

NOTICE OF ADOPTION

CHARTER TOWNSHIP OF VAN BUREN

COUNTY OF WAYNE, STATE OF

MICHIGAN

ORDINANCE NO. 09-06-22(1)

AN ORDINANCE TO AMEND THE ZONING ORDINANCE 5-2-17(2) AS AMENDED OF THE CHARTER TOWNSHIP OF VAN BUREN TO CREATE A PROPOSED SUMPTER ROAD MIXED USE (SRMU) ZONING DISTRICT AND SUMPTER ROAD OVERLAY DISTRICT (SROD), INCLUDING AMENDMENTS TO ARTICLE 2, SECTION 2.102. DEFINITIONS, SPECIFIC TERMS; ARTICLE 3 – ZONING DISTRICTS AND PERMITTED USES: SECTION 3.104 (PERMITTED USES BY DISTRICT), SECTION 3.105 (FOOTNOTES TO THE TABLE OF PERMITTED USES AND SPECIAL LAND USES BY DISTRICT), SECTION 3.119 (BELLEVILLE ROAD MIXED USE DISTRICT) AND SECTION 3.121 (SUMPTER ROAD MIXED USE DISTRICT); ARTICLE 4, SECTION 4.102. SCHEDULE OF REGULATIONS; AND ARTICLE 6, CHAPTER 4. SUPPLEMENTAL ZONING DISTRICT STANDARDS, SUMPTER ROAD OVERLAY DISTRICT.

THE CHARTER TOWNSHIP OF VAN BUREN ORDAINS:

SECTION 1- ORDINANCE AMENDMENT. Pursuant to this Ordinance, the following sections of the Charter Township of Van Buren Zoning Ordinance shall be amended in accordance with the below text upon the effective date of this Amendment.

Article 2 Definitions

Section 2.101 General

When not inconsistent with the context, words used in the present tense include the future tense, words need in the singular number include the plural number and words need in the plural number include the singular number. The word “shall” is always mandatory and not merely directory. Terms not herein defined shall have the meanings customarily assigned to them.

Section 2.102 Specific Terms

ACCESSORY DWELLING UNIT. A secondary house or apartment used for residential purposes that shares the building lot of a larger, primary home which is detached from the larger, primary home.

APARTMENT OR APARTMENT UNIT: A renter-occupied dwelling unit that is contained within a building which is not a single-family dwelling, such as a duplex, a mixed use building, cottage retail building, apartment house, or multiple-family high rise dwelling.

BREW PUB: An establishment associated with a license issued by the State of Michigan that authorizes the licensee to brew up to 18,000 barrels of beer per calendar year for sale on the premises and off the premises with a Specially Designated Merchant license.

COTTAGE / ARTISANAL MANUFACTURING includes the following uses and any other similar uses conducted entirely within a completely enclosed building:

- a. The assembly, fabrication, manufacture, compounding, processing, packaging, or treatment of such products as food or beverage products, hardware, toiletries, musical instruments, optical goods, toys, rubber stamps and other small molded rubber products, novelties, electrical instruments, pottery, figurines, and other ceramic products using only previously pulverized clay, where these products are not intended for mass production;
- b. The manufacture, compounding, assembling, fabrication, packaging, or treatment of custom products, articles, or merchandise not intended for mass production from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fiberglass, fur, glass, hair, horn, leather, paper, plastics, metals, stone, shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills), and yarn;

MANUFACTURING AND PROCESSING (LIGHT): Includes the following uses and any other similar uses conducted entirely within a completely enclosed building:

- a. The assembly, fabrication, manufacture, compounding, processing, packaging, or treatment of such products as cutlery, food products, hardware, pharmaceuticals, toiletries, musical instruments, optical goods, toys, rubber stamps and other small molded rubber products,

novelties, electrical instruments (e.g., electric or neon signs, appliances, computers, radios, phonographs, televisions and video recorders) and pottery, figurines, and other ceramic products using only previously pulverized clay;

- b. The manufacture, compounding, assembling, fabrication, packaging, or treatment of products, articles, or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fiberglass, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills), and yarn;
- c. Tool and die shops, metal working machine shops involving the use of grinding or cutting tools, manufacturing shops for tools, dies, jigs, and fixtures, the manufacture, compounding, assembling, fabrication, packaging or treatment of products, articles or merchandise from sheet metal (excluding large stamping such as automobile fenders and bodies), and the manufacture or assembly of light sheet metal products including heating and ventilating equipment, cornices, eaves and gutters; and
- d. Publishing, printing, forming of boxes and cartons and manufacturing of cardboard products.

MICRO BREWERY: A manufacturer of beer which manufactures 60,000 or fewer barrels of beer a year. Can sell beer to Wholesaler licensees to sell to retailers. May also sell beer to consumers under an On-Premises Tasting Room Permit at the location where it manufactures beer. May also self-distribute beer it manufactures to retailers if it sells fewer than 2,000 barrels of beer a year. No local legislative approval required for licensure, if manufacturing only; On-Premises Tasting Room Permit requires local legislative approval.

RESTAURANT, CARRY-OUT: An establishment where food is prepared and served to a customer solely for the consumption off the premises.

RESTAURANT, DRIVE-IN OR DRIVE-THRU: An establishment where food is prepared and served on the premises for the consumption within automobiles or an establishment with combined drive-in and sit-down facilities.

RESTAURANT, SIT-DOWN: An establishment where food is prepared and served for consumption within the principal building, with or without carry-out facilities, including delicatessens, bakeries, and coffee shops.

SERVICE ROAD. Low-speed, one-way roadways adjacent and parallel to a major roadway which provide direct access to properties fronting on the major roadway.

SMALL DISTILLER: A manufacturer of spirit products that contain more than 10% alcohol by volume which manufactures 60,000 or fewer gallons of spirits a year. Can sell spirits it manufactures to the Commission to sell through Authorized Distribution Agents to retailers. May self-distribute spirits it manufactures to retailers if it sells less than 3,000 gallons of spirits a calendar year to retailers. May sell spirits it manufactures to customers under an On-Premises Tasting Room Permit at the location where it manufactures it and also through an Off-Premises Tasting Room license or Joint Off-Premises Tasting Room license. No local legislative approval required for licensure, if manufacturing only; On-Premises Tasting Room Permit requires local legislative approval.

SMALL WINE MAKER: A manufacturer of wine which manufactures 50,000 or fewer gallons of wine a year. Can sell wine to Wholesaler licensees to sell to retailers. May also sell wine to consumers under an

On-Premises Tasting Room Permit at the location where it manufactures it and also through an Off-Premises Tasting Room license or Joint Off-Premises Tasting Room license May self-distribute wine it manufactures to retailers. May hold a Farmer's Market Permit that allows the sale and sampling of its wine at a farmer's market. No local legislative approval required for licensure, if manufacturing only; On-Premises Tasting Room Permit requires local legislative approval.

Section 3.104. Permitted Uses by District

The following [Table 1](#) lists the permitted uses and special land uses in each district. Refer to [Article 2](#) for a description of the uses listed in the following [Table 1](#).

Whenever a specific development standard is included for a particular use in *Table 1*, any development must comply with the requirements of the referenced section. All development standards for specific uses are listed in [Article 5](#).

Refer to the footnotes to the Table of Permitted Uses and Special Land Uses in [Section 3.105](#). Footnotes applicable to each zoning district are indicated in parentheses after the zoning district title in the [Table 1](#).

Finally, refer to [Article 6](#) for applicable requirements not listed in [Table 1](#).

Table 1: Table of Permitted Land Uses and Special Land Uses by District

Key:	■ Principal Permitted Use	○ Special Land Use	[blank] Use Not Permitted													
USE	R-1A, R-2A, R-1B, and R-1C	RM (A)	RMH	AG	C (B), (C)	C-1 (C)	C-2 (C)	FS	OT (D)	M-1 (E)	M-T (F)	M-2	AP (G)	BRMU	SRMU	DEVELOPMENT STANDARD
RESIDENTIAL USES																
Accessory Caretaker Dwelling					○	○	○	○	○	○	○	○	○			Section 5.117
Apartment Houses		○												○		Section 5.103
Apartments														■	■	
Multiple Family High Rise Dwelling		○														Section 5.103
Single-Family Attached Dwelling		■												■	■	Section 5.116
Single-Family Detached Dwelling	■			■										■	■	Section 5.114
Single-Family Detached Dwelling in RM		■														Section 5.114
Single-Family Farm Dwelling Related to Agricultural Operations				■												
Mobile Home Parks			■													Section 5.126
Mobile Home Subdivisions			■													Section 5.127
Planned Residential Developments	○			○										○		
Two-Family Dwelling		■												■	■	
Accessory Dwelling Unit															■	
LODGING USES																
Bed and Breakfast	○													○	○	Section 5.106

Key:

■ Principal Permitted Use

○ Special Land Use

[blank]
Use Not
Permitted

USE	R-1A, R-2A, R-1B, and R-1C	RM (A)	RMH	AG	C (B), (C)	C-1 (C)	C-2 (C)	FS	OT (D)	M-1 (E)	M-T (F)	M-2	AP (G)	BRMU	SRMU	DEVELOPMENT STANDARD
Motels and Hotels					■	■	■							■		Section 5.121
OFFICE USES																
Financial Institution, No Drive-Thru					■	■	■		■					■	■	
Financial Institution, With Drive-Thru						○	○		○							Section 5.105
Financial Institution with Drive-Thru in rear only															○	Section 5.105
High Tech, Data Processing, and Computer Center									■	■		■				
Offices of Manufacturing Agents, Sales Representatives, and Others Requiring Display Area and Limited Warehousing									■							Section 5.128
Office, Medical or Dental					■	■	■		■					■	■	
Office, Professional					■	■	■		■					■	■	
Veterinary/Animal Clinics and Hospitals				○		■	■			■				■		
Veterinary/Animal Clinics and Hospitals (no breeding, boarding or training)															■	
COMMERCIAL USES																
Automobile Rental and Leasing Agencies						○	○									Section 5.104
Automobile Wash Establishment, Automatic						○	○			○						
Automobile Wash Establishment, Self-Serve										■						
Brewpub															○	○
Contractor Establishment, Indoor						■	■								■	■
Drive-In Theaters							■			○		○				Section 5.113
Event Facilities					■	■	■									
Gasoline Filling Stations						○	○	○								
Gasoline Service Stations								○								
Greenhouses and Nurseries				■	○	○	○								○	○ Section 5.119
Grocery Store					■	■	■								■	■
Health or Exercise Club or Spa						■	■								■	■
Mini-Warehouse (Self Storage Facility)						○	○									Section 5.125
Mortuary Establishments						■	■								■	■
Outdoor Storage of Building or Contracting Equipment and Supplies						○	○			○		○			○	Section 5.132
Open Air Business Uses						○	○									Section 5.129
Outdoor Vehicle Sales						○	○									Section 5.133
Planned Shopping Centers						○	■								○	Section 5.134
Printing Shops and Establishments						■	■		■						■	■
Private Clubs						■	■			○					■	○ Section 5.135
Private Indoor Instructional Institutions					■	■	■								■	■
Public Auction Rooms						■	■								■	■
Recreational Vehicle Storage Yards						○	○			○		○				Section 5.129
Regulated Uses (Tattoo establishments, pawnshops, pool and billiard halls, and massage parlors)										○						Section 5.138
Regulated Uses (Sexually Oriented Businesses)												○	○			Section 5.138

Key:

■ Principal Permitted Use

○ Special Land Use

[blank]
Use Not
Permitted

USE	R-1A, R-2A, R-1B, and R-1C	RM (A)	RMH	AG	C (B), (C)	C-1 (C)	C-2 (C)	FS	OT (D)	M-1 (E)	M-T (F)	M-2	AP (G)	BRMU	SRMU	DEVELOPMENT STANDARD
Restaurant, Drive-Thru or Drive-In					○	○										Section 5.136
Restaurant, Carry-Out					■	■	■			■				■	■	
Restaurant, Outdoor Dining					■	■	■							■	■	Section 5.137
Restaurants, Sit-Down (no entertainment)					■	■	■	■		■				■	■	
Restaurant, Sit-Down (with entertainment)					■	■	■	■		■				■	■	
Restaurant with walk-up window															■	
Retail Sales, Indoor					■	■	■	■		■				■	■	
Service Establishment, Office, Showroom, or Workshop (No Retail Required)						■	■							■	■	
Service Establishment, Office, Showroom, or Workshop (Retail Required)					■	■	■							■	■	
Service Establishment, Personal Services					■	■	■			■				■	■	
Studios					■	■								■	■	
Truck Stops								○								
Vehicle Service, Major										○		○				Section 5.141
Vehicle Service, Minor						○	○									Section 5.141
Vehicle Showrooms						■	■									
Wholesale Sales						○	■			■	■	■				
INDUSTRIAL USES																
Accessory Outdoor Industrial Storage										■	■	■				Section 5.101
Air Freight Forwarders												○				
Cottage or Artisanal Manufacturing															■	
Distribution Centers											○	■				Section 5.112
Instructional Services, Outdoor										○						
Junk Yards												○				Section 5.122
Laboratories, Minor						■	■		■	■	■	■		■	■	
Laboratories, Major										■	■	■				
Manufacturing and Processing, Light										■	■	■				
Manufacturing and Processing, Heavy												■				
Micro Brewery														○	○	
Retail Dry Cleaning Plants and Laundries										■		■				
Small Distiller														○	○	
Small Wine Maker														○	○	
Truck Repair and Maintenance Facility, Major												○				
Truck Repair and Maintenance Facility, Minor										○		○				
Truck and Railroad Terminals												■	■			
Warehousing (Excluding Outdoor Storage and Distribution Center)							■									
Warehousing (Excluding Distribution Center)										■	■	■				
COMMUNITY, EDUCATION, AND INSTITUTIONAL USES																
Adult Day Care Center	○	○	○	○	○	○	○							○	○	Section 5.110
Adult Foster Care, Family Home	■	■		■										■	■	
Adult Foster Care, Large Group Home		○												○	○	
Adult Foster Care, Small Group Home		○												○	○	
Bus Passenger Station						■	■	■						■		
Cemeteries				■												

Key:

■ Principal Permitted Use

○ Special Land Use

[blank]
Use Not
Permitted

USE	R-1A, R-2A, R-1B, and R-1C	RM (A)	RMH	AG	C (B), (C)	C-1 (C)	C-2 (C)	FS	OT (D)	M-1 (E)	M-T (F)	M-2	AP (G)	BRMU	SRMU	DEVELOPMENT STANDARD
Child Care Centers	○	○	○	○	○	○	○							○	○	Section 5.108
Day Care or Child Care, Family Home	■	■	■	■										■	■	
Day Care or Child Care, Group Home	○	○		○										○	○	Section 5.111
Hospitals		■												○	○	Section 5.120
Senior Housing		○	○		○	○	○							○	○	Section 5.143
Places of Assembly	○	○	■	○		■	■		○					■	■	Section 5.139
Public Buildings and Uses	■				○	■	■		○					■	■	
Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations (excluding storage yards) when necessary to serve the immediate vicinity	○	■	■	○	○	■	■			■	■	■		○	○	
Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations (including storage yards) when necessary to serve the immediate vicinity										■	■	■				
Religious Institutions	○	○	■	○		■	■		○					■	■	Section 5.139
School, College or University and Public or Non-Profit	■	■	■		■	■	■		■					■	■	
School, College or University, Private						■	■		■					■	■	
School, Primary or Secondary	■	■	■		■	■	■							■	■	
School, Vocational or Technical						■	■		■						■	
RECREATION USES																
Campgrounds			■			○	○									Section 5.107
Country Clubs	○			○												
Golf Courses	○			○												Section 5.118
Horses for Personal, Non-Commercial Use	■			■												Section 5.123
Indoor Recreation						○	■			■		■		○	○	
Outdoor Recreation, Amusement						○	○									Section 5.130
Outdoor Recreation, Golf Driving Range	○			○												Section 5.131
Outdoor Recreation, Gun Club				○												Section 5.131
Outdoor Recreation, Private Park	○			○												Section 5.131
Private Clubhouse		■												○		
Private Swimming Pools	■	■	■											■	■	Section 7.206
Publicly-Owned Recreational Facilities	■								■					■	■	
ANIMAL AND AGRICULTURAL USES																
Agricultural Retail Sales				○												Section 5.102
Commercial Agriculture Operations and Buildings				■												
Keeping of Pets and Livestock				■												Section 5.123
Kennels and Raising of Fur Bearing Animals				○												Section 5.124
Public and Private Stables and Riding Academies				■												
Temporary Produce Sales Building				■												Section 5.140
Truck Gardening				■												

Key:

■ Principal Permitted Use

● Special Land Use

[blank]
Use Not
Permitted

USE	R-1A, R-2A, R-1B, and R-1C	RM (A)	RMH	AG	C (B), (C)	C-1 (C)	C-2 (C)	FS	OT (D)	M-1 (E)	M-T (F)	M-2	AP (G)	BRMU	SRMU	DEVELOPMENT STANDARD
AIRPORT USES																
Airports and Related Facilities													■			
Assembly and fabrication plants which use an airplane taxiway from the main airport runway directly to the manufacturing firm.													■			
Airport Commercial and Service Establishments													■			
Transportation facilities including truck and rail terminals, bus depots, and similar uses													■			
Laboratories Related to Aviation Industry													■			
Package Expediting Services													■			
Wholesaling and Warehousing Establishments Requiring Air Transport													■			
OTHER USES																
Commercial Radio and Television Towers						●	●									Section 5.109
Drive-Thru Facility (accessory to any principal use)						●	●									
Home Occupations	■			■										■	■	
Mining, excavating, or other removal of sand, earth, minerals, or other materials naturally found in the earth				●								●				
Off-Street Parking Lots (Principal Use)													■			
Parking Garages								■					■	■	■	
Wireless Communication Facilities	●	●	●	●	■	■	■	■	●	■	■	■	■			Section 5.142

Section 3.105. Footnotes to the Table of Permitted Uses and Special Land Uses by District

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(H) Required Conditions of the BRMU, Belleville Road Mixed Use District

1. Apartments in the BRMU Zoning District are only permitted within building types specified in Section 3.119(F). Minimum floor area per dwelling unit (sq. ft.) in apartment units shall be the same as for apartment units in the RM zoning district as labeled in Section 4.102, Table 2.

(I) Required Conditions of the SRMU, Sumpter Road Mixed Use District

1. Apartments in the SRMU Zoning District are only permitted within building types specified in Section 3.121(F). Minimum floor area per dwelling unit (sq. ft.) in apartment units shall be the same as for apartment units in the RM zoning district as labeled in Section 4.102, Table 2.
2. Industrial uses must be at least 200 feet from any residential zoning district unless the Planning Commission finds that a modification from this requirement is justified due to the character of the surrounding land uses and the nature of the specific industrial use.
3. Within 100 feet of any residential zoning district, buildings with commercial or office uses are subject to the regulations of section 3.110(D) (required conditions of the C, Local Business District), unless the Planning Commission finds that a modification from this requirement is justified due to the character of the surrounding land uses and the nature of the specific commercial use.
4. No senior housing building shall exceed 5,000 square feet.
5. Commercial, community, educational and institutional uses in the SRMU zoning district are subject to the greenbelt buffering requirements for C, C-1, C-2, FS, and OT districts as described in Section 10.103(E) of this ordinance.
6. Industrial uses in the SRMU zoning district are subject to the greenbelt buffering requirements for M-1 districts as described in Section 10.103(E) of this ordinance.

Section 3.110 C, Local Business District

(A) STATEMENT OF PURPOSE
<p>The Local Business District intended to permit retail business and service uses which are needed to serve nearby residential areas. In order to promote such business development, uses are permitted which would not create hazards, offensive and loud noises, vibration, smoke, glare or excessive truck traffic. The intent of this district is also to encourage the concentration of local business in appropriate locations for the mutual benefit of businesses and patrons. It is intended that marginal strip business development along major streets be discouraged.</p>

(B) PERMITTED USES	(C) SPECIAL LAND USES
<ul style="list-style-type: none"> • Service establishment, personal services • Service establishment, office, showroom or workshop (retail required) • Office, Professional • Office, Medical and Dental • Grocery store • Restaurants, Sit Down with no entertainment • Retail Sales, Indoor • School (Primary or Secondary) • School (College or University, Public or Non-Profit) • Private indoor instructional institutions. • Adult day care centers • Wireless Communication Facilities • Banks and Financial Institutions, No Drive-Thru • Accessory structures and uses customarily incidental to the above permitted uses 	<ul style="list-style-type: none"> • Publicly owned buildings and uses • Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations but not including storage yards, when necessary to serve the immediate vicinity. • Child care centers • Greenhouses and Nurseries • Accessory Caretaker Dwelling • Senior Housing

The above list is a summary of uses permitted by right or special land use approval in the district. Refer to [Section 3.104](#) (including footnotes) for standards and requirements applicable to permitted and special land uses. In case of a conflict between the above list and the uses listed in [Section 3.104 \(including footnotes\)](#), then [Section 3.104](#) shall prevail. Refer to [Article 2](#) for definitions of uses and refer to [Article 5](#) for development standards for specific uses.

(D) REQUIRED CONDITIONS OF THE C, LOCAL BUSINESS DISTRICT
<ul style="list-style-type: none"> • Restrictions on Uses: All permitted uses shall be subject to the following restrictions: <ul style="list-style-type: none"> ○ All business or service establishments shall be for the purpose of dealing directly with consumers. All goods produced or processed on the premise shall be sold at retail on premises where produced and/or processed for customers of the premises. ○ All business activities, including servicing and processing, except for off-street parking or loading, shall be conducted within completely enclosed building. ○ No drive-in or drive-through uses shall be permitted. ○ No use involving the sales of alcohol for consumption on premises shall be permitted. ○ No meat or poultry stores where slaughtering is done on the premises shall be permitted. • Buildings. Buildings in the Local Business District shall be subject to the following limitations: <ul style="list-style-type: none"> ○ Building for Permitted Uses. No single use may occupy a building or portion of a building greater than five thousand (5,000) square feet and no building occupied by more than one (1) use may be larger than ten thousand (10,000) square feet. ○ Other Buildings. Building including one (1) or more uses permitted by right and/or permitted after special approval, which are larger in area than those permitted above shall be subject to special land use review and the following provisions: <ul style="list-style-type: none"> • Such building shall be located on a site not less than three (3) acres in area. • No single commercial use may occupy a building or portion of a building greater than ten thousand (10,000) square feet. • No commercial use building occupied by more than one (1) use may be larger than thirty thousand (30,000) square feet. <p>No main or accessory building shall be situated less than fifty (50) feet from any residential district, or from any property line which abuts a residential district or use.</p>

- The maximum size of a building used for non-commercial or residential uses shall be dictated by compliance with all applicable ordinance regulations for setbacks, parking, greenbelts and other site design requirements.

- **Fabrication and Storage Areas.** Any such building and use shall not have more than forty percent (40%) of the floor area therein devoted to fabricating or storage areas.
- **Garages.** Garages shall be permitted only when used exclusively for the storage of passenger motor vehicles and/or commercial vehicles of not more than a gross vehicle weight rating of ten thousand (10,000) pounds for use in connection with the primary use.

(E) ARCHITECTURAL STANDARDS APPLICABLE TO ALL COMMERCIAL ZONING DISTRICTS

All buildings in commercial zoning districts shall meet the following requirements:

- Brick or another material of similar architectural quality and appearance as determined by the Planning Commission, shall be the principal material for exterior building surfaces.
- Buildings shall incorporate roof articulation, projection and relief, covered walkways into facades which include entrances or display windows or which are adjacent to parking or visible from rights-of-way.

(F) DIMENSION REGULATIONS (C, LOCAL BUSINESS DISTRICT)

Lot Standards		Minimum Setbacks	
<i>Min. Lot Area (sq. ft.)</i>	--	<i>Front Yard</i>	75 (N)
<i>Min. Lot Width (ft.)</i>	--	<i>Side Yard (one)</i>	15 (M) , (P)
<i>Min. Lot Depth (ft.)</i>	--	<i>Side Yard (total of 2)</i>	15 (M)
<i>Max. Lot Coverage (%)</i>	--	<i>Rear Yard</i>	25
<i>Min. Floor Area/Unit (ft.)</i>	--		
<i>Max. Building Height (ft.)</i>	40		
<i>Max. Building Height (stories)</i>	4		

Footnotes: Refer to [Section 4.102](#) wherever a footnote is referenced in parentheses after one of the design regulations.

Section 3.119 BRMU, Belleville Road Mixed-Use District

(A) STATEMENT OF PURPOSE
<p>The Belleville Road Mixed-Use District intended to encourage and facilitate redevelopment by implementing the following mixed-use policies of the 2020 Van Buren Township Master Plan and Belleville Road District Plan and Market Analysis:</p> <ol style="list-style-type: none"> 1. Mix of Land Compatible Land Uses. Permit a range of compatible land uses, such as residential (from single-family to multi-family), public, institutional, office, retail, personal services uses, and appropriate general business uses. 2. Walkability. Create a walkable, pedestrian-oriented development that does not conflict with motorized traffic. 3. Building Location and Site Design. Ensure that buildings have a strong relationship to the street by requiring development to be human-scale through appropriate building location and site design, including developing areas that include civic spaces and pedestrian amenities and requiring on-street parking along interior streets. 4. Use of Buildings. Allow compatible mixed uses to be located in a single building. 5. Land Assembly for Development. Because frontage land on major roads tends to have higher property values, the mixed-use standards in this Section create a strong economic incentive to combine shallower frontage land with land behind the frontage. By allowing lots to extend deeper into frontage property, typical strip development will be discouraged and a more sustainable mix of land uses will be permitted.

(B) PERMITTED USES	(C) SPECIAL LAND USES
<ul style="list-style-type: none"> • Apartments¹ • Single-Family, Attached Dwelling • Single-Family, Detached Dwelling • Two-Family Dwelling • Hotels and Motels • Financial Institution, No Drive-Through • Office, Medical or Dental • Office, Professional • Veterinary/Animal Clinics and Hospitals (no breeding, boarding, or training) • Contractor Establishment, Indoor • Grocery Store • Health or Exercise Club or Spa • Mortuary Establishment • Printing Shops and Establishments • Private Clubs • Private Indoor Instructional Institutions • Public Auction Rooms • Restaurant, Carry-Out • Restaurant, Outdoor Dining • Restaurant, Sit-Down (with or without entertainment) • Retail Sales, Indoor • Service Establishment, Office, Showroom, or Workshop (No Retail Required) 	<ul style="list-style-type: none"> • Service Establishment, Office, Showroom, or Workshop (Retail Required) • Service Establishment, Personal Services • Studios • Laboratories, Minor • Adult Foster Care, Family Home • Bus Passenger Station • Day Care Home, Family Home • Places of Assembly • Public Buildings and Uses • Religious Institutions • School (College or University, Public or Non-Profit) • School (College or University, Private) • School (Primary or Secondary) • Private Swimming Pools • Publicly-Owned Recreational Facilities • Home Occupations • Parking Garages • Accessory structures and uses customarily incidental to the above permitted uses <ul style="list-style-type: none"> • Apartment Houses • Planned Residential Developments • Bed and Breakfast • Greenhouses and Nurseries • Planned Shopping Centers • Adult Day Care Center • Adult Foster Care, Large Group Home • Adult Foster Care, Small Group Home • Child Care Centers • Day Care Home, Group • Hospitals • Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations (excluding storage yards) when necessary to serve the immediate vicinity • Indoor Recreation • Private Clubhouse • Brewpub <ul style="list-style-type: none"> • Micro Brewery • Small Wine Maker • Small Distiller •

The above list is a summary of uses permitted by right or special land use approval in the district. Refer to [Section 3.104](#) (including footnotes) for standards and requirements applicable to permitted and special land uses. In case of a conflict between the above list and the uses listed in [Section 3.104](#) (including footnotes), then [Section 3.104](#) shall prevail. Refer to [Article 2](#) for definitions of uses and refer to [Article 5](#) for development standards for specific uses.

1. *Apartments in the BRMU Zoning District are only permitted within building types specified in Section 3.119(F). Minimum floor area per dwelling unit (sq. ft.) in apartment units shall be the same as for apartment units in the RM zoning district as labeled in Section 4.102, Table 2.*

Section 3.121. SRMU, Sumpter Road Mixed-Use District

(A) STATEMENT OF PURPOSE
<p>The Sumpter Road Mixed-Use District is intended to encourage contextually appropriate development and redevelopment by implementing the following mixed-use policies of the 2020 Township Master Plan, Sumpter Road Corridor Plan, and South Side Master Plan:</p> <ol style="list-style-type: none"> 1. Mix of Land Compatible Land Uses. Permit a range of compatible land uses within the semi-rural context of the Sumpter Road corridor, such as residential (from single-family to multi-family), public, institutional, retail, personal services, and appropriate light industrial uses. 2. Accommodate All Modes of Transportation. Create walkable, pedestrian-oriented development that does not conflict with motorized traffic and does not inhibit the safety and comfort of non-automobile users of the corridor. 3. Building Location and Site Design. Encourage pedestrian-scaled development through appropriate building location and site design. Accommodate the varying size of land parcels in the District by regulating these elements relative to their location on a given parcel. 4. Use of Buildings. Allow compatible mixed uses to be located in a single building. 5. Land Assembly for Development. Because frontage land on major roads tends to have higher property values, the mixed-use standards in this Section create a strong economic incentive to combine shallower frontage land with land behind the frontage. By allowing lots to extend deeper into frontage property, typical strip development will be discouraged and a more sustainable mix of land uses will be permitted. Clustering of new residential development with open space preservation will be encouraged.

(B) PERMITTED USES		(C) SPECIAL LAND USES
<p>RESIDENTIAL USES</p> <ul style="list-style-type: none"> • Apartments¹ • Dwelling, Single-Family Residential Attached • Dwelling, Single-Family Residential Detached • Two-Family Dwelling • Home Occupations • Accessory Dwelling Unit <p>OFFICE USES^{3, 5}</p> <ul style="list-style-type: none"> • Financial Institution with no Drive-Thru • Office, Medical or Dental • Office, Professional • Veterinary/Animal Clinics and Hospitals (no breeding, boarding, or training) <p>COMMERCIAL USES^{3, 5}</p> <ul style="list-style-type: none"> • Contractor Establishment, Indoor • Grocery Store • Health or Exercise Club or Spa • Mortuary Establishment • Printing Shops and Establishments • Private Indoor Instructional Institutions • Public Auction Rooms • Restaurant, Carry-Out • Restaurant, Sit-Down • Restaurant with walk-up window • Retail Sales, Indoor • Service Establishment, Office, Showroom, or Workshop (No Retail Required) • Service Establishment, Office, Showroom, or Workshop (Retail Required) 	<ul style="list-style-type: none"> • Service Establishment, Personal Services • Studios <p>INDUSTRIAL USES^{2, 6}</p> <ul style="list-style-type: none"> • Laboratories, Minor • Cottage or Artisanal Manufacturing <p>COMMUNITY, EDUCATIONAL AND INSTITUTIONAL USES⁵</p> <ul style="list-style-type: none"> • Adult Foster Care, Family Home • Day Care Home, Family Home • Places of Assembly • Public Buildings and Uses • Religious Institutions • School (College or University, Public or Non-Profit) • School (College or University, Private) • School (Primary or Secondary) • School, Vocational or Technical <p>RECREATION USES⁵</p> <ul style="list-style-type: none"> • Private Swimming Pools • Publicly-Owned Recreational Facilities <p>OTHER USES</p> <ul style="list-style-type: none"> • Home Occupations • Parking Garages 	<p>LODGING USES⁵</p> <ul style="list-style-type: none"> • Bed and Breakfast <p>OFFICE USES^{3, 5}</p> <ul style="list-style-type: none"> • Financial Institution-with drive-through in rear only <p>COMMERCIAL USES^{3, 5}</p> <ul style="list-style-type: none"> • Greenhouses and Nurseries • Brewpub • Restaurant, Outdoor Dining • Private Clubs <p>INDUSTRIAL USES^{2, 6}</p> <ul style="list-style-type: none"> • Outdoor Storage of Building or Contracting Equipment and Supplies • Micro Brewery • Small Wine Maker • Small Distiller <p>COMMUNITY, EDUCATIONAL AND INSTITUTIONAL USES⁵</p> <ul style="list-style-type: none"> • Senior Housing⁴ • Adult Day Care Center • Adult Foster Care, Large Group Home • Adult Foster Care, Small Group Home • Child Care Centers • Day Care Home, Group • Hospitals • Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations (excluding storage yards) when necessary to serve the immediate vicinity <p>RECREATION USES</p> <ul style="list-style-type: none"> • Indoor Recreation

	Accessory structures and uses customarily incidental to the above permitted uses	
<p><i>The above list is a summary of uses permitted by right or special land use approval in the district. Refer to Section 3.104(including footnotes) for standards and requirements applicable to permitted and special land uses. In case of a conflict between the above list and the uses listed in Section 3.104 (including footnotes), then Section 3.104 shall prevail. Refer to Article 2 for definitions of uses and refer to Article 5 for development standards for specific uses. Use categories in Section 3.121(F) (Sumpter Road Mixed Use District – Building Type Standards) refer to the use categories (e.g., “Residential”) as detailed above. At the discretion of the Planning Commission, additional unlisted uses may be considered if they adhere to the building types in Section 3.121(G) and are justified due to the character of the surrounding land uses. At the Planning Director’s discretion, additional unlisted uses may be referred for special land use review under Article 12, Chapter 3 of this ordinance.</i></p>		

(D) FOOTNOTES AND REQUIRED CONDITIONS OF THE SRMU, SUMPTER ROAD MIXED USE DISTRICT

1. *Apartments in the SRMU Zoning District are only permitted within building types specified in Section 3.121(F). Minimum floor area per dwelling unit (sq. ft.) in apartment units shall be the same as for apartment units in the RM zoning district as labeled in Section 4.102, Table 2.*
2. *Industrial uses must be at least 200 feet from any residential zoning district unless the Planning Commission finds that a modification from this requirement is justified due to the character of the surrounding land uses and the nature of the specific industrial use.*
3. *Within 100’ of any residential zoning district, buildings with commercial or office uses are subject to the regulations of section 3.110(D) (required conditions of the C, Local Business District), unless the Planning Commission finds that a modification from this requirement is justified due to the character of the surrounding land uses and the nature of the specific commercial use.*
4. *No senior housing building shall exceed 5,000 square feet.*
5. *Subject to the greenbelt buffering requirements for C, C-1, C-2, FS, and OT districts as described in Section 10.103(E) of this ordinance.*
6. *Subject to the greenbelt buffering requirements for M-1 districts as described in Section 10.103(E) of this ordinance.*

(E) STREET TYPE STANDARDS

All streets adjacent to and within the Sumpter Road Mixed-Use District shall meet the following requirements when a site is developed under the standards of this District. If the street is existing and does not meet the following requirements, it must be upgraded to the extent possible

Street Type Name	Street Easement or Right-of-Way Width	Street Pavement Width	Location	On-Street Parking	Minimum Required Driveway Spacing
Service Road ¹	40 ft.	32 ft.	Immediately east of and parallel to Sumpter Road, north of Hull Road as identified in the Mobility Plan within the 2022 Sumpter Road Corridor Plan. Intended for one-way, northbound traffic.	Yes – Diagonal, one side	See Article 9
Local Street Extended	66 ft.	30 ft.	West of and parallel to Sumpter Road as identified in the 2022 Sumpter Road Corridor Plan.	Yes – Variable configuration	See Article 9
Railroad Street	66 ft.	36 ft.	South of and generally parallel to the Norfolk Southern railroad right-of-way as identified in the 2022 Sumpter Road Corridor Plan.	Yes – Variable configuration	See Article 9
Local Arterial	Variable	Variable	Hull Road and Sumpter Road	Variable	See Article 9

¹– As regulated in Section 9.106(F) of the Zoning Ordinance.

(F) ALLOWABLE MIXED-USE LOT TYPES¹

All existing or new platted lots within the Sumpter Road Mixed-Use District shall be classified as one of the following subareas, illustrated on the Regulating Plan (Section 3.121(l)):

Anchor Lots (A).

Rear Lots (RL).

Frontage Lots (Deep) (FL-D)

Frontage Lots (Shallow) (FL-S)


¹ Definitions and characteristics of the identified lot types are included in the 2022 Van Buren Township Sumpter Road Corridor Plan and illustrated in the Regulating Plan in 3.121(l) of this Ordinance. Individual properties' lot type classifications may be altered by conditions such as parcel divisions or combinations or the creation of new access to lots which change their classification. Such conditions shall be reviewed as needed by the Township Planning and Economic Development Director at the time of an application for development or redevelopment or at the time of a proposed property division or combination.

(G) BUILDING TYPE SCHEDULE OF REGULATIONS						
Building Type Name	Front Setback	Side Setback	Rear Setback	Height	Allowable Lot Types – Front Locations	Allowable Lot Types – Rear Locations
Mixed Use	0 ft. along Service Road	10 ft. ¹	Min. 25 ft. or height of building, whichever is greater	Max. 36 ft./ 3 Stories	A FL-S	
	Max. 54 ft. otherwise					
Retail	0 ft. along Service Road	10 ft. ¹	Min. 25 ft. or height of building, whichever is greater	Max. 18 ft./1 story	A FL-S	
	Max. 54 ft. otherwise					
Accessory Dwelling Unit	Must be located at rear of principal residential unit; min. 10 ft. separation	5 ft.	Min. 25 ft. or height of building, whichever is greater	Max. 24 ft.		FL-D (Accessory) FL-S
Liner	0 ft. along Service Road	10 ft. ¹	Min. 25 ft. or height of building, whichever is greater	Max. 30 ft./ 2 Stories	A FL-S	
	Max. 54 ft. otherwise					
Cottage Retail	Max. 54 ft.	10 ft. ¹	Min. 25 ft. or height of building, whichever is greater	Max.: 24 ft./ 2 Stories	A FL-D FL-S RL	
Barn-Style	Must be located at rear of principal residential unit; min. 50 ft. separation	5 ft.	Min 5 ft.	Max. 36 ft.	RL (Accessory)	A (Accessory) FL-D (Accessory)
Duplex	Min. 30 ft. Porches may encroach up to 12 ft. into setback	Min. 10 ft. one side / 25 ft. two sides	Min. 25 ft. or height of building, whichever is greater	Max. 24 ft.	FL-D FL-S ²	
Single-Family House	Min 30 ft.; Porches may encroach up to 12 ft. into setback	Min. 10 ft. one side / 25 ft. two sides	Min. 25 ft. or height of building, whichever is greater	Max. 24 ft.	FL-D FL-S ² RL	
Detached Garage	See Article 7, Chapter 2 (Accessory Structures and Uses)				FL-D (Accessory) FL-S (Accessory) RL (Accessory)	
Workshop	If located at rear of principal building: min. 10 ft. separation, Max. 54' otherwise	10 ft. ¹	Min. 25 ft. or height of building, whichever is greater	Max. 18 ft.	RL (Special Land Use)	A (Accessory) FL-D (Special Land Use)
Artisan Studio	If located at rear of principal residential unit: min. 10 ft. separation, max. 54' otherwise	10 ft. ¹	Min. 25 ft. or height of building, whichever is greater	Max. 18 ft.		A FL-D
Artist Cottage	If located at rear of principal residential unit: min. 10 ft. separation, max. 54' otherwise	10 ft. ¹	Min. 25 ft. or height of building, whichever is greater	Max. 18 ft.	RL	A FL-D
Maker Space	0 ft. along Service Road, Max. 54' otherwise	10 ft. ¹	Min. 25 ft. or height of building, whichever is greater	Max. 18 ft.	FL-S (Special Land Use) RL	
Studio Shed / Roadside Stand	No closer to front lot line than principal building	Min. 5 ft.	Min. 5 ft.	Max. 18 ft.	A (Accessory) FL-D (Special Land Use) RL (Special Land Use)	A (Accessory)

¹A minimum side yard setback of 10 ft. is required, unless the Planning Commission finds that there is justification for modification from this minimum side yard setback based on the availability of access to the parcel and neighboring parcels, such as via a rear alley or cross access easement provided to or from a neighboring parcel.

²Only permitted in this lot type where there is direct access to a residential street.

(H) BUILDING TYPE STANDARDS. A range of building types permitted in the Sumpter Road Mixed-Use District are described and illustrated in this section. Each building type contains a mix of allowable uses by floor, with retail always at the ground floor level of non-residential buildings. Building frontage orientation is coordinated with street frontages in the building type illustrations. Such orientation of building fronts and frontages must be followed with the use of each building type, though architectural variation that achieves these objectives is permitted. The determination of building type shall be made via an interpretation by the Township's Planning Director at the time of site development or redevelopment. Prior to administrative or Planning Commission site plan approval, a written request may be made for architectural interpretation by the applicant for the Planning Commission to review and confirm or modify the Planning Director's building type interpretation at a regular meeting of the Planning Commission. If such review is requested, other property owners sharing a common property line with the lot or owning any lot within three (3) lots of the property directly across the street on the opposite side of the street, without regard to intersecting street lines, shall be notified and invited to make comments about the requested review of building type interpretation. The notification to these property owners shall include a description of the request, and shall include a description of the proposed building type and the uses permitted under this ordinance within the proposed building type by right and by special land use approval.

1. BUILDING TYPE STANDARDS: MIXED USE BUILDING
<p>Description. The Mixed Use Building Type is a multi-story Building Type with storefronts along all primary frontage lines. This Building Type is ideal for smaller-floorplate retail spaces that can flexibly accommodate the surrounding local trade area.</p> <p>Permitted Uses and Special Land Use. Ground floor permitted uses are restricted to non-residential uses listed in Section 3.121(B) and (C), while the upper floors may have any use permitted in the District , subject to Section 3.121(B) and (C)</p> <p>Parking. Parking in front of buildings shall be limited to a maximum of one single tier of parking and one maneuvering lane, set behind a greenbelt as required under Article 10 (Landscaping and Screening).</p>


2. BUILDING TYPE STANDARDS: RETAIL BUILDING
<p>Description. The Retail Building Type is a single-story, limited-use building with storefronts along all primary frontage lines. This Building Type is ideally configured for downtowns and in retail segments of downtown shopping streets, though they may also be used for single-use, suburban areas.</p> <p>Permitted Uses and Special Land Uses. Commercial and Office uses listed in Section 3.121 (B) and (C) only.</p>

Parking. Parking in front of buildings shall be limited to a maximum of one single tier of parking and one maneuvering lane, set behind a greenbelt as required under Article 10 (Landscaping and Screening).



3. BUILDING TYPE STANDARDS: ACCESSORY DWELLING UNIT

Description. An Accessory Dwelling Unit exists as accessory to a Primary Dwelling Unit and must be located behind the corresponding Primary Dwelling Unit. Accessory Dwelling Units allow for site flexibility and increased density without changing site character. The Accessory Dwelling Unit minimum floor area is 500 sq. ft. for an efficiency unit, 700 sq. ft. for a one bedroom unit, 900 sq. ft. for a two-bedroom unit and 1,100 sq. ft. for a unit with three or more bedrooms.

Permitted Uses and Special Land Uses. Residential uses only.



4. BUILDING TYPE STANDARDS: LINER BUILDING

Description. The Liner Building Type is a Mixed Use or Retail Building Type that has been limited in depth to conceal parking behind. This Building Type is ideal for mid-block conditions, and adjacent to – or located toward the edge of – existing strip-type shopping centers.

Permitted Uses and Special Land Use. Commercial and Office uses listed in Section 3.121 (B) and (C) only.

Parking. Parking in front of buildings shall be limited to a maximum of one single tier of parking and one maneuvering lane, set behind a greenbelt as required under Article 10 (Landscaping and Screening).



5. BUILDING TYPE STANDARDS: COTTAGE RETAIL BUILDING

Description. The Cottage Retail Building Type is a mixed-use building type with a residential building form that permits storefronts along all primary frontage lines and extends down the sides of the secondary frontage line. This building type emulates a building form that has evolved in traditional neighborhoods. It is a modestly-scaled building, including a gable and a pitched roof, usually with a storefront at the ground floor. Roofs must have a minimum slope of 4:12. Storefronts shall be located along all primary frontage lines and extend from a primary frontage a minimum of twelve (12) feet into any secondary frontage.

Permitted Uses and Special Land Use. Non-residential uses may only be permitted in the front of the building on the ground floor. Other areas of the building, including upper stories, are limited to Residential uses, in accordance with the uses listed in Section 3.121(B) and (C).

Parking. Parking in front of buildings shall be limited to a maximum of one single tier of parking and one maneuvering lane, set behind a greenbelt as required under Article 10 (Landscaping and Screening).



6. BUILDING TYPE STANDARDS: BARN-STYLE

Description. The Barn-style Building Type is an agricultural building type accessory to a Principal Building. The barn Building Type satisfies the functionality of a mix of building types and uses on a site without compromising the rural or residential character of the site. The design of the Barn Building Type includes a gambrel, gable, or shed roof profiles and all wood construction on a masonry foundation. Allowable Colors: Red, Brown, White. Allowable roof materials: Standing seam, natural finish.

Permitted Uses and Special Land Use. Non-residential uses as regulated under Section 3.121(B) and (C).



7. BUILDING TYPE STANDARDS: DUPLEX BUILDING

Description. The Duplex Building Type is any independent building configuration consisting of exactly two residential units, usually surrounded by a private or common yard, meeting minimum room quantity and size requirements as dictated by the local building code, zoning, or both.

The units can be side-by-side (similar to rowhouses) or stacked one above the other. Similar to single-family residential buildings, duplex buildings include front porches that encroach into the established building setback and optional detached garages. A front porch of at least twelve (12) feet wide and seven (7) feet deep is required for new buildings. The minimum floor area in each duplex dwelling unit is 1,000 square feet. The duplex building type may contain certain non-residential uses but may not contain industrial uses.

Permitted Uses and Special Land Use. All non-industrial uses.

8. BUILDING TYPE STANDARDS: SINGLE-FAMILY HOUSE

Description. A Single-Family House Building Type exists as the Primary Dwelling Unit on its corresponding site and must be located forward of all other buildings on its site by a distance of minimum 10 feet. Minimum floor area is 1,250 sq. ft. The Single-Family Home Building Type preserves the existing residential character along Sumpter Road, while allowing for a mix of Building types and uses behind. New buildings should generally fit the style of Mid-Century American residential construction, such as Ranch, Prairie, Cape Cod, or Modern. Decks and patios must be to the side or rear of structures on new buildings. The single-family house building type may contain certain non-residential uses but may not contain industrial uses.

Permitted Uses and Special Land Use. All non-industrial uses.

9. BUILDING TYPE STANDARDS: DETACHED GARAGE

Description. The Detached Garage Building Type is accessory to a Primary Dwelling Unit. The Detached Garage allows for vehicular storage and accessory utility activities on a site. The detached garage will adhere to the same size, height, roof pitch, architectural, and setback standards as used for detached accessory buildings in residential zoning districts under Article 7, Chapter 2 (Accessory Structures and Uses).

Permitted Uses and Special Land Use. Vehicular Parking and residential storage.



10. BUILDING TYPE STANDARDS: WORKSHOP

Description. The Workshop Building Type is a utility building type. The design of the Workshop Building Type includes a one-story building which must consist of wood, brick, Portland Cement stucco, rock-face block or stone construction. Maximum building footprint is 5,000 sq. ft. and maximum building height is 18 ft.

Permitted Uses and Special Land Use. Uses other than Residential and Commercial Uses as listed in and subject to the regulations of Section 3.121(B) and (C).



11. BUILDING TYPE STANDARDS: ARTISAN STUDIO

Description. The Artisan Studio is a flexible building type that accommodates entrepreneurial activities including culinary, winemaking, craft fabrication, and other light-footprint industries. The design of the Artisan Studio Building Type includes a one-story building and must consist of wood, brick, Portland Cement stucco, rock-face block, or stone construction.

Permitted Uses and Special Land Use. Uses other than Residential Uses as listed in and subject to the regulations of Section 3.121(B) and (C).



12. BUILDING TYPE STANDARDS: ARTIST COTTAGE

Description. The Artist Cottage is a small-floorplate building, resembling a residential cottage. It is intended to provide space for production of small goods that do not require electrical, mechanical, or plumbing equipment or fixtures of a grade atypical for residential use.

Permitted Uses and Special Land Use. Uses other than Residential Uses as listed in and subject to the regulations of Section 3.121(B) and (C).



13. BUILDING TYPE STANDARDS: MAKER SPACE

Description. The Maker Space is a building that combines a public-facing retail shopfront with an adjacent light manufacturing space. It may contain direct vehicular access to the interior via a garage bay.

Permitted Uses and Special Land Use. Uses other than Residential Uses as listed in and subject to the regulations of Section 3.121(B) and (C).

Parking. Parking in front of buildings shall be limited to a maximum of one single tier of parking and one maneuvering lane, set behind a greenbelt as required under Article 10 (Landscaping and Screening)



14. BUILDING TYPE STANDARDS: STUDIO SHED / ROADSIDE STAND

Description. The Studio Shed/Roadside Stand is intended for the sale and production of goods on a seasonal or intermittent basis. These structures are permanent or semi-permanent, and are easily adaptable for other uses. They are "drive up" in nature, rather than "drive through"- the former does not require large expanses of pavement for queuing, nor are orders taken via intercom systems.

Permitted Uses and Special Land Use. Accessory to commercial uses listed in and subject to the regulations of Section 3.121(B) and (C).



(I) REGULATING PLAN

A Regulating Plan designates the locations where different Building Type standards apply, based on the physical character of the area.



Sumpter Road Lot Types

Van Buren Township, Wayne County, MI

February 4, 2022 - DRAFT

Legend

- Anchor Lots
- Rear Lots
- Frontage Lots (Deep)
- Frontage Lots (Shallow)

- Parcel Boundaries
- Municipal Boundaries

0 300 600
Feet

Base Map Source: Michigan Center for
Geographic Information, v. 0.6
Data Source: Van Buren Township, 2021
Reference 2021

MCKENNA

Article 4 Schedule of Regulations

Section 4.101 Statement of Purpose

The purpose of this Article is to provide area, height, and placement regulations for districts established by this Zoning Ordinance.

Section 4.102 Schedule of Regulations

Unless otherwise provided in this Ordinance, area, height and placement regulations under this Ordinance shall be in accordance with the Schedule of Regulations in [Table 2](#) and footnotes thereto, which schedule and footnotes hereby made a part of this [Section 4.102](#).

Table 2. Schedule of Regulations

Schedule of Regulations											
Zoning District	Lot Area, Lot Coverage, and Dwelling/Business Unit Standards					Minimum Yard Setbacks				Maximum Building Height	
	Minimum Lot Area (sq. ft.)	Minimum Floor Area Per Dwelling Unit (sq. ft.)	Minimum Lot Width (ft.)	Minimum Lot Depth (ft.)	Maximum Lot Coverage (%)	Front (ft.)	Side (ft.)	Total of 2 Sides (ft.)	Rear (ft.)	Feet	Stories
AG, Agricultural and Estates	43,560	2,000 (B)	150	(C)	15	50	10	25	35	30	2
R-1A, Single-Family Residential	20,000	1,800 (B)	100	(C)	15	30	10	25	35	30	2
R-2A, Single-Family Residential	15,000	1,800 (B)	90	(C)	20	30	10	25	35	30	2
R-1B, Single-Family Residential	10,000	1,500 (B)	80	125	30	30	10 (X)	25 (X)	35	30	2
R-1C, Single-Family Residential	8,400	1,250 (B)	70	120	30	30	10 (X)	25 (X)	35	30	2
RM, Multiple Family Residential	10 acres (Q)	See below	400	--	30	35	20 (F)	40 (F)	35	30	2.5
RM Detached Single-Family Residential, Edge Dwelling	7,200	1,250	60'	(C)	30	30	10'	20'	35	30	2 (Y)
RM Detached Single-Family Residential, Interior Dwelling	6,300	1,000	45'	(C)	30	30	5	15	25	30	2 (Y) , (Z) , (AA)
RM Attached Single-Family:											
Efficiency Units	4,200 (A)	500 (B)	(H)	(H)	--	(J)	(J)	(J)	(J)	30	2.5
One Bedroom Units (G)	4,200 (A)	700 (B)	(H)	(H)	--	(J)	(J)	(J)	(J)	30	2.5
Two Bedroom Units (G)	5,000 (A)	900 (B)	(H)	(H)	--	(J)	(J)	(J)	(J)	30	2.5
Three or More Bedroom Units (G)	6,200 (A)	1,100 (B) , (E)	(H)	(H)	--	(J)	(J)	(J)	(J)	30	2.5
RM Apartments:											
Efficiency Units	2,800 (A)	500 (B)	(H)	(H)	--	(J)	(J)	(J)	(J)	30	2.5
One Bedroom Units (G)	2,800 (A)	700 (B)	(H)	(H)	--	(J)	(J)	(J)	(J)	30	2.5
Two Bedroom Units (G)	3,500 (A)	900 (B)	(H)	(H)	--	(J)	(J)	(J)	(J)	30	2.5
Three or More Bedroom Units (G)	4,800 (A)	1,100 (B) , (E)	(H)	(H)	--	(J)	(J)	(J)	(J)	30	2.5
RM Multiple-Family High Rise:											
Efficiency Units	(J)	500 (B)	(H)	(H)	15	75 (K) , (L)	50 (K) , (L)	150 (K) , (L)	50	150	15
One Bedroom Units (G)	(J)	700 (B)	(H)	(H)	15	75 (K) , (L)	50 (K) , (L)	150 (K) , (L)	(K) , (L)	150	15
Two Bedroom Units (G)	(J)	900 (B)	(H)	(H)	15	75 (K) , (L)	50 (K) , (L)	150 (K) , (L)	50	150	15
Three or More Bedroom Units (G)	(J)	1,100 (B) , (E)	(H)	(H)	15	75 (K) , (L)	50 (K) , (L)	150 (K) , (L)	(K) , (L)	150	15
									50 (K) , (L) 50 (K) , (L)		
RMH, Mobile Home Park	5,550	720	55	--	50	35 (R)	25 (R)	50 (R)	35 (R)	30	2
C, Local Business	--	--	--	--	--	75 (N)	15 (M) , (P)	15 (M)	25	40	4
C-1, General Business	--	--	--	--	--	75 (N)	15 (M) , (P)	15 (M)	25	40	4
C-2, Extensive Highway Business	--	--	--	--	--	35 (N)	25 (P)	50	20	40	4
FS, Freeway Service	--	--	--	--	--	75 (N)	75 (P)	150	75	30	3
OT, Office Technology	--	--	--	--	--	(D) , (T) , (U)	20 (D) , (P) , (V)	40 (D)	30 (D) , (V)	45	3 (W)

M-1, Light Industrial	--	--	--	--	35	50 <u>(O)</u>	40 <u>(P)</u>	80	40	30 <u>(S)</u>	2.5 <u>(S)</u>
M-2, General Industrial	--	--	--	--	35	60 <u>(O)</u>	50 <u>(P)</u>	100	50	40 <u>(S)</u>	4 <u>(S)</u>
MT, Industrial Transportation	--	<u>(B)</u>	--	--	35	50 <u>(O)</u>	50 <u>(P)</u>	100	50	35	3
AP, Airport	250 acres	--	--	--	--	100 <u>(O)</u>	50 <u>(P)</u>	100	100	--	--
BRMU, Belleville Road Mixed Use District	See Section 3.119 for District-Specific Regulations										
SRMU, Sumpter Road Mixed Use District	See Section 3.121 for District-Specific Regulations										

Article 6 Chapter 4. Sumpter Road Overlay District (SROD)

Section 6.401 Intent and Purpose

The Sumpter Road Overlay Zoning District (SROD) establishes regulations applicable to site development including building setbacks, design, parking, access management, landscaping, and signage. This overlay district is based upon careful evaluation, study, and plans completed as part of a master planning effort by the Van Buren Township Planning Commission. Objectives of the overlay district are as follows:

- (A) Promote development consistent with the Sumpter Road Corridor Plan, South Side Master Plan, and 2020 Van Buren Charter Township Master Plan.
- (B) Establish consistent high quality standards for site development and building appearance.
- (C) Achieve well-managed, safe, and efficient flow of motorized and non-motorized traffic, including accessibility and connectivity.
- (D) Foster an environment that is safe and friendly for non-motorized users of Sumpter Road, particularly pedestrians and bicyclists, that contributes to the Township's sustainability as a vital, attractive, economic, and healthy place to live.
- (E) Permit the combination of uses which are complementary to one another within the same structure or zone.
- (F) Enhance the built environment of the area in a manner consistent with the area's established semi-rural character, and provide a sense of place, including the creation of high quality public spaces.

The application of these standards contributes to the Township's economic development objectives and are intended to help sustain and increase the value of private property.

Section 6.402 Definitions

The following definitions shall apply specifically to the SROD, but may be applied broadly throughout the Township where, in the opinion of the Planning Director, the definition has broad applicability:

- (A) **BUILDING ENVELOPE STANDARDS (BES):** Basic parameters regulating building location and form, including the envelope, placement (in three dimensions) and certain permitted/required building elements, such as storefronts, balconies, and street walls. The BES establish both the boundaries within which things may be done, and specific things that must be done. The applicable BES for a site are determined by its subarea in the Overlay District as shown on the Regulating Plan for the Sumpter Mixed-Use District.
- (B) **CORRIDOR PLAN:** Refers to the Sumpter Road Corridor Plan as adopted by the Van Buren Township Planning Commission.

- (C) **FAÇADE FRONTAGE:** Refers to the façade of a building where the primary public pedestrian entrance must be located. The area in front of the building frontage is considered the “front yard” for the purposes of this Chapter.
- (D) **GROUND FLOOR:** The first level of a building where at least 80 percent of the finished floor elevation is within the finished floor elevation parameters established in the designated BES. The next story above the ground floor is the second floor.
- (E) **STREETSPACE:** Includes all space between building frontages (travel lanes, sidewalks, squares, pedestrian pathways, civic greens, sidewalks, parks, etc.), but not garage entries or alleys.
- (F) **UNDERLYING DISTRICT:** The underlying district is the zoning district upon which an overlay subarea district is laid. The SROD is superimposed upon the underlying zoning districts.

Section 6.403 Overlay District Concept

The Sumpter Road Overlay District (SROD) is a mapped zone that imposes a set of special requirements in addition to those of the underlying zoning district(s).

The SROD is a mandatory overlay district. Property in the SROD may continue to be used as permitted by the standard zoning district and all other legal nonconformities are permitted to continue; however, any new activity that requires site plan approval in accordance with the requirements of the Zoning Ordinance shall also comply with the requirements of the SROD contained in this Chapter. In the event there are conflicts between the requirements of the underlying zoning district and the SROD, the requirements of the SROD shall govern.

Section 6.404 Overlay District Boundaries

The boundaries of SROD shall be on the Zoning Map of the Charter Township of Van Buren. The District will include all parcels that have frontage on Sumpter Road in Van Buren Township as of September, 2022.

Section 6.405 Administration

- (A) **Applicability of the SROD.** All proposed uses and development in the SROD shall be reviewed the same as the same uses and development outside of the SROD, in accordance with *Article 12, Chapter 2*.

Administrative Review and Site Plan Review. Administrative Review or Site Plan Review shall be required in accordance with *Article 12, Chapter 2*. Plans must contain all of the information required in *Section 12.203* and the process shall follow the procedures of *Section 12.205*.

Special Land Use Review. For any development or use in the SROD that requires Special Land Use review, the procedures of Article 12, Section 3 shall be followed.

Site Condominium and Subdivision Development. Any proposed site condominium (Article 6, Chapter 1) or subdivision (Subdivision Control Ordinance) in the SROD shall follow the required procedures and regulations with the exception that any design requirement contained in the SROD shall take precedence over any similar design requirement contained in *Article 6, Chapter 1* or the Subdivision Control Ordinance.

- (B) **Appeals and Variances.** Any appeal or variance from the standards or requirements of the SROD shall be reviewed in accordance with *Article 12, Chapter 4*.
- (C) **Nonconformities.** The requirements of *Article 14* apply to all nonconformities in the SROD.

Section 6.406 Permitted and Special Land Uses

- (D) **Bemis Road to Hull Road.** The permitted and special land uses in the area between Bemis Road and Hull Road shall be those permitted and special land uses of the underlying zoning district.
- (E) **North of Hull Road.** The permitted and special land uses in the area north of Hull Road shall be in accordance with the Sumpter Road Mixed Use District in Section 3.121 (B) and (C).

Section 6.407 Building Envelope Standards (BES)

- (F) **Standards Applicable to All Areas.** The goal of the Building Envelope Standards (BES) is the creation of a healthy and vital public realm. The BES set the basic parameters governing building form and location, including the building envelope (in three dimensions) and certain required and/or permitted building elements, such as balconies, bay windows, stoops, and shop fronts. BES shall conform to requirements of this Chapter as well as the following general guiding principles:

Buildings shall be generally aligned and setbacks should generally conform to those immediately adjacent on the same block. Buildings should be used to form both the space of the street and the overall context of the district.

Mixed-use and commercial buildings shall be designed to include active front spaces. This contributes to vital and safe public space.

Vehicle storage and parking for buildings other than single-family homes, shall be located at the rear of the building(s).

Retail, where permitted, shall be located on the ground floor at the Façade Frontage because retail use has the effect of making the street active and interesting.

Section 6.408 Parking, Loading, and Access Management

- (A) **Parking.** The purpose of these standards is to provide adequate off-street parking for sites in the SROD while maintaining attractive site designs and providing safe access to sites using all modes of transportation.
 - 1. **General Parking.** Parking spaces shall be provided as required by Article 9 of the Van Buren Township Zoning Ordinance. Parking in front of buildings in the frontage lot-shallow parcels under Section 3.121 shall be limited to a maximum of one single tier of parking and one maneuvering lane, set behind a greenbelt as required under Article 10 (Landscaping and Screening).
 - 2. **Shared Parking.** Shared parking shall be provided wherever possible in accordance with *Article 9*.

3. **Bicycle Parking.** Adding bicycle parking in the Sumpter Road Corridor area is required in the SROD. One (1) bicycle parking space shall be provided for each fifteen (15) vehicle parking spaces or fraction thereof, placing an emphasis on providing short-term bicycle parking to complement the land uses commonly found in the SROD. Bicycle parking shall be conveniently located near the public entrance. The Planning Commission may increase or decrease the number of required bicycle parking spaces based on expected demand and available areas to locate bicycle parking.

(B) Vehicular Access Standards. The purpose of this subsection is to facilitate through traffic operations, ensure public safety along roadways, and protect public investment in the street system while providing property owners with reasonable access. The standards are specifically designed to apply to Sumpter Road and a limited number of local street extensions that may occur to facilitate access to landlocked parcels or as part of providing access to lots which result from the division of large undeveloped parcels.

1. **Application of Standards.** The standards contained herein shall be required in addition to, and where permissible shall supersede, the requirements of the Wayne County Roads Division (WCRD).
2. **Street Network.** All development must be linked to an interconnected network of streets, shared access drives, or other public passageways. The street network and the network of nonmotorized access shall follow the recommendations of the Mobility Plans within the 2020 Van Buren Township Master Plan and the 2022 Sumpter Road Corridor Plan, and the Rural Residential Pattern guidelines within the 2022 Sumpter Road Corridor Plan. The following requirements are intended to create a connected network of local streets that is designed to balance property access with the retention of a semi-rural context.
 - (a) **Street Connectivity.** Street connections for the continuation of the street network onto adjacent properties shall be provided when the potential exists for the continuation of those streets on adjacent parcels.
 - (b) **Public Streets.** Internal streets should be dedicated to the public, consistent with the Master Plan to ensure connectivity between adjacent parcels.
 - (c) **Cross-Access.** Blanket cross-access easements shall be provided for all shared access drives and curb cuts for properties along the east side of Sumpter Road, north of Hull Road, to ensure that the internal circulation system connects to the internal circulation system on adjacent parcels. The blanket cross-access agreement shall provide for reciprocal cross-access for connection to adjacent parcels and curb cuts without limitation. This will have the long-term effect of reducing traffic on roads, reducing curb cuts, and encouraging more cohesive development. The cross access shall be formalized into a Service Road (also known as a Slip Street) design as described in Section 3.121 and 9.106(F) of the Zoning Ordinance and in the 2022 Van Buren Township Sumpter Road Corridor Plan.
 - (d) **Sumpter Rural Settlement Street Patterns.** The following street pattern requirements apply to areas designated as Sumpter Rural Settlement future land use in the 2022 Sumpter Road Corridor Plan:
 - (i) **Dead end street prohibition.** No platted subdivision or site condominium development may be designed with any street intersecting at Hull Road, Sumpter

Road, or Bemis Road which does not have provide a second point of access onto Hull Road, Sumpter Road, or Bemis Road.

- (ii) **Rear Alleys.** Lots with less than 150 feet of frontage which have primary frontage on Hull Road, Sumpter Road, or Bemis Road must have access served by a rear alley or lane that provides access to the rear of the buildings.

3. **Street Design.**

- (a) **Design Speed.** Shared access drives and internal streets shall be designed with a maximum design speed of twenty-five (25) miles per hour.
- (b) **Alleys and Rear Access Lanes.** Alleys and lanes that provide access to the rear of buildings are encouraged.
- (c) **Street Cross-Sections.** Street design in the Gateway Mixed Use Subarea shall be in accordance with the Mixed Use District in *Section 3.121*.
- (d) **Driveways.** At the time of development or redevelopment of any site, new driveways shall be designed, and existing driveways shall be consolidated and closed, such that the minimum driveway spacing standards of Section 9.106(C) of the Zoning Ordinance are met throughout the SROD.

- 4. **Modification of Standards for Special Situations.** During site plan review the Planning Commission shall have the authority to modify the vehicular access standards of this *Section 6.408(B)* upon consideration of the standards in *Section 9.106(G)*.

- (C) **Bicycle and Pedestrian Access.** The goal of these standards is to provide adequate access to bicyclists and pedestrians in the SROD, recognizing Sumpter Road as an important gateway between the southern portions of the Township and the City of Belleville. In compliance with the Michigan Planning Enabling Act, any newly constructed public streets or shared access drives in the SROD shall provide access for bicyclists and pedestrians to the greatest extent possible.

- 1. **Bicycle Access.** New developments shall connect to the bicycle transportation network throughout the Township. Bicycle access shall be provided in accordance with the recommendations of the Non-Motorized Transportation Plan within the 2020 Van Buren Township Master Plan.
- 2. **Bicycle Parking.** Bicycle parking shall be conveniently located near the public entrance and well-lit to discourage theft or vandalism.
- 3. **Pedestrian Access.** New developments shall be designed to allow for safe and efficient pedestrian access between the entrances of buildings and the sidewalks and pedestrian network of the SROD.
- 4. **Crosswalks.** Pedestrian areas that cross vehicular traffic at roads or parking lots shall be clearly marked, and vehicular traffic shall be encouraged to slow down near pedestrian crossings. Accent paving shall be incorporated at key crossings that may accommodate pedestrian traffic. Where accent paving is not used, a “zebra” or “continental” crosswalk marking pattern (alternating white and black bands) shall be installed to increase visibility. Pedestrian

crosswalks shall be adequately lighted, have clear sight distances, and be free from view-hindering obstructions such as foliage and poles at crosswalk entries and median refuge islands.

Section 6.409 Architectural and Site Design Standards

The architectural and site design standards of the SROD are intended to customize, simplify, and streamline improvements, renovations, and future development to fit the desired character of the SROD, and to also be consistent with the vision and goals for this area as detailed in the Sumpter Road Corridor Plan. These standards describe and illustrate building and site features that are appropriate for the Sumpter Road corridor and other areas of the SROD. These standards establish the criteria used by the Township in reviewing the design of proposed development, and are intended to require consistent high quality design and development.

(A) Design Principles and Area Character.

1. **Connectivity.** The street, driveway, and sidewalk pattern in the SROD shall be designed to maximize auto, pedestrian, and bicycle connectivity.
2. **Unifying Design.** Developments shall have a unifying design. Corporate “franchise” architecture that is not compatible with the area’s established character, in the determination of the Planning Commission, shall be modified to be compatible with the SROD design theme herein.

(B) Site Design

1. **Introduction.** Siting involves a project’s relationship to the site, the street, and adjacent buildings. For example, buildings shall be sited to provide a comfortable and safe environment for pedestrians while accommodating vehicles.
2. **Open Space.**
 - (i) **Usable Public Open Space.** Increase the usability of public open space by providing shade, street furniture, special paving for sidewalks, pedestrian pathways, turf, accent and flowering plants, and other site amenities. Usable open space shall be provided within new developments, and be keeping with the semi-rural nature of the area.
 - (ii) **Quality of Open Space.** Open space shall be meaningful, and shall not be fragmented or consist of “leftover” land.
 - (iii) **Open Spaces Between Buildings.** Recognize the importance of spaces between buildings as “outdoor rooms” on the site. Encourage the use of these spaces as open space in the form of covered pedestrian arcades (walkways), outdoor seating areas, or pedestrian plazas with benches.
 - (iv) **Shading.** Pedestrian areas shall include a variety of sun and shading options, with an emphasis on trees, that allow users to choose how they want to use the site and connect with it.

- (v) **Visibility.** Outdoor spaces and plazas shall be visible from the adjoining buildings to help promote safety.
- (vi) **Passive Activity.** Open spaces shall be designed with a variety of passive recreational opportunities, including sitting and relaxing, meeting and social interaction, and nodes along urban trails, bikeways, and corridors.
- (vii) **Plazas.** The use of public plazas shall be encouraged where common open space can feasibly be provided in front of or alongside buildings. Access to and from plazas shall be well lit and meet accessibility requirements under the Americans with Disabilities Act.

3. **Parking Lots and Structures.**

- (a) **Shared and Joint Parking Areas.** Shared and joint parking areas that serve multiple businesses and land uses are strongly encouraged, and should primarily be located at the rear of the developments.
- (b) **Pedestrian Access.** Parking areas shall be designed so that, whenever possible, pedestrians walk parallel to moving cars unless perpendicular crossing is required and marked.

4. **Site Amenities.** All sites shall be required to provide amenities compatible with the site's Subarea and use.

(a) **Site Furniture.**

- (i) While site furniture shall be provided as necessary, it should be used sparingly, and be of a rustic design quality keeping with the semi-rural character of the area. Any site furniture shall be made of high quality, long-lasting materials suitable for use in Michigan's climate, and shall be low-maintenance and graffiti-resistant.
- (b) **Outdoor Dining.** All outdoor dining areas shall be encouraged with commercial uses that include the sale of food, and are a preferred amenity for such uses. Where incorporated, outdoor dining areas shall be used to bring activity to plazas/courtyards, public spaces, and shall be placed at the edges of open space, or located along building and street frontages. Outdoor dining areas shall meet the requirements of *Section 5.137* and shall be oriented away from off-site uses that are sensitive to noise or nighttime activity, such as existing residential uses.
- (c) **Decorative Paving.** Decorative special paving shall be used to enhance site design but should be used as an accent and should serve a specific purpose. Decorative paving includes treatments that encompass a rural aesthetic, such as crushed stone and earth. Preferred locations for decorative paving include:

- (i) Traffic calming at driveways and crossings;

- (ii) Pedestrian crossings/sidewalks;
- (iii) Pedestrian plazas and courtyards;
- (iv) Pedestrian walkways to distinguish between paths of travel and designated sales and/or seating areas;
- (v) Primary building entrances.

(C) Architectural Character

1. **Introduction.** New buildings built between Hull Road and Bemis Road shall be designed to encourage pedestrian access and street life. Design elements used to achieve this include active uses on the ground floor of mixed-use and commercial buildings, clustering of buildings in a manner compatible with a rural village or hamlet, and porches on residential houses.

New or rehabilitated buildings in the built north of Hull Road are intended to foster an environment that, while still handling large volumes of automobile traffic, is also safe for pedestrians. Design elements used to achieve this include pedestrian-scaled façade articulation, pedestrian-scaled lighting, ground-story windows, and regularly spaced building entrances.

2. **Sumpter Road Mixed Use District consistency requirement.** Regardless of whether a property is zoned Sumpter Road Mixed Use District, new developments or major site rehabilitation in the Sumpter Road Overlay District north of Hull Road shall adapt to the building types as described in Section 3.121, based on the property's lot type as defined in Section 3.121.

3. Building Height, Form, and Mass

- (a) **Shade.** Awnings and overhangs shall be used in conjunction with street trees to provide shade for pedestrians.
- (b) **Solar Access.** Orient buildings to take advantage of solar access. For optimum solar conditions, the longest side of a building should face south (within 20 degrees of due south) and have relatively clear access to the sun.
- (c) **Human Scale Design.** Incorporate elements into the design of large structures that provide a transition to the human scale, particularly at the ground level. Such elements shall be provided through, but not limited to, covered walkways, building arcades, and trellises.
- (d) **Corner Buildings.** All street-facing façades of a corner building shall be treated equally in regards to building façade relief, material changes, architectural details, and window transparency, placement, and articulation. Corner buildings may be angled to meet the corner at the ground floor only.

- (e) **Design of Site with Multiple Structures.** Sites with multiple structures shall be linked visually and physically. These links can be accomplished through the use of the same or compatible building architecture, materials, colors, signage, landscaping, lighting, and site layout.

4. **Facades, Windows, and Doors**

- (a) **Building Entrances Oriented Toward the Street.** Primary building entrances shall be oriented toward the street. Building entrances shall be designed as prominent and easily identifiable and shall form a transition between the exterior and interior. Adequate lighting shall be provided at building entries for security.
- (b) **Nonresidential Building Entrances.** Nonresidential building entrances shall be designed with awnings, canopies, or similar features to protect patrons and employees from the elements. Where nonresidential building has a front yard setback of zero (0) feet, storefront doors must be recessed at least thirty-six (36) inches from the building frontage line.
- (c) **Windows.** Elements of architecture including window and door placement shall be designed to add variety and interest to the project. Where used at the ground floor, glass shall be nonreflective and transparent..
- (d) **Additional Sunlight.** Additional sunlight shall be brought into large buildings through the use of atriums or skylights.
- (e) **Primary Architectural Features.** Primary architectural features must be related to the building's structure, function and/or engineering, and shall not be merely decorative. While some elements may be decorative, the intent of this standard is to avoid developments with architectural elements that look applied, rather than incorporated (e.g. false front treatments, partial roof forms). For example, building facades that incorporate canopies or walls with mock gables must provide a pitched roof component to provide depth and give an authentic appearance.
- (f) **Physical Façade Design.** The physical design of building facades is required to vary at least every 40 linear feet for any building in the Sumpter Road Overlay District. This can be achieved through such techniques as:
 - (i) Division into multiple buildings;
 - (ii) Break or articulation of the façade;
 - (iii) Significant change in façade design;
 - (iv) Placement of window and door openings, or
 - (v) Position of awnings and canopies.

- (g) **Mullions.** Mullions – “true divided light” windows or sectional windows shall be used where a divided window design is desired; “snap-in” grills or mullions shall not be used.
- (h) **Window Visibility.** Windows shall not be blocked from inside a building due to retail display racks, plywood sheets, posters, signs, and similar means, unless window signs are permitted by the Township.
- (i) **Windows on Masonry Buildings.** Windows on masonry buildings must be recessed at least four (4) inches from the exterior surface of their corresponding facades.

5. **Roofs and Upper Story Details**

- (a) **Roof Design.** Roofs shall be given design consideration and treatment equal to that of the rest of the building.
- (b) **Roofline Elements.** Roofline elements shall be developed along all elevations.
- (c) **Parapet Walls.** Interest shall be created in the parapet walls along the sides and rear through the use of height variations, relief elements, and the design of scuppers, downspouts, and expansion joints, organized into the pattern of the total building design.
- (d) **Roof-Mounted Equipment.** Roof-mounted utility and wireless communication facilities shall be integrated directly into the architecture of building(s) as opposed to freestanding locations.

6. **Building Materials and Colors**

- (a) **Building Materials in General.** Building materials shall be as described in Section 3.121 for buildings north of Hull Road. Projects shall be designed using durable, low-maintenance, and timeless building materials such as natural brick or stone. Building materials shall reflect the Township’s desired character of Sumpter Road. Exterior building materials used for buildings in the Township shall generally fall into two categories: Primary and Accent building materials. Primary building materials should cover a majority of the exterior wall surface, and accent building materials shall enhance and support the primary building materials and building as a whole.
- (b) **Prohibited Building Materials:** Unless approved by the Planning Commission as accent building materials, plain concrete block (both painted and unpainted), plywood or T-111 panels, aluminum siding, and similar materials shall be prohibited.
- (c) **Franchise/Corporate Architecture.** The scale, design, and materials of franchise/corporate architecture shall be consistent with the standards of this article.
- (d) **Building Materials in Mixed-Use Buildings.** Mixed-use commercial developments that contain residential units on the upper stories shall utilize building materials with known vibration and sound-reduction qualities in order to minimize noise impacts.
- (e) **Reflective Materials.** Reflective materials shall not be used to clad a building; however, if reflective architectural accents must be used to protect the integrity of the building design,

then the materials shall not be a nuisance to the occupants of the existing surrounding structures, or create a safety hazard to any type of traffic.

- (f) **Roof Materials.** Metal seam, asphalt shingles, green roof, concrete tile, clay tile, or a similar grade of roofing material shall be used on all visible pitched roofs.
- (g) **Removal or Concealment of Pipes, Conduits, Wires, and Obsolete or Abandoned Signs.** All building materials including pipes, conduits, wires, and obsolete or abandoned signs that no longer serve a purpose due to renovations or similar actions shall be removed and sign anchors shall be patched to match adjacent surfaces. Operational pipes, conduits, etc. must be hidden.
- (h) **Window Transparency.** On the front facades of buildings, the windows shall be clear glass. No reflective, tinted, or spandrel glass is permitted on the front façade.
- (i) **Awning Materials.** Awning materials shall consist of canvas, fabric, or thin metal. No vinyl or plastic shall be used. Awnings with a high gloss finish shall be prohibited.
- (j) **Colors.**
 - (i) **Primary Building Colors.** Primary building cladding colors shall be red and brown for brick, and other warm earth tones for other primary building materials.
 - (ii) **Prohibited Primary Colors.** Intense, bright, black, or fluorescent colors shall be used sparingly and only as accents; such colors shall not be used as the predominant color on any wall or roof of any building. Permitted signs shall be excluded from this standard.
 - (iii) **Color Changes.** Material or color changes shall not occur at external corners, but may occur at interior corners, or at other logical terminations. All material or color changes shall be reviewed by the Township and Township authorization is required prior to any material or color changes.
 - (iv) **Color Maintenance.** Exterior building colors shall “age” well, and shall be relatively low-maintenance in terms of frequency of touch-ups and re-painting.

7. Walls and Fences

- (a) **Integration with Building and Site Design.** Where walls and fences are used, they shall be integrated with the overall building and site design.
- (b) **Maximum Height.** Unless otherwise permitted in the SROD, walls and fences shall not exceed three (3) feet in height in the front or side yards in order to avoid the appearance of being a “fortress”.
- (c) **Wall and Fence Material.** Walls must be constructed of red or brown brick, or natural stone. Fences must be constructed of wrought iron, or durable wrought iron-look fencing, black vinyl-coated chain link fencing (in rear or side yards only), or split rail.

- (d) **Prohibited Materials.** The use of razor or barbed wire, electrified, uncoated chain link, fabric, or unfinished concrete block is prohibited.
- (e) **Security Fencing.** If security fencing is necessary, a design which incorporates open grillwork is encouraged, or a combination of short solid walls with pillars and/or recesses to provide architectural articulation.

8. Security

- (a) **Natural Surveillance, Access Controls, and Activities.** A secure development shall be created for both sites and their occupants by minimizing opportunities for crime and undesirable activities through natural surveillance, access control, and activities.
- (b) **Site Design.** Buildings and windows shall be located to maximize visibility of entryways, pathways, and parking lots. Where possible, building corners shall be designed to allow perpendicular visibility by either installing clear glass, angling off the corner, or locating the sidewalk in a way that allows perpendicular visibility.
- (c) **Lighting.** Adequate security and safety lighting for pedestrians from parking spaces to all buildings entries and exits shall be provided (see Section 8.105).
- (d) **Visual Barriers.** Pedestrian access or entries shall be free from visual barriers such as landscaping to maximize visibility.
- (e) **Addresses.** Street addresses for commercial, public, or multi-use residential buildings shall be required and easily visible on the front of the building both during the daytime and at night. Address signs shall comply with *Article 11*.

9. Store Vacancy

- (a) **Locked and Secured.** Vacant stores shall be locked and secured to prevent unauthorized trespassing during the period of vacancy, but shall not be boarded up unless required by the Township, or otherwise appear derelict or abandoned.
 - (b) **Maintenance.** Owners of vacant stores shall find creative temporary alternative uses of storefront window areas such as using them as a display area for public art. Similarly, the exterior façade of vacant stores shall be maintained by the owner at the same level of quality as surrounding occupied and buildings.
 - (c) **Lighting.** An adequate level of exterior security lighting shall be regularly maintained regardless of storefront occupancy status.
- (D) **Lighting.** In the Sumpter Road Overlay District, site light fixtures shall be attractively designed to complement the architecture of the project and surrounding development, and shall improve the visual identification and safety of businesses and residential units. Light pollution shall be minimized and energy conservation technologies shall be used. In addition to the standards section 8.105, the following requirements apply in the Belleville Road Overlay District.

- 1. **Safety and Visual Interest.** Lighting shall be used to provide safety and visual interest.

2. **Effect of Landscaping.** When placing light fixtures and luminaries, consideration shall be given to effects of landscape growth on lighting function. Landscaping such as trees and shrubs shall be placed and maintained so that they does not obscure or deteriorate onsite illumination.
3. **Maximum Illumination.** Decorative accent lights and fixtures greater than the minimum required illumination level section 8.105 for adjoining parking lots may be approved by the Planning Commission at vehicle driveways, entry throats, pedestrian paths, plaza areas, and other activity areas.
4. **Attractive Design.** Lights fixtures shall be attractively designed to complement the architecture of the project, improve visual identification of businesses, and create an inviting atmosphere for passersby.
5. **Maximum Height Near Single-Family Residences.** If located within fifty (50) feet of a single-family residential lot, parking lot fixtures shall not exceed twenty (20) feet in height.
6. **Parking Lot Light Fixtures.** Light fixtures within parking lots that are not located in a landscape island or median shall be designed with raised bases to protect them from damage by vehicles.
7. **Decorative Up-lighting.** Decorative up-lighting that enhances landscape features and building architecture is encouraged as long as it does not compete with street lighting and signs.
8. **Scale.** Street lighting shall be scaled for the pedestrian while still meeting vehicular needs. On local streets and within sites, fixtures shall be primarily oriented towards pedestrian's needs. On the major thoroughfares, light fixtures illuminate both pedestrian areas and roadways.
9. **Parking Lot Lighting.** Lighting for a parking lot or structure shall be evenly distributed and provide pedestrians and drivers with adequate visibility and safety level at night.
10. **Light Color.** The light source used in outdoor lighting shall provide a white light for better color representation and to create a more pedestrian friendly environment. Low pressure sodium lamps are prohibited.
11. **Shielding.** All lighting shall be placed and shielded so as to not interfere with the vision of persons on adjacent roads or property.
12. **Energy Efficiency.** Energy efficient lighting, such as LED lighting, shall be used for exteriors whenever possible.

Section 6.410. Landscaping and Screening

- (A) **Intent.** Landscaping within the Sumpter Road Overlay District (SROD) is intended to provide a visually appealing experience which maintains a pedestrian-oriented vision for the area and which maintains the rural character of the area surrounding the District. Landscaping aids in a unified and consistent visual theme for the District.

Therefore, compliance with the following specific standards shall be required in conjunction with any site development, redevelopment, alteration or expansion or re-occupancy of a vacant building on a SROD site.

- (B) Applicability.** The standards of this Section apply in addition to the requirements of the underlying zoning district and those of *Article 10* of the Zoning Ordinance. In the event of a conflict, the more specific requirements of this Section shall apply. Further, in consideration of the overall design and impact of a landscape plan, the Planning Commission may modify or adjust the landscape requirements applicable to a proposed plan provided that the adjustment is consistent with the intent of this BROD and the Zoning Ordinance.

(C) Landscape Design Standards.

1. General Landscaping.

- (a)** General site landscaping shall be provided as required under Article 10 and Sections 3.121(D)(5) and 3.121(D)(6) of the Zoning Ordinance.

2. Sumpter Road Frontage/Streetscape. In addition to the requirements of Section 10.103(A), all streets and shared access drives shall be landscaped as follows:

- (a)** Sumpter Road streetscape as required herein shall be provided:
- (i)** Along all Sumpter frontage, and
 - (ii)** Along other streets and shared access drives within the boundaries of the SROD.

(b) Frontage Landscaping Requirements.

- (i) Street Trees.** In addition to the trees required in the frontage area in Section 10.103(A), deciduous street trees shall be planted within the right-of-way of any streets (i.e., between the sidewalk and the street), access drives, or internal roads, private or public, in an amount equal to at least one (1) deciduous street tree per each forty (40) linear feet or fraction thereof of frontage, except in the case of properties where single family homes or duplexes have frontage on and face Sumpter Road
 - (ii) Perennial Beds.** Perennial beds, planted in groups, shall be planted in twenty percent (20%) of the required landscape frontage area defined in *Section 10.103(A)*.
- (c) Design Flexibility.** Within the intent of this Chapter, the Planning Commission may approve alternatives it determines to be necessary to accommodate peculiar circumstances or unforeseen problems, or to carry out the spirit, intent and purposes of this Chapter. Further, where streetscape elements have been accomplished along Belleville Road by means of earlier development which substantially accomplishes the overall design objectives, the Planning Commission may modify the requirements to reflect those earlier improvements.

- (d) **Zero Lot Line Buildings.** With the exception of required right-of-way landscaping, front yard landscaping is not required on private property along zero lot line frontages and where building facades are located at the right-of-way line.
- 3. **Sumpter Rural Settlement Landscaping.** The following landscaping requirements apply to areas designated as Sumpter Rural Settlement future land use in the 2022 Sumpter Road Corridor Plan:
 - (a) **Cluster Housing Landscaping.** Where housing is constructed in a site condominium or platted subdivision within the SROD, and housing is clustered to a net density exceeding 2 units per acre within a larger development, open space must be preserved along at least 50% of the frontage of Sumpter Road.
 - (b) **Greenway Landscaping.** Where housing is constructed in a site condominium or platted subdivision within the SROD and is not considered Hamlet style housing, lots which are parallel to Sumpter Road and have primary frontage on a street that is perpendicular to Sumpter Road shall be separated by a green space which is one of the following:
 - (i) A greenbelt which is 30 foot minimum in width which contains either preserved woodland or planted trees, or a combination of both. The preserved woodland and/or planted trees shall have a tree density which is equal to one (1) deciduous or evergreen tree for each ten (10) linear feet or portion thereof of road frontage, and if planted shall be planted in a staggered double row; OR
 - (ii) A greenbelt which is 30 foot minimum in width which contains native perennial and grass plants and contains a surface stormwater management swale or ditch.

SECTION 2 - SEVERABILITY

Should any provision or part of this Ordinance be declared by any court of competent jurisdiction to be invalid or unenforceable, the same shall not affect the validity or enforceability of the balance of this Ordinance, which shall remain in full force and effect.

SECTION 3 - REPEALER

All other provisions of the Zoning Ordinance, or Ordinances or parts of Ordinances, in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

SECTION 4- SAVINGS CLAUSE

Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court or any rights acquired or any liability incurred, or any cause or causes of action acquired or existing, under the Zoning Ordinance, or any act or Ordinance hereby repealed as cited in Section 3 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this Ordinance.

SECTION 5 - EFFECTIVE DATE

The provisions of this Ordinance are hereby ordered to take effect seven (7) days after publication of the notice of adoption in a newspaper of general circulation within the Township. This Ordinance shall be immediately recorded by the Township Clerk in the Township Ordinance Book as soon as it is adopted, which record shall be authenticated by the signatures of the Supervisor and Clerk and shall be published in a newspaper of general circulation in the Township within fifteen (15) days of passage. A copy of this Ordinance may be purchased or inspected at the Clerk's Office, 46425 Tyler Road, Van Buren Township, MI 48111 during normal business hours.

SECTION 6 - ADOPTION

This Ordinance is hereby declared to have been adopted by the Township Board of the Charter Township of Van Buren at a meeting duly called and held on the --- day of -----, 2022, and ordered to be given publication in the manner prescribed by law.

I hereby approve the foregoing Ordinance,

Leon Wright, Clerk

*Charter Township of Van Buren
Zoning Ordinance Amendment 09-06-22(1)*

Kevin McNamara, Supervisor

Adopted: September 20, 2022
Published: September 29, 2022
Effective: October 6, 2022

