STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WEST BLOOMFIELD

ORDINANCE NO. G-708

TEXT AMENDMENT TO ZONING ORDINANCE
(Downtown Center District Overlay Zone)

An Ordinance to amend Article 26 of the Charter Township of West Bloomfield Code of
Ordinances as amended, the "zoning ordinance," so as to amend the regulations for a downtown
center overlay zoning district and regulating plan.

THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF WEST BLOOMFIELD
ORDAINS AS FOLLOWS TO AMEND THE ORDINANCE CODE:

Section I of Ordinance

Article VI of the Zoning Ordinance shall be amended by adding the following Division
16, Sections 26-285.24 through 26-285.40, to read as follows:

Sec. 26-285.24 Intent
The intent of the Township Center District is to establish detailed regulations for the
development and redevelopment of lands within the District. These regulations will
ensure that all new developments are harmonious with each other and with the Township
Master Plan's recommendations for the Township Center land use area, which
Corresponds with the boundaries of the Township Center District. The regulations of this
Division are further intended to ensure that the area covered by the Township Center
District evolves into new, mixed-use neighborhoods with the following characteristics:

1. The size of each neighborhood reflects a five-minute walking distance from edge to
center.

2. The mixture of permitted land uses includes stores, workplaces, residences, and civic
buildings in close proximity.

3. Streets within the Township Center District serve the needs of pedestrians, cyclists,
and automobiles equitably.

4. Public open spaces that provide places for informal social activity and recreation.

5. Building frontages that define the public space of streets.
The land development requirements of the Township Center District have been developed in accordance with the recommendations of the adopted Township Master Plan. This Township Center District is intended to permit a full range of uses similar to those permitted in residential, business, office, and office retail zoning districts to occur in a mixed use setting. The specific and detailed dimensional regulations of this District are enacted to ensure that the resulting development occurs in an orderly and attractive manner and is safe, human-scale, and pedestrian friendly.

Sec. 26-285.25 Definitions

The following terms and phrases shall have the meaning ascribed to them in this Section. If any of the definitions in this Section conflict with definitions in Section 26-2, the definitions of this Section 26-285.25 shall control for the purposes of this Township Center District. Terms not defined in this section shall have the meaning customarily assigned to them.

APARTMENT BUILDING. See BUILDING TYPE.

AWNING. A non-permanent roof-like structure supported by a frame that projects out from a façade over windows and doors.

BALCONY. An open portion of an upper story that extends beyond or indents into a building’s exterior wall.

BASE. The lowest 3 feet of a building façade, measured from the adjacent sidewalk.

BAY WINDOW. A series of windows that project beyond the exterior wall of a building.

BLOCK. An area of land that is surrounded by road rights-of-way or private road easements on all sides.

BLOCK PERIMETER. The distance in lineal feet measured along the frontage lines of streets defining the perimeter of a block.

BUILDING HEIGHT. The vertical distance measured from the finished grade level at the center of the primary frontage of a building to the top of a flat roof, to the deck line of a mansard roof, or to the mean height level (between the eaves and the ridge) of a pitched roof. When a building has a primary and a secondary building frontage, the height shall be measured from the average of the grades at the center of each frontage.

BUILD-TO-ZONE. The maximum and minimum distance a structure may be placed from a property or frontage line.

BUILDING TYPE. A category that is determined by a building’s height, scale, use, and location with respect to the frontage line. The following building types are permitted in the Township Center District:
a. **Shopfront.** Shopfront buildings are mixed-use buildings that are active both during the day and at night, on the weekends and on weekdays. Shopfront buildings may contain commercial, office and lobby uses on the ground story, and residential or office uses on upper stories.

b. **Terrace.** The terrace building type is a mixed use building that is active during the day and night. Terrace buildings may contain commercial, office, or residential uses on the ground story and residential or office uses on the upper stories. A terrace or sunken court is provided between the frontage line and the building, and serves as a buffer between the building and the sidewalk.

c. **Stoop.** The stoop building type is a residential building with each unit having its own exterior entrance from a porch or stoop. Stoop buildings are sometimes referred to as “townhouse” or “rowhouse” buildings.

d. **Apartment.** The apartment building type is a residential building where units gain entrance from an interior hallway. Apartment building types can include for rent or for-sale units, and are sometimes referred to as “loft” buildings.

**CANOPY.** A roof-like cover, supported from the ground or deck, floor or walls of a structure, for protection from the sun or weather.

**CAP TYPE.** The detail at the top of a building that finishes a façade. The following cap types may be used in the Township Center District:

a. **Parapet.** A cap type that is a traditional architectural feature with a low wall at the edge of the roof that screens the roof itself, creating a roof line. The parapet is topped or finished with a cornice or other distinctive horizontal expression line. It is found on flat roofs and is frequently used to hide rooftop mechanical equipment.

b. **Pitched Roof.** A type of roof with a slope that may or may not contain dormer windows and/or gable ends. This cap type is most often found on buildings containing residential uses.

**CIVIC.** A term defining a use, organization, or space operated on a not-for-profit basis and dedicated to the arts, culture, education, recreation, government, or transit.

**CIVIC SPACE.** The following types of civic space are permitted by this Division 16:

a. **Close.** A type of civic space that is fronted by buildings on 3 sides and a street on the fourth side.

b. **Corner Plaza.** A type of civic space located at the corner of two streets. A corner plaza is created by shifting the build-to-zone along one street back from the frontage line of the building lot to create an civic space area in between the building and the street. A corner plaza is fronted by buildings on 2 sides and by streets on 2 sides.
c. **Green.** A civic space type that is spatially defined by adjacent rights-of-way, private road easements, or building facades. The edge of the Green is usually formally defined with trees or landscaped planters which surround the grassy center.

d. **Park.** A civic space type usually created around an existing natural feature such as a river, corridor, lake, or forested area. It is the largest type of civic space and is the most natural in character.

e. **Playground.** A civic space type that can be paved or landscaped and includes play equipment and recreational fields, depending on the size of the area. Typically, the area is fenced and is found in primarily residential areas.

f. **Square.** A civic space type defined by adjacent building facades, public road rights-of-way, or private road easements. It has a mix of pavement and formally designed landscaping. Monuments and art work are commonly included in its design. A square is defined on at least one side by a street.

**CLOSE.** See CIVIC SPACE.

**CORNER PLAZA.** See CIVIC SPACE.

**CORNICE.** A traditional architectural feature with horizontal molding projecting from the façade and along the top of a building.

**CROSSWALK.** A path clearly delineated on a street to indicate where pedestrians should cross.

**EFFECTIVE TURNING RADIUS.** The minimum radius appropriate for turning from a through travel lane on an approach street to an appropriate lane on the receiving street (see illustration at right).

**EXPRESSION LINE.** A decorative linear element, either horizontal or vertical, on the exterior of a building that typically delineates the floors or bays of a building. Expression lines impact the perceived scale of a building by dividing it into more human-scaled pieces.
FACADE. The exterior face of a building, including but not limited to, the wall, windows, window sills, doorways, and design elements such as cornices, expression lines, and parapets.

FRONT FACADE. The face of a building adjacent to a street. Corner buildings have two front facades.

FRONTAGE LINE. A building lot line that abuts civic space, public right-of-way, or private road easement.

GROUND STORY. The first story of a building that is level to or elevated above the sidewalk, excluding basements and cellars.

GREEN. See CIVIC SPACE.

HEIGHT. See BUILDING HEIGHT.

LINER SHOP. A building or portion of a building constructed in front of a parking garage or a large format retail store (i.e. big box store, multiplex movie theatre, supermarket, etc.) to conceal large expanses of blank wall area and to provide a street façade that contains pedestrian scale design features and activity to maintain the vibrant character of the Township Center District.

MEDIAN. A paved or landscaped island separating lanes of traffic that travel in different directions.

MIXED-USE. A building that includes more than one use; typically having different uses on the ground story than the upper stories of the building.

PARAPET. See CAP TYPE.

PARK. See CIVIC SPACE.

PAVER. A brick or block of stone used in special sidewalk or crosswalk paving.

PITCHED ROOF. See CAP TYPE.

PLAYGROUND. See CIVIC SPACE.

PORCH. A covered area adjoining an entrance into a building, usually with a separate roof. Porches may not be enclosed, and must be open on at least 3 sides.

PRIMARY FRONTAGE. The street onto which the front façade of a building faces. A corner lot has a primary and a secondary frontage, with the primary frontage being the frontage onto which the front of the building faces. In cases where a building is located at the intersection of two street types (e.g. an A-Street and a B-Street), the primary frontage shall be the more intense street type. (See also SECONDARY FRONTAGE).
PRIMARY STREET. A public street that is part of the major street system. Primary streets in the Township Center District include 14 Mile Road, Maple Road, Orchard Lake Road, Powers Road, and Daly Road.

RECESSED ENTRY. A doorway that is inset from the front façade of a building.

SECONDARY FRONTAGE. For a corner lot, the street onto which the side façade of a building faces. A corner lot has a primary and a secondary frontage (See also PRIMARY FRONTAGE).

SERVICE DRIVE. A vehicular access drive located at the rear of a building that provides access to service areas, loading areas, and private garages.

SHOPFRONT BUILDING. See BUILDING TYPE.

SILL. The horizontal element at the bottom of a window or door frame.

SQUARE. See CIVIC SPACE.

STOOP. A raised exterior platform at a building entry. A stoop is uncovered and is open on all sides, or may be covered with a roof. The stoop area is not enclosed by windows, walls, screens, or other similar features.

STOOP BUILDING. See BUILDING TYPE.

STREET FURNITURE. Features on a street that increase a pedestrian’s comfort, such as benches, trash cans, and bicycle racks.

STREETSCAPE. Design elements along a street, including streetlights, sidewalks, landscaping, street furniture, and signage.

STREETWALL. The vertical plane created by building facades along a street. A continuous streetwall occurs when buildings are located in a row next to a sidewalk without vacant lots or side yards.

TERRACE BUILDING. See BUILDING TYPE.

TOTAL WALL AREA. The area of exterior wall surfaces on a building, including gable ends, but not including the area of any window or door openings.

TRANSPARENCY. The degree, measured as a percentage, to which a façade has clear, transparent windows on each story. Tints, films, and mirrored surfaces detract from the level of transparency.
Sec. 26-285.26 Mandatory Overlay District

The Township Center District is a mandatory overlay district. Any land that is located within the boundaries of the Township Center District will have two zoning designations, the Township Center District zoning district shown on the Township Center District Regulating Plan, which is hereby adopted as an overlay to the standard zoning district as shown on the Zoning Map.

Property in the Township Center District may continue to be used as permitted by the standard zoning district; however, any activity that requires site plan approval in accordance with the requirements of Section 26-40(a) shall comply with the requirements of the Township Center District contained in this Division 16.

Sec. 26-285.27 Application/Instructions

1. **Application of Requirements.** The provisions of this Division 16 are activated by "shall" or "must" when required, "should" when recommended, and "may" when optional.

2. **Conflict.** Whenever any provision of this Division 16 imposes more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of any other law or ordinance or by another provision of this Zoning Ordinance, then the provisions of this Division shall govern.

3. **Approval Process.** Any proposed development in the Township Center District shall require only site plan approval unless a use or design characteristic that requires special land use approval as identified in this Township Center District is proposed as part of the development.
   a. **Site Plan Approval.** Site plan approval shall be required in accordance with the requirements of Section 26-40(a). Site plans must contain all of the information required by Section 26-40(b) and 26-40(c). The site plan review process shall follow the procedures of Section 26-40.
   b. **Special Land Use Approval.** For any proposed development or establishment of use in the Township Center District that requires special land use approval, the following review procedures shall be followed: The Planning Commission shall consider the site plan and special land use request and make a recommendation to the Township Board. Upon receipt of the Planning Commission's recommendation, the Township Board shall hold a public hearing prior to acting on the special land use. The Township shall publish a notice in a newspaper of general circulation in the Township and send all real property owners whose real property is assessed within 300 feet of the property, or the occupant of a structure located within 300 feet of the property, notice of the public hearing no less than 15 days before the public hearing is
held. The notice shall also be sent by mail or personal delivery to the owners of property for which approval is being considered.

A special land use shall only be approved if Township Board finds that the use would be compatible with already existing uses in the area or would not interfere with the orderly development of the area and will not be detrimental to the safety or convenience of vehicular or pedestrian traffic.

c. *Site Condominium and Subdivision Development.* Any proposed site condominium or subdivision in the Township Center District shall be approved following the procedures contained in the Township site condominium or subdivision control ordinance with the exception that any design requirement contained in the Township Center District shall take precedence over any similar design requirement contained in the condominium or subdivision control ordinance.

Sec. 26-285.28 Access Management

(1) **Access to the Primary Road System.** Access points onto the primary road system (Orchard Lake Road, Maple Road, 14 Mile Road, Powers Road, or Daly Road) shall occur only as illustrated on the Regulating Plan, and only A-Streets may intersect with the primary road system (see Section 26-285.31 for street requirements). The access points shown on the Regulating Plan may be shifted to the north or south, or east or west; however, no additional access points may be constructed than are shown on the regulating plan. The exact location of access points to the primary road system is subject to Planning Commission approval.

(2) **Secondary Street Network.** In order to provide access to parcels, a secondary street network must be developed to distribute traffic onto the various parcels that are located in the Township Center District from Orchard Lake, 14 Mile, or Maple Road. The Regulating Plan for the Township Center District illustrates the location of A Streets, which are the primary streets in the secondary street network. Refer to Section 26-285.31 for specific street standards.

(3) **Temporary Access.** If a parcel is proposed for development under the standards of the Township Center District that does not yet have continuous road access from the parcel to an access point onto the primary road system via the secondary street network, a provisional access onto Orchard Lake, 14 Mile, or Maple Road may be permitted by the reviewing authority with the condition that the provisional access shall be closed at the sole expense of and by the landowner once the parcel has access to the secondary road network.

If the reviewing authority approves a provisional access, the developer shall provide the Township with an adequate surety as prescribed in section 26-305 (5.) d. in an amount sufficient to cover construction costs associated with the closing of the
provisional road access. The site plan shall show the proposed layout of the site when the provisional access drive is removed.

Sec. 26-285.29 Zones

The Regulating Plan is the Zoning Map for the Township Center District. The Township Center District consists of three zones, with each zone having unique design and use standards. The location of each zone is shown on the Regulating Plan, and the zones are described as follows:

(1) The DOWNTOWN GENERAL zone consists of mixed-use building types that accommodate retail, offices, residential, and other approved uses. The Downtown General zone is located in areas of the Township Center District where the disposition of existing parcels makes it impractical or impossible to create a block structure based around a secondary road network or to create neighborhoods based on a five-minute walk radius. For instance, Downtown General zones are located on shallow parcels where sufficient parcel depth does not exist to create new blocks or a secondary street network.

(2) The DOWNTOWN CENTER zone consists of mixed-use building types that accommodate retail offices, residential, and other approved uses. The Downtown Center zone is located in areas of the Township Center District where larger parcels exist or where larger parcels can be created through land assembly, and where the development areas are large enough to accommodate a fully developed neighborhood defined by a five-minute walk radius.

Development in the Downtown Center zone shall occur along a secondary street network built around the creation of new blocks.

(3) The SPECIAL PURPOSE DISTRICT zone recognizes that certain existing land uses in the Township Center District have certain operating characteristics that make them incompatible with the design standards of this Township Center District. Land uses in a Special Purpose District shall comply with the standards of the most appropriate conventional zoning district, and shall also comply as completely as possible with the design standards applicable in the Downtown General zone.

The Beaumont medical facility and the large office buildings on the east side of Orchard Lake Road are located in Special Purpose District zones. No additional land should be designated as a Special Purpose District in the Township Center District; however, areas designated as Special Purpose District on the Regulating Plan may be redeveloped under the standards of the Downtown Center or Downtown General zones if desired by the landowner. The Planning Commission shall determine if the standards of the Downtown Center or Downtown General zone is more applicable.
Sec. 26-285.30 Permitted Uses

The following table lists all of the principal permitted uses and uses that may be permitted following special land use approval in the Downtown General and Downtown Center zones of the Township Center District. If a use is not included in the following table, it is not permitted in the Downtown General or Downtown Center Zones.

<table>
<thead>
<tr>
<th>Use</th>
<th>General</th>
<th>Center</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Uses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detached single-family house</td>
<td>S(1)</td>
<td>S(1)</td>
</tr>
<tr>
<td>Dwelling unit in a mixed-use building</td>
<td>P(2)</td>
<td>P(3)</td>
</tr>
<tr>
<td>Apartment building</td>
<td>P(3)</td>
<td>P(3)</td>
</tr>
<tr>
<td>Townhouse</td>
<td>P(3)</td>
<td>P(3)</td>
</tr>
<tr>
<td>Live/work unit</td>
<td>P(3)</td>
<td>P(3)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Use</th>
<th>General</th>
<th>Center</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Non-Residential Uses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail sales in an enclosed building</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Personal service establishments</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Offices, including but not limited to professional, executive, and administrative offices</td>
<td>P(4)</td>
<td>P(4)</td>
</tr>
<tr>
<td>Medical and dental offices</td>
<td>P(4)</td>
<td>P(4)</td>
</tr>
<tr>
<td>Veterinary clinics</td>
<td>P(4)</td>
<td>P(4)</td>
</tr>
<tr>
<td>Medical clinics</td>
<td>P(4)</td>
<td>P(4)</td>
</tr>
<tr>
<td>Banks and financial institutions</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Hotels</td>
<td>P(5)</td>
<td>P(5)</td>
</tr>
<tr>
<td>Restaurants, bars, or taverns</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Coffee shops</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Theatres, assembly halls, concert halls, or other similar places of assembly</td>
<td>S</td>
<td>P</td>
</tr>
<tr>
<td>Banquet halls</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Movie Theatres</td>
<td>S(6)</td>
<td>S(6)</td>
</tr>
<tr>
<td>Health clubs</td>
<td>P(7)</td>
<td>P(7)</td>
</tr>
<tr>
<td>Markets, grocery stores, and specialty food stores</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Automobile service stations</td>
<td>S(8)</td>
<td>S(8)</td>
</tr>
<tr>
<td>Indoor commercial recreation facilities such as bowling alleys, arcades, skating rinks, or billiards halls</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Automobile dealerships with outdoor sales, display or storage of vehicles</td>
<td>S(9)</td>
<td>S(9)</td>
</tr>
</tbody>
</table>

(1): See Footnote
<table>
<thead>
<tr>
<th>Use</th>
<th>General</th>
<th>Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>Automobile dealerships with no outdoor sales, display or storage of</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>vehicles</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Schools operated for profit</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

**Public and Civic Uses**

<table>
<thead>
<tr>
<th>Use</th>
<th>General</th>
<th>Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>Governmental offices, parks, and municipal uses</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Museums, libraries, and other similar civic or cultural institutions</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Water or sewer pumping stations</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Public utility buildings and facilities without outdoor storage</td>
<td>S</td>
<td>S</td>
</tr>
</tbody>
</table>

**Accessory Uses**

<table>
<thead>
<tr>
<th>Use</th>
<th>General</th>
<th>Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drive-through or drive-up windows, or any other facility that is</td>
<td>S(10)</td>
<td>S(10)</td>
</tr>
<tr>
<td>intended to serve customers waiting in an automobile (including</td>
<td></td>
<td></td>
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<tr>
<td>drive-up ATM’s) accessory to any non-restaurant principal use</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor retail sales</td>
<td>S(11)</td>
<td>S(11)</td>
</tr>
<tr>
<td>Sidewalk cafes and outdoor eating space</td>
<td>P(12)</td>
<td>P(12)</td>
</tr>
<tr>
<td>Parking structures</td>
<td>P(13)</td>
<td>P(13)</td>
</tr>
</tbody>
</table>

Footnotes to Table 16.1:

1. Detached single family houses may be provided following special approval by the Planning Commission. Single family houses may only be proposed as a transitional use. Single family lots may only be proposed in the Township Center District when they abut an existing single family residential lot.

2. Dwelling units in a shopfront or gallery building type may not be located on the first story.

3. Stoop, terrace, and forecourt buildings may not have frontage on an A-Street. See Section 26-285.33 for more details.

4. Office uses may not occupy the first story of any building fronting upon an A-Street.

5. Hotels in the Township Center District must include at least one associated use that is intended to serve patrons of the hotel as well as the general public such as a restaurant, banquet facility, or retail store. The associated use must be of a similar size or intensity as a stand-alone version of the associated use. For example, a retail store associated with a hotel must have a similar size as a retail store selling the same range of merchandise would have in another location.

6. Large movie theatre complexes consisting of 4 or more screens shall have liner shops along at least 70% of the building’s street frontage. Large expanses of blank building walls facing an A-Street or B-Street are to be avoided.

7. Health clubs may not be located on the first story of a building fronting on an A-Street.

8. Automobile service stations shall have a building located within 5 feet of the road right-of-way or private road easement of any interior street for at least 40% of the street frontage. Fuel pumps, air stations, and vacuums may only be located in a side or rear yard, and must be set back at least 30 feet from any road right-of-way or private road easement, and shall be screened from view from the street by buildings, an opaque evergreen landscape screen between 3 and 4 feet in height above the surrounding grade, or a
hardscape feature having a height of 3 to 4 feet above the surrounding grade such as a decorative screen wall or planter box.

9. Automobile dealerships with outdoor display or storage may only be permitted at locations where dealerships existed at the time of adoption of the Township Center District overlay. Any expansion or alteration of an existing auto dealership that will include outdoor sales or storage of vehicles or any other items shall require special use approval. The dealership shall comply with all reasonable standards of this ordinance; however, the Planning Commission may waive or modify any specific provision, regardless of the limitations contained in 26-285.40, during the review process for a car dealership. If a dealership existing at the time of adoption of this ordinance ceases operation for a period of more than 6 months, a new dealership operation with outdoor sales or storage may not be established on the site.

10. Drive-through windows or drive-up facilities may not be located within 40 feet of the right-of-way or road easement for an A-Street or a primary street, or within 20 feet of the right-of-way or road easement for a B-Street or C-Street. Vehicle stacking areas may not be located in between the drive-through window or drive-up facility and the street, and shall be screened from view from the street by buildings, an opaque evergreen landscape screen between 3 and 4 feet in height above the surrounding grade, or a hardscape feature having a height of 3 to 4 feet above the surrounding grade such as a decorative screen wall or planter box.

11. Outdoor retail sales areas greater than 150 sq. ft. in area may not be located within 50 feet of an A-Street or a primary street. Outdoor retail sales areas that are accessory to a principal use and have an area less than 150 sq. ft. may be permitted in the frontage or furnishings areas of the pedestrian area along an A-Street. No permanent structures may be installed as part of the outdoor retail sales area, and all fixtures or displays associated with the outdoor sales use must be stored within the building during hours when the principal use is closed.

12. Sidewalk cafes and outdoor eating space may only be provided in the furnishings or frontage area of a pedestrian zone, or in a public area such as a plaza or park specifically designated for the purpose of outdoor seating area.

13. Refer to Section 26-285.36 for specific standards applicable to parking structures.

Sec. 26-285.31 Street and Block Standards

(1) **Interior Streets.** All development in the Township Center District shall occur along a fully developed interior street network. The street system located within parcels to be developed is referred to as the secondary street network, while existing public roads with a right-of-way width of 86 feet or greater are referred to as the primary street system. The roads that consist of the primary street network in the Township Center District are 14 Mile Road, Maple Road, Orchard Lake Road, Powers Road, and Daly Road.

The secondary street network shall consist of three types of street:

a. **A-Streets** shall form the basis around which the secondary street network is designed. A-Streets shall be the main street within a development, and shall have buildings or public spaces fronting on the street. Parking and loading areas shall not have frontage on an A-Street.

b. **B-Streets** are those streets that intersect with A-Streets. B-Streets are intended to provide a connection between A-Streets and to provide access to parking and loading areas. B-Streets are required to have buildings or public spaces along at least a portion of the street frontage, but parking and loading areas
may also be located along B-Streets. B-Streets may intersect with both A-Streets and B-Streets.

c. **C-Streets** are streets that provide access to parking, loading, or other service areas of the site. C-Streets are not required to have any buildings or public space fronting the street, so the street frontage may consist of parking, loading, or service areas. Certain building types may also front on C-Streets. C-Streets may not intersect with an A-Street, but may intersect with a B-Street.

(2) **A-Street Locations.** A-Streets shall be developed consistent with the locations shown on the Regulating Plan. The exact location of A-Streets on a particular site may be varied from those shown on the Regulating Plan to account for site-specific factors such as natural or man-made features provided that the general layout and number of A-Streets and connection points for the continuation of A-Streets on adjacent parcels are consistent with the Regulating Plan. Additional A-Streets that are not shown on the Regulating Plan may also be created on a site. Any variations to the location or layout of A-Streets as shown on the Regulating Plan shall require the approval of the Planning Commission.

(3) **B-Street and C-Street Locations.** B and C-Streets shall be developed as necessary to create the required block system, and to distribute vehicular and pedestrian traffic through a development. B and C-Streets may be developed wherever appropriate on the site, provided that they meet the layout and design standards of this Section 26-285.30.

(4) **Interior Street Design Standards.** Two types of interior street are appropriate in the Township Center District: Boulevards and Avenues. All interior streets must comply with the following design guidelines.

a. **Street Areas.** Streets consist of 3 areas: the travelway area, the parking area, and the pedestrian area. The elements that are included in each street area are described as follows (See Figure 16.1):

i. The **vehicle travelway area** consists of vehicle travel lanes, left turn lanes, and medians (for boulevards).

ii. The **parking area** consists of vehicle parking lanes, and potentially of public transit elements. While transit elements are not required on interior streets, transit elements can be accommodated in the parking area if transit is available in the Township Center District. Transit facilities would be accommodated by replacing some parking spaces with transit stops.

iii. The **pedestrian area** consists of the area between the edge of the right-of-way or road easement and the curb. The pedestrian zone is separated into 4 subareas (See Figure 16.2):
a. The edge area is the space adjacent to and including the curb. The edge area is necessary to allow the doors of cars parked along the street to open and close freely, and must remain clear of obstructions for a minimum width of 2.5 feet (30 inches).

b. The furnishings area accommodates amenities such as street trees, planters, and sidewalk furniture. Outdoor eating areas or other similar uses associated with a use in a principal building may be located in the furnishings area. Some street templates do not include a furnishings area. Outdoor accessory uses are not permitted on the sidewalk on streets that do not include a furnishings area.

c. The walkway area is the basic sidewalk area where pedestrians walk. The walkway area must remain clear of obstructions to pedestrian travel. No permanent structures or uses are permitted in the walkway area. Street trees shall be planted in tree grates in the walkway area when the pedestrian area does not contain a furnishings area.

d. The frontage area is the portion of the walkway adjacent to the edge of the right-of-way or road easement. This is the area of the sidewalk that is closest to the building. The frontage area is intended to accommodate door openings, window shoppers, and the tendency of people to shy away from walls higher than waist height. The frontage area may also be used for outdoor eating areas or other similar accessory uses associated with a use in a principal building.

(5) Street Templates. All interior streets shall conform to the one of the following 5 street design templates. The templates were created to provide a variety of street types and widths, with each street template also having appropriate building frontages (See Section 26-285.33 for more information on building frontages).

a. AV60  
b. AV66  
c. AV76  
d. BV86  
e. BV102
Figure 16.1 – Street Areas

Figure 16.2 – Pedestrian Areas
AV60 - AVENUE

Appropriate For: B-Street  C-Street
Permitted Building Frontages: Shopfront  Terrace  Stoop  Apartment

Right-of-way/Road Easement Width: 60 feet

<table>
<thead>
<tr>
<th>Travel Area</th>
<th>Parking Area</th>
<th>Pedestrian Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Travel Lanes: 2</td>
<td>Parking Lane Width: 7'</td>
<td>Total Width: 10'</td>
</tr>
<tr>
<td>Travel Lane Width: 10'</td>
<td></td>
<td>Edge Subarea Width: 2.5'</td>
</tr>
<tr>
<td>Left Turn Lane: Opt.</td>
<td></td>
<td>Furnishings Subarea Width: --</td>
</tr>
<tr>
<td>Median Width: --</td>
<td></td>
<td>Walkway Subarea Width: 8.5'</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Frontage Subarea Width: --</td>
</tr>
</tbody>
</table>

Notes: When an AV60 street is fronted by a parking lot, terrace, or forecourt building frontage, the pedestrian area standards may be modified to eliminate the edge subarea, reduce L. width of the sidewalk in the travel area to 5 feet, and to provide a minimum 5-foot wide planting strip along the street. The planting strip shall contain the required street trees, and shall be planted with grass groundcover.

Section 24-285.31
**AV66 - AVENUE**

**Appropriate For:**  
- A-Street (see notes)  
- B-Street  
- C-Street  

**Permitted Building Frontages:**  
- Shopfront  
- Terrace  
- Stoop  
- Apartment  

**Right-of-way/Road Easement Width:** 66 feet

<table>
<thead>
<tr>
<th>Travel Area</th>
<th>Parking Area</th>
<th>Pedestrian Area</th>
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<tbody>
<tr>
<td>Travel Lanes: 2</td>
<td>Parking Lane Width: 8'</td>
<td>Total Width: 13’</td>
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<tr>
<td>Travel Lane Width: 11’</td>
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<td>Edge Subarea Width: 2.5’</td>
</tr>
<tr>
<td>Left Turn Lane: Opt.</td>
<td></td>
<td>Furnishings Subarea Width: --</td>
</tr>
<tr>
<td>Median Width: --</td>
<td></td>
<td>Walkway Subarea Width: 8.5’</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Frontage Subarea Width: 3’</td>
</tr>
</tbody>
</table>

**Notes:**  
The AV66 street template may be used for an A-Street where constrained conditions are present, such as the shallow parcels along the east side of Orchard Lake Road. Use of the AV66 template for an A-Street shall require Planning Commission approval. Single-loaded AV66 street templates may provide a 5 foot wide sidewalk and eliminate the 3 foot frontage area and replace them with a grass planting strip on the side of the street where no buildings are located.
AV76 - AVENUE

Appropriate For: A-Street  B-Street
Permitted Building Frontages: Shopfront  Terrace  Stoop (B-street only)  Apartment (R1 street only)

Right-of-way/Road Easement Width: 76 feet

<table>
<thead>
<tr>
<th>Travel Area</th>
<th>Parking Area</th>
<th>Pedestrian Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Travel Lanes: 2</td>
<td>Parking Lane Width: 8'</td>
<td>Total Width: 18'</td>
</tr>
<tr>
<td>Travel Lane Width: 11'</td>
<td></td>
<td>Edge Subarea Width: 2.5'</td>
</tr>
<tr>
<td>Left Turn Lane: Opt.</td>
<td></td>
<td>Furnishings Subarea Width: 5' - 8'</td>
</tr>
<tr>
<td>Median Width: -</td>
<td></td>
<td>Walkway Subarea Width: 5' - 8'</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Frontage Subarea Width: 3' - 6.5'</td>
</tr>
</tbody>
</table>

Notes:
**BV86 - BOULEVARD**

**Appropriate For:**
- A-Street
- B-Street

**Permitted Building Frontages:**
- Shopfront
- Terrace
- Stoop (B-street only)
- Apartment (B-street only)

**Right-of-way/Road Easement Width:** 86 feet

<table>
<thead>
<tr>
<th>Travel Area</th>
<th>Parking Area</th>
<th>Pedestrian Area</th>
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</thead>
<tbody>
<tr>
<td>Travel Lanes: 2</td>
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<td>Total Width: 18’</td>
</tr>
<tr>
<td>Travel Lane Width: 11’</td>
<td></td>
<td>Edge Subarea Width: 2.5’</td>
</tr>
<tr>
<td>Left Turn Lane: Yes</td>
<td></td>
<td>Furnishings Subarea Width: 5’ – 7’</td>
</tr>
<tr>
<td>Median Width: –</td>
<td></td>
<td>Walkway Subarea Width: 5’ – 8’</td>
</tr>
</tbody>
</table>

**Notes:** Replace the center median with a left turn lane at intersections. Do not provide “Michigan Left” style turnarounds.
Appropriate For: A-Street
Permitted Building: Shopfront
Frontages: Terrace

Right-of-way/Road
Easement Width: 102 feet

<table>
<thead>
<tr>
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<th>Parking Area</th>
<th>Pedestrian Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Travel Lanes: 4</td>
<td>Parking Lane Width: 8'</td>
<td>Total Width: 18'</td>
</tr>
<tr>
<td>Travel Lane Width: 10'</td>
<td></td>
<td>Edge Subarea Width: 1.5'</td>
</tr>
<tr>
<td>Left Turn Lane: Yes</td>
<td></td>
<td>Furnishings Subarea Width: 5' - 7'</td>
</tr>
<tr>
<td>Median Width: --</td>
<td></td>
<td>Walkway Subarea Width: 5' - 8'</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Frontage Subarea Width: 3' - 6.5'</td>
</tr>
</tbody>
</table>

Notes: Replace the center median with a left turn lane at intersections. Do not provide “Michigan Left” style turnarounds.
(6) **Modifications to the Street Templates.** The street templates may be modified to incorporate any of the following items, subject to Planning Commission approval or at the direction of the Planning Commission:

a. **Corner bump-outs.** Corner bump outs may be provided at street corners. Parking lanes shall be eliminated to provide the additional area necessary to accommodate a corner bump-out. A corner bump out may have a maximum dimension of 30 feet, measured from the intersecting curb line (see figure 16.3).

b. **Mid-block bump-outs.** Mid-block bump outs may be provided on blocks with a length greater than 500 feet. Parking lanes shall be eliminated to provide the necessary area to accommodate a mid-block bump-out. A mid-block bump-out may have a minimum length of 10 feet and a maximum length of 20 feet. If a mid-block bumpout is provided, the pedestrian crosswalk shall be clearly marked through the vehicle travelway area through the use of decorative paving or pavement markings and signs or other methods of advising vehicle drivers that pedestrians have the right-of-way.

c. **Left turn lanes.** Left turn lanes may be provided at intersections on street templates that do not require a left turn lane. If a left turn lane is proposed on such a street template, the area necessary to accommodate the left turn lane shall be provided by eliminating one or both parking lanes to provide space for a bypass lane. The parking lanes may be eliminated for a length of 50-150 feet from the intersecting curb line (see figure 16.4). The exact length of parking spaces to be eliminated will depend upon the anticipated or existing traffic volumes on the street. A higher traffic volume will require a longer left-turn and bypass lane and the elimination of more parking spaces.

d. **Other Modifications from the Street Templates.** The Planning Commission may permit other modifications from the Street Templates included in this Section 26-285.30(4) if the applicant can provide evidence that the modification is warranted by specific site layout problems. Such a modification shall only be approved if the requested modification will still achieve the goals of this ordinance, and will not negatively impact the utility of any of the three street areas.
Figure 16.3 – Corner Bump-Out Design

Figure 16.4 – Left Turn Lane Design
(7) **Design Standards Applicable to All Streets.**

a. **Curb Radius.**

i. The curb radius at the intersection of two interior streets without a corner bump-out shall be a minimum of 5 feet and a maximum of 15 feet.

ii. The curb radius at the intersection of two interior streets with a corner bump-out shall be a minimum of 15 feet and a maximum of 25 feet.

iii. The maximum curb radius permitted at the intersection of an interior street and a primary street shall be as required by the Michigan Department of Transportation or the Oakland County Road Commission, as is applicable.

iv. The plans shall illustrate the effective turning radius for large vehicles at all corners. The plans shall include a service and emergency vehicle circulation plan that shows the turning radius of service and emergency vehicles to demonstrate that the effective turning radius at all intersections is sufficient to accommodate service and emergency vehicles.

v. The Planning Commission may modify the above curb radius requirements if a greater radius is required to accommodate service or emergency vehicles. However, any modification to include a greater curb radius will reduce pedestrian safety at intersections, so such modifications should only be permitted if no other method of providing emergency access exists.

b. **Clear Vision Area.** A clear vision area shall be maintained at all intersections. The clear vision area shall be kept free of any objects or structures between a height of 2 and 8 feet, and no parallel parking spaces may be located within a clear vision area. The clear vision area is defined as any area that is located in the right-of-way or road easement area of more than one interior street.
c. **Parallel Parking Spaces.** Parallel parking spaces shall have a minimum length of 23 feet. Pavement markings shall be provided for the entire width of the parking space to demark the location of parallel parking spaces.

d. **Sidewalks at Driveway Crossings.** When a sidewalk crosses a vehicle driveway, the driveway shall retain the elevation of the sidewalk. The appearance of the sidewalk shall be maintained across the driveway to indicate that the area traversed by a vehicle remains a part of the pedestrian zone and that pedestrians have the right-of-way.

e. **Crosswalks.** Pedestrian crosswalks shall be distinguished in the parking and vehicle travelway areas through the use of pavement striping or a contrasting type of pavement (such as brick pavers or integrally colored scored concrete). Raised intersections where the entire intersection is elevated to the level of the pedestrian crosswalk may be provided if approved or required by the Planning Commission. If a raised crosswalk is provided, bollards or other protective measures shall be used to separate the vehicular travel way from pedestrian areas.

f. **Pedestrian Pass-Throughs.**

i. When parking is located behind buildings, one pedestrian pass-through may be proposed by the applicant or required by the Planning Commission for every 450 feet of frontage along a block face. Pedestrian pass-throughs are subject to Planning Commission approval if proposed by the applicant.

ii. Pedestrian pass-throughs shall have a minimum width of 6 feet, be designed so they cannot be enclosed or locked, and shall be designed to be safe and visually interesting for pedestrians. Security lighting sufficient to maintain a minimum light level of one footcandle measured one foot above grade level shall be provided in pedestrian pass-throughs.

iii. Where feasible, pedestrian pass-throughs shall coordinate with mid-block bump-outs.

g. **Curbs.** Vertical curbs with a minimum height of 4 inches are required along all interior streets. The curb is included in the edge subarea of the pedestrian area.

h. **Edge Subarea Treatment.** The entire width of the edge subarea shall be paved (unless a street template specifically indicates that the edge area may not be paved) and kept free of obstructions. The only items that may be located in the edge subarea are parking meters, required streetlights, and traffic control signs.

(8) **Required Streetscape Improvements.** The following streetscape improvements shall be required along interior streets. Please refer to the Township’s streetscape design manual for streetscape improvement design specifications.
a. Street lights must be provided every 44 feet and at streetcorners. Streetlights shall be located in the edge area of the pedestrian zone. Streetlights shall comply with the Township’s streetscape design manual.

b. Trash receptacles must be provided at streetcorners with one additional trash receptacle provided in the furnishings area of the pedestrian zone along each side of the street every 300 feet for an AV76, BV86, or BV102 street templates. Trash receptacles shall be provided at streetcorners for AV60 and AV66 street templates. Trash receptacles shall be located in the frontage area of the pedestrian area.

c. A minimum of 1 bicycle rack sufficient to accommodate 4 or more bicycles shall be provided every 400 feet for any street template. Bicycle racks shall be located in the furnishings area of the pedestrian zone for AV76, BV86, or BV102 street templates, and shall be provided in the travel area adjacent to the edge area of the pedestrian zone for AV60 and AV66 street templates.

d. A minimum of 1 bench shall be provided for every 200 feet along an AV76, BV86, or BV102 street template. Benches may be clustered instead of being provided at regular 200 foot intervals. Benches should be located in the furnishings area of the pedestrian zone.

e. Newspaper boxes shall comply with the design guidelines in the Township’s streetscape design manual.

(9) **Termination of streets.** All internal streets shall terminate only at an intersection with another internal or primary street, with the exception of temporary stub streets at property lines intended for future street connections.

(10) **Block Length and Block Perimeter.** The interior street network shall be laid out to define blocks according to the following standards (see figure 16.5):

a. The distance of a block face shall be determined by the length along an internal street between intersections with either a perimeter street or another internal street shall not exceed 900 feet in the downtown general and downtown center zones.

b. No block perimeter, measured along the block face at the right-of-way or private road easement, shall exceed 2,000 feet in a downtown center zone or 2,400 feet in a downtown general zone.
(11) **Street Connectivity.** Street connections for B-Streets and C-Streets shall be provided along property lines for the continuation of those streets on adjacent properties when it is feasible for such streets to continue on the adjacent property, and the common property line exceeds 650 feet in length. One stub street shall be provided for each 650 feet or fraction thereof along such property lines.

(12) **Cross-Access.** Blanket cross-access easements shall be provided for all private streets in a development to ensure that the internal street system may connect to the internal street system on adjacent parcels. The blanket cross access agreement shall provide for reciprocal cross-access for connection to streets on adjacent parcels without limitation.

**Sec. 26-285.32 Building Type**

All buildings constructed in the Township Center District shall comply with one of the following building types:

(1) **Shopfront.** Shopfront buildings are mixed-use buildings that are active both during the day and at night, on the weekends and on weekdays. Shopfront buildings are one to four stories in height (subject to the building height requirements in Section 26-285.35), and may contain commercial, office and lobby uses on the ground story (only non-residential uses are permitted fronting on A-Streets). The upper stories contain residential or office uses. The façade of the building facing the street has a high level of transparency, allowing for “eyes on the street” 24 hours a day and creating a safe and comfortable pedestrian area along the street.
Shopfront buildings are built up to the sidewalk and must be located within a narrow build-to zone. Little or no side yard setback should be provided to create a continuous streetwall.

a. **Build-to Zone.** Shopfront buildings must be located 0-5' from any primary or secondary frontage line on an interior street, and 5-15' from any primary or secondary frontage line on a primary street.

b. **Building Frontage.** A minimum of 90% of a shopfront building’s total width must be located in the build-to zone along a primary or secondary internal street frontage.

c. **Permitted Uses.** Non-residential and public and civic uses are permitted on the ground story, while all uses are permitted on upper stories. In no case may a non-residential use be located on the same story as or above a residential use.

d. **Encroachments.** Awnings, eaves, bays, balconies and other encroachments may extend up to 6 feet into the road right-of-way or private road easement. A minimum of 8 feet of vertical clearance must be maintained between the sidewalk and any encroachment.

e. **Front Yard Treatment.** The front yard area between the frontage line and the base of the building shall be paved for pedestrian or used as part of the ground story use of the building (i.e. outdoor eating area).

f. **Internal Parking.** Structured internal parking is permitted within buildings. Parking may also be located underground. Internal parking on the ground story of a building must be located behind occupied uses fronting an A-Street. The driveway into any internal parking area shall be from a B-Street, and must be separated at least 50 feet from the front property line on the primary frontage. Internal parking garages shall be no higher than the height of the building at the frontage build-to zone.

g. **Facade Segmentation.** The front façade shall be divided into segments not more than 30 feet wide by the use of vertical expression lines. Horizontal expression lines shall define the base and cap of buildings, and should also distinguish the ground story and upper stories.

h. **Building Entrances.** One building entrance shall be provided for each 75 feet of building frontage.

i. **Building Height.** Shopfront buildings should have the appearance of being at least 2 stories in height. The maximum height shall be determined by the height zone in which the building is located.

j. **Cap Type.** Shopfront buildings shall have a flat roof with parapet cap type.
k. **Floor Height.** The minimum floor height for ground stories, measured from the floor of the ground story to the floor of the story above shall be between 15 and 30 feet. Upper story height shall be between 9 and 14 feet measured from floor to floor.

(2) **Terrace.** The terrace building type is a mixed use building that is active during the day and night. Terrace buildings are 1.5 to 3.5 stories in height (subject to the building height requirements in Section 26-285.35), and may contain commercial, office, residential, and public and civic uses on the ground story and residential or office uses on the upper stories. A terrace or sunken court is provided between the frontage line and the building, and serves as a buffer between the building and the sidewalk. The terrace or sunken court can be used as a private patio space for residential uses, as outdoor eating area for restaurants and cafes, or as outdoor use area for other non-residential uses.

a. **Build-to Zone.** Terrace buildings must be located 5-10' from any primary or secondary frontage line on an interior street and 5-15' from any primary or secondary frontage line on a primary street.

b. **Building Frontage.** A minimum of 90% of the building’s total width must be located in the build-to zone along a primary or secondary internal street frontage.

c. **Permitted Uses.** Commercial, office, residential, and public and civic uses are permitted on the ground story, while residential and office uses are permitted on upper stories. In no case may a non-residential use be located above a residential use.

d. **Front Yard Treatment.** The front yard area between the frontage line and the base of the building shall be paved for pedestrians or used as part of the ground story use of the building (i.e. outdoor eating area). The front yard area may be a sunken light court area, or a raised terrace area. The steps leading up to the terrace or down to the light court shall be located in the front yard, and may not encroach into the adjacent right-of-way or private road easement.

e. **Internal parking.** Structured internal parking is permitted within buildings. Parking may also be located underground. Internal parking on the ground story of a building must be located behind occupied uses fronting an A-Street. The driveway entrance into any internal parking area shall be from a B-Street, and must be separated at least 50 feet from the front property line on the primary frontage. Internal parking garages shall be no higher than the height of the building at the frontage build-to zone.

f. **Façade Segmentation.** The front façade shall be divided into segments not more than 50 feet wide by the use of vertical expression lines. Horizontal expression lines shall define the base and cap of buildings, and should also distinguish the ground story and upper stories.
g. **Building Entrances.** One building entrance shall be provided for each 75 feet of building frontage.

h. **Building Height.** Terrace buildings should have the appearance of being at least 2 stories in height. The maximum height shall be determined by the height zone in which the building is located.

i. **Cap Type.** Terrace buildings shall have a flat roof with parapet cap type.

(3) **Stoop.** The stoop building type is a residential building with each unit having its own exterior entrance from a porch or stoop. Stoop buildings are 2 to 3 stories in height, with the ground story required to be elevated at least two feet above the surrounding grade. The slightly raised base provides some privacy for the residents of the building from passing pedestrians, while at the same time creating an appropriate level of transparency on the building to create a comfortable pedestrian environment on the street.

Stoop buildings have a small front yard that may be landscaped. Resident parking is accommodated in rear-yard locations where it is hidden from view by buildings, while visitor parking should be accommodated on the street.

a. **Build-to-Zone.** The building wall of a stoop building must be located 5-15 feet from the primary frontage line of an interior street and 5-10 feet from a secondary frontage line of an interior street. Porches and stoops may be constructed between 5 and 10 feet from any frontage line. Stoop buildings may not have a primary frontage on a primary street, but may have a secondary frontage line on a primary street. The building wall of a stoop building must be located at least 15 feet away from a secondary frontage line on a primary street.

b. **Building Frontage.** A minimum of 85% of the building's total width must be located in the build-to-zone along a primary or secondary internal street frontage.

c. **Permitted Uses.** Residential uses are permitted in stoop building types.

d. **Front Yard Treatment.** The front yard area between the frontage line and the base of the building should be landscaped. Low decorative fences not to exceed 42 inches in height may be constructed along the frontage line to define and separate the private building space from the public sidewalk area.

e. **Ground Story Elevation.** The ground story of a stoop building type shall be elevated at least two feet above the elevation of the sidewalk along the primary frontage.
f. *Facade Segmentation.* Each dwelling unit shall be differentiated with a vertical expression line on the front façade elevation. The use of different building materials or building material colors in addition to vertical expression lines is also an acceptable technique.

g. *Cap Type.* Stoop buildings may have a flat roof with parapet or pitched roof cap type.

h. *Attached Garages.* Stoop building types may include attached garages; however, the garage door may not face a primary frontage. Attached garages shall be accessed from a secondary frontage or from a rear-yard service drive. Where garages are proposed to face a secondary frontage, the total width of garage doors may not exceed 50% of the total width of the building located in the build-to-zone along the secondary frontage.

i. *Detached Garages.* Any detached garage proposed in conjunction with a stoop building shall have a maximum height of 14 feet, and shall be located in the rear yard of the building.

(4) **Apartment.** The apartment building type is a residential building where units gain entrance from an interior hallway. Apartment buildings can contain either for-rent or for-sale units, and a loft-style building is a type of apartment building. Apartment buildings shall comply with all of the following requirements:

a. **Build-to-Zone.** The building wall of an apartment building must be located 0-15 feet from the primary frontage line of an interior street and 5-15 feet from a secondary frontage line of an interior or primary street. Apartment buildings may not have a primary frontage on a primary street, but may have a secondary frontage on a perimeter street.

b. **Building Frontage.** A minimum of 85% of the building’s total width must be located in the build-to-zone along a primary or secondary internal street frontage.

c. **Permitted Uses.** Residential uses are permitted in apartment building types.

d. **Front Yard Treatment.** If a front yard area between the frontage line and the base of the building exists, it should be landscaped with building foundation plantings consisting of ornamental trees, shrubs, and flower planting beds. Such landscaping areas shall be irrigated.

e. **Attached Garages.** Apartment building types may include attached parking. If the garage for each unit will be located at grade level, the attached garages must meet the garage requirements for a stoop building. If the parking is proposed as an internal parking structure, the structure shall meet the internal parking structure standards for a storefront building.
f. **Facade Segmentation.** Each façade shall be segmented by vertical expression lines at least every 50 feet (each unit need not be differentiated), and a minimum of one exterior entrance shall be provided for every 100 feet of building frontage.

g. **Encroachments.** Awnings, eaves, bays, balconies and other encroachments may extend up to 6 feet into the road right-of-way or private road easement. A minimum of 8 feet of vertical clearance must be maintained between the sidewalk and any encroachment.

h. **Cap Type.** Parapet and pitched roof cap types are acceptable for apartment buildings.
Sec. 26-285.33 Building Frontage and Placement

(1) Building Frontage. Street frontages in the Township Center District must have buildings fronting on a minimum percentage of the street frontage. Each side of the street must meet the minimum building frontage requirement. The Planning Commission may waive the building frontage requirement on narrow sites or other physically constrained sites where it is not possible to have buildings located on both sides of the street.

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<tr>
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<tr>
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<td>20%</td>
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<tr>
<td>C-Street</td>
<td>--</td>
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</tbody>
</table>

(2) Building Placement and Setbacks.

a. Perimeter Setbacks. Any building in the Township Center District shall be setback a minimum of 70 feet from the boundary of an R-10, R-12.5, R-15, or R-30 zoning district that is not located within the boundaries of the Township Center District; 40 feet from the boundary of any RM zoning district that is not located within the boundaries of the Township Center District; and 25 feet from the boundary of any other zoning district that is not located within the boundaries of the Township Center District. Any of these perimeter setback requirements may be reduced to 25 feet by the Planning Commission based on the location of existing buildings or unique circumstances of the property that justify a perimeter setback reduction.

b. Interior Setbacks. There are no side or rear yard setback requirements from another lot or building within the Township Center District. Front yard setbacks shall be as required by the proposed building type.

Sec. 26-285.34 Building Design

(1) Façade Transparency. The following table lists the minimum transparency percentage for front building facades for each of the building types. All windows must be transparent, non-reflective glass.
Table 16.3 – Façade Transparency

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Ground Story</th>
<th>Upper Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum Transparency</td>
<td>Measured Between</td>
</tr>
<tr>
<td>Shopfront</td>
<td>75%</td>
<td>2 feet and 8 feet above the sidewalk</td>
</tr>
<tr>
<td>Terrace</td>
<td>60%</td>
<td>2 feet and 8 feet above the sidewalk</td>
</tr>
<tr>
<td>Stoop</td>
<td>20%</td>
<td>Floor to Floor</td>
</tr>
<tr>
<td>Apartment</td>
<td>20%</td>
<td>Floor to Floor</td>
</tr>
</tbody>
</table>

Figure 16.9 – Façade Transparency

(2) **Building Scale.** The intent of these standards is to encourage the construction of buildings that are consistent in scale with traditional buildings which are narrow in width. The intent of these standards is not to limit building width, but, to encourage the subdivision of wider facades, breaking-up the scale and mass of larger buildings, making them more compatible with the scale of traditional downtown buildings.

a. Large, long facades shall be subdivided into bays through the location and arrangement of openings and architectural treatments.

b. The height to width ratio of one-story, single bay facades, or individual bays of multiple bay facades is not to exceed 1:2.

c. The height to width ratio of two-story, single bay facades, or individual bays of multiple bay facades is not to exceed 1:1.
Shopfront Building Type Street Façade. The street façade of a shopfront building shall include the following typical components: Facade Frame, Shopfront Opening, Canopy/Awning and Sign (see Figure 16.6). The arrangement of façade elements facing the primary frontage shall comply with the following requirements:

a. **Facade Frame.** The facade frame, or wall, should be brick masonry, constructed principally in a single plane. The top of the parapet wall should be flat or step slightly to accentuate end piers. The facade frame shall be capped by a stone, or simulated stone, coping or narrow cap flashing. Brick should be laid primarily in running bond with minimal decorative detail.

b. **Shopfront Opening.** The shopfront opening should be a rectangular opening, 10' to 12' high, and approximately 80% of the width of the shopfront, or bay. The glass framing system shall be metal; natural finish aluminum is a typical material and finish. The building entry is often centered in the shopfront opening and is commonly recessed.

c. **Awnings.** Awnings should be triangular in section, sloping outward and down from the top of the opening. Round-top, half-round, box, or other unusual awning shapes are discouraged. Internally lighted awnings are prohibited. There shall be a minimum of clearance of 8'-0" between the sidewalk and the lowest part of the awning.

d. **Canopies.** Canopies shall be narrow in elevation, 6" to 12", and flat. Typically such canopies would have internal drainage. Canopies shall be self supporting or supported by tension rods. Canopy projections to be limited to 48". Sloping, or unusually shaped, canopies are prohibited. There shall be a minimum of clearance of 8'-0" between the sidewalk and the lowest part of the canopy.
4. Shopfront Building Type Rear Facades. Rear facades, facades not facing a public right-of-way or private road easement, are in many cases as important as street facades as they are often located adjacent to parking and, therefore, serve as a primary entrance to the building. Often times they must also accommodate service and delivery functions. Rear facades shall exhibit the same components as street facades, however, need not follow as rigorous a design model (see Figure 16.7):

a. Facade Frame. The facade frame, like that at the street facade, should be constructed principally in a single plane. If a parapet is used at the rear facade, the top of the parapet wall shall be flat or step slightly to accentuate end piers, as illustrated. If no parapet is used, downspouts shall be located at the outer sides of the facades, not in the middle of the facade. Acceptable materials include brick, decorative CMU (concrete masonry unit), stucco, or EIS (exterior insulation systems). Each is, or gives the appearance of, masonry
construction. Aluminum siding, metal panels, wood siding, or wood panels are prohibited.

b. Shopfront Opening. Like the street facade, the shopfront opening should be a rectangular or square opening, 10' to 12' high, yet it may be a smaller portion of the width of the facade, or bay than the street facade; approximately 40% of the width. The opening should incorporate prominent glass elements (window, showcases, or door) with few subdivisions. The glass framing system shall be metal; natural finish aluminum is a typical material and finish.

c. Awning. Awnings should be triangular in section, sloping outward and down from the top of the opening. Round-top, half-round, box, or other unusual awning shapes are discouraged. Internally lighted awnings are prohibited. There shall be a minimum of clearance of 8'-0" between the sidewalk and the lowest part of the awning.

d. Canopies. Canopies shall be narrow in elevation, 6" to 12", and flat. Typically such canopies would have internal drainage. Canopies shall be self supporting or supported by tension rods. Canopy projections to be limited to 48". Sloping, or unusually shaped, canopies are prohibited. There shall be a minimum of clearance of 8'-0" between the sidewalk and the lowest part of the canopy.

Figure 16.13 – Rear Façade Design Components
(5) **Terrace, Stoop, and Apartment buildings.** Terrace, stoop, and apartment building types shall be subject to the following requirements:

a. Terrace and stoop buildings shall be designed with individual entrances which face onto the public right-of-way. Corner units shall be designed with an entrance facing at least one (1) public right-of-way.

b. A paved pedestrian connection shall be provided between the public sidewalk and the entrance of individual units. With the exception of these paved sidewalks, the remainder of the front yard shall be landscaped.

c. All unpaved areas shall be landscaped. Foundation plantings consisting of a minimum of one (1) canopy tree or eight (8) shrubs per townhouse unit are required to be planted on the site.

(6) **Materials.** The following exterior building material standards are applicable to all building types in the Township Center District.

a. **Primary Building Materials.** Natural materials are preferred, and shall be the primary exterior building material on any storefront building in the Township Center District. Acceptable primary building materials include brick, stone, and other similar natural materials.

b. **Accent Building Materials.**

   i. Exterior Insulation and Finish Systems (EIFS) or other similar synthetic materials shall be used only as accent materials, and may not cover more than 10% of the total wall area of any façade. EIFS may only be used on building facades at a height of 8 feet or more above grade level.

   ii. Cementitious siding may be used on up to 75% of the total wall area of a terrace, stoop, or apartment building.

   iii. Vinyl or aluminum siding, shake shingles, wood or other similar materials may be used on up to 25% of the total wall area of a terrace, stoop, or apartment building.

c. **Other Building Material Standards.**

   i. Aluminum Parapet Cap shall be aluminum or painted sheet steel. Color and finish shall match that of the window framing system.

   ii. Artificial stone and pre-case parapet cap shall simulate traditional limestone and sandstone caps.
iii. Shopfront framing system shall be aluminum or pre-painted steel shopfront glazing system.

iv. Glass shall be clear or with slight green tint.

v. Entry doors shall consist of one or two-lite door matching shopfront glazing system.

vi. Canopy facia trim shall be metal, typically, natural finish aluminum or painted.

vii. Awnings and canopies shall be matte finish canvas, glass, or metal. Patterns and colors on the canopy or awning shall be compatible with other facade materials.

viii. Pitched roofs shall be surfaced with slate or asphalt architectural shingles.

(7) **Building Entrances.** Buildings shall have entrances that face both the street and any adjacent parking areas. Entrances are commonly centered in the shopfront opening and often recessed.

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**Sec. 26-285.35 Building Height**

(1) **Maximum Height.** The maximum building height in the Township Center District shall be 2 stories or 30 feet, whichever is less.

(2) **Additional Height Areas.** The maximum building height in areas identified as Additional Building Height Zone on the regulating plan shall be 3 stories/40 feet or 4 stories/55 feet.

(3) **Specific Standards Applicable to 4-Story Buildings.** 4 story buildings in the Township Center District shall comply with the following requirements:

a. **Location.** A 4-story building shall only be located at the intersection of two A-Streets or adjacent to a primary road.

b. **Residential Units.** The uppermost story of a 4 story building shall only be used for residential purposes.

c. **Leadership in Energy and Environmental Design (LEED) Certification.** Any 4 story building shall achieve "certified" status by an appropriate LEED rating system. The building shall be rated certified prior to any certificates of occupancy being granted.
d. *Relationship to Adjacent Buildings.* 4 story buildings shall have a harmonious relationship with adjacent buildings, and shall not impair the reasonable supply of light or air to existing buildings.

(4) *Minimum Height.* Single-story buildings are permitted in the Township Center District, however, buildings should have the appearance of being 2 stories in height in order to create an appropriate street enclosure ratio. If a false upper façade is proposed, second-story design elements should be incorporated into the building façade, such as horizontal expression lines and upper story windows.

(5) *Exceptions.* Rooftop structures such as elevator bulkheads, antenna masts, clock towers, chimney flues and flagpoles that cover 10% or less of the total area of a rooftop may extend up to 15 feet above the top of roof elevation of a building.

Sec. 26-285.36 Parking

(1) *Minimum and Maximum Parking Required.* Parking must be provided in accordance with the requirements of Table 16.4.

a. The maximum number of parking spaces that may be provided is 120% of the minimum parking requirement. The Planning Commission may approve an increase in the maximum parking standard if the applicant can provide evidence demonstrating that the additional parking is necessary, and that the proposed parking layout will not negatively impact the development layout. Additional parking over and above 120% of the minimum parking requirement should be provided in above or below ground parking structures.

b. On-street parking shall be counted towards the minimum parking requirement.

c. Required parking shall be provided within 1,050 feet of the building or site that it serves.

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Parking Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>1.5 spaces per dwelling unit</td>
</tr>
<tr>
<td>Retail (1)</td>
<td>1 space/275 sq. ft. gross floor area</td>
</tr>
<tr>
<td>Professional Office</td>
<td>1 space/350 sq. ft. gross floor area</td>
</tr>
<tr>
<td>Medical Office</td>
<td>1 space/300 sq. ft. gross floor area</td>
</tr>
<tr>
<td>Hotels (2)</td>
<td>1 space/guest room</td>
</tr>
<tr>
<td>Places of Public Assembly (3)</td>
<td>1 space/2.5 persons permitted at maximum capacity</td>
</tr>
<tr>
<td>Uses Not Listed</td>
<td>Upon determination by the Planning Commission</td>
</tr>
</tbody>
</table>

Footnotes to Table 16.4:

(1) Includes restaurants, bars, and taverns.

(2) Parking spaces required for Hotels may not be included in shared parking computations.

39
(3) Includes theatres, movie theatres, libraries, indoor commercial recreation facilities, etc.

(4) The Planning Commission shall consider any applicable parking requirements from Section 26-29 in determining the appropriate number of parking spaces to be provided.

(2) **Shared Parking.** Different types of uses have different peak usage times, for instance, residential land uses generate the most parking demand during evening and night hours, while office uses generate the most parking demand during business hours. Therefore, the minimum parking requirement shall be adjusted by a shared parking factor that considers the mixture of uses on the site.

The number of shared parking spaces required for two (2) or more land uses sharing a parking lot or located on the same parcel of land shall be determined by the following procedure:

a. Multiply the minimum parking required for each individual use, as set forth in Table 16.2, by the appropriate percentage indicated in Table 16.3 for each of the six (6) designated time periods.

b. Add the resulting sums for each of the six (6) columns.

c. The minimum parking requirement shall be the highest sum among the six (6) columns resulting from the above calculations.

d. **Other Uses.** If one (1) or all of the land uses proposing to make use of shared parking facilities do not conform to the general land use classifications in Table 16.2, as determined by the Planning Commission, the applicant shall submit sufficient data to indicate the principal operating hours of the uses. Based upon this information, the Planning Commission shall determine the appropriate shared parking requirement, if any, for such uses.

<table>
<thead>
<tr>
<th>Table 16.5 -- Shared Parking Factors</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Retail</td>
</tr>
<tr>
<td>Office (Medical and Professional)</td>
</tr>
<tr>
<td>Places of Public Assembly</td>
</tr>
</tbody>
</table>
(3) **Parking on Adjacent Sites.** In calculating the minimum parking required for a new building or development, available parking in off-street lots and on-street parking located within 1,050 feet of the site may be considered when determining how many parking spaces must be provided by the new use. Only parking spaces on sites that have developed under the standards of the Township Center District and contain the required blanket cross-access and cross-parking agreement may be included in the parking calculations.

If spaces in a parking lot on an adjacent property are to be counted towards the parking requirement for a proposed development, the number of parking spaces required for the existing building to which the existing parking is an accessory use shall also be included in the minimum parking requirements. In this manner, the parking supply and demand can be aggregated across two or more sites under separate ownership, ensuring that the Township Center District as a whole is not over-parked.

(4) **Parking Lot Location.** Wherever possible, parking lots shall be located behind buildings so that buildings can screen parking areas from sidewalk and streets. In no case may parking be located in front of a building, however, side yard parking lots are permitted in certain locations. All parking lots shall meet the following location standards:

a. **Setback from an A-Street.** Parking lots shall be set back at least 100 feet from any A-Street, measured from the back of any curb located in the parking lot to the frontage line of the street.

b. **Setback from a B-Street or C-Street.** Parking lots shall be set back at least 7 feet from any B-Street or C-Street, measured from the back of any curb located in the parking lot to the frontage line of the street. No parking lot on a B or C-Street may be located in front of a building.

c. **Setback from a Perimeter Street.** Parking lots shall be set back at least 20 feet from the right-of-way of any perimeter street, measured from the back of any curb located in the parking lot to the frontage line of the street.

(5) **Interior Parking Lot Layout.** Parking lot layout, construction, and maintenance shall comply with all of the requirements of Section 26-30 and the following requirements:

a. **Minimum Dimensions.** Off-street parking lots in the Township Center District shall comply with the dimensional requirements of Section 26-30(2), with the following modifications:

   i. Maneuvering lanes for 75-90 degree parking spaces shall be 22 feet in width.

   ii. All parking spaces shall be 18 feet in length.
iii. The Planning Commission may further modify the dimensional requirements of Section 26-30(2) based on evidence submitted by the applicant that the modification will result in superior site design, will achieve the same purpose as if the parking lot were designed according to the conventional design standards, and will function in a safe and efficient manner.

b. *Parking Lot Access.* Vehicle accesses to parking lots may only be provided from a B-Street or C-Street. One drive access may be provided into parking areas for every 250 feet of frontage along a block face. The centerline of any parking lot vehicle access drives must be spaced at least 100 feet from the centerline of an intersection or two interior streets, and at least 120 feet from the centerline of the intersection of an interior street and a perimeter street.

c. *Parking Lot Access Width.* A vehicular entrance to any parking lot or parking garage shall not exceed 30 feet in width.

d. *Access from an Alley or Service Drive.* Alleys or service drives located behind a building may be incorporated into a parking lot as if they were standard parking access aisles. All service drives shall have a minimum width of 18 feet and shall be designed to permit emergency vehicle movement along the entire length of the service drive.

e. *Cross-access.* Parking lots located along property lines shall provide for the connection of future parking lots. A blanket cross-access and cross-parking agreement shall be provided for the entire area of all streets in private road easements and off-street parking lots in the Township Center District to permit the connection of parking lots across property lines and effective sharing of parking. The easement shall be filed with the Oakland County Register of Deeds and a copy of the easement shall also be kept on file at the Planning Department.

(6) *Parking Structures.* Parking structures are a permitted accessory use in the Township Center District. All parking structures shall comply with the following requirements:

a. *Setback from an A-Street.* Parking spaces on the ground story of a parking structure shall be set back at least 50 feet from any A-Street. Linear shops must be located between any parking structure and an A-Street.

b. *Setback from a B-Street or C-Street.* A parking structure may be located up to 7 feet from a B-Street or C-Street. If a parking structure is located within 30 feet of a B-Street or C-Street, a buffer must be provided as required by Section 26-285.38(4)(a).
c. **Design Guidelines applicable to Visible Parking Structure Facades.** The following design elements shall be incorporated into any building façade of a parking structure that is visible from a perimeter or interior street, civic space area, or building.

i. The façade shall comply with the building material requirements of Section 26-185.34(6).

ii. The parking structure shall have the appearance of a flat-roofed building with a parapet cap type.

iii. Exterior facades shall incorporate a vertical expression line every 75 feet. The bays created by the vertical expression lines shall be emphasized through the use of different architectural materials, and/or projecting forward or recessing back portions of the elements of the parking structure façade.

iv. The ground story of the structure shall be differentiated from upper stories through the use of a horizontal expression line. The ground story may be further differentiated through the use of alternate building materials, or setting the upper stories back further than the ground story.

v. Exterior elevator towers or stair wells shall be open to public view, or enclosed with transparent glazing.

vi. Views into the parking structure interior shall be minimized. Facades of parking structures shall be designed without continuous horizontal parking floor openings. Decorative trellis work or another architectural element that will screen the view of parked cars in the structure shall be provided on all exterior openings.

d. **Parking Structure Entrances.** Any vehicular entrance or exit from a parking structure shall be located at least 75 feet from the right-of-way or private road easement of any A-Street in the Township Center District.

e. **Height.** Parking structures may be no taller than an adjacent building. Stand-alone parking structures may not exceed the maximum height permitted in the Township Center District.

**Sec. 26-285.37 Civic Space**

All developments in the Township Center District are required to provide outdoor civic spaces. The following standards regulate the amount and type of civic space that must be provided accompanying each type of development. The types of civic space that may be provided in the Township Center District are summarized on the following pages.
Park. A civic space usually created around an existing natural feature. It is the largest type of open space and is the most natural in character. A park does not have a minimum area; however, it must contain a natural feature of some kind, such as a woodlot, water channel or water feature, or wetland.

Green. A civic space type that is spatially defined by adjacent rights-of-way, private road easements, or building facades. A green contains a grassy center that may have hard surfaced pedestrian pathways crossing the lawn area. The edges of the Green are usually defined by formal tree plantings or landscaped planters which surround the grassy center. A green shall have a minimum area of 1 acre, and shall have a minimum dimension of 150 feet.

Square. A civic space type defined by adjacent building facades, public road rights-of-way, or private road easements. It has a mix of pavement and formally designed landscaping. Monuments and art work are commonly included in its design. A square is defined on at least one side by a street. A square shall have a minimum area of 15,000 sq. ft. and a maximum area of 1 acre and shall have a minimum dimension of 100 feet.
Close. A type of civic space that is fronted by buildings on 3 sides and a street on the fourth side. A close is typically hard surfaced with any landscaping being located in planters or tree grates. A close shall have a minimum area of 4,000 sq. ft. and a maximum area of 15,000 sq. ft. and shall have a minimum dimension of 50 feet.

Corner Plaza. A type of civic space located at the corner of two streets. A corner plaza is created by shifting the build-to-zone along one street back from the frontage line of the building lot to create an open space area in between the building and the street. A corner plaza is fronted by buildings on 2 sides and by streets on 2 sides. A corner plaza shall have a minimum area of 4,000 sq. ft. and a maximum area of 6,000 sq. ft. and shall have a minimum dimension of 30 feet. When a corner plaza is proposed, the build-to-zone is shifted to the edge of a corner plaza.

Playground. A civic space type that can be paved or landscaped and includes play equipment, recreational facilities such as tennis courts or basketball courts, and/or recreational fields, depending on the size of the playground. Typically, the area is fenced and is found in primarily residential areas. A playground shall have a minimum area of 5,000 sq. ft.
(1) **Minimum Civic Space Required.** Civic space is required in any development in the Township Center District based on the gross floor area of the buildings. Each building type has a civic space requirement, and each building has a specific range of civic space types that can be provided to meet the civic space requirement. The following Table 16.6 establishes the amount of civic space required in conjunction with each building type and the types of civic space that can be provided to meet the minimum civic space requirement for each type of building.

**Table 16.6 – Civic Space Required**

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Civic Space Required</th>
<th>Permitted Civic Space Types</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopfront</td>
<td>5% of gross floor area of building(s) (^1)</td>
<td>Close</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Corner Plaza(^2)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Green Square</td>
</tr>
<tr>
<td>Terrace</td>
<td>5% of gross floor area of building(s) (^1)</td>
<td>Close</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Corner Plaza(^2)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Green Square</td>
</tr>
<tr>
<td>Stoop</td>
<td>250 sq. ft./dwelling unit</td>
<td>Green Park</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Playground</td>
</tr>
<tr>
<td>Apartment</td>
<td>250 sq. ft./dwelling unit(^*)</td>
<td>Green Park</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Playground</td>
</tr>
</tbody>
</table>

1. The gross floor area of the building includes the area of upper stories. In a shopfront or terrace building, any residential units on upper stories are included in the gross floor area for purposes of calculating required civic space instead of requiring civic space per residential dwelling unit.

2. Corner plazas should be used sparingly as an accent civic space, and should not be the dominant form of civic space in a development.

For example, if a 20,000 sq. ft. shopfront building is proposed, a minimum of \((20,000 \times 5\%) = 1,000\) sq. ft. of outdoor civic space must be provided.

Note that the minimum area and dimension requirements for any of the 6 civic space types must also be met. For example, if 1,000 sq. ft. of civic space is required and a close is proposed to meet the civic space requirement, the close still must have a minimum area of 4,000 sq. ft.

(2) **Location of Civic Space.** Civic space shall be located proximate to the building type for which it is required. For instance, if a close is proposed to meet the civic space requirement for a shopfront building, the close should be fronted by shopfront buildings.

(3) **Sharing of Civic Space.** A development in the Township Center District may count available civic space on adjacent sites towards the civic space requirement. If shared civic space on another site is proposed to meet the civic space requirement, the civic space on the other site must have a blanket cross access and
cross usage easement. Further, sufficient civic space shall be located on the site under development and the existing site to meet the minimum aggregate requirement for civic space between the two sites.

(4) **Stormwater Management Facilities.** All stormwater management facilities in the Township Center District shall be attractively designed as a site amenity. However, stormwater management facilities may not be counted towards the minimum civic space requirement. The area of a stormwater management facility is defined by the area within 25 feet of the freeboard elevation of the detention pond.

(5) **Civic Space Maintenance Plan.** The applicant shall submit a civic space maintenance plan indicating how privately owned civic space will be maintained in an attractive and inviting condition, and identifying the party or parties responsible for maintaining the civic space.

**Sec. 26-285.38 Landscaping and Buffering**

(1) **Intent and Applicability.** The following landscape standards are intended to achieve creative and distinctive landscape and planting design that emphasizes urban form, incorporates a diversity of plant species, and preserves and enhances existing woodlands, wetlands, and natural open areas.

All development that occurs using the standards of the Township Center District must comply with the specific requirements of this Section 26.285.38. The requirements of this Section 26.285.38 supersede all of the landscaping requirements of Section 26-46 in the Township Center District. A landscape plan must be submitted meeting all of the requirements of this Section 26.285.38 whenever an activity requiring site plan approval is proposed.

(2) **Interior Parking Lot Landscaping.**

a. **Landscaping Islands Required.** Landscaping islands shall be required at the end of any row of parking, and additional landscaping islands shall be provided in the middle of parking rows at the rate of 7 square feet of landscape island per parking space.

b. **Landscaping Island Standards.** Landscaping islands shall have a minimum width of 8 feet and a minimum area of 125 feet, and shall be two feet shorter than any adjacent parking space. Landscaping islands shall be planted with lawn, perennial flowers, or shrubs with a maximum height of 30 inches. The groundcover may not be more than 50% stone or mulch.

c. **Minimum Landscaping Required.** A minimum of one deciduous canopy tree shall be provided within the boundaries of the parking lot for every 15 parking spaces. The required trees shall be planted in landscaping islands within the parking lot.
(3) **Street Trees.**

a. A minimum of one deciduous canopy tree shall be planted for each 35 feet of frontage on any interior or primary street.

b. Required street trees shall be planted within the right-of-way or road easement of a private road, and in or within 15 feet of the right-of-way of a primary street. When a furnishings area is required, street trees shall be planted in tree grates or raised planters in the furnishings area. When a furnishings area is not required, street trees shall be planted in tree grates in the pedestrian travel area or in a landscaping strip with a minimum width of 5 feet.

c. All street trees must be maintained with a minimum clearance height of 8 feet to the first branch, and a clear pedestrian travel area with a minimum width of 5 feet must be maintained free of obstruction by street trees at all times.

(4) **Parking Lot Buffers.** Landscape buffers shall be provided between a parking lot and an interior street as follows:

a. *Interior Street Buffer.* All parking lots shall be separated from an internal street frontage by a building or a parking lot buffer. An interior parking lot buffer is required when a parking lot is located within 30 feet of an internal street right-of-way or road easement. An interior street parking lot landscape buffer shall consist of:

   i. A minimum 7-foot wide buffer.

   ii. A decorative masonry wall or decorative wrought-iron appearing aluminum fence with a height between 3 and 3.5 feet. If a fence is proposed, decorative masonry pillars shall be used to connect fence panels with a minimum of one pillar being provided every 24-25 feet.

   iii. A minimum 4-foot wide planting strip including evergreen plantings disposed to form a continuous hedge with a height between 2-3 feet at maturity in between the fence and the street right-of-way or road easement (see figure 16.14 on the following page).

b. *Primary Street Buffer.* All parking lots shall be separated from a primary street by a building or a parking lot buffer. A parking lot buffer is required when a parking lot is located within 50 feet of a primary street. A primary street parking lot landscape buffer shall consist of:

   i. A minimum 20-foot wide buffer.

   ii. A minimum of one (1) deciduous tree and one evergreen for each 20 lineal feet or fraction thereof of frontage on a primary street, one (1)
iii. Evergreen trees and shrubs shall be clustered, with evergreen trees spaced not more than 12 feet on center and shrubs spaced not more than 4 feet on center.

iv. Deciduous trees may be clustered, or spaced at regular intervals in the buffer area.

v. The buffer area may include a low berm with a maximum height of 2 feet (see figure 16.15 on the following page).
Figure 16.14 – Interior Parking Lot Buffer

Figure 16.15 – Primary Parking Lot Buffer
(5) **Detention Pond Landscaping.** All detention ponds or similar stormwater management facilities (including bioswales, rain gardens, and similar facilities) shall be designed to have a natural appearance incorporating natural looking grading contours and native plant materials whenever possible. Detention pond landscaping shall comply with the following requirements:

a. Clusters of large shrubs spaced not more than 6 feet on center shall be provided above the high water or freeboard elevation of the pond. A minimum of one shrub shall be planted for every 20 linear feet measured along the freeboard elevation of the pond.

b. One ornamental deciduous tree shall be planted for every 40 linear feet measured along the freeboard elevation of the pond.

c. One canopy deciduous tree shall be planted for every 50 linear feet measured along the freeboard elevation of the pond.

d. Detention ponds shall be planted with native grasses or detention pond seed mix to discourage use by waterfowl. Grass should be allowed to grow to 10-14 inches tall along the sides and bottom of the basin. Grass species that go dormant in winter such as fescue are suggested.

e. Anti-waterfowl devices such as string matrix or string edge are recommended while establishing plantings.

(6) **Plant Material Standards.** All plant material used to meet the landscaping requirements of the Township Center District shall meet the following minimum standards:

a. **Deciduous Canopy Trees** shall have a minimum size of three inches caliper measured one foot off the ground at planting.

b. **Evergreen Trees** shall have a minimum height of 8 feet at planting.

c. **Ornamental Trees** shall have a minimum caliper of 2 inches measured one foot off the ground at planting.

d. **Large Deciduous and Evergreen Shrubs** shall have a minimum height of 24 inches at planting and shall achieve a minimum height of 4 feet at maturity.

e. **Small Deciduous and Evergreen Shrubs** shall have a minimum height of 24 inches at planting and shall achieve a minimum height of 3 feet at maturity.

(7) **Plant Species.** All plant materials should be native to Southeast Michigan. Refer to the list of appropriate plant materials on file with the Environmental and Planning Departments.
(8) Diversity. No one species may constitute more than 25% of the total number of plants of that type proposed on a site. (e.g. maple trees may not constitute more than 25% of all deciduous canopy trees planted on a site).

Sec. 26-285.39 Signs

The following exterior sign regulations are applicable in the Township Center District, and shall supersede the sign requirements of Section 26-34 except where a provision of Section 26-34 is specifically referenced.

(1) Applicability.

a. No sign may be installed or erected in the Township Center District unless a sign permit application is first approved by the Building and Planning Departments.

b. When new site development is proposed, sign locations shall be shown on building elevations and site plans submitted for site plan approval and shall be reviewed and approved by the Planning Commission. Signs proposed for an existing site developed under the standards of this Section 26-285 shall require only a sign permit from the Building and Planning Departments.

(2) Purpose. The intent of the Township Center District sign regulations are to:

a. Establish reasonable and improved standards for business identification.
b. Encourage creative and innovative approaches to signage within an established framework.
c. Promote economic vitality in the Township Center District.
d. Enhance overall property values and the visual environment in the Township by discouraging signs that visually clutter the streetscape.
e. Ensure that commercial signs are designed for the purpose of identifying a business in an attractive and functional manner, rather than to serve primarily as general advertising for a business.
f. Ensure signs on the façade of buildings reinforce the intended character of the Township Center District and are integrated into the architectural scheme of the building.
g. Promote a quality visual environment by allowing signs that are compatible with their surroundings and that effectively communicate their message.
(3) **Design and Materials.**

a. Exterior materials, finishes, and colors should be the same or similar to those used on the principal building.

b. Signs should be professionally constructed using high-quality materials such as metal, stone, hard wood, and brass. The use of exposed neon tubing in conjunction with other types of materials to emphasize the business name or logo is permitted; however, internal neon lighting or any other use of neon tubing is prohibited.

c. Internally lit plastic letters or plastic box signs are prohibited.

d. To minimize irreversible damage to masonry, all mounting and supports should be inserted into mortar joints and not into the face of the masonry.

(4) **Sign Lighting.** Sign lighting greatly contributes to the overall character and perceived quality of a sign. Signs in the Township Center District shall comply with the following lighting requirements:

a. **Interior Sign Illumination Prohibited.** Internally illuminated signs are prohibited in the Township Center District.

b. **Externally Illuminated Signs.** Projecting light fixtures used for externally illuminated signs such as gooseneck fixtures for wall or projecting signs or ground mounted spotlights for monument signs should be simple and unobtrusive in appearance. Any external sign light source must be designed so that the light source is directed against the sign and away from pedestrian or automobile travel ways, and the light source must not shine onto adjacent properties or cause glare for motorists or pedestrians.

c. **Back-lit, Halo-lit, or Reverse Channel Letter Illumination.** The use of back-lit, halo-lit, or channel-lit lighting is permitted and encouraged in the Township Center District. These types of sign lighting are appropriate for pedestrian and automobile scale sign lighting applications (see illustration at right).
d. **Prohibited Signs.** Any sign incorporating flashing or blinking lights, animated display screens, or LCD readerboards are prohibited in the Township Center District.

(5) **Multiple Story Buildings.** The following regulations are applicable to multiple story buildings:

a. Ground story tenants shall place signs at the storefront level, below the expression line separating the ground story from upper stories.

b. Upper story tenants may only display window signs. Such window signs may not exceed 20% of the total window area appurtenant to the tenant’s floor space.

c. A directory sign shall be permitted at ground level entrances that provide access to upper story tenants.

d. Permanent banner signs are permitted on the upper façade area of a multiple story building.

(6) **Permitted Signs.** The following types of sign are permitted in the Township Center District:

<table>
<thead>
<tr>
<th>WALL SIGNS</th>
<th>Regulations:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Definition:</strong> A sign that is mounted flush and fixed securely to or painted on a building wall, projecting no more than 12 inches beyond the face of a building wall and not extending sideways beyond the building face or above the highest line of the building to which it is attached.</td>
<td>i. Wall signs should be located on the upper portion of the storefront, and should not exceed the width of the storefront bay.</td>
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<tr>
<td></td>
<td>ii. Wall signs shall not exceed 15% of the area of the building façade on which they are mounted, placed, or painted.</td>
</tr>
<tr>
<td></td>
<td>iii. Wall signs shall be placed in a clear signable area, which is an architecturally continuous area uninterrupted by doors, windows, or architectural details such as grillework, piers, pilasters, or other ornamental features.</td>
</tr>
</tbody>
</table>
### D. AWNING & CANOPY SIGNS

**Definition:** A sign that is printed on, painted on, or attached to and awning or canopy above a business door or window. Such signs are generally oriented toward pedestrians on the opposite side of the street.

**Regulations:**

i. Sign lettering or logos shall comprise no more than 30% of the total exterior surface of an awning or canopy.

ii. Awnings or canopies with back-lit graphics or other kinds of interior illumination are prohibited.

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### c. PROJECTING SIGNS

**Definition:** A sign that is affixed to the face of a building or structure that projects in a perpendicular manner from the wall surface of a building.

**Regulations:**

i. Projecting signs shall not be mounted above the second story window sill in multi-story buildings.

ii. Projecting signs shall be small in scale and provide a minimum vertical clearance of 8 feet between the lowest point of the sign and the sidewalk.

iii. The entire sign area of the projecting sign shall fit inside an imaginary rectangle with a maximum area of 5 square feet.

iv. Mounting hardware shall be attractive and an integral part of the sign design.

v. Marquee Signs are a form of projecting sign. A marquee sign is only permitted in conjunction with a theatre, cinema, or performing arts facility, and the sign may indicate the facilities name and a changeable copy portion of the sign highlighting current and future attractions. The permitted area of a Marquee Sign shall be determined by the Planning Commission.

vi.
<table>
<thead>
<tr>
<th><strong>d. HANGING SIGNS</strong></th>
<th><strong>Regulations:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Definition:</strong> A hanging sign is similar to a projecting sign, except that it is suspended below a marquee, awning or canopy. Hanging signs are smaller than projecting signs due to their lower mounting height.</td>
<td>i. Hanging signs shall fit within an imaginary rectangle with a maximum area of 4 square feet (excluding supporting rods, chains, or similar hangers).</td>
</tr>
<tr>
<td></td>
<td>ii. Hanging signs shall maintain a minimum vertical clearance of 7.5 feet between the lowest point of the sign and the sidewalk.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>e. WINDOW SIGNS</strong></th>
<th><strong>Regulations:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Definition:</strong> A window sign is painted, posted, displayed, or etched on an interior translucent or transparent surface, including windows or doors.</td>
<td>i. Window signs shall not exceed 15% of the first story window area so that visibility into and out of the window is not obscured.</td>
</tr>
<tr>
<td></td>
<td>ii. Sign copy shall not exceed 8 inches in height.</td>
</tr>
<tr>
<td></td>
<td>iii. Window signs should be applied directly to the interior face of the glazing or hung inside the window to conceal all mounting hardware and equipment.</td>
</tr>
</tbody>
</table>
## 1. Plaque Signs

**Definition:** A plaque sign is a small version of a wall sign that is attached to surfaces adjacent to store entries or tenant entries.

**Regulations:**

1. Plaque signs shall fit into an imaginary rectangle with a maximum area of 2 square feet.
2. Plaque signs may project a maximum of 3 inches from wall surfaces.

![Cifaldis Market & Bakery](image)

## 2. Restaurant Menu Signs

**Definition:** A restaurant menu sign is a sign that incorporates a menu for the restaurant. The purpose of restaurant menu signs is to assist customers in finding a restaurant they would like to patronize.

**Regulations:**

1. The maximum area for menu signs is 6 square feet.
2. Menu signs shall be located in a permanently mounted display box on the surface of the building adjacent to the entry.
3. Restaurant menu signs shall be provided for all restaurants with table service.

![Restaurant Menu Sign](image)
### h. MONUMENT SIGNS

**Definition:** A freestanding sign. Monument signs are typically used for a building or series of buildings that are separated from adjacent streets by substantial setbacks.

**Regulations:**

i. The maximum area for a monument sign is 60 square feet.

ii. The maximum height for a monument sign is 8 feet.

iii. Monument signs shall be oriented towards a primary street, and shall be set back a minimum of 5 feet from the right-of-way of any primary or interior street.

iv. Monument signs shall be constructed out of decorative materials that complement the design of principal buildings within the development. Natural materials such as stone, decorative masonry, wood, or metal are preferred.

v. Low level landscaping shall be provided around the base of the sign, but shall not obscure any part of the sign message.

### i. TENANT DIRECTORY SIGNS

**Definition:** A tenant directory sign is used to identify tenants and businesses in a multi-tenant building, often for tenants that do not have direct frontage on a public street. Such tenants can be located in second story space, or in portions of the building that do not front on a street. Tenant directory signs are oriented toward the pedestrian.

**Regulations:**

i. Tenant directory signs shall fit into an imaginary rectangle with a maximum area of 12 square feet.

ii. Tenant directory signs shall be mounted flat against a solid wall proximate to a common building entrance serving tenants listed on the directory sign, or on a freestanding sign located on the property on which the tenants are located.

iii. The maximum height for a freestanding tenant directory sign shall be 6 feet.

iv. Tenant directory signs may include the following: building or project name, project logo, address, business tenant names, and suite numbers or letters.
**1. A-FRAME SIGNS**

**Definition:** A-Frame signs are designed to stand on their own either on private or public property. Such signs are portable and are usually placed along public sidewalks to attract pedestrians to adjacent businesses.

**Regulations:**

i. A-frame signs may have a maximum area of 6 square feet. The sign area is calculated on one side only.

ii. A-frame signs may only be located on in the frontage or furnishings areas of the pedestrian area on an interior street. Such signs may not be located in the walkway or edge areas of the pedestrian area.

iii. A-frame signs may not be permanently affixed to any object, structure, or the ground.

iv. A-frame signs may only be displayed during business hours, and shall be removed when the business to which they are accessory is closed.

v. Each ground story business with frontage on an interior street may have one A-frame sign. Businesses without ground story frontage may not have an A-frame sign. The sign must be located adjacent to the business to which it is accessory.

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**2. PERMANENT BANNER SIGNS**

**Definition:** Permanent banner signs often help to add interest and color to blank facades and special buildings. They are vertically oriented and compatible with the overall character and color of the building.

**Regulations:**

i. Permanent banners may project a maximum of 36 inches from the face of the building.

ii. Permanent banner signs shall be mounted on metal brackets, and shall be designed appropriate to the architectural character of the building.
(7) **Sign Area.** Any one building or tenant space within a building can have multiple types of sign on a building or property. For example, a store can have a wall sign, a projecting sign, and an A-frame sign.

No sign may exceed the maximum area permitted for that type of sign by Section 26-285.39(6), and the total sign area of all Wall, Awning and Canopy, Plaque, and Permanent Banner Signs for each tenant space may not exceed the following:

<table>
<thead>
<tr>
<th>Premises Frontage (in feet)</th>
<th>Maximum Permitted Sign Area (square feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 10:</td>
<td>15</td>
</tr>
<tr>
<td>10-20:</td>
<td>30</td>
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<tr>
<td>20-40:</td>
<td>42</td>
</tr>
<tr>
<td>40-60:</td>
<td>64</td>
</tr>
<tr>
<td>60-100:</td>
<td>86</td>
</tr>
<tr>
<td>More than 100:</td>
<td>100</td>
</tr>
</tbody>
</table>

(8) **Political Signs.** Political signs shall be subject to the applicable requirements of Section 26-34(c).

(9) **Incidental Signs.** Incidental signs having an area of 1 square foot or less are permitted in the Township Center District. Incidental signs placed in windows may not cover more than 5% of the total area of the window they are placed in. Incidental signs are signs, emblems, or decals designed to inform the public of goods, facilities, or services available on the premises and include, but are not limited to, restroom signs, hours of operation signs, acceptable credit cards, property ownership or management, phone booths, recycling containers, etc.

(10) **Clear Vision Area.** No sign with a height between 2 and 8 feet may be located in the clear vision area, or shall be otherwise located so as to block or impede a motorist’s vision of traffic or of traffic control signs.

(11) **Substitution.** Notwithstanding anything herein to the contrary, noncommercial copy may be substituted for commercial copy on any lawful sign structure.
Sec. 26-285.40 Modifications

The requirements of this Division 16 are comprehensive in scope and detailed in nature. The regulations have been designed to establish specific design criteria for new development in the Township Center District, while still allowing for flexibility in site layout and design, architecture, and landscaping. However, unique site conditions or other factors may justify modifications from the dimensional standards of this Division 16. It is the intent of this Section 26-285.40 to establish a procedure by which the Planning Commission may modify certain dimensional standards of this Division 16, and the procedure by which those dimensional standards may be modified. Relief from any standard or provision of this ordinance not specifically identified as a modifiable standard shall require a variance from the Board of Zoning Appeals following the procedures of Article VII or this Zoning Ordinance. The Board of Zoning Appeals shall only have the power to grant variances in the Township Center District according to the powers and duties assigned to that body in Article VII and the Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended).

(1) Modification Procedure. The Planning Commission shall be the approving body for any requested modification to the modifiable standards of this Division 16. In considering a requested modification, the Planning Commission shall determine that all of the following apply:

a. The proposed development will still meet the purpose and intent of the Township Center District as identified in Section 26-285.24 if the requested modification is approved.

b. The applicant shall submit evidence demonstrating that compliance with the strict standards of this Division 16 makes development impractical on the site, and that the modification is reasonably necessary to develop in accordance with the standards of this Division 16.

c. The requested modification is the smallest modification necessary. If the proposed development could be constructed in a substantially similar manner with a smaller modification, the smaller modification may be approved.

d. The modification will permit innovative design.

(2) Modifiable Standards. Only the standards and regulations specifically identified below may be modified. If the reference refers to a subsection, only the identified standards of that subsection may be modified. If the reference refers to an entire section, any standard in the entire section may be modified.


b. Dimensional standards for the parking and pedestrian street areas identified in the interior street templates. See Section 26-285.31(6).

c. Design standards applicable to interior streets. See Section 26-285.31(7).
d. The block length and block perimeter standards may be modified to permit larger or smaller block perimeters. See Section 26-285.31(10).

e. The build-to zone and the building frontage requirements of the building type standards. In general, only small modifications to build-to-zone or building frontage standards should be approved. See Section 26.285.32.

f. The Planning Commission may approve a building type not identified in Section 26.285.32, provided that the building type is pedestrian oriented and meets the intent of the Township Center District.

g. Building design standards. See Section 26-285.34.

h. Minimum and maximum parking spaces required and parking lot dimensional standards. See Section 26-285.36.

i. Shared parking factors. See Table 16.5 in Section 26.285.36(2).


Section 4 of Ordinance

Except as expressly set forth above, the Zoning Ordinance shall remain in full force and effect.

Section 5 of Ordinance

The effective date of this Ordinance shall be following the expiration of seven (7) days after publication, unless otherwise provide by law.

CERTIFICATION

The foregoing ordinance was adopted by the Township Board of the Charter Township of West Bloomfield at a meeting of the Board duly called and held on the 4 day of June, 2007

CHARTER TOWNSHIP OF WEST BLOOMFIELD

By: [Signature]

SHARON LAW, Township Clerk

INTRODUCTION: May 14, 2007
ADOPTED: June 4, 2007
EFFECTIVE: June 17, 2007
PUBLISHED: June 10, 2007