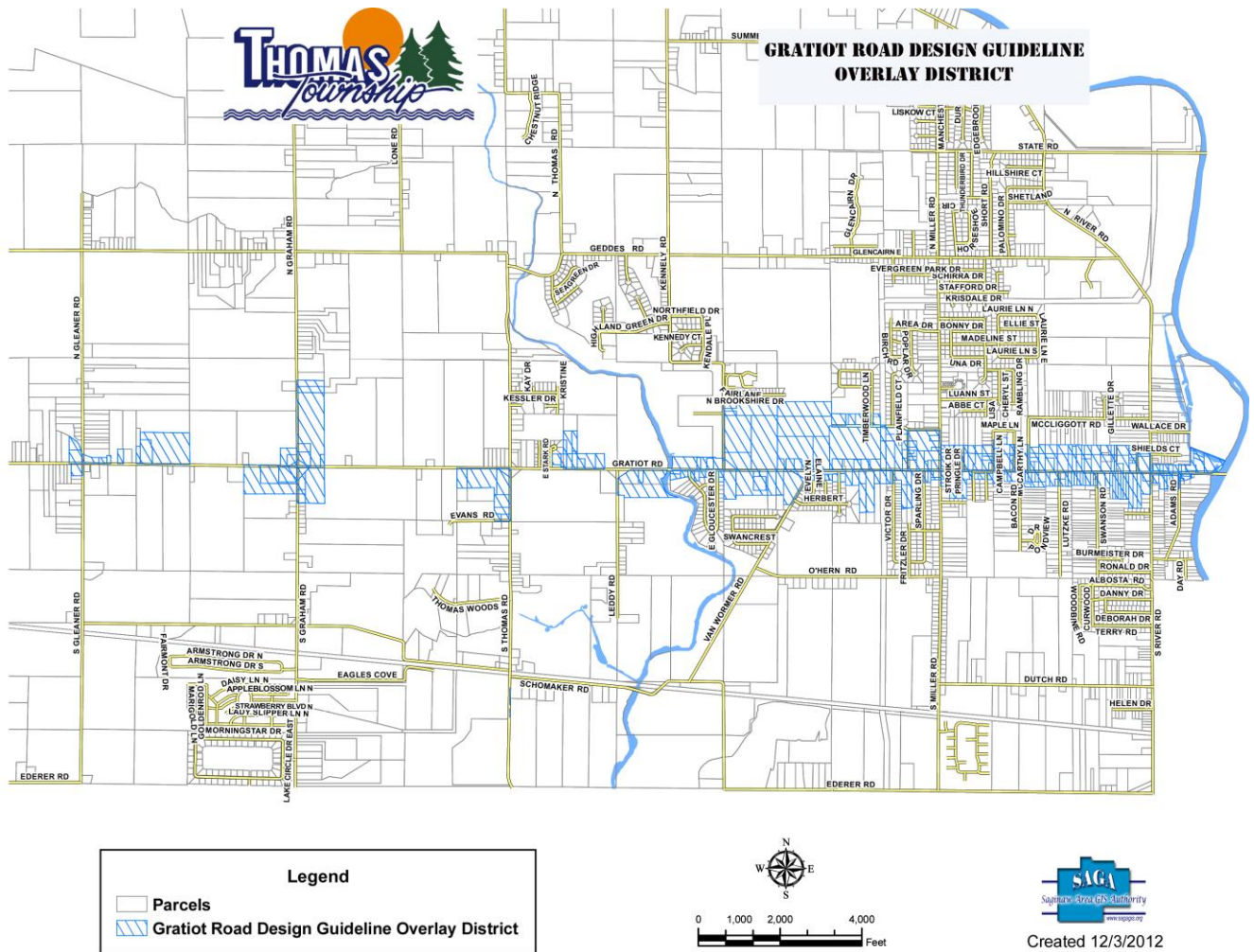


# APPENDIX A – THOMAS TOWNSHIP GRATIOT ROAD DESIGN GUIDELINE OVERLAY DISTRICT

202



## Thomas Township Zoning Ordinance – Chapter 14

1. **Applicability:** Thomas Township Gratiot Corridor Business District is parallel to M-46 (Gratiot road) between the Tittabawassee River and the corner of M-52 (Graham). It includes commercially zoned parcels (B-1, B-3, B-4 and B-5) within this area including those parcels not having frontage on M-46 but that share contiguous commercial zoning.
2. **Architectural Aesthetic Design Requirements:**
  - a. All new buildings must contain a minimum of eight-five (85%) percent brick fascia on the front, sides and rear of the building .....
  - b. All buildings shall be compatible in scale, mass and form with adjacent structures and the pattern of the surrounding area .....



- c. Rear and side facades, if visible from public streets or neighboring properties, shall be carefully designed with similar detailing and should be compatible with the principal facades of the building..... □
- d. Building surfaces more than two (2) stories or thirty-five (35') feet high or fifty (50') feet in length shall attempt to include a wall plane that provides strong shadow or visual interest. .... □
- e. Building frontages shall be designed with large non-reflective minimally tinted window openings at ground level. .... □
- f. The rear of existing buildings will be enhanced to improve public access from parking lots. Articulation such as cornice detail, insets, windows, reveals, furring, score lines and/or trim will be used to break up the visual massing of building facades. A minimum of one (1) window and/or architectural false window shall be required every twenty-five (25') feet. Unarticulated and windowless walls are prohibited. .... □
- g. Roofs should attempt to include two (2) of the following features: Parapets concealing flat roofs and roof top equipment, overhanging eaves, sloped roofs and three (3) or more roof surfaces. .... □

**3. Building Equipment and Service:**

- a. Access for service vehicle(s) shall be provided on the street with the least amount of traffic volume. .... □
- b. Building equipment will be located, designed and/or screened to minimize visual impact on public streets, large surface parking fields and neighboring properties. .... □
- c. Trash containers and outdoor storage areas will be screened from public streets, pedestrian areas and neighboring properties. The screen for both the trash containers and any other storage should be designed to be compatible with the architectural character of the development..... □
- d. When feasible and/or upon recommendation by the Planning Commission, service and loading areas shall be separated from main circulation and parking areas and away from public street. Loading and unloading activities will not require circulation onto public streets..... □
- e. All exterior on-site utilities, including but not limited to sewers, gas lines, water lines and electrical, telephone and communications wires and equipment will be installed and maintained underground. Drainage systems, when pertaining to retention or detention, will be installed above ground but should be well planned, attractive and integrated into the site. .... □

**4. Site Design:**

- a. The sequence of continuous pedestrian activity will not be interrupted. Blank walls and other “dead” or dull space at the street level will be avoided..... □
- b. Frontage design and signage locations will be coordinated with streetscape landscaping and street trees..... □
- c. Pedestrian open spaces such as covered walkways, courtyards and plazas are encouraged, as well as the development of open and attractive passageways between buildings and uses ..... □
- d. All roof top mechanical equipment, antennas, etc. will be screened from view ..... □
- e. Lighting should operate for only the minimum number of hours required and should then be reduced in level or turned off. The design of lighting systems shall anticipate lighting levels that will vary depending on building use, hours of operation, occupancy and seasonal changes. .... □
- f. All off street parking will be in the rear of the building where possible ..... □

**5. Landscaping:**

- a. Landscaping shall be provided along and against buildings to anchor it to the surrounding environment and soften the structure ..... □
- b. Trees shall be used throughout paved areas and along pedestrian pathways. Trees shall be so selected and planted to provide a mix of canopy and ornamental trees..... □
- c. Developers are encouraged to retain existing mature and desirable trees on site and to incorporate them into the new development..... □

**6. Public Streetscape:**

- a. All projects must incorporate pedestrian access from the street and parking areas.
  - i. All development and redevelopment projects must include sidewalk and sidewalk connections as deemed appropriate by the Planning Commission ..... □
  - ii. In order to provide safe and convenient pedestrian access, all crosswalks on streets whether public or private and driveways will be denoted by a change in surface consistent with the intent of the Design Guidelines and as approved by the Planning Commission..... □
- b. Street trees and landscaping shall be designed and maintained to enhance pedestrian access and levels of comfort. .... □
- c. Buildings, not parking lots, shall be the primary feature at the entrance to a development. The principle front building line will be placed at a consistent setback with neighboring buildings and share common wall with neighboring properties where possible. .... □
- d. Facades facing streets or public walkways will incorporate windows and doors so as to encourage pedestrian activity. Mirrored or smoked glass is not permitted as it acts as a wall and prevents pedestrian interaction. .... □

APPENDIX A – THOMAS TOWNSHIP GRATIOT ROAD DESIGN GUIDELINE  
OVERLAY DISTRICT

- e. Street furniture, including benches and trash receptacles shall be provided at key locations at the discretion of the Township and will be of a type and standard approved by the Township. .... □
- f. Any proposed street lighting that is intended to serve to light a circulation drive, a dedicated private street or intended to be a street dedicated to the County will be of a type and standards approved by the Township. .... □
- g. All developments within the specified area will install at key locations stone columns and simulated wrought iron fencing with the following standards:
  - i. A maximum of thirty-two (32') feet length of simulated black wrought iron fence will be installed between each brick column.
  - ii. All fences will be between thirty-two (32") inches and thirty-six (36") inches in height.
  - iii. Stone columns will be twenty-four (24") inches by twenty-four (24") inches in width with a twenty-seven (27") inch by twenty-seven (27") inch in width limestone cap. The overall height of the column will be as follows:
    - 1. All columns will be four (4') feet in height.
    - 2. The stone color of the columns shall consist of Owens Corning Culture Stone – Chardonnay Country LedgeStone (CSV-20006) or will match existing columns as determined by the Community Development Department. All joints between the decorative stone veneer must be filled with mortar to about ½ thickness of decorative stone. Finish joints with a stiff-bristle brush or masonry tool to form a somewhat joint surface, sealing the joints from water infiltration.



- iv. All fences will be located between four (4') feet and eight (8') feet behind the sidewalk or pathway or match the fence on adjoining properties as determined by the Community Development Department. Location of proposed fencing must be staked and approved by the Community Development Department prior to the installation of any columns/fencing.

## APPENDIX A – THOMAS TOWNSHIP GRATIOT ROAD DESIGN GUIDELINE OVERLAY DISTRICT

- v. A minimum of one (1) section of fence is required in each required direction from the corner column. In no case will sections of fence be separated from each other by more than thirty-two (32') feet.

