

ARTICLE XVIII

SITE PLAN REVIEW AND GENERAL DESIGN STANDARDS

18.0 SITE PLAN REVIEW AND APPROVAL

A site plan review procedure is hereby established for the City of Fennville. The purpose of a site plan review is to determine compliance with the provisions set forth herein and to promote the orderly development of the City, the stability of land values and investments in the general welfare, and to help prevent impairment of depreciation of land values and development by the erection of structures or additions or alterations thereto without proper attention to siting and appearance.

The following provisions in this Section shall apply to all uses requiring site plan review by this Ordinance, including multiple family developments, site condominium developments, commercial developments, industrial developments, all uses requiring Special Use Approval, and accessory uses to the previously mentioned uses. Approved plans shall regulate the development on the premises, unless modified in the same manner as the plans were originally approved. Mobile Home Parks are subject to submission and preliminary site plan review provisions only.

Site plan review is required for a change of use in an existing structure only if the new use is a Special Use or if the site requirements for the new use differ from the site requirement for the previous use.

18.1 SUBMISSION REQUIREMENTS

Fifteen (15) copies of all site plans, as required by this Ordinance shall be submitted to the City Clerk at least seven (7) days prior to the Planning Commission meeting.

- A. All site plan reviews shall use the following procedures
1. The Planning Commission shall review the site plan at its next regularly scheduled meeting. The Planning Commission may elect to postpone a decision on the site plan until its next regularly scheduled meeting if the site plan is determined to be incomplete or has been submitted within seven (7) calendar days of the meeting.
 2. The Planning Commission shall approve, approve with specified changes and/or conditions, or disapprove the applicant's request, using the standards described in this Article.
 3. Conditions or changes stipulated by the Planning Commission shall be recorded in the minutes of the meeting and made available to the applicant in writing. All copies of an approved site plan, with or without changes, shall contain the signatures of the Chairman of the Planning Commission and the applicant
 4. Of the site plan copies submitted, one shall be kept on file by the Planning Commission, one retained by the City Clerk, one given to the zoning administrator and one returned to the applicant.
- B. The following information shall accompany all plans submitted for preliminary and final review:
1. A legal description of the property under consideration.
 2. A map indicating the gross land area of the development, the present zoning classification thereof and the zoning

classification and land use of the area surrounding the proposed development, including the location of structures and other improvements.

3. The names and addresses of the architect, planner, designer or engineer responsible for the preparation of the site plan.
4. Drawing or sketches of the exterior and elevations, and/or perspective drawings of the building or structures under consideration.

C. The following information shall be included on site plans submitted for final approval:

1. A scale of not less than 1" = 40', if the subject property is less than three (3) acres, and 1" = 100', if it is three (3) acres or more.
2. Date, north point and scale.
3. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties.
4. The siting of all structures on the subject property and abutting properties.
5. The location of each proposed structure in the development area, the use or uses to be contained therein, the number of stories, gross building areas, distances between structures and lot lines, setback lines, and approximate location of vehicular entrances and loading points.
6. The location of all existing and proposed drives and parking areas with the number of parking and/or loading spaces provided.
7. All pedestrian walks, malls or open areas.
8. Location and height of all walls, fences and screen planting, including a general plan for the landscaping of the development and the method by which landscaping is to be accomplished and maintained.
9. The location and right-of-way widths of all abutting streets
10. Types of surfacing, such as paving, turfing or gravel to be used at the various locations

11. For new site development a grading plan with topographic elevation of at least 2' contours in the area, showing method of storm drainage into city storm sewer system, through catch basins. Mobile Home Park plans are exempt from this provision; however, the preliminary plan must show sufficient on-site stormwater retention from impermeable surfaces within the development for the Michigan Department of Environmental Quality 24 hour 25-year frequency rainfall for western Allegan County. (4.5 inches)
12. Size and location of proposed sewer and water lines and connections. (Size, capacity and location of connections required on preliminary site plans for mobile home parks)
13. For multiple family developments, the number of proposed units.
14. Significant environmental features such as wetlands, shoreline, streams, woodlots, existing trees and vegetation.
15. Information as may be required by the Planning Commission to assist in the consideration of the proposed development.
16. For all Industrial Special Use applications an environmental impact assessment is required. For all other Special Uses and environmental impact assessment may be required.

18.2 REVIEW PROCEDURES

In order that building, open space and landscaping will be in harmony with other structures and improvements in the area, and to assure that no undesirable health, safety, noise and traffic conditions will result from the development, the Planning Commission shall determine whether the site plan meets the following criteria, unless the Planning Commission determines that one or more of such criteria are inapplicable. The Planning Commission may require an environmental impact study for any of the below listed criteria:

- A. The vehicular transportation system shall provide for circulation throughout the site for efficient ingress and egress to all parts of the site by fire and safety equipment.
- B. Pedestrian walkways shall be provided as deemed necessary by The Planning Commission for separating pedestrian and vehicular traffic.
- C. Recreation and open space areas shall be provided in all multiple family residential developments.
- D. The site plan shall comply with the district requirements for minimum floor space, height of building, lot size, yard space, density and all other requirements as set forth in the Zoning Ordinance, unless otherwise provided.
- E. The requirements for fencing, walks and other protective barriers shall be complied with as provided in the Zoning Ordinance and as deemed appropriate by the Planning Commission.
- F. The site plans shall provide for adequate storage space for the use therein.
- G. Security measures shall be provided as deemed necessary by the Police Chief for resident protection in all multiple family residential developments.
- H. Fire protection measures shall be provided as deemed necessary by the Fire Chief in conformance with all applicable laws of the State of Michigan for the protection of residents and/or occupants of the structures.
- I. The site plan shall comply with all requirements of the applicable zoning district, unless otherwise provided.
- J. The Planning Commission may require that the final site plan have the seal of the licensed profession responsible for preparing the site plan.

18.3 SITE PLAN APPROVAL

The site plan shall be reviewed by the Planning Commission and other appropriate bodies as heretofore designated with a recommendation for its approval or disapproval and any conditions the Planning Commission feels should be imposed.

- necessary
other
- A. The Planning Commission shall have the function and power to Approve or disapprove the site plan subject to compliance with such modifications and conditions as may be deemed necessary to carry out the purpose of these regulations and other Ordinances.
- B. The Planning Commission shall have the function and power to request additional professional review from the City Attorney, Engineering Consultant and/or Planning Consultant, and the permittee shall be responsible for any and all charges incurred therefore.
- give
least
- C. The Building Permit may be revoked in any case where the conditions of such permit have not been or are not being complied with, in which case the City Commission shall give the permittee notice of intention to revoke such permit at least ten (10) days prior to review of the permit by the City Commission. After conclusions of such review the City Commission may revoke such permit if it feels that a violation in fact exists and has not been remedied prior to such hearing.

18.4 SITE CHANGE

Any structure, use or field change added subsequent to the initial site plan approval must be approved by the Planning Commission. Incidental and minor variations of the approved site plan with the written approval of the Building Inspector/Zoning Administrator shall not invalidate prior site plan approval

A. Minor Change

Minor changes to an approved final site plan may be authorized by the Zoning Administrator without prior Planning Commission review. Examples of minor changes include the following:

- a. Minor variations in concept of design of the development which are determined by the Zoning Administrator not to be major changes.

- b. Increases or decreases of residential or non-residential floor areas by ten (10) percent or less.
- c. Relocation of any surface or subsurface structure or improvement by less than twenty (20) feet from its planned location.
- d. Increases or decreases in planned elevations of finish grades, or changes in the area or materials of paved areas, which affect less than five hundred (500) square feet or five percent (5%) of the total lot area, whichever is less.
- e. Increases or decreases or changes in type, height, or length of walks, fencing, berms, or screen plantings.
- f. Additions or deletions of permitted accessory uses to the principal uses permitted by the approved site plan.
- g. Changes in the location of essential public utilities and services from those approved on the site plan in order to accommodate their installation.

If an applicant decides to appeal the disapproval of a minor change by the Zoning Administrator, the Zoning Administrator shall forward the applicant's file with the Zoning Administrator's reasons for disapproval to the City Commission.

B. Phased Construction

Where phased or staged construction is contemplated for the development of a project, the site plan submitted must show the interrelationship of the proposed project to the future stages,

including the following:

- a. Relationship and identification of future structures.
- b. Pedestrian and vehicular circulation.
- c. Time schedule for completion of the various phases of the proposed construction.
- d. Temporary facilities or construction of same as required to facilitate the stated development.

Except as otherwise provided in this Zoning Ordinance, all premises used for business, commercial or industrial purposes shall be screened from abutting residential districts. Screening shall be any of the following and shall apply to side yard and rear yards:

- A. A natural buffer planted with evergreens or shrubbery which maintains their density and screening effect throughout the calendar year, and maintained in a neat and attractive manner, commensurate with the adjoining residential district.
 - B. A wall or fence of sufficient density or compactness to screen the structures and activities of the business from the view of occupants of adjoining premises, and maintained in a neat and attractive manner, commensurate with the adjoining residential district.
 - C. An earth berm, planted and maintained in accordance with this Ordinance.
 - D. For side yard screening, no such wall or fence shall impair safe sight distances. If requested, such evaluation shall be made by the Chief of Police.
- E. Minimum heights by district abutting residentially zoned areas shall be in accordance with the following schedule:

	DISTRICT	MINIMUM HEIGHT
1	<i>B-1, B-2 and OS-1 Districts</i>	4? 6?
2	I-1 and I-2 Districts, open storage areas, loading and unloading areas, service areas	6?
3	Vehicle wash establishments and Drive-In Restaurants	6?
4	Hospital, ambulance and delivery areas	6?
5	Utility buildings, stations and substations	6?

F. Planning Commission discretion in governing screening

barriers for non-residential uses adjacent to residentially zoned areas shall be governed by the character of the area and the anticipated impacts on the adjacent areas.

18.6 MINIMUM LANDSCAPE & SCREENING REQUIREMENTS

- A. All areas shall be landscaped and shall meet the following standards:
1. No synthetic plant materials such as artificial grass, shrubs, trees or flowers shall be used to fulfill any landscaping requirements.
 2. Berms, whenever utilized shall be designed and landscaped to minimize erosion. Berms adjacent to public rights-of-way shall have a slope not greater than 3:1, unless designed as part of a retaining wall.
 3. All landscaping materials shall consist of healthy specimens compatible with local climate, soil characteristics, drainage, and water supply. All plant material shall be reasonably resistant to drought and disease. Non-nursery derived stock shall not be used to satisfy these requirements.
 4. Grass or other living plants shall be primary ground cover in required landscaped areas. Both sod planting and seeding are acceptable.
 5. Ground covers other than grass shall be planted in required areas to provide complete coverage within two (2) growing seasons. Vines shall not be used adjacent to pedestrian areas.
 6. Unless otherwise specified, materials such as river rock, cobble, boulders, paving stone, patterned concrete, bark and wood chips shall be limited to small areas and shall not exceed 25 percent of the required landscape area. All such ground covers shall be at least six (6) inches deep. Loose gravel less than three (3) inch minimum aggregate size shall not be used in areas abutting public streets or sidewalks.
- B. Maintenance shall include all reasonable and regular irrigation, weeding, fertilizing and pruning. Plant materials which show signs of insect pests, diseases and/or damage shall be appropriately treated. Dead plant material shall be replaced immediately or as soon as practical under the seasonal conditions existing and according to the approved site plan. The developer and subsequent owner(s) shall be responsible for maintaining all on-site landscaping.

D. Landscaping plans may be submitted to the Zoning Administrator for technical review and to the Planning Commission for approval within ninety (90) days after final approval of the site plan. Plans may be submitted as an amendment to the site plan, thereby not requiring an additional review fee. On projects in excess of two (2) acres, the developer may file a phased plan for completing the landscaping pursuant to these standards.

18.7 OFF-STREET PARKING AND LOADING

All buildings located in the City shall provide off-street parking adequate for the use intended.

The dimension of off-street parking spaces shall be in accordance with the following minimum dimensions:

Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Total Width of One Tier of Spaces Plus Maneuvering Lane	Total Width of Two Tiers of Spaces Plus Maneuvering Lane
0° Parallel Parking	12 ft.	8 ft.	23 ft.	20 ft.	28 ft.
30° to 53° diagonal	13 ft.	9 ft.	20 ft.	33 ft.	53 ft.
54° to 74° diagonal	18 ft.	9 ft.	21 ft.	39 ft.	60 ft.
75° to 90° diagonal	25 ft.	9 ft.	19 ft.	44 ft.	63 ft.

The graphic entitled "Parking Layouts" is included for illustration purposes only and not drawn to scale.

A. Residential off-street parking: Parking in residential zones is only permitted as an accessory use or as a transitional use and

in no case is it intended that parking or access drives to parking be permitted as a principal use of any residentially zoned lot.

- B. **Non-Residential off-street parking:** Except in parking exempt areas, provisions shall be made for off-street parking for all non-residential buildings or additions to such buildings in all districts. The conversion of an existing residence to any other use shall be deemed to be a new use which must meet all provisions of this Ordinance.

C. Mixed Occupancies and Uses Not Specified: In the case of

Mixed uses, the total requirements for off-street parking areas shall be the sum of the requirements of the various uses computed separately. Parking areas for churches, theaters or other uses in which the primary parking demand occurs out of normal store operation hours may be jointly used where adequate arrangements are made to insure that the space is available for each function.

- D. **Location of Off-Street Parking Facilities:** Off-street parking facilities shall be located as hereafter specified; where a distance is specified it shall be the distance measured from the nearest point of the parking facility to the nearest point of the building that such facility is required to serve, as follows:
1. For all residential buildings and for all non-residence buildings in residential zones, required parking shall be provided on the same plot with the building.
 2. For commercial and all non-residential uses in commercial zones, required parking shall be provided within three hundred (300) feet.
 3. For industrial uses, required parking shall be provided within three hundred (300) feet.

E. Parking Areas in Commercial, Office and Industrial Districts:
Every parcel of land hereafter established as a public or private parking area in any commercial, office or industrial district or hereafter enlarged or altered shall be developed and maintained in accordance with the following requirements:

1. Off-street parking area shall be effectively screened on any side which adjoins or faces premises situated in any residential district or institutional premises, by a screening, fence, wall, planting strip or other material approved by the Planning Commission. The height of the barrier shall be in accordance with the following:

<u>DISTRICT</u>	<u>HEIGHT REQUIREMENTS</u>
a. P-1 Vehicular Parking District	4? 6?
b. Off-Street Parking Area (other than P-1 Districts)	4? 6?

2. Required barriers shall be located on the lot line except where underground utilities interfere and except in instances where this Ordinance requires conformance with front yard setback lines in abutting Residential Districts. Upon review of the site plan, the Planning Commission may approve an alternate location for the barrier or may waive the screening requirement if in specific cases it would not serve the purposes of screening the parking area effectively. Required barriers may, upon approval of the Planning Commission, be located on the opposite side of an alley right-of-way from a non-residential zone that abuts a residential zone when mutually agreeable to affected property owners. The continuity of the required barrier on a given block will be

a major consideration of the Planning Commission in reviewing such request.

3. Such barriers shall have no openings for vehicular traffic or other purposes, except as otherwise provided in this Ordinance and except such openings as may be approved by the Chief of Police and the Building Inspector. All barriers herein required shall be constructed of materials approved by the Building Inspector to be durable, weather resistant, rust proof and easily maintained. Masonry walls may be constructed with openings which do not in any square section (height and width) exceed twenty (20) percent of the surface. Where walls are so pierced, the openings shall be so spaced as to maintain the obscuring character required, and shall not reduce the minimum height requirement. The arrangement of the openings shall be reviewed and approved by the Building Inspector.
4. The requirement for a screening barrier between off-street parking areas, outdoor storage areas, and any abutting residential district shall not be required when such areas are located more than two hundred (200) feet distant from such abutting residential district.
5. The Planning Commission may waive or modify the foregoing requirements where cause can be shown that no good purpose would be served provided that in no instance shall a required barrier be permitted to be less than four feet six inches (4' 6") in height. In consideration of a request to waive all requirements between non-residential and residential districts, the Zoning Board of Appeals shall refer the request to the Planning Commission for a determination as to whether or not the residential district is considered to be an area in transition and will become non-residential in the future. In such cases as the Planning Commission determines the residential district to be a future non-residential area, the Board of Appeals may temporarily waive screening requirements for an initial period not to exceed twelve (12) months. Granting of subsequent waivers shall be permitted, provided that the Planning Commission shall

make a determination as herein before described, for each subsequent waiver prior to the granting of such waiver by the Board of Appeals.

6. Every such off-street parking area shall be surfaced in accordance with this Ordinance. Any lighting in connection with off-street parking shall be so arranged as to reflect the light away from all adjoining residential buildings, zones and streets.
 7. The off-street parking area shall be subject to the approval of the Planning Commission to insure its adequacy in relation to traffic safety, lighting and protection of adjacent property.
- F. **Parking Areas in Residential Zones:** Any person desiring to establish a parking area as an accessory use in a residential zone shall submit plans to the Planning Commission showing the location, size, shape, design, landscape, curb cuts, and other features of the parking lot. The establishment and operation of a parking area accessory to a commercial or industrial use in such parts of any residential district that abut either directly or across the street or alley from a commercial or industrial district is not permitted. All such parking areas required for new multiple family dwellings and non-residential buildings in all residential zones may then be authorized, subject to the following conditions:
1. All parking areas shall be landscaped, screened, surfaced and drained as provided in this Ordinance.
 2. No part of such parking areas shall extend into the required front yard more than one-half (1/2) of the yard required for a residential building, and where the lot or a portion of the lot lies between two (2) privately owned residential properties, the full front yard setback shall be observed. In either case, the front yard area not occupied by the access drive shall be landscaped.
 3. All such parking areas shall be at least forty (40) feet in width.
 4. Such parking areas shall be used solely for the parking of passenger automobiles, and no commercial repair work or sales or service of any kind shall be conducted on such

parking lot. No sign, other than entrance, exit and condition of use signs, shall be maintained, and the aggregate area of all such signs shall not exceed twelve (12) square feet.

5. Each entrance to and exit from such parking lot shall be at least twenty (20) feet in distance from any adjacent property located in any residential zone, and the location and design of entrances, exit, surfacing, landscaping, marking, and lighting shall be subject to the approval of the Planning Commission to insure adequate relation to traffic safety, lighting and protection of the adjacent residential area.

6. The Zoning Administrator shall thereafter issue a permit, which may be revoked at any time that the aforementioned requirements are not complied with. Any person operating the premises to which said permit relates in violation of any of the conditions specified by this Ordinance or fixed to such permit, shall be deemed a violation of this Ordinance and shall be subject to the penalties prescribed in this Ordinance.

G. Parking and Storage of Unlicensed Vehicles: Automotive vehicles of any kind or type without current license plates shall not be stored within the required yard on any residentially zoned property, unless within an enclosed building.

H. Table of Parking Requirements: The amount of required off-street parking space for new uses or buildings, additions thereto, and additions to existing buildings as specified above, shall be determined in accordance with the following table, and the space, so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use and/or shall comply with the initial part of this Section. Land uses within the CBD Central Business District shall be exempt from the Table of Parking Requirements.

USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
RESIDENTIAL	
One & Two Family	Two (2) for each dwelling unit
Multiple Family	Two for each dwelling unit for developments of 1-24

	units. One point seven five (1.75) space for each dwelling unit for developments of 24+ units
Mobile Home Park & Mobile Home Courts	Two (2) for each trailer or mobile home site and one (1) for each employee of the trailer or mobile home court
Boarding & Rooming House and Bed & Breakfast Facility	One (1) for each sleeping room
Senior Citizen Apartments	Three-quarters ? space for each unit when mass transit is provided; one space for each unit when not provided
<i>INSTITUTIONAL</i>	
<i>Churches, Temples or Synagogues</i>	One (1) for each three (3) seats, maximum seating capacity in the main unit of worship; or one (1) space for each thirty-five (35) sq. ft. of gross floor area
<i>Hospitals</i>	One (1) per six hundred (600) sq. ft. of gross floor area
<i>Sanitariums, Convents, home for the Aged, Convalescent Homes, Children? s Homes</i>	One (1) per six hundred (600) sq. ft. feet of gross floor area
<i>Adult Foster Care Facilities</i>	One-half (1/2) space per bed plus one (1) space for each employee
<i>Public or Private Elementary and Middle School</i>	One (1) for each classroom plus one space for each five (5) fixed seats of any area used for auditorium purposes or for each thirty- five (35) sq. ft. of seating area where there are no fixed seats
<i>Senior High Schools</i>	One (1) space for each classroom and each other room used by students plus one (1) for each ten (10) full-time students in addition to the requirements for auditoriums
<i>Private Clubs or</i>	One (1) for each three (3) allowed within the maximum occupancy load as established by

<i>Lodge Halls</i>	local, county, or state fire, building or health codes
<i>Private Golf Clubs, Swimming Pool Clubs, Tennis Clubs or Racquetball Clubs</i>	One (1) for each two (2) member families or individuals

Stadium, Sport Arena or similar place of outdoor assembly	One (1) for each three (3) seats or ten (10) feet of bench
Theaters, Gymnasiums, Auditoriums (Indoor)	One (1) for each four (4) seats plus one (1) for each two (2) employees
Libraries, Museums and Non-Commercial Art Galleries	One (1) for each two hundred and fifty (250) sq. ft. of gross floor area
Day-care, Pre-school & Nursery Schools	One (1) space for each staff member plus one (1) space for every five (5) children or one (1) space for every ten (10) children if adequate drop-off facilities are provided
Jails	One (1) space for each staff member plus one (1) space for every five (5) cells, in addition to off street loading spaces for delivery and transport vehicles
BUSINESS AND COMMERCIAL	
Automobile Service Stations, Gasoline Stations, Convenience Stores in conjunction with service or gas	Two (2) for each lubrication stall, rack, pit, or pump, plus one for every two hundred (200) sq. ft. of gross floor area devoted to retail sales; plus one (1) for each employee

stations	
Auto Wash, Auto Reconditioning, Auto Cleaning (interior/exterior)	One (1) for each (1) employee, plus one (1) for each two hundred fifty (250) sq. ft. of gross floor area devoted to reconditioning or cleaning
Beauty Parlor or Barber Shop	Three spaces (3) for each of the first two (2) beauty or barber chairs, and one and one-half (1.5) spaces for each additional chair
Bowling Alleys	Five (5) for each one (1) bowling lane

Dance Halls, Pool or Billiard Parlors, Roller or Ice Rinks, Exhibition Halls & Assembly Halls without fixed seats	One (1) for each three (3) seats or one (1) for each one hundred (100) sq. ft. of gross floor area
Drive-In Establishments	One (1) for each forty (40) feet of gross floor area, with a minimum of twenty-five (25) parking spaces
Establishments for sale & consumption on the premises of beverages, food or refreshments	One (1) for every six (6) seats or eighty (80) sq. ft. whichever requires the greater amount of parking
Furniture and Appliance, Household Equipment, Repair Shop, Showroom of a Plumber, Decorator, Electrician or similar trade, Shoe Repair and other Similar Uses	One (1) for each eight hundred (800) sq. ft. of floor area, occupied in processing or manufacturing
Laundromats and Coin Operated Dry	One (1) for each two (2) washing machines

Cleaners	
Miniature Golf Courses	Three (3) for each one (1) hole plus one (1) for each one (1) employee
Mortuary Establishments	One (1) for each one hundred (100) sq. ft. of gross floor area
Motel, Hotel or other Commercial Lodging Establishments	One (1) for each one (1) occupancy unit plus one (1) for each one (1) employee, plus extra spaces for dining rooms, ballrooms, or meeting rooms based upon one space for every two occupants based on maximum occupancy load

Motor Vehicle Sales & Service Establishments, Trailer Sales & Rental, Boat Showrooms	One (1) for each four hundred (400) sq. ft. of gross floor area of sales room
Open Air Business	One (1) for each six hundred (600) sq. ft. of lot area
Restaurant, Carry-Out	One (1) for each one hundred (100) sq. ft. of gross floor area
Retail Stores, except as otherwise specified herein	One (1) for each three hundred (300) sq. ft. of gross floor area
Shopping Center or Clustered Commercial	One (1) for each three hundred (300) sq. ft. of gross floor area
Auto Body Shop	One (1) space for each five hundred (500) sq. ft. of gross floor area plus one (1) space for each employee
Auto/Truck Sales	One (1) space for each five hundred (500) sq. ft. of gross floor area for automobile sales
Cocktail Lounges & Taverns	One (1) space for each seventy-five (75) sq. ft. of gross floor area
Health Spas, Gymnasiums & Health Clubs	Ten (10) for each club of spas plus one (1) space for each two hundred (200) sq. ft. of gross floor area in excess of one thousand (1,000) gross sq. ft.

<i>OFFICES</i>	
<i>Banks, Savings & Loan Offices</i>	One (1) for each two hundred (200) sq. ft. of gross floor area
<i>Business Offices or Professional Offices except as indicated in the following item, but including courthouses and governmental offices</i>	One (1) for each four hundred (400) sq. ft. of gross floor area
<i>Medical or Dental Clinics, Professional Offices of Doctors, Dentist or similar professions</i>	One (1) for each one hundred seventy five (175) sq. ft. of gross floor area
<i>INDUSTRIAL</i>	
<i>General Manufacturing Establishments</i>	One (1) space for every six hundred and fifty (650) sq. ft. of gross floor area, plus one (1) space per each three hundred fifty (35) sq. ft. of office space
<i>Light & Limited Manufacturing</i>	One (1) space for every five hundred (500) sq. ft. of gross floor area, plus one (1) space per each three hundred fifty (350) sq. ft. office, sales or similar space
<i>Research & Development</i>	One (1) space for every three hundred fifty (350) sq. ft. of gross floor area plus one (1) space per each three hundred fifty (350) sq. ft. of office, sales or similar space
<i>Warehousing</i>	One (1) space for every two thousand (2,000) sq. ft. of gross floor area

I. Required Off-Street Loading Berths: In all districts every building, or part thereof, hereafter erected, which is to be occupied by manufacturing, storage, warehouse, group of stores, or other use similarly requiring the receipt of distribution in vehicles of materials or merchandise, there shall be provided and maintained on the same premises with such buildings, off-street loading spaces in relations to floor area as follows:

5,000 to 20,000 square feet	1 space
20,000 to 50,000 square feet	2 spaces
50,000 to 100,000 square feet	3 spaces

One additional space for each additional 100,000 square feet or part thereof; provided that:

1. Each loading space shall be at least twelve (12) feet in width, forty four (44) feet in length, and have a clearance of fourteen feet above grade.
2. Such space may occupy all or any part of any required yard or court space, except the front yard.

J. Increased Parking: When the floor area, dwelling units, or increase in the number of employees, or other unit of measure employed to determine off-street parking requirements shall be increased it shall be the duty and obligation of the owner and occupant of such residence, business or other use to provide additional off-street parking space of sufficient area. Such parking space may be on the same lot or lots within the main building or within a maximum distance of three-hundred fifty (350) feet from any such lot, whichever may have been originally required under this Ordinance. All such parking spaces herein required shall be surfaced as provided below.

K. Surfacing:

1. Purpose: After public notice and hearing before the City of Fennville Planning Commission, the City has determined that in order to protect and promote the public health, safety and general welfare of residents of this City and the physical environment within the City, it is necessary to provide minimum construction and maintenance standards for driveways and parking areas. Specifically, the purpose of this Ordinance is to prevent washout from unpaved driveways and parking areas from obstructing storm sewers and catch basins and thereby creating drainage problems, and to provide safe access to areas serviced by such driveways and parking areas.
2. Surfacing Requirements: Except as otherwise provided in this sub-section, all parking spaces in every Zoning District and any driveway accessing such parking spaces shall be paved with concrete or bituminous material in accordance with plans approved by the City Engineer. Such concrete pavement shall be a minimum thickness of six (6) inches. Any bituminous paving shall be a minimum thickness of two (2) inches, or shall have a triple sealcoat and shall be placed upon a base of limestone or gravel a minimum thickness of six (6) inches. All paving and/or sealing shall be complete within a period of twelve (12) months after site plan approval. Off street parking for one (1) and two (2) family dwellings and any driveway accessing such parking shall be paved with concrete or bituminous material in such a manner which is adequate to prevent washout from obstructing storm sewers and catch basins, and in a manner which is adequate to provide safe access to dwellings in question. The off street parking areas for one (1) and two (2) family dwellings and for any driveways accessing them shall be a minimum of eight (8) feet in width for their entire length and shall at a minimum extend between the public or private right of way and the required front setback line on each lot.

18.8 REGULATION OF SIGNS

- A. No permanent signs may be erected without a building permit except for the following signs which are exempt from the provisions of this Ordinance with respect to

permits, heights, area and location, unless otherwise provided in this Section.

1. Highway signs erected by the State of Michigan, County of Allegan or the City.
 2. Governmental use signs erected by governmental agencies to designate hours of activity or conditions of use for parks, parking lots, recreational areas, other public places, or for governmental buildings.
 3. Not more than (2) directional signs erected in conjunction with a public building, off street parking area, recreation space, or church provided that any such sign does not exceed nine (9) square feet in area and/or five (5) feet in height.
 4. Historic signs designating sites recognized by the State Historical Commission or similar agencies as centennial farms or historic landmarks, provided that any such sign does not exceed nine (9) square feet in area or five (5) feet in height.
 5. Placards posted to control or prohibit hunting or trespassing within the City, provided that any such sign does not exceed one (1) square foot in area or five (5) feet in height.
 6. Essential service signs denoting utility lines, railroad lines, hazards and precautions.
 7. Memorial signs or tablets which are either (1) cut into the face of a masonry surface or (2) constructed of bronze or other noncombustible material when located flat on the face of a building.
 8. Business signs and name plates less than two (2) square feet in area.
- B. No temporary signs shall be erected unless authorized as a special use by the Planning Commission, except for the following temporary signs which are exempt from the permit requirement of this Ordinance. All other signs must be permanently located on the ground or

permanently attached to something permanently located on the ground.

1. Subdivision signs not exceeding thirty two (32) square feet in area; provided, however that any such sign shall be subject to the approval of the Building Inspector at the time it is erected, and provided that any such sign shall be removed when fifty (50%) percent or more of the lots in the subdivision are sold or after five (5) years, whichever first occurs.
2. One (1) construction sign per commercial project, not exceeding thirty two (32) square feet in area, denoting architects, engineers, or contractors in conjunction with work under construction; for single and two family dwellings under construction, each construction sign may not exceed nine (9) square feet in area. Any such construction sign shall be subject to the approval of the Building Inspector at the time it is erected, and it shall be removed within fourteen (14) days after completion of construction.
3. Temporary real estate signs; the total area of a real estate sign or signs advertising one (1) lot shall not exceed twelve (12) square feet in area. The total area of a real estate sign or signs advertising more than one (1) lot shall not exceed thirty two (32) square feet in area. Such signs shall be removed within fourteen (14) days after the lot or lots in question are no longer for sale, rent or lease.
4. Signs for political advertising, provided they are temporary, not illuminated, and do not exceed six (6) square feet in area. All political signs shall be removed within ten (10) days after the election or meeting with which they are concerned.
5. Temporary signs located in the B-1, B-2, CBD, OS-1, P, I-1 and the I-2 Zoning Districts, or for business operating under a special use permit in any Zoning District. Each such temporary sign must meet the following conditions.

- a. No such temporary sign may have a surface area which exceeds thirty two (32) square feet.
- b. No such temporary sign may exceed ten (10) feet in height.
- c. No such temporary sign may violate any of the prohibitions in Section D below.
- d. No lot may have a temporary sign erected upon it more than two (2) times per calendar year, or more than thirty (30) total days per calendar year.

C. In considering whether or not to issue a special use for a temporary sign, the Planning Commission shall consider the following standards:

1. The size, character and nature of the sign;
2. The duration or time period during which the sign will be utilized;
3. The purpose(s) for which the sign is to be erected;
4. The arrangements made for the removal of the sign after the termination of its usefulness;
5. The effect of the proposed sign on light and air circulation for lot which are both adjoining and in the surrounding neighborhood of the proposed sign;
6. Whether or not the sign will constitute a traffic hazard; and
7. The effect of the sign on the surrounding neighborhood.

D. The signs listed below shall not be permitted, erected or maintained in any Zoning District.

1. Any sign which incorporates any manner of flashing, moving or rotating lights (although signs may be illuminated if the source of light is not visible).
2. Any sign which has light strings, blinking lights, visible

- moving or revolving parts, or other similar devices used to attract the attention of the public.
3. Any sign which is structurally unsafe or constitutes a hazard to safety or health, or which is not kept in good repair.
 4. Any sign which, by reason of its size, location, content, coloring, manner of illumination, or any other reason, may interfere with, obstruct the view of or be confused with an authorized traffic sign, signal or device.
 5. Any sign which obstructs visibility at street intersections.
 6. Any sign painted on or attached to any vehicle, trailer, farm or industrial machinery, airplane or railroad locomotive or car which is permanently fixed to the ground, whether or not operable, unless the sign pertains to the object to which it is attached (e.g. a "for sale" sign on a vehicle, indicating the vehicle is for sale). This provision shall not prohibit lettering or advertising on operable commercial vehicles which are not fixed to the ground.
 7. Any sign painted on a rock or any other natural feature.
 8. Any sign which is unlawfully installed, erected or maintained.

E. In the AG, R-1, R-2, RT, RM and RMH Districts, one (1)

identifying sign is allowed per street address, if the land or building designated by the street address is used for one of the purposes specified in the definition of an identifying sign. Any such identifying sign may not exceed thirty two (32) square feet in area, except that an identifying sign may not exceed twelve (12) square feet in area in the AG, R-1 and R-2 Districts.

F. In the B-1, B-2, CBD, OS-1, P, I-1 and I-2 Districts, and for

businesses operating under a special use permit in any Zoning District, any combination of four (4) business signs or identifying signs are allowed per business, if the land or building designated by the business is used for one of the purposes specified in the definition of a business sign or an identifying sign. Any such business sign or identifying sign may not exceed one hundred (100) square feet in area. Further the total square footage of all such business signs and/or all identifying signs on a lot may not exceed a ratio of two hundred (200) square feet for each seven thousand five hundred (7,500) square feet of lot area. All businesses under this subsection may also display, in addition to the four (4) business or identifying signs, directional signs or lettering displayed on or over individual entrance doors, exit doors and/or restrooms.

G. Gasoline service stations and public garages may display, in

addition to two (2) business signs, the following signs:

1. Directional signs or lettering displayed over individual entrance doors or bays, consisting only of the words ? washing? , ? lubrication? , ? repairs? , ? mechanic on duty? or other words closely similar in import. There shall not be more than one (1) such sign over each entrance or bay, the letters thereon shall not exceed fifteen (15) inches in height, and no such sign shall exceed six (6) square feet in area.
2. Customary lettering on or other insignia which are a structural part of a gasoline pump, consisting only of the brand name of gasoline sold, lead warning sign, a price indicator, and

any other sign required by law, and not exceeding a total of three (3) square feet on each pump. If illuminated, such signs shall be non-flashing and shall not in any manner constitute a traffic hazard with respect to adjacent streets or intersections.

3. A non-illuminated credit card sign not exceeding two (2) square feet in area, if it is placed on or near the gasoline pump.

- H. Industrial businesses in the I-1 or I-2 District which comply with the use regulations for the applicable district may display, in addition to the four (4) business signs provided for under Section 5.F above, directional signs designating entrances, exits, parking and loading areas, shipping docks, etc. Each such directional sign may not exceed thirty two (32) square feet in area.