

ORDINANCE NO. 09-573

AN ORDINANCE TO ADD SECTION 94-177-A STANDALE DOWNTOWN DISTRICT TO ARTICLE VII. DISTRICTS; DISTRICT AND SUPPLEMENTARY DISTRICT REGULATIONS IN CHAPTER 94 OF THE CODE OF ORDINANCES, CITY OF WALKER.

THE CITY OF WALKER ORDAINS:

Section 1. Addition of SECTION 94-177-A STANDALE DOWNTOWN DISTRICT.

That the Code of Ordinances, City of Walker, Michigan, is hereby amended by adding *SECTION 94-177-A STANDALE DOWNTOWN DISTRICT*, which such Section reads as follows:

ARTICLE VII. DISTRICTS; DISTRICT AND SUPPLEMENTARY DISTRICT REGULATIONS

Sec. 94-177-A STANDALE DOWNTOWN DISTRICT

1. *Intent.* The Standale Downtown District is intended to promote the redevelopment of property located within Standale in a manner consistent with the City of Walker Master Plan. The intent of this District is to facilitate the development of a traditional, pedestrian-oriented downtown. Forms and patterns of the built environment shall reflect the recommendations outlined in the Master Plan and meet the requirements of this Section.

Buildings containing retail and service uses on the first floor, and offices, services or residences on upper floors, shall be located along Primary and Secondary Frontage Areas. Such mixed-use buildings shall meet the urban design standards contained in this Section and shall be linked to and complemented by integrated residential development within the District and nearby neighborhoods.

Residential development in Neighborhood Frontage Areas shall connect to the core downtown area; shall consist of single family or multi-family residential units constructed using traditional neighborhood design principles; shall feature pedestrian-oriented streetscapes; and shall feature a system of neighborhood open spaces, all as defined in this Section.

2. *Site Plan Review and Special Exception Permits*

- (A) All new buildings and alterations to existing buildings within this District are subject to site plan review by the City of Walker Planning Commission as follows:

- (1) Where a new building is proposed, the building, use and lot shall be subject to all requirements of this District.
- (2) Existing buildings shall undergo site plan review by the Planning Commission to apply the requirements of this District when the following additions or changes are proposed:

- a. A footprint change of at least 5,000 sq. ft.

- b. A front façade change of at least 50% of the façade area.
 - c. A change in building height.
 - d. A change in front, side or rear setbacks.
 - e. A change in land use that will generate significantly increased amounts of vehicular traffic or pedestrian trips, based on data from the ITE Trip Generation Manual or other professional references.
- (3) In certain cases, the Planning Commission may limit the application of the architectural requirements of this District based on the following findings of fact:
- a. The footprint change, façade alteration or change in building height cannot be made entirely consistent with the standards of this Section because:
 - i. The existing structure is of an architectural type that is substantially different from buildings prescribed by this Section.
 - ii. The changes, alterations or expansion are relatively minor in nature based on the size, scope, and location of the existing structure.
- (4) The information required for site plans that are submitted for Planning Commission review shall include that contained in Section 94-280 of the City of Walker Zoning Ordinance. Standards for site plan review by the Planning Commission are those noted in Section 94-283 of the City of Walker Zoning Ordinance. Conditions of approval may be imposed on a site plan, as noted in Section 94-285 of the City of Walker Zoning Ordinance. Site plan reviews, approvals, changes to an approved site plan, performance guarantee requirements, variances and enforcement provisions shall be processed in accordance with Sections 94-282, -286, -287, -288, -289 and -290 of the City of Walker Zoning Ordinance.
- (5) Special exception permit applications shall be processed, reviewed and regulated as provided in Article IX of the City of Walker Zoning Ordinance.

3. *Scope of Application*

- (A) Frontage Areas. Frontage areas are established within the Standale Downtown District that prescribe requirements for building form, lot dimensions, architectural design, parking lot location, access management and streetscape treatments. Each lot shall be regulated relative to its street frontage as follows:
- (1) Primary Frontage Areas: Frontages within the District that abut Lake Michigan Drive or Wilson Avenue may only be commercial or mixed-use in nature. Because these roads are designated State of Michigan highways, specific design details for access management, parallel service

drives and front yard parking, as promulgated by the Michigan Department of Transportation and the City of Walker, will apply in the event of a conflict with the provisions of this Section.

- (2) Secondary Frontage Areas: Frontages that abut streets other than Lake Michigan Drive or Wilson Avenue, (e.g., Kinney, Cummings, Parkside and St. Clair Avenues), including any new public or private roads proposed as part of a development, may only be mixed-use in nature and must provide an environment that supports pedestrian activity and accommodate on-street parking.
 - (3) Neighborhood Frontage Areas: Frontages within the District that abut residential streets may only be used for residential purposes. A residential street defines a block where the majority of frontage is residential.
 - (4) Frontage Areas are established on a block-by-block basis and an individual street may be divided into separate Frontage Areas along its length. Opposing sides of a street shall have the same Frontage Area designation, which shall be consistent with the Regulating Plan Map found at Subsection 5 (u).
 - (5) For lots located at the corner of two intersecting street types, the Frontage Area may wrap the corner onto the other street frontage. For example, a building on a lot at the intersection of a Primary Frontage Area and a Secondary Frontage Area may be designed based on the requirements of the Primary Frontage Area on both street frontages, as allowed by the Planning Commission.
 - (6) Civic or institutional use buildings may deviate from the dimensional requirements noted in this Section, as allowed by the Planning Commission.
- (B) Permitted Uses, Special Exception Uses and Prohibited Uses. Use and development of land within the District shall be regulated as follows:
- (1) The following abbreviations apply to the following Table of Uses:

- P:** **Permitted Use** - Land and/or buildings in this District may be used for the purposes listed by right.
- SE:** **Special Exception** - The following uses may be permitted by obtaining special exception permit approval.
- NP:** **Not Permitted** -The use is not permitted in the District.

Use	Primary Frontage Areas	Secondary Frontage Areas	Neighborhood Frontage Areas
Auto / vehicle wash – automatic tunnel	SE	NP	NP
Auto / vehicle wash - manual	NP	NP	NP
Automobile service, repair and body work	NP	NP	NP
Banks with drive-up windows	SE	SE	NP

Use	Primary Frontage Areas	Secondary Frontage Areas	Neighborhood Frontage Areas
Banks	P	P	NP
Bicycle shops	P	P	NP
Bookstores	P	P	NP
Childcare centers, day care centers, child caring institutions, and child placing agencies.	SE	SE	SE
Churches, places of worship	P	P	SE
Clinics – medical, dental, veterinary	P	P	NP
Community centers	P	P	NP
Dry cleaners, Laundromats	P	P	NP
Entertainment uses - theaters, art studios, music studios, bowling alleys, assembly halls, fraternal organization halls, concert halls, etc.	P	P	NP
Farmer's market / produce market	SE	SE	SE
Food stores - grocery stores, meat markets, bakeries, coffee shops, delicatessens, etc.	P	P	NP
Fueling / gas stations	SE	NP	NP
Funeral homes	P	P	NP
Government administrative, service and public safety buildings	P	P	SE
Hardware, paint and wallpaper stores.	P	P	NP
Health clubs, gyms and fitness centers	P	P	NP
Hotels	P	P	NP
Household appliance and electronics shops/repair.	P	P	NP
Housing for the elderly - assisted or independent living facilities	SE	SE	SE
Liquor Stores / Party Stores / Convenience Stores	SE	NP	NP
Libraries, museums and art galleries	P	P	NP
Live-work units	P	P	NP
Offices – medical, dental, executive, professional, technical, legal, sales.	P	P	NP
Outdoor sales of boats, cars, trucks, recreational vehicles, mobile homes, towing trailers, etc.	NP	NP	NP
Personal service establishments - tanning booths, barbershops, beauty shops, professional massage, nail salons, etc.	P	P	NP
Photographic studios with accessory photographic processing	P	P	NP
Post office	P	P	NP
Public or private schools or trade schools	SE	SE	SE

Use	Primary Frontage Areas	Secondary Frontage Areas	Neighborhood Frontage Areas
Regulated Uses	Per Article XIII of Walker Zoning Ordinance		
Residential units above 1 st story	P	P	P
Residential units at 1 st story level	SE	P	P
Restaurants w/ drive up window	SE	NP	NP
Restaurants	P	P	NP
Retail uses – clothing shops, department stores, drugstores, florists, gift stores, music stores, antique shops, home improvement stores, card shops, sporting goods, pet shops, etc.	P	P	NP
Townhouses	NP	P	P
Wireless telecommunication towers	SE	SE	SE

4. Dimensional Requirements

(A) Primary Frontage Areas. The following requirements apply to lots that front on Lake Michigan Drive or Wilson Avenue:

Lot Area	Minimum of 5,000 square feet
Lot Width	Minimum of 50 feet
Front Yard and Building Frontage Requirements	<ol style="list-style-type: none"> 1) 4 Corners Intersection: For the purposes of this Section, 4 Corners Intersection shall be defined as the lots near the intersection of Lake Michigan Drive and Cummings Avenue, as identified on the Regulating Plan Map found in Subsection 5 (u) and subject to refinement by the Planning Commission. 2) The required build-to line for any 4 Corners Intersection building shall be parallel to the street and measure 25 feet from the back of the adjacent and existing curb line. The area within this setback shall include a 10-foot wide greenbelt adjacent to the street and a 15-foot wide sidewalk adjacent to the building. See Figure 1. 3) The required build-to-line for all other buildings in the Primary Frontage Zone shall be parallel to the street and measure 67 feet from the back of the adjacent and existing curb line. The area within this setback shall include: a 7-foot wide greenbelt adjacent to the street; a 6-foot wide sidewalk adjacent to the greenbelt; a 24' wide paved and curbed service drive; either 18-foot deep angled or 90-degree parking spaces; and a 12-foot wide sidewalk adjacent to the building. See Figure 2. 4) A building facade shall occupy a minimum of 75% of the lot frontage at the required build-to-line. The Planning Commission may reduce this requirement if an access drive to a rear parking, loading or maneuvering area is necessary. Such access points must be coordinated with driveway locations, as permitted by MDOT and the City. See Figures 3 and 4.

Figure 1.

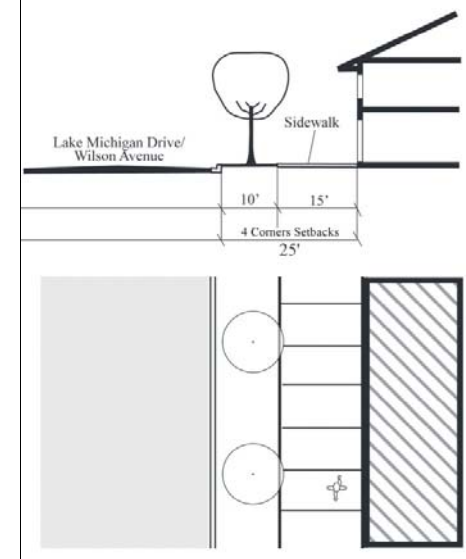
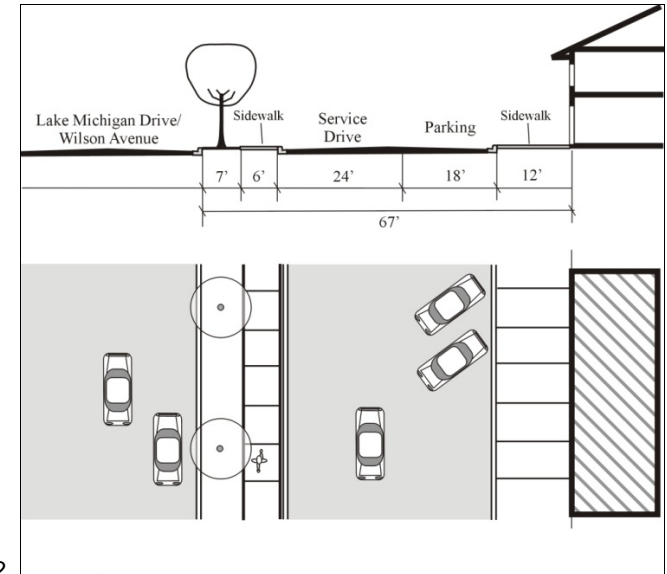


Figure 2.



Building Height	Minimum 25-foot building height. Maximum 45-foot building height or; 3 stories. The floor-to-ceiling height of the first story shall be a minimum of 12 feet.	
Accessory Buildings	Accessory buildings shall only be located behind the principal building. All accessory buildings shall be reviewed by the Planning Commission via the site plan review process.	

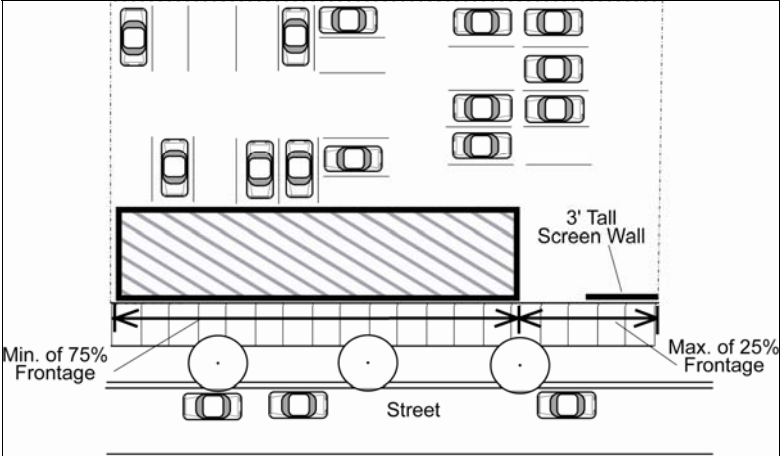
Parking Lot Location	<ul style="list-style-type: none"> • Parking or access drives parallel to Lake Michigan Drive shall not be permitted in the front setback for properties falling under the 4 Corners Intersection requirements of this District. In such cases, off street parking shall only be permitted in side or rear yards. • All other properties in the District shall have angled parking located between the building and the fronting street. 90-degree parking spaces may be allowed if consistent with the overall circulation and access management plans for the District. • Off-street parking areas shall not occupy more than 50% of the lot area. 	 <p>The diagram illustrates a parking lot layout adjacent to a building and a street. A hatched rectangular building is positioned behind a parking area. A '3' Tall Screen Wall' is shown between the building and the parking spaces. The parking lot is divided into two sections by a dashed line. The front section, closer to the street, is labeled 'Min. of 75% Frontage'. The rear section is labeled 'Max. of 25% Frontage'. The street is labeled 'Street' and contains several cars. The parking spaces are shown with cars parked at an angle.</p>
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Figure 3.

Side Yard

A side yard setback is not required, except that the Planning Commission may require pedestrian or vehicular access to the rear of the lot. If a side yard setback is provided it shall be at least 6 feet to accommodate pedestrian access and 24 feet for vehicular access.

Rear Yard

The Planning Commission may require pedestrian or vehicular access to the rear of the lot. If a rear yard setback is provided it shall be at least 6 feet to accommodate pedestrian access and 24 feet for vehicular access. The Planning Commission may require a 20-foot rear yard setback to buffer adjacent residential uses.

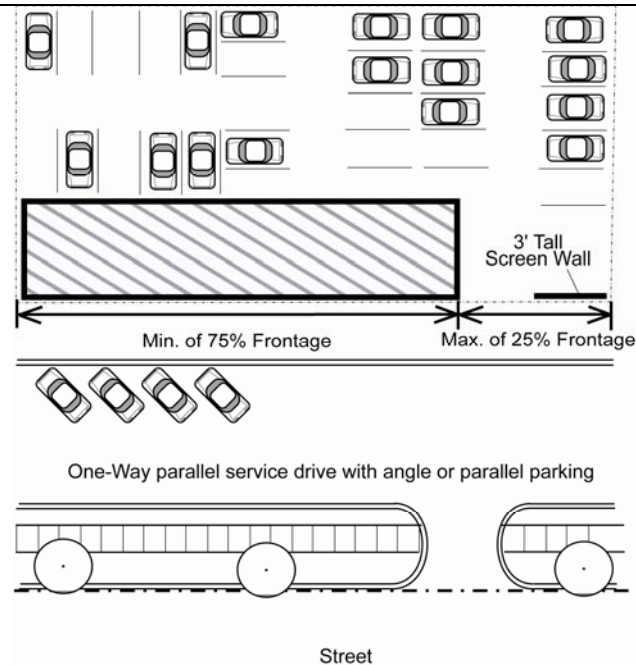


Figure 4.

(B) Secondary Frontage Areas. The following requirements apply to lots in Secondary Frontage Areas:

Lot Area	5,000 square feet.
Lot Width	50 feet.
Front Yard and Building Frontage Requirements	<ul style="list-style-type: none"> • Minimum 15-foot front yard setback. Maximum 20-foot front yard setback. Front setbacks shall be measured from the back of the adjacent street curb line in place on the date this code was adopted. • A minimum 8-foot sidewalk shall be provided in the front setback. • The building façade shall occupy no less than 60% of the frontage at the setback. • See Figures 5 and 6.
Building Frontage Exceptions	<ul style="list-style-type: none"> • Exceptions to the maximum front yard setback and building frontage requirements may be granted by the Planning Commission when the front yard is used for the following purposes: <ul style="list-style-type: none"> ○ A gathering area or plaza that offers seating, landscape enhancements, public information and displays, fountains, outdoor seating or other pedestrian amenities. ○ Intersection clear vision area. ○ The building is used for public or quasi-public/institutional purposes with a plaza or open space area provided in the front yard.
Side Yard	A zero side setback may be permitted by the Planning Commission where a firewall is provided along the side lot line, subject to approval of the City of Walker Building Official, whose recommendation shall be based on applicable building code standards. The Planning Commission may require pedestrian and vehicular access to the rear of the lot. If a side yard setback is provided it shall be at least 6 feet for pedestrian access and 24 feet for vehicular access.

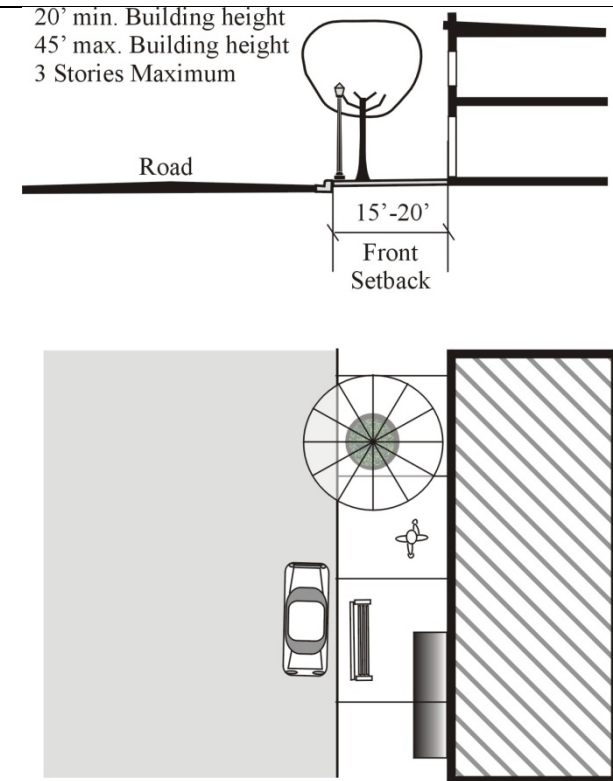


Figure 5.

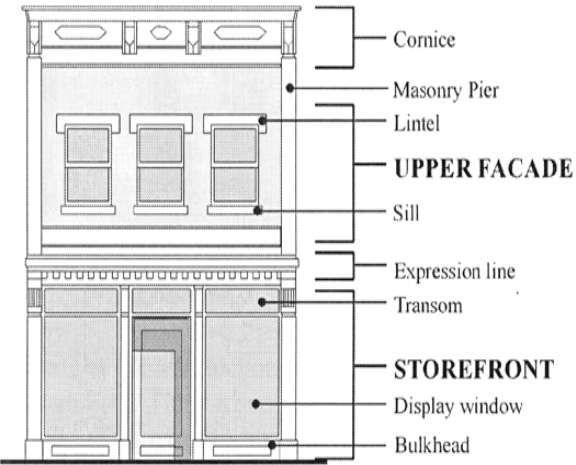
Rear Yard	The Planning Commission may require a pedestrian and vehicular access to the rear of the lot. If a rear yard setback is provided it shall be at least 6 feet for pedestrian access and 24 feet for vehicular access. A rear yard setback of 20 feet may also be required by the Planning Commission to buffer adjacent uses.	
Building Height	Minimum 20-foot and 2 story building height. Maximum 45-foot and 3 story building height. The minimum first story floor-to-ceiling height shall be 12 feet.	
Accessory Buildings	If authorized by the Planning Commission, accessory buildings may only be located behind the principal building and are subject to site plan review.	
Parking Lot Location	<ul style="list-style-type: none"> On-street parking spaces located along the front of a lot shall count toward meeting parking requirements. At least 51% of the length of the space must be in front of the lot to be counted. Parking is permitted in the rear yard. Parking in the side yard may not be located in front of a line extending across the front facade of the principal building. A 3-foot high brick screen wall or wrought iron fence with piers shall be provided between the parking and the public sidewalk. Openings may be provided to accommodate vehicular or pedestrian access but shall not be wider than 24 feet for vehicles or 6 feet for pedestrians. Parking areas may not occupy more than 50% of the lot area. See Figure 6. 	<p>Parking permitted in side and rear yard</p> <p>3 foot tall screenwall</p> <p>Min. of 60% frontage</p> <p>Max. of 40% frontage</p> <p>Street</p>

Figure 6.

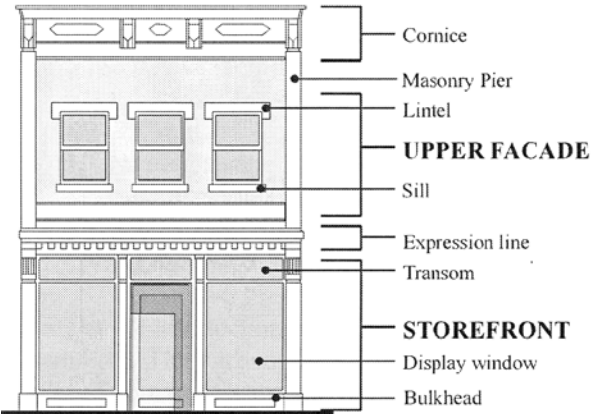
(C) Neighborhood Frontage Areas. The following requirements apply to lots in Neighborhood Frontage Areas:

Lot Area/Density	<p><u>Townhouses/Attached Single Family</u>: Up to 10 units per acre net.</p> <p><u>Detached Single Family</u>: Up to 7 units per acre net.</p> <p><u>Senior facility / assisted living</u>: As approved by the Planning Commission.</p>	<p>Single family residential placement</p>
Lot Width	<p><u>Townhouses/Attached Single Family</u>: Minimum 20' / Maximum 32'.</p> <p><u>Detached Single Family</u>: Minimum 50' / Maximum 100'.</p>	
Front Yard Requirements	<p><u>Townhouses/Attached Single Family</u>: Minimum 5'.</p> <p><u>Detached Single Family</u>: Minimum 20'.</p>	
Side Yard	<p><u>Townhouses/Attached Single Family</u>: No side yard between units, minimum 15 feet between buildings. Minimum 15-foot setback from any single-family lot.</p> <p><u>Detached Single Family</u>: 5-foot and 10-foot side setback minimums.</p>	
Rear Yard	Minimum 25-foot rear yard setback for principal buildings.	
Building Height	<p>Minimum 2 stories.</p> <p>Maximum 3 stories - not including 1/2 stories.</p> <p>Maximum 35-foot building height.</p> <p>The first floor elevation shall be at least 3 feet above the sidewalk elevation in front of the building.</p>	<p>Townhouse building placement</p>
Accessory Buildings	<p>Detached garages and other accessory buildings are permitted only if located in the rear yard and setback at least 3 feet from the rear and side lot lines.</p> <p>Attached garages are permitted, provided the front of the garage is set back at least 5 feet behind the front facade of the building, and the garage wall facing the street is less than 50% of the total facade length of the street-facing dwelling unit.</p>	
Parking Lot Location	On-street parking shall be permitted and may be credited towards meeting off- street parking requirements. At least 51 % of the length of the space must be in front of a lot in the development to be counted. If on-street parking is not utilized, the Planning Commission shall determine the appropriate location and number of parking spaces, based on the type of residential use that is proposed consistent with Article XVI.	

(D) Commercial, Office and Mixed-Use Architectural Requirements. Commercial, Office and Mixed-Use Buildings in the District shall meet the following architectural design requirements:

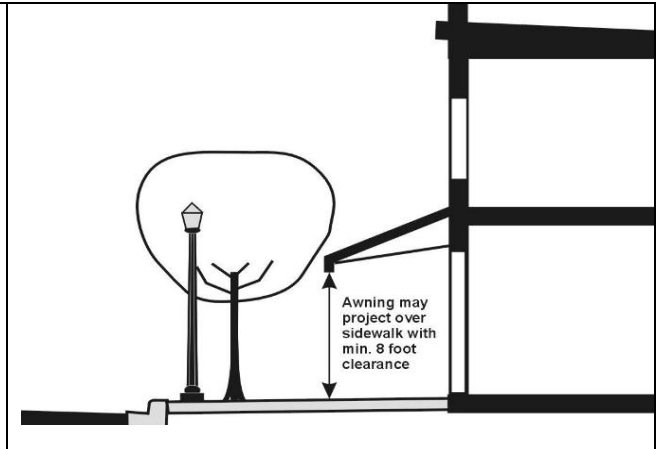
<p>Commercial, Office and Mixed-Use Buildings</p>	<p>Commercial, Office and Mixed-Use buildings shall be designed to reflect traditional architectural elements and character via the following:</p> <ul style="list-style-type: none"> • All buildings shall front onto a public sidewalk, exhibiting windows, doors, and architectural details that are customary to traditional storefronts, and be characterized by varying materials and appearances. • First floor facades of Commercial, Office and Mixed-Use buildings shall, as determined by the Planning Commission, have: <ul style="list-style-type: none"> • Architectural variety in the form of offsets, lintels, expression lines or cornices; • Clearly defined and recessed entryways that orient to the street; • Display windows that orient street-level customers to merchandise; • Changes in texture, color or masonry pattern; pilasters, piers or columns; • Awnings, arcades, or covered porches that protect users from the weather. 	 <p>The diagram illustrates a building facade with two main sections: the UPPER FACADE and the STOREFRONT. The UPPER FACADE includes a Cornice at the top, followed by a Masonry Pier, a Lintel, and a Sill. The STOREFRONT section features an Expression line, a Transom, a Display window, and a Bulkhead at the base.</p>
<p>Commercial, Office and Mixed-Use Building Entrances</p>	<ul style="list-style-type: none"> • Commercial, Office and Mixed-Use buildings shall have a main entrance located at street level, facing the street frontage. Main entrances shall be designed so that architectural details enhance their appearance and prominence and so that they are recognizable from the street and parking areas. • For buildings longer than 100 feet, a minimum of one functional entrance shall be located for every 50 feet of street frontage. 	

Commercial, Office and Mixed-Use Corner Buildings	<p>The architectural character of a building situated at a corner shall incorporate accents and details that accentuate its prominent location. This can be accomplished by vertical projections or changes in height that are incorporated into the design.</p> <p>Included are features such as, by way of example, changes in roof design, a building peak, tower, or similar accent with the highest point located at the intersecting corner. Alternatively, a pedestrian plaza may be provided at the corner of the intersecting streets.</p> <p>A main entrance must be on a street-facing wall and either at the corner or within 25 feet of the corner.</p>	
Commercial, Office and Mixed-Use Building Materials	<p>The following requirements apply to a facade facing a street or parking area. These requirements do not include areas devoted to windows and doors.</p> <ul style="list-style-type: none"> • All walls exposed to public view from a street, or from a parking area, shall be constructed of not less than 75% modular brick or stone. Panel brick and tilt-up brick textured paneling are not permitted. • The remaining facade may include concrete block, wood siding or fiber cement siding. Exterior insulation finish systems (EIFS) may be used for architectural detailing above the first floor. • Multi-story buildings shall be designed so that there is distinct architectural differentiation between the ground floor and the floors above. This can be achieved, by way of example, by incorporating differences in floor-to-ceiling heights, using an expression line, changing material or textures, or adding an awning or canopy between the first and upper stories. 	


<p>Commercial, Office and Mixed-Use Building Windows and Doors</p>	<ul style="list-style-type: none"> • At least 60% of the storefront/ground floor facade shall be clear glass windows and doorways. • Required window areas shall be either windows that allow views into retail space, working areas or lobbies, pedestrian entrances, or display windows set into the wall. • Reflective or tinted glass that impedes views into a building is prohibited. Windows shall not be covered with opaque materials or blocked by shelving units. • The bottom of a window must be no more than 4 feet above the adjacent exterior grade. • The front entranceway shall be inset a minimum of three feet from the front facade. • Window openings above the first story shall be a maximum of 30% of the total facade area. Windows shall be taller than wide in proportion. 	 <p>The diagram illustrates a building facade with two main sections: the Upper Facade and the Storefront. The Upper Facade is located above the Storefront and features a cornice, masonry pier, lintel, and sill. The Storefront is the ground floor facade and includes an expression line, transom, display window, and bulkhead. The diagram is a cross-section view showing the internal structure and the relationship between the different facade elements.</p>
<p>Commercial, Office and Mixed-Use Buildings Roof Design</p>	<ul style="list-style-type: none"> • Unless otherwise permitted by the Planning Commission, buildings shall have flat roofs, as viewed from the street. • The top of a building shall be clearly defined from the lower floors by a change in materials, such as a cornice line that is proportionate to the size of the building and length of the wall. • A pitched roof is permitted with the approval of the Planning Commission; provided, however, pitched and mansard roofs shall not be permitted if the eaves are less than 20 feet above grade. • All roof edges shall be accentuated in a manner proportionate to the size of the building and length of the wall. • Flat roofs must be enclosed by parapets. • All rooftop-mounted equipment must be enclosed or screened from view on all sides of a building. • Parapets and other screen treatments shall be composed of high quality building materials and shall blend with the design of the building, as determined by the Planning Commission, in terms of color, materials, scale and height. 	

**Commercial, Office
and Mixed-Use
Buildings
Awnings**

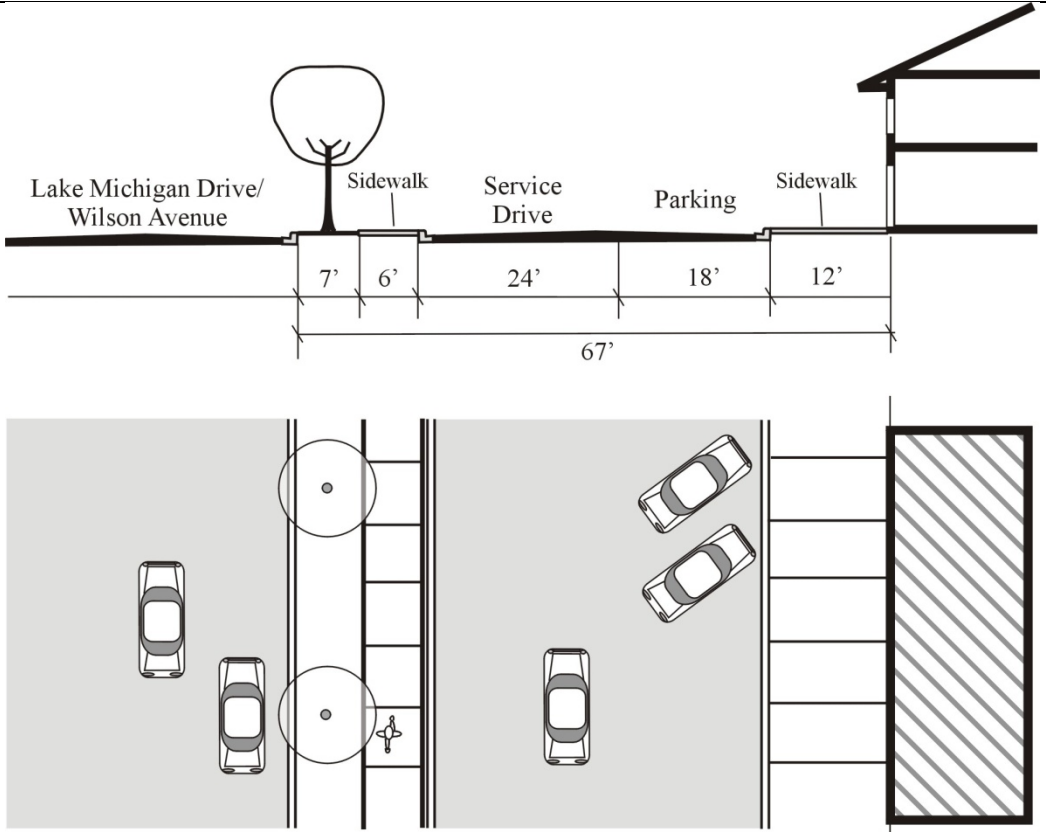
- Awnings may project over a public sidewalk if a minimum 8-foot vertical clearance is maintained and where a license has been obtained from the City where public right-of-way encroachment is proposed.
- Awnings shall be traditional angled awnings with open sides and shall only be positioned directly above ground floor windows and doors.
- Awnings shall be made of durable materials such as canvas or steel. High-gloss or plasticized awnings are prohibited.
- Awnings shall not be internally illuminated and any awning signs shall be illuminated by fixtures located above the awning and directed downward.

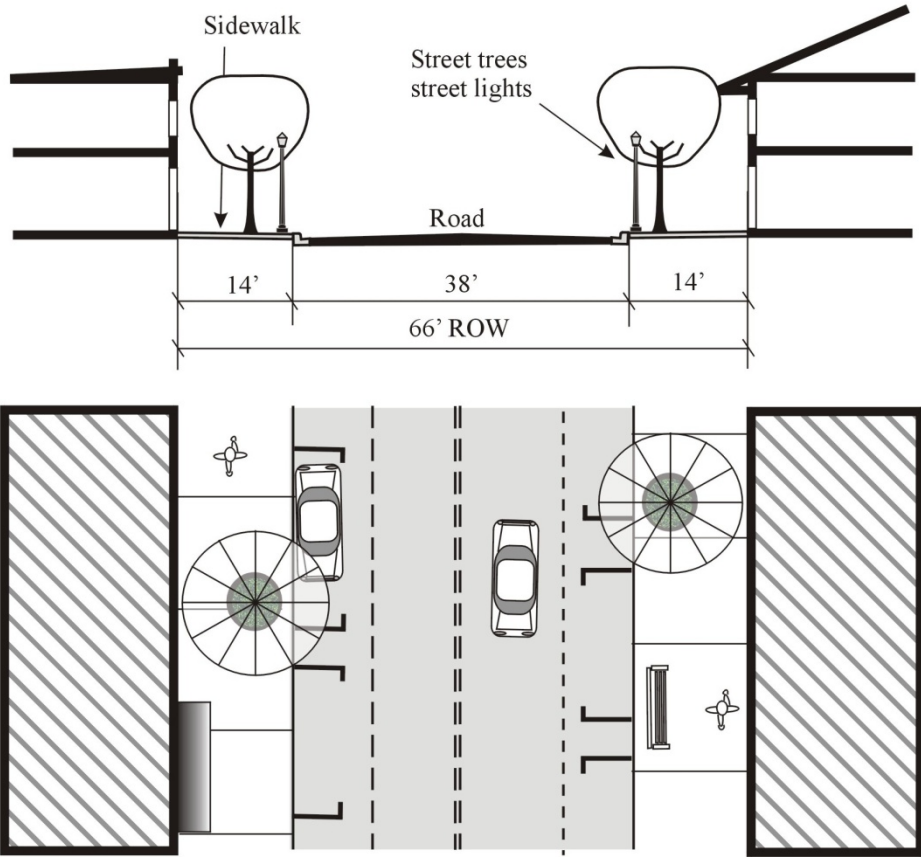


(E) Residential Architecture. Stand-alone townhouses, multi-family, and single-family residential buildings in the District shall meet the following requirements

Building design	<ul style="list-style-type: none"> Residential buildings shall reflect traditional architectural character and design, such as, but not limited to: Arts & Crafts, Colonial, Gothic Revival, Townhouses Italianate, Tudor, Victorian or other traditional regional styles as approved by the Planning Commission. Identical or similar buildings or elevations may not be repeated more frequently than every sixth house along the same side of a street. 	<p>Townhouses with traditional architectural style.</p> <p>Pedestrian orientation towards street with front porch or front stoop.</p> <p>Garages located to rear or side not visible from street frontage.</p> 
Front façade	<ul style="list-style-type: none"> Residential buildings shall have a main entrance that faces the front lot line. Single-family homes and townhomes shall have a front porch or front stoop with steps. A front stoop or porch (plus steps) shall not extend closer than 3 feet to the sidewalk. The front facade of all residential units shall be at least 15% windows or doors. The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation in front of the building or from the ground elevation. 	
Building material	<p>All buildings shall utilize high-quality exterior building materials that are in keeping with traditional architectural styles. Allowed materials include brick, stone, wood and fiber cement siding. Vinyl siding is not permitted on the front facade, but is allowed on side and rear facades.</p>	

(F) Streetscape Requirements: An interconnected street, service drive and sidewalk network shall be provided that unifies convenient access to businesses, living areas and community facilities.

Primary Frontage Areas		
Parallel service drive width	24-foot aisle (excluding 4 Corners Intersection)	
Service drive parking	Angled or 90-degree parking with depth of 18 feet for stalls. (excluding 4 Corners Intersection)	
Sidewalks	Sidewalks adjacent to Lake Michigan Drive or Wilson Avenue shall be a minimum 6 feet wide, concrete and provided on both sides of the street. A 12 to 15-foot wide sidewalk shall be located adjacent to the front of the building.	
Street trees	One 3-inch caliper canopy tree shall be planted for every 50 feet of frontage within a 7-foot wide parkway located between the sidewalk and the main street.	
Street lights	Pedestrian-scale ornamental street lighting shall be provided along all sidewalks and within parking areas. Street lighting shall be no more than 20 feet high, spaced appropriately and fully shielded. Consistency with established street lighting fixtures in the DDA will be determined by the Planning Commission based on the proposed fixture location and function.	

Secondary Frontage Areas		
Street width	Per street design standards of the City of Walker.	
Right-of-Way width	Minimum 66 feet.	
On-street parking	Permitted as angled or parallel, as supported by the street.	
Sidewalks	Sidewalks shall be a minimum 8 feet wide, concrete and provided on both sides of the street. The Planning Commission may require a wider sidewalk where frontages will be occupied by uses having outdoor activities such as sidewalk cafes.	
Street trees	One 3-inch caliper canopy tree shall be planted for every 40 feet of frontage. Tree grates are encouraged.	
Street lights	Pedestrian-scale ornamental street lighting shall be provided along all sidewalks and within parking areas. Street lighting shall be no more than 20 feet high, spaced appropriately and fully shielded. Consistency with established street lighting fixtures in the DDA will be determined by the Planning Commission based on the proposed fixture location and function.	

Neighborhood Frontage Areas		
Street width	Per street design standards of the City of Walker.	
Right-of-Way width	Minimum 60 feet.	
On-street parking	Permitted on both sides.	
Sidewalks	Sidewalks shall be a minimum 6 feet wide, concrete and provided on both sides of the street. Sidewalks shall be 7 feet wide where they abut a parking space or a road.	
Street trees	One 3-inch caliper canopy tree shall be planted for every 40 feet of frontage.	
Street lights	Pedestrian-scale ornamental street lighting shall be provided along all sidewalks and within parking areas. Street lighting shall be no more than 20 feet high, spaced appropriately and fully shielded. Consistency with established street lighting fixtures in the DDA will be determined by the Planning Commission based on the proposed fixture location and function.	

5. Supplemental Standards

- (a) Drive-Up Windows. Accessory drive-up windows are only permitted with special exception use approval by the Planning Commission for pharmacies and banks. All other drive-up window uses are prohibited. There shall be no more than two drive-up window stalls per use. The drive-up window area shall be located on the side or rear of the principal building.
- (b) Live/Work Units. Live/Work Units are dwelling units attached by common side walls and where the main floor is designed to accommodate a small business with upper floors utilized as living space. The first floor of each unit shall be designed to accommodate office or retail use within a commercial storefront at grade with the sidewalk. The upper floors shall be designed to accommodate a dwelling unit that functions as a single family unit. Live/Work Units shall meet the design standards applicable to mixed-use buildings.
- (c) Street Design Standards. All streets shall meet City of Walker street design standards and requirements. Traffic calming measures such as bump-outs may be permitted, as determined by the Planning Commission upon recommendation from the City Engineer, at intersections, crosswalks and at intermediate points along long blocks to enhance pedestrian safety.
- (d) Traffic Calming. The use of traffic calming devices such as raised intersections, lateral shifts, and knockdowns are encouraged as alternatives to conventional traffic control measures.
- (e) Alleys. Alleys are permitted in all areas of the District and may be required by the Planning Commission where determined necessary to provide access to parking lots, loading areas or garages at the rear of dwelling units. Alleys that access residential garages shall have a minimum pavement or concrete width of 20 feet and be located within a 30-foot wide easement. Alleys accessing commercial parking lots and loading areas shall be a minimum of 24 feet wide of paved or concrete surface.
- (f) Sidewalk Cafes. A minimum width of 15 feet of sidewalk from the curb to the front wall shall be maintained for uses with outdoor seating or temporary display areas. Pedestrian circulation and access to the building entrance shall not be impaired by tables, chairs, and other encumbrances. Prior to such use in a public right of way, a license must be obtained from the City.
- (g) Street Connections. An interconnected street network and street connections shall be provided to all parcels within the District. Cul-de-sacs and dead-end streets are prohibited unless expressly permitted by the Planning Commission based on findings of necessity due to physical, natural or engineering restraints.
- (h) Street Furniture. Benches and trash receptacles shall be provided in park and plaza areas, at public transit stops and along sidewalks.
- (i) Bicycle Facilities. The District shall be designed to accommodate and promote bicycle travel by providing bike paths, bike lanes, and bike racks at destination points.
- (j) Street Trees. Street trees shall be planted in a manner appropriate to their size and shape at full maturity. Trees planted along Primary and Secondary frontages shall complement building facades, shade the sidewalk and frame the streetscape. Trees planted along Neighborhood frontages shall provide a canopy shading both the street and sidewalk and serving as a visual buffer between the street and homes.

(k) Parking

- (1) The parking standards contained in Article XVI of the City of Walker Zoning Ordinance shall apply; however, the Planning Commission may modify these standards based on the following factors:
 - (a) The location of and number of spaces in nearby public shared parking lots;
 - (b) The location of and number of spaces in nearby shared private parking lots; and
 - (c) A phased development plan that reserves areas for deferred parking spaces.
- (2) Deferred Parking: The Planning Commission may approve deferring the construction of the required number of parking spaces if the areas proposed for deferred parking are shown on the site plan and are sufficiently large to construct the required number of parking spaces in accordance with an approved site plan and the standards of this Ordinance.
 - (a) Based on findings that the full complement of parking is needed, all or part of a deferred parking shall be constructed by the site owner, if required by the Planning Commission.
- (3) Parking Limitations
 - (a) The proposed number of parking spaces shall not exceed the minimum parking space requirements established in this Ordinance by more than ten percent (10%). The Planning Commission may grant additional spaces beyond those permitted. In granting additional spaces, the Planning Commission must determine that the parking area otherwise permitted will be inadequate to accommodate the minimum parking needs of the particular use and that additional parking will be required to avoid overcrowding. The actual number of permitted spaces shall be based on professionally documented evidence of the parking demand for the specific land use.
 - (b) Shared Parking Areas
 - (1) The Planning Commission may approve a shared parking arrangement for two (2) or more uses to utilize the same off-street parking facility where the operating hours of the uses do not significantly overlap and where assurance of viability of the arrangement is provided in writing to the Planning Commission.
 - (2) Required parking shall be calculated based on the use that requires the greatest number of spaces.
 - (c) On-street Parking. On-street parking, except on Lake Michigan Drive and Wilson Avenue, shall be permitted in the District.
 - (d) Loading Areas. Loading areas shall be provided as appropriate and necessary as determined by Planning Commission. The Planning Commission may allow shared loading areas and waste receptacles between adjacent uses where reasonable shared use and maintenance easements are provided. All loading areas shall be screened from any adjacent residential areas and from view of any street by a 6-foot tall brick wall.

(l) Open Space Requirements

- (1) Standale Downtown District developments shall be designed to create cohesive community neighborhoods through a network of open spaces such as parks, plazas and common areas for passive or active recreation and resident interaction. All site plan submissions shall include an open space and landscaping plan that provides all of the following:
 - (a) Residential Open Space. Developments dedicated to residential uses shall set aside a minimum of 15% of the land area for open space, which shall contain some form of active recreational facility, such as a park, garden or play-area. Recreational improvements such as playground equipment, benches, picnic tables, gazebos and pathways shall be provided by the site developer.
 - (b) Non-Residential Open Space. Developments dedicated to non-residential or mixed-use shall set aside a minimum of 10% of the land area for open spaces such as sidewalks, plazas, common areas or parks. The Planning Commission may permit a portion of the required open space to be transferred into an adjacent residential area that is part of the same development.
 - (c) Focal Point. The required open space in a block shall include at least one area that provides a focal point for the District, such as the provision of a central square, landscaped plaza, common green or cultural feature. The focal point design and location shall be determined by the Planning Commission. The site developer shall install the focal point as part of an approved site plan.
 - (d) Natural Areas. The Planning Commission shall require natural areas with significant mature woodlands, wetlands or landmark trees to be preserved as open space, or otherwise incorporated into the development's design, to ensure the preservation of these natural features.

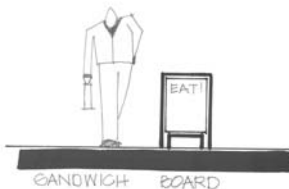
- (m) Public Art. Art shall be incorporated in the form of sculptures, fountains or murals as part of the open space system, within sidewalk plazas and along sidewalks, at highly visible locations.

(n) Signs

- (1) The sign regulations in Article XIV do not apply to properties in the District.

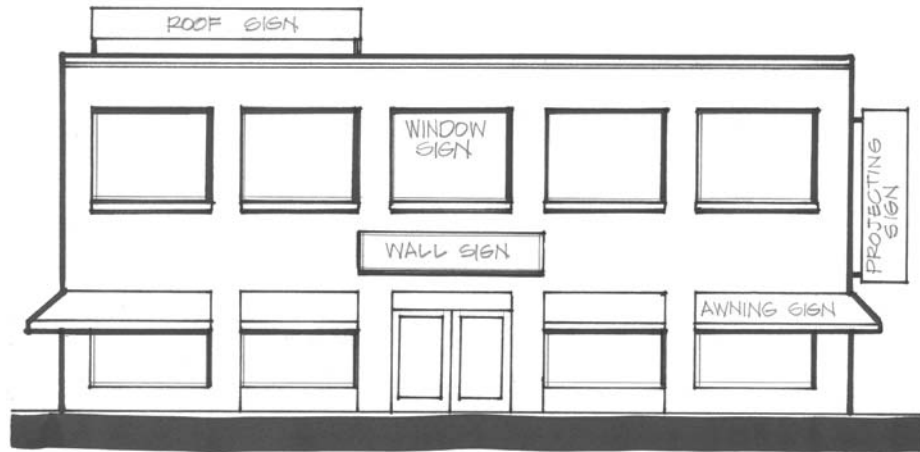
- (2) Pylon / pole/ freestanding signs are not permitted in the District.

- (3) Wall signs, roof signs, awning signs, canopy signs, blade or projecting signs and sandwich board signs, (or A-frame signs) are permitted in the District following review and approval by the Planning Commission during site plan review. Marquee, blade and projecting signs may project four (4) feet over the public sidewalk with a minimum 10-foot vertical clearance above the sidewalk. Sandwich board signs (or A-frame signs) may be placed on the sidewalk but shall not block pedestrian passage.



- (4) Ground/monument signs for a public/civic use, business center or residential complex may be permitted after Planning Commission review and approval. Ground / monument signs shall consist of masonry construction materials with street address numbers displayed.
- (5) Signs shall not blink, flash, spin or move in any manner.

- (6) Digital reader boards of any type are not allowed.
- (7) New signs or physical changes to existing signs will require a sign permit from the City of Walker Community Development Department.



- (o) Mixed Use Required for Large Lots. Consistent with the Regulating Plan, any project site that is larger than 10 acres shall provide a mixture of uses, such that no less than 30% of the total land area is residential. For the purpose of this District, a site shall constitute a single parcel or multiple adjacent parcels under single ownership and shall include sites that are developed in - phases or subdivided for separate development.
- (p) Civic Uses. Sites developed with civic uses (e.g., schools, post office, libraries, government offices, parks) shall exhibit architectural treatments and design qualities that are unique and exceptional in order to serve as cornerstones of the District. As such, the Planning Commission may permit modifications to the dimensional and building height requirements of this District as part of the site plan review. In considering the modifications, the Planning Commission shall consider the design of civic buildings, the location of parking areas and the relationship of the site to the streetscape and adjacent buildings and uses.
- (q) Greenbelts and Buffer Zones.
 - 1. The buffer zone requirements contained in Section 94-334 shall not apply in the District, except at the District's outer perimeter. Where a use within the District adjoins a use that is outside of the District, then the buffer zone requirements of Section 94-334 shall be met.

Low-level brick walls and wrought iron fences with intermittent brick piers and low-level landscaping shall be used adjacent to sidewalks and parking areas where appropriate to provide internal buffers and to define pedestrian movement areas.
- (r) Outdoor Display and Storage. Permanent and long-term outdoor display or storage of inventory or product is not permitted in this District. Outdoor display or storage of inventory or product is only permitted as part of a special sale or event, following receipt of a temporary use permit from the City of Walker Community Development Department in accordance with the standards of Article XVIII.

- (s) Modifications. The Planning Commission may approve deviations to the architectural requirements of this Section to achieve the objectives of this District through the use of creativity and flexibility in development and design. Each modification shall require a finding that the design standard deviation sought will enhance the public interest.

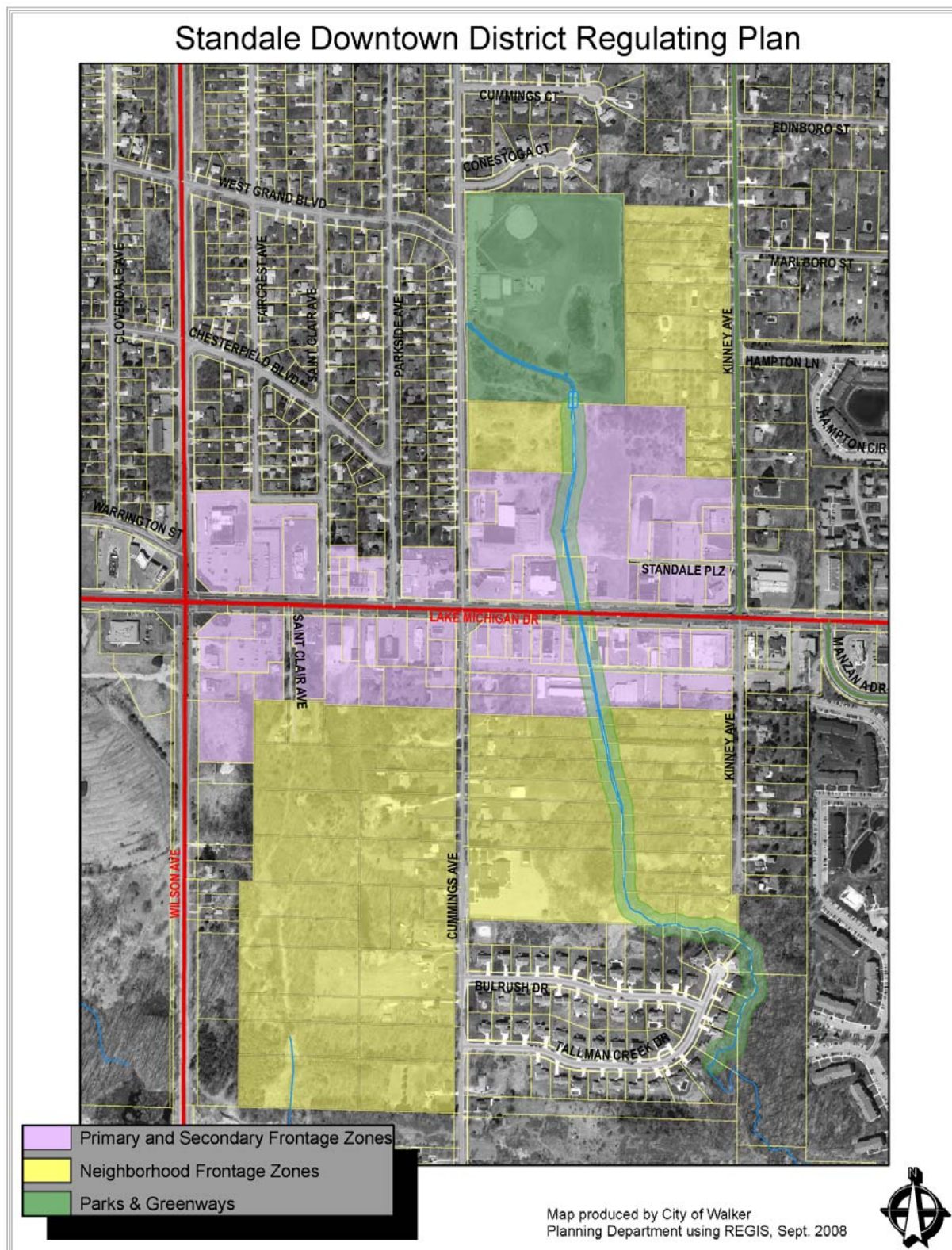
An applicant seeking a design standard deviation shall submit elevation drawings of the proposed building that is superimposed on a color drawing or photograph of the entire block showing the relation of the proposed building design to other buildings along the block. This submittal may be utilized by the Planning Commission to evaluate the proposed building design deviation. Approvals of deviations shall be based upon the following standards and findings:

1. The building design standard deviation is consistent with the desired character of the Standale Downtown District, as articulated in the City of Walker Master Plan.

The proposed building fits within the context of adjacent or proposed buildings along the block.
3. The building remains oriented towards the front sidewalk and maintains or enhances the continuity of the pedestrian environment.
4. The roof design remains in character with other buildings along the block and is within the minimum and maximum height requirements of the district.
5. The exterior finish materials remain of equal or better quality and durability as those otherwise required in this District.
6. Ground floor windows remain along the front sidewalk to maintain the pedestrian orientation of the streetscape.
7. Upper story windows are compatible with the rhythm and proportions of windows on other buildings along the block.

- (t) Other Regulations. All proposed developments shall be in accordance with other applicable regulations of the City Code. Where a conflict exists between the requirements of the District and the requirements of another article of the Zoning Ordinance, then the requirements of the District shall govern.

(u) Regulating Plan Map



Section 2. Severability. The various parts, sections, and clauses of this Ordinance are declared to be severable. If any part, sentence, paragraph, section, or clause is determined invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be thereby affected.

Section 3. Effective Date. This Ordinance will become effective upon the expiration of seven days after publication of a notice of ordinance adoption in a newspaper of general circulation within the City of Walker.