

CHARTER TOWNSHIP OF RUTLAND

BARRY COUNTY, MICHIGAN

ORDINANCE NO. 2015-154

ADOPTED: OCTOBER 14, 2015

EFFECTIVE: OCTOBER 30, 2015

An Ordinance to amend various sections of Chapter 220 (Zoning) of the Rutland Charter Township Code of ordinances.

THE CHARTER TOWNSHIP OF RUTLAND

BARRY COUNTY, MICHIGAN

ORDAINS:

SECTION 1

**AMENDMENT OF § 220-10-3 OF RUTLAND CHARTER TOWNSHIP
CODE OF ORDINANCES PERTAINING TO SPECIAL LAND USES IN LC LAKE
COMMERCIAL DISTRICT**

§ 220-10-3 of the Rutland Charter Township Code, pertaining to special land uses in the LC Lake Commercial District, is hereby amended to add a new subsection B (with existing subsection B re-lettered to C) designating “self-storage rental units” as a special land use in the LC Lake Commercial District, reading as follows:

“B. Self-storage rental units.”

SECTION 2

**AMENDMENT OF § 220-9-9 OF RUTLAND CHARTER TOWNSHIP
CODE OF ORDINANCES PERTAINING TO ARCHITECTURAL STANDARDS IN
MU MIXED USE DISTRICT**

§ 220-9-9 of the Rutland Charter Township Code, pertaining to Building Design and Architectural Standards in the MU Mixed Use District, is hereby amended to re-title that section “Building Design and Architectural Standards”, and add a new subsection C restoring/adding various architectural standards intended to be applicable in the MU Mixed Use District, reading as follows:

“C. Architectural Standards:

1. Façade materials. At least 80% of the “façade” of a building, which for purposes of this provision is defined as that portion or portions of a building which fronts on a public street or which faces an on-

site parking lot, shall be constructed of one or more of the following materials:

- a. traditional hard coat stucco.
- b. brick.
- c. natural or cast stone.
- d. tinted and/or textured masonry block.
- e. glass.
- f. architectural pre-cast panels.
- g. wood, except materials such as T-71, plywood or particle board, or similar processed wood materials.
- h. similar materials as approved by the Planning Commission.

2. Façade design devices. All facades shall have a recognizable “top” or upper portion consisting of one or more of the following devices:

- a. cornice treatments, other than just colored “stripes” or “bands”, with integrally textured materials such as stone or other masonry or differently colored materials.
- b. sloping roof with overhangs and brackets.
- c. stepped parapets.

In addition, if the building has more than one story, the façade shall have a horizontal expression line which separates each floor.

3. Façade wall design and features. That portion of a building which fronts on a public street shall be designed to eliminate large expanses of blank walls by the application of two or more of the following methods approximately every 50 feet in wall length:

- a. doors with corniced parapets over the main entry door.
- b. display windows that orient street-level customers to products.
- c. arched entryways, canopies or awnings.
- d. changes in the plane of a wall, such as offsets, or projecting ribs which are at least 12 inches in width.
- e. change in texture, color or masonry pattern.

- f. pilasters, piers or columns.
 - g. other applications as approved by the Planning Commission to meet the intent of this provision.
4. Façade walls exceeding 100 feet in length. Façade walls more than 100 feet in total length shall also incorporate wall plane projections or recesses having a depth of at least three percent of the length of the façade and extending at least 20% of the length of the façade.
5. Customer entrances. Building facades shall exhibit clearly defined, highly visible, and articulated front entrances that feature at least two of the following devices:
- a. canopies or porticos.
 - b. overhangs.
 - c. recesses or projections of at least three percent of wall length.
 - d. arcades.
 - e. raised cornice parapets over the door.
 - f. distinctive roof forms.
 - g. arches.
 - h. outdoor patios.
 - i. display windows.

Rear customer entrances, if provided, shall also be subject to the foregoing standards.

6. Side/rear walls. Side or rear walls that face rear walkways or rear or side service drives may include false windows and door openings defined by frames, sills, and lintels, or similarly proportioned modulations of the wall, but only when actual doors and windows are not feasible.
7. Roofs.
- a. Buildings shall be topped with pitched roofs with overhanging eaves, or with flat roofs with articulated parapets and cornices. Materials for pitched roofs shall include shingles (either wood or asphalt composition), slate, tiles, or other material if such other material is similar to the roof material on buildings within 500 feet in the MU District.

- b. Parapets shall be used to conceal flat sections of roofs and rooftop equipment, such as HVAC units, from public view. The average height of such parapets shall not exceed 25% of the height of the supporting wall, and such parapets shall not at any point exceed 1/3 of the height of the supporting wall.
8. Refuse containers. All refuse containers shall be located within a 4-sided solid fence enclosure constructed of materials and designed so as to coordinate with and complement the principal building or development with which it is associated. Refuse container enclosures shall not be located in a front yard.

Modification of standards. The foregoing building design and architectural standards shall be subject to modification by the Planning Commission during the site plan review process upon finding the following factors are met:

- If the modification is approved the resulting development will still be consistent with the purposes of this District.
- If the modification is approved the resulting new building or alteration of an existing building will still be visually compatible with existing buildings on adjacent properties and within 500 feet in the MU District.
- In instances of the reconstruction or conversion of an existing building, approval of the modification is necessary to alleviate practical physical difficulties resulting from strict compliance with the specified standards and requirements.”

SECTION 3

AMENDMENT OF § 220-17-11 OF RUTLAND CHARTER TOWNSHIP CODE OF ORDINANCES PERTAINING TO BUILDING DESIGN AND ARCHITECTURAL STANDARDS IN ALL DISTRICTS

§ 220-17-11 of the Rutland Charter Township Code, pertaining to Building Design and Architectural Standards applicable in all districts, is hereby amended to add to the end of the introductory paragraph of same a reference to § 220-9-9 (as herein amended) for the building design and architectural standards applicable in the MU Mixed Use District, thus causing that introductory paragraph to read as follows:

“The following building design and architectural standard shall apply to buildings in all districts, with the exception of the following: agricultural uses in the AG/OS District; all single-family and two-family dwellings and their related accessory structures in the AG/OS, Residential and Mixed Use Districts; and all uses in the Mixed Use District other than single-family and two-family dwellings, which are instead subject to the building design and architectural standards specified in § 220-9-9.”

SECTION 4

**AMENDMENT OF CHAPTER 220 OF RUTLAND CHARTER TOWNSHIP CODE OF
ORDINANCES FOR ANY NON-SUBSTANTIVE CHANGES INCIDENTAL TO
SECTIONS 1-3 OF THIS ORDINANCE**

Chapter 220 of the Rutland Charter Township Code is hereby amended to implement such other and further non-substantive changes to any provisions of Chapter 220 derived from/incidental to any of the above-specified amendments in Sections 1-3 of this ordinance.

SECTION 5

REPEAL OF CONFLICTING ORDINANCES; EFFECTIVE DATE

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed. This Ordinance shall take effect on the eighth day after publication or on such later date as may be required by law.

Robin Hawthorne, Clerk
Charter Township of Rutland

RUTLAND CHARTER TOWNSHIP

BARRY COUNTY, MICHIGAN

**NOTICE OF ADOPTION/SUMMARY OF ORDINANCE AMENDING CHAPTER 220
(ZONING) OF THE RUTLAND CHARTER TOWNSHIP CODE**

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE CHARTER TOWNSHIP OF RUTLAND, BARRY COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that Ordinance No. 2015-154 was adopted by the Rutland Charter Township Board at its October 14, 2015 meeting. The sections of this Ordinance amend various provisions of Chapter 220 (zoning) of the Rutland Charter Township Code of ordinances, as summarized below:

SECTION 1: AMENDMENT OF § 220-10-3 OF RUTLAND CHARTER TOWNSHIP CODE OF ORDINANCES PERTAINING TO SPECIAL LAND USES IN LC LAKE COMMERCIAL DISTRICT---§ 220-10-3 is amended to add a new provision designating “self-storage rental units” as a special land use in the LC Lake Commercial District.

SECTION 2: AMENDMENT OF § 220-9-9 OF RUTLAND CHARTER TOWNSHIP CODE OF ORDINANCES PERTAINING TO ARCHITECTURAL STANDARDS IN MU MIXED USE DISTRICT---§ 220-9-9 is amended to re-title that section “Building Design and Architectural Standards”, and add a new subsection C restoring/adding various architectural standards intended to be applicable in the MU Mixed Use District.

SECTION 3: AMENDMENT OF § 220-17-11 OF RUTLAND CHARTER TOWNSHIP CODE OF ORDINANCES PERTAINING TO BUILDING DESIGN AND ARCHITECTURAL STANDARDS IN ALL DISTRICTS---§ 220-17-11 is amended to add to the end of the introductory section of same a reference to § 220-9-9 (as herein amended) for the building design and architectural standards applicable in the MU Mixed Use District.

SECTION 4: AMENDMENT OF CHAPTER 220 OF RUTLAND CHARTER TOWNSHIP CODE OF ORDINANCES FOR ANY NON-SUBSTANTIVE CHANGES INCIDENTAL TO SECTIONS 1-3 OF THIS ORDINANCE---Such other and further non-substantive amendments of any provisions of Chapter 220 derived from/incidental to any of the above-specified amendments.

SECTION 5: REPEAL OF CONFLICTING ORDINANCES; EFFECTIVE DATE--- repeals conflicting ordinances/parts of ordinances; provides for the ordinance to take effect on the 8th day after publication or on such later date as may be required by law.

This ordinance in its entirety has been posted in the office of the Township Clerk and on the Township website (www.rutlandtownship.org).

A copy of the ordinance may also be purchased by contacting the Township Clerk as indicated below during regular business hours of regular working days, and at such other times as may be arranged.

Robin J. Hawthorne, Clerk
Charter Township of Rutland
Rutland Charter Township Hall
2461 Heath Road
Hastings, Michigan 49058
Telephone: (269) 948-2194