

ARTICLE IV

CAD, CENTRAL AREA DEVELOPMENT DISTRICT

SECTION 400. **INTENT**

The Central Area Development District is intended to ensure that all development within the district conforms with the land use and design objectives articulated in the Charter Township of Oxford Master Plan for areas in proximity to the Village of Oxford. The permitted uses include a range of development types, from single-family residential to office and commercial uses designed to conform with, and achieve implementation of, the Charter Township of Oxford Master Plan. To that end, all property included within the Central Area Development District shall require review and approval under the Central Area Development Plan Review process outlined below.

SECTION 401. **PERMITTED PRINCIPAL USES**

Unless otherwise permitted in this ordinance, no building shall be erected and no building or land shall be used in the CAD district except for those purposes provided for in Section 404 Schedule of CAD District Regulations, which specifies the arrangement of these permitted principal uses within the land use character groups and sub-groups.

SECTION 402. **SPECIAL LAND USES.**

Special land uses enumerated in Section 404, Schedule of CAD District Regulations, for each respective land use character group and subgroup, shall be permitted only after proper notice has been given and after review and approval by the Planning Commission, subject to the requirements and standards of Article 23, submission of a site plan conforming with the requirements of Section 2221, and compliance with Section 412.

SECTION 403. **BOUNDARY LOCATIONS**

A. Location of CAD District

All CAD Districts shall be located in Sections 20, 21, 22, 23 and 24, as well as the southern portions of Sections 15 and 16 bounded by Dunlap Road to the west and north and Lapeer Road to the east. Petitions for a CAD District within these boundaries will be reviewed to ensure logical, timely, and efficient extension of public services/utilities as well as compatibility with the Village of Oxford, surrounding Township land uses, the land use and design objectives of the Charter Township of Oxford Master Plan, together with any other planning and zoning consideration relevant under the circumstances.

B. Location of Land Use Character Group and Subgroup Boundaries

The boundaries of the land use character groups and subgroups described in this Article for property zoned CAD shall be generally guided by the Future Land Use Map and supporting documentation of the Charter Township of Oxford Master Plan. In determining the equivalent land use character subgroup for those land uses illustrated on the Future Land Use Map of the Charter Township of Oxford Master Plan, the following chart shall be used:

2005 Master Plan Future Land Use Category	Equivalent CAD Land Use Character Subgroup
Hunt Country Estates	Hunt Country Estates
Acreage Estates	Country Estates (5 ac.)
Rural Residential	Country Estates (2.5 ac.)
Suburban Residential	Rural Estates or Resort Residential
Village Residential (25,000 s.f.)	Resort Residential
Village Residential (12,000 s.f.)	Village Single Family
Village Residential (9,000 s.f.)	Village Single Family
Multiple Family Residential	Village Multiple Family or Village Town Home
Village Commercial	Village Market Commercial
Office/Service	Village Office
Research/Office	*
Light Industrial	*
Public/Institutional	Village Office
Park/Conservation/Open Space	N/A

* To be determined on a case-by-case basis

Notwithstanding the above text and chart, the arrangement of future land use categories shown on the Future Land Use Map is not necessarily intended to correlate directly to the precise arrangement of CAD land use character subgroup boundaries on a subject property. The precise arrangement of such boundaries shall be determined on a property-specific basis as part of the process of Concept Plan review, in accordance with Section 412(F).

SECTION 404. SCHEDULE OF CAD DISTRICT REGULATIONS

This Section specifies Permitted Principal Uses and Special Land Uses for each Land Use Character Group and Sub-Group detailed in this. All Development within the CAD district shall conform with this Section, the district regulations specified herein, and the adopted Charter Township of Oxford Master Plan.

A. Village Character Area

The Village character area of the CAD District is intended to result in development that physically, aesthetically, and functionally consistent with the historic settlement patterns of the Oxford area by providing for a range of land uses which are more intensive and which are compatible with the Village and surrounding Township areas.

1. VSF - Village Single Family

Areas which are zoned CAD which are denoted Village Single Family on an approved CAD Concept Plan shall not be developed or utilized in any way except in conformance with the following:

a. Permitted Principal VSF Uses

- 1) Single-Family Dwellings
- 2) Accessory uses customarily incidental to the above permitted uses
- 3) Other uses which, in the opinion of the Planning Commission after opportunity for hearing and findings of fact, are similar to the above permitted uses.

b. Special Land Uses

- 1) Churches (Section 2310)
- 2) Group Day Care Homes, licensed by the State (Section 2324)
- 3) Schools (Section 2334)
- 4) Public Buildings without Storage Yards (Section 2329)
- 5) Local Utility Structures (Section 2337)
- 6) Public and Private Parks and Recreation Facilities in conformance with Section 2330 and the following:
 - i. The facility shall not be a commercial, for-profit operation.
 - ii. No outdoor lighting for nighttime active recreation (e.g. ballgames) shall be permitted.
 - iii. The facility shall be designed to provide small scale recreational opportunity for the immediately adjacent residential areas and shall be wholly pedestrian oriented.

c. VSF Development Regulations

See CAD Schedule of District Regulations (Section 404D) for height, bulk, density, area and setback requirements.

2. VMF - Village Multiple Family

Areas which are zoned CAD and which are denoted Village Multiple Family on an approved CAD Concept Plan shall not be developed or utilized in any way except in conformance with the following:

a. Permitted Principal VMF Uses

- 1) Multiple Family Dwellings
- 2) Two Family Dwellings
- 3) Accessory Uses customarily incidental to the above-permitted uses
- 4) Other uses which, in the opinion of the Planning Commission after opportunity for hearing and findings of fact, are similar to the above permitted uses

b. Special Land Uses

- 1) Churches (Section 2310)
- 2) Public Buildings without Storage Yards (Section 2329)
- 3) Public and Private Parks (Section 2330)
- 4) Convalescent or Rest Home, Special Senior Citizen Apartment Housing (Section 2335)
- 5) Nursery Schools and Group Day Care Homes, (Section 2324)
- 6) Schools (Section 2334)
- 7) Local Utility Structures (Section 2337)
- 8) Bed and Breakfast Residence (Section 2343)

c. VMF Development Regulations

See CAD Schedule of District Regulations (Section 404D) for height, bulk, density, area and setback requirements.

3. VTH - Village Town Home

Areas which are zoned CAD and which are denoted Village Town Homes on an approved CAD Concept Plan shall not be developed or utilized in any way except in conformance with the following:

a. Permitted Principal VTH Uses

- 1) Multiple family dwellings
- 2) Two family dwellings
- 3) Accessory uses customarily incidental to the above permitted uses
- 4) Other uses which, in the opinion of the Planning Commission after opportunity for hearing and finding of fact, are similar to the above permitted uses.

b. Special Land Uses

- 1) Churches (Section 2310)
- 2) Public Buildings without Storage Yards (Section 2329)

- 3) Public and Private Parks (Section 2330)
- 4) Convalescent, Rest Home or Special Senior Citizen Apartment Housing (Section 2335)
- 5) Nursery Schools and Group Day Care Homes (Section 2324)
- 6) Schools (Section 2334)
- 7) Local Utility Structures (Section 2337)
- 8) Office and Personal Service Establishments such as: Offices for occupations such as accounting, insurance, legal, architectural, engineering and similar professions and general office uses; medical and dental offices, (excluding clinics), banks and credit unions without drive-up/drive-thru windows; shoe repair; tailor; beauty parlor/barber shop; photo studio; subject to the following:
 - i. All non-residential uses shall be located on the first floor (street level).
 - ii. All non-residential uses shall be pedestrian oriented and shall be designed to be compatible with the primarily residential character of the VTH area.
 - iii. There shall be separate pedestrian access for residential and non-residential uses in the same structure. Access to second story residential units shall be directly from the sidewalk.
- 9) Retail, service and eating establishments such as: office supplies, while you wait printers, art galleries, pharmacies, bakeries, coffee houses, groceries, and restaurants serving food and beverages subject to the criteria in subparagraph 8 above.
- 10) Bed and Breakfast Residence (Section 2343)

c. VTH Development Regulations

See CAD Schedule of District Regulations (Section 404 D) for height, bulk, density, area and setback requirements.

4. VMC - Village Market Commercial

Areas which are zoned CAD and which are denoted Commercial on an approved CAD Concept Plan shall not be developed or utilized in any way except in conformance with the following:

a. Permitted Principal VMC Uses

- 1) All Permitted Principal Uses in the C-1 Local Business District
- 2) Accessory Uses customarily incidental to the above permitted uses
- 3) Uses which, in the opinion of the Planning Commission after opportunity for hearing and findings of fact, are similar to the above-permitted uses

b. Special Land Uses

- 1) Day Care Centers (Section 2324)
- 2) Utility Distribution system Structures (Section 2337)
- 3) Bed and Breakfast Hotels and Inns (Section 2343)
- 4) Auto Service Stations subject to the provisions of Section 2300, 2305, and the following special standards:
 - i Auto Service Stations may only be considered as a component of a larger, planned Central Area commercial development, including overall site layout and design, consistent landscaping, internal service drive connections, and the like.
 - ii The site plan shall clearly demonstrate architectural compatibility of the Auto Service Station with the larger, planned development and the Central Area Plan.
 - iii A portion of the larger planned development is required to be under construction prior to construction of the Auto Service Station (as determined by the Planning Commission). As a general guide to be used by the Planning Commission, at least twenty-five percent (25%) of the larger planned development shall be commenced prior to Auto Service Station construction.
 - iv Auto Service Stations shall not be permitted at locations within Village Market Commercial that are part of small retail developments in the interior of residential neighborhoods. The Planning Commission shall find that the proposed location is consistent with this guideline.
 - v If the Auto Service Station includes a convenience store feature, the architectural character of the building shall include design features intended to present the convenience store space as having the exterior appearance of service bays or similar feature of a service station; of other appropriate features or designs which, in the opinion of the Planning Commission, ensure compatibility with Central Area Plan characteristics.
- 5) Automated Drive-Through Car Washes, where all aspects of the car wash are completely enclosed within a building, subject to the provisions of Section 2300 and the following special standards:
 - i Automated Drive-Through Car Washes may only be considered as a component of a larger, planned commercial and/or office development, including overall site layout and design, consistent landscaping, internal service drive connections, and the like.
 - ii The site plan shall clearly demonstrate architectural compatibility of the Automated Drive-Through Car Wash

with the larger, planned development and the Central Area Plan.

- iii A portion of the larger planned development is required to be under construction prior to construction of the Automated Drive-Through Car Wash. As a general guide to be used by the Planning Commission, at least twenty-five percent (25%) of the larger planned development shall be commenced prior to Automated Drive-Through Car Wash construction.
- iv Automated Drive-Through Car Washes shall not be permitted at locations within Village Market Commercial that are part of small retail developments in the interior of residential neighborhoods. The Planning Commission shall find that the proposed location is consistent with this guideline.

c. VMC Development Regulations

See CAD Schedule of District Regulations (Section 404 D) for height, bulk, area and setback requirements.

5. VO - Village Office

Areas which are zoned CAD and which are denoted Office on an approved CAD Concept Plan shall not be developed or utilized in any way except in conformance with the following:

a. Permitted Principal VO Uses

- 1) Offices for occupations such as real estate, accounting, insurance, legal, architectural, engineering and similar professions and general office uses.
- 2) Medical and Dental Offices, including clinics.
- 3) Public Buildings and Utility Company Buildings without Service Buildings or Storage Yards.
- 4) Banks, Credit Unions and similar uses.
- 5) Funeral Homes.
- 6) Service businesses normally associated with and complimentary to office districts such as, office supplies, business machine sales & repair, while you wait printers, and similar uses.
- 7) Accessory Uses customarily incidental to the above Permitted Principal Uses.
- 8) Uses which, in the opinion of the Planning Commission after opportunity for hearing and findings of fact, are similar to the above Permitted Uses.

b. Special Land Uses

- 1) Nursery Schools and Day Care Centers (Section 2324).

- 2) Local Utility Structures (Section 2337).
- 3) Offices for Technical Training, Research and design facilities which do not include manufacturing or development of any components or parts, but which include pilot/experimental product development.

c. VO Development Regulations

See CAD Schedule of District Regulation (Section 404 D) for height, bulk, area and setback requirements.

B. Resort Character Area

The Resort Character Area of the CAD district is within an open space/recreation system connected to Oxford Village and the Village Character Area. Direct access and views of recreation and passive open space features from residential areas is intended at appropriate locations.

1. RR - Resort Residential

Areas which are zoned CAD and which are denoted as Resort Residential on an approved CAD Concept Plan shall not be developed or utilized in any way except in conformance with the following:

a. Permitted Principal RR Uses

- 1) Single Family Residences
- 2) Detached and attached Single Family Cluster housing units in accordance with Section 404D Footnote H.
- 3) Accessory Uses customarily incidental to the above Permitted Principal Use.
- 4) Uses which, in the opinion of the Planning Commission after opportunity for hearing and findings of fact, are similar to the above-permitted uses.

b. Special Land Uses

- 1) Golf Courses and Country Clubs (Section 2315)
- 2) Marinas, with or without a restaurant (Section 2331)
- 3) Tennis and Racquet Clubs (Section 2330)
- 4) Bed and Breakfast Residence (Section 2343)

c. RR Development Regulations

See CAD Schedule of District Regulations (Section 404 D) for height, bulk, density, area and setback requirements.

C. Country Estates Character Area

The Country Estates character area of the CAD district is intended to provide large lot single family residential and single family cluster opportunities with pastoral views, and also intended to take advantage of Oxford's rolling topography and agricultural character. Country Estates areas are intended where provision of sanitary sewer service will be difficult or is not planned. In these areas, lower density residential uses are appropriate where individual or small cluster septic systems are necessary.

1. CE - Country Estates

Areas which are zoned CAD and which are denoted as Country Estates on an approved CAD Concept Plan shall not be developed or utilized in any way except in conformance with the following:

a. Permitted Principal Uses

- 1) Single Family Residences
- 2) Single Family detached cluster housing.
- 3) Natural preserves, or other public or private passive recreation.
- 4) Accessory Uses customarily incidental to the above Permitted Principal Uses.
- 5) Uses which, in the opinion of the Planning Commission and after opportunity for hearing and findings of fact, are similar to the above permitted uses.

b. Special Land Uses

- 1) Bed and Breakfast Residences (Section 2343)

c. CE Development Regulations

See CAD Schedule of District Regulations (Section 404 D) for height, bulk, density, area and setback requirements.

2. HCE – Hunt Country Estates

Areas which are zoned CAD and which are denoted as Hunt Country Estates on an approved CAD Concept Plan shall not be developed or utilized in any way except in conformance with the following:

a. Permitted Principal Uses

- 1) Single Family Residences
- 2) Single Family detached cluster housing.
- 3) Natural preserves, or other public or private passive recreation.
- 4) Accessory Uses customarily incidental to the above Permitted Principal Uses.

5) Uses which, in the opinion of the Planning Commission and after opportunity for hearing and findings of fact, are similar to the above permitted uses.

b. Special Land Uses

1) Bed and Breakfast Residences (Section 2343)

c. HCE Development Regulations

See CAD Schedule of District Regulations (Section 404 D) for height, bulk, density, area and setback requirements.

D. Rural Estates Character Area

The Rural Estates character area of the CAD district is intended to provide large lot single family residential and single family cluster opportunities that take advantage of Oxford's rolling topography and preserve existing natural features to offer a rural character. Rural Estates areas are intended where transition between resort residential and country estates residential land uses is necessary.

1. RE – Rural Estates

Areas which are zoned CAD and which are denoted as Rural Estates on an approved CAD Concept Plan shall not be developed or utilized in any way except in conformance with the following:

a. Permitted Principal Uses

- 1) Single Family Residences
- 2) Single Family detached cluster housing.
- 3) Natural preserves, or other public or private passive recreation.
- 4) Accessory Uses customarily incidental to the above Permitted Principal Uses.
- 5) Uses which, in the opinion of the Planning Commission and after opportunity for hearing and findings of fact, are similar to the above permitted uses.

b. Special Land Uses

1) Bed and Breakfast Residences (Section 2343)

c. RE Development Regulations

See CAD Schedule of District Regulations (Section 404 D) for height, bulk, density, area and setback requirements.

SECTION 404D CAD SCHEDULE OF DISTRICT REGULATIONS

Character Sub-Group	Minimum Lot Size (G)		Maximum Density Per Gross Acre	Minimum Yard Setback (Feet) (K)				Maximum % of Lot Coverage	Maximum Building Height		Minimum Floor Area (S.F.)	Minimum Storage or Utility Area (s)
	Area (S. F.)	Width		Front	Least One	Total of Two	Rear		Feet	Stories		
VSF	6,000	60'	4.0	15	5	20	30	35	30'	2 ½	1,000	--
VMF (A,B)	1 br 3,000 (C) 2 br 4,000 (C) 3 br 5,000 (C)	100'	10	D	D	D	D	40	35'	3	1 br 600 2 br 800 3 br 1,000	100 100 100
VTH (A,B)	1 br 3,000 (C) 2 br 4,000 (C) 3 br 5,000 (C)	100'	10	D	D	D	D	40	35'	3	1 br 500 2 br 700 3 br 900	100 100 100
VMC	10,000	80'	--	0(E)	0(E)	0(E)	20	--	35'	3	--	--
VO	10,000	80'	--	0(F)	0(F)	0(F)	20	--	35'	3	--	--
RR, with sewer	20,000 (K)	120'	2.3 (H, J)	50	20	40	50	20	35'	2 ½	1,800	--
RR, without sewer	1.0 acres (K)	150'	1.0 (H, J)	50	20	40	50	20	35'	2 ½	1,800	--
RE, with sewer	32,670 (I, K)	120'	1.33 (H)	40	10	30	35	20	35'	2 ½	2,000	--
RE, without sewer	1.0 acres (I, K)	150'	1.0 (H)	40	10	30	35	20	35'	2 ½	2,000	--
CE 2.5	2.5 acres (I, K)	200'	0.4 (H)	50'	20'	40'	50'	20	35'	2 ½	2,000	--
CE 5.0	5.0 acres (I, K)	300'	0.2 (H)	75'	50'	100'	50'	15	35'	2 ½	2,000	--
HCE	10.0 acres (I, K)	360'	0.1 (H)	75'	50'	100'	75'	15	35'	2 ½	2,400	--

NOTE: See Footnotes on Next Page.

Footnotes:

- A. Duplex units require 10,000 S.F. minimum lot area and 100' minimum lot width.
- B. Maximum number of units per acre is ten (10).
- C. Minimum lot area in square feet per dwelling unit.
- D. Multiple residential buildings or attached units shall maintain the following minimum setbacks from property lines and separation between buildings:

<u>Building Orientation</u>	<u>Separation</u>
Front to Front	70'
Front to Side	30'
Front to Rear	50'
Side to Side	20'
Corner to Corner	20'
Side to Rear	30'
Rear to Rear	50'

<u>Building Setback from Property Line</u>	<u>Setback</u>
Front	10' Min. - 15' Max.
Side	20'
Rear	30'

- E. Where the buildings terminate adjacent to property lines abutting non-VMC character areas the setbacks shall be according to the following:

Side: 25'
Rear: 20'

- F. Where buildings terminate adjacent to property lines which abut non-VO character areas the setbacks shall be as follows:

Side: 20'
Rear: 20'

- G. Ratio of Lot Depth to Lot Width shall not exceed 3:1.
- H. Single family residential dwelling units may be developed as detached or attached cluster housing in accordance with the following:

- 1. Cluster Option Established

Single Family Residential units may be developed as detached cluster

housing in the RR, RE, CE and HCE land use character subgroups and as attached cluster housing in the RR land use character subgroup in accordance with the provisions of this footnote H.

2. Cluster Option Modifications Permitted

a. Detached single family cluster (RR, RE, CE and HCE)

Where detached single family cluster dwelling units are proposed, the following modifications to section 404D CAD Schedule of District Regulations are permitted:

	Minimum Lot Size (sf)	Minimum Lot Width	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback
RR	15,000	90'	40'	15'	40'
RE	15,000	90'	40'	15'	40'
CE 2.5	32,670	120'	40'	15'	40'
CE 5.0	1.5 Acres	150'	60'	30'	60'
HCE	3 Acres	180'	60'	30'	60'

The above minimum lot sizes are not intended to result in large neighborhoods of uniform size lots or homesites. The cluster development plan shall include a variety of lot sizes, consistent with the maximum density per gross acre allowed in the RR, RE, CE, and HCE Sub-groups.

b. Attached single family cluster (RR)

Where attached single family cluster dwelling units are proposed, the following modifications to Section 404D CAD Schedule of District Regulations shall apply:

	Minimum Lot Size	Minimum Lot Width	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback
RR	25,000 s.f.	150'	40'	15'	40'

- i. A maximum of two (2) dwelling units may be attached per lot or homesite.
- ii. No side yard setback is required between two attached single family dwelling units located on the same lot or condominium unit.

c. Where attached single family cluster dwelling units are proposed,

they shall be designed in accordance with the following standards:

- i. The proposed design shall demonstrate conformance with the land use, design and density standards of the Charter Township of Oxford Master Plan.
 - ii. Each building with attached dwelling units shall be located on an individual lot or condominium unit.
 - iii. The total number of attached single family dwelling units shall not exceed twenty five (25) percent of the total number of dwelling units proposed in the RR designated areas of the project.
 - iv. All lots or condominium units shall abut and have access to a major resort feature such as dedicated active or passive open space, or recreational uses.
 - v. All attached dwelling units shall be architecturally compatible with Resort Residential character single family homes. To this end, detailed colored architectural renderings shall be submitted for all attached dwelling units along with material sample boards for Planning Commission review and approval. In reviewing architectural compatibility, the Planning Commission shall consider the following:
 1. Architectural building style
 2. Roof styles/pitch/materials
 3. Windows and trim
 4. Building materials, colors and textures
 5. Garage location, orientation and size
 6. Variation in setbacks between attached dwelling units
- d. Pursuant to P.A. 177 of 2001, single-family residential units in the RR, RE, CE and HCE character sub-groups may be developed pursuant to the “Open Space Preservation” option offered in Section 2404(B)(7).
3. Open Space Resulting From Cluster Modifications
- a. All land area resulting from the permitted lot size reductions under this footnote shall be maintained as permanent open space, in addition to the open space required in Section 406H, subsections 3 and 4. All open space resulting from clustering under this footnote shall be subject to the provisions of Section 406(H)(4)(c).

- b. For purposes of calculating required open space under this subsection where the attached cluster option is utilized, 10,000 square feet of open space shall be provided per attached single family dwelling unit, and shall be subject to the provisions of Section 406(H)(4)(c).
- c. The table provided under Section 406(H)(5) specifies those land areas that are and are not acceptable as open space created under the cluster modifications of this footnote.
- d. Open space created under this footnote shall be subject to the open space preservation standards provided under Section 406(H)(6).

4. Calculation and Allocation of Density

- a. Density calculations shall be based on the total land area within the project area which is designated RR. For purposes of establishing allowable density, the Concept Plan shall include the following:
 - i. Total land area of all RR designated land within the project;
 - ii. The total land area proposed to include attached and / or detached single family cluster dwelling units;
 - iii. Total number of RR dwelling units designated as: Single-family, Single-family attached cluster, and Single-family detached cluster;
 - iv. Gross and net (excluding wetlands and waterbodies) densities for RR designated areas
 - v. Percentage of total RR dwelling units proposed to be Single-family, Single-family attached cluster, and Single-family detached cluster.
 - vi. Total open space provided, including calculations demonstrating compliance with both Section 406H and Subsection 3 above.
- b. Density of dwelling units within the RR designated areas of a given project shall not exceed the maximum density per gross acre provided in Section 404D. However, the calculation of gross density within the RR designated areas shall not include private open space, such as private country clubs or clubs offering private memberships.

I. The maximum gross density shown in the CAD Schedule of District Regulations is only possible by use of the detached cluster option outlined in footnote H, above. Where the cluster option is not utilized, the minimum lot size and minimum lot width shown in the CAD Schedule of District Regulations is required.

J. This maximum gross density is only possible by use of the detached and/or attached cluster option outlined in Footnote H, above, in areas of the Township where sewer

is available. Where the cluster option is not utilized, the 20,000 square foot minimum lot size and one hundred twenty (120) foot minimum lot width is required. This will result in a gross density of not more than 1.75 units per acre.

- K. Development under the “Open Space Preservation Option,” provided for under Section 404D, footnote H(2)(d), and Section 2404(B)(7) of this Ordinance, is governed by the maximum density provisions of Section 2404(B)(7), not those of the CAD Schedule of District Regulations.
- L. The setback requirements of Footnote (p) to Section 2100 of this Ordinance are incorporated herein by reference.

(Amended 7/23/03 Effective 8/29/03)

SECTION 405. REQUIRED PARKING

Parking shall be provided in the CAD District for all structures and uses in accordance with Section 2213 Off-Street Parking Space Standards and this Section for On-Street Parking. On-Street Parking shall be regulated by Section 2213 for purposes of calculating the number of parking spaces required by use, and this Section. Where there are conflicts between this Section and Section 2213, this Section shall prevail.

A. Off-Street Parking Lot Design

1. Off-Street Parking Lots shall be located in the rear yard of all developments within the CAD District.
2. A Landscaped, curbed island shall be provided at the ends of all tiers of parking to separate drives from vehicular parking areas. Said islands shall be a minimum of five (5) feet wide and eighteen (18) feet long and shall be included in the calculations for required landscaping detailed in Section 406.
3. Driveways shall be designed to serve multiple uses and parcels in order to minimize the number of curb-cuts/access points onto adjoining roads.
4. Where possible, ingress/egress to parking areas shall be from service drives or combined, collective use drives.
5. For mixed residential-office/commercial uses, parking areas shall be designed to accommodate residential parking demands on a twenty four-(24) hour basis.

B. On-Street Parking

1. Review of on-street parking shall take into consideration the goals, objectives and policies related to transportation contained in the Charter Township of Oxford Master Plan.

2. Calculations for on and off street parking shall be based on the following:
 - a. Determine total parking required for use(s) per Section 2213 I.
 - b. Divide lot width by twenty (20) to determine allowable on-street parking space credit.
 - c. Subtract on-street parking space credit (b) from total parking required (a) to determine total off-street parking required. This figure is the number of spaces which must be provided in off-street parking.

SECTION 406. LANDSCAPING, SCREENING AND OPEN SPACE

Landscaping, screening and open space are intended to enhance the visual character and minimize the negative impacts of adjoining uses in the CAD District. The following standards are to be utilized in the provision of required landscaping, screening and open space in the CAD District.

A. VSF - Village Single Family

Landscaping, screening and open space shall be provided in VSF Character Areas in accordance with the following:

1. Street trees shall be provided on both sides of public or private roads in accordance with Section 406 H.1.
2. Commons landscaped open space shall be provided for twenty (20) percent of the total site area for new developments in accordance with Section 406 H.3.

B. VMF - Village Multiple Family

Landscaping, screening and open space shall be provided in VMF Character Areas in accordance with the following:

1. Street trees shall be provided on both sides of public or private roads in accordance with Section 406 H.1.
2. Interior landscaping shall be provided for a minimum ten (10) percent of the total site area of a new development in accordance with Section 406 H.2.
3. Commons landscaped open space shall be provided for a minimum of twenty (20) percent of the total site area of a new development in accordance with Section 406 H.3.
4. Screening shall be provided where VMF Character Areas abut VSF, VMC, VO, RR, RE, CE or HCE character areas. The Planning Commission shall approve a type A,

B or C buffer as outlined in Section 2208 F after evaluation of the characteristics of the site, adjacent uses, and the relative need for screening.

C. VTH - Village Town Home

Landscaping, screening and open space shall be provided in VTH Character Areas in accordance with the following:

1. Street trees shall be provided on both sides of public or private roads in accordance with Section 406 H.1.
2. Interior landscaping shall be provided for a minimum ten (10) percent of the total site area of a new development in accordance with Section 406 H.2.
3. Commons landscaped open space shall be provided for a minimum of fifteen (15) percent of the total site area of a new development in accordance with Section 406 H.3.
4. Screening shall be provided where VTH Character Areas abut VSF, VMC, VO, RR, RE, CE or HCE Character Areas. The Planning Commission shall approve a type A, B or C buffer as outlined in Section 2208 F after evaluation of the characteristics of the site, adjacent uses, and the relative need for screening.

D. VMC - Village Market Commercial

Landscaping, screening and open space shall be provided in VMC Character Areas in accordance with the following:

1. Street trees shall be provided on both sides of public or private roads in accordance with Section 406 H.1.
2. Interior landscaping shall be provided for a minimum ten (10) percent of the total site area of a new development in accordance with Section 406 H.2.
3. Commons landscaped open space shall be provided for a minimum of fifteen (15) percent of the total site area of a new development in accordance with Section 406 H.3.
4. Screening shall be provided where VMC Character Areas abut VSF, VMF, VTH, VO, RR, RE, CE or HCE Character Areas. The Planning Commission shall approve a type A, B or C buffer as outlined in Section 2208 F after evaluation of the characteristics of the site, adjacent uses, and the relative need for screening.

E. VO - Village Office

Landscaping, screening and open space shall be provided in VO Character Areas in accordance with Section 406 H.1.

1. Street trees shall be provided on both sides of public or private roads in accordance with Section 406 H.1.
2. Interior landscaping shall be provided for a minimum twenty (20) percent of the total site area of a new development in accordance with Section 406 H.2.
3. Screening shall be provided where VO Character Areas abut VSF, VMF, VTH, VMC, RR, RE, CE or HCE character areas. The Planning Commission shall approve a type A, B or C buffer as outlined in Section 2208 F after evaluation of the characteristics of the site, adjacent uses, and the relative need for screening.

F. RR - Resort Residential

Landscaping and open space shall be provided in RR Character Areas in accordance with the following:

1. Street trees shall be provided on both sides of public or private roads in accordance with Section 406 H.1.
2. Open Space shall be provided in accordance with Section 406 H.4.
3. Screening shall be provided where RR Character Areas abut VMF, VTH, VMC or VO Character Areas. The Planning Commission shall approve a type A, B or C buffer as outlined in Section 2208 F after evaluation of the characteristics of the site, adjacent uses, and the relative need for screening.

G. RE – Rural Estates, CE – Country Estates, and HCE – Hunt Country Estates

Landscaping and open space shall be provided in RE, CE, and HCE Character Areas in accordance with the following:

1. Street trees shall be provided on both sides of public or private roads in accordance with Section 406 H.1.
2. Open Space shall be provided in accordance with Section 406 H.4.

H. Landscaping and Open Space Requirements - General

1. Street Trees

Wherever street trees are required in the CAD District they shall be installed in conformance with this Section.

- a. Spacing: Street trees shall be spaced a minimum of thirty (30) feet apart. A minimum of one tree for each fifty (50) lineal feet of road frontage shall be planted on both sides of all streets.

- b. Size: Street trees shall be two and one-half (2½) inch caliper minimum at the time of planting.
- c. Location: Street trees shall be located generally between the sidewalk and road (back of curb).
- d. County Specifications: Where applicable, all street tree locations shall be in accordance with County Road Commission specifications.
- e. Groundcover: All right of way areas are to be either grass (seeded or sod) or an alternate groundcover deemed appropriate by the Planning Commission.

2. Interior Landscaping

Wherever interior landscaping is required in the CAD District it shall conform with this Section.

- a. Location: Interior Landscaping shall be located in the front (street side) or side yard area(s) and for parking lot island landscaping (See Section 405 A.2).
- b. Required Plantings: One (1) two and one-half (2½) inch caliper deciduous or six (6) foot high evergreen, and two (2) twenty four (24) inch to thirty six (36) inch high or wide shrubs shall be provided for each four hundred (400) square feet of required interior landscape area.
- c. Groundcover: All interior landscape areas are to be grass (seeded or sod), or an appropriate groundcover.

3. Commons Landscaped Open Space

Wherever commons landscaped open space is required in the CAD District it shall be installed in conformance with this Section.

- a. The table provided under Section 406(H)(5) specifies those land areas that are and are not acceptable as open space created to satisfy the commons landscaped open space requirement of this sub-section.
- b. Commons Landscaped Open Space Standards. Open space intended to satisfy requirements for landscaped commons open space must adhere to the following standards:
 - i. All commons landscaped open space shall be designed as a pedestrian-oriented focal point, located so as to maximize views and access to the commons area from adjacent buildings and uses having

a right of access.

- ii. Walks shall be provided and designed to allow convenient pedestrian access to the commons area from adjoining developments, buildings and uses that have rights to such access. Walks may vary in width and surface type according to the following:

<u>Width</u>	<u>Surface Materials</u>
5' to 10'	Concrete
	Asphalt
	Brick Pavers

- iii. Commons landscaped open space must be landscaped and provided with recreational amenities. At the discretion of the Planning Commission, credit may be given for preservation of existing vegetation and natural features, in accordance with Section 406(H)(12).
- iv. Deciduous shade trees, evergreen trees and shrubs shall be provided in a scattered, park-like design, at a rate of one (1) two and one-half (2½) inch caliper deciduous shade tree or six (6) foot tall evergreen tree per six hundred (600) square feet of required commons landscaped open space.
- v. Pedestrian-oriented amenities such as benches, picnic tables and gazebos shall be provided. Portions of required commons area may be utilized for playgrounds or tot-lots. The landscape plan shall detail the location of any such proposed active use area(s).
- vi. Connections with adjacent open space, public land or existing or planned pedestrian/bike paths may be required by the Planning Commission.
- vii. Commons landscaped open space must be accessible. Access can be provided via sidewalks, pathways or pedestrian easements throughout the development or where open space abuts road rights-of-way within the development.
- viii. Views of commons landscaped open spaces from lots or homesites and roads within the development are encouraged.
- ix. Where lakes and ponds are located within or abut a development, the Planning Commission may require commons landscaped open space to provide lake access.

c. Preservation of Open Space. Commons landscaped open space shall be

preserved as provided under Section 406(H)(6).

4. Open Space

Wherever open space is required in the CAD District it shall be provided in conformance with this Section.

- a. **Minimum Open Space Required.** At least twenty-five (25) percent of the gross buildable area of residential developments having more than one (1) single family dwelling unit (including lot or acreage splits) shall be maintained in permanent open space. Open space required under this Section shall be exclusive of open space required under Footnote H of Section 404(D). The Planning Commission may reduce the amount of required open space to no less than twenty (20) percent of the development's gross buildable area, if the development exhibits one or more of the following:
- i. Significant community benefit;
 - ii. Exceptionally high quality design; and/or
 - iii. Minimal environmental impact.

However, adequate open space shall still be provided so as to provide appropriate setbacks, preserve natural features, and buffer the proposed uses from incompatible adjacent uses.

- b. The table provided under Section 406(H)(5) specifies those land areas that are and are not be acceptable as open space created pursuant to the requirements of this sub-section.
- c. **Open Space Development Standards.** Open space counting toward the minimum requirements stated under Section 404(D), footnote H, and Section 406(H)(4)(a) must adhere to the following standards:
- i. Open space shall be centrally located, located along the road frontage of the development, located to preserve significant natural features, or located to connect open spaces throughout the development, and shall, to the greatest degree practicable, implement the vision set forth in the Open Space and Greenway Plan contained within the Charter Township of Oxford Master Plan. Special attention shall be given the manner in which natural areas, open space and greenways preserved on-site relate to surrounding property. (Amended 1/14/04 Effective 2/5/04)
 - ii. Open space provided along exterior public roads shall have a depth of at least fifty (50) feet, and be either landscaped or left in a natural wooded condition. In either case, open space along exterior public roads shall be provided with a minimum of one (1) evergreen or

canopy tree for each forty (40) feet of road frontage. Such plantings shall be planted in staggered rows or clustered into natural groupings to provide a natural appearance. Preservation of existing trees may be credited towards meeting this frontage landscaping requirement.

- iii. Open space must either be left in its natural condition, provided with recreational amenities, or landscaped. This shall not apply to stormwater management facilities applied toward open space requirements pursuant to Section 406(H)(5).
 - iv. Connections with adjacent open space, public land or existing or planned pedestrian/bike paths may be required by the Planning Commission.
 - v. Open space must be accessible. Access can be provided via sidewalks and pathways throughout the development or where open space abuts road rights-of-way within the development.
 - vi. Views of open spaces from lots or homesites and roads within the development are encouraged.
 - vii. Where lakes and ponds are located within or abut a development, the Planning Commission may require open space to provide lake access.
- d. Open space required under Section 406(H)(4)(a) shall be preserved as provided under Section 406(H)(6).

5. Acceptable Land Areas for Required Open Space

The table below specifies those land areas that are and are not acceptable as open space created pursuant to the various open space requirements of the CAD District.

	Clustering Open Space	Commons Open Space	General Open Space
Land Area	Acceptable as open space required under Section 404(D), Footnote H?	Acceptable as commons landscaped open space required under Section 406(H)(3)?	Acceptable as open space required under Section 406(H)(4)?
Lot or Unit Area	No	No	No
Public Road Right-of-Way or Private Road Easement	No	No	No
Unbuildable Land	No	No	No
Natural, Uncleared Site Area	Yes	No**	Yes

Landscaped Greenbelts	Yes	No	Yes
Public or Private Parks, Developed with Recreation Amenities	Yes	Yes	Yes
Public or Private Golf Courses	No	No	No
Stormwater Detention, Retention or Sedimentation Basins	*	No	***
Utility Easements	****	****	****

* Up to 25% of the open space required under Sec. 404(D) may be provided by this land area within the project.

** Unless credit is given for existing vegetation in accordance with Section 406(H)(12).

*** Up to 25% of the open space required under Sec. 406(H)(4) may be provided by this land area within the project.

**** Yes, if the Planning Commission determines that the utility easement contributes to the open space purposes of this section.

6. Open Space Preservation Standards

a. **Preservation of Open Space.** Open space shall be set aside by the developer through an irrevocable recorded document that is found acceptable to the Planning Commission and Township Board, such as:

- i. Recorded deed restrictions;
- ii. Covenants that run perpetually with the land;
- iii. Dedication to a land conservancy approved by the Planning Commission; or
- iv. A conservation easement established per the State of Michigan Conservation and Historic Preservation Act, Public Act 197 of 1980, as amended (MCL 324.2140).
- v. Condominium Master Deed.

b. Preservation of open space as described above under 406(H)(6)(a) shall assure that open space will be protected from all forms of development, except as shown on an approved site plan, and shall never be changed to another use. The recorded document utilized shall:

- i. Indicate the proposed allowable use(s) of the preserved open space. The Planning Commission and Township Board may require the inclusion of open space restrictions that prohibit the following:
 1. Dumping or storing of any material or refuse;
 2. Activity that may cause risk of soil erosion or threaten any

living plant material;

3. Cutting or removal of live plant material except for removal of dying or diseased vegetation;
 4. Use of motorized off-road vehicles;
 5. Cutting, filling or removal of vegetation from wetland areas;
 6. Use of pesticides, herbicides or fertilizers within or adjacent to wetlands.
- ii. Require that the preserved open space be maintained by parties who have an ownership interest in the open space.
 - iii. Provide standards for scheduled maintenance of the open space.
 - iv. Provide for maintenance to be undertaken by the Charter Township of Oxford, at the Township's option, in the event that the preserved open space is inadequately maintained, or is determined by the Township to be a public nuisance, with the assessment of costs upon the property owners.
- c. Continuing Obligation. The preserved open space shall forever remain open space, subject only to uses approved by the Township on the approved site plan. Further subdivision of open space land or its use for other than recreation, conservation or agricultural purposes, except for easements for utilities and septic systems, shall be strictly prohibited.

7. Screening and Buffering

Wherever screening is required in the CAD District it shall be provided in conformance Section 2208 F.

8. Right of Way Areas

All right of way areas not utilized for streets, curbs, shoulders or sidewalks shall be grass (seeded or sod).

9. Conformance with Road Commission of Oakland County/MDOT Standards

Where applicable, all landscaping shall conform to Road Commission of Oakland County and Michigan Department of Transportation Standards.

10. Cash Performance Guarantee

A cash performance guarantee, where applicable, shall be deposited with the Township

in conformance with Section 2208 D.

11. Separate Landscape Plan

A separate, detailed landscape plan, prepared by a registered Landscape Architect, shall be submitted for all new developments in the CAD District.

12. Existing Vegetation Credit

Where existing trees or shrubs are proposed to remain as a part of a new development, the size, type, location and condition of the plant material must be detailed on the landscape plan along with proposed means of protection during construction. The Township may allow credit for existing plant material which is saved as an off-set against required new plantings where the Planning Commission finds the species, location, size and condition appropriate to the overall design of the development.

13. Irrigation

In ground irrigation shall be provided for all interior landscape areas and street tree plantings in the VMF, VTH, VMC, and VO character sub-group areas.

I. Trash Receptacle Screening

Trash receptacle or dumpster areas shall be located and screened in conformance with Section 2218 F.

SECTION 407. OUTDOOR LIGHTING

Outdoor lighting shall be designed to be architecturally compatible with approved uses, architectural designs and facades within the CAD District. All proposed outdoor lighting locations shall be included on required site plans and building plans. A detail of each proposed lighting fixture shall be provided. All lighting shall be shielded downward and away from adjacent properties.

SECTION 408. CIRCULATION AND ACCESS

- A. New streets and drives, public or private, shall be designed to continue and extend the street network established by the historic settlement pattern of the Oxford area.
- B. Pedestrian connections shall be designed to provide linkages to the Village area from all new developments in the CAD District.
- C. Ingress/egress to individual or adjacent uses shall be designed to minimize the number of driveways on adjacent public or private streets or drives. Service drives or combined drives

are to be provided for access to joint or multiple uses unless site limitations warrant consideration of additional drives.

D. Sidewalks are to be provided on both sides of roads in the CAD District in the following CAD land use character subgroups:

- VSF - Village Single Family (5')
- VMF - Village Multiple Family (5')
- VTH - Village Town Home (8')
- VMC - Village Market Commercial (12')
- VO - Village Office (12')

In general, required sidewalks shall conform to the widths specified above. However, where different adjoining uses merge, or where physical constraints warrant, the Planning Commission may alter these widths with the intent of enhancing complete pedestrian access and circulation throughout the CAD District and adjoining areas. At minimum, the Township's Safety Path and Sidewalk Regulations Ordinance No. 117 shall be adhered to.

E. Pedestrian Pathways are to be provided as a part of any new development. The Planning Commission shall utilize the Open Space and Greenway Plan contained within the Charter Township of Oxford Master Plan as a standard for reviewing new development plans. These pathways are intended to function as pedestrian transportation links between major community features as well as provide recreational opportunities. Pedestrian pathways shall be between eight (8) feet and twelve (12) feet wide and shall be designed to provide safe, functional and scenic pedestrian movement. Surface materials shall be determined by the Planning Commission, who shall consider location, adjoining uses, and anticipated usage in their determination. At minimum, safety paths shall be provided as required under the Township's Safety Path and Sidewalk Regulations Ordinance No. 117 and Section 2230. (Amended 8/25/04 Effective 9/9/04)

SECTION 409. LOADING OR SERVICE VEHICLE USE AREAS

All commercial and office uses in the CAD District shall conform to the requirements for off-street loading and unloading as specified in Section 2212, in addition to the following:

- A. All loading and service vehicle use areas shall be located in the rear of buildings and shall be designed so as to be visually obscured from adjacent roads.
- B. All loading and service vehicle use areas shall be designed to separate, to the extent feasible, loading and service areas from pedestrian use areas.

SECTION 410. NUMBER OF BUILDINGS/MIXED USES

Nothing in this ordinance is intended to prevent multiple buildings and mixed uses on the same parcel in the CAD District provided the land uses are permitted under Section 404 and are in conformance with the height, bulk, density, area, setback and other design criteria outlined therein.

SECTION 411. OUTDOOR STORAGE OR USE OF LAND

Unless otherwise permitted under this Article 4, no outdoor storage or other use of land is permitted within the CAD District.

SECTION 412. CENTRAL AREA DEVELOPMENT PLAN REVIEW REQUIREMENTS AND PROCEDURES

A. Only property included in the vicinity described under Section 403(A) shall be rezoned to the CAD District. Rezoning to CAD may be sought for eligible property via with the Township’s typical rezoning procedure, in accordance with Section 2801. After property has been rezoned to the CAD District, review of all petitions submitted by private property owners for any new use, addition to an existing use, structural alteration or substantial change in use shall be reviewed in accordance with the following four-step process. A rezoning to CAD does not guarantee that the Concept Plan required by this Section will be approved.

(Amended 2/12/97 Effective 3/21/97)

1. Pre-Application Conference

- a. A Pre-application Conference with the Zoning Administrator, Township Planner, and the Planning Commission-shall be required and is designed primarily as an information exchange.
- b. The Pre-application Conference provides the opportunity for the Township to discuss the range of development options available, familiarize the developer with the review process, and for the developer to inform the community of proposed concepts and receive feedback on basic policy issues.
- c. Statements made in a Pre-application Conference are not legally binding commitments but are merely informed reactions to development proposal concepts which should guide the developer in plan preparation.
- d. There are no specific requirements for submission of materials for the Pre-application Conference. However, before filing a petition for Concept Plan Review, the developer may wish to consider providing the following materials for discussion at the Pre-application Conference:
 - 1) Sketch plans
 - 2) Proposed Land uses
 - 3) Site information, particularly regarding natural features

- 4) Adjacent land uses
 - 5) Proposed location of buildings and business types
 - 6) Proposed boundaries of land use character groups and subgroups if and to the extent the property includes such boundaries.
- e. There shall be an administrative review fee, established from time-to-time by resolution of the Township Board, to help defray the Township's administrative expenses for processing and the Pre-application Conference.

2. Concept Plan Review

- a. All petitions submitted by private property owners for development in the CAD District shall observe the following procedures:
(Amended 2/12/97 Effective 3/21/97)
- 1) A Concept Plan shall be submitted for the development of property previously classified CAD District. This Concept Plan shall provide a general design concept for the development, including the arrangement of all future uses if the project is to be developed in phases.
 - 2) Copies of the Concept Plan are submitted to the Townships Planner, Engineer, Attorney, Police and Fire Departments, and Parks and Recreation Director for review and recommendation. The developer shall provide evidence that a courtesy copy has been provided to the School District.
 - 3) The Planning Commission shall hold at least one Public Hearing to receive public comment on the proposed Concept Plan.
 - 4) The Planning Commission shall review the application package, Township staff and consultant recommendations, and any comments received in writing or verbally at the public hearing. The Commission shall then recommend to the Township Board approval, approval with conditions or denial of the Concept Plan.
 - 5) The Township Board shall review the Concept Plan along with previous comments and the Planning Commissions recommendations. The Township Board shall then approve, approve with conditions or deny the Concept Plan.
 - 6) Approval of the Concept Plan, and any subsequent amendment thereto, shall be made by the Township Board. The approved Concept Plan shall be binding on the parcel's development in accordance with subsequent detailed review and approval of Preliminary and Final Site Plans for individual components of the project. Concept plan approval does not constitute a rezoning.

- 7) Any changes or modifications to the Approved Concept Plan made by the Township Board shall be referred back to the Planning Commission for public hearing review and report within a specified period of time.
- 8) If and to the extent the property which is the subject of Concept Plan review is on what appears to be one or more boundaries of a land use character group or subgroup, the precise location of the boundaries shall be determined as part of the review process and approval of the Concept Plan. The Planning Commission and Township Board shall apply the standards set forth in subsection F of this Section 412, below, for determining precise boundary locations.

3. Preliminary Site Plan Review

Following Township Board Approval of the Concept Plan, the applicant shall revise plans to conform with the requirements for site plans detailed in Section 2221, and to make provision for any applicable condition imposed. The Planning Commission shall hold a public hearing to review the Preliminary Site Plan for conformance with all conditions placed on the Concept Plan by the Planning Commission or Township Board and with Section 2221. The Commission shall review staff and consultant comments as well as any public written or verbal comments. The Commission shall document plan deficiencies and recommend changes as necessary, prior to final site plan review.

4. Final Site Plan Review

The applicant shall revise the site plan to address comments and conditions resulting from Preliminary Site Plan Review and submit the required copies to the Township for Final Plan Review by the Planning Commission. Final Site Plan Review may be by phases or for an entire parcel. Final Site Plan Review and Approval is required for all development in the CAD District in accordance with Section 2221.

B. Required Content and Submittals for Central Area Development Plans

Required submittals for each step in the Central Area Development Plan Review Process are as follows:

1. Pre-Application Conference
 - a. See optional list of recommended submittals in Section 412.A(1)d.
 - b. Administrative review fee.
2. Concept Plan Review

- a. Site inventory and analysis, including (Inventory drawings shall be at a scale large enough to be useable in public presentations):
- 1) Adjacent Land Uses and Zoning - An inventory of adjacent uses and zoning shall be shown. Any structure on adjacent parcels within one-hundred (100) feet of any portion of the subject parcel shall be shown.
 - 2) Provide One Aerial Photograph - showing parcel (outlined) and surrounding area within five hundred (500) feet.
 - 3) Traffic Impact Analysis - Provide a traffic impact analysis indicating existing traffic counts, projected twenty four (24) hour trip generation and peak hour traffic resulting from the proposed use(s) prepared by a professional engineer specializing in traffic engineering or a certified planner (AICP, PCP) specializing in transportation analysis. Recommendations of the traffic engineer or planner to reduce negative impacts as determined in the analysis shall be provided.
 - 4) Topography - The site topography (USGS datum) at two (2) foot contour intervals extending to a minimum of one hundred (100) feet beyond the site shall be shown. Additional existing spot elevations may be required if determined to be necessary in the reasonable discretion of the Township Engineer.
 - 5) Utilities - Existing utilities which service the site shall be shown as well as any utility or other easements. The impact of the proposed development on public utilities, by phase, shall be detailed and method of mitigating the impact shall be noted.
 - 6) Drainage/Surface Water - Surface water and general drainage patterns shall be indicated along with high and low water levels. Wetland and flood plain areas shall be shown.
 - 7) Soils - General soil types as delineated by the USGS Soil Survey shall be shown. Soil borings shall be provided if determined to be necessary in the reasonable discretion of the Township Engineer.
 - 8) Trees and Vegetation - All trees of six (6) inch caliper or greater shall be located on the plan by species name and common name.
 - 9) Wildlife - A general analysis of wildlife habitats and movements within the parcel shall be provided.
 - 10) Title Information - Applicant shall provide verification to the Township of the applicants ownership interest in the subject parcel.

b. Concept Plan

Utilizing the site inventory and analysis graphics and data, a Concept Plan shall be prepared detailing the general layout of all proposed uses on the site, including corresponding land use character groups and subgroups. The plan shall include general engineering feasibility regarding utilities. This plan is intended to be conceptual in nature, as opposed to a detailed site plan.

c. Statement of Conformance with Township Master Plan.

A written statement shall be included with the application for Concept Plan Review which details how the proposal conforms with the Charter Township of Oxford Master Plan, as adopted. The statement should include general as well as specific areas of plan compliance for the project as a whole as well as individual phases or development components.

d. Quantitative Data for the Following

Total number and type of units; individual building and lot sizes, and open space resulting from each lot or homesite due to clustering (if applicable); proposed lot coverage of buildings and structures; approximate gross and net densities; and calculations for required open space. Open space calculations shall include a schedule of all open spaces provided in the development, identifying each open space separately and in aggregate, indicating the total buildable and unbuildable area for each, as well as the acreage of each open space, such as, but not limited to:

- Stormwater facilities;
- Utility easements;
- Public or private parks;
- Common greenbelts;
- Other open space areas.

e. Market Analysis

A market analysis shall be provided to the Planning Commission showing the trade area of the proposed development and the population of the trade area, present and projected.

f. The proposed location of the precise boundaries of land use character group or subgroup if and to the extent the property includes one or more of such boundaries.

3. Preliminary Site Plan

a. The Preliminary Site Plan shall include all information required by Section 2221.

- b. All calculations needed to check compliance with zoning regulations shall be noted on the plan.
- c. Location and area to be developed in each phase (if applicable) including densities, setbacks, parking requirements, etc. and the projected schedule of development by phase shall be noted on the plan.
- d. List any private covenants or other proposed restrictions on land use.

4. Final Site Plan

- a. Within twelve (12) months following approval of the Preliminary Site Plan, the developer shall present a Final Site Plan to the Planning Commission for review. A Final Site Plan shall be prepared for each phase which received Preliminary Site Plan (where applicable) and shall include only those phases which are anticipated to be complete within 2 years. The content of the plan drawings and written information shall follow the same outline of requirements for Preliminary Site Plans above and shall provide at least the following additional data:
 - 1) Condominium Subdivision Plans and proposed Master Deeds for all areas to be developed under the Condominium Act.
 - 2) A Final Grading and Stormwater Management Plan showing existing and proposed contours at a two-(2) foot contour interval. The plan shall include all features of the storm water management system, including storm sewers, drains, swales, retention areas, and the like, as well as identifying the on-site (micro) watershed areas.
 - 3) Sanitary Sewer and Water Plan, including all easements for such purposes.
 - 4) Final Landscape Plan showing natural areas to be preserved, created, and/or removed, special landscape treatment of the perimeter of and entrances and all open areas.
 - 5) Pedestrian Circulation Plan.
 - 6) Final architectural renderings of all buildings and structures. (Representative plans of individual single family homes.)
 - 7) All revisions necessary to address previous Planning Commission comments or conditions of approval.
- b. Payment of all Required Review Fees.

C. Amendments to Approved Plans.

1. Amendments to the Concept Plan, Preliminary Site Plan, and Final Site Plan shall be approved by the Planning Commission following review and recommendation by Township staff and consultants, provided, the Concept Plan shall not be amended until the Planning Commission has conducted a public hearing.
2. Any revisions, modifications, or amendments to approved plans noted in sub-section C,1 above shall be detailed on revised plans for review and approval by the Planning Commission, and, as applicable, the Township Board.
3. The Township may charge additional fees to cover Administrative and review expenses associated with any proposed plan revisions, in accordance with applicable resolution of the Township Board.

D. Relationship Between CAD District Provisions and **Master Plan**

As detailed in Section 400, it is the intent of the CAD District to ensure that all development occurring in the vicinity described under Section 403(A) conforms with the the land use and design objectives articulated in the Charter Township of Oxford Master Plan for such areas. Accordingly, the goals and objectives, planning concepts, and implementation strategies and opportunities contained in the Charter Township of Oxford Master Plan are hereby incorporated into this ordinance, except as their provisions are superceded by this Article, as criteria by which proposals for CAD rezoning and Concept Plan Approval will be reviewed by the Township.

E. Relationship Between CAD Plan Review and Special Land Use Review

Where a proposal for development in the CAD District includes a use or uses which requires special land use review and approval, said review shall be concurrent with the Central Area Development Plan Review Process. This concurrent review is intended to consolidate review procedures / meetings and to ensure that reviews are conducted in a comprehensive and cohesive manner. Special land use approval for any required uses must be received prior to Final Site Plan Approval.

F. Standards for Determining Precise Boundaries of Land Use Character Groups and Subgroups

In the review of Concept Plans, the precise location of the boundaries of respective land use character groups and subgroups shall be determined based upon the application of the following standards.

1. Conformance with the intent of the Charter Township of Oxford Master Plan, as interpreted in the reasonable discretion of the Planning Commission and Township Board.

2. The precise location of the boundaries shall achieve the objective of promoting compatibility and harmony between the property proposed for development and the surrounding area, taking into consideration:
 - a) Transition in terms of lot or parcel size and/or lot coverage, and transition in terms of land use.
 - b) Front, side and rear setbacks, to the extent they relate between the properties.
 - c) The organization and arrangement of buildings and other structures.
 - d) The relationship to natural features, historic sites and particular natural resources.
 - e) Topography, scenic views, privacy, active or passive recreational areas, noise, odor, and lighting.
 - f) The existence, placement, screening and/or other treatment of utility facilities, parking and loading areas, solid waste storage and disposal areas and snow storage areas.
 - g) Vehicular and/or pedestrian circulation and safety, taking into consideration traffic patterns and volume, the presence of sidewalks, the potential for conflicts between vehicles and pedestrians, the potential between vehicles and other vehicles, grade differences, landscaping and lighting.
 - h) The presence, maturity, location and amount of trees, natural vegetation and other landscape features.
 - i) The availability and adequacy of public services and facilities and utilities.

(Added 03/13/96 Effective 04/19/96)

(Amended 10/14/1998 Effective 12/04/1998)

(Amended 04/28/1999 Effective 6/10/1999)

(Ordinance No. 67.060, approving a Preliminary Concept Plan for part of the Central Area Development District; Adopted 08/22/01 Effective 09/08/01)

(Amended 10/23/02 Effective 12/7/02)

(Amended 2/26/03 Effective 3/13/03)

(Amended 7/23/03 Effective 8/29/03)

(Amended 1/14/04 Effective 2/5/04)

(Amended 8/25/04 Effective 9/9/04)

(Amended 9/14/05 Effective 9/29/05)