

CHAPTER 14B
"M-PUD" - MIXED USE PLANNED UNIT DEVELOPMENT DISTRICT

(Ord. No. 08-05; Effective 12/2/08)

(Ord. No. 09-01; 3/31/09)

SECTION 14B.01 INTENT AND PURPOSE. The purpose of the "M-PUD" Zoning District is to permit a variety of uses to be located on the same site and/or within the same buildings and to enable these uses to function as a community or neighborhood without the separation of such uses as is usually required by traditional zoning development standards. The M-PUD zoning district is not intended to be developed with a single type of land use. Uses should be integrated in such a manner that they are compatible in form and function.

The M-PUD shall be designed to promote interaction among residents and users through the use of pedestrian walkways, by connecting uses on site through building placement and appearance, through preservation of open space, and the provision of public places or spaces for individuals to gather or rest. The M-PUD district is intended to encourage a high-quality built environment which includes distinctive architecture and public gathering spaces, and reflects innovation in the placement and orientation of buildings and other structures. Non-residential uses must be developed concurrently with residential uses in order to ensure a project with a variety of land uses.

SECTION 14B.02 ELIGIBLE PROPERTY AND PROCEDURE. A Mixed Use Planned Unit Development zoning district may be approved by the Township Board consistent with the Alpine Township Master Plan and in accordance with the regulations of this Chapter and the procedures of Chapter 22, Planned Unit Developments. In addition, an M-PUD shall comply with the following minimum qualifying conditions to be eligible for rezoning:

- (a) Land proposed for rezoning to M-PUD shall have an area of at least ten acres. The Township Board, upon the recommendation of the Planning Commission, may waive this requirement when the site under consideration is shown to meet the intent and purpose of this Chapter.
- (b) Public water and public sanitary sewer shall be available to serve the M-PUD development.
- (c) The M-PUD shall be under unified ownership or control such that there is one person, group of persons or legal entity that would have responsibility for the design, construction and completion of the M-PUD in compliance with this Chapter.
- (d) The M-PUD shall result in recognizable and substantial benefits to the owners and users of the M-PUD and to the Township. Such benefits may include the following without limitation:

- (1) The providing of commercial, office and residential use opportunities that would help to accommodate a recognized need or demand, particularly where the need or demand might not be accommodated in as harmonious or appropriate a manner under the terms of conventional zoning districts.
- (2) Site design elements within the M-PUD that are in excess of those required by the terms of conventional zoning districts, or which represent more creative site design, more innovative architecture or other unique or desirable features than would likely be achieved if the lands were developed as separate parcels under the terms of conventional zoning districts.

SECTION 14B.03 PERMITTED USES. Land and/or buildings in this district may be used only for the following:

- (a) Single-family detached dwellings
- (b) Two-family dwellings (duplexes)
- (c) Multi-family dwellings up to eight units per building. Multi-family dwelling units shall constitute at least 20% but not more than 60% of the total number of dwelling units in an M-PUD.

The Township Board, upon recommendation of the Planning Commission, may allow multi-family dwellings to differ from the aforementioned limitations on units per building and percentage of total dwelling units in certain circumstances based upon:

- (1) The nature of existing and future land uses adjacent to and near the site
- (2) The number, type, and size of buildings proposed for the site
- (3) Location of natural and cultural features on the site
- (4) Topography of the site
- (5) Provisions for public utilities to the site
- (6) Requirements for adequate fire, police, and emergency vehicle access
- (7) The objectives of the M-PUD zoning district contained herein.

The Planning Commission and/or Township Board may also require the applicant to demonstrate the need for any proposed additional dwelling units per building or increase in percentage of total dwelling units through the submission of a professional market analysis.

- (d) Dwelling units located above retail, business, office and other permitted commercial uses.
- (e) Home occupations per Section 2.40 herein.

- (f) Offices and service uses as permitted by right in the “O-S”, Office-Service zoning district.
- (g) Any use permitted by right in the “C-1” and “C-2” Commercial zoning districts, excluding self storage facilities.
- (h) Golf courses, tennis courts, ball fields, bike paths, walking paths, playgrounds, community buildings, and similar recreational facilities.
- (i) Other principal uses which are determined by the Planning Commission:
 - (1) to be similar in character and operation to the permitted uses described above;
 - (2) to be closely complementary to and which enhance the permitted uses described above; and
 - (3) to be compatible with the intent and purpose of this Chapter.
- (j) Accessory uses, structures and buildings which are customarily associated with the uses specified above shall be permitted in accordance with Section 2.01 of this Ordinance. However, the provisions of Section 2.01 may be modified by the Planning Commission in certain circumstances based upon:
 - (1) The location and arrangement of all buildings within the M-PUD
 - (2) The number, type, size and proposed use of the building(s)
 - (3) Location of natural and cultural features on the site
 - (4) Topography of the site
 - (5) The objectives of the M-PUD zoning district contained herein.
- (k) Any On-Site Use Wind Energy System, including Structure-Mounted Wind Energy Systems, which is 65 feet or less in total height subject to Section 2.46 herein. (Ord. No. 09-01; 3/31/09)

SECTION 14B.04 USES PERMITTED SUBJECT TO SPECIFIC AUTHORIZATION OF THE TOWNSHIP BOARD. The following uses are also permitted within the M-PUD zone when specifically authorized by the Township Board upon the recommendation of the Planning Commission. The uses shall be developed in accordance with the specific standards applicable to each use as set forth elsewhere in this Ordinance, except that the Township Board in its discretion may vary those specific standards in order to achieve the intent and purpose of the PUD:

- (a) Housing for senior citizens including assisted living facilities, nursing homes and continuing care communities which may include independent living housing, and adult foster care congregate facilities.

The building size for this group of uses will be determined by the Township Board, with the recommendation of the Planning Commission, based upon the following:

- (1) The nature of existing and future land uses adjacent to and near the site
- (2) The number, type, and size of buildings proposed for the site
- (3) Location of natural and cultural features on the site
- (4) Topography of the site
- (5) Provision of public utilities to the site
- (6) Requirements for adequate fire, police, and emergency vehicle access
- (7) The objectives of the M-PUD zoning district contained herein.

The Planning Commission and/or Township Board may also require the applicant to demonstrate the need for any proposed additional dwelling units per building or increase in percentage of dwelling units per acre through the submission of a professional market analysis.

- (b) Churches, synagogues or similar houses of worship.
- (c) Any use permitted as a special use within the "C-1" Commercial zoning district and veterinary clinics, and establishments which have a drive-up window.
- (d) Any Wind Energy System, including Structure-Mounted Wind Energy Systems, which is greater than 65 feet in total height and Anemometer (MET) Towers subject to Section 21.09 herein. (Ord. No. 09-01; 3/31/09)

SECTION 14B.05 DEVELOPMENT REQUIREMENTS. Except as otherwise provided in this Chapter, development plans for the use of land within an M-PUD zoning district shall comply with the requirements provided in this Section as well as any other applicable provisions of the Zoning Ordinance.

- (a) **Design Objectives.** All uses and buildings within the M-PUD shall be designed and arranged to achieve the following objectives:
 - (1) Pedestrian access shall be provided between uses so that residents and users are not dependent on motor vehicles to travel to and from other uses within the M-PUD. This may consist of sidewalks or improved pathways.
 - (2) Uses and buildings shall not create a significant negative impact on nearby residents or owners or create a visual or operational nuisance but shall instead complement each other in appearance and function through the use of landscaping, building size and orientation and use of on-site natural features such as trees or topography.

- (3) Uses shall not be segregated but located so that different uses or groups of different uses are integrated together within the same building or are close to or next to each other and are integrated through pedestrian and vehicular connections, complementary building style and orientation, and landscaping arrangement.
 - (4) Buildings and uses shall be planned and located so as to minimize the alteration of existing natural features and to thoughtfully integrate these features into the overall design of the M-PUD.
 - (5) Buildings are encouraged to contain more than one use, such as residential uses located above commercial or office uses.
- (b) **Site Amenities.** The Township encourages the design, construction and operation of M-PUD developments so as to include site amenities and other unique and desirable features not likely to be found in developments that are developed as separate parcels under the terms of conventional zoning districts. Examples of such site amenities include:
- (1) Public places throughout the development, including gathering spaces, pedestrian furniture and usable landscaped areas.
 - (2) Lawns, parks, playgrounds and other places and features that promote or encourage walking, congregating and social interaction on the part of customers, tenants, property owners, visitors and others.
 - (3) Sidewalks and other pedestrian ways utilizing brick, ornamental paving and other non-concrete materials.
 - (4) Planned open space areas including courtyards, plazas, pocket parks, rain gardens and similar features.
 - (5) Sidewalk planters near sidewalks and/or outdoor seating areas.
 - (6) Public art, unique or iconic design features and other outdoor features of an artistic nature designed to withstand adverse weather conditions.
 - (7) Awnings, balconies and other less-conventional exterior building features.
 - (8) Porches attached to single-family, two-family and multi-family dwellings.
 - (9) Structures for bicycle storage.
 - (10) Innovative exterior lighting design.

- (11) Signage of consistent design and appearance throughout the development.

(c) **Mixed Land Use Requirements.**

- (1) A M-PUD shall include both residential and non-residential uses to a meaningful extent such that there is more than a minimal amount of land devoted to each land use type and not a substantial disparity between the amounts of land devoted to one type of land use over another.
- (2) A M-PUD shall also include a mix of dwelling unit types. If senior housing or an adult foster care congregate facility is proposed within a M-PUD, at least two other dwelling unit types, such as multi-family dwellings and single-family detached dwellings, shall be included within the M-PUD. Each dwelling unit type shall be included to a meaningful extent such that there is more than a minimal amount of land devoted to each dwelling unit type and not a substantial disparity between the amounts of land devoted to one type over another.
- (3) A maximum of one-third of the total acreage of the M-PUD property, excluding land within existing public or private road rights-of-way, public easements including those for overhead wires, floodplain and wetland areas (whether regulated or not), and areas permanently inundated by water may be devoted to non-residential uses as listed in Sections 14B.03 (f) and (g), non-residential uses of Section 14B.03 (i) and Section 14B.04 (b) and (c) and its required parking.
- (4) The commercial, office and residential elements of the M-PUD shall be constructed generally concurrently, upon such schedule or within such phases as may be approved by the Township Board, upon the recommendation of the Planning Commission.
- (5) The Planning Commission may recommend to the Township Board that the requirements of items 3 and 4 above be modified if the Commission and Board find, based on facts presented by the applicant, that the following criteria are met:
- (i) The resulting M-PUD development will be consistent with the intent and purpose of the M-PUD zoning district as provided in Section 14B.01 and by other applicable provisions of this Zoning Ordinance;
 - (ii) Residential uses will predominate in the mix of land uses proposed for the resultant M-PUD development; and,
 - (iii) The modification is justified due to the nature, size, density, location or design of the proposed M-PUD development.

(d) **Permitted Density for Residential Uses.**

- (1) Based upon the recommendations of the Planning Commission, the Township Board shall determine the density for residential uses in an M-PUD. In no case, however, shall the overall density for single-family (detached), two-family (duplexes) or multi-family residential uses exceed six dwelling units per acre. The overall density for senior housing or adult foster care congregate facilities shall not exceed eight dwelling units per acre, unless, based upon the recommendations of the Planning Commission, the Township Board waives or varies this density requirement using the standards of Section 21.02(h).

In determining the maximum allowable density, the Planning Commission and the Township Board shall be guided by the application of site planning criteria to achieve integration of the project with the characteristics of the project area, and shall consider factors including the impacts of the density of the proposed M-PUD on existing densities in the area and the intent and purpose of the M-PUD zoning district.

- (2) The total number of dwelling units permitted within a M-PUD shall be computed by multiplying the maximum permitted density (6 units per acre) by the total acreage of the M-PUD property, excluding land within existing public or private road rights-of-way, public easements including those for overhead wires, floodplain and wetland areas (whether regulated or not), and areas permanently inundated by water. Additional dwelling units per acre allowed for senior housing or adult foster care congregate facilities shall be computed by multiplying the number of dwelling units per acre permitted over 6 units per acre by the total acreage of the M-PUD property, excluding land within existing public or private road rights-of-way, public easements including those for overhead wires, floodplain and wetland areas (whether regulated or not), and areas permanently inundated by water.

The determination of the existence of all wetlands and floodplain areas on a parcel shall be demonstrated to the satisfaction of the Planning Commission through a written determination by the Michigan Department of Environmental Quality or by an analysis performed by a professional biologist, professional wetland consultant, or similar professional person deemed acceptable to the Planning Commission.

(e) **Lot Area, Width, Setbacks and Frontage.**

- (1) The front yard building setback for parcels on M-37 shall be a minimum of 75 feet.

- (2) Except as provided elsewhere in this Chapter, the lot area, width, building setbacks, and public and private road frontage requirements shall be determined by the Township Board, upon the recommendation of the Planning Commission, in its review of the M-PUD site plan. In determining the appropriate requirements, the Township shall take into account:
- (i) The nature of existing and future land uses adjacent to and near the site;
 - (ii) The number, type, and size of buildings proposed for the site;
 - (iii) Location of natural and cultural features on the site;
 - (vi) Topography of the site;
 - (v) Provision of public utilities to the site;
 - (vi) Requirements for adequate fire, police, and emergency vehicle access.
 - (vii) The proposed overall intensity of uses and design of the development relative to its ability to achieve the integration of mixed uses.
 - (viii) The proposed overall intensity of uses and design of the development relative to its ability to provide safe and efficient pedestrian circulation and avoid unsafe vehicular traffic movements and congestion on the internal street network.
 - (ix) The adequacy of parking, landscaping, drainage and open space designs to satisfy the internal needs of the development.
 - (x) The location of proposed or future road right-of-way lines as specified by the Michigan Department of Transportation, the Kent County Road Commission or the Alpine Township Master Plan, whichever is more restrictive.
 - (xi) The objectives of the M-PUD zoning district contained herein.

(f) **Building Height, Size, Placement and Appearance.**

- (1) Buildings shall not exceed 35 feet or two and one-half stories in height, whichever is lesser, or the maximum height that can be reasonably protected by the Alpine Township Fire Department.
- (2) Buildings shall not exceed 40,000 square feet in gross floor area for single-story buildings and 20,000 square feet in gross floor area per floor for multi-story buildings. In certain situations, the Township Board, upon recommendation of the Planning Commission, may allow buildings of greater size. In making this determination, the Township shall consider the following criteria:
 - (i) The necessity of the request
 - (ii) The proposed nature and intensity of use(s) for the building
 - (iii) The location and arrangement of all buildings within the M-PUD

- (iv) The types, number, and sizes of all buildings proposed within the M-PUD
 - (v) The security and fire safety provisions for the proposed building.
- (3) The primary entrance of a building shall be oriented towards the street or planned service drive. The siting of a building rear towards a street should be avoided.
 - (4) Buildings and structures for uses permitted in Sections 14B.03 (f) and (g), non-residential uses of Section 14B.03 (i), and Sections 14B.04 (a-c), as in all other sections of the M-PUD Chapter shall be designed and constructed to avoid or minimize a massive, box-like appearance. Varied architectural building features are required to create a more pleasing aspect.
 - (5) Any structures proposed for uses permitted in Sections 14B.03 (f) and (g), non-residential uses of Section 14B.03 (i), and Section 14B.04 (c) shall comply with the requirements for structure facades found in Section 2.44.
 - (6) A sufficient portion of each building façade shall be comprised of street-level transparent glass windows to avoid a monotonous appearance.
 - (7) A blending or a variety of architectural design elements is encouraged throughout the MPUD. Buildings shall be designed to avoid or mitigate repetitive, common or standardized design.
 - (8) Multi-tenant commercial or retail buildings shall exhibit differentiated facades and varying rooflines among the tenant spaces.
 - (9) For residential dwelling units, the face of any garage shall not extend beyond the front façade of the house. Front porches at least 6-feet deep are required for all single-family detached dwellings and are strongly encouraged for two-family and multi-family dwellings. However the front porch requirement for single-family detached dwellings may be modified by the Township Board, upon recommendation of the Planning Commission, in its approval of an M-PUD if to do so would still meet the intent and purpose of this Chapter.
- (g) **Open Space.**
- (1) Open space may include, but is not limited to, areas undisturbed by development or areas improved or constructed for landscape viewing, playing, gathering, walking or cycling. Such areas shall be provided throughout the M-PUD in an amount not less than 10% percent of the gross site area of the M-PUD is required.

The Township Board, upon the recommendation of the Planning Commission, shall determine the actual amount of open space required, and may require more than the aforementioned minimum amount of open space based on Geographic Information System analysis, on-site surveying data, the residential component of the proposed development, and compliance with the intent and purpose of this Chapter.

- (2) The open space required by this subsection shall include only those areas having a minimum dimension of 50 feet by 100 feet.
- (3) Every attempt shall be made to preserve the following existing features within the required open space:
 - (i) Wetlands, creeks, ponds or other bodies of water.
 - (ii) Woodlands or mature significant trees.
 - (iii) Significant habitat of threatened or endangered species.
 - (iv) Slopes of 20 percent or greater.
 - (v) Historic, cultural and architectural features.
 - (vi) Lands providing scenic views.
- (4) The following areas shall not be considered to be part of the required open space:
 - (i) The area within any public street right-of-way or private road easement.
 - (ii) The area within an easement for overhead utility lines.
 - (iii) The area within a platted lot or site condominium lot.
 - (iv) Parking lots and landscaped islands within parking lots.
 - (v) Areas required to be landscaped by this Ordinance.
 - (vi) Storm water detention and retention ponds.
- (5) Open space areas shall be arranged and provided to enhance the view from buildings, to provide privacy for and to be useable by residents and users of the M-PUD, and to preserve natural features as identified by on-site surveying data and Geographic Information System analysis.
- (6) At least one area of open space shall be centrally located within the M-PUD, and shall be maintained as a mowed village green, playground, or active recreational park. It is the intent of this section that the centrally located open space be maintained in a formal sense, so as to promote community and human interaction, visibility, monitoring, usability, and safety of the area.
- (7) The open space required for an M-PUD shall be preserved and maintained according to the requirements of Section 14A.03(d).

(h) **Grading.** Development of hillsides can affect the equilibrium of vegetation, surface geology, slopes, soils and run-off. It can also drastically change the way community or neighborhood character is perceived. For these reasons, the following regulations shall apply:

(1) Protection of Steep Slopes. The following site plan review procedures shall apply and will help to minimize the negative impacts of extensive site grading:

To judge the fit of any new development with existing site features and surrounding properties the Planning Commission shall consider the following criteria in reviewing all site plans. These criteria are intended to provide a frame of reference for the applicant in the preparation of site plans as well as for the reviewing authority in making judgments concerning them. These standards will not be regarded as inflexible requirements nor are they intended to discourage creativity, invention or innovation. The criteria include the following:

- (i) Cut and fill slopes shall be minimized.
- (ii) Proper grading and elevation relationships to adjacent properties shall be maintained.
- (iii) The most significant slopes and ridgelines shall be maintained in their natural state by clustering development.
- (iv) The negative effects of grading shall be minimized thereby preserving the natural character of key site areas.
- (v) Mass grading of large pads and excessive terracing shall be minimized.
- (vi) Unstable slopes or slopes subject to erosion shall be protected.
- (vii) Storm water runoff that could result from major changes in topography shall be minimized.
- (viii) Using innovative and low maintenance techniques, steep slopes shall be re-vegetated during development.
- (ix) Essential grading shall be shaped so that it complements natural landforms.
- (x) Large tracts shall be graded in workable units following a scheduled timeline so that construction does not result in large areas left bare and exposed to winter/spring runoff.
- (xi) Innovative architecture that is well integrated with a site and its topography shall be used.

(2) Disturbance of Wetlands, Streams and Steep Slopes:

Grading or removal of vegetative cover on wetlands, streams or steep slopes is not permitted unless the Township Board determines, based on the recommendation of the Planning Commission, that it is necessary for the reasonable use of the property or for road or utility construction, trails, pathways, or storm water management facilities. If permitted, the grading

or removal of vegetative cover shall only be to the extent necessary to accommodate the proposed development, and shall be in compliance with Michigan Department of Environmental Quality regulations. In these cases, the Township may require planting of areas where grading or removal of vegetative cover has taken place.

The disturbance of natural grades prior to M-PUD approval may result in the Township requiring the restoration of previous natural grades.

- (i) **Utilities.** The M-PUD development shall be served by public water and public sanitary sewer. Except for necessary above-ground appurtenances, all utilities serving the M-PUD development including electric, natural gas, telephone, cable television, internet access and other utility services shall be installed and maintained underground.
- (j) **Vehicular and Pedestrian Circulation.**
 - (1) **Private Roads.** Private roads may be permitted within an M-PUD zoning district, including in the non-residential portions of the development, when specifically approved by the Township Board, upon recommendation of the Planning Commission. The Zoning Ordinance requirements for private roads may be modified by the Planning Commission according to the following criteria:
 - (i) Number and type of buildings served by the private road
 - (ii) Amount of traffic generated by the proposed uses
 - (iii) Existing topography and vegetation
 - (iv) Public safety and emergency vehicle access
 - (v) The inter-relationship with the public street network
 - (vi) The likelihood of public dedication of the roadway.
 - (2) **Sidewalks.** Sidewalks shall be required within an M-PUD in compliance with the requirements of Section 2.45 and adopted Township sidewalk policies. In addition, the Township Board, upon the recommendation of the Planning Commission, may require additional sidewalks within an M-PUD in order to improve pedestrian access to buildings and open spaces and to protect pedestrian safety throughout the development. When requiring additional sidewalks, the Township shall consider the following criteria:
 - (i) The number, location, types, and use(s) of buildings proposed within the M-PUD
 - (ii) The amount of traffic generated by the proposed uses
 - (iii) The inter-relationship of the M-PUD roadway network
 - (iv) The number, type, and location of proposed open spaces within the M-PUD.

- (3) Transit. Transit stops, both for possible future public transportation and current school bus needs, shall be provided for within the overall M-PUD design.
- (4) Interconnections. All roadways (private and public), sidewalks, paths, and trails shall be designed to be continued into adjacent developments or vacant adjacent lands to allow for a more coordinated and efficient vehicular and pedestrian circulation system. If adjacent developments are not yet constructed, the aforementioned items shall be stubbed to appropriate locations on the M-PUD's property lines. Such appropriate locations shall be determined by the Planning Commission during site plan review, based upon data received from the Township Engineer, the Kent County Road Commission, on-site surveying data, and Geographic Information System analysis.
- (5) Street Lights. The M-PUD development shall include street lights as required by the Planning Commission.

(k) **Off-Street Parking.**

- (1) Off-street motor vehicle parking and loading areas shall be designed, located and constructed in accordance with Chapter 19, of this Ordinance; provided, however, that such off-street parking and off-street loading requirements may be modified in the approval of an M-PUD, if to do so would more fully achieve the objectives of the M-PUD. Such modifications may include the location of and access to off-street parking and off-street loading areas; the minimum number off-street parking spaces; and other matters pertaining to the design, configuration, construction, use and maintenance of off-street parking areas and off-street loading areas in an M-PUD. In determining whether to modify any such off-street parking and off-street loading requirements, the Planning Commission and the Township Board shall consider the following:
 - (i) The location and size of the off-street parking and off-street loading areas.
 - (ii) The number of off-street parking spaces estimated to be reasonably required for the safe, convenient and effective operation of the uses proposed in the M-PUD.
 - (iii) The extent of motor vehicle traffic likely to be generated by the uses in the M-PUD, and the expected off-site traffic volume and vehicle circulation routes.

- (iv) If the proposed number of off-street parking spaces is smaller than the number of such spaces as indicated by the minimum off-street parking requirements specified in this Ordinance, then the Planning Commission and the Township Board shall evaluate such number in relation to the proposed and potential uses for the M-PUD, and the reasonable likelihood that some greater number of parking spaces may potentially be required.
 - (v) The reasonable likelihood that the proposed off-street parking and off-street loading areas will provide effective, safe and convenient means for the off-street parking of motor vehicles and/or the off-street loading and unloading of delivery vehicles.
 - (vi) Characteristics of the development which will affect the parking needs, including factors such as non-conflicting hours of operation and the sharing of spaces by different users;
 - (vii) The availability of vacant or otherwise undeveloped land within the development to provide additional off-street parking space if additional space is subsequently determined to be necessary by the Planning Commission to meet the parking needs of the development. The available land may not count as any type of required open space and shall be permanently reserved for parking
- (2) Location of Parking. Parking lots, whenever reasonably possible, shall be located behind or along the side of buildings. A maximum of one row of parking shall be permitted between the building and the street right-of-way for non-residential uses. On-street parking is encouraged.
- (3) Residential Mixed Use Parking. At least 75 percent of the parking spaces provided for residential units located above non-residential uses shall be provided and maintained in areas designated for the residential units and shall not be available for employee or business customer use.
- (4) Bicycle Parking. At a minimum, one bicycle parking space shall be provided for every 20 motor vehicle spaces of the first 200 motor vehicle spaces required for non-residential uses. Based upon the M-PUD's number of dwelling units, intensity of uses and proximity to biking facilities, the Township may require a greater number of bicycle parking spaces. Bicycle parking shall be provided within a convenient distance of building entrances. Bicycle parking spaces shall consist of a securely fixed structure that supports the bicycle frame without damage to wheels or frame and allows the frame and both wheels to be locked to the structure.
- (l) Landscaping. All proposed landscaping shall comply with the terms of the Alpine Township Landscape Guidelines and any other landscaping requirements

of the Zoning Ordinance; provided, however that such landscaping requirements may be modified by the Township Board, upon recommendation of the Planning Commission, in their approval of an M-PUD if to do so would more fully achieve the objectives of the M-PUD.

- (m) **Refuse Areas.** Refuse dumpsters shall be screened by an enclosure on all four sides by the construction of 6-foot walls matching or complementing the building exteriors, 6-foot fences of a material acceptable to the Township Board, upon recommendation of the Planning Commission, and effective landscaping or any combination thereof. Dumpsters shall at all times be kept within the designated enclosures.
- (n) **Signs.** Signs in an M-PUD zoning district shall comply with the regulations contained in Chapter 20, Signs, of this Ordinance except that pole signs are specifically prohibited. Drawings illustrating sign design, size location and lighting shall be submitted by the applicant as part of the M-PUD rezoning application review.

SECTION 14B.06 CONSTRUCTION PHASING OF A M-PUD.

- (a) If an M-PUD is authorized for construction in phases, the M-PUD shall be designed so each phase, when complete, shall include all services, facilities and open space necessary for the full occupancy and use of that phase. Further, each phase shall include all necessary elements to ensure protection of natural features and the health, safety and welfare of the residents and users of the M-PUD.
- (b) Each phase of an M-PUD shall be commenced and/or completed within the time period specified in the M-PUD final development plan approval. If construction of a phase is not commenced within the required time period, the provisions of expiration of the M-PUD approval set forth in Section 22.06 shall apply.