

111.2600**PORTER SOUTH DEVELOPMENT PARK DISTRICT**

The following development standards and guidelines shall be used to establish a framework for ensuring that all development within the Porter South Development Park reflects high standards of quality and design. These standards and guidelines are intended to be used in conjunction with the Porter Township Zoning Ordinance, as well as any other applicable governmental ordinances. Many of the provisions of these Development Standards address matters of design and development quality not addressed by the Porter Township Zoning Ordinance. Where standards are common to both documents and the requirements of these Development Standards exceed those of the Porter Township Zoning Ordinance, the former shall apply. In those rare instances where the requirements of the Porter Township Zoning Ordinance exceed those of these Development Standards, the latter shall apply by virtue of relief through the Planned Development process.

111.2601**COMMERCIAL PARK DEVELOPMENT AREA**

The development standards and guidelines for the Commercial Park development area are intended to create a high quality campus-like setting for corporate headquarters, multi-tenant professional offices, multi-family dwellings, retail development and limited support services and facilities. Accordingly, the development standards and guidelines for the Commercial Park emphasize high-quality architecture, generous open spaces and attractive landscaping.

111.2602

Purpose. This District is intended for commercial establishments, but may also contain residences as apartments or condominiums, churches and schools. Planned future developments are located in this area that is considered ideal to concentrate development so as to maintain the rural character of the remainder of the township. The area is considered ideal for this purpose due to its proximity to main roads. This District differs from the Commercial "C" District due to its location and stricter standards for set backs, parking, signage, frontage roads, etc.

111.2603

LAND USE RESTRICTIONS The use of land and buildings permitted shall be those permitted in the Porter Township Zoning Ordinance.

111.2604

Permitted uses. The following uses are permitted in this District.

- (a) Residences as provided for in this district must be of condominium or multi family dwellings. Development criteria are as follows. Individual buildings must contain a minimum of eight (8) housing or rental units. Total complex must contain a minimum of forty (40) housing or rental units.
- (b) Banks.
- (c) Barber shops and beauty parlors.
- (d) Food catering services.
- (e) Automobile service stations, sales lots, show rooms, repair shops and car washes.
- (f) Business and professional offices (includes doctors, attorneys, realtors, etc.)
- (g) Building trades offices and show rooms.
- (h) Government offices and facilities (Federal, State, County and Township).

- (i) Public utility buildings and offices.
- (j) Restaurants, drive-ins, taverns and carry-out food establishments.
- (k) Private clubs and meeting rooms.
- (l) Food markets, pharmacies and liquor stores.
- (m) Mercantile establishments (includes furniture, appliance, hardware, dry goods, sport and bait stores).
- (n) Arts and crafts studios.
- (o) Veterinary offices and small animal clinics .
- (p) Produce markets, garden supply and horticultural establishments.
- (q) Laundry and dry cleaning establishments.
- (r) Building supply.
- (s) Farm supply.
- (t) Marinas.
- (u) Theatres.
- (v) Printing shops, graphic arts and photographic supply.
- (w) Churches and schools.

111.2605

Prohibited uses. Any use which will create detrimental noise, fumes, odors, traffic, constitute a general nuisance or endanger the public health or safety. The following uses are specifically prohibited:

- (a) Junk or salvage yards.
- (b) Keeping of livestock.
- (c) Commercial bulk storage of fuels and solvents.
- (d) Rendering and incineration plants.
- (e) Cartage or freight docks.
- (f) Waste storage or dumping.
- (g) Manufacturing.
- (h) Tattoo parlors.
- (i) Adult book stores, adult movie theaters, adult novelty shops and adult entertainment centers.
- (j) Single family dwellings.

111.2606 REQUIRED SETBACKS A minimum thirty-five (35) foot setback will be required. Said setback will be measured from the frontage road shoulder right of way. Building setbacks will be determined by size and location when the site plans are presented to the Porter Township Planning Commission.

A. Front/Corner Side Yard Building and Parking Setback An 80-foot front and corner side yard shall be maintained along interior streets within the Porter South Development Park development area. No buildings or parking shall be permitted within this yard area. Furthermore, parking is not permitted in front of the building line, even in cases where the building is setback further than the required 80 feet. However, driveways and incidental parking (not to exceed 10 spaces) associated with building entrance drop-off facilities are permitted.

B. Natural Area Buffer Zone All wetland areas subject to the authority of the U.S. Army Corps of Engineers shall be protected by a 100-foot buffer zone within which no buildings or hard surface paving shall be allowed.

111.2607 ARCHITECTURAL STANDARDS The following architectural standards are intended to promote architectural quality in design and construction. These standards are also intended to promote a degree of harmony through limitations on the types of building materials used.

A. Architectural Design Guidelines The architectural design of buildings shall observe the following guidelines to help promote design quality and harmony.

1. Main building entrances should be featured prominently through porticos, recessed entries, accent lighting or landscaping.
2. Buildings with sloping roofs should have overhangs proportional to the scale of the building.
3. Exterior materials should be consistent on all facades of the building.
4. The mixing of exterior building materials should relate to structural elements of the building.
5. The use of trim materials around windows and doors is strongly encouraged.
6. Colors used on building exteriors shall be complementary. Bright colors, where used, shall serve only as accents.
7. The shape and mass of the building's primary facades should incorporate two or more vertical planes.

B. Exterior Building Material Standards.

1. Appropriate Building Materials Include:
 - Finished concrete
 - Finished precast concrete/finished concrete masonry units
 - Stucco
 - Natural stone
 - Brick (clay)
 - Tile (ceramic/porcelain)
 - Glass (tinted or clear)
2. Restricted Building Materials:

- Wood
 - Plastics
3. Prohibited Building Materials
- Plywood/wood siding
 - Unfinished concrete/unfinished concrete masonry walls
4. Building Trim Materials

Greater flexibility is allowed in the use of trim materials for windows and doors, decorative columns, and other accents on the exterior of buildings. Permitted trim materials include:

- Wood
 - Stone
 - Brick (clay)
 - Tile (ceramic/porcelain)
 - Formed polymers (Fypon or equal)
 - Painted Aluminum
5. Prohibited Materials:
- Plastic
 - Unfinished concrete/unfinished concrete masonry units

C. Roofs and Rooftop Screening

Roof design and rooftop equipment shall be integrated into the overall design of the building and shall conform to the following:

1. No restrictions shall apply to the roof pitch, shape or materials used.
2. All rooftop equipment, except for vent hoods less than 1 foot high, shall be screened from view from ground level by parapet walls, architectural rooftop walls and recesses behind sloping roofs.
3. Exposed vent hoods shall be of the same color as the surrounding roof material.
4. Rooftop screens shall be of a color compatible with the predominant color of the roof.
5. The color(s) used on the roof shall be compatible with the overall color scheme of the building.

111.2608

LANDSCAPE STANDARDS The development concept for the Porter South Development Park is to create a unified, professional campus setting. A strong emphasis on landscape design is central to achieving this concept. The following standards reflect the priority of landscape design within the Porter South Development Park.

- A. Plant Material Requirements** Major emphasis in landscaping will be placed on a broad, well-developed landscape setting. To help accomplish this, the following plant materials shall be required.
- B.** A detailed architectural landscaping plan must be submitted.

- C. Plan must include the usage of trees, shrubs, and ground cover vegetation (annuals/perennials).
- D. Total tree population must contain; 50% deciduous shade trees (2-1/2" average caliper) 20% ornamental trees (6' average height), 20% evergreen trees (7' average height). Totalshrub population must contain 50% deciduous shrubs and 50% evergreen shrubs
- E. **Berms** The design of berms intended to screen parking areas shall maintain a maximum slope of 5:1.
- F. **Street Tree Planting** Trees shall be planted within the adjacent right-of-way at the rate of one tree per forty linear feet of right-of-way. Trees shall be grouped informally, and shall complement tree masses located within the front yard area.

111.2609 SIGN STANDARDS The following sign standards shall supplement the sign regulations of the Porter Township Zoning Ordinance.

- A. **Permitted Sign Types** Advertising and business/user identification signs shall be limited to monument signs and facade (wall) signs. Public safety signs, directional/traffic signs and other incidental signs are also permitted.
- B. **Maximum Sign Area**
 - a. Monument Signs: not to exceed one square foot of sign area per two linear feet of lot frontage. Total sign height not to exceed ten (10) feet.(Amended 09/11/07)
 - b. Facade Signs: not to exceed 5% of the applicable building facade, not to exceed 150 square feet.
- C. **Maximum Number of Signs Permitted**
 - a. Monument Signs: one sign per lot.
 - b. Facade Signs: one sign per side (facade) of the building.
- D. **Colors and Illumination**
 - a. Color Restrictions: a maximum of two colors, plus white or black, may be used on any sign. Colors shall be complementary. Garish color combinations are to be avoided.
 - b. Illumination: Signs may be externally or internally illuminated. External illumination shall not employ the use of "flood-light" type lighting.
- E. **Sign Landscaping** All monument signs shall be located within a landscape area of predominantly ornamental shrubs, perennials, groundcover or annuals. The size of the landscape area shall be three times the surface area of the sign.

111.2610 SITE DESIGN AMENITIES

- A. **Topography** Site grading should meet local storm water management standards while maintaining the character of the natural topography in southwest Michigan

- B. Retention Facilities and Water Features** In order to ensure that retention facilities and water features are designed in a naturalistic manner and are in harmony with the overall landscape, the following standards shall apply:
- a. All parking lot and roof run off shall be retained in on site dry wells.
 - b. The grading of wet retention facilities shall be naturalistic. Side slopes shall not exceed a maximum of 4:1. At the normal water line, side slopes shall not exceed 6:1 around 70% of the perimeter of the retention area.
 - c. Wetland/aquatic vegetation shall be planted around 70% of the perimeter of a wet retention area.
 - d. Dry retention areas shall maintain a maximum side slope of 4:1. Grading shall be designed to harmonize with the overall landscape design of the site.
 - e. The maximum "freeboard" of all retention areas shall not exceed 3 feet
- C. WALLS & FENCES:** To be submitted as part of site development plans.
- D. FOUNTAINS & SCULPTURE:** To be submitted as part of site development plans.