

Part 6. Architectural Standards

601. Purpose and Intent

- A. These architectural standards establish basic parameters regarding functional building element configurations and a material palette for exterior building materials.
- B. These architectural standards serve to establish a coherent character and encourage a high caliber, lasting quality of development.
- ~~C. In order to establish and maintain a sense of place, these standards specify an architectural aesthetic of load-bearing walls and regional materials. The standards also specify details, such as window proportions, roof or CORNICE configurations, STOREFRONTS, and overhangs. Buildings should reflect and complement the traditional materials and techniques of the Mid-Michigan region.~~

602. General Principles

- A. ~~Where CLEARLY VISIBLE FROM THE STREET-SPACE.~~
 - 1. ~~Many of these standards apply only where CLEARLY VISIBLE FROM THE STREET-SPACE.~~ *Architectural* Note that the definition of STREET-SPACE includes parks, PLAZAS, and CIVIC GREENS but NOT ALLEYS.
 - 2. These ~~controls~~ *standards* concentrate on the ~~public realm~~ views from the public realm and minimize interference in the private realm. For example, an architectural element that is visible only through an opening in a STREET WALL is NOT CLEARLY VISIBLE FROM THE STREET-SPACE.
- B. All building materials to be used shall express their fundamental properties. For example, stronger and heavier materials (masonry) should be located below lighter materials (wood).
- C. EQUIVALENT OR BETTER.
 - 1. While only materials, techniques, and product types prescribed here are allowed, EQUIVALENT OR BETTER practices and products are encouraged. They may be submitted to the City for review. The Director of Planning, Building, and Development is authorized to approve alternative materials and methods if they maintain the intent of these standards.
 - 2. Additional products may be added to this section through a text amendment to this section or may be allowed on a case by case basis through an Administrative Adjustment approved in accordance with *Part 2, Administration.*

603. Building Walls

A. Purpose and Intent

FACADES define the PUBLIC REALM—the STREET-SPACE. All walls should express the construction techniques and structural constraints of their building materials. Simple configurations and solid craftsmanship are favored over complexity and ostentation in building form and the articulation of details.

B. Applicability

The standards in this section shall apply to all building FACADES that are CLEARLY VISIBLE FROM THE STREET-SPACE.

C. Illustrations

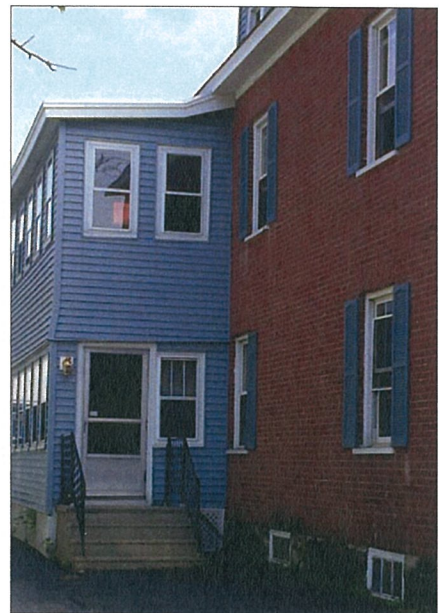
Photographs are provided as illustrations of intent. The illustrations and statement on this page are advisory only. Refer to the district standards on the following pages for the specific requirements of this section. The text and diagrams on the following pages have the power of law. Where photographs or statements on this page may be inconsistent with the text, the text shall prevail.



Buildings with brick FACADES



Cast iron STOREFRONT with brick second STORY



Material change in a logical location



Brick building walls



Newly constructed brick townhouses with architectural detailing



Building FACADES with limestone ground floor and wood siding above.

D. Primary Façade Materials.

Any of the following building materials shall be used on a minimum of 75% of the FAÇADE. This shall be calculated as a percentage of the wall portion of the FAÇADE, exclusive of FENESTRATION.

1. Brick;
2. Wood (or approved fiber cement siding);
3. Natural Stone (or integrally-colored synthetic, equivalent or better);
4. Stucco (cement plaster);
5. Cast iron, copper, stainless steel (18-8 or better), and titanium metal siding.

E. Secondary Materials

Any of the following materials are permitted on a maximum of 25% of the FAÇADE and additionally on all side and rear elevations.

1. All permitted primary materials;
2. Metal;
3. Ground- or Split-faced block (integrally colored);
4. Glass block;
5. Decorative tile;
6. Pre-cast masonry;
7. Synthetic materials (only above the second story) as approved by the Director of Planning, Building, and Development.

F. Configurations and Techniques

The following configurations and techniques are permitted.

1. Walls

- a. Wall openings (FENESTRATION): the horizontal dimension of the opening shall not exceed the vertical dimension except where otherwise prescribed in these district standards.
- b. Wall openings (FENESTRATION) shall correspond to the interior space and shall not span across building structure such as floor or wall structural components.
- c. Material changes shall be made with appropriate construction details for each abutting material—as where an addition (of a different material) is built onto the original building.

2. Wood Siding and Wood Simulation Materials

- a. Horizontal siding shall be configured with a maximum board exposure of 8”.
- b. Board and batten siding shall have a maximum board width of 12”.
- c. Siding, shingles and shakes may be smooth or rough-sawn finish.

3. Brick, Block and Stone

All masonry shall be in an apparent load-bearing configuration.

4. Stucco (cementitious finish)

- a. Finish coat shall be smooth or sand only, no rough textured finish.
- b. Stucco shall not come in contact with the ground surface.

604. Roofs and Parapets

A. Purpose and Intent

Roofs and parapets are part of the FACADE composition (~~its crown or hat~~) and important to the spatial definition of the STREET-SPACE. Roofs and parapets should demonstrate common-sense recognition of the climate by utilizing appropriate pitch, drainage, and materials in order to provide visual coherence to the district. Roof forms are not interchangeable. The roof type is integral to the design of the building and its architectural character and these elements should be appropriate for the building and its FAÇADE.

B. Applicability

The standards in this section shall apply to any roof or parapet that is CLEARLY VISIBLE FROM THE STREET-SPACE.

C. Illustrations

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Projecting CORNICE



Pitched roof with projecting CORNICE



Parapet wall with COPING



Parapet wall with projecting CORNICE



Overhanging eave



Pitched roof with ATTIC STORY

D. Materials

1. Only the following roofing materials are permitted:
 - a. Tile;
 - b. Slate (and equivalent synthetic or better);
 - c. Metal (standing seam, equivalent or better);
 - d. Dimensional Architectural Grade composition shingles; or
 - e. Wood shingles.
2. Additional permitted roof elements include:
 - a. Skylights and Solar Panels;
 - b. CORNICES and soffits may be comprised of wood, vinyl, synthetic materials and/or metal, as approved by the Director of Planning, Building, and Development; and
 - c. Gutters and downspouts may be vinyl, and/or metal, in accordance with industry standards.
- ~~3. Parapet wall materials shall match the building wall.~~

E. Configurations and Techniques

The following configurations and techniques are permitted.

1. Flat Roofs with Parapets

Where the roof material is not visible from an adjacent STREET-SPACE, Flat roofs with parapets are allowed in General Flex, and Storefront frontage sites.

2. Pitched Roofs

Pitched roofs, excluding areas behind parapet walls shall be pitched per the BUILDING FORM STANDARD requirements.

3. Overhang Requirements

- a. Eaves shall overhang 6 to 30 inches on the primary structure.
- b. Eaves on accessory buildings, dormers, and other smaller structures shall overhang at least 4 inches.
- ~~c. Exposed timber eaves shall be a minimum of three inches by three inches in dimension.~~
- d. Buildings may satisfy these overhang requirement with a CORNICE or similar form projecting horizontally from near the top of the building wall between 6 and 30 inches horizontally beyond the building wall.

4. Other Elements

Roof vents or other roof-oriented equipment are permitted only on the roof plane opposite the STREET-SPACE (OR REQUIRED BUILDING LINE) OR when shielded from STREET-SPACE view by the building's parapet wall.

605. Street Walls

A. Purpose and Intent

The STREET-SPACE is physically defined by buildings, walls, or fences. Land should be clearly public or private—in public view or private and protected.

STREET WALLS establish a clear edge to the STREET-SPACE where the buildings do not. These ~~requirements include masonry~~ ^{street} walls ~~that~~ define outdoor spaces and separate the STREET-SPACE from the private realm (e.g. parking lots, trash cans, gardens, and equipment). All STREET WALL faces shall be as carefully designed as the building FAÇADE, with the finished side out (i.e. the “better” side facing the STREET-SPACE).

B. Applicability

The following standards apply to all STREET WALLS that are CLEARLY VISIBLE FROM THE STREET-SPACE.

C. Illustrations

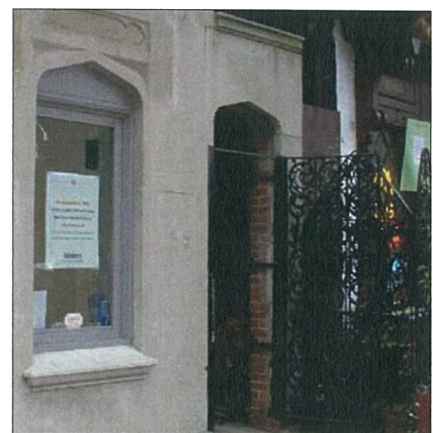
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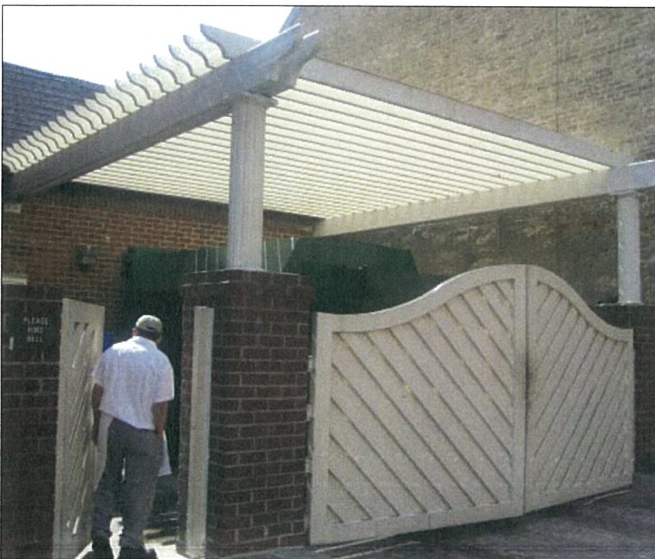
STREET WALL defining private yard



STREET WALL with a door



STREET WALL with gate between FAÇADES



STREET WALL with gates shielding service area



STREET WALL

D. Materials

Only the following materials are permitted on STREET WALLS and gates:

1. Walls
 - a. Native/regional stone and equivalent or better imitation stone;
 - b. Brick;
 - c. Stucco on concrete block or poured concrete (only when a brick or stone COPING is provided);
 - d. A combination of materials (e.g. stone piers with brick infill panels);
 - e. ~~Native/regional stone and equivalent or better imitation stone;~~
 - f. Wood (where configured to be effectively opaque); or
2. Gates
 - a. Metal (wrought iron, welded steel and/ or black aluminum) - may also be used for FENESTRATION in the wall itself; or
 - b. Wood.

E. Configurations and Techniques

The following configurations and techniques are permitted:

1. STREET WALLS along any unbuilt REQUIRED BUILDING LINE shall be built to the height and length specified in the BUILDING FORM STANDARD.
2. STREET WALLS taller than 4 feet shall be subject to the FENESTRATION requirements of their BUILDING FORM STANDARD frontage.
3. COPING, or similar finish cap, shall project between one inch and four inches from the face of the STREET WALL.
4. Metal work may additionally be treated to imitate a copper patina.

606. Windows and Doors

A. Purpose and Intent

The placement, type, and size of windows and doors on the FACADE largely establishes the scale and character of the STREET-SPACE. For retail buildings, windows allow interplay between the STOREFRONT interiors and the STREET-SPACE. Commercial uses (especially restaurants and retail establishments) benefit from exposure to the passers-by and the STREET-SPACE benefits from the visual activity. For residences, windows foster the “eyes on the street” surveillance which provides for the security and safety for the area.

Windows should be divided by multiple panes of glass to provide a pedestrian scale.

*606
Move to E.I.h.*

B. Applicability

The standards in this section shall apply to any window or door that is CLEARLY VISIBLE FROM THE STREET-SPACE.

C. Illustrations

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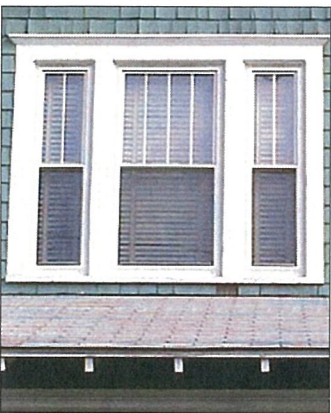
Door with TRANSOM and sidelight windows



Multi-paned STOREFRONT windows and glass doors



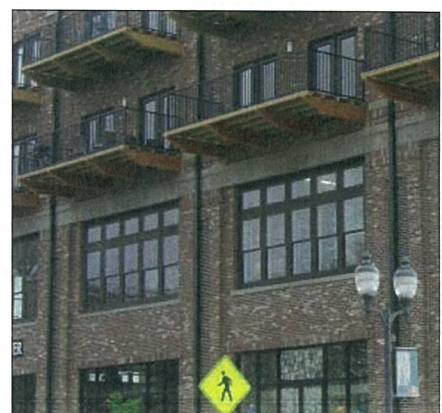
STOREFRONT window



Grouped windows



STOREFRONT frontage



Grouped windows

D. Materials

Only the following materials are permitted on windows and doors:

1. Window glass shall be clear, with light transmission at the GROUND STORY at least 90 percent and for the upper STORIES at least 75 percent (modification as necessary to meet applicable building and energy code requirements);
2. Specialty windows (only a single fenestration opening) per FAÇADE COMPOSITION maximum) may utilize stained or opalescent glass, or glass block;
3. Doors shall be of wood, clad wood, glass, steel, or any combination; and
4. Shutter materials shall be wood or clad wood.

E. Configurations and Techniques

The following configurations and techniques are permitted:

1. All Windows

- a. The horizontal dimension of the opening shall not exceed the vertical dimension except for TRANSOM windows;
- b. Windows may be grouped horizontally if each grouping (maximum five per group) is separated by a MULLION, column, pier or wall section that is at least seven inches wide;
- c. Exterior shutters, if applied, shall be sized and mounted appropriately for the window (one-half the width), even if inoperable;
- d. For STOREFRONTS in the ^{Avenue} Form District, the maximum dimensions for glass panes are 120 inches vertical by 60 inches horizontal;
- e. The maximum dimensions for glass panes are 60" vertical by 36" horizontal in all other frontages;
- f. Window panes shall be recessed behind their FAÇADE surface a minimum of three inches, except for BAY WINDOWS, and STOREFRONTS; and
- g. Snap-in MULLIONS and MUNTINS are permitted but not considered in any proportion calculation/measurements for FENESTRATION.

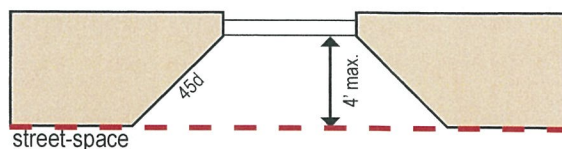
2. Upper-Story Windows

Windows located above the GROUND STORY FAÇADE shall meet the following requirement:

- a. Windows may be triple-hung, double-hung, single-hung, hopper, AWNING, or casement windows.
- b. ~~Fixed windows are permitted only as part of a window grouping that includes an operable window.~~
- b. ✓ Egress windows may be installed as required by the applicable building code.

3. Doors

- a. ~~Double-height entryways (those that span more than one STORY) shall not be permitted.~~
- b. General Flex and Storefront FAÇADE doors shall not be recessed more than four feet behind their FAÇADE/STOREFRONT and, in any case, shall have a clear view and path to a 45-degree angle past the perpendicular from each side of the door into the STREET-SPACE. 606-E3



606.E.3. STOREFRONT recessed entry

and Equipment Standards

607. Lighting, Mechanical ~~and Service Areas~~

A. Purpose and Intent

Appropriate lighting is desirable for night-time visibility, safety, and decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution. Pedestrian-scaled streetlights should occur along all streets within a Form District. “Cobra-head” highway-type fixtures shall be limited to major intersections and only when absolutely necessary. Lighting elements ~~should~~ that cast a clearly/perceptively unnatural spectrum of light (such as low pressure sodium) should not be used. LED, metal halide, or halogen elements with a spectrum of light more perceptively “natural” are preferred.

Mechanical includes any heating, ventilation, and air conditioning (HVAC) or electrical machinery but also includes air compressors, hoods, mechanical pumps, exterior water heaters, water softeners, utility company transformers, meters or boxes, trash compactors, dumpsters, storage tanks, and similar elements. These should not be located in any public areas or be visible from the street.

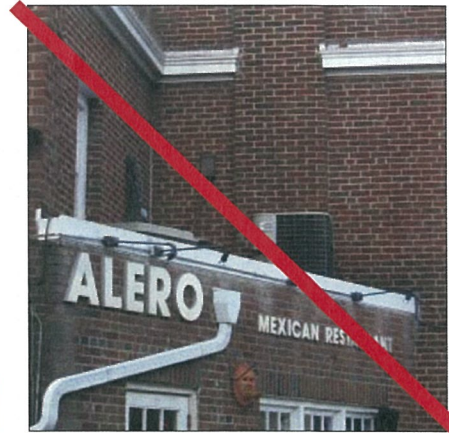
B. Applicability

The standards in this section shall apply to all properties in a Form District.

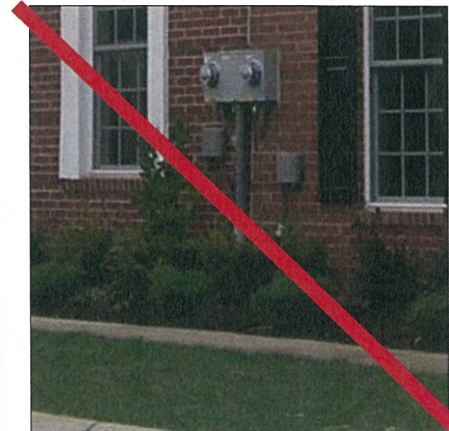
C. Illustrations

The Avenue

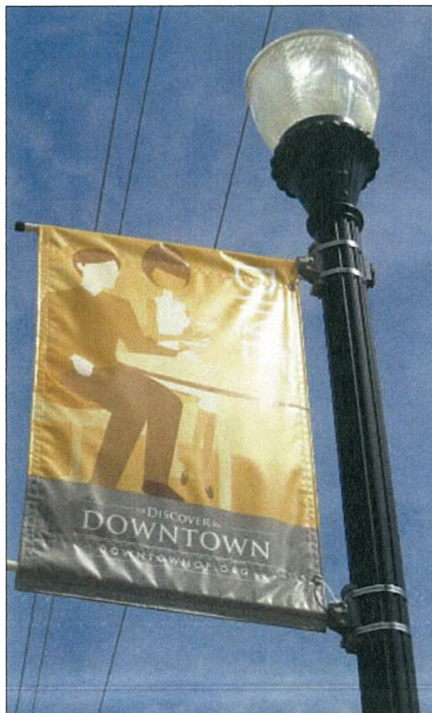
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Not permitted visible from STREET-SPACE



Not permitted within the STREET-SPACE



Street light luminaire and banner



Pedestrian-oriented street lights

The illustrations above are examples of mechanical equipment arrangements that are only acceptable away from and/or not visible from a street-space (e.g. within an alley or hidden from view).

D. Lighting

- Streetlights shall conform with Section 50-155 of the City of East Lansing Code of Ordinance.*
1. ~~STREETLIGHTS should be coordinated by the Department of Public Works. STREETLIGHTS should be located along the STREET TREE ALIGNMENT LINE on each side of the STREET-SPACE and between 9 feet and 16 feet above grade to the top of the light fixture.~~
 2. STREETLIGHT and STREET TREE placement should be coordinated and should sit no less than 10 feet apart from one another.
 3. ~~Exterior lights at the building FACADE (maximum 100-watt incandescent or equivalent lumens) shall be mounted between 8 feet and 12 feet above the adjacent sidewalk. These fixtures shall illuminate the DOORYARD and CLEAR SIDEWALK area, and shall be shielded or aimed in such a way that they do not direct light upward.~~
 4. ~~All lots with ALLEYS shall have lighting fixtures within five feet of the ALLEY. These fixtures shall illuminate the ALLEY, be between 9 and 16 feet in height to the top of the light fixture, and not cause glare into adjacent lots.~~
 5. ~~High intensity discharge (HID) or fluorescent lights shall not be used on the exterior of buildings.~~
 6. ~~Floodlights or directional lights (maximum 100-watt incandescent or equivalent) may be used to illuminate ALLEYS, parking garages and working (maintenance and service) areas, but shall be shielded or aimed in such a way that they do not shine into other lots or the STREET-SPACE.~~
 7. ~~Flood or uplighting shall not be used to illuminate private building walls. Accent lighting shall be permitted on CIVIC BUILDINGS or monuments, to highlight architectural features (such as church steeples or courthouse domes).~~
 8. Site lighting shall be designed to illuminate only the lot. An exterior lighting plan shall be approved as consistent with these standards by the City of East Lansing.
 9. Temporary holiday lighting is exempt from these regulations, in accordance with other City of East Lansing standards.

E. Mechanical Equipment

1. The following shall be placed behind and away from any REQUIRED BUILDING LINE, may not be stored or located within nor CLEARLY VISIBLE FROM THE STREET-SPACE: vents, HVAC units, air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, and similar equipment.
2. ~~Utility lines, fiber optic, etcetera, shall be placed underground, under the street pavements or under an alley or ALLEY pavement. Alternately, with prior City of East Lansing approval, overhead utility lines may be run through the center of the BLOCK.~~

608. Signage

A. Purpose and Intent

Avenue

Signs along frontages within the Form Districts should be clear, informative to the public and durable. Signs should be scaled and detailed for these mixed-use, pedestrian-oriented areas; and not for high speed automobile traffic. Signage that is glaring or too large creates distraction, lessens the pedestrian experience, and creates visual clutter.

B. Illustrations

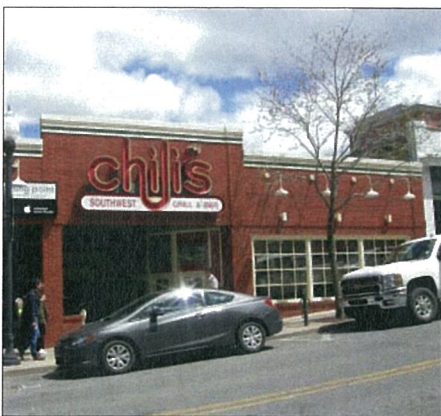
Photographs below are provided as illustrations of intent. The illustrations and statement on this page are advisory only. Refer to *Chapter 32-Signs* for specific requirements that apply. Where photographs or statements on this page may be inconsistent with the text in *Chapter 32*, the text shall prevail.



Wall sign



Neon sign, within the STOREFRONT



Wall sign above entry



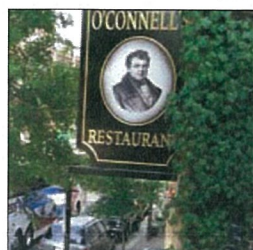
Sign Band, window signs



Blade signs



Wall sign, AWNING



Blade sign



AWNING sign



AWNING and wall signs

Part 7. Parking and Loading Standards

701. Intent

These ~~Form District~~ standards are intended to:

- A. Promote a “park once” environment with walkable nodes that will enable people to conveniently park and access a variety of commercial, residential, and civic enterprises in pedestrian friendly environments by encouraging shared parking.
- B. Reduce fragmented, uncoordinated, inefficient, reserved single-purpose parking.
- C. Provide flexibility for redevelopment of sites.
- D. Increase visibility and accessibility of publicly available parking.

702. Minimum Parking Requirements

Within the Avenue Form District, there shall be no minimum parking requirements. The applicant shall provide a parking analysis justifying the proposed parking ~~solution~~. Parking shall be provided as necessary to meet the requirements of the Americans with Disabilities Act. For any parking determined to be needed, *Sections 703 and 704* shall apply.

703. ~~Achieving Parking Requirements~~

- A. ~~Parking requirements may be met either on-site or within an 800-foot walking distance of the development. The required parking must all be on the same side of Michigan or Grand River Avenue as the development, however parking on the opposite side may be included if within 1/8 mile of a signalized pedestrian crosswalk.~~
- B. ~~Parking shall be located in compliance with the parking standards in Sections 704. B & C, below.~~
- ~~C.~~ **C.** Bicycle Parking shall be provided as required by *Section 50-820*.
- ~~D.~~ **D.** All other parking standards of *Article XIII Off-Street Parking & Loading* shall apply.

704. Special Parking Standards

A. ~~Joint Parking~~

Sites abutting one another shall physically connect their surface parking areas at the lot line to create connecting drive aisles. Where such surface parking areas lie within 50 feet of one another, a mutual access easement acceptable to the Director of Planning, Building, and Development shall be executed. Parking lot configurations existing _____ (insert effective adoption date) are exempt from this requirement.

B. On-Street Parking

If on-street parking is provided along the building frontage, those spaces may be counted towards parking requirements.

Move under 703

C. Off-Street Parking

Off-street parking shall be located in compliance with the PARKING SETBACK LINE for the site on which it is located, as indicated on the REGULATING PLAN and/or BUILDING FORM STANDARD.

D. Off-Site Parking

1. Off-site parking must be located within a walking distance of 800 feet from the site it is serving.
2. The off-site parking shall be located within the Avenue Form District.
3. The off-site parking must be the subject of a long-term lease approved as to form by the city attorney, or permanently dedicated for off-site parking use.

705. Loading

Development under this CODE prohibits any street-side loading facilities and creates consistent rear-access and circulation. See *Part 4 Building Form Standards* and the REGULATING PLAN for the specifics.

Part 8. Building Use Standards

801. General Provisions

A. Permitted Uses

Uses are grouped into broad categories. Permitted uses by BUILDING FORM STANDARD are shown in *Section 802*. The categories in the use table are listed in *Section 803*. Inclusion of a permitted use in an individual building form standard frontage does not supersede the individual building form standard development regulations in *Part 4*. Additional development and performance standards may be indicated in the last column of the use table with a reference to *Section 804*.

B. Use Determination

1. The Director of Planning, Building, and Development is responsible for categorizing all uses. If a proposed use is not listed in a use category, but can be said to be reasonably similar in impact on a form district to a listed use, the Director shall treat the proposed use as a use under that category. If a proposed use is not listed in a use category, and is fundamentally different from any other listed use, the use shall be prohibited.
2. Uses not specifically listed: When determining whether a proposed use is similar to a permitted use, the Director shall consider the following criteria:
 - a. The actual or projected characteristics of the proposed activity in relationship to the stated characteristics of each use.
 - b. Types of vehicles used and their parking and or loading requirements.
 - c. The likely impact on surrounding properties.
 - d. The intent of the Form District.

Avenue