

**CITY OF IONIA**  
**Ordinance No. 553**

**AN ORDINANCE TO AMEND SECTION 1266.05 APPLICATION AND PROCESSING PROCEDURES OF CHAPTER 1266 PUD PLANNED UNIT DEVELOPMENT DISTRICT; AND AN ORDINANCE TO ADD A NEW CHAPTER WHICH NEW CHAPTER SHALL BE DESIGNATED AS CHAPTER 1291 – AUH-PUD ATTACHED URBAN HOUSING PLANNED UNIT DEVELOPMENT DISTRICT OF TITLE SIX – ZONING OF PART TWELVE – PLANNING AND ZONING CODE OF SAID CODIFIED ORDINANCES OF THE CITY OF IONIA**

**THE CITY OF IONIA HEREBY ORDAINS:**

That the following Chapter 1266, entitled PUD Planned Unit Development District of Title Six – Zoning of Part Twelve – Planning and Zoning Code shall be amended to read as follows:

**PART TWELVE – PLANNING AND ZONING CODE**  
**Title Six – Zoning**  
**Chapter 1266 – PUD Planned Unit Development District**

**1266.05**

- (i) Final Consideration of PUD by City Council. **The City Council shall hold a public hearing according to the requirements of Section 1266.05 (f).** The City Council shall review the final development plan and the recommendations submitted by the Planning Commission. The City Council shall determine whether the final development plan complies with the standards, conditions, and requirements of this Zoning Code and, in addition, shall determine whether the proposed project promotes the intent and purpose of this Zoning Code; insures that the proposed project will be compatible with adjacent uses of land, the natural environment, and the capacities of public services and facilities affected by the proposed project; and insures that the proposed project will be consistent with the public health, safety and welfare needs of the City. Upon a determination that a proposed project meets such standards, conditions, and requirements, the City Council may approve the final development plan and grant the rezoning request.

*The remainder of Section 1266.05 remains in full force and effect.*

That the following Chapter 1291, entitled AUH-PUD Attached Urban Housing Planned Unit Development District of Title Six – Zoning of Part Twelve – Planning and Zoning Code shall be added and shall read as follows:

**PART TWELVE – PLANNING AND ZONING CODE**

**Title Six – Zoning**

**Chapter 1291 – AUH-PUD Attached Urban Housing Planned Unit Development District**

**1291.01 INTENT**

- (a) This chapter provides enabling authority and standards for the submission, review, and approval of applications for Attached Urban Housing Planned Unit Developments (AUH-PUD). It is the intent of this chapter to authorize the consideration and use of AUH-PUD regulations for the following purposes:
  - (1) To provide a residential option other than single family detached dwellings, and other than dwellings in a high-density multiple family structure.
  - (2) To provide residential opportunities near services and amenities, that may be accessed via pedestrian means of travel, and to increase the vibrancy of not only the neighborhood, but also the community as a whole.
  - (3) To provide opportunities for infill development in locations not otherwise suitable for other types of development, or where vacant or underutilized parcels exist.
  - (4) To provide modifications of applicable regulations in areas where existing zoning regulations may prohibit the development of parcels for attached dwelling units.
  - (5) To provide a type of land use where a transition between other types of land uses, such as commercial and single family residential, is appropriate.
  - (6) To ensure compatibility of design and character with neighboring properties.

**1291.02 PUD AUTHORIZATION**

- (a) A rezoning to AUH-PUD may be approved for any size parcel in all zoning districts with the exception that a rezoning to AUH-PUD shall not be permitted in the following zoning districts:
  - (1) R-2 One Family Residential District, with the exception that parcels which abut East or West Lincoln Avenue (M-21) may be approved for a rezoning to AUH-PUD according to the recommendations of the City of Ionia Master Plan.

- (2) RM Multiple Family Residential District
- (3) RT Two Family Residential District with the exception that ~~on~~ parcels which abut East or West Lincoln Avenue (M-21) or which abut North State Street (M-66) may be approved for a rezoning to AUH-PUD according to the recommendations of the City of Ionia Master Plan.
- (4) RHD East Main Preservation District
- (5) F-Fairgrounds District
- (6) I-1 Light Industrial District
- (7) A rezoning to AUH-PUD shall not be permitted on any parcel currently zoned B-2 Community Business District, B-3 General Business District, or PUD-2 Resurrection Life Planned Unit Development District which abuts Main Street, North Steele Street, South Steele Street, North Depot Street, South Depot Street, North Kidd Street, South Kidd Street, or any public or private alley with access to Main Street, according to the goals and objectives recommended by City of Ionia Downtown Development Authority Development Plan.

**1291.03 QUALIFYING CONDITIONS**

- (a) Public water and sewer shall be available to serve the site.

**1291.04 DEVELOPMENT REQUIREMENTS**

- (a) Number of dwelling units. The number of dwelling units shall be as recommended by the Planning Commission and as approved by the City Council. In no case shall the number of dwelling units be less than three, nor more than eight units.
- (b) Landscaping. Landscaping shall be provided in the front yard and along lot lines in order to provide a measure of visual and sound privacy for residents. Fencing or plant materials may be utilized to accomplish this requirement. Fences shall comply with the requirements of Section 1286.07. The Planning Commission shall have the discretion to recommend, and the City Council may approve, a requirement or modification of landscaping based upon the area of the parcel available for landscaping.
- (c) Dumpsters and trash receptacles. Dumpsters shall not be located in the front yard, and shall be screened by a six feet high solid fence. Trash receptacles shall not be visible from the street.
- (d) Architecture and design.
  - (1) The architecture and design of proposed structures shall be compatible with and similar to the architecture and design of structures in the immediate vicinity where

the vicinity is primarily composed of residential structures; the architecture and design of proposed structures shall be compatible with the existing architecture and design of structures in the immediate vicinity where the vicinity is primarily composed of commercial structures.

- (2) New structures shall be required to comply with all requirements of Section 1291.04 (d) (3) herein and shall not be modified; conversion or expansion of existing structures may be permitted to be modified according to the standards of Section 1291.04 (f) herein, when approved by the City Council upon recommendation of the Planning Commission.
- (3) Proposed structures shall comply with the following:
  - A. Roof pitch. Minimum roof pitch shall be 4/12 to 12/12, and shall be substantially similar to roof pitches in the immediate vicinity.
  - B. Dwelling size. Dwellings shall be a minimum of 600 feet of gross floor area.
  - C. Windows. A minimum of 20 percent and a maximum of 30 percent of front and side exterior walls shall each have transparent non-reflective windows. Windows on upper stories shall be vertical with defined edges.
  - D. Exterior building materials. Exterior building materials facing upon a public or private street, including alleys, shall be minimum of 80% brick, stone, or lap siding with trim and ornamentation consisting of metal, concrete, brick, stone, or wood. In consideration of emerging technologies, the Planning Commission may recommend and the City Council may approve alternative exterior building materials that meet the intent of this Chapter.
  - E. Facade articulation. Differentiate each row house or townhouse separately with a vertical expression line. For all other multifamily buildings, provide articulation every 50 feet using windows, balconies, and a change in building materials or similar provision.
  - F. Building entrance. For row houses or townhouses, provide one entrance per unit facing the street; for other all other multifamily buildings, provide one entrance for every 75 feet of building frontage. A sidewalk shall be provided from the existing or proposed sidewalk, or street right of way, to the building entrance.
  - G. Porches. Enclosed porches are permitted. Open and enclosed porches shall not be subject to Section 1286.08(h); setbacks and design of any porches shall be as recommended by the Planning Commission and as approved by the City Council.

- (4) Parking. One off-street parking space shall be required for each dwelling unit. This off-street space may be provided on the parcel on which the dwelling unit is located, or may be provided on a private or public off-street parking area located within 300 feet of the proposed dwelling unit according to the requirements of Section 1282.01 (b). Evidence of availability of a parking space within 300 feet of the dwelling unit shall be provided to the Zoning Administrator prior to final approval by the City Council of the rezoning to AUH-PUD.
  
- (5) Applicable Regulations. With the exception of the number of dwelling units as required by Section 1291.04 (a), the City Council, upon the recommendation of the Planning Commission, may approve the lot size, lot width, setbacks, structure height, parking, landscaping, general provisions and other applicable regulations of this Zoning Code. The approval shall be based on the application of site planning criteria to achieve integration of the project with the characteristics of the surrounding area. The determination of regulations shall include the following:
  - A. Number and type of dwelling units proposed.
  - B. The integration of the proposed project with adjacent existing and future land uses, including the use of adequate landscaping.
  - C. The regulations that are required in zoning districts abutting the project.
  - D. The architecture and design of the proposed AUH-PUD.
  
- (6) Signs shall be only as permitted by Chapter 1234 for residential zoning districts. The regulations for signs shall not be modified according to Section 1291.04 (5) herein.

#### **1291.05 APPLICATION AND PROCESSING PROCEDURES**

- (a) Application and processing procedures shall be as required by Section 1266.05.
- (b) Colored architectural elevations shall be required.
- (c) No requirement of Chapter 1291, nor any decision by the City of Ionia Community Development Director, the City of Ionia Planning Commission, or the Ionia City Council regarding an AUH-PUD, shall be appealed to the City of Ionia Zoning Board of Appeals.

#### **1291.06 STANDARDS OF APPROVAL**

- (a) Standards of approval shall be as required by Section 1266.05 (h) and (i) in addition to the following:

(1) The proposed AUH-PUD substantially meets the intent of the AUH-PUD District as stated in Section 1291.01 herein;

(2) The proposed AUH-PUD meets the Development Requirements as stated in Section 1291.04 (d) herein.

**1291.07 AMENDMENTS TO AN APPROVED AUH-PUD**

Amendments to an approved AUH-PUD shall be as required by Section 1266.06.

**1291.08 PERFORMANCE GUARANTEES**

Performance guarantees shall be as required by Section 1266.07.

**1291.09 TIME LIMITATIONS ON DEVELOPMENT**

Time limitations on development shall be as required by Section 1266.08.

CITY OF IONIA

Dated: \_\_\_\_\_

BY: \_\_\_\_\_  
Ally H. Cook, City Clerk

Introduction and First Reading:

Notice of Public Hearing:

Public Hearing, Second Reading, Adoption:

Effective: Ten Days After Publication