

**CITY OF CEDAR SPRINGS  
KENT COUNTY, MICHIGAN**

**ORDINANCE NO. 242**

**AN ORDINANCE TO AMEND SECTION 32-552 PERTAINING TO  
NONRESIDENTIAL DESIGN REQUIREMENTS OF CHAPTER 32,  
“ZONING,” OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR  
SPRINGS.**

Councilmember **Powell**, supported by Councilmember **Atchison**, moved the adoption of the following ordinance:

**THE CITY OF CEDAR SPRINGS ORDAINS:**

**Section 1. Amendment of Section 32-552** Section 32-552 of Chapter 32, “Zoning,” of the Code of Ordinances of the City of Cedar Springs is amended to read in its entirety as follows:

**Sec. 32-552. Nonresidential design requirements.**

- (a) *Design and construction standards for building quality.* The following building design standards ensure that new construction in the city reflects a high level of building quality that will endure over time and will incorporate timeless design details. The requirements also ensure that all new construction is consistent because character is not reflected in just one structure, but in all the buildings combined. The regulations herein are intended to ensure proper building form, relationship to the street and compatibility with other buildings. The regulations are not intended to dictate a particular style of architecture.
- (b) *Design specifications of nonresidential buildings in the commercial districts.* The following design requirements for nonresidential buildings in the commercial districts shall be applied during site plan review.
  - (1) *Building design.*
    - a. Buildings with exterior walls greater than 50 feet in horizontal length shall be constructed using a combination of architectural features and a variety of building materials and foundation plantings.
    - b. Buildings with exterior walls greater than 100 feet in length shall be broken up with varying building lines, windows, architectural accents and trees. Building entrances shall:
      - 1. Utilize windows, canopies and awnings;

2. Provide unity of scale, texture, and color; and
  3. Provide a sense of place.
- c. Any side of a building facing a public or private road which can be viewed from public streets shall be designed using landscaping and the building wall area shall be constructed of materials that are characteristic of the state, such as earth-toned brick, wood, glass, native stone or other high-quality products approved by the city.

(2) *Building materials.*

- a. Durable building materials which provide an attractive, quality appearance must be utilized.
- b. Buildings shall be constructed of quality materials that are characteristic of the state, such as earth-toned brick, wood, glass, native stone or other high-quality products approved by the city.
- c. Other materials, such as smooth-faced or decorative concrete block, dryvit, or prefabricated steel panels should only be used as accents and not dominate the building exterior of the structure, unless otherwise provided in this ordinance.
- d. Metal roofs may be allowed if deemed by the planning commission to be compatible with the overall architectural design of the building. The applicant shall use quality architecture to ensure that buildings are compatible with surrounding uses, protect the investment of adjacent landowners, blend harmoniously into the streetscape, and maintain a positive image for the city.
- e. Façade exterior cladding or veneers may be permitted by the Planning Commission, provided that the applicant provides sufficient information to ensure that the proposed cladding or veneer conforms with this ordinance. The Planning Commission may require that applicants provide physical sample materials of proposed façade cladding or veneers prior to approval. Plastic cladding or veneers are prohibited due their characteristic as a low-quality and non-durable material.

(3) *Building architecture.*

- a. Building colors shall relate well and be harmonious with the surrounding area and shall be of low reflectance, subtle, neutral or earth tone colors. High intensity colors, such as black, neon, metallic or fluorescent for the facade or roof of the building, are prohibited except as approved for building trim or certain minimal corporate colors or branding in the Planning Commission's sole discretion..
- b. Buildings shall possess architectural variety but enhance the overall cohesive community character. The scale and proportion of existing structures in the area should be considered. Roof shape and materials shall be architecturally compatible with adjacent buildings and enhance the predominant streetscape.
- c. Buildings with exterior walls greater than 100 feet in length shall utilize architectural features, details and ornaments, such as archways, colonnades, cornices, peaked roof lines or towers. Other walls shall incorporate architectural features.

(4) Exterior HVAC and other mechanical systems shall be properly screened from all public roads, public rights of way and customer parking areas. Such screening or enclosure shall consist of durable and high-quality materials constructed of brick, decorative concrete, vinyl, steel, aluminum, or composite boards. Other high-quality and durable decorative materials or landscaping consistent with the building materials of the principal building may be approved by the Planning Commission or Zoning Administrator. Any landscaping used in screening shall be maintained in good condition and shall be replaced or supplemented if the landscaping does not sufficiently screen the HVAC or mechanical system. Chain-link fence and other similarly transparent materials are prohibited as a screening or enclosure material. Roof mounted HVAC or mechanical systems shall be screened from any adjacent property or public right of way.

(c) *Design specifications of nonresidential buildings in the Industrial district.* The following design requirements for buildings in the Industrial district shall be applied during site plan review.

(1) Building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade, or portico in order to provide shelter from the sun, rain or snow.

(2) All architectural elevations of any principal buildings over twenty (20) feet in height or any building façade that adjoins or faces a public road or right of way shall have a clearly discernable base, body, and cap. The base shall occupy the lowest portion of the elevation, and should have a height of at least three (3) feet. The body shall occupy the middle portion of the elevation. The cap shall occupy the highest portion of the elevation, including the roof. The cap shall consist of a cornice, parapet, awning, canopy, eave or other acceptable distinguishing architectural feature(s). The base and cap shall be clearly distinguishable from the body through changes in color, material, pattern, profile, or texture.

(3) Industrial building facades shall utilize high-quality building materials such as brick, wood, native stone, decorative concrete block, stucco, dryvit, prefabricated corrosion resistant metal panels (minimum of 26 gauge, 0.018 inches or 0.48mm thickness) or other high-quality and durable building materials as approved by the Planning Commission.

(4) Building materials that are susceptible to damage by vehicles or other equipment, including metal siding/panels, EIFS, etc. are prohibited on the lower three (3) feet above grade of any area that is adjacent to any paved surface, parking area, driveway or vehicular building entrance. Such areas shall utilize a more resilient building material such as masonry, concrete, stone, brick or other approved materials. Bollards may also be utilized in these locations but shall not be used in place of resilient building materials. There must be a minimum of three (3) feet of landscaped separation and/or a six (6) inch rolled curb and elevated five (5) foot wide sidewalk between the paved surface, driveway or vehicular building entrance in order to not be considered “adjoining” for purposes of this section. For parking areas adjacent to the building, there must be a minimum of three (3) feet of landscaped separation or a six (6) inch rolled curb and elevated seven (7) foot wide sidewalk to account for parked vehicle overhang.

(5) Building colors shall relate well and be harmonious with the surrounding area and shall be of low reflectance, subtle, neutral or earth tone colors. High intensity colors such as black, neon, metallic or fluorescent for the facade and/or roof of the building are prohibited except as approved for building trim or certain minimal corporate colors or branding in the Planning Commission's discretion.

(6) Office or administrative interior spaces within an industrial building that abut an exterior wall shall utilize windows to provide natural sunlight to the interior of the building.

(d) *Departure from standards.* In recognition of developing technologies in building materials and to encourage innovative architectural design, the Planning Commission may approve departures from the standards of subsections (b-c) above including alternative facades and/or materials not specifically permitted by this subsection after considering the following standards:

- a. Whether the materials, façades, and overall design fulfill the design and construction standards for building quality articulated in this section.
- b. Whether or not the proposed building is compatible with surrounding properties in terms of color and overall image.
- c. The relative scale of the building in terms of height, area, and bulk.
- d. The extent to which the building is set back from the street frontage(s) and the amount and quality of landscaping on the street frontage(s) and along the building.

**Section 2. Repealer.** All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of any such conflict.

**Section 3. Savings Clause.** The provisions of this Ordinance are severable. If any part of this Ordinance is declared void or inoperable for any reason by a court of competent jurisdiction, such declaration does not void any or render inoperable any other part or portion of this Ordinance.

**Section 4. Effective Date.** This Ordinance is effective upon the expiration of seven days after its publication in the manner required by law.

YES: Councilmembers Atchison, Hamel, Powell, Race, and Conley.

NO: Councilmembers None.

ABSTAIN: Councilmembers None.

ABSENT: Councilmembers Gross and Atchison.

**ORDINANCE DECLARED ADOPTED.**

Dated: February 16, 2023

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Pamela Conley  
Mayor, City of Cedar Springs

**CERTIFICATION**

I hereby certify the foregoing to be a true copy of the Ordinance to the Code of Ordinances for the City of Cedar Springs adopted by the City Council for the City of Cedar Springs at the time, date and place as specified above, pursuant to the required statutory procedures.

Public Hearing: December 6, 2022  
First Reading: January 12, 2023  
Second Reading: February 16, 2023  
Adopted: February 16, 2023  
Published: March 2, 2023  
Effective: March 9, 2023

Dated: February 16, 2023

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Rebecca Johnson  
City Clerk