

ARTICLE 900
Town Center (TC) District

§ 208-901. Purpose.

Purpose. To promote the enhancement of the Town Center district as a viable and thriving center of activity; a focal point and central destination area in Marshall TOWNSHIP. The intent of this district is also to build upon the history of Warrendale and reestablish the character as an inviting place that is accessible to pedestrians, exciting to visitors, and safely facilitates the joint movement of vehicles and people. Mixed USE DEVELOPMENT will be unified through common Streetscape amenities.

§ 208-902. Applicability.

- A. Where provisions in this Article conflict with provisions set forth in Chapter 208 and Chapter 174, the provisions of this Article take precedence.
- B. Only the following sections of the Corridor Enhancement Overlay District shall apply within the boundaries of the District [**Amended 9-29-2008 by Ord. No. 393**]:
 - 1. §208-1501. Purpose.
 - 2. §208-1502. Applicability.
 - 3. §208-1503. Affected DEVELOPMENT.
 - 4. §208-1504. DEVELOPMENT Activity Permitted Within the District.
 - 5. §208-1505. DEVELOPMENT Activity Prohibited Within the District.
 - 6. §208-1506. Tree Protection.

§ 208-903. Permitted Principal USES, CONDITIONAL USES and ACCESSORY USES.

- A. Principal USES permitted-by-right for the Town Center District are listed in the table of USES located in Article 300, §208-301.
- B. CONDITIONAL USES allowed within the Town Center District are listed in the table of USES located in Article 300, §208-301.
- C. ACCESSORY USES permitted-by-right or as a conditional USE in the Town Center District are listed in the table of ACCESSORY USES located in Article 300, 208-302.

§ 208-904. Area and BULK regulations for all permitted USES.

- A. Area and BULK Standards for the Town Center District are listed in the table in §208-303.

§ 208-905. Design Standards.

All LAND DEVELOPMENTS and/or changes in USE within the Town Center District shall be subject to the Design provisions contained herein.

A. Conservation Provisions.

Any DEVELOPMENT within the District shall be subject to the following standards:

1. Conservation AREAS

- (a) WETLANDS shall be preserved at one-hundred (100) percent and remain undisturbed and set-aside outside of the buildable LOT AREA for protection
 - (b) FLOODPLAINS shall be preserved in accordance with Article 1400 "Floodplain District" of this Chapter [**Amended 9-29-2008 by Ord. No. 393**]
 - (c) not more than twenty (20) percent of the total area of all STEEP SLOPES 25% or greater shall be disturbed
 - (d) not more than sixty (60) percent of the total area of all STEEP SLOPES 15% to 24% shall be disturbed
2. An Existing Resource Plan, submitted with the preliminary application, shall be completed at a scale no less than (1) inch equals one hundred (100) feet and identify the following features listed in A (1) above, as well as:
- (a) existing STRUCTURES on the SITE.
 - (b) DRAINAGEWAYS.
 - (c) existing TREES over 18 inches DBH.

B. BUILDING Orientation

- 1. All main entrances of BUILDINGS shall front onto the public STREET. If Design dictates, the main entrance may face PARKING AREAS or defined public corridors. In no instance shall blank walls face the public STREET.
- 2. Sixty (60) percent of the horizontal length of the STRUCTURE facing the STREET shall incorporate windows between three (3) feet and eight (8) feet in height above the sidewalk grade. In addition, sidewalks shall extend from the main entry point and link to the public sidewalk.
- 3. Surface treatments to create visual interest such as cornices, brackets, window and door moldings and details, recesses, projections, AWNINGS, porches, steps, decorative finish materials and other architectural articulation shall be required along facade facing a public STREET.

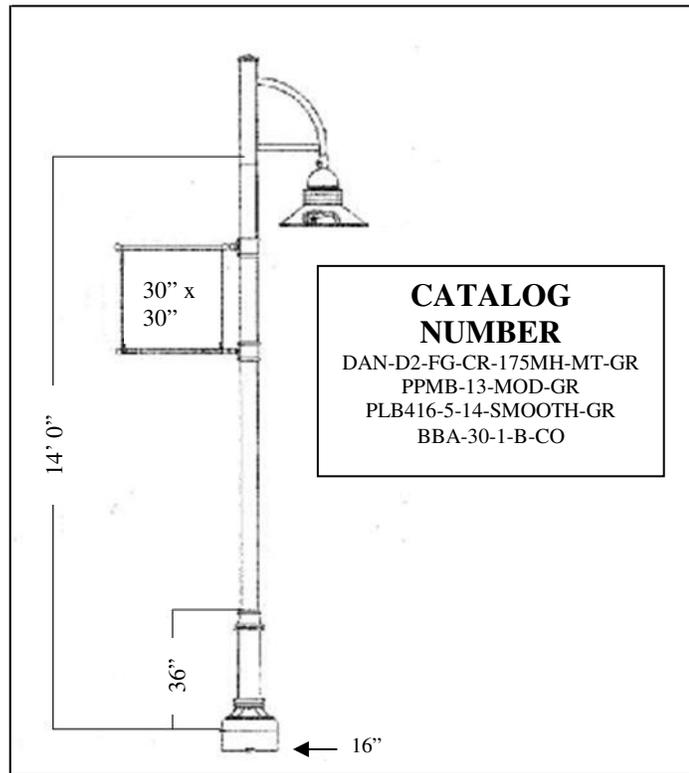
C. DRIVEWAY and Off-STREET PARKING AREA Requirements

1. Off-STREET PARKING AREAS shall not be permitted to be located between the public STREET and any PRINCIPAL BUILDING.
2. Where practical, off-STREET PARKING AREAS shall be connected to adjacent parcels through a rear or SIDE YARD access drive constructed parallel to the public STREET to which the USE fronts or is located along. If the adjacent parcel is undeveloped or vacant, the access drive shall be extended to the LOT LINE for future connection to the adjacent parcel.
3. Where practical, adjacent parcels should utilize shared DRIVEWAYS and off-STREET PARKING AREAS to minimize the number of curb cuts within the district.
4. The number of required PARKING SPACES as well as other general Design standards shall be provided as outlined in Article 1900.
5. Perimeter/Internal PARKING AREA Landscape Requirements. The following standards are in-lieu of the BUFFERYARD standards contained in Article 2000.
 - (a) PARKING AREAS shall include a minimum perimeter landscaping planting area eight (8) feet in width to include a continuous planting of flowering shrubs or hedges (a minimum of 3 ½ feet in height) and shade TREES planted forty (40) feet on center for the length of the PARKING LOT boundary. The intent is to buffer vehicles, their headlights from the adjacent property and the STREET as well as to create a continuous canopy of shade TREES.
 - (b) Perimeter hedgerow or shrub plantings may be Used in combination with fencing, to include an architectural masonry wall or other alternative fencing (not to exceed four feet in height), e.g. aluminum ornamental FENCE with brick piers. No wire fabric or similar material fencing shall be permitted.
 - (c) One (1) shade tree shall be provided for every ten (10) PARKING SPACES. Shade TREES shall be planted in a terminal island located at both ends of each unbroken row of parking containing twenty (20) PARKING SPACES. Terminal islands shall be a minimum of fifteen (15) feet in length and a minimum of ten (10) feet in width. A landscaped island (landscape divider strip) shall be located every third row of adjoining parking to prevent traffic movement across parking isles. The planting island shall be eight (8) feet in width and include shade TREES planted every 40 feet on center.

D. On-STREET Parking and STREET Lights.

Recognizing the need for additional parking given the numerous smaller parcels in the district, Marshall TOWNSHIP shall require on-STREET parking within the required RIGHT-OF-WAY (for the length the parcel frontage) on Northgate Drive in the Town Center District. On-STREET parking is optional on other TOWNSHIP roads and private STREETS within the district and may be permitted on a case-by-case basis in front of a BUILDING and within the RIGHT-OF-WAY provided the parking is Designed in the form of “protected parallel on-STREET parking”. On-STREET PARKING SPACES will be counted toward the required number of on-SITE PARKING SPACES.

1. On STREET parking shall be Designed and constructed within the RIGHT-OF-WAY extending toward the centerline of the STREET and in accordance with Marshall TOWNSHIP specifications.
2. SPACES shall not be located within twenty-five (25) feet of an intersection or a distance determined necessary to maintain a clear sight triangle.
3. STREET lights shall be located in accordance with TOWNSHIP specifications.
 - (a) STREET lights shall be a maximum of fifteen (15) feet in height on TOWNSHIP STREETS and be spaced one-hundred (100) feet on center and staggered, unless a lighting plan shows an acceptable alternative.
 - (b) STREET light fixtures shall be Designed in accordance with TOWNSHIP specifications. **[Amended 9-29-2008 by Ord. No. 393]**



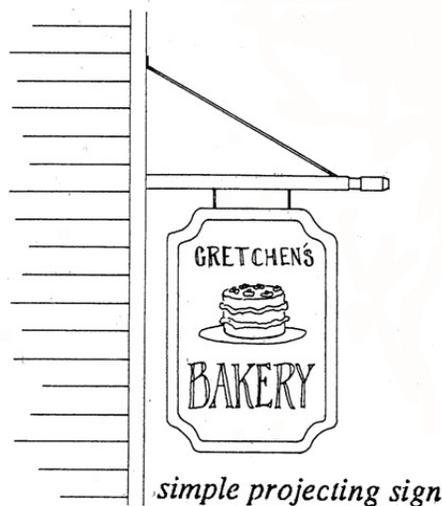
E. Sidewalks and STREET TREES.

1. Sidewalks and STREET TREES are required and shall be located as per the following: **[Amended 5/12/2008 by Ord. No. 389]**
 - (a) Within the district, STREET TREES shall be planted forty (40) feet on center for the length of parcel frontage within a Designated planting strip. The planting strip shall begin at the edge of the curb and measure a minimum of five (5) feet in width toward the BUILDING SETBACK line. Sidewalks shall be located within the RIGHT-OF-WAY and begin generally at the back edge of the planting strip and extend toward the BUILDING SETBACK line. Sidewalks shall measure a minimum of six (6) feet in width and connect to the LOT LINE of adjacent parcels.
 - (b) If, due to other conflicts, the sidewalks and STREET TREES cannot be placed in accordance with subsection (a) above, they may be located within a dedicated pedestrian EASEMENT measuring a minimum of fifteen (15) feet in width. The sidewalks shall begin two (2) feet back from the edge of the curb or RIGHT-OF-WAY and measure a minimum of six (6) feet in width toward the BUILDING SETBACK line. Sidewalks shall connect to the LOT LINE of adjacent parcels. STREET TREES shall be planted forty (40) feet on center with a continuous row of flowering or evergreen shrubs for the length of frontage within a Designated planting strip. The planting shall begin at the back edge of the sidewalk and measure a minimum of five (5) feet in width toward the BUILDING SETBACK line.

F. Signage.

1. Signage shall be regulated as set forth in Article 2100 with the following exceptions and ADDITIONS. Where conflict may exist with the provisions of Article 2100 the more restrictive provision shall take precedence. Note: the following SIGN standards assume all new Signage for a LOT. Should a LOT contain non-conforming Signage, such Signage shall be removed prior to application of this section.
2. Each LOT within the district shall be permitted one FREESTANDING SIGN. Each ESTABLISHMENT shall be permitted one FLAT WALL SIGN and/or one PROJECTING SIGN as outlined below. Note, in lieu of providing a FREESTANDING SIGN, the applicant shall be permitted to add ten (10) square feet to the maximum permitted area of FLAT WALL SIGN (not to exceed forty (40) square feet in area).
 - (a) FREESTANDING SIGNS shall be Designed as follows
 - (i) One FREESTANDING SIGN permitted per parcel.
 - (ii) The height of the SIGN shall be a maximum of seven (7) feet from ground level to top of SIGN and nine (9) feet to the top of the SIGN support. Note, a minimum of seven feet of clearance between SIGN and ground level shall be maintained if SIGN is located perpendicular to the STREET and within the sight triangle of a DRIVEWAY or access point.
 - (iii) Maximum SIGN area shall be twenty (20) square feet.

- (iv) Illumination shall be from a concealed ground source only (no internal illumination).
 - (v) FREESTANDING SIGNS shall be SETBACK three (3) feet from the edge of the RIGHT-OF-WAY.
- (b) Two WALL SIGNS shall be permitted as follows
- (i) FLAT WALL SIGN. One FLAT WALL SIGN of thirty (30) square feet in area shall be permitted. The FLAT WALL SIGN shall not project more than six (6") inches from the face of the BUILDING. The SIGN shall not be internally illuminated.
 - (ii) Projecting WALL SIGN. Projecting walls SIGNS are permitted within the District provided that the lower edge of the SIGN is a minimum of ten (10) feet above grade, but does not extend more than six (6) feet from the BUILDING wall and does not extend higher than the first floor or fifteen (15) feet, whichever is less. In no instance shall a PROJECTING SIGN be higher than the lowest edge of the roof-line. The maximum SIGN area shall not exceed ten (10) square feet.



2. No TEMPORARY SIGNS Signaling an event, a sale or any other advertisement or statement shall be permitted with the exception of sandwich board SIGNS as detailed in Section (3) below.
3. Sandwich Board SIGNS displaying a menu option for the particular USE and which are displayed only during normal business hours may be placed on the sidewalk immediately in front of the USE, provided a five (5) foot clear pedestrian passageway is maintained. Note, only one sandwich board SIGN is permitted per BUILDING and shall not exceed ten (10) square feet, unless there are several USES in a single PRINCIPAL BUILDING with a main access point onto the sidewalk, then this number may be increased by the number of entry points.

G. BUILDING Materials/Colors/BUILDING Roof Treatment.

1. BUILDING Exterior wall materials not permitted include:
 - (a) Large split face BLOCKS (e.g. 8" x16" or greater).
 - (b) Tilt-up concrete panels.
 - (c) prefabricated steel panels.
 - (d) Standard Concrete Masonry UNITS (CMU).
 - (e) Comparable materials may be approved by conditional USE by the BOARD OF SUPERVISORS.
2. Permitted exterior wall materials shall consist of:
 - (a) Colors which are low reflectance, subtle, neutral or earth tone. The USE of high intensity colors or black may be permitted upon review of Design features. The USE of fluorescent color is prohibited.
3. Roofs must have at least one (1) of the following features:
 - (a) parapets concealing flat roofs and rooftop equipment
 - (b) overhanging eaves.
 - (c) sloped roofs.

H. BUILDING Mechanicals.

1. All BUILDING mechanical systems such as air conditioning UNITS, exhaust systems, satellite dishes, fire escapes, elevator housing, and other similar elements (including dumpsters) shall be integrated into the overall Design and character of the BUILDING and screened from view.
2. Landscaping and other screening devices, including decorative opaque fencing shall be Used to soften the view of these features from the adjoining properties and the public STREET.
3. Architectural lighting shall be recessed under roof overhangs or generated from a concealed source, low-level light fixtures. This includes lighting Used under canopies, e.g. canopies Designed over gas pumps.

I. Loading and Storage AREAS. Loading docks, trash collection and similar facilities shall be incorporated in the overall Design of the BUILDINGS and the landscaping plan so that the visual and acoustic impacts of these functions are contained and out of view from adjacent properties and public STREETS.

1. Loading dock facilities shall be screened by a solid masonry wall at least six (6) feet in height. Trash collection and similar facilities shall be completely enclosed within masonry

wall or solid FENCE, at least six (6) feet in height on three sides and a self-closing gate on the fourth side. Dumpster AREAS shall have hardened, stabilized SURFACES constructed to prevent accumulation of stormwater runoff.

J. Concrete Curbs.

1. Non-mountable, vertical concrete curbs shall be the only acceptable curbing material and shall be Used for all access drives, new STREET CONSTRUCTION and PARKING AREAS along Northgate Drive and AREAS Designated for on- STREET parking.

§208-906. Supplementary Regulations.

- A. Parking Requirements in Article 1900.
- B. Screening, Buffering and TREES in Article 2200.