

**CITY OF DEXTER
JOINT PLANNING COMMISSION/CITY COUNCIL MEETING
MONDAY, MAY 7, 2018**

I. CALL TO ORDER AND ROLL CALL:

Planning Commission Chairman, Matt Kowalski, called the meeting to order at 5:48 PM at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

PLANNING COMMISSIONERS:

Matt Kowalski	Thomas Phillips	Jim Carty
Scott Bell-arr 5:56	Alison Heatley	Karen Roberts
Marni Schmid - AB	James Smith	Scott Stewart

CITY COUNCIL MEMBERS:

Paul Cousins - AB	Donna Fisher	Julie Knight
Zach Michels	Jim Smith	Ray Tell

MAYOR:

Shawn Keough - AB

Also present: Courtney Nicholls, City Manager; Michelle Aniol, Community Development Manager; Carol Jones, Recording Secretary; Emily Smith, Intern; Megan Masson-Minock, Carlisle Wortman Associates; and Patrick Droze, Orchard, Hiltz and McCliment.

II. MASTER PLAN UPDATE – REVIEW GOALS AND OBJECTIVES.

Megan Masson-Minock of Carlisle Wortman Associates continued the discussion on the Goals, Objectives and Strategies. Planning Commissioners and City Council Members were asked to evaluate each goal area with what was missing, what needed to be deleted and what needed to change. Discussion followed.

III. ADJOURNMENT

Planning Commission Chairman Kowalski adjourned the meeting at 6:58PM.

Respectfully submitted,

Carol J. Jones
Recording Secretary

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**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, MAY 7, 2018**

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:04 PM by the Chairperson Matt Kowalski at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan with roll call.

Matt Kowalski
Jim Carty
Marni Schmid

Thomas Phillips
Alison Heatley
James Smith

Scott Bell
Karen Roberts
Scott Stewart

Also present: Michelle Aniol, Community Development Manager; Emily Smith, Intern; Carol Jones, Recording Secretary; Laura Kreps, CWA; Patrick Droze, OHM; Tom Covert, Dan Johnson, Allison Green, and Glen Green; representing the 3075 Baker Road project and resident.

II. APPROVAL OF THE MINUTES

1. Joint PC/CC Work Session Minutes – April 2, 2018
2. Regular Meeting Minutes – April 2, 2018

Motion Smith; support Bell to approve the minutes of the Joint Planning Commission/City Council Work Session Minutes of April 2, 2018 and the Regular Meeting Minutes of April 2, 2018 as presented.

Unanimous voice vote approval.

III. APPROVAL OF THE AGENDA

Motion Carty; support Smith to approve the agenda as presented.

Unanimous voice vote approval.

IV. PUBLIC HEARING(S)

None

V. PRE-ARRANGED CITIZEN PARTICIPATION

None

VI. REPORTS

- A. Chairman Report – Matt Kowalski

I will be absent for the June meeting.

B. Planning Commissioners and Council Ex-Officio Reports

Commissioner Schmid reported that the Art Selection Committee met last month to propose three pieces of temporary public art to be installed around Dexter. This now goes to City Council to be approved.

C. Committee Reports

No report

D. Community Development Office Reports – Michelle Aniol

Ms. Aniol gave the following updates to her report:

- There will not be a ZBA meeting in May.
- The update on the community meeting regarding 3035 Broad Street is online.
- The existing buildings on the Grandview Commons property will be coming down now rather than in a staged manner in the next few weeks. The Master Deed will need to be amended because of this change.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

A. AP2017.18-24 PSPR 3075 Baker Road Preliminary Site Plan Review –
Discussion (only) regarding preliminary site plan for a proposed live/work development at 3075 Baker Road, between Forest and Grand Streets. No action will be taken.

Staff:

Ms. Aniol introduced the proposed project at 3075 Baker Road.

Applicant:

Dan Johnson of IN-SITE LLC and representing Allison and Glen Green introduced the project and that the business on the property will be specialized physical therapy.

Reports:

Laura Kreps of CWA addressed the issue that currently this property is zoned VC – Village Commercial which does not allow residential on the first floor and that a commercial building should have 70% of non-reflective glass on the first floor façade.

Patrick Droze of OHM addressed increasing the drive aisle to a 22 foot width, manholes, stormwater management, and paving the alley and approach.

DAFD – Mr. Droze presented the concerns of the Dexter Area Fire Department and the need to re-evaluate some of the concerns when the new fire code is adopted.

Discussion followed by Planning Commissioners.

B. AP2017-18–25 TAZO Text Amendment to the Zoning Ordinance -

Discussion regarding potential text amendments to Article XV, Village Commercial District to allow residential use/live-work use on the first floor and Article XX, Schedule of Regulations to establish minimum lot area/density regulations for the VC, Village Commercial and CBD, Central Business Districts.

Ms. Aniol explained density of some existing and/or approved planned units within the VC and CBD. Ms. Krebs discussed where to locate live/work units, what types of live/work units are most suitable in various locations, how flexible or specific should the ordinance be, and what would be the appropriate density ranges.

Discussion followed and included parking requirements per live/work unit, setbacks, lot coverage, detention and purpose and/or intent.

X. PROPOSED BUSINESS FOR MAY 21, 2018 AT 6:30 PM SPECIAL MEETING

A. AP2017.18-25 TAZO Text Amendments to the Zoning Ordinance.

Discussion on text amendments to Article XV, Village Commercial District to allow residential use/live-work use on the first floor and Article XX, Schedule of Regulations to establish minimum lot area/density regulations for the VC, Village Commercial and CBD, Central Business Districts and set a Public Hearing.

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Bell; support Stewart to adjourn at 8:42 PM.

Unanimous voice vote approval.

XIII.COMMUNICATONS

None

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing: _____

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OFFICE OF COMMUNITY DEVELOPMENT

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Memorandum

To: Chairman Kowalski and Planning Commissioners
Courtney Nicholls, City Manager

From: Michelle Aniol, Community Development Manager

Re: AP2017.18-25 TAZO Text Amendment to the Zoning Ordinance regarding Live/Work Units

Date: May 18, 2018

The Planning Commission is scheduled to continue its discussion of potential amendments to the Zoning Ordinance, pertaining to Live/Work Units, on May 21, 2018. While an amendment to allow live/work units in the VC Village Commercial district had broad support at the May 7, 2018 meeting, the method for determining density remains fluid.

The goal of the special meeting is to reach broad consensus for amendments to the Zoning Ordinance and to schedule a public hearing. To help facilitate a productive discussion, staff recommends the following agenda:

1. Review and discuss the attached CWA memo, dated May 9, 2018, which outlines suggested amendments to Article 2, Definitions, Article 3, General Provisions, Article 15, Section 15.02 and 15.03 Permitted and Special Land Uses in the VC Village Commercial district, regarding Live/Work Units. Staff has incorporated the suggested amendments into the Zoning Ordinance format, for your convenience.
2. Review and discuss potential amendments for consistency throughout the Ordinance and to address density. Affected Articles include, Article 5, Parking and Loading, Article 15.D, Baker Road Corridor Overlay District, and Article 20, Schedule of Regulations. Staff has attached amendments to the affected Article to assist with the discussion.

Please let me know if you have any questions or comments

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Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Michelle Aniol, Community Development Manager
FROM: Laura Kreps, Planning Consultant
DATE: May 9, 2018
RE: Live / Work Proposed Zoning Amendments

As discussed at the May Planning Commission meeting, the following Ordinance modifications are suggested allowing Live/Work uses in the VC, Village Commercial district.

ARTICLE 2 DEFINITIONS

SECTION 2.02 – DEFINITIONS:

Live/Work Units: A dwelling unit on its own lot that contains a workplace component. Live/work units are NOT the same as *home occupations*. Live/Work units generally have larger or more intense commercial uses than home occupations.

Live/Work units mean any or all of the following:

1. **The Live-Within Type:** *A workplace and living area completely overlapping, such that the demarcation line can be adjusted continuously on a daily cycle. This is the perfect business incubator type, with double functioning spaces.*
2. **The Live-Above Type:** *The workplace is below the residential quarters. The separation between the two functions is complete, allowing the commercial section to the independently leased out for limited use.*
3. **The Live-Behind Type:** *The workplace in front of the residential quarters, thereby liberating the rear part of the lot for a conventional house. The demarcation between the two uses is complete, allowing the workspace to be leased to a separate entity for limited use.*
4. **The Live-In-Front Type:** *A single-family house where the workplace is typically behind the living quarters, along a rear alley. The house is intended to be fully compatible with a conventional house, with freestanding work quarters suitable for restricted uses. The demarcation between the two uses is adjustable to changes in the family life.*

ARTICLE 3 GENERAL PROVISIONS

SECTION 3.25 - LIVE/WORK UNITS

A. Purpose. Live/Work Units are intended to provide the following:

1. Provide for the appropriate development of units that incorporate both living and working space.
2. Provide flexibility for the development of live/work units, particularly within existing buildings.
3. Provide locations where appropriate new businesses can start up.
4. Provide opportunities for people to live in mixed use commercial areas when it is compatible with existing uses.
5. Protect existing and potential commercial uses and nearby residential uses from conflicts with one another.
6. Ensure the exterior design of live/work buildings is compatible with the exterior design of commercial and residential buildings in the area.

B. Location. Live/Work Units are allowed as a permitted use in the VC, Village Commercial district

C. Uses. The commercial component of the live/work unit must be a use permitted by right or by special land use in the VC, Village Commercial district. If a special land use, the applicant must request approval from the Planning Commission and City Council in accordance with Article 8.

D. Requirements.

1. **Parking.** One (1) parking space is required for each dwelling unit proposed as part of the live/work development.
2. At least one (1) resident in each live/work unit shall maintain a valid zoning compliance permit for a business on the premises.

ARTICLE 15; SECTION 15.02 – PERMITTED USES

N. Live/Work Units


ARTICLE 15; SECTION 15.03 – SPECIAL LAND USES

M. Multiple-Family Dwellings

During the May Planning Commission meeting we discussed making the least amount of Ordinance modifications necessary to allow live/work units in the VC district knowing that much more in-depth conversations regarding district regulations, density, and uses will be conducted after the Master Plan is adopted and the Zoning Ordinance overhaul is re-engaged.

Based on that conversation and the fact the proposed development meets the density standards of the R-3 zoning district, it may be premature to modify the density for this particular use without considering the entire VC district, and the density of both the CBD and VR districts which will also be under future consideration.

I unfortunately will not be able to attend the worksession scheduled on Monday, May 21st due to a prior work commitment. However, I look forward to continuing the discussion at the regular June Planning Commission meeting.



CARLISLE/WORTMAN ASSOC., INC.

Laura K. Kreps, AICP

Associate

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Draft Amendments to Section 2.02—Definitions May 21, 2018

ARTICLE II

DEFINITIONS

Section 2.02 DEFINITIONS

Live/Work Units: A combined live/work space or integrated living unit and working space with an internal connection between the living unit and working space, occupied and utilized by a single family, in a commercial or mixed used zoning district. Examples of live/work units include the following types:

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A. The Live-Within Type: A workplace and living area completely overlapping, such that the demarcation line can be adjusted continuously on a daily cycle. This is the perfect business incubator type, with double functioning spaces that can be built roughly and cheaply.

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B. The Live-Above Type: The workplace is below the residential quarters. The separation between the two functions is complete, allowing the commercial section to be independently leased out for limited use.

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C. The Live-Behind Type: The workplace in front of the residential quarters, thereby liberating the rear part of the lot for a conventional house. The demarcation between the two uses is complete, allowing the workspace to be leased to a separate entity for limited use.

D. The Live-In-Front Type: A single-family house where the workplace is typically behind the living quarters, along a rear alley. The house is intended to be fully compatible with a conventional house, with freestanding work quarters suitable for restricted uses. The demarcation between the two uses is adjustable to changes in the family life.

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Article III

GENERAL PROVISIONS

SECTION 3.25 LIVE/WORK UNITS

A. Purpose. Live/Work Units are intended to provide the following:

1. Provide for the appropriate development of units that incorporate both living and working space.
2. Provide flexibility for the development of live/work units, particularly within existing buildings.
3. Provide locations where appropriate new businesses can start up.
4. Provide opportunities for people to live in mixed use commercial areas when it is compatible with existing uses.
5. Protect existing and potential commercial uses and nearby residential uses from conflicts with one another.
6. Ensure the exterior design of live/work buildings is compatible with the exterior design of commercial and residential buildings in the area.

B. Location. Live/Work Units are allowed as a permitted use in the VC, Village Commercial district.

C. Uses. The commercial component of the live/work unit must be a use permitted by right or by special land use in the VC, Village Commercial district. If a special land use, the applicant must request approval from the Planning Commission and City Council, in accordance with Article 8.

D. Requirements.

1. **Parking.** One (1) parking space is required for each dwelling unit proposed, as part of the live/work development.
2. **Zoning Compliance.** At least one (1) resident in each live/work unit shall maintain a valid zoning compliance permit for a business on the premises.

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Article XV

VC VILLAGE COMMERCIAL DISTRICT

Section 15.01 INTENT

The intent of the Village Commercial District (VC) is to promote the orderly development, redevelopment, and continued maintenance of Dexter's commercial district. This District is also intended to serve the comparison, convenience, and service needs of the Dexter Area. The VC district shall complement the CBD district with less intense office, service, and retail uses, all within a safe pedestrian environment and within convenient walking distance from the CBD district.

Proposed building and site design must be sensitive to the district's historical significance. Additions or modifications to historic buildings should be harmonious with the original structure as well as the surrounding neighborhood. Additions or modifications should be designed and constructed so that the character defining features of the historical building are retained and enhanced by the new construction.

Because of the variety of uses permitted in the VC district, special attention must be focused on site layout, building design, vehicular circulation, and coordination of site features between adjoining sites. Off-street parking shall be located on the side or rear yard although participation in the public parking program is strongly encouraged. (Refer to section 5.1). Permitted uses should be complementary to each other, and should not have an adverse impact on street capacity, public utilities and services, or the overall image and function of the district. A mixture of uses within a building, such as retail, office and residential is encouraged.

Section 15.02 PERMITTED PRINCIPAL USES

- A. Retail establishments for the sale of such products as art/supplies, hardware, books, stationary, flowers, clothing, shoes, music, sporting goods, painting and wallpaper supplies, drugs, and notions, gifts, and home entertainment supplies and rental, and similar specialty retail shops.
- B. Personal service establishments such as barber shops, beauty salons, and dry cleaners; including repair shops for watches, bicycles, jewelry, and other such items.
- C. Food establishments, retail up to 2,000 square feet of gross floor: such as for the sale of groceries, fruit, meat and fish; baked goods; and dairy products.
- D. Restaurants, sit down which do or do not serve alcohol.
- E. Banks, savings and loan institutions, and credit unions without drive up windows.

Draft Amendments to VC Village Commercial District to add Section 15.02.N and 15.03.M; May 21, 2018

- F. Business and professional offices such as administrative, legal, architecture, engineering, insurance, real estate, accounting, medical, dental, Computer and Internet Services and other similar offices.
- G. Printing and photographic reproduction establishments.
- H. Public buildings and offices, post offices, museums, libraries and community centers and Senior Centers.
- I. Schools, commercial: such as dance, art, and music.
- J. Theaters, cinemas.
- K. An integration of upper floor residential dwelling, commercial/retail, and office uses within a building.
- L. Off-street parking and loading see Article V.
- M. Signs subject to the provisions of Article VII.

N. Live/Work Units

Section 15.03 SPECIAL USES

The following uses may be permitted upon review by the Planning Commission and approval by the City Council in accordance with the general standards for all Special Land Uses listed in Section 8.03, and the standards for the specific uses listed in Section 8.11.

- A. Food establishments, retail over 2,000 square feet of gross floor area but not to exceed 10,000 square feet of gross floor area: such as for the sale of groceries, fruit and meat; baked goods; and dairy products.
- B. Restaurants, carryout.
- C. Bars/Taverns/Lounges.
- D. Vocational and technical training facilities.
- E. Banks, savings and loan institutions, and credit unions with drive-up windows.
- F. Service Establishments of an office/workshop/retail outlet or showroom nature, such as plumbing, electrician, interior decorating, dressmaking, tailoring, upholstering, hose appliance and similar establishments of similar character subject to the provision that not more than fifty (50) percent of the total useable floor area of the establishment shall be used for servicing, repairing, or processing activities.

Draft Amendments to VC Village Commercial District to add Section 15.02.N and 15.03.M; May 21, 2018

- G. Outdoor eating areas.
- H. Small animal clinics
- I. Private clubs, fraternal organizations, and lodge halls.
- J. Bed and Breakfast Inns.
- K. All buildings over 10,000 square feet gross floor area require a special use permit per Article 8.
- L. Commercial outdoor recreational facilities, such as, but not limited to, canoe/kayak/liveries, concession stands, swimming pools; provided that any necessary facilities or accessory buildings, structures or uses are constructed and located so as to cause minimal encroachment and/or intrusion upon any natural resource area, and to minimize any negative effects on adjacent residential properties. The standards of Section 8.11, sub-section B.27 shall not apply to commercial outdoor recreation facilities in the VC Zoning District. (effective 2016-12-28)

M. Multiple-Family Dwellings

Section 15.04 REQUIRED CONDITIONS

- A. The façade of Aall new buildings facing or fronting upon the sidewalk and/or street shall have at least 70-60 percent of their 1st floor facade on the street-facing sidewalk as non-reflective/non-tinted glass, between one-foot (1-ft) and eight feet (8 ft.) from the finished grade. The use of reflective/tinted glass on the first floor side and rear building windows requires Planning Commission approval.
- B. No new mid-block curb cuts are permitted. Shared driveways are strongly encouraged. Access changes are permitted where drives can be consolidated or repositioned for sharing, improved safety, or more on-street parking can be provided.
- C. All new buildings shall have at least one pedestrian entrance on the front. Rear or side entrances should be provided where parking is on the side or rear of the building.
- D. All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on premises where produced.
- E. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.

Draft Amendments to VC Village Commercial District to add Section 15.02.N and 15.03.M; May 21, 2018

- F. Exterior walls facing public rights-of-way, customer parking areas, and adjoining property that is zoned or used for residential purposes shall have a finished appearance, using the same materials as used on the front of the building. Wherever possible, meter boxes, dumpsters, and mechanical equipment should be screened on a side of the building that faces residentially-zoned or used property, or mounted and screened on the roof.
- G. The site design shall be sensitive to pedestrian and bicycle needs. Bicycle hoops are required per Section 5.03 of the Parking and Loading Standards.
- H. Architectural standards for approval include the following items: rooflines and cornices, fenestration and brackets, shape and style of windows, shape and style of lights within windows, colors and finish materials. Review of architectural concepts colors and materials will be part of site plan review.
1. New construction, additions and modifications to buildings shall be harmonious with the historic scale and nature of other structures in the vicinity. Additions may be made to building facades not facing a street. Additions to a structure may be permitted except that additions to a structure's façade (the front side of the building facing a street) may be made only when such addition adds to the historical or architectural value and significance of the structure. Items to be considered for site plan review include the following:
 - a. Whether modifications are consistent with the existing architectural motif.
 - b. Whether new exterior additions are constructed to minimize the loss of historical materials and so that character-defining features are not obscured, damaged, destroyed or covered.
 - c. Whether attached exterior additions are located at the rear or on an inconspicuous side of a historic building and minimize, to the extent possible, its size and scale relative to the historic building.
 - d. Whether new exterior additions are designed in a manner that makes clear what is historic and what is new while maintaining consistent design motifs from the historical building.
 2. General architecture, front facade, and overall building appointments should be harmonious with the historic nature of other structures in the vicinity. Architectural concepts to be reviewed include the following items: rooflines and cornices, fenestration and brackets, shape and style of windows, colors and finish materials. Exterior building materials shall employ a variety of textures and colors and window and door details. Desirable materials include brick, stone (natural and cast), wood siding and glass. Exterior materials that should not be used on large applications, but can be used as detail material or as small applications

Comment [MA1]: If the intent of Section 15.04.A is to require new construction to be commercial in appearance and not residential, then this section may need tweaking. The VC district is a transitional district that surrounds the downtown. The majority of existing structures in the VC district are residential, not commercial. This requirement would be in direct conflict with the intent of this section.

Draft Amendments to VC Village Commercial District to add Section 15.02.N and 15.03.M; May 21, 2018

include EIFS (exterior insulation finishing system), vinyl siding, asphalt or metal siding, composite fiberglass and reflective glass.

3. Surface Covering. Existing and proposed buildings may be painted or stained to be consistent with the majority of the established buildings in the area or which are consistent with a documented earlier or original condition of existing buildings. Surfaces which are currently covered by wood, vinyl or aluminum siding may be repaired with the same material as currently exists. Exterior color must be derived from a historical color palette and shall ordinarily be consistent with the majority of the established buildings. "Non-traditional" or "Non-historic" colors are not permitted. The use of paint to attract attention or advertise using geometric shapes and color or is other ways inconsistent with the surrounding architecture is prohibited.

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Article V

PARKING AND LOADING

C. OFF-STREET PARKING IN THE CENTRAL BUSINESS DISTRICT (CBD)

1. Multiple-family and Live/Work uses within the CBD shall provide one off-street parking space for each dwelling unit.
2. Off-street parking for all other uses in the CBD shall be provided on the same lot, lot(s) under the same ownership and control, open public parking lots, or on the street within 500 feet of the building it is intended to serve, measured from the nearest point of the building or use entrance to the nearest point of the off-street parking lot. The Planning Commission may, however, require that some of all of the parking required in Section 5.02 be provided outside of municipal parking lots or on-street, if it is determined that sufficient capacity is unavailable within the municipal parking lot(s) or on-street. The Planning Commission can require a parking supply and demand study, if necessary to make this determination.

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ARTICLE XV (D)

BAKER ROAD CORRIDOR OVERLAY DISTRICT

Section 15(D).01 STATEMENT OF PURPOSE

The Baker Road Corridor Overlay District (BRC District) is intended to promote and foster new development and redevelopment in accordance with the “Baker Road Corridor” goals and objectives as described in the City of Dexter Master Plan. It is recognized that this special mixed-use area is considered a gateway into the City Center. As a gateway into the City Center, the overlay district is established in order to provide for the following:

- A. The development of unified design elements within the corridor reflecting its pedestrian scale. Design elements shall promote the continuation of the downtown streetscape theme.
- B. New development within the corridor shall be done in a way that provides improved access management, i.e. minimize curb cuts along Baker Road and to promote shared access drives. New parking shall be developed in a flexible manner to allow shared parking between businesses, where possible.
- C. Improved pedestrian access and non-motorized transportation. Due to the mixed-use nature of this corridor and close proximity to residential areas, new development within the overlay district must provide continuous pedestrian access along Baker Road. Pedestrian access from Baker Road extending east and west into the residential areas must be provided, when possible.
- D. A mixed-use corridor to compliment the core downtown area of the City. Uses are permitted or special as found in the underlying Zoning Districts.

Section 15(D).02 ARCHITECTURAL STANDARDS

The architectural standards contained in this section are intended to integrate the BRC District into the existing fabric of the City, contributing to the cohesive historic identity of Dexter. All proposed development within the BRC District shall visually relate to the majority of buildings in the Central Business District and the City Commercial District. However, because of the planned lower density of development along the corridor, structures shall possess architectural quality and variety to establish its own identity and create a positive image for the City’s BRC District.

The architectural character of buildings shall portray a high quality image. Individual creativity and identity are encouraged, but care must be taken to maintain design integrity and compatibility among projects in order to establish a clear, unified image throughout the community.

Architecture (where adjacent to pedestrian walks and paths) should complement the pedestrian environment to create an aesthetically pleasing image and should be of human scale, show attention to detail, and materials and colors should relate to the natural features of the region.

Development in the district, including new buildings, additions and renovations, shall be designed to preserve or complement the intended design character of corridor development, provide visual harmony between old and new buildings, and protect the investment of adjacent landowners. These structures shall be reviewed by the Planning Commission under the following criteria:

- A. **Building Orientation:** The intent of the BRC is to contribute to the desirability of pedestrian activity within the Baker Road area and to encourage connectivity to the streetscape. Entranceway orientation and proposed flow of pedestrians will contribute towards the desired pedestrian activity and scale described in this section. The following shall be considered:
1. Buildings shall front towards and have at least one (1) pedestrian entrance facing onto the public street. The Planning Commission may permit buildings which face towards a side yard, provided that defined pedestrian access routes are provided to the public street and features such as those described above are provided along walls that face the public street.
 2. Blank walls may not face a public street and buildings must have windows and architectural features commonly associated with the front facade of a building, such as awnings, cornice work, edge detailing or other decorative finish materials, on walls that face the public street.
 3. The façade of All buildings facing or fronting upon the sidewalk and/or street shall have at least 70-60 percent of their 1st floor façade on the street-facing sidewalk as non-reflective/non-tinted glass, between one-foot (1-ft.) and eight feet (8 ft.) from the finished grade. The use of highly reflective, mirror type glass is prohibited.
- B. **Building Scale:**
1. Building facades shall be subdivided, through the location of architectural treatments and the arrangement of openings (doors and windows) that are compatible in size and scale to the surrounding buildings. The predominating surface plane of all building walls over forty (40) feet in

length shall be varied through the use of architectural treatments, such as varying building lines, entrance accents, and windows.

2. The height to width ratio of these subdivided facades of single story buildings shall not exceed 1:2. The height to width ratio of these subdivided facades of two story buildings shall not exceed 1:1.
3. Design Standards.
 - a) Building articulation shall be accomplished through combinations of the following techniques:
 - 1) Façade modulation. Stepping portions of the façade to create shadow lines and changes in volumetric spaces,
 - 2) Use of engaged columns or other expressions of the structural system.
 - 3) Horizontal and vertical divisions. Use of textures and materials, combined with façade modulation.
 - 4) Dividing facades into storefronts with visually separate display windows.
 - 5) Providing projections such as balconies, cornices, covered entrances, pergolas, arcades, and colonnades.
 - 6) Variations in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables and other similar devices.

C. **Building Materials and Design:** The applicant must demonstrate the proposed buildings possess architectural quality and variety that create a distinct and harmonious character for the corridor. This shall be accomplished by the following:

1. Variety in building design shall be provided by architectural features, details and ornaments such as archways, colonnades, towers, and cornices
2. Building entrances shall utilize windows, canopies and awnings; provide unity of scale, texture, and color; and provide a sense of place. Entrances shall be designed with one or more of the following:
 - a) Canopy, overhang or arch above the entrance (pillars & columns),
 - b) Recesses or projections in the building façade surrounding the entrance,
 - c) Peaked roof or raised parapet structures over the door,
 - d) Windows surrounding the entrance.
3. All awnings that do not contain sign copy shall be made of woven cloth or architectural metal. Design, color and materials shall be compatible with the building to which it is attached.

4. Roof shape and materials shall be architecturally compatible with the District and enhance the predominant streetscape. Consideration should be given to surrounding buildings when determining roof shape.
5. Exterior building materials and treatment shall maintain a consistent overall appearance within the BRC. Any individual side of a principal building, at least eighty percent (80%) of the facade shall be constructed of, or covered with, one or more of the following materials:
 - a) Brick: smooth, hard, uniform, red, dark-red, or brown brick
 - b) Cut stone: carved and smooth finish stone
 - c) Siding: Natural wood and/or Cement-based Artificial wood siding
 - d) Glass windows and/or doors: non-reflective, clear or slightly tinted
 - e) Other materials similar to the above as determined by the Planning Commission.
6. The use of EIFS (Exterior Insulation Finishing System) shall be limited to vertically sloped architectural elements only and shall be limited to no more than 5% of each exterior building elevation.
7. Building Materials and Colors.
 - 1) "Full veneer" brick or other similar high quality masonry materials such as quarried stone (i.e. granite, etc.), shall comprise one of the four required basic materials.
 - 2) The percentage of high quality materials to be used on the building's exterior walls (i.e. brick veneer, quarried stone, glass, precast concrete) shall be at least 80%.
 - 3) Basic materials shall include, but not be limited to the following materials:
 - i. Preferred Building Materials
 1. Quarried Stone
 2. Cultured Stone
 3. Full veneer brick
 4. Composite lap siding
 5. Architectural concrete (with recessed panels and reveal lines)
 6. Colored CMU block and architectural CMU block (i.e. split face, fluted, scored, honed, etc.)

7. Architectural metals and standing seam metal roofing
 8. Dimensional Shingles
 - ii. Preferred Accent Materials
 1. Precast concrete, cast stone, natural stone accents
 2. Glass accents.
 - iii. Prohibited Materials
 1. Plain, flat faced CMU block (painted CMU).
 2. Brick tiles
 3. Metal walls
 4. EIFS (if used no more than 5% permitted and must be used as an accent.
- 8 The applicant shall provide a schedule indicating percentage of façade materials totaling 100% and the applicant shall provide a sample board to the Planning Commission. Architectural Design and Building Character.

D. National Tenant/National Franchise Architecture

1. Franchise architecture (building designs that are prototypical or identifiable with a particular chain or corporation) shall be revised if the proposed building design does not conform with these design standards. Building architecture that does not comply will not be approved by the City of Dexter.
2. The developer shall provide color pictures of other national tenant buildings (non-prototype examples) that have been built in other cities and states.
3. Large retail establishments (i.e. Big Boxes, where possible, are encouraged to provide multiple entrances as they, reduce walking distance to cars, facilitate pedestrian and bicycle access from public sidewalks, provide convenience where certain entrances offer access to individual stores or identified departments of a store, mitigate the effect of unbroken walls and neglected areas that often characterize building facades that face other properties

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ARTICLE XX SCHEDULE OF REGULATIONS

SECTION 20.01 SCHEDULE OF REGULATIONS FOR PRINCIPAL BUILDINGS - RESIDENTIAL										
DISTRICT	MINIMUM LOT SIZE PER DWELLING UNIT (D.U.)		MAXIMUM BUILDING HEIGHT (5)		PRINCIPAL STRUCTURE MINIMUM YARD SETBACK (in feet) (3)(4)			MAX LOT COVERAGE BY ALL BLDGS. PERCENT	MINIMUM FLOOR AREA (PER UNIT, sq. ft.)	
	MIN. LOT AREA (sq. ft.)	WIDTH (feet)	STORIES	FEET	FRONT (6)	SIDE	REAR			
PP Public Park	NA	NA	2	30	10**	10**	10**	30%	--	
R-1A One Family Residential Large Lot	12,000 sq. ft.	75	2.5	35	25	15	35	25%	1,000	
R-1B One Family Residential Small Lot	7,800 sq. ft.	60	2.5	35	15	10	25	30%	1,000	
VR Village Residential - Single Family Detached Dwelling	7,800 sq. ft.	60	2.5	35	15	10	25	30%	1,000	
Two Family Dwelling	4,500 sq. ft. per D.U.	60	2.5	35	15	min one 7	min both 17	25	50%	700
Multiple Family Dwellings	9,800 sq. ft.	--	2.5	35	15	10	20	25	60%	--
R-3 Multiple Family Residential	45,560 (1)	200 feet	2.5	35	40 for 1 story 50 for over 1 story	25	50	50 for 1 story; 80 for over 1 story	30	--
MHP Mobile Home Park Residential	20 Acres	200			SEE ARTICLE XIII					--

* All residential lots fronting a residential street with a 66-foot right-of-way shall provide a minimum 25-foot front setback.

** Exemptions include: access for pedestrians, boating, fishing.

Article XX SCHEDULE OF REGULATIONS

Section 20.01 SCHEDULE OF REGULATIONS FOR PRINCIPAL BUILDINGS - NON-RESIDENTIAL										
DISTRICT	MINIMUM LOT SIZE PER DWELLING UNIT (D.U.)		MAXIMUM BUILDING HEIGHT		PRINCIPAL STRUCTURE, MINIMUM YARD SETBACK IN FEET				MAX LOT COVERAGE BY ALL BLDGS. PERCENT	MINIMUM LOT FOOTPRINT (sq. ft.)
	MIN. LOT AREA (sq. ft.)	WIDTH (feet)	STORIES	FEET	FRONT	SIDE		REAR		
						Min. One	Min. Both			
C-1 General Business and PB Professional Business	2 acre	200	2.5	35	25	10	20	25 (2)	--	--
VC Village Commercial (See Note 6)	--	--	3.0	45	15 max.	5	10	10 ft.	80%	See Note 4 7
CBD Central Business District (See Note 6)	--	--	3.0max and 2.0 min.	45	1 max.--	--	--	--	100%	See Note 4 7
I-1 Limited Industrial	21,780	150	2	35	50	50	100	35 (2)	25	--
RD Research & Development	43,560	150	2	40	50	22.5	45	35	35	--

Note 1: Min Lot Footprint = Frontage (in feet) x 40 feet (For corner lots, the frontage shall be determined by the location of the street number)

FOOTNOTES: The notes below are part of Section 20.01

1)

Multiple Family Residential District: Density and Lot Area Regulations for Dwelling Units (DU) in Multiple Family District		Minimum Lot Area (Square foot Per D.U.)
DISTRICT	NO. OF BR/D.U	MULTIPLE FAMILY
R-3	studio and 1	3,630
	2	4,840
	3 or more	7,260

2) Landscaped buffer per section 6.05.

3) Yard requirements

All front, side and rear yards shall be the minimum perpendicular distance measured from the principal structure, excluding all projections three (3) feet in length from the structure wall.

4) Yard requirements - Where lot adjoins more restricted zone

Where lot adjoins a lot of parcel in a more restricted zone, any adjoining front, side or rear yard of such lot shall have a minimum width equal to the required yard in the more restricted zone.

5) Height of building or structures

The limitations affecting the height of the structures shall not apply to the following appurtenant and structures provided they comply with all other provisions of this or any other applicable Ordinances: Parapet walls, chimneys, smokestacks, church spires, flag poles, penthouses for mechanical equipment and water tanks.

6) Corner Lots

A corner lot shall maintain front yard requirements for each street frontage, except in the VC and CBD District.

7) Density for multiple-family and Live/Work developments shall be determined by the ability of an applicant to provide off-street (on-site) parking, based on the requirement of one parking space per dwelling unit.