

CHAPTER 18

GR GRAND RIVER AVENUE OVERLAY DISTRICT

SECTION 18.1 INTENT AND PURPOSE

- A. Watertown Charter Township officials recognize that Grand River Avenue is an important transportation route through the community. Grand River Avenue serves as a major east-west transportation route through the Township and provides connections with the major north-south routes and to I-96 and I-69. The regulations of this Chapter apply to all lots or parcels with any lot line abutting Grand River Avenue, with the exception of those lots or parcels within the VSC District.
- B. The intent of the Grand River Avenue Overlay Zoning District is to provide specific standards for the corridor to preserve its traffic carrying capacity, natural features, and preservation of the rural character of the Township while accommodating a reasonable amount of growth.
- C. Among the specific purposes of the Corridor Overlay Zoning District are:
 - 1. Encourage efficient flow of traffic by minimizing conflicts from turning movements.
 - 2. Make land use and site plan review decisions with the transportation system to sustaining the capacity of the road by limiting and controlling the number and location of driveways and requiring alternate means of access through shared driveways, service drives, and access from cross streets.
 - 3. Sustain the traffic carrying capacity of the roadway in order to delay or avoid premature widening which would detract from the character of the Township.
 - 4. Ensure that distractions to motorists are minimized by avoiding blight and clutter, promoting aesthetics, and providing property owners and businesses with appropriate design flexibility and visibility.
 - 5. Encourage the rural and village character as expressed through the Comprehensive Development Plan by requiring buildings and parking to be set back from the roadway.
 - 6. Encouraging landscaping in sites along the roadway as developed to preserve the rural character and complement existing natural features within the township.

SECTION 18.2 PERMITTED USES

Land and/or buildings in the Grand River Avenue Overlay Zoning District may be used for the following purposes by right, subject to Site Plan Review in accordance with the provisions of Section 20.2:

Any Permitted Use in the underlying zoning district

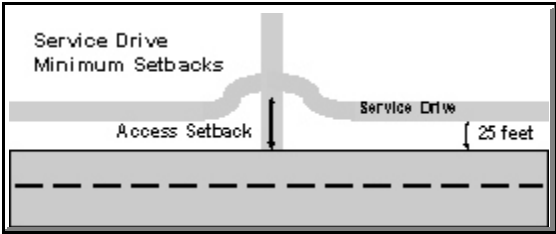
SECTION 18.3 SPECIAL LAND USES

Land and/or buildings in the Grand River Avenue Overlay Zoning District may be used for the following purposes after approval by the Township Board as a Special Land Use in accordance with the procedures of Chapter 19.

Any Special Land Use in the underlying zoning district.

SECTION 18.4 DISTRICT REGULATIONS

- A. The regulations of this Chapter apply to all lots or parcels with any lot line abutting Grand River Avenue, with the exception of those lots or parcels within the VSC District.
- B. No building or structure, nor the enlargement of any building or structure, shall be thereafter erected unless the following District Regulations are met and maintained in connection with such building, structure, or enlargement. Should any requirement of this District conflict with the requirement of the underlying zoning district, the stricter of the requirements shall prevail.
- C. Driveways
 - 1. Driveways within the Grand River Avenue Overlay Zoning District shall be located as follows:
 - a. Each lot may be permitted one (1) driveway, provided the spacing requirements of this Section can be achieved.
 - b. One (1) additional driveway may be permitted on parcels with lot widths exceeding five hundred (500) feet.
 - c. Additional driveways may be permitted by the Planning Commission for any site, providing the spacing and alignment criteria listed below are met, and a traffic impact study is completed which justifies an additional driveway.

- d. The Planning Commission may permit two (2) one-way driveways rather than a single dual movement driveway for particular uses where safer, more efficient circulation and function of the drives can be demonstrated.
 - e. The applicant shall submit evidence indicating that the sight distance requirements of the Michigan Department of Transportation (MDOT) or Clinton County Road Commission, as appropriate, are met.
2. Spacing and alignment:
- a. Driveways shall be spaced a minimum of 185 feet from driveways on the same side of the street, centerline to centerline.
 - b. Driveways shall be aligned with driveways on the opposite side of the street or spaced a minimum of 150 feet, centerline to centerline.
 - c. Driveways shall be spaced at least 125 feet from an intersection of a private road or public street measured from near pavement edge of the street to near pavement edge of the driveway throat.
3. Frontage roads and service drives:
- a. The Planning Commission may require the construction of frontage roads or rear service drives along parcels to connect future or existing developments.
 - b. In particular the Planning Commission shall require development of service drives where service drives can provide access to signalized locations, where service drives may minimize the number of driveways onto Grand River Avenue, and as a means to ensure that traffic is able to safely ingress and egress.
 - c. Where service drives and frontage roads are constructed they shall be set back as far as reasonably possible from the intersection of the access driveway with the street.

 - d. A minimum of twenty-five (25) feet shall be maintained between the public street right-of-way and the pavement of the service drive.

D. Setbacks and landscaping:

1. Notwithstanding the requirements of the underlying zoning district, main buildings along Grand River Avenue shall be set back a minimum of seventy-five (75) feet from the right-of-way of Grand River Avenue, unless a greater setback is required by the underlying zoning district.
2. Parking may be permitted in the front yard, except that no parking area shall be located nearer than fifty (50) feet from the right-of-way of Grand River Avenue.
3. The first fifty (50) feet of the front yard, except for necessary entrance or service drives, shall be landscaped in accordance with the requirements of Chapter 22, Landscaping and Screening.