

**Charter Township of Fort Gratiot Code of Ordinances
Chapter 38 – Zoning**

PLANNED SHOPPING CENTERS, Ordinance No. 185, Effective October 25, 2004

SECTION 1. PURPOSE.

The purpose of this Ordinance is to amend the Charter Township of Fort Gratiot Code of Ordinances, Chapter 38 – Zoning, Article III – District Regulations, Division 9 – C-2 General Business Districts, to include Planned Shopping Centers as a permitted use in the C2-General Business District, to include site development standards regarding said Planned Shopping Centers; and to add required conditions for retail stores with a gross floor area of fifty-thousand (50,000) square feet or more.

SECTION 2. AMENDMENT.

The Charter Township of Fort Gratiot Code of Ordinances, Chapter 38 – Zoning, Article III – District Regulations, Division 9 – C-2 General Business Districts, Section 38-352, “Permitted Uses” is, hereby, amended by adding a new paragraph (33), to read as follows:

- (33) Planned Shopping Centers are, hereby, defined as a grouping of retail and service uses on a single site with common parking facilities. The following development standards shall apply to all sites developed as Planned Shopping Centers, as defined above and are in addition to any of the applicable requirements of this Ordinance.
- a. Building facades greater than one hundred (100) feet in length shall incorporate recesses and projections along, at least, twenty (20) percent of the length of the façade. Windows, awnings and arcades must total at least sixty (60) percent of a façade length abutting a public street.
 - b. Architectural interest shall be provided through the use of repeating patterns of changes of color, texture and material modules. At least one (1) of these elements shall repeat horizontally. All elements should repeat at intervals of no more than fifty (50) feet, either horizontally or vertically.
 - c. There shall be variations in roof lines to reduce the massive scale of the structure and to add visual interest. Roofs shall have at least two (2) of the following features:
 - 1. Parapets concealing flat roofs and rooftop equipment;
 - 2. Overhanging eaves;
 - 3. Sloped roofs;
 - 4. Three (3) or more roof surfaces.
 - d. Each principal building with an anchor tenant shall have a clearly defined, highly visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls and integral planters.

- e. Façade colors shall be of a low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors is prohibited.
- f. Building trim may consist of brighter colors, but neon tubing, as a building accent, is prohibited.
- g. Loading docks, trash collection, outdoor storage and similar facilities and functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Use of screening materials that are different from or inferior to the principal materials of the building and landscape is prohibited.
- h. Each Planned Shopping Center must contribute to the establishment or enhancement of the community and public spaces by providing at least two (2) community amenities, such as a patio/seating area, water feature, clock tower, pedestrian plaza with benches, public art, etc.

The Charter Township of Fort Gratiot Code of Ordinances, Chapter 38 – Zoning, Article III – District Regulations, Division 9 – C-2 General Business Districts, Section 38-354, “Required Conditions” is, hereby, amended by adding a new paragraph (4), to read as follows:

- (4) All Retail stores with a gross floor area of fifty-thousand (50,000) square feet or more shall be developed in accordance with “Site Development Standards for Planned Shopping Centers” as stated in Section 38-352 (33.)