



NOTICE OF PUBLIC HEARING

CHARTER TOWNSHIP OF PLYMOUTH PLANNING COMMISSION

PROPOSED TEXT AMENDMENT 013

PROPOSED ACTION: AMEND THE TEXT OF THE CHARTER TOWNSHIP OF PLYMOUTH ZONING ORDINANCE NO. 99 BY AMENDING ARTICLE XXVIII, SPECIAL PROVISIONS
DATE OF HEARING: Wednesday, February 17, 2016
TIME OF HEARING: 7:00 P.M.
PLACE OF HEARING: Plymouth Township Hall, 9955 N. Haggerty Road

NOTICE IS HEARBY GIVEN that the Planning Commission of the Charter Township of Plymouth, on its own motion, proposes to amend the text of Zoning Ordinance No. 99 by amending the language of Section 28.14 in Article XXVIII, Special Provisions, as follows:

ARTICLE XXVIII, SPECIAL PROVISIONS, IS PROPOSED TO BE AMENDED BY REPLACING THE EXISTING LANGUAGE OF SECTION 28.14 WITH THE FOLLOWING:

SEC. 28.14 BUILDING DESIGN STANDARDS

1. Purpose

The purpose of this Article is to establish a consistent set of standards for the design and appearance of non-single-family residential structures, which includes buildings, canopies, or gateway structures, within each zoning district of the Township, in order to improve and enhance the overall visual character of the community. These standards are also intended to encourage architectural variety within the context of creating a high-quality and harmonious aesthetic environment. This Article shall apply to new construction as well as additions or alterations to existing non-single family residential structures.

2. Building Massing and Form

- (a) All buildings shall incorporate architectural features, such as: arches, arcades, porticos, cornices, peaked rooflines, or towers.
- (b) Building walls over 100 feet in length shall be broken up by varying rooflines, projections, recesses, wall insets, arcades, windows or faux windows, architectural accents, and other details to create rhythm and interest in building facades. Repeating patterns of changes in color, texture, and materials are encouraged.

3. Facade Materials

- (a) A minimum of 75% of all building facades, excluding the roof and windows, shall consist of masonry products, such as: brick, cut stone, integral colored split face block, cast stone, limestone, granite, or an equivalent material, as determined by the Planning Commission or the Administrative Review Committee. The use of aluminum metal panel systems may be permitted for buildings located within an industrial area, or for buildings of a high-technology or industrial nature. Aluminum metal panel systems may also be permitted for automobile dealerships. The Planning Commission or Administrative Review Committee may modify the 75% exterior finish requirement, if the proposed project is found to meet the objectives of this Article.
- (b) The remaining maximum 25% of the building facade may utilize other materials such as: fiberglass-reinforced concrete, cement board siding, stucco, polymer plastic (Fypon), or EIFS, provided that such materials do not constitute the base of the building.
- (c) The facade materials for any screening structure, which may be used to screen elevators, stairways, tanks, heating and air conditioning equipment, vents, ducts, pipes, or other similar apparatus, shall complement the facade materials of the principal building.

4. Color and Texture

- (a) Variations in color shall be kept to a minimum.
- (b) Building colors shall be in harmony with the surrounding area. Traditional colors, such as: red, subtle earth tones, or neutral colors shall be used for the building facade material. Roof colors shall complement the color of the building facade. The use of high-intensity, metallic, or fluorescent colors is prohibited.
- (c) Accent colors may be permitted if considered by the Planning Commission, or the Administrative Review Committee, to be part of the overall architectural theme for the project.
- (d) Awnings located above windows and doors shall consist of a solid color and shall not incorporate stripes or patterns. Dark colors, such as: dark brown, navy blue, black, maroon, dark green, or dark red, are encouraged. Backlit or underlit awnings are prohibited.
- (e) Simple and uniform texture patterns within the building facade materials are encouraged.

5. Roof Design

- (a) Variations in the roofline are required to reduce the scale of the structure and add visual interest.
- (b) Rooftop equipment shall be screened from view by parapet walls or other architectural elements which complement the overall building design.

6. Canopies

Overhead canopies for gasoline service stations or other uses shall be designed to be compatible with the architectural characteristics and color of the principal building. Canopies shall incorporate peaked, hipped, or gabled roofs with shingles, support structures which match or simulate the materials of the principal building, and fully recessed lighting fixtures.

7. Alterations or Additions to Existing Buildings

- (a) For an alteration proposed to an existing building facade, the entire façade shall be subject to this Article. However, the Planning Commission or the Administrative Review Committee may limit compliance with this Article to only the portion of the building affected by the proposed alteration, provided that the materials and colors of the altered portion of the building complement the materials and colors of the existing unaltered portion of the building.
- (b) For an addition proposed to an existing building, the materials of the existing portion of the building may be utilized for the proposed addition, provided that the following conditions are met:
 - 1) The addition does not exceed one hundred percent (100%) of the existing building floor area.
 - 2) The facade of the existing portion of the building does not consist of materials or colors that would be prohibited under Section 3 or 4 of this Article.
 - 3) All new facades substantially constitute a continuation of the existing facades relative to color, texture, size, height, and location of materials.
 - 4) The visual effect is to make the addition appear as part of the existing building.
- (c) If the alteration or addition is proposed for an existing building located within the Ann Arbor Road Corridor (ARC) District, then the entire building shall be brought into full compliance with this Article. The Planning Commission or the Administrative Review Committee may modify this requirement if the proposed project is found to meet the objectives of the ARC District.

8. Façade Modification

The Planning Commission or the Administrative Review Committee may approve alternatives to the exterior building design or materials, provided that the proposed project is found to be consistent with the intent and purpose of this Article.

NOTICE IS FURTHER GIVEN that persons interested are requested to be present. Pertinent information relative to the proposed text amendment may be examined at the Plymouth Township Division of Public Services, Community Development Department, during regular business hours from 8:00 AM to 4:30 PM. Written comments will be received prior to the meeting and may be mailed to 9955 N. Haggerty Rd, Plymouth, MI 48170 or call 734-354-3270, ext. 5. The meeting will be held in the Meeting Room at Township Hall which is located at 9955 N. Haggerty Road, Plymouth Township, MI 48170. At the public hearing, the Planning Commission may recommend approval of the text changes as proposed, or as amended.

PLEASE TAKE NOTE: The Charter Township of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at all Township meetings to individuals with disabilities at the meetings/hearings upon one week notice to the Charter Township of Plymouth by writing or calling the Supervisor's Office, 9955 N. Haggerty Road, Plymouth, MI 48170. Phone 734-354-3201. TDD users: 800-849-3777 (Michigan Relay Service).