

An accessible transcript of this document has been attached to page 18 , as some of the figures and tables could not be made accessible on the original document.

ORDINANCE NO. 23-508

AN ORDINANCE AMENDING THE
TAYLOR, MICHIGAN, CODE OF ORDINANCES,
BEING APPENDIX A OF THE TAYLOR ZONING ORDINANCE
BY ADDING ARTICLE 12.00 ENTITLED
TAYLOR - DEARBORN HEIGHTS VAN BORN GATEWAY OVERLAY DISTRICT

THE CITY OF TAYLOR ORDAINS:

SECTION 1. That new Article 12.00, TAYLOR-DEARBORN HEIGHTS VAN BORN GATEWAY OVERLAY DISTRICT be added to the Taylor Zoning Ordinance, being Appendix A of the Taylor, Michigan Code of Ordinances, as follows:

ARTICLE 12.00, TAYLOR-DEARBORN HEIGHTS GATEWAY OVERLAY DISTRICT (TDHG)

Section 12.01 Intent.

The Taylor Dearborn Heights Gateway Overlay District is intended to create a uniform set of land use regulations along the Taylor-Dearborn Heights border that is intended to lead to development in both communities that supports a pedestrian-orientated district with enhanced design requirements that will improve the visual character of the Van Born Gateway corridor during the next twenty years. Each use shall be complimentary to the stated function and purpose of the district and shall not have adverse impact upon adjacent street capacity and safety, utilities, and other city services. The Gateway Overlay District is further intended to:

- a) Ensure a coordinated effort between the Cities of Taylor and Dearborn Heights through adoption of the same regulations and procedures within the Gateway overlay district.
- b) Enhance the appearance of the Cities by introducing site and building design requirements that will enhance the character of the Gateway overlay district.
- c) Support economic development within the Gateway overlay district by improving the overall sense of place.
- d) Create a positive impression of the Cities and to provide an attractive introduction to the communities.
- e) Protect the public health, safety, and welfare of the residents of the Cities through coordinated land use regulations.
- f) Improve the vehicular and pedestrian safety of the Cities residents and visitors through land use regulations and physical improvements.
- g) Provide a mechanism for retrofitting previously developed sites in conformance with these regulations through incentives.
- h) Improve the sustainability through increased landscaping that break-up large areas of impervious surfaces, provide shade, control noise and dust, buffer and screen incompatible land uses, and promote a safe environment with an overall pleasant appearance and that facilitate internal circulation.
- i) Maximize retention of existing trees, shrubs, and other natural and environmentally sensitive areas which are deemed a valuable resource.

Section 12.02 Scope and Applicability

- (a) **Scope.** The requirements of this chapter shall apply to all lands that are designated within the TDBH Gateway district as shown on the City of Taylor Zoning Map. The provisions and restrictions of this chapter shall apply in addition to the provisions of the underlying zoning districts shown on the official zoning map, and sufficient to fulfill the purposes of this chapter. Uses and regulations otherwise applicable in existing zoning shall not be allowed unless also permitted and developed in accordance with the following.
- (b) **Applicability.** During project approval, the Administrative Review Committee or the Planning Commission, as applicable, may determine that a practical difficulty exists preventing the applicant from complying with all of the requirements outlined in this article. The site plan approval will govern which requirements shall apply.
- (1) **New Construction**
- All new construction where new structures are proposed shall comply with all of the requirements outlined within the TDBH Gateway overlay district chapter
 - All new additions that measure greater than 2,500 square feet shall comply with all of the requirements outlined within the TDBH Gateway overlay district chapter, as determined by the Planning Commission, Administrative Review Committee or Planning Director.
- (2) **Remodeling, Renovation, and Re-occupancy.**
- All remodeling/renovation/change of use/tenant/occupancy projects shall comply with all of the requirements outlined within the TDBH Gateway overlay district chapter that do not require relocation of the building.
 - All re-occupancy projects shall comply with all of the TDBH Gateway requirements, as determined by the Planning Commission, Administrative Review Committee or Planning Director.
- (3) **Maintenance and Regular Repair.** All maintenance and regular repair of existing sites and buildings are exempt from the requirement of the TDBH Gateway overlay district.

Section 12.03 - Schedule of uses.

Buildings or land shall be not used and buildings shall not be erected except for one or more of the following specified uses, unless otherwise provided for in this ordinance. Land and/or buildings in the districts indicated at the top of table X.03 may be used for the purposes denoted by the following abbreviations:

- (a) Permitted use (P). Land and/or buildings in this district may be used for the purposes listed by right.
- (b) Special Land Use (SLU). The following uses may be permitted by obtaining Special Land Use approval when all applicable requirements in Article 13, use requirements, and the standards of Section 21.04, review standards, are met.
- (c) Not permitted (—). The use is not permitted in the district.
- (d) Additional requirements. Indicates requirements or conditions applicable to the use.

TABLE 12.03, TDH GATEWAY OVERLAY DISTRICT
SCHEDULE OF USES

Uses	Gateway Overlay District	Additional Requirements
Residential uses		
Single-family detached dwellings	—	
Stacked dwelling units	—	
Townhouse dwellings	—	
Two-family dwellings	—	
Live/work dwellings	P	
Loft Apartments	P	
Multiple-family dwellings	P	section 13.01(c)
Residential apartments on upper floor above a retail, personal service or office use on ground floor	P	
Home occupations	P	section 13.01(a)
Senior citizen housing, independent	P	
Senior citizen housing, assisted	P	
Medical		
Medical clinic	P	
Veterinary hospital/clinic	P	section 13.02(d)
Recreational		
Par 3 golf course	P	
Par 4 or greater golf courses	SLU	
Miniature golf course	P	
Roller skating rinks, pool and billiards rooms	SLU	
Bowling alleys	P	
Athletic clubs, health studios	P	
Retail, office, and services		
Furniture	P	section 13.04(d)
Hardware/appliance	P	section 13.04(d)
Service stations	SLU	
Restaurant/bar/lounge	P	section 13.06(c) + section 13.06(b) – outdoor seating
Drive-thru & indoor eating	SLU	section 13.06(a)
Drive-thru – no indoor eating	—	
Supermarket, convenience store	P	
Shopping center 60,000 SF or less	P	section 13.04(d)
Shopping center greater than 60,000 SF	SLU	section 13.04(d)
Banks, financial institutions	P, Drive-thru SLU	section 13.08(a)
Retail, office, and services		
Barber shop, beauty parlor	P	
Vehicle service/repair	—	
Quick-oil change	—	
Offices	P	

Uses	Gateway Overlay District	Additional Requirements
Personal service establishments- as defined in Section 28.09 (n)	P	
Technology, Research & Development		
Research & development center(see TRO district)	P	
Institutional		
Religious institution	P	section 13.03(c)
Non-school auditorium, theater	SLU	section 13.03(c)
Elementary school	P	
Middle School	P	
High school	P	
College/university	SLU	
Libraries	P	
Museums	P	
Accessory uses		
Accessory buildings and uses customarily incidental to any of the principal uses	P	section 15.01
Accessory buildings and uses customarily incidental to any of the principal special land uses	SLU	section 15.01

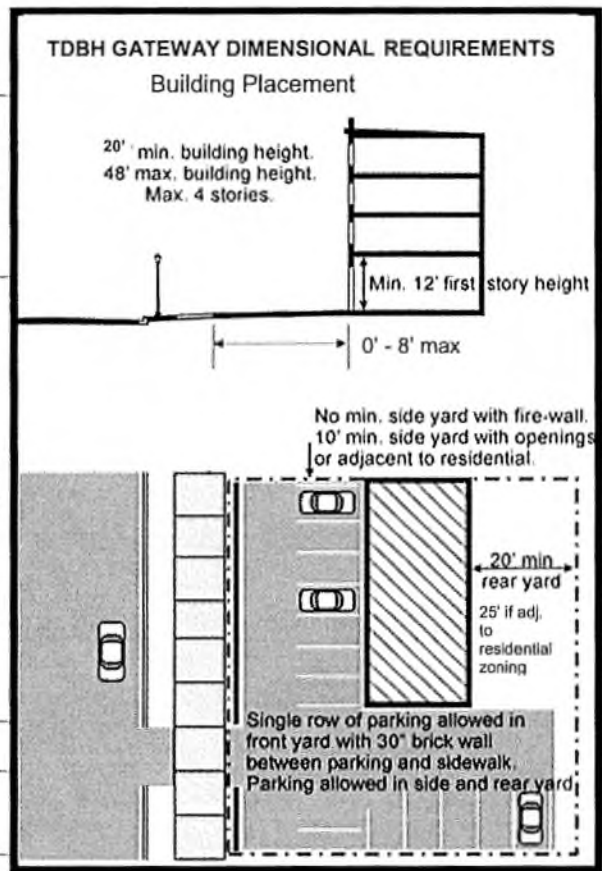
Section 12.04 - Area, height, and placement requirements

- (a) *Siting requirements.* All lots and buildings within the Gateway overlay district shall meet the following dimensional requirements. Certain dimensional requirements apply to all types of buildings while others distinguish between residential and nonresidential/mixed use.

TABLE 12.04 GATEWAY OVERLAY DISTRICT DIMENSIONAL REQUIREMENTS

Front yard	Ten foot (10') maximum	
Side yard	None required with fire-rated wall Minimum ten feet with windows or other openings Minimum ten feet from adjacent residential lot	
Rear yard	Ten feet Minimum 20-feet when adjacent to residentially zoned or used property	
Building height	Minimum 20-feet, single story Maximum four stories/48 feet	

First story height	Minimum 20-feet, single story Minimum 12-feet first story height measured from floor to ceiling
Accessory building	Accessory building only in side or rear yard minimum three feet from side and rear lot line



(b) *Modifications.* The Administrative Review Committee or Planning Commission may modify the area, height, and placement requirements where strict adherence would serve no good purpose or where the overall intent of the district would be better served by allowing an alternative setback provided all of the conditions are found to exist. The applicant shall provide the review body with a written description as to how the proposed deviations shall meet the intent of the overlay district, and the review body shall accept, modify, or reject the proposed deviations.

- (1) That a modification in setback will not impair the health, safety or general welfare of the city as related to the use of the premises or adjacent premises.
- (2) That the setback shall be consistent with the building lines of adjacent buildings and not be setback a greater distance from the street than adjacent buildings.
- (3) The building will still be oriented towards the street, provide pedestrian connections between the building, and the sidewalk along the street and maintain or enhance the continuity of the pedestrian-oriented environment.
- (4) That waiver of the setback along a common parcel line between two premises would result in a more desirable relationship between a proposed building and an existing building.
- (5) The adherence to a minimum required setback would result in the establishment of non-usable land area that could create maintenance problems.

Section 12.05. Review Procedures

To support the expeditious review of proposed projects within the Gateway Overlay District, all projects that meet all requirements of the ordinance and the TDBH Gateway district are as-a-right and do not require special land use approval. They may be reviewed and approved by the City's Administrative Review Committee. All other projects shall require Planning Commission review.

- (a) *Administrative Review.* The Administrative Review Committee (ARC), is comprised of the Building Official, Planner, Engineer, and representatives from Police and Fire. After review, the ARC committee may approve projects that are as-a-right projects (not SLU or RLU) and meet all requirements of the ordinance and the TDBH Gateway district. All other projects shall require Planning Commission approval.
- (b) *Planning Commission Review:* For all reviews that do not qualify for administrative review.
 - (1) *Special Land Use.* All applications that require Special Land Use approval shall be reviewed by the Planning Commission
 - (2) *Denial by Administrative Review Committee.* If denied by the Administrative Review Committee, applicant may appeal for a review by the Planning Commission at a public hearing. The Review Committee shall submit a written report to the Planning Commission seven days prior to the date of the public hearing. Planning Commission may approve, modify, or disapprove of the plan. If denied by the Planning Commission, the applicant may appeal the Planning Commission decision to the Zoning Board of Appeals.
- (c) *Relief from TDBH Gateway district requirements.* In instances where the requirements described within this section cannot be met due to site constraints and/or unique issues generated by the proposed use, the ARC/PC reviewing agency may modify the requirements found in this article and approve alternative designs that meet the design intent of the sections found within the article. Prior to approval, the applicant shall provide to the review body with a written description as to how the proposed deviations shall meet the intent of the provisions that are being requested to receive relief from, and the ARC/PC review body shall accept, modify, or reject the proposed deviations.

Section 12.06 Site Design Requirements:

- (a) *Siting*
 - (1) *Location.* To promote good proportional spatial definition within the TDBH Gateway overlay district, all new front building walls shall be located within the eight-foot front setback area, unless allowed to be setback due to a design provision within this article. Existing buildings, structures, and foundations that are not at the end of their useful life or scheduled for demolition may be provided with an exemption from this setback requirement at the discretion of the reviewing entity.
 - (2) *Corner Lots.* For buildings on corner lots with two front yards, the buildings shall meet the setback-line requirements for both frontages.
 - (3) *Service Areas.* All service areas including loading docks, mechanical equipment, and refuse storage areas shall be located in the rear yards and not visible from the right-of-way.
 - (4) *Setbacks.* All front yards shall have a maximum of an eight-foot (8') setback and all side lot setbacks adjoining other commercial uses shall be eliminated unless the adjoining use is residential in nature where the existing requirements shall apply.
- (b) *Building Entrances.*
 - (1) *Orientation:* To encourage pedestrian movement and accessibility within the district, all buildings shall front onto the Van Born Road right-of-way and all main building entrances shall be orientated towards the Van Born Road sidewalk and not orientated toward the site's parking areas. Entrances located at corners of buildings shall satisfy this requirement.
 - (2) *Entrance Prominence:* To heighten the prominence of building entrances, architectural embellishments are encouraged to be employed around the main building entrances including but not limited to columns, engaged columns, decorative lighting fixtures,

awnings, pediments, use of accent materials, etc. Entrances may be recessed to provide a transition from the public realm at the sidewalk to the private interior.

- (3) *Entrance Spacing*: Entrances on large single-use retail structures shall be spaced no less than every two hundred and fifty feet (250') while multi-tenant buildings shall be spaced at a maximum of a public entrance every one hundred feet (100').
- (4) *Pedestrian-Orientated Signage*: Projecting pedestrian-orientated decorative signage, with a sign area measuring less than six (6) square feet, shall be permitted at primary building entrances and will not count towards wall signage area maximum or number of signs. In the case of multiple tenant buildings, one additional projecting pedestrian-orientated decorative sign shall be permitted at each tenant's main pedestrian entrance that opens directly onto any public sidewalk or interior circulation sidewalk.
- (5) *Secondary Entrances*: To ease pedestrian movements, non-primary entrances shall be allowed from rear parking lots. If the location of secondary entrance signage is not visible from any adjacent right-of-way, additional wall signs measuring up to one quarter of the total allowable frontage wall signage may be installed adjacent to the secondary entrances to assist with pedestrian orientation. *Wording revised to provide clarification*
- (6) Signage or canopies encroaching on the Van Born right-of-way may require a permit from Wayne County.

(c) *Pedestrian Enhancements*

- (1) *Pedestrian Connectivity*. To improve pedestrian safety and limit pedestrians crossing vehicular traffic in parking lots, direct protected access shall be provided from the public sidewalk along all property boundaries to main building entrances or other reasonable configurations. *Added wording to allow additional design options*
- (2) *Interior Circulation*. All interior sidewalks shall connect with the main entrance connections, where possible.
- (3) *Inter-Site Connectivity*. Inter-connectivity of interior pedestrian walkways is desired between adjacent parcels/uses and should be coordinated to the greatest extent possible. Interconnectivity will be evaluated during the review of the site's circulation plan. Use of colored pavement and/or differing textures are techniques that may be deployed to denote interior pedestrian walkways.
- (4) *Amenities*. The provision of pedestrian amenities including benches, tables, gazebos, public art decorative pedestrian lighting, gardens, and other enhancements, *(as approved by ARC/PC)*, are encouraged.

(d) *Outdoor Dining*.

- (1) *Location*: To encourage the construction of outdoor dining spaces that enliven the district, buildings may be additionally setback for the creation of areas designated for active outdoor dining only. Setbacks of up to sixteen feet (16') from front property line for one hundred percent (100%) of the building's frontage, or up to twenty-six feet (26') for a zero-lot line building that creates a recessed dining area for up to fifty percent (50%) of the building frontage, may be permitted. *Revised language for further clarification*
- (2) *Buffering*. To provide visual buffering from parking lots and roadways, outdoor dining areas shall be decoratively screened from transportation areas with opaque vegetation measuring four feet tall in planters, beds, or a combination of decorative ornamental fencing with a hedgerow, decorative masonry walls of less than four feet in height, or other means.
- (3) *Shading*. For dining areas that face south and/or west, provision of shade is necessary for diner comfort and shall be provided for in the outdoor dining areas through the use of canopy shade trees, trellises, tensile shade structures, table umbrellas, awnings, or

- other means acceptable to the review body. At least 35 percent of the total outdoor dining area shall be shaded by the approved structures or landscaping.
- (4) *Separation*. In addition to the transportation buffering requirement, architectural or landscape features including decorative fences, railings, low masonry walls (less than four feet in height), planters, or decorative planter beds shall be used to separate dining areas from all walkways, plazas, or building entrances.
- (e) *Drive throughs and drive-up uses*.
- (1) These uses shall be prohibited along all street frontages.
 - (2) Ordering windows and ordering kiosks shall be set-back at least thirty (30) feet from the front lot line.
- (f) *Lighting*.
- (1) *Dark-Sky Friendly Fixtures*. All lighting shall meet the International Dark-Sky Association's Fixture Seal of Approval or similar standard that minimizes glare, sky glow, and short-wavelength blue-rich white light.
 - (2) *Pedestrian and Landscape Lighting*. The use of decorative pedestrian and landscape lighting is encouraged along all pedestrian walkways.
 - (3) *Decorative Lighting*. The use of decorative and architectural accent lighting is encouraged that enhances the aesthetic appearance of all buildings.

Section 12.07 Architectural Requirements:

(a) *Building Materials*.

- (1) *All Buildings*. The building materials shall comply with Section 16.01 (d), (1) and the following table.

Table 12.07	
Business, Multiple-Family and Institutional Material Requirements	
Wall	Permitted Materials
Front Façade & Other Walls Facing or Visible from a Street	<ol style="list-style-type: none"> a. 75% minimum brick, face brick, or stone b. Up to 20% may be wood, vinyl, or fiber cement siding, stucco or other similar quality material approved by the review agency c. Up to 5% trim materials (window decorations, cornices, and the like) may be metal, EIFS, or other durable material
Side & Rear Elevations that do not Face a Street	<ol style="list-style-type: none"> a. 50% minimum brick, face brick, or stone b. Up to 45% may be wood, vinyl, or fiber cement siding, stucco or other similar quality material approved by the review agency c. Up to 5% trim materials (window fenestration, cornices, and the like)
Basements & Foundations	Decorative concrete block including split-face, or scored block; decorative precast concrete or stamped concrete formed in-place, or real or manufactured field stone

(b) *Color*.

- (1) All exterior colors shall comply with the color requirements found in Section 16.01 (c), (2).

(2) Painting of primary façade and elevation elements shall not be permitted.

- (c) *Horizontal Wall Planes*. To assist in breaking up long undifferentiated horizontal wall surfaces, the use of decorative vertical elements shall be required to meet the following

requirements for all facades or street-facing elevations.

(1) *Wall planes measuring between 100 and 200 feet in length.* Vertical design treatments shall be provided that divide the horizontal wall surface into vertical design bays of 50 feet or less. These elements may be articulated by changes in primary wall materials, accent materials, piers, pilasters, other architectural elements, and roofing elements that create varying vertical bays that provide differentiation across the entire building elevation.

(2) *Wall planes measuring over 200 feet in length.* To provide further differentiation on longer horizontal wall surfaces, setbacks or bump-outs including decorative piers, pilasters, or other decorative treatments, extending at least 18 inches from the predominate horizontal plane, shall be employed to provide additional horizontal differentiation. These treatments shall be used at a minimum, once every 100 lineal feet of wall.

(d) *Architectural Detailing.* Long monotonous facades, including but not limited to, those characterized by unrelieved repetition of shape or form, or by unbroken extensions of a line are discouraged. To enhance the visual interest of the pedestrian realm, building design of all primary structures is encouraged to include:

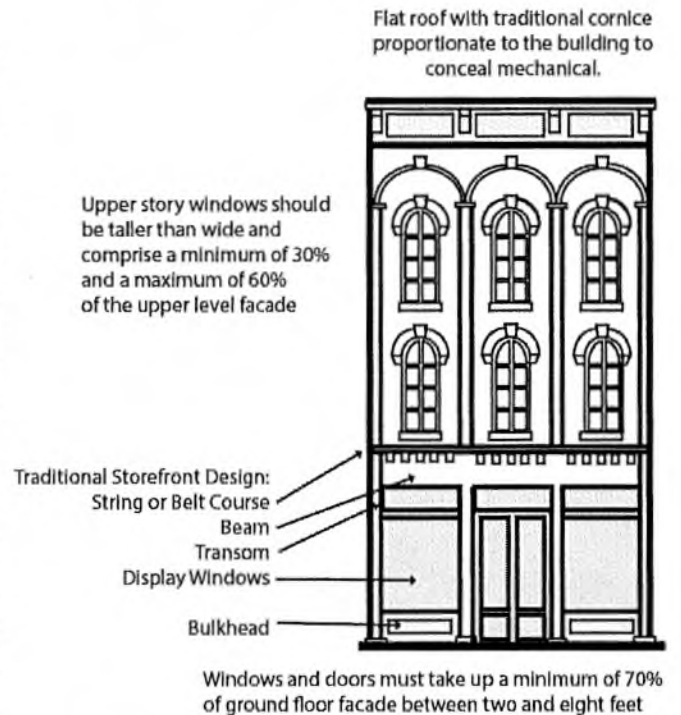
(1) *Fenestration.* The arrangement of windows and doors are an important architectural element that provides visual interest for pedestrians while reducing the scale and massing of buildings. Storefront windows on the ground floor shall not be required to include any decorative architectural detailing besides meeting the transparency requirement found in 12.07.e.1; however, use of traditional storefront window design is encouraged. This design technique includes the use of decorative bulkhead, display window, transom, and beam elements. Use of quoins, divided lites, shutters, and other features are encouraged for upper-level windows. Upper story windows should utilize traditional proportions and balance of height over width with window frames inserted into the wall surface in a traditional manner, not mounted flush with the wall.

(2) *String and Belt Courses.* To break up the verticality of buildings, the use of decorative horizontal string and belt courses are encouraged.

(3) *Three-Part Building Design.* For buildings over two stories in height, the use of three-part building design is encouraged. This approach features a decorative base element, body component, and cap element that reinforces the sense of human scale and massing while enhancing the overall pedestrian realm.

(4) *Awnings and Canopies:* To break up the massing of a building and to assist in user orientation, awnings and canopy structures may be utilized to add visual character and differentiation to wall surfaces.

(5) *Entrances.* To call attention to building entrances, the use of wall setbacks, expression of structural elements, specialized seating areas, increased architectural detailing, and



- other design elements, is encouraged at main entrances.
- (6) *Roof Design.* To provide additional visual character to buildings, use of decorative roof elements including hipped, gable ended, and pitched decorative roofs are encouraged.
- a. Decorative towers and cupolas may be used as additional roof design elements. These elements may exceed the district's overall height maximum, if they are less than ten (10) percent of the square feet of the main structure or 425 square feet, whichever is less.
 - b. Gables shall have a minimum depth of twelve (12) feet and parapet walls that abut a corner shall extend around to the side elevation to a minimum depth of twelve (12) feet.
 - c. All decorative roof elements should be proportional to the building design, mass, and form, and roof appurtenances, such as dormers, roof monitors, light wells, and mechanical vents should receive decorative detailing including the use of gables, hipped, or shed designs so that these roof structures should appear as functional elements, not just aesthetic conceits. *Language adjusted for clarification*
- (e) *Windows and Doors. Entire Section X.07.e expanded to clarify*
- (1) *Transparency.* On commercial buildings, no less than seventy (70) percent of the ground-floor façade between two (2) and eight (8) feet in height shall be clear glass storefront glazing and doorways designed for retail and consumer uses. For office, service, institutional, and other nonretail uses, a minimum of fifty (50) percent of the ground floor façade shall be clear glass storefront glazing or doorway uses.
 - (2) *Depth of Window Opening.* Required window areas shall be either windows that allow views into retail space, working areas or lobbies, pedestrian entrances, or display windows set into the wall. Windows shall not be blocked with opaque materials, walls, or the back of shelving units.
 - (3) *Window Requirements Above First Floor.* Window openings above the first story shall comprise a minimum of thirty percent (30%) and a maximum of sixty percent (60%) of the total façade area.
 - (4) *Security Gates.* Exterior solid metal security gates or solid roll-down metal doors shall be prohibited. Link or grill type security devices shall be permitted only if installed on the interior of the window openings.
 - (5) *Clear Glazing.* First floor windows shall be glazed with clear glass without any tinting while windows located above the first floor may be tinted.
- (f) *Encroachments.*
- (1) Architectural elements including awnings, canopies, and perpendicular pedestrian-scaled signs, may encroach up to 5 feet into the public rights-of-way as long as eight feet (8') of clear room is maintained over all walkways and a Wayne County Right-of-Way permit is obtained.
 - a. Awnings shall be permitted if positioned immediately above the ground floor windows area of the storefronts. Awnings shall be affixed directly to the building face, and poles or columns are not permitted.
 - b. All awnings shall be constructed of durable materials such as canvas or similar material, as opposed to metal, plastic, or rigid fiberglass. High-gloss or plasticized awnings are prohibited.
 - c. Internally illuminated awnings or awnings lit from the underside are prohibited. Lighting shall be from fixtures located above the awning and directed downward.
 - (2) Balconies on upper floors may encroach up to eight feet into the public right-of-way as long as they are setback five feet from the outside curb line of active roadway and a Wayne County Right-of-Way permit is obtained.

Section 12.08 Landscaping:

- (a) *Landscaping.* All landscaping shall minimally comply with the requirements found in Section 16.02.
- (1) *Foundation Plantings.* To soften the appearance of the building and to reduce stormwater run-off, foundation planting beds shall be planted along all non-façade elevations, where feasible. These plantings should emphasize softening the large expanses of building walls length and height while providing accents to building entrances and architectural features.
- Foundation planting beds shall measure at a minimum of five feet (5') in depth.
 - Decorative deciduous and evergreen trees and shrubs shall be planted at a minimum of one per every five lineal feet (5') of planting bed.
 - Additional trees, shrubs, perennials, annuals, and groundcover are encouraged to be maintained in these foundation planting beds. *Revised language for further clarification*
- (2) *Canopy Trees.* To lessen the impact of unshaded hard surfaces on climate and stormwater and to increase the City's tree canopy, the following shall be required.
- Public rights-of-way: Along all public rights-of-way, canopy shade trees shall be planted three per one hundred (100) lineal feet.
 - Internal circulation drives: Three canopy trees per one hundred (100) lineal feet shall be planted on each side of private drives.
 - Parking Lot Perimeters: Canopy shade trees shall be planted along the perimeter of all parking lots at a spacing of three canopy trees per one hundred (100) lineal feet, where more than fifteen (15) feet exists between buildings and the edge of the parking lot and/or when seven (7) feet exists between the surface of the parking lot and other adjacent paved surfaces including sidewalks and adjoining parking areas. *Revised language for further clarification*
 - Open Space Plantings.* For each three thousand square feet of open space that is not utilized for buildings, stormwater control, or parking lots, shall be planted with one canopy tree, five decorative trees or shrubs, and 20 ornamental grasses or perennials. These plantings may be bunched together for enhanced visual affect. *Revised language for further clarification*
- (3) *Parking Lot Landscaping.* In addition to the requirement found at 16.02.e,
- Placement.* All required trees shall be planted within the interior of the parking area in parking lot islands measuring seven (7) feet wide by sixteen (16) feet long for single aisles and seven (7) feet wide by thirty-two (32) feet long for double aisles. One tree is to be planted in each single aisle location while two required trees are to be planted in the double aisle configuration.
 - Location.* Rear yard locations do not receive a reduction in amount of required parking lot landscaping.
 - Industrial Uses.* Parking lot landscaping requirements shall apply to parking areas for employees and customers but not to loading and vehicle storage areas; however, Parking Lot Perimeter Landscaping requirements shall apply to the loading and vehicle storage areas. *Revised language for further clarification*
 - Buffering of Adjacent Residential Uses.* All adjacent residential uses shall be buffered from adjoining commercial or industrial uses by a six (6) foot wide buffer strip with a six (6) foot tall masonry wall and row of six (6) foot tall evergreen trees planted on ten (10) foot centers or an eight (8) foot wide buffer strip with six (6) foot tall opaque fence and row of six (6) foot tall evergreen trees planted on six (6) foot centers.
 - Adjacent Unshared Parking Lots.* Where parking lots are not shared between

properties, a filtering buffer strip of eight feet (8') wide shall be planted with evergreen trees planted on ten foot (10') centers. This requirement shall be waived if shared parking agreements exist between adjacent properties/uses.

(b) *Screening.*

1. *Hardscape versus Landscape Materials.* Living landscape materials may be substituted for all required hardscape screening features (walls, fences), as long as opacity of the living landscape provides year-round screening.
2. *Size and Height.* All screening materials (both hard and living) shall be tall enough to adequately conceal the object to be screened.

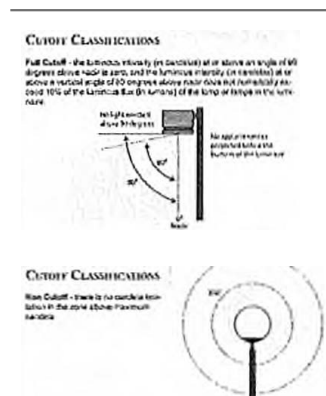
(c) *Environment.*

1. *Protection of the Natural Environment.* Existing natural and environmentally sensitive areas, such as streams, drains, ponds, wetlands, and woodlands shall be maintained and enhanced through incorporation of pedestrian linkages and park-like settings on the entire site, to the greatest extent possible. If any alteration is planned in the existing natural and environmentally sensitive areas, those changes shall be indicated on the plan.
2. *Setback.* All site improvements should be set back at least twenty-five (25) feet from all environmentally sensitive areas including streams, drains, ponds, wetlands, and woodlands.

Section 12.09 Lighting:

1. Standards:

- (a) Light Intrusion and Glare: See Section 16.05.b
- (b) Shielding: See Section 16.05.c.3
- (c) Intensity: See Table 16.05
- (d) Photometric Site Lighting Plan: See Section 16.05.h



Section 12.09 Parking:

- (a) *Location.* This accessory use shall be located behind all structures, where possible. If this location is not feasible, parking uses may be permitted in the required front and/or side yard as long as the use is setback five feet from the front property line and screened per Section 16.02.e.4.
- (b) *Interior Walkways.* For parking lots with more than 100 parking stalls, interior parking walkways shall be provided within the parking lots that provide protected direct access to the main building entrance and improve sight lines for both the pedestrians and motorists.
- (c) *Driveway Design.* Parking drives shall be no wider than twenty-four (24) feet for two lanes of traffic, and fifteen (15) feet for single-lane driveways, excluding tapers or curb radii. For more highly trafficked locations, the Planning Commission may allow additional lanes and other modifications during the site plan review process.
- (d) *Turn Radii:* The maximum turning radii of all driveway corners and intersections shall be 25 feet, but radii ranging between 15 feet and 20 feet are recommended.
- (e) *Parking Space Reductions.* The Administrative Review Committee or Planning Commission may reduce the required number of off-street parking spaces by up to fifteen

(15) percent during the course of site plan review for provision of suggested design features. Additional consideration of five percent reduction may be given for:

- i. Type of land use/development
- ii. Hours of operation
- iii. Pedestrian traffic and accessibility
- iv. Provision of shared parking
- v. Availability of other public parking
- vi. Elimination of existing curb cuts

(2) Shared Parking: See Section 17.01.b

(3) Bicycle Parking: See Section 17.01.i

(f) *Schedule of Parking.* The following parking schedule shall apply for the land uses described in the following table within the TDBH Gateway overlay district:

Table 12.09 Parking Space Requirements	
Use	Parking Requirements
Residential Uses	
Live/Work dwellings & Loft apartments	2 spaces per dwelling unit plus spaces required for 1 st floor use.
Multi-Family Dwellings	2 spaces per dwelling unit plus 1 guest space per 4 units.
Senior Assisted Living	1 space per room or 2 beds, whichever is less, plus 1 space per employee
Senior Independent Living	1.5 spaces per unit plus 1 space per employee.
Medical- Health Care	
Medical Offices and Clinics	1 space per 250 sq. ft. of usable floor area.
Veterinary Hospital/Clinic	1 space per 400 sq. ft. of usable floor area plus 1 space per employee.
Recreational	
Par 3 Golf Course	3 spaces per course hole, plus spaces required for other uses such as banquet hall, gift shop or lounge.
Par 4 or greater Golf Course	<u>3 spaces per course hole, plus spaces required for other uses such as banquet hall, gift shop or lounge.</u>
Miniature Golf Course	2 spaces per hole.
Roller skating rinks, pool and billiards rooms	1 space per 3 persons allowed within the maximum occupancy load as established by building code or 1 space per 200 sq. ft. of usable floor area, whichever is greater.
Bowling alleys	1 space per 3 persons allowed within the maximum occupancy load as established by building code or 1 space per 200 sq. ft. of usable floor area, whichever is greater.

Table 12.09	
Parking Space Requirements	
Use	Parking Requirements
Athletic clubs, health studios	1 space per 200 sq. ft. of usable floor area
Retail, Office and Services	
Furniture stores	1 space per 800 sq. ft. of usable floor area, plus 1 space per employee
Hardware/ Appliance stores	2 spaces per 200 sq. ft. of usable floor area
Service stations	1 space per employee, plus spaces required for any other uses , such as retail floor area, carryout restaurants, etc.
Restaurant / Bar / Lounge	1 space per 75 sq. ft. usable floor area
Drive-thru & indoor dining	1 space per 2 employees, plus 1 space per 2 seats (patrons), plus 1 space per 30 sq. ft. waiting area, plus 10 stacking spaces per pickup window.
Supermarket, Convenience store	1 space per 200 sq. ft. of usable floor area
Shopping centers 60,000 sq. ft. or less	1 space per 250 sq. ft. of usable floor area, plus spaces required for restaurants
Shopping centers over 60,000 sq. ft.	1 space per 220 sq. ft. of usable floor area, plus spaces required for restaurants
Banks, financial institutions	1 space per 200 sq. ft. of usable floor area, plus 2 spaces per walk-up ATM, plus 4 stacking spaces per drive up window
Barber shop, beauty parlor	1 space per 300 sq. ft. of usable floor area or 2.5 spaces per chair/station, whichever is greater.
Offices	1 space per 250 sq. ft. of usable floor area
Personal Service Establishments	1 space per 300 sq. ft. of usable floor area
Technology, Research and Office	
Research & development center	1 space per 550 sq. ft. of usable floor area or 1.5 spaces per employee, whichever is greater, plus 1 space per corporate vehicle.
Religious, Civic, Educational & Governmental Uses	
Religious Institution (place of worship)	1 space per 3 seats in main assembly or 6 ft. of benches/pews.
Auditorium or Theatre (non-school)	1 space per 3 seats
Elementary and Middle Schools	1 space per employee, plus requirements for auditorium, stadium, etc.
High Schools/Colleges/Universities/Business or Trade Schools	1 space per employee, plus 1 space per 10 students, plus requirements for auditorium, stadium, etc.
Libraries	1 space per 300 sq. ft. of usable floor area.
Museums	1 space per 200 sq. ft. of usable floor area.

Section 12.10 Signage

The signage regulations of the TDBH Gateway overlay district shall be in addition to those found in Article 18. In order to provide visual unity between the cities of Taylor and Dearborn Heights and to limit blight and visual clutter caused by poor sign design and location placement, the following regulations shall apply to commercial and industrial uses located within the TDBH Gateway overlay district.

- (a) *Ground-mounted Signs.*
 - (1) *Location.* Monument/ground-mounted signs shall be permitted to be placed within two feet (2') of the front property line.
 - (2) *Size.* The maximum size of a single-tenant sign shall be thirty-two square feet (32 sq ft) per face with a maximum area of fifty square feet (50 sq ft) for multi-tenant signs.
 - (3) *Height.* Single-tenant signs shall not exceed eight feet (8') in height and multi-tenant signs shall not exceed ten feet (10') in height, as measured from the sidewalk or grade.
- (b) *Wall-signs.*
 - (1) *Size.* The maximum size of a single tenant wall sign shall be fifty square feet (50 sq ft). Multi-tenant buildings may have one (1) wall sign per tenant having individual means of public access.
 - (2) *Height.* The top of a wall sign shall not exceed twelve feet (12') in height, as measured from the sidewalk or grade.
- (c) *Projecting pedestrian-orientated signage.*
 - (1) *Location.* Projecting pedestrian-orientated signage may be located at all primary and secondary pedestrian entrances. Signs and mounting brackets shall not extend more than four feet (4') from the surface of the building wall plane.
 - (2) *Size.* Each sign shall not exceed six square feet (6 sq ft) in overall sign face size.
 - (3) *Height.* Projecting pedestrian-orientated signage shall provide at least eighty-four inches (84") of clearance between the sidewalk surface and the underside of the projecting sign.
 - (4) *Number.* Projecting pedestrian-orientated signs shall not count towards either ground-mounted or wall sign area calculations.
- (d) *Prohibited Signs.* The following signs are specifically prohibited:
 - (1) *Murals.*
 - (2) *Neon* – signs, window surround lighting with LED string lights or by other means shall not be permitted. *See Section 18.03.m*
 - (3) *Electronic reader boards/changeable message signs.*
 - (4) *Window Signs.*

Section 12.11 Definitions:

Beam: Part of traditional storefront design, this horizontal band may be capped with a decorative string or belt course, and the beam is often the location of store advertising. This area usually measures between twenty-four to forty inches (24"-40") tall.

Bulkhead: Part of traditional storefront design, this short, often decorative wall, extends typically eighteen to twenty-four inches (18"-24") above the sidewalk. The bulkhead protects the display window from damage from snow storage and debris from the sidewalk.

Display Window: Large panes of transparent glass that sit on top of the storefront bulkhead, typically measuring between six and ten feet (6'-10') tall.

Outdoor Dining, active: Outdoor active dining areas shall have either table service or an exterior pedestrian pick-up area with tables and chairs, landscaping, and shade-structures that is designed for diners.

Three-Part Building Design: An architectural design technique, often used for buildings over two stories tall, intended to give taller buildings more human scale with significant architectural detailing in the pedestrian realm. This approach utilizes richly detailed base element often including a decorative ground-floor storefront; a body element with less architectural detailing; and a cap design element that often includes a decorative cornice that offers a visual termination to the structure.

Traditional and Natural Materials: Materials consisting of clay bricks (full or thin set, if thin set, corners must have full brick appearance), stone, manufactured stone, or ceramic tile-

Transom: Horizontal band of windows located above the display window, often measuring between twenty-four and thirty-six inches (24"-36") tall. Not all traditional storefronts include transom windows in their designs. Transom windows located over the entrance door may provide natural ventilation by tilting in or hinging outwards.

Edits to Definitions per C. Siemion comments

SECTION 2. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3. The Taylor Code of Ordinances and prior amendments thereto not in conflict herewith shall continue to remain in full force and effect except as specifically amended herein.

SECTION 4. Publication and Effective Date. This ordinance shall become effective upon passage by the City Council and the publication of the ordinance in accordance with the Charter of the City of Taylor and the statutes of the State of Michigan.

I hereby certify that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the City Council of the City of Taylor, at a Regular Meeting held in the Council Chambers at the Taylor Municipal Building, 23555 Goddard Road, Taylor, Michigan on the 16th day of May, 2023.

I further certify that the following Council Members were present at said meeting: Johnson, Ramik, Geiss, Brandana, and Rose.

Members were absent: Winton and Slaven.

I further certify that Council Member Johnson moved adoption of said Ordinance, and said motion was supported by Council Member Ramik.

I further certify that the following Council Members voted for adoption of said Ordinance: Johnson, Ramik, Geiss, Rose and Brandana and the following Council Members voted against adoption of said Ordinance: None.

ORDINANCE NO. 23-508

RESOLUTION NO. 5.216-23

I hereby approve the foregoing Ordinance.


CYNTHIA A. BOWER, CITY CLERK


TIMOTHY O. WOOLLEY, MAYOR

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Ordinance No. 23-508: Taylor-Dearborn Heights Van Born Gateway Overlay District

Article 12.00 Taylor-Dearborn Heights Gateway Overlay District (TDHG)

Section 12.01 Intent

ORDINANCE NO. 23-508

AN ORDINANCE AMENDING THE

TAYLOR, MICHIGAN, CODE OF ORDINANCES,

BEING APPENDIX A OF THE TAYLOR ZONING ORDINANCE

BY ADDING ARTICLE 12.00 ENTITLED

TAYLOR - DEARBORN HEIGHTS VAN BORN GATEWAY OVERLAY DISTRICT

THE CITY OF TAYLOR ORDAINS:

SECTION 1. That new Article 12.00, TAYLOR-DEARBORN HEIGHTS VAN BORN GATEWAY OVERLAY DISTRICT be added to the Taylor Zoning Ordinance, being Appendix A of the Taylor, Michigan Code of Ordinances, as follows:

ARTICLE 12.00, TAYLOR-DEARBORN HEIGHTS GATEWAY OVERLAY DISTRICT (TDHG)

Section 12.01 Intent.

The Taylor Dearborn Heights Gateway Overlay District is intended to create a uniform set of land use regulations along the Taylor-Dearborn Heights border that is intended to lead to development in both communities that supports a pedestrian-orientated district with enhanced design requirements that will improve the visual character of the Van Born Gateway corridor during the next twenty years. Each use shall be

complimentary to the stated function and purpose of the district and shall not have adverse impact upon adjacent street capacity and safety, utilities, and other city services. The Gateway Overlay District is further intended to:

1. Ensure a coordinated effort between the Cities of Taylor and Dearborn Heights through adoption of the same regulations and procedures within the Gateway overlay district.
2. Enhance the appearance of the Cities by introducing site and building design requirements that will enhance the character of the Gateway overlay district.
3. Support economic development within the Gateway overlay district by improving the overall sense of place.
4. Create a positive impression of the Cities and to provide an attractive introduction to the communities.
5. Protect the public health, safety, and welfare of the residents of the Cities through coordinated land use regulations.
6. Improve the vehicular and pedestrian safety of the Cities residents and visitors through land use regulations and physical improvements.
7. Provide a mechanism for retrofitting previously developed sites in conformance with these regulations through incentives.
8. Improve the sustainability through increased landscaping that break-up large areas of impervious surfaces, provide shade, control noise and dust, buffer and screen incompatible land uses, and promote a safe environment with an overall pleasant appearance and that facilitate internal circulation.
9. Maximize retention of existing trees, shrubs, and other natural and environmentally sensitive areas which are deemed a valuable resource.

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Section 12.02 Scope and Applicability

(a) Scope. The requirements of this chapter shall apply to all lands that are designated within the TDBH Gateway district as shown on the City of Taylor Zoning Map.

The provisions and restrictions of this chapter shall apply in addition to the provisions of the underlying zoning districts shown on the official zoning map, and sufficient to fulfill the purposes of this chapter. Uses and regulations otherwise applicable in existing zoning shall not be allowed unless also permitted and developed in accordance with the following.

(b) Applicability. During project approval, the Administrative Review Committee or the Planning Commission, as applicable, may determine that a practical difficulty exists preventing the applicant from complying with all of the requirements outlined in this article. The site plan approval will govern which requirements shall apply.

(1) New Construction

- a. All new construction where new structures are proposed shall comply with all of the requirements outlined within the TDBH Gateway overlay district chapter
- b. All new additions that measure greater than 2,500 square feet shall comply with all of the requirements outlined within the TDBH Gateway overlay district chapter, as determined by the Planning Commission, Administrative Review Committee or Planning Director.

(2) Remodeling, Renovation, and Re-occupancy.

- a. All remodeling/renovation/change of use/tenant/occupancy projects shall comply with all of the requirements outlined within the TDBH Gateway overlay district chapter that do not require relocation of the building.
- b. All re-occupancy projects shall comply with all of the TDBH Gateway requirements, as determined by the Planning Commission, Administrative Review Committee or Planning Director.

(3) Maintenance and Regular Repair. All maintenance and regular repair of existing sites and buildings are exempt from the requirement of the TDBH Gateway overlay district.

Section 12.03 Schedule of Uses

Buildings or land shall be not used and buildings shall not be erected except for one or more of the following specified uses, unless otherwise provided for in this ordinance. Land and/or buildings in the districts indicated at the top of table X.03 may be used for the purposes denoted by the following abbreviations:

- (a) Permitted use (P).** Land and/or buildings in this district may be used for the purposes listed by right.
- (b) Special Land Use (SLU).** The following uses may be permitted by obtaining Special Land Use approval when all applicable requirements in **Article 13**, use requirements, and the standards of **Section 21.04**, review standards, are met.
- (c) Not permitted (—).** The use is not permitted in the district.
- (d) Additional requirements.** Indicates requirements or conditions applicable to the use.

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Page 3 is complex and may be difficult to understand. This page is a dense multi-section table with repeated category headers, abbreviations such as P and SLU, and some wrapped cells that increase the chance of screen reader confusion if not structured correctly. I converted it into a semantic HTML table with clear column headers and row-group headers to improve navigation and preserve reading order. If you need help understanding this page, please use the live assistance options in the sidebar.

Additional content from previous item: Table 12.03, TDH Gateway Overlay District Schedule of Uses

**Table 12.03, TDH Gateway Overlay District
Schedule of Uses**

Schedule of uses for the TDH Gateway Overlay District.

Uses	Gateway Overlay District	Additional Requirements
Residential uses		

Single-family detached dwellings

Uses	Gateway Overlay District	Additional Requirements
Stacked dwelling units		
Townhouse dwellings		
Two-family dwellings		
Live/work dwellings	P	
Loft Apartments	P	
Multiple-family dwellings	P	section 13.01(c)
Residential apartments on upper floor above a retail, personal service or office use on ground floor	P	
Home occupations	P	section 13.01(a)
Senior citizen housing, independent	P	
Senior citizen housing, assisted	P	
Medical		
Medical clinic	P	
Veterinary hospital/clinic	P	section 13.02(d)
Recreational		
Par 3 golf course	P	
Par 4 or greater golf courses	SLU	
Miniature golf course	P	
Roller skating rinks, pool and billiards rooms	SLU	
Bowling alleys	P	
Athletic clubs, health studios	P	
Retail, office, and services		
Furniture	P	section 13.04(d)
Hardware/appliance	P	section 13.04(d)
Service stations	SLU	
Restaurant/bar/lounge	P	section 13.06(c) + section 13.06(b) – outdoor seating
Drive-thru & indoor eating	SLU	section 13.06(a)
Drive-thru – no indoor eating		
Supermarket, convenience store	P	
Shopping center 60,000 SF or less	P	section 13.04(d)
Shopping center greater than 60,000 SF	SLU	section 13.04(d)

Uses	Gateway Overlay District	Additional Requirements
Banks, financial institutions	P, Drive-thru SLU	section 13.08(a)
	Retail, office, and services	
Barber shop, beauty parlor	P	
Vehicle service/repair		
Quick-oil change		
Offices	P	

Page 4 is complex and may be difficult to understand. This page is moderately complex because it contains a continuation of one table from the previous page and a second dimensional requirements table with a visible but unlabeled blank third column, which may confuse screen reader users. Accessibility was improved by using structured HTML tables, row-group labels, and an explicit note explaining the blank visible column. If you need help understanding this page, please use the live assistance options in the sidebar.

Additional content from previous item: Schedule of uses table continued from the previous page.

Uses	Gateway Overlay District	Additional Requirements
Personal service establishments- as defined in Section 28.09 (n)	P	
Technology, Research & Development		
Research & development center(see TRO district)	P	
Institutional		
Religious institution	P	section 13.03(c)
Non-school auditorium, theater	SLU	section 13.03(c)
Elementary school	P	
Middle School	P	
High school	P	
College/university	SLU	
Libraries	P	
Museums	P	
Accessory uses		
Accessory buildings and uses customarily incidental to any of the principal uses	P	section 15.01
Accessory buildings and uses customarily incidental to any of the principal special land uses	SLU	section 15.01

Section 12.04 Area, Height, and Placement Requirements

a. *Siting requirements.* All lots and buildings within the Gateway overlay district shall meet the following dimensional requirements. Certain dimensional requirements apply to all types of buildings while others distinguish between residential and nonresidential/mixed use.

Table 12.04 Gateway overlay district dimensional requirements

Front yard	Ten foot (10') maximum
Side yard	None required with fire-rated wall Minimum ten feet with windows or other openings Minimum ten feet from adjacent residential lot
Rear yard	Ten feet Minimum 20-feet when adjacent to residentially zoned or used property
Building height	Minimum 20-feet, single story Maximum four stories/48 feet

Note: A third column is visible in this table on the page, but no readable text appears in that column here.

Additional content from previous item: Table 12.04 Gateway overlay district dimensional requirements continued.

Table 12.04 Gateway overlay district dimensional requirements



First story height Minimum 20-feet, single story
Minimum 12-feet first story height measured from floor to ceiling

Accessory building Accessory building only in side or rear yard
minimum three feet from side and rear lot line

TDBH Gateway dimensional requirements

Building Placement

- 20' min. building height.
- 48' max. building height.
- Max. 4 stories.
- Min. 12' first story height
- 0' - 8' max
- No min. side yard with fire-wall.
- 10' min. side yard with openings or adjacent to residential.
- 20' min. rear yard
- 25' if adj. to residential zoning

- Single row of parking allowed in front yard with 30" brick wall between parking and sidewalk.
- Parking allowed in side and rear yard.

Illustration note: The diagram shows a street frontage, sidewalk, building massing, parking areas, and rear-yard placement requirements.

Note: Additional ruled cells are visible below the last row on the page, but no readable text appears in them here.

b. *Modifications.* The Administrative Review Committee or Planning Commission may modify the area, height, and placement requirements where strict adherence would serve no good purpose or where the overall intent of the district would be better served by allowing an alternative setback provided all of the conditions are found to exist. The applicant shall provide the review body with a written description as to how the proposed deviations shall meet the intent of the overlay district, and the review body shall accept, modify, or reject the proposed deviations.

1. That a modification in setback will not impair the health, safety or general welfare of the city as related to the use of the premises or adjacent premises.
2. That the setback shall be consistent with the building lines of adjacent buildings and not be setback a greater distance from the street than adjacent buildings.
3. The building will still be oriented towards the street, provide pedestrian connections between the building, and the sidewalk along the street and maintain or enhance the continuity of the pedestrian-oriented environment.
4. That waiver of the setback along a common parcel line between two premises would result in a more desirable relationship between a proposed building and an existing building.
5. The adherence to a minimum required setback would result in the establishment of non-usable land area that could create maintenance problems.

Section 12.05 Review Procedures

To support the expeditious review of proposed projects within the Gateway Overlay District, all projects that meet all requirements of the ordinance and the TDBH Gateway district are as-a-right and do not require special land use approval. They may be reviewed and approved by the City's Administrative Review Committee. All other projects shall require Planning Commission review.

Section 12.06 Site Design Requirements

(a) Administrative Review. The Administrative Review Committee (ARC), is comprised of the Building Official, Planner, Engineer, and representatives from Police and Fire. After review, the ARC committee may approve projects that are as-a-right projects (not SLU or RLU) and meet all requirements of the ordinance and the TDBH Gateway district. All other projects shall require Planning Commission approval.

(b) Planning Commission Review: For all reviews that do not qualify for administrative review.

1. **Special Land Use.** All applications that require Special Land Use approval shall be reviewed by the Planning Commission.
2. **Denial by Administrative Review Committee.** If denied by the Administrative Review Committee, applicant may appeal for a review by the Planning Commission at a public hearing. The Review Committee shall submit a written report to the Planning Commission seven days prior to the date of the public hearing. Planning Commission may approve, modify, or disapprove of the plan. If denied by the Planning Commission, the applicant may appeal the Planning Commission decision to the Zoning Board of Appeals.

(c) Relief from TDBH Gateway district requirements. In instances where the requirements described within this section cannot be met due to site constraints and/or unique issues generated by the proposed use, the ARC/PC reviewing agency may modify the requirements found in this article and approve alternative designs that meet the design intent of the sections found within the article. Prior to approval, the applicant shall provide to the review body with a written description as to how the proposed deviations shall meet the intent of the provisions that are being requested to receive relief from, and the ARC/PC review body shall accept, modify, or reject the proposed deviations.

Section 12.06 Site Design Requirements:

(a) Siting

1. **Location.** To promote good proportional spatial definition within the TDBH Gateway overlay district, all new front building walls shall be located within the eight-foot front setback area, unless allowed to be setback due to a design provision within this article. Existing buildings, structures, and foundations that are not at the end of their useful life or scheduled for demolition may be provided with an exemption from this setback requirement at the discretion of the reviewing entity.
2. **Corner Lots.** For buildings on corner lots with two front yards, the buildings shall meet the setback-line requirements for both frontages.
3. **Service Areas.** All service areas including loading docks, mechanical equipment, and refuse storage areas shall be located in the rear yards and not visible from the right-of-way.
4. **Setbacks.** All front yards shall have a maximum of an eight-foot (8') setback and all side lot setbacks adjoining other commercial uses shall be eliminated unless the adjoining use is residential in nature where the existing requirements shall apply.

(b) Building Entrances.

1. **Orientation.** To encourage pedestrian movement and accessibility within the district, all buildings shall front onto the Van Born Road right-of-way and all main building entrances shall be orientated towards the Van Born Road sidewalk and not orientated toward the site's parking areas. Entrances located at corners of buildings shall satisfy this requirement.
2. **Entrance Prominence.** To heighten the prominence of building entrances, architectural embellishments are encouraged to be employed around the main building entrances including but not limited to columns, engaged columns, decorative lighting fixtures,

(Text continues beyond the bottom of the page)

awnings, pediments, use of accent materials, etc. Entrances may be recessed to provide a transition from the public realm at the sidewalk to the private interior.

(3) Entrance Spacing: Entrances on large single-use retail structures shall be spaced no less than every two hundred and fifty feet (250') while multi-tenant buildings shall be spaced at a maximum of a public entrance every one hundred feet (100').

(4) Pedestrian-Orientated Signage: Projecting pedestrian-orientated decorative signage, with a sign area measuring less than six (6) square feet, shall be permitted at primary building entrances and will not count towards wall signage area maximum or number of signs. In the case of multiple tenant buildings, one additional projecting pedestrian-orientated decorative sign shall be permitted at each tenant's main pedestrian entrance that opens directly onto any public sidewalk or interior circulation sidewalk.

(5) Secondary Entrances: To ease pedestrian movements, non-primary entrances shall be allowed from rear parking lots. If the location of secondary entrance signage is not visible from any adjacent right-of-way, additional wall signs measuring up to one quarter of the total allowable frontage wall signage may be installed adjacent to the secondary entrances to assist with pedestrian orientation. *Wording revised to provide clarification*

(6) Signage or canopies encroaching on the Van Born right-of-way may require a permit from Wayne County.

(c) Pedestrian Enhancements

(1) Pedestrian Connectivity. To improve pedestrian safety and limit pedestrians crossing vehicular traffic in parking lots, direct protected access shall be provided from the public sidewalk along all property boundaries to main building entrances or other reasonable configurations. *Added wording to allow additional design options*

(2) Interior Circulation. All interior sidewalks shall connect with the main entrance connections, where possible.

(3) Inter-Site Connectivity. Inter-connectivity of interior pedestrian walkways is desired between adjacent parcels/uses and should be coordinated to the greatest extent possible. Interconnectivity will be evaluated during the review of the site's circulation plan. Use of colored pavement and/or differing textures are techniques that may be deployed to denote interior pedestrian walkways.

(4) Amenities. The provision of pedestrian amenities including benches, tables, gazebos, public art decorative pedestrian lighting, gardens, and other enhancements, (as approved by ARC/PC), are encouraged.

(d) Outdoor Dining.

(1) Location: To encourage the construction of outdoor dining spaces that enliven the district, buildings may be additionally setback for the creation of areas designated for active outdoor dining only. Setbacks of up to sixteen feet (16') from front property line for one hundred percent (100%) of the building's frontage, or up to twenty-six feet (26') for a zero-lot line building that creates a recessed dining area for up to fifty percent (50%) of the building frontage, may be permitted. *Revised language for further clarification*

(2) Buffering. To provide visual buffering from parking lots and roadways, outdoor dining areas shall be decoratively screened from transportation areas with opaque vegetation measuring four feet tall in planters, beds, or a combination of decorative ornamental fencing with a hedgerow, decorative masonry walls of less than four feet in height, or other means.

(3) Shading. For dining areas that face south and/or west, provision of shade is necessary for diner comfort and shall be provided for in the outdoor dining areas through the use of canopy shade trees, trellises, tensile shade structures, table umbrellas, awnings, or

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Additional content from previous item:

other means acceptable to the review body. At least 35 percent of the total outdoor dining area shall be shaded by the approved structures or landscaping.

(4) *Separation.* In addition to the transportation buffering requirement, architectural or landscape features including decorative fences, railings, low masonry walls (less than four feet in height), planters, or decorative planter beds shall be used to separate dining areas from all walkways, plazas, or building entrances.

(e) *Drive throughs and drive-up uses.*

(1) These uses shall be prohibited along all street frontages.

(2) Ordering windows and ordering kiosks shall be set-back at least thirty (30) feet from the front lot line.

(f) *Lighting.*

(1) *Dark-Sky Friendly Fixtures.* All lighting shall meet the International Dark-Sky Association's Fixture Seal of Approval or similar standard that minimizes glare, sky glow, and short-wavelength blue-rich white light.

(2) *Pedestrian and Landscape Lighting.* The use of decorative pedestrian and landscape lighting is encouraged along all pedestrian walkways.

(3) *Decorative Lighting.* The use of decorative and architectural accent lighting is encouraged that enhances the aesthetic appearance of all buildings.

Section 12.07 Architectural Requirements

(a) *Building Materials.*

(1) *All Buildings.* The building materials shall comply with Section 16.01 (d), (1) and the following table.

Table 12.07

Wall	Permitted Materials
	Business, Multiple-Family and Institutional Material Requirements
Front Façade & Other Walls Facing or Visible from a Street	a. 75% minimum brick, face brick, or stone b. Up to 20% may be wood, vinyl, or fiber cement siding, stucco or other similar quality material approved by the review agency

Wall

Permitted Materials

Business, Multiple-Family and Institutional Material Requirements

- Side & Rear Elevations that do not Face a Street
- c. Up to 5% trim materials (window decorations, cornices, and the like) may be metal, EIFS, or other durable material
 - a. 50% minimum brick, face brick, or stone
 - b. Up to 45% may be wood, vinyl, or fiber cement siding, stucco or other similar quality material approved by the review agency
 - c. Up to 5% trim materials (window fenestration, cornices, and the like)
- Basements & Foundations
- Decorative concrete block including split-face, or scored block; decorative precast concrete or stamped concrete formed in-place, or real or manufactured field stone

(b) Color.

- (1) All exterior colors shall comply with the color requirements found in Section 16.01 (c), (2).
- (2) Painting of primary façade and elevation elements shall not be permitted.

(c) *Horizontal Wall Planes.* To assist in breaking up long undifferentiated horizontal wall surfaces, the use of decorative vertical elements shall be required to meet the following

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Additional content from previous item:

requirements for all facades or street-facing elevations.

1. *Wall planes measuring between 100 and 200 feet in length.* Vertical design treatments shall be provided that divide the horizontal wall surface into vertical design bays of 50 feet or less. These elements may be articulated by changes in primary wall materials, accent materials, piers, pilasters, other architectural elements, and roofing elements that create varying vertical bays that provide differentiation across the entire building elevation.
2. *Wall planes measuring over 200 feet in length.* To provide further differentiation on longer horizontal wall surfaces, setbacks or bump-outs including decorative piers, pilasters, or other decorative treatments, extending at least 18 inches from the predominate horizontal plane, shall be employed to provide additional horizontal differentiation. These treatments shall be used at a minimum, once every 100 lineal feet of wall.

(d) *Architectural Detailing.* Long monotonous facades, including but not limited to, those characterized by unrelieved repetition of shape or form, or by unbroken extensions of a line are discouraged. To enhance the visual interest of the pedestrian realm, building design of all primary structures is encouraged to include:

1. *Fenestration.* The arrangement of windows and doors are an important architectural element that provides visual interest for pedestrians while reducing the scale and massing of buildings. Storefront windows on the ground floor shall not be required to include any decorative

architectural detailing besides meeting the transparency requirement found in 12.07.e.1; however, use of traditional storefront window design is encouraged. This design technique includes the use of decorative bulkhead, display window, transom, and beam elements. Use of quoins, divided lites, shutters, and other features are encouraged for upper-level windows. Upper story windows should utilize traditional proportions and balance of height over width with window frames inserted into the wall surface in a traditional manner, not mounted flush with the wall.

Line drawing of a traditional multistory storefront facade with a flat roof cornice, tall upper-story windows, and labeled ground-floor storefront components.

Flat roof with traditional cornice proportionate to the building to conceal mechanical.

Upper story windows should be taller than wide and comprise a minimum of 30% and a maximum of 60% of the upper level facade

Traditional Storefront Design:

- String or Belt Course
- Beam
- Transom
- Display Windows
- Bulkhead

Windows and doors must take up a minimum of 70% of ground floor facade between two and eight feet

2. *String and Belt Courses.* To break up the verticality of buildings, the use of decorative horizontal string and belt courses are encouraged.
3. *Three-Part Building Design.* For buildings over two stories in height, the use of three-part building design is encouraged. This approach features a decorative base element, body component, and cap element that reinforces the sense of human scale and massing while enhancing the overall pedestrian realm.
4. *Awnings and Canopies.* To break up the massing of a building and to assist in user orientation, awnings and canopy structures may be utilized to add visual character and differentiation to wall surfaces.
5. *Entrances.* To call attention to building entrances, the use of wall setbacks, expression of structural elements, specialized seating areas, increased architectural detailing, and

(6) Roof Design. To provide additional visual character to buildings, use of decorative roof elements including hipped, gable ended, and pitched decorative roofs are encouraged.

a. Decorative towers and cupolas may be used as additional roof design elements. These elements may exceed the district's overall height maximum, if they are less than ten (10) percent of the square feet of the main structure or 425 square feet, whichever is less.

b. Gables shall have a minimum depth of twelve (12) feet and parapet walls that abut a corner shall extend around to the side elevation to a minimum depth of twelve (12) feet.

c. All decorative roof elements should be proportional to the building design, mass, and form, and roof appurtenances, such as dormers, roof monitors, light wells, and mechanical vents should receive decorative detailing including the use of gables, hipped, or shed designs so that these roof structures should appear as functional elements, not just aesthetic conceits. *Language adjusted for clarification*

(e) Windows and Doors. Entire Section X.07.e expanded to clarify

(1) Transparency. On commercial buildings, no less than seventy (70) percent of the ground-floor façade between two (2) and eight (8) feet in height shall be clear glass storefront glazing and doorways designed for retail and consumer uses. For office, service, institutional, and other nonretail uses, a minimum of fifty (50) percent of the ground floor facade shall be clear glass storefront glazing or doorway uses.

(2) Depth of Window Opening. Required window areas shall be either windows that allow views into retail space, working areas or lobbies, pedestrian entrances, or display windows set into the wall. Windows shall not be blocked with opaque materials, walls, or the back of shelving units.

(3) Window Requirements Above First Floor. Window openings above the first story shall comprise a minimum of thirty percent (30%) and a maximum of sixty percent (60%) of the total façade area.

(4) Security Gates. Exterior solid metal security gates or solid roll-down metal doors shall be prohibited. Link or grill type security devices shall be permitted only if installed on the interior of the window openings.

(5) Clear Glazing. First floor windows shall be glazed with clear glass without any tinting while windows located above the first floor may be tinted.

(f) Encroachments.

(1) Architectural elements including awnings, canopies, and perpendicular pedestrian-scaled signs, may encroach up to 5 feet into the public rights-of-way as long as eight feet (8') of clear room is maintained over all walkways and a Wayne County Right-of-Way permit is obtained.

a. Awnings shall be permitted if positioned immediately above the ground floor windows area of the storefronts. Awnings shall be affixed directly to the building face, and poles or columns are not permitted.

b. All awnings shall be constructed of durable materials such as canvas or similar material, as opposed to metal, plastic, or rigid fiberglass. High-gloss or plasticized awnings are prohibited.

c. Internally illuminated awnings or awnings lit from the underside are prohibited. Lighting shall be from fixtures located above the awning and directed downward.

(2) Balconies on upper floors may encroach up to eight feet into the public right-of-way as long as they are setback five feet from the outside curb line of active roadway and a Wayne County Right-of-Way permit is obtained.

Section 12.08 Landscaping

(a) Landscaping. All landscaping shall minimally comply with the requirements found in Section 16.02.

1. **(1) Foundation Plantings.** To soften the appearance of the building and to reduce stormwater run-off, foundation planting beds shall be planted along all non-façade elevations, where feasible. These plantings should emphasize softening the large expanses of building walls length and height while providing accents to building entrances and architectural features.
 - a. Foundation planting beds shall measure at a minimum of five feet (5') in depth.
 - b. Decorative deciduous and evergreen trees and shrubs shall be planted at a minimum of one per every five lineal feet (5') of planting bed.
 - c. Additional trees, shrubs, perennials, annuals, and groundcover are encouraged to be maintained in these foundation planting beds.
Revised language for further clarification
2. **(2) Canopy Trees.** To lessen the impact of unshaded hard surfaces on climate and stormwater and to increase the City's tree canopy, the following shall be required.
 - a. **Public rights-of-way:** Along all public rights-of-way, canopy shade trees shall be planted three per one hundred (100) lineal feet.
 - b. **Internal circulation drives:** Three canopy trees per one hundred (100) lineal feet shall be planted on each side of private drives.
 - c. **Parking Lot Perimeters:** Canopy shade trees shall be planted along the perimeter of all parking lots at a spacing of three canopy trees per one hundred (100) lineal feet, where more than fifteen (15) feet exists between buildings and the edge of the parking lot and/or when seven (7) feet exists between the surface of the parking lot and other adjacent paved surfaces including sidewalks and adjoining parking areas. *Revised language for further clarification*
 - d. **Open Space Plantings.** For each three thousand square feet of open space that is not utilized for buildings, stormwater control, or parking lots, shall be planted with one canopy tree, five decorative trees or shrubs, and 20 ornamental grasses or perennials. These plantings may be bunched together for enhanced visual affect. *Revised language for further clarification*
3. **(3) Parking Lot Landscaping.** In addition to the requirement found at 16.02.e,
 - a. **Placement.** All required trees shall be planted within the interior of the parking area in parking lot islands measuring seven (7) feet wide by sixteen (16) feet long for single aisles and seven (7) feet wide by thirty-two (32) feet long for double aisles. One tree is to be planted in each single aisle location while two required trees are to be planted in the double aisle configuration.
 - b. **Location.** Rear yard locations do not receive a reduction in amount of required parking lot landscaping.
 - c. **Industrial Uses.** Parking lot landscaping requirements shall apply to parking areas for employees and customers but not to loading and vehicle storage areas; however, Parking Lot Perimeter Landscaping requirements shall apply to the loading and vehicle storage areas. *Revised language for further clarification*
 - d. **Buffering of Adjacent Residential Uses.** All adjacent residential uses shall be buffered from adjoining commercial or industrial uses by a six (6) foot wide buffer strip with a six (6) foot tall masonry wall and row of six (6) foot tall evergreen trees planted on ten (10) foot centers or an eight (8) foot wide buffer strip with six (6) foot tall opaque fence and row of six (6) foot tall evergreen trees planted on six (6) foot centers.
 - e. **Adjacent Unshared Parking Lots.** Where parking lots are not shared between

Note: The last item (3.e) begins "Adjacent Unshared Parking Lots. Where parking lots are not shared between" and the remainder of the sentence continues on the next page of the supplied PDF.

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Additional content from previous item: properties, a filtering buffer strip of eight feet (8') wide shall be planted with evergreen trees planted on ten foot (10') centers. This requirement shall be waived if shared parking agreements exist between adjacent properties/uses.

(b) Screening.

1. *Hardscape versus Landscape Materials.* Living landscape materials may be substituted for all required hardscape screening features (walls, fences), as long as opacity of the living landscape provides year-round screening.
2. *Size and Height.* All screening materials (both hard and living) shall be tall enough to adequately conceal the object to be screened.

(c) Environment.

1. *Protection of the Natural Environment.* Existing natural and environmentally sensitive areas, such as streams, drains, ponds, wetlands, and woodlands shall be maintained and enhanced through incorporation of pedestrian linkages and park-like settings on the entire site, to the greatest extent possible. If any alteration is planned in the existing natural and environmentally sensitive areas, those changes shall be indicated on the plan.
2. *Setback.* All site improvements should be set back at least twenty-five (25) feet from all environmentally sensitive areas including streams, drains, ponds, wetlands, and woodlands.

Section 12.09 Lighting

1. Standards:

- a. Light Intrusion and Glare: See Section 16.05.b
- b. Shielding: See Section 16.05.c.3
- c. Intensity: See Table 16.05
- d. Photometric Site Lighting Plan: See Section 16.05.h

_____ Small reference diagram related to outdoor lighting classifications. The diagram appears to show cut-off classifications for light fixtures, including a side-view fixture illustration with light distribution angles and a front-view illustration with concentric rings indicating light spread. Most fine text within the figure is too small to transcribe reliably from the supplied page image.

Note: The small lighting classification figure on this page contains fine print and technical labels that are not fully legible in the supplied PDF image.

Section 12.09 Parking

(a) *Location.* This accessory use shall be located behind all structures, where possible. If this location is not feasible, parking uses may be permitted in the required front and/or side yard as long as the use is setback five feet from the front property line and screened per Section 16.02.e.4.

(b) *Interior Walkways.* For parking lots with more than 100 parking stalls, interior parking walkways shall be provided within the parking lots that provide protected direct access to the main building entrance and improve sight lines for both the pedestrians and motorists.

(c) *Driveway Design.* Parking drives shall be no wider than twenty-four (24) feet for two lanes of traffic, and fifteen (15) feet for single-lane driveways, excluding tapers or curb radii. For more highly trafficked locations, the Planning Commission may allow additional lanes and other modifications during the site plan review process.

(d) *Turn Radii.* The maximum turning radii of all driveway corners and intersections shall be 25 feet, but radii ranging between 15 feet and 20 feet are recommended.

(e) *Parking Space Reductions.* The Administrative Review Committee or Planning Commission may reduce the required number of off-street parking spaces by up to fifteen

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Additional content from previous item:

(15) percent during the course of site plan review for provision of suggested design features. Additional consideration of five percent reduction may be given for:

- i. Type of land use/development
- ii. Hours of operation
- iii. Pedestrian traffic and accessibility
- iv. Provision of shared parking
- v. Availability of other public parking
- vi. Elimination of existing curb cuts

(2) Shared Parking: *See Section 17.01.b*

(3) Bicycle Parking: *See Section 17.01.i*

(f) *Schedule of Parking.* The following parking schedule shall apply for the land uses described in the following table within the TDBH Gateway overlay district:

Table 12.09
Parking Space Requirements

Use	Parking Requirements Residential Uses
Live/Work dwellings & Loft apartments	2 spaces per dwelling unit plus spaces required for 1 st floor use.
Multi-Family Dwellings	2 spaces per dwelling unit plus 1 guest space per 4 units.
Senior Assisted Living	1 space per room or 2 beds, whichever is less, plus 1 space per employee
Senior Independent Living	1.5 spaces per unit plus 1 space per employee.
Medical- Health Care	
Medical Offices and Clinics	1 space per 250 sq. ft. of usable floor area.
Veterinary Hospital/Clinic	1 space per 400 sq. ft. of usable floor area plus 1 space per employee.
Recreational	
Par 3 Golf Course	3 spaces per course hole, plus spaces required for other uses such as banquet hall, gift shop or lounge.
Par 4 or greater Golf Course	3 spaces per course hole, plus spaces required for other uses such as banquet hall, gift shop or lounge.
Miniature Golf Course	2 spaces per hole.
Roller skating rinks, pool and billiards rooms	1 space per 3 persons allowed within the maximum occupancy load as established by building code or 1 space per 200 sq. ft. of usable floor area, whichever is greater.
Bowling alleys	1 space per 3 persons allowed within the maximum occupancy load as established by building code or 1 space per 200 sq. ft. of usable floor area, whichever is greater.

Table 12.09 Parking Space Requirements

Use	Parking Requirements
Athletic clubs, health studios	1 space per 200 sq. ft. of usable floor area
Retail, Office and Services	
Furniture stores	1 space per 800 sq. ft. of usable floor area, plus 1 space per employee
Hardware/ Appliance stores	2 spaces per 200 sq. ft. of usable floor area
Service stations	1 space per employee, plus spaces required for any other uses, such as retail floor area, carryout restaurants, etc.
Restaurant / Bar / Lounge	1 space per 75 sq. ft. usable floor area
Drive-thru & indoor dining	1 space per 2 employees, plus 1 space per 2 seats (patrons), plus 1 space per 30 sq. ft. waiting area, plus 10 stacking spaces per pickup window.
Supermarket, Convenience store	1 space per 200 sq. ft. of usable floor area
Shopping centers 60,000 sq. ft. or less	1 space per 250 sq. ft. of usable floor area, plus spaces required for restaurants
Shopping centers over 60,000 sq. ft.	1 space per 220 sq. ft. of usable floor area, plus spaces required for restaurants

Use	Parking Requirements
Banks, financial institutions	1 space per 200 sq. ft. of usable floor area, plus 2 spaces per walk-up ATM, plus 4 stacking spaces per drive up window
Barber shop, beauty parlor	1 space per 300 sq. ft. of usable floor area or 2.5 spaces per chair/station, whichever is greater.
Offices	1 space per 250 sq. ft. of usable floor area
Personal Service Establishments	1 space per 300 sq. ft. of usable floor area
	Technology, Research and Office
Research & development center	1 space per 550 sq. ft. of usable floor area or 1.5 spaces per employee, whichever is greater, plus 1 space per corporate vehicle.
	Religious, Civic, Educational & Governmental Uses
Religious Institution (place of worship)	1 space per 3 seats in main assembly or 6 ft. of benches/pews.
Auditorium or Theatre (non-school)	1 space per 3 seats
Elementary and Middle Schools	1 space per employee, plus requirements for auditorium, stadium, etc.
High Schools/Colleges/Universities/Business or Trade Schools	1 space per employee, plus 1 space per 10 students, plus requirements for auditorium, stadium, etc.
Libraries	1 space per 300 sq. ft. of usable floor area.
Museums	1 space per 200 sq. ft. of usable floor area.

Section 12.10 Signage

The signage regulations of the TDBH Gateway overlay district shall be in addition to those found in Article 18. In order to provide visual unity between the cities of Taylor and Dearborn Heights and to limit blight and visual clutter caused by poor sign design and location placement, the following regulations shall apply to commercial and industrial uses located within the TDBH Gateway overlay district.

(a) Ground-mounted Signs.

1. **(1) Location.** Monument/ground-mounted signs shall be permitted to be placed within two feet (2') of the front property line.
2. **(2) Size.** The maximum size of a single-tenant sign shall be thirty-two square feet (32 sq ft) per face with a maximum area of fifty square feet (50 sq ft) for multi-tenant signs.
3. **(3) Height.** Single-tenant signs shall not exceed eight feet (8') in height and multi-tenant signs shall not exceed ten feet (10') in height, as measured from the sidewalk or grade.

(b) Wall-signs.

1. **(1) Size.** The maximum size of a single tenant wall sign shall be fifty square feet (50 sq ft). Multi-tenant buildings may have one (1) wall sign per tenant having individual means of public access.
2. **(2) Height.** The top of a wall sign shall not exceed twelve feet (12') in height, as measured from the sidewalk or grade.

(c) Projecting pedestrian-orientated signage.

1. **(1) Location.** Projecting pedestrian-orientated signage may be located at all primary and secondary pedestrian entrances. Signs and mounting brackets shall not extend more than four feet (4') from the surface of the building wall plane.
 2. **(2) Size.** Each sign shall not exceed six square feet (6 sq ft) in overall sign face size.
 3. **(3) Height.** Projecting pedestrian-orientated signage shall provide at least eighty-four inches (84") of clearance between the sidewalk surface and the underside of the projecting sign.
 4. **(4) Number.** Projecting pedestrian-orientated signs shall not count towards either ground-mounted or wall sign area calculations.
- (d) Prohibited Signs.** The following signs are specifically prohibited:
1. **(1) Murals.**
 2. **(2) Neon** - signs, window surround lighting with LED string lights or by other means shall not be permitted. *See Section 18.03.m*
 3. **(3) Electronic reader boards/changeable message signs.**
 4. **(4) Window Signs.**

Section 12.11 Definitions

Beam: Part of traditional storefront design, this horizontal band may be capped with a decorative string or belt course, and the beam is often the location of store advertising. This area usually measures between twenty-four to forty inches (24"-40") tall.

Bulkhead: Part of traditional storefront design, this short, often decorative wall, extends typically eighteen to twenty-four inches (18"-24") above the sidewalk. The bulkhead protects the display window from damage from snow storage and debris from the sidewalk.

Display Window: Large panes of transparent glass that sit on top of the storefront bulkhead, typically measuring between six and ten feet (6'-10') tall.

Outdoor Dining, active: Outdoor active dining areas shall have either table service or an exterior pedestrian pick-up area with tables and chairs, landscaping, and shade-structures that is designed for diners.

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Three-Part Building Design: An architectural design technique, often used for buildings over two stories tall, intended to give taller buildings more human scale with significant architectural detailing in the pedestrian realm. This approach utilizes richly detailed base element often including a decorative ground-floor storefront; a body element with less architectural detailing; and a cap design element that often includes a decorative cornice that offers a visual termination to the structure.

Traditional and Natural Materials: Materials consisting of clay bricks (full or thin set, if thin set, corners must have full brick appearance), stone, manufactured stone, or ceramic tile.

Transom: Horizontal band of windows located above the display window, often measuring between twenty-four and thirty-six inches (24"-36") tall. Not all traditional storefronts include transom windows in their designs. Transom windows located over the entrance door may provide natural ventilation by tilting in or hinging outwards.

Edits to Definitions per C. Siemion comments

Section 2

SECTION 2. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

Section 3

SECTION 3. The Taylor Code of Ordinances and prior amendments thereto not in conflict herewith shall continue to remain in full force and effect except as specifically amended herein.

Section 4

SECTION 4. Publication and Effective Date. This ordinance shall become effective upon passage by the City Council and the publication of the ordinance in accordance with the Charter of the City of Taylor and the statutes of the State of Michigan.

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I hereby certify that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the City Council of the City of Taylor, at a Regular Meeting held in the Council Chambers at the Taylor Municipal Building, 23555 Goddard Road, Taylor, Michigan on the 16th day of May, 2023.

I further certify that the following Council Members were present at said meeting:

Johnson, Ramik, Geiss, Brandana, and Rose. (Originally underlined)

Members were absent: **Winton and Slaven.** (Originally underlined)

I further certify that Council Member **Johnson** moved adoption of said Ordinance, and said motion was supported by Council Member **Ramik.**

I further certify that the following Council Members voted for adoption of said Ordinance: **Johnson, Ramik, Geiss, Rose and Brandana** and the following Council Members voted against adoption of said Ordinance: **None.**

ORDINANCE NO. 23-508

RESOLUTION NO. 5.216-23

I hereby approve the foregoing Ordinance.



Signature of Cynthia A. Bower

CYNTHIA A. BOWER, CITY CLERK



Signature of Timothy O. Woolley

TIMOTHY O. WOOLLEY, MAYOR