

General Provisions

structure constructed so as to be similar in appearance to the residential building in the surrounding area.	
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- (b) Required walls shall be located on the lot line except where underground utilities interfere and except in instances where this Ordinance requires conformance with front yard setback lines abutting Residential Districts. Required walls may, upon approval of the Zoning Board of Appeals, be located on the opposite side of an alley right-of-way from a nonresidential zone that abuts a residential zone when mutually agreeable to affected property owners. The continuity of the required wall on a given block shall be a major consideration of the Board of Appeals in reviewing such request.
- (c) Such walls and screening barrier shall have no openings for vehicular traffic or other purposes, except as otherwise provided in this Ordinance and except such openings as may be approved by the Building Inspector for the purposes of public safety. All walls herein required shall be constructed of such masonry.
- (d) The Zoning Board of Appeals may modify or waive wall requirements under circumstances where strict enforcement of such requirements would be unreasonable or serve no good purpose. In such cases as the Board of Appeals determines the residential district to be a future nonresidential area, the Board of Appeals may temporarily waive wall requirements for an initial period not to exceed twelve (12) months. Granting of subsequent waivers shall be permitted, provided that the Board of Appeals shall make a determination as herein-before described, for each subsequent waiver prior to the granting of such waiver by the Board of Appeals. Such waivers shall be in the form of written agreements and filed with the Oakland County Register of Deeds.
- (e) In lieu of a masonry wall, the Zoning Board of Appeals may permit the use of a greenway or other fencing material.
- (f) When site alterations involve the addition or expansion of off-street parking, a screen wall shall be constructed in all areas where it is required in order to conform to the regulations of this Chapter regardless of whether the absence of the wall was lawfully permitted prior to the effective date of adoption or amendment of this Ordinance.

SECTION 15.05 - COMMERCIAL ARCHITECTURAL STANDARDS

(a) General Commercial Architectural Standards

The following standards shall apply to all new non-residential development, substantial redevelopment, or any facade modification within the City except the area in the Central Business Design Overlay District.

1. Purpose

Architectural design is a key element in establishing a sense of place for a community. Buildings of high quality contribute to the attractiveness and

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economic well-being of a community, making it a better place to live and work. The community recognizes the importance of good architecture and its lasting impact.

The objective of these design standards is to direct builders toward creating buildings of timeless character that are in harmony with the natural and built environment. This is a function of good architectural principles such as selecting durable materials, composing elevations using good proportions, selecting harmonious colors, and combining all the architectural elements in a balanced composition.

2. Architectural Design Elements

- a. Building Materials - Select materials possessing durability and aesthetic appeal.
- b. Windows - Windows are the main element contributing to an inviting facade. They give visual interest to a facade. Provide a large quantity of attractive windows on a facade that fronts a street.
- c. Architectural Features - Include architectural features on the building facade that provide texture, rhythm, and ornament to a wall.
- d. Colors - Select natural and neutral colors that are harmonious with both the natural and man-made environment. Stronger colors can be used as accents to provide visual interest to the facade.
- e. Building Form - Provide an interesting form to a building through manipulation of the building massing. This can be achieved through certain roof types, rooflines, and massing elements such as towers, cupolas, and stepping of the building form.
- f. Composition - It is not sufficient to include the desired architectural elements on a facade, but to arrange them in a harmonious and balanced manner. The following category provides weight to the architectural composition of the building.

3. Method of Evaluation

The design standards are not intended to promote buildings that appear uniform and similar. Variety and creativity in design are encouraged. The standards are structured in a point rating system, with desirable architectural elements given positive points and undesirable elements given negative points.

The points assigned for each category are weighted according to its importance. The standards apply to all nonresidential building facades with the facade facing a public road, private road, or water body being more heavily weighted.

Buildings shall be judged by the following scale:

- 59 points or less = Unacceptable
- 60-69 = Passing
- 70-79 = Satisfactory
- 80-89 = Good

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90-99 = Very Good

100 or points = Excellent

The minimum acceptable score is:

60 points for M-1 District

80 points for C-2 District

90 points for C-1 and O-1 Districts.

Any modification to the facade shall not result in a reduction in the score of the building at the time of the requested modification.

**KEEGO HARBOR
ARCHITECTURAL DESIGN CHECKLIST**

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Date/Revision Date of Site Plan	Times Reviewed	Project Name/Location
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Reviewed By		Application Number/Community
Date		
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Applicant/Designer		Telephone Number - Applicant

INTRODUCTION

The Architectural Guidelines are in the form of a point rating system. The applicant or representative should assess the front facade of the proposed building using this form. Questions can be addressed to the City Planners, Joe Tangari, AICP and Stephanie Osborn, AICP, phone (248) 682-1930.

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I. BUILDING MATERIAL

Objective: *Select materials possessing durability and aesthetic appeal.* Building Materials — Scoring method: For primary exterior material composing more than 60% of the facade (including window area), the point allocation for that material should be doubled. For example, for a building consisting primarily of brick (+16 points x 2 = +32 points) with split face block accents (+4 points), the total score would be 36 points. The score for each facade shall be averaged with the facade facing a public road, private road, or water body being double weighted.

Exterior Wall Material	M-1	C-2	C-1 O-1	Score
Brick masonry	+16	+16	+16	
Concrete slab (e.g., poured-in-place, tilt-up construction)	+10	+10	+4	
Concrete masonry units				
Split face block	+4	+4	+2	
Scored block	+2	+2	+0	
Ground-face block	+2	+2	+0	
Smooth face block	-4	-4	-8	
Metal siding				
Standing seam panels	-12	-12	-12	
Aluminum siding	-20	-20	-20	
Architectural grade	+8	0	0	
Exterior Insulation Finish System (e.g., "dryvit"), scoring depends on the location of the finish on the exterior wall as follows:				
8 or more feet above approved grade	+2	+2	+0	
4 to 8 feet above approved grade	-6	-6	-6	
Less than 4 feet above approved grade	-10	-10	-10	
Stone (e.g., limestone, granite)	+12	+12	+12	
Wood (lap, board and batten, shake)	0	+6	+6	
Vinyl	-6	-2	-0	
T-111 and other wood panel siding	-20	-20	-20	
Subtotal:				

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II. WINDOWS

Objective: *Windows are the main element contributing to an inviting facade. They give visual interest to a facade. Provide a large quantity of attractive windows on a facade that fronts a street.*

Characteristic	M-1	C-2	C-1 O-1	Score
A. Percentage of front facade composed of windows				
More than 30%	+20	+20	+20	
20 - 29%	+10	+10	+10	
10 - 19%	-10	-10	-10	
Less than 10%	-20	-20	-20	
B. Window shapes				
Rectangular, including square	+4	+4	+4	
Palladian (rectangular window with a half-circular top)	+4	+4	+4	
Circular or octagonal other than decorative gable windows	-8	-8	-8	
Diamond	-8	-8	-8	
C. Proportions of window openings (width-to-height)				
Horizontal - more than 4:1 proportion (e.g., ribbon window)	+4	+2	+2	
Horizontal - 2:1 to 4:1 proportion	+4	+2	+2	
Horizontal - square to 2:1 proportion	+4	+2	+2	
Vertical - square to 1:2 proportion	+4	+4	+4	
Vertical - more than 1:2 proportion	-8	-8	-8	
D. Glazing				
Clear	+0	+4	+4	
Tinting - green, blue, bronze, smoke	+4	0	0	
Tinting - all other colors	-4	-4	-4	
Subtotal:				

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III. ARCHITECTURAL FEATURES

Objective: *Include architectural features on the building facade that provide texture, rhythm, and ornament to a wall.*

Description: There are two categories of architectural features. The first category consists of compositional elements, that is, architectural features that contribute to dividing the elevation into interesting parts. Horizontal compositional elements include a cornice and a base, which give the facade a top and a bottom. Vertical compositional elements include pilasters and columns, which give the facade a sense of rhythm. The second category includes decorative elements, which contribute to the visual appeal of the facade.

Architectural Features	M-1	C-2	C-1 O-1	Score
Compositional Elements:				
Roof cornice	+4	+4	+4	
Contrasting base	+4	+4	+4	
Contrasting masonry courses, water table, or molding	+4	+4	+4	
Pilasters or columns	+4	+6	+6	
Corbelling	+4	+4	+4	
Contrasting band of color	+2	+2	+2	
Stone or ceramic accent tiles	+2	+2	+2	
Downspouts and gutters	-8	-12	-12	
Decorative Elements				
Wall clock	+4	+4	+4	
Decorative light fixtures	+4	+6	+6	
Door or window canopies - canvas or metal	+2	+2	+2	
Door or window canopies - vinyl	-8	-8	-8	
Signage integrated with the architecture	+4	+4	+4	
Signage that appears tacked onto building	-4	-4	-4	
Subtotal:				

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IV. COLORS

Objective: *Select natural and neutral colors that are harmonious with both the natural and man-made environment. Stronger colors can be used as accents to provide visual interest to the facade.*

Characteristic	M-1	C-2	C-1 O-1	Score
Primary Color (covers more than 60% of surface area)				
Neutral - earth tones (sand to brown), grays	+8	+8	+8	
Traditional (e.g., brick red)	+8	+8	+8	
Light, subdued hues (e.g., salmon)	+4	+4	+4	
White	0	0	0	
All other colors	-12	-12	-12	
Accent Color				
Accent color is compatible with primary color	+8	+8	+8	
Bright colors (e.g., purple, orange, bright pink, lime)	-10	-10	-10	
Fluorescent colors	-20	-20	-20	
Method of Application				
Color is natural to material	+4	+4	+4	
Color is pigmented within material	+2	+2	+2	
Color is painted onto material	0	0	0	
Subtotal:				

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V. BUILDING FORM

Objective: *Provide an interesting form to a building through manipulation of the building massing. This can be achieved through certain roof types, rooflines, and massing elements such as towers, cupolas, and stepping of the building form.*

Characteristic	M-1	C-2	C-1 O-1	Score
Roof Type				
Pitched, e.g., gable, hip, shed (at least 4 inches of vertical rise per 1 foot of horizontal run)	+8	+8	+8	
Mock gable roof	+2	+2	+2	
Flat	0	0	0	
Mansard or mock mansard	-8	-8	-8	
Barrel (e.g. Quonset hut structure)	-16	-16	-16	
Standing seam metal roof	+2	+2	+2	
Dormer windows	0	+2	+2	
Vertical masses - tower, cupolas, chimneys	+4	+4	+4	
Curved or stepped walls	+2	+2	+2	
Wall projections (e.g., vestibules that project from the plane of the wall)	+2	+2	+2	
Subtotal:				

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VI. COMPOSITION

Objective: *It is not sufficient to include the desired architectural elements on a facade, but to arrange them in a harmonious and balanced manner. The following category provides weight to the architectural composition of the building.*

Characteristic	M-1	C-2	C-1 O-1	Score
The overall composition of the facade is judged on the relationship of all of the elements listed above, i.e., how they relate in proportion, scale, arrangement, and balance. The score is on a scale of 0 to 20.	+20 pos- sible	+20 pos- sible	+20 pos- sible	
Subtotal:				

**TOTAL
SCORE:**
