

DANBY TOWNSHIP
ORDINANCE NO. _____
Adopted _____
Effective Date _____

**AN ORDINANCE TO AMEND THE DANBY TOWNSHIP ZONING ORDINANCE TO
INCLUDE BUILDING DESIGN REQUIREMENTS FOR BUILDING FAÇADES OF
NEW NON-RESIDENTIAL BUILDINGS AND BUILDING ADDITIONS THAT FACE
PUBLIC OR PRIVATE STREETS WITHIN THE COMMERCIAL ZONING DISTRICT,
AND TO INCLUDE THE AUTHORIZATION OF THE PLANNING COMMISSION TO
APPROVE DEVIATIONS**

WHEREAS, THE TOWNSHIP OF DANBY, COUNTY OF IONIA, STATE OF MICHIGAN,
ORDAINS:

Section 1: Chapter 3 General Provisions. Chapter 3 of the Danby Township Zoning Ordinance is amended to include a new Section 3.26 Commercial District- Building Design Requirements to read in its entirety as follows:

Section 3.26 Commercial District- Building Design Requirements

A. Applicability.

1. The building requirements included in this section apply to building façades of new non-residential buildings and building additions that face public or private streets within the Commercial Zoning District.
2. On corner lots, these requirements apply to both façades that face public or private streets.
3. Exemptions.
 - a) The Planning Commission may approve exemptions for accessory buildings if they are not oriented toward the street frontage, are screened, or are not readily visible from the street frontage.
 - b) The Planning Commission may approve exemptions for attached warehouse components of buildings if a compliant front office or retail area comprises at least 40 percent of the front building elevation width and the attached warehouse is at least 10 feet behind the front building line of the office or retail area of the building.

B. General Requirements.

1. Primary Entry. A primary entrance shall face the primary street frontage. At least one (1) primary entrance shall face the primary street frontage for multi-tenant buildings.

2. Loading Areas. Loading docks, overhead doors, and other service entries shall not be on street-facing building façades.
3. Drive-Through Facilities. Drive-through service windows and menu boards, where allowable, shall not be located on street-facing building façades. However, the Planning Commission may approve drive-through service windows and menu boards on street-facing building façades so long as they do not detract from the aesthetic quality and character of the building and all other zoning requirements are met.
4. Windows and Doors. The minimum and maximum percentage of windows and doors on street-facing building façades shall be the following:
 - a) First story: 33% to 80%.
 - b) Upper stories: 20% to 70%.
5. Articulation. All street-facing building façades over 24 feet shall incorporate architectural articulation. Articulation may include awnings, canopies, porch roof overhangs, step-backs, porches, vertical or horizontal elements, wainscoting, repeating exterior wall patterns, and other allowable projections.
6. Mechanical Equipment.
 - a) Rooftop mechanical equipment shall be set back at least 10 feet from the edge of street-facing building façades.
 - b) Ground-mounted mechanical equipment shall not be located along street-facing building façades unless screened by landscaping, walls, or fencing.

C. Deviations.

1. The Planning Commission may authorize deviations from the requirements of this section. In determining if a deviation is warranted, the Planning Commission shall consider the following:
 - a) The proposed architectural design and/or building material is equal or superior to these requirements as it relates to achieving the character desired by this section.
 - b) The proposed architectural design and/or building material better fits the character of the area than when it strictly conforms to the requirements of this section.
 - c) The deviation has no significant visual impact or distinction from the public right-of-way or adjacent properties.
 - d) The deviation is necessary due to a physical condition of the land or the irregular shape of the lot, which necessitates the building entry, loading area, or drive-through facility to be placed in a location different from what is required by this section.
2. The Planning Commission may grant a lesser deviation than requested.
3. The Planning Commission may attach conditions necessary to uphold the intent of this section.

Section 2: Severability. The provisions of this ordinance are hereby declared to be severable, and if any clause, sentence, word, section, or provision is declared void or unenforceable for any

reason by any court of competent jurisdiction, it shall not affect any portion of this ordinance other than said part or portion thereof.

Section 3: Effective Date. This ordinance shall be effective eight (8) days after the publication of a summary of its provisions in a local newspaper of general circulation in the Township.

ADOPTED:

Yeas: _____

Nays: _____

Absent: _____

STATE OF MICHIGAN)

)

COUNTY OF IONIA)

I, the undersigned, the duly elected Clerk of Danby Township, Ionia County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete representation of certain proceedings conducted by the Board of Trustees of said Township at a meeting held on this _____ day of _____ 2025.

Kristina Platte
Danby Township Clerk