

ARTICLE 27

BUILDING FORM AND COMPOSITION

SECTION 27.01. Purpose

The shape, placement, design, and quality of the built environment (building design, placement, and composition) are important elements in reinforcing a comfortable, human-scale environment, maintaining the Township’s attractiveness and economic vitality, and providing a unique sense of place in Commerce Township. Accordingly, it is the purpose of this Article to:

- A. Maintain the visual environment of the Township, protect the general welfare, and ensure that the Township’s property values, appearance, character, and economic well-being are preserved through minimum design and appearance standards.
- B. Encourage creativity, imagination, innovation, and variety in architectural design and building composition.
- C. Preserve the unique heritage, history, and architectural character of existing buildings in the Commerce Village District as these buildings are renovated and re-used, and as changes and improvements are made.
- D. Reinforce and support a healthy, pedestrian-oriented development pattern in the CV and TC districts through minimum facade transparency requirements, complementary and appropriate use of scale, massing, and architectural details.
- E. Minimum standards for the use of exterior building facade materials are established in this Ordinance for the purposes of promoting harmony in the physical relationships between buildings.

SECTION 27.02. Scope

This Article is not intended to supercede or supplant established building and fire code regulations, nor to regulate the quality, durability, maintenance, performance, load capacity, or fire resistance characteristics or workmanship of buildings and materials.

The provisions of the Article shall apply to all planned buildings and all alterations, renovations, expansions or other work that includes exterior changes to existing buildings subject to review per Article 35 (Site Plan Review) in the following zoning districts:

- A. B-1 – Local Business District**
- B. B-2 – Community Business District**
- C. B-3 – General Business District.**
- D. CV – Commerce Village District**

- E. TC – Town Center District**
- F. O – Office District**
- G. OR – Office Research District**
- H. HF – Hospital Facilities District**
- I. URL – Union Lake Road Overlay District**

SECTION 27.03. General Requirements

Building construction, alterations, renovations and expansions, and other work subject to the provisions of this Article shall comply with the following general requirements:

A. Architectural Standards

Decorative and functional architectural features, details and ornamentation (such as arches, colonnades, columns, pilasters, detailed trim, brick bands, contrasting courses of material, cornices or porches) shall be incorporated into all building facades at a scale appropriate to the size and bulk of the building, as determined by the Planning Commission.

1. **Side and rear façade.** All sides of a building shall be complementary in design, details, and materials. Where a side or rear facade is visible from a public road or backs up to a residential district, or if parking is located at the side or rear of a building, the facade shall include windows, building materials, and architectural features similar to those present on the front facade of the building (see illustration).
2. **Façade variation.** Building façade walls exceeding 100 feet in length shall be subdivided into bays, through the location and arrangement of architectural features and design variations, to provide a changing and varying facade appearance. Such features and design elements may include, but are not limited to the following (see illustration):
 - a. Projections, bays or recesses, not exceeding ten (10) feet in depth.
 - b. Enhanced ornamentation and architectural detailing.
 - c. Variations in building height or window patterns.
 - d. Distinctively shaped roof forms, detailed parapets, and cornice lines.

B. Public Entrances

Public entrances shall be emphasized with framing devices, such as, peaked roof forms, porches, overhangs, archways, larger door openings, display windows, accent colors, tile, moldings, pedestrian-scale lighting, and similar devices.

C. Roof Design

Roof-top mechanical equipment, HVAC systems, exhaust pipes or stacks, elevator housings, satellite dishes and other devices and equipment shall be screened from public rights-of-way and adjacent uses by a parapet wall or similar device extending around all sides of the building (see illustration).

Pitched and shingled roof forms with overhanging eaves shall be incorporated into a new building design where determined necessary by the Planning Commission in accordance with the purpose of this Article.

D. Security and Safety Equipment

Exterior security gates or roll-down security doors shall be prohibited. Link or grill type security devices shall be permitted only if installed on the interior of the building, within the window or door frames. Such security equipment shall be recessed and completely concealed during regular business hours, and shall be predominantly transparent to allow maximum visibility of the interior.

Fire escapes shall not be permitted on a building’s front facade, except where the Fire Marshall determines that no other option is available to provide the required means of egress.

SECTION 27.04. Standards for Exterior Facade Materials

All building construction, alteration, renovation, and other development activity subject to the provisions of this Article shall conform to the following standards for exterior building facade materials:

Building Materials		Maximum Permitted Facade Coverage (percentage)		
		B-1 CV	B-2 TC O OR ULR ⁵	B-3 HC
BRICK	Face, terra cotta, or ceramic	100%	100%	100%
	Jumbo or utility ¹ brick	25%	25%	75%
STONE	Natural stone, stone veneer or simulated stone materials	100%	100%	100%
CONCRETE	Formed in place, pre-cast panels or blocks	10%	10%	25%
	Split-face CMU ² or similar decorative block	25%	25%	50%
SIDING OR SHINGLES	Vinyl, metal, or other synthetic materials	10%	10%	10%
	Wood, cement board, or similar materials	75%	50%	50%
ENGINEERED FINISH PRODUCTS	EIFS ³ , plaster, stucco or similar materials	10%	10%	25%
	Hard-coated EPS ⁴ or similar polyurea hard-coated foam materials	20%	20%	25%
GLASS	Translucent, dark tint or mirrored	10%	10%	25%
	Transparent, pale tint or energy efficient	50%	50%	75%
	Glass block	10%	10%	50%
SHEETS, PANELING OR SIMILAR	Metal	10%	10%	10%
	Wood	25%	25%	25%

Notes to table:

1. Utility brick is larger than standard brick (typical utility brick = 3 5/8 inches x 11 5/8 inches).
2. CMU = Concrete Masonry Unit.
3. EIFS = Exterior Insulation and Finish System.

4. EPS = Expanded Polystyrene.
5. May exceed 10% with approval of Planning Commission where material is scored or otherwise architecturally treated to give the appearance of texture rather than a flat, monotonous façade.

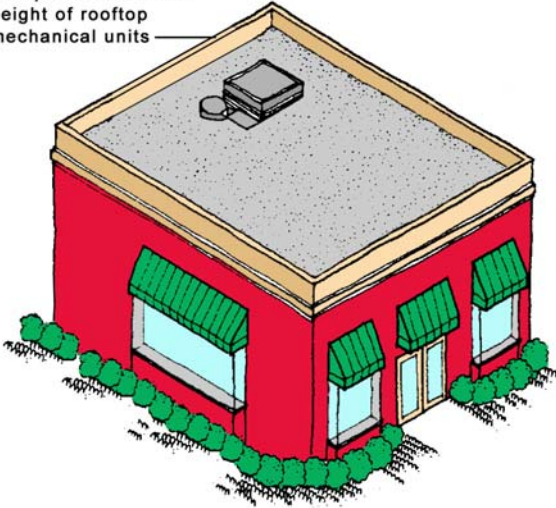
SECTION 27.05. Alternative Designs or Materials

To encourage creativity, imagination, innovation, and variety in architectural design, the Planning Commission may waive or modify the requirements of this Article upon determining that the proposed architectural design or exterior façade material meets all of the following conditions:

1. The proposed design or material is consistent with the purposes of this Article.
2. The proposed design or material would enhance the character of the building, and would be equal or superior to designs or materials permitted by this Article.
3. The proposed design or material would be in harmony with the character of adjacent buildings and the surrounding district.

ILLUSTRATIONS

Parapet wall exceeds height of rooftop mechanical units



Roof Design



Rear Entrance



Facade Variation