransford emailed the Planning Commission about the Springfield North PUD and asked to do a preliminary plan. The township requires a parallel plan. The Planning Commission directed Ransford to require the parallel plan now. Ransford will draft a fix to the PUD language as well.

14. Adjourn: 8:30 PM

**Next meeting December 15th, 2025, at 7:00 p.m.**

Minutes respectfully submitted by Zachary Fields



## Library Advisory Board

6:30pm

January 5  
April 6  
July 6  
October 5

## Township Board

6:00pm

January 12 and 26  
February 9 and 23  
March 9 and 23  
April 13 and 27  
May 11 and 26\* (Tues)  
June 8 and 22  
July 13 and 27  
August 10 and 24  
September 14 and 28  
October 12 and 26  
November 9 and 23  
December 14 and 28\* (8am)

## Planning Commission

7:00pm

January 5 and 19  
February 2 and 16  
March 2 and 16  
April 6 and 20  
May 4 and 18  
June 1 and 15  
July 6 and 20  
August 3 and 17  
September 8\* (Tues) and 21  
October 5 and 19  
November 2 and 16  
December 7 and 21

## Allendale Parks and Recreation

7:00am

TBD

## Downtown Development Authority

7:00am

January 20  
March 17  
May 19  
July 21  
September 15  
October 20  
November 17

Please note: ZBA will only be held on an "As Needed" basis. All meetings are proposed. Cancellations may occur.

Notification of cancellation will be posted on the main door if it is necessary to cancel a scheduled meeting.

Please call [616.895.6295](tel:616.895.6295) if you have any questions regarding the listed meeting information.

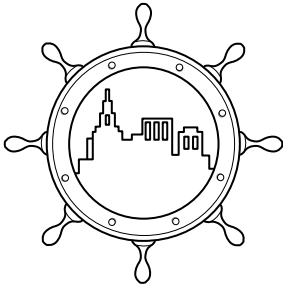
## Section 32.02 – Definitions (A)

Accessory Dwelling Unit (ADU). A detached residential living unit on the same parcel on which a single-family dwelling is located that provides independent living facilities, including basic requirements for living, sleeping, eating, cooking, and sanitation, for one (1) or more person or persons.

## SECTION 23.24 Accessory Dwelling Units

Accessory Dwelling Units are intended to provide flexible living quarters for immediate or extended family members only. ADUs are subject to the following regulations.

- A. An ADU may be attached to the principal dwelling through only a breezeway. Otherwise, an ADU shall be detached from the principal dwelling.
- B. ADUs shall only be permitted as an accessory use to a single-family dwelling.
- C. ADUs shall be permitted in all districts where single-family dwellings are permitted.
- D. The property owner shall maintain residence on the property, either within the principal dwelling or the ADU.
- E. ADUs shall have their own separate entrance, kitchen, sleeping area, and full bathroom facilities.
- F. ADUs shall meet all setback requirements applicable to the principal dwelling.
- G. ADUs shall meet all applicable building, safety, and fire codes.
- H. ADUs shall be connected to a sewage disposal system and water supply system approved by the County Health Department. Proof of Health Department approval must be provided prior to the issuance of a building permit.
- I. Exterior building materials and designs shall be of similar style and character as that of the principal dwelling.
- J. ADUs shall count toward the maximum number and square footage for Accessory Buildings and in no instance shall exceed \_\_\_\_\_ square feet in area.
- K. Mobile Homes, recreational vehicles, and temporary structures shall not be used as an ADU.
- L. An ADU shall not be utilized as a Motel, Hotel, Motor Hotel, Boarding House, Lodging House, Rooming House, Bed and Breakfast, or for rent in any way.



## Fresh Coast Planning

119 1/2 Washington Avenue, Studio B  
Grand Haven, MI 49417  
www.freshcoastplanning.com

**Gregory L. Ransford, MPA**  
616-638-1240  
greg@freshcoastplanning.com

**Kevin Yeomans**  
616-349-0223  
kevin@freshcoastplanning.com

**Alexis Gulker**  
616-773-4638  
alexis@freshcoastplanning.com

**Aaron Bigelow**  
616-919-2370  
aaron@freshcoastplanning.com

**Andrea Goodell**  
616-313-9333  
andrea@freshcoastplanning.com

# MEMORANDUM

To: Allendale Charter Township Planning Commission  
From: Gregory L. Ransford, MPA  
Date: December 10, 2025  
Re: Draft Language for Accessory Dwelling Units

Pursuant to your direction at your November 17, 2025 meeting, attached is draft Accessory Dwelling Unit (ADU) language for inclusion into the Allendale Charter Township Zoning Ordinance. As you will recall, you directed us to prepare language tailored to Allendale Charter Township, with at least the following:

1. ADUs shall be freestanding unless attached to the principal dwelling with a breezeway
2. Occupants shall only be family
3. A principal dwelling shall exist to possess an ADU on a property

We believe the attached achieves your direction. In addition to the above, we wanted to raise two items for your consideration.

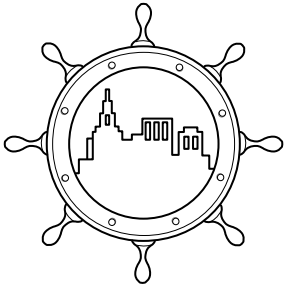
The first is within the draft language in Section 23.24J. As you will note, there is a placeholder for a maximum area for an ADU. While we do not believe this was discussed at your previous meeting, it may be worth considering. As you will note, the language is written to reduce the maximum accessory building area permitted on a lot when an ADU is present. The second item is location on the lot. No language exists in this draft to regulate its location (i.e. rear yard only). We believe the Planning Commission should consider whether a provision regarding location is necessary.

ADUs have been scheduled for your discussion at your December 15, 2025 meeting. If you have any questions, please let us know.

GLR  
Planner

Attachment

cc: Adam Elenbaas, Supervisor



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# MEMORANDUM

To: Allendale Charter Township Planning Commission  
From: Gregory L. Ransford, MPA  
Date: December 10, 2025  
Re: Proposed Revision to Preliminary Planned Unit Development Language

Pursuant to your direction at your November 17, 2025 meeting, below are our recommended revisions to Section 12.08B2 – STEP 2 Submit PUD Application of the Allendale Charter Township Zoning Ordinance. As you will recall, the recent adoption of a Parallel Plan requirement for Planned Unit Developments did not explicitly include its requirement during a preliminary plan submission, although such was intended. We believe the proposed revisions achieve that end.

Coupled with this revision are corrections to section references therein. Currently, Section 12.08B2a references final site plan requirements (12.05) when this subsection is regarding preliminary plan submissions, and Section 12.08B2b references your review standards (12.06) when this subsection is regarding final plan submission. It appears that each section reference therein is “off” by one number in sequence. Given this, we propose to correct these references as well.

Proposed additions are shown in bold text and proposed deletions are shown in strikethrough text.

### Section 12.08B2 – STEP 2 Submit PUD Application

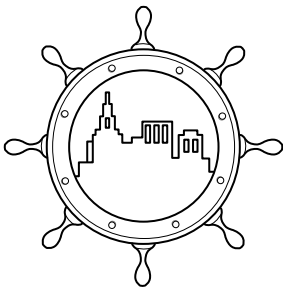
The applicant has the option of submitting either a Preliminary or Final PUD site plan with the PUD application.

- a. A Preliminary PUD plan shall contain the information required by **Section 12.06**, Section ~~24.05~~ **24.04**, and shall follow Steps 3, 4, & 5.
- b. A Final PUD site plan shall contain the information required by **Section 12.06**, Section ~~24.06~~ **24.05**, and shall follow Steps 4 & 5.
- c. [No changes]

Section 12.08B2 has been scheduled for your discussion at your December 15, 2025 meeting. If you have any questions, please let us know.

GLR  
Planner

cc: Adam Elenbaas, Supervisor



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# MEMORANDUM

To: Allendale Charter Township Planning Commission  
From: Gregory L. Ransford, MPA  
Date: December 10, 2025  
Re: Proposed Revisions to Section 3.11 – Accessory Uses and Buildings

Pursuant to your direction at your November 17, 2025 meeting, attached is draft language to revise Section 3.11B1d and Section 3.11.B2 of the Allendale Charter Township Zoning Ordinance (ACTZO) to reduce setback requirements for accessory buildings located in the front yard of a property within the Agricultural and Rural District. As you will recall, you directed us to reduce the setback requirement and permit such reduction by right.

Following our review of Section 3.11B1 of the ACTZO, we believe it is appropriate to eliminate the current setback requirements and simply regulate accessory buildings to the same setbacks as the principal building. We reached this conclusion based upon the current content of the remainder of Section 3.11B, which significantly limits an accessory building otherwise, when located in the front yard. As you know, said section limits the roof perimeter to that of the principal building; sidewalls shall not exceed 15 feet in height and; the architectural character and design shall be the same as the dwelling, however, alternatively, the Zoning Administrator may approve landscaping screening for certain portions of the accessory building. Ultimately, we believe the existing provisions are sufficient to soften the impact of an accessory building in the front yard.

As a result of the proposed revisions to Section 3.11.B1d, the content of the subsequent subsection 311.B2 can be eliminated and reserved for future use.

You will also note a proposed revision to Section 311.B3a to correct the use of “principal.” In addition, we propose adding Section 3.11C1l (that is an “L” at the end) to identify Accessory Dwelling Units as a result of your interest to include Accessory Dwelling Units within the ACTZO.

Proposed additions are shown in bold text and proposed deletions are shown in strikethrough text.

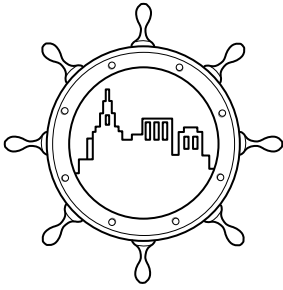
Accessory buildings within the Agricultural and Rural District have been scheduled for your discussion at your December 15, 2025 meeting. If you have any questions, please let us know.

GLR  
Planner

Attachment

cc: Adam Elenbaas, Supervisor





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# MEMORANDUM

To: Allendale Charter Township Planning Commission  
From: Gregory L. Ransford, MPA  
Date: December 10, 2025  
Re: Town Center Overlay District Draft – Version 4

Pursuant to your direction at your November 3, 2025 meeting, attached is the fourth draft of the proposed Town Center Overlay District. As you will recall, you directed us to perform the following revisions:

- Draft a public improvements section to legislate expectations for a developer that would construct the town center and return the public areas to the Township
- Require a peaked façade for all buildings, including where a flat roof is present
- Improve language for the exchange of height for the amenity
- Section 17.04A – reference an exception to Section 17.04C1
- Section 17.04C1 – only allow on the primary roadway

We believe the draft achieves your direction.

In addition to your direction, we propose adding the phrase “building mass” to Section 17.04B1(ii) to apply the language to the totality of the block in case one or more buildings contain a large or small linear portion of the block so to prevent a disproportion of impediments to the entire character of the block.

Proposed additions are shown in underlined text and proposed deletions are shown in strikethrough text. Changes are shown from the third draft of the language.

As you know, accompanying the language will be images to help the reader understand the intent. Those images are currently being created. Once they are available, we will re-provide the draft language to you for your review.

The fourth draft of the Town Center Overlay District has been scheduled for your review at your December 15, 2025 meeting. If you have any questions, please let us know.

GLR  
Planner

Attachment

cc: Adam Elenbaas, Supervisor

#### Sec. 311.B1d ACCESSORY USES AND BUILDINGS

The detached accessory building shall ~~meet the~~ be setback **requirements for** ~~from the road right of way at least two thirds (2/3) the distance between the road right of way and the principle principal buildings, but at no time shall the setback from the road right of way be less than 300 feet.~~

#### Sec. 311.B2

##### Reserve for Future Use

#### Sec. 311.B3a

Ten (10) feet from the ~~principle~~ **principal** building;

#### Sec. 311.C1l ("L")

##### Accessory Dwelling Unit

ARTICLE 17  
TOWN CENTER OVERLAY DISTRICT

SECTION 17.01 DESCRIPTION AND PURPOSE. The Town Center Overlay District is intended to create a centralized mix of commercial and residential uses built as a traditional downtown settling serving the local needs of the community and the region. These regulations are intended to promote development of a pedestrian-accessible mixed-use district consisting of a variety of residential, retail, office, and service uses as well as vibrant social public amenities. Special attention must be focused on site layout, building design, vehicular circulation, pedestrian access, and coordination of site features and structures between adjoining sites. Permitted uses should be compatible with surrounding uses to ensure there are no external impacts that are detrimental in any way to other uses in the district or properties in adjoining districts. Any building, use, or improvement above grade level requires site plan review and approval by the Allendale Charter Township Planning Commission, unless otherwise specified in this ordinance. This overlay district is based upon careful evaluation and study as part of a master planning effort by the Allendale Charter Township Planning Commission. Objectives for the overlay district are as follows:

Specifically, the Town Center Overlay District is intended to:

- A. Promote development consistent with the goals and recommendations detailed in the Town Center chapter of the Allendale Charter Township Master Plan.
- B. Accommodate a variety of uses permitted by the underlying zoning districts and ensure such uses are designed to achieve an attractive built and natural environment.
- C. Facilitate high-quality development and redevelopment of commercial and residential uses through quality architecture, efficient site design, landscaping, parking, and access.
- D. Achieve well-managed, safe, and efficient flow of motorized and non-motorized traffic, including accessibility and connectivity.
- E. Foster a more pedestrian-friendly environment that contributes to the Township's sustainability as a vital, attractive, economic, and healthy place to live.
- F. Maximize the capacity of Lake Michigan Drive and 60<sup>th</sup> Avenue by limiting and controlling the number and location of entry points and requiring alternate means of access through internal streets, shared driveways, and service drives or alleys.

SECTION 17.02 APPLICABILITY. As an overlay district, the Town Center Overlay District does not replace the range of uses allowed in the underlying districts but provides additional development standards which must be met for any commercial or residential use on a lot within the district. Property in the Town Center Overlay District may continue to be used as permitted by the underlying zoning district and all other legal nonconformities are permitted to continue; however, any new activity that requires site plan approval in accordance with the requirements of the Zoning Ordinance shall also comply with the requirements of the Town Center Overlay District contained in this Chapter. In the event there are conflicts between the requirements of the underlying zoning district and the Town Center Overlay District, the requirements of the Town Center Overlay District shall control.

- A. Dimensional requirements specifically identified within Section 14.02 for any use may be reduced or eliminated by the Planning Commission during site plan review.
- B. Special uses within the underlying General Commercial Zoning District are prohibited except those uses within Section 14.03J.
- C. Drive-throughs are prohibited.

SECTION 17.03 DEFINITIONS. For the purposes of this Article, the following words, terms, and phrases shall have the following meanings:

- A. Block – A mass of buildings collectively as more than one structure typically delimited from a street or road right-of-way to another street or road right-of-way, alley, or yard abutting a property outside of the Town Center Overlay.
- B. Alley – A narrow passageway behind or between buildings intended for pedestrian and limited vehicular traffic.
- C. Courtyard – A narrow passageway behind or between buildings intended for only pedestrians.

SECTION 17.04 SITE DEVELOPMENT STANDARDS. All development shall include the following design elements.

- A. Single story buildings are prohibited. Buildings shall be no less than two (2) stories or have the appearance to contain no less than two (2) stories from the exterior. No building shall be taller than three (3) stories unless additional height is granted by Section 17.04C1 of this Ordinance.
- B. All buildings, structures, or additions thereto shall comply with the following requirements:
  - 1. Front Yard.
    - (i) Eighty percent (80%) of the front building facade shall be at a zero foot setback. The Planning Commission may authorize a greater setback to accommodate an outdoor pedestrian space for dining, respite, or similar use. The Planning Commission may authorize a greater setback for buildings located on a corner or curved street to accommodate an outdoor pedestrian space for dining, respite, a playground, street performances, or similar use.
    - (ii) Impediments. Entrance stairs, support structures to the upper floor or floors of a building, or other permanent building elements may be located within the sidewalk when such structures do not impede the orderly and safe movement of pedestrians. No more than twenty percent (20%) of the buildings mass within a Block shall contain impediments.
  - 2. Side Yard. All buildings shall abut each other except where an Alley is present. Where a building is adjacent to a commercially zoned property outside of the Town Center Overlay, the side yard may be zero when the proposed building will abut a building on the adjacent property. Otherwise, where a building is adjacent to a commercially zoned property the side yard shall be the minimum necessary to accommodate the required sidewalk pursuant to Section 17.04N1. Where a

building is adjacent to a residential district outside of the Town Center Overlay, the side yard setback of the underlying district applies.

3. Rear Yard. Where a building is adjacent to a commercially zoned property outside of the Town Center Overlay, the rear yard may be zero when the proposed building will abut a building on the adjacent property. Otherwise, where a building is adjacent to a commercially zoned property the rear yard shall be the minimum necessary to accommodate the required sidewalk pursuant to Section 17.04 ~~N14~~. Where a building is adjacent to a residential district outside of the Town Center Overlay, the rear yard setback of the underlying district ~~shall control~~ applies.
4. ~~All b~~Building facades ~~shall contain~~ ing decorative external lighting shall be decorative and attached to the building. The lighting shall be directed down toward the ground or building or both and provide safe illumination from the building to the street right-of-way, alley, sidewalk, or parking.
5. All building facades shall be of a downtown-type character with accents and elements (such a canvas awning, modern metal canopy, a decorative cornice for flat roofs, sign band, and etcetera) similar to the images within this subsection. The front or main entry façade of the first story shall contain a see-through windowed storefront of at least thirty-five percent (35%) glass but no more than eighty percent (80%) glass. The first story of the secondary or non-entry façades shall contain no less than ten percent (10%) glass. The façade of the second story and any higher story shall contain ten percent (10%) to twenty-five percent (25%) glass. The remaining exterior building materials on all elevations shall be finished primarily with wood, stucco, or a composite material of the same appearance as wood or stucco, or a combination of these materials, with contrasting colors.

#### INSERT IMAGES

6. Peaked roofs shall contain a minimum pitch of three (3) feet of rise for every one (1) foot of run. Flat roofs shall contain usable floor area used for service to the public of no less than eighty percent (80%) of the roof area. Buildings with a flat roof shall contain the appearance of a peaked roof as viewed from the ground.
  7. Building balconies shall be inset and shall not extend beyond the building walls, unless the balcony is located on the rear of the building.
  8. Site structures shall provide the same architectural character and material as that of the building façade. Awnings shall have no less than three solid sides and shall be constructed with permanent stationary framing, without support posts, and be structurally sound to withstand all weather conditions.
- C. Public Amenity. Each commercial building or Block or combination thereof shall provide for an outdoor or indoor public amenity. A public amenity shall not include outdoor dining, seating, or other space intended for the residential and or commercial use therein. A public amenity could include a water bottle filling station, pocket park, a bench, or other seating adjacent to the sidewalk, a playground, courtyard, indoor or outdoor sculptures or other art, decorative water fountain, indoor green space, or other feature that promotes public

gathering and interaction. Every public amenity shall be accessible during all hours of the day and night.

1. Buildings that abut and provide pedestrian access to the primary road may be increased in building height beyond that permitted by the underlying zoning district. Increased height may be allowed by the Planning Commission during site plan review when public amenities are provided in addition to those required by Section 17.04C of this Ordinance, or other public improvements are provided, within the development. For each building granted increased height, no less than five percent (5%) of the footprint of the building shall be dedicated to a public amenity, whether located inside, outside, or both and shall be no less than 100 square feet in area.
  2. Where practicable, outdoor public spaces shall be designed with connectivity.
- D. First Floor Prohibitions. Offices and residential uses are prohibited on the first floor of any building but may be located above the first floor of a building.
- E. Signage. Only wall signage, mounted flat against or perpendicular to the wall, shall be permitted.
1. No building shall contain more than one (1) wall sign.
  2. The total area of the wall sign shall not exceed five percent (5%) of the area of the wall on which the sign is affixed, including windows and doors, or twenty-five (25) square feet, whichever is smaller.
  3. Sign lighting shall be designed to direct the light downward and toward the building on which the sign is located so as to prevent glare onto adjacent properties or right-of-ways.
  4. Sign lighting shall cease and not illuminate between the hours of 11:00p.m. and 6:00a.m.
- F. Landscaping. Landscaping shall be planted insofar as practicable pursuant to Article 21-A of this Ordinance. Where compliance with Article 21-A in required yards is not possible, the number of required plantings within those required yards shall be integrated into outdoor public spaces, insofar as practicable.
- G. Outdoor Storage. For any use established after the adoption of the Town Center Overlay, there shall be no outside processing of any goods or display of inventory within the Town Center Overlay District, except for events that occur only during hours of operation, such as sidewalk sales. All storage and equipment shall be contained within a wholly enclosed building.
- H. Parking.
1. Front Yard parking is prohibited. Parking shall only be located within the street or road right-of-way or within a yard screened by buildings, landscaping, and or other elements to reduce the impact of the view of vehicles. At a minimum, parking lot landscaping shall comply with Section 21A.04G of this Ordinance.
  2. Minimum required parking shall be determined during site plan review based on sufficient evidence provided by the applicant and found satisfactory to the Planning Commission that the parking to accompany the proposed use will adequately serve the site. The Planning Commission may require additional parking where the

Institute of Transportation Engineers Parking Generation Manual recommends more parking than that proposed by the applicant.

3. Parking garages shall be located in the rear of the building and shall only be accessed from the rear of the building. Parking garages shall be constructed of the same materials required by Section 17.04B5. Ramps serving a parking area shall be adequately screened by landscaping and or other elements to reduce its exposure to adjacent pedestrian areas and the right-of-way from which it connects. When a parking garage serves as an anchor to a pedestrian bridge that spans across Lake Michigan Drive, the Planning Commission may authorize its location in any yard.

I. Alleys or Courtyards.

1. No Alley shall be within the required setback of the underlying zoning district for the applicable yard in which it is located when it abuts any property outside of the Town Center Overlay District.
2. Where a building Block exceeds [INSERT] feet in length, an Alley or Courtyard shall be constructed to break up the mass of the building and provide ease of access for pedestrians throughout the Town Center Overlay District.
3. Property or building owners shall provide the necessary easement document for the Alley or Courtyard for public use and shall record a maintenance agreement defining the maintenance responsibilities of each property or building owner for any Alley or Courtyard required pursuant to this subsection.

J. Block.

1. No Block shall contain buildings that are uniform in character. Building architectural elements such as materials, height, cornices, insets, awnings, and the like shall vary throughout the Block.
2. No more than one (1) Alley may be allowed within a Block.

~~K. Public Space Pedestrian Walkway. All commercial buildings shall include a public space of pedestrian walkway (sidewalk/pathway) of at least sixteen (16) feet in width adjoining all of the establishment's walls and running the length of each wall and interconnected to the pedestrian walkway(s) along the public or private roads, driveways, and Alleys. The pedestrian walkway may include benches, trees, bike racks, and other public amenities within the sixteen (16) feet. Where a commercial building is internal to the Block, the walkway shall not be required adjoining any wall positioned to abut a future building.~~

~~L.~~ K. Waste Disposal Facilities. No solid waste disposal facility shall be located within the required setback of the underlying zoning district for the applicable yard in which it is located when it abuts any property outside of the Town Center Overlay District.

~~M.~~ L. Street or Road Right-of-Way, Walkway, and Building Extensions. Any street or road right-of-way, walkway, or building within the Town Center Overlay shall be designed and built to allow for the future interconnection of the street or road right-of-way, walkway, or building within the Town Center Overlay, unless the building is located at the end of a Block. Any street or road right-of-way, or walkway within the Town Center Overlay that may terminate adjacent to property outside of the Town Center Overlay may be required to be designed and built to allow for the future interconnection of the street or road right-of-way or walkway, as determined by the Planning Commission.

N.M. Utilities. Connection shall be made to any public water and sanitary sewer system for any development. All new utility (e.g. power, cable, phone, internet, etcetera) services shall be located underground.

N. Public Improvements. Pursuant to the Description and Purpose of this Chapter, it is intended that public improvements within the Town Center Overlay possess certain physical form. The following public improvements shall be established within the Town Center Overlay.

1. All commercial buildings shall include a public space of pedestrian walkway (sidewalk/pathway) of at least sixteen (16) feet in width adjoining all of the establishment's walls and running the length of each wall and interconnected to the pedestrian walkway(s) along the public or private roads, driveways, and Alleys. The pedestrian walkway may include benches, trees, bike racks, and other public amenities within the same eight (8) feet of depth so that the opposite eight (8) feet is unobstructed. Where a commercial building is internal to the Block, the walkway shall not be required adjoining any wall positioned to abut a future building.
2. Street lighting shall be installed, as necessary, to achieve appropriate industry light spacing and illumination.
3. All streets shall be lined with deciduous and ornamental trees planted no less than one (1) tree for every fifty (50) feet of road frontage.
4. On street parking shall be provided as parallel parking and or reverse angled parking, subject to the width of the right-of-way. Reverse angled parking is preferred to accommodate a greater number of parking spaces.
5. Where a right-of-way contains a boulevard, the boulevard shall be no less than 100 feet in width but no greater than 135 feet in width and shall be designed to accommodate pedestrian interaction through civic elements such as but not necessarily limited to benches, sidewalks, art, a water fountain, and green spaces such as grass. The pedestrian area within the boulevard shall be no less than eighteen (18) feet in width but no greater than twenty (20) feet in width.
6. All streets shall contain raised concrete curbing.
7. A centrally located or focal point containing space large enough to accommodate a farm market, park, restrooms, or other similar public amenities.