ARTICLE 9
GENOA TOWN CENTER OVERLAY DISTRICT

Sec. 9.01 PURPOSE

9.01.01 The Genoa Town Center Overlay District is provided specifically for the development or redevelopment of land within the Town Center Area designated in the Master Plan surrounding the intersection of Grand River Avenue and Dorr Road. The intent is to facilitate the development of a traditional, pedestrian-oriented town center with mixed-use buildings containing retail and service uses on the first floor and residential or office on upper floors, similar to the traditional downtown character of Brighton and Howell. The commercial components are to be complemented by surrounding residential development within a walkable distance consisting of townhouses and single family residential that follow traditional neighborhood design principles, with pedestrian oriented streetscapes and a system of neighborhood open spaces. Development shall be in accordance with the guidelines outlined in the Genoa Township Master Plan.

Sec. 9.02 SCOPE OF APPLICATION AND ESTABLISHMENT OF FRONTAGE ZONES

9.02.01 **Establishment of Genoa Town Center Overlay Zone.** The Genoa Town Center Overlay District is established as an overlay district with the boundaries depicted on the official Zoning Map.

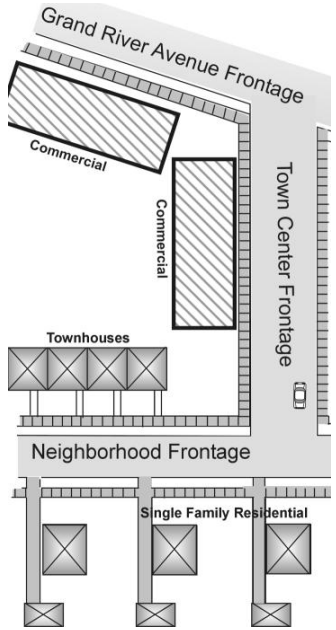
9.02.02 **Frontage Zones.** Within the Genoa Town Center Overlay District frontage zones shall be established for the purpose of prescribing requirements for building form, lot dimensions, architectural design, parking lot location and streetscape treatments. Each site shall be regulated based upon its frontage as follows:

(a) Requirements shall be established for all sites that front on Grand River Avenue or Dorr Road. These frontages are intended to be commercial and mixed-use in nature. Because of the function of these roads as county primary roadways, specific treatment is necessary for these frontages.

(b) Requirements shall be established for uses that are non-residential or mixed use and front on a street other than Grand River Avenue or Dorr Road, including any new public or private roads proposed as part of a development. These frontages are intended to be commercial and mixed-use in nature with on-street parking and a strong pedestrian orientation. This shall be referred to Town Center Street Frontages.

(c) Requirements shall be established for uses that front on a residential street. A residential street shall be a block where the majority of frontage is occupied by single family residences or townhouses. This shall be referred to Neighborhood Street Frontages.

(d) Street frontage zones shall be established on a block-by-block basis. A single street may be divided along its length with separate Town Center and Neighborhood blocks. Opposing sides of the street shall have the same street frontage zone designation. For lots located on the corner of an intersection of two street types, the Town Center Street Frontage may wrap around the corner onto the other street frontage for the building located on the corner. (e.g. at the intersection of a Town Center Street Frontage and Neighborhood street frontage, the building on the corner may be designed to the requirements of the Town Center Street Frontage on both street frontages.)



9.02.03 **Scope of Application.** The Genoa Town Center Overlay District is established as an overlay district that is applied over the existing zoning districts. Use and development of land within the overlay district shall be regulated as follows:

(a) Any existing use shall be permitted to continue and as long as no physical changes requiring site plan approval are proposed, the continued use of the site shall be allowed subject to the underlying zoning requirements. If any major change or expansion to the use is proposed, as defined by the site plan applicability section of Article 18, then the site shall be brought into compliance with the requirements of the Genoa Town Center Overlay District.

(b) Where a new use is established within an existing building, the use and site shall be subject to the requirements of the Genoa Town Center Overlay District. Where there are existing buildings or structures that do not comply with all of the requirements of this overlay district, then the site shall be brought into compliance with the requirements of the overlay district to the maximum extent practical, as determined by the Planning Commission.

(c) Where a new building is proposed, the use and site shall be subject to the requirements of the Genoa Town Center Overlay District.

Sec. 9.03 TYPES OF BUILDINGS AND USES PERMITTED

9.03.01 Buildings and uses shall be permitted based upon the site's frontage zone as follows:

Frontage Zones:	**Grand River Avenue and Dorr Road Frontages**	**Town Center Street Frontage**	**Neighborhood Street Frontage**
Residential Uses			
Single family residential and two family residential, including accessory apartments	Not permitted to front on, but may back towards Grand River or Dorr with a greenbelt and frontage on an internal street.	Not permitted	Permitted
Townhouses, row houses, and similar attached dwellings with individual entrances and garages	Not permitted to front on, but may back towards Grand River or Dorr with a greenbelt and frontage on an internal street	Permitted	Permitted
Multiple family residential with common entrances	Permitted above the first floor in mixed-use buildings with a commercial use on the first floor at up to 28 units/acre	Permitted above the first floor in mixed-use buildings with a commercial use on the first floor at up to 28 units/acre	Not permitted
Live/work units with a dwelling unit on the upper floor above a first floor space under the same ownership that can be used for a commercial use	Permitted	Permitted	Special land use

Frontage Zones:		**Grand River Avenue and Dorr Road Frontages**	**Town Center Street Frontage**	**Neighborhood Street Frontage**
Civic Uses				
Churches, temples and similar places of worship		Permitted	Permitted	Permitted
Elementary schools, public, private or parochial, including latch-key and other accessory programs		Permitted	Permitted	Permitted
Public/government buildings such as; township/state/county offices, public museums, libraries and community centers		Permitted	Permitted	Permitted
Farmers market		Permitted	Permitted	Not permitted
Parks, common greens, plazas, public gathering places and open space		Permitted	Permitted	Permitted
Essential public services		Permitted	Permitted	Permitted
Commercial Uses				
Retail establishments	Floor area 30,000 sq. ft. or less	Permitted	Permitted	Not permitted
	Floor area between 30,000 sq. ft. and 60,000 sq. ft.	Special land use	Special land use	Not permitted
Boat and recreational vehicle sales		Special land use	Not permitted	Not permitted
Banquet halls, assembly halls, dance halls, private clubs, fraternal order halls, lodge halls or other similar places of assembly		Permitted	Permitted	Not permitted
Child care centers, preschool and commercial day care		Permitted	Permitted	See 9.03.04 below
Personal service establishments		Permitted	Permitted	Not permitted
Health clubs, fitness centers, gyms and aerobic clubs		Permitted	Permitted	Not permitted
Dry cleaning drop-off stations		Permitted	Permitted	Not permitted
Banks		Permitted	Permitted	Not permitted
Offices		Permitted	Permitted	Not permitted
Medical offices		Permitted	Permitted	Not permitted
Restaurants, taverns, bars, delicatessen, food carryout, and similar establishments serving food or beverages, including sidewalk cafes, but excluding drive-in and drive-through.		Permitted	Permitted	Not permitted
Bed and breakfast inns		Permitted	Permitted	Special land use
Hotels		Permitted	Permitted	Not permitted
Accessory home occupations		Permitted	Permitted	Permitted

9.03.02 **Commercial Use Standards.** The commercial uses listed above shall be subject to the applicable use conditions of section 7.02.02.

9.03.03 **Drive-Through Windows.** Accessory drive-through windows may only be permitted with special land use approval for pharmacies and banks; provided there shall be no more than one drive-through window and the drive-through shall be located on the rear of the building where it is not visible from a public street. All other drive-through uses are prohibited.

9.03.04 **Residential Care Facilities.** Adult and child residential care facilities that are permitted or allowed as special land uses shall be allowed, subject to the requirements contained in Article 3.

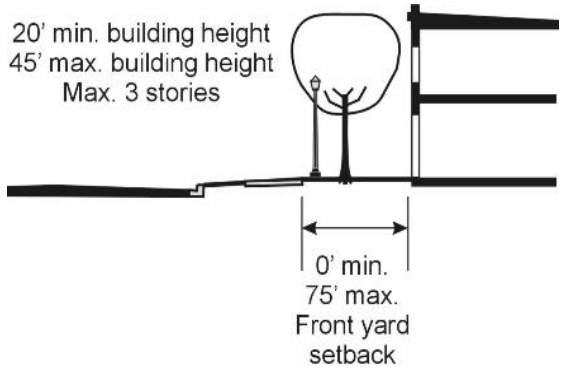
9.03.05 **Live/work Units.** Live/work units shall be dwelling units attached with common side walls wherein the main floor of each unit is designed to accommodate a small business with upper floors utilized for dwelling purposes. The first floor space of each unit shall be designed to be utilized as an office or retail store with a commercial storefront that is at grade with the sidewalk. The upper floors shall include a dwelling unit with the unit designed to be under single occupancy as an integral unit. Live/work units shall meet the design standards applicable to mixed-use buildings.

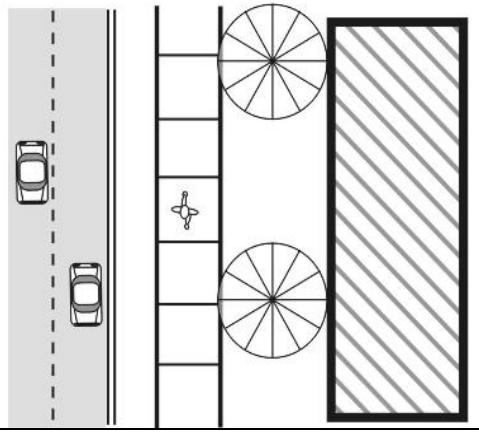
9.03.06 **Mixed Use Required for Large Sites.** Any site that is larger than 20 acres shall provide a mixture of uses, such that no less than 30% of the total land area contains commercial and no less than 30% of the total land area is residential. Any site where the underlying zoning is residential shall be at least 60% residential, or in the case of split zoning, that portion of the site with an underlying residential zoning shall be at least 60% residential. For the purpose of this section, a site shall constitute a single parcel or multiple adjacent parcels under single ownership and shall include sites that are developed in phases or subdivided for separate development.

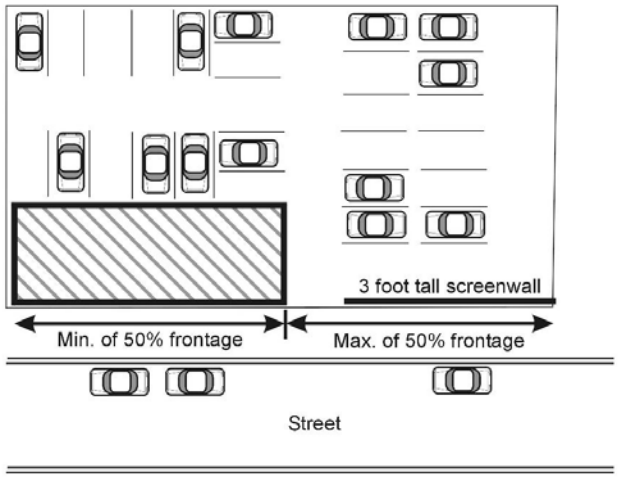
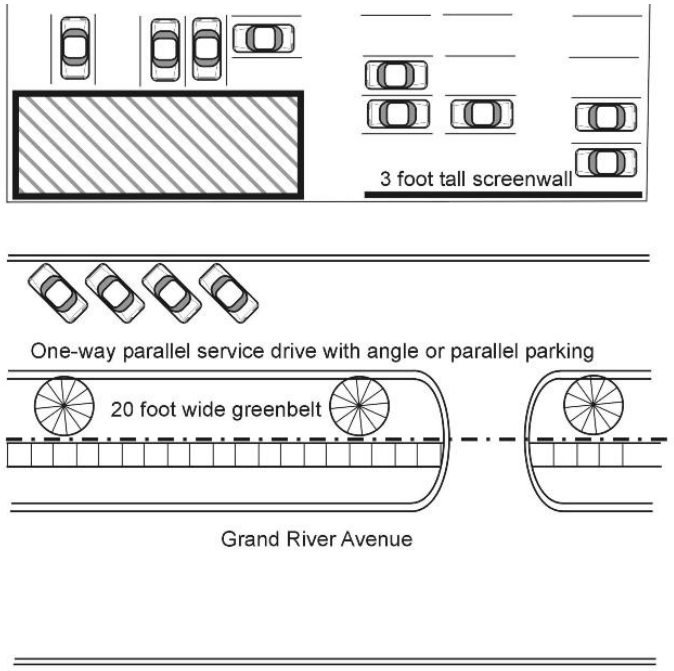
Sec. 9.04 DIMENSIONAL REQUIREMENTS

9.04.01 **Grand River Avenue and Dorr Road Frontages.** Sites with frontage along Grand River Avenue or Dorr Road shall meet the following dimensional requirements:

Lot Area	None.
Lot Width	None.
Front Yard and Building Frontage Requirements	Minimum 0-foot front yard setback. Maximum 75-foot front yard setback. Building façade shall occupy a minimum of 40% of the frontage length between the min. and max. setback.
Side Yard	A zero side setback may be permitted where a fire wall is provided along the side lot line. Where a fire wall is not provided, buildings shall be spaced a minimum of 10 feet.
Rear Yard	Minimum 25-foot rear yard setback.
Building Height	Minimum 20-foot building height. Maximum 45-foot building height; except buildings lots adjoining Lake Chemung shall have a maximum 35 foot building height Maximum 3 stories. The first story shall be a minimum of 12 feet in height.
Accessory Buildings	Accessory buildings shall be located in the side or rear yard and shall meet at least 5 feet behind the principal setbacks applicable to principal building.

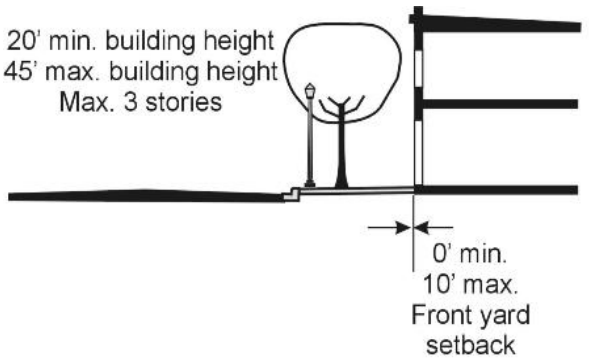


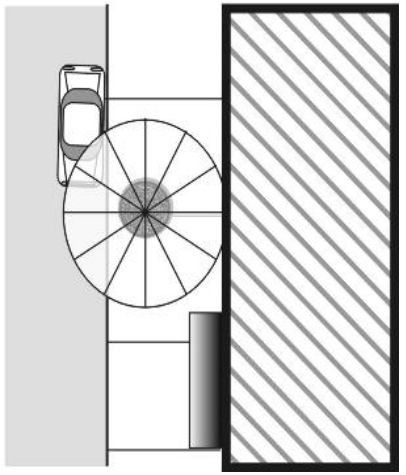


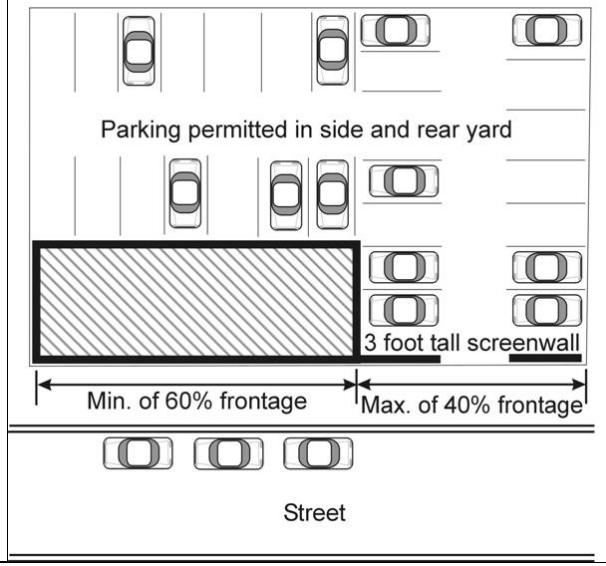
Parking Lot Location	(a) Parking shall be permitted in the side or rear yards. (b) Parking in the side yard shall be set back at least a distance equal to the building. (c) A 3 foot high screenwall shall be provided between the parking and public sidewalk. Openings may be provided for vehicular and pedestrian access. The openings shall not be greater than 24 feet for vehicles and 6 feet for pedestrians. (d) Parking areas shall not occupy more than 50% of the lot frontage. The frontage shall be calculated based upon the width of the lot.	
	(e) A single row of parking shall be permitted in the front yard along Grand River Avenue only with a parallel service drive and a 20-foot deep greenbelt along Grand River Avenue. This parking shall not be counted against the 50% maximum parking lot frontage above. (f) Parking shall not be permitted between the building façade and the front lot line within 30 feet of the corner of any roadway intersection.	

9.04.02 **Town Center Street Frontage.** Sites with frontage along Town Center Streets shall meet the following dimensional requirements:

Lot Area	None.
Lot Width	None.
Front Yard and Building Frontage Requirements	Minimum 0-foot front yard setback. Maximum 10-foot front yard setback. The building façade shall occupy no less than 60% of the frontage length. The building façade shall be built to the minimum front setback within 30 feet of any block corner.
Building Frontage Exceptions	Exceptions to the maximum front yard setback and building frontage requirements may be granted by the planning commission when the front yard area is used for the following purposes listed below. (a) Providing a public gathering area or plaza that offers seating, landscape enhancements, public information and displays, fountains, outdoor seating or other pedestrian amenities. (b) Intersection clear distance. (c) The building is used for public or quasi-public/institutional purposes with a plaza or open space area provided in the front yard.
Side Yard	A zero side setback may be permitted where a fire wall is provided along the side lot line. Where a fire wall is not provided, buildings shall be spaced a minimum of 10 feet.
Rear Yard	Minimum 25-foot rear yard setback.
Building Height	Minimum 20-foot and 2 story building height. Maximum 45-foot and 3 stories building height. The first story shall be a minimum of 12 feet in height.

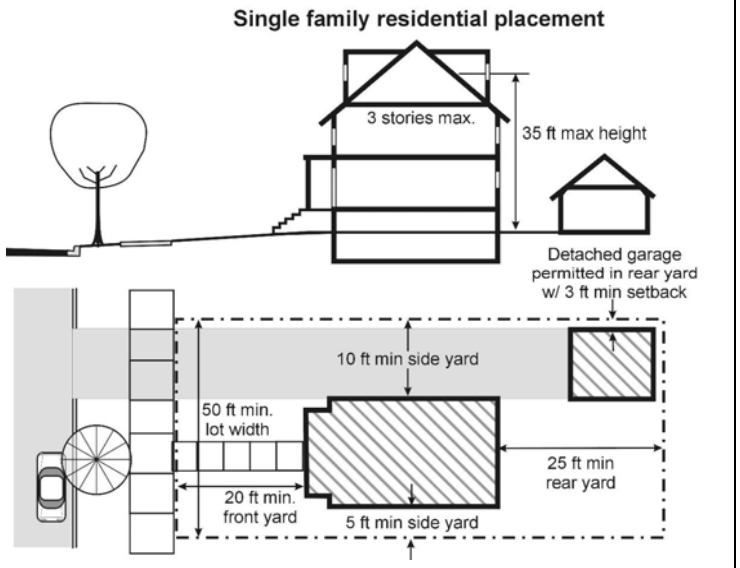


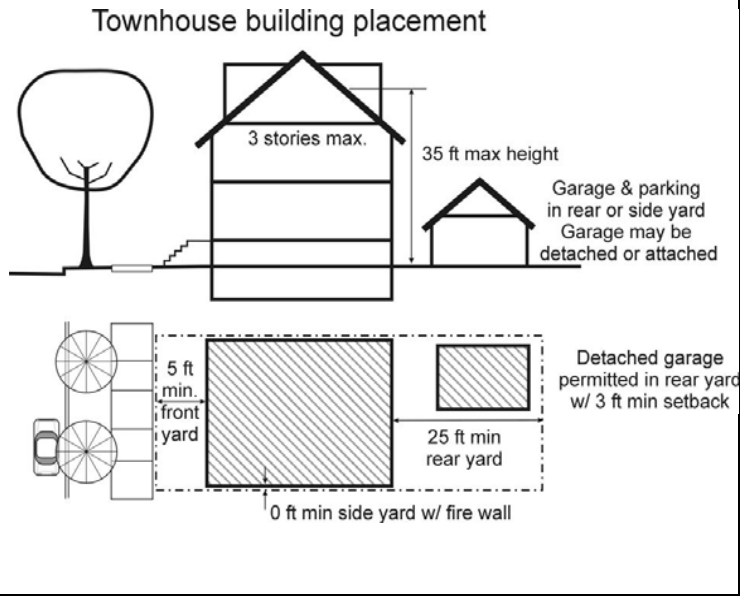


Accessory Buildings	Accessory buildings shall be located in the side or rear yard and shall meet at least 5 feet behind the principal setbacks applicable to principal building.	
Parking Lot Location	(a) On-street parking spaces located along the frontage of the lot shall be included in calculating the number of parking spaces required. At least 51% of the length of the space must be within the lot frontage in order to be counted for that building. (b) Parking shall be permitted in the rear yard. (c) Parking in the side yard shall be set back a distance at least to the principal building. A 3 foot high screenwall shall be provided between the parking and public sidewalk. Openings may be provided for vehicular and pedestrian access. The openings shall not be greater than 24 feet for vehicles and 6 feet for pedestrians. (d) Parking areas shall not occupy more than 40% of the lot frontage. The frontage shall be calculated based upon the width of the lot.	

9.04.03 **Neighborhood Street Frontage.** Sites with frontage along Neighborhood Streets shall meet the following dimensional requirements:

Lot Area/Density	**Single family:** Minimum 5,000 square foot lot area; minimum 4,500 square feet for lots with rear alley. **Townhouses:** Up to 14 units per acre permitted-by-right; the Township Board may grant special land use approval for up to 28 units per acre.
Lot Width	**Single family:** Minimum 50-foot lot width; minimum 45 foot lot width for lots with driveway access to a rear alley. **Townhouses:** No minimum.
Front Yard Requirements	**Single family:** Minimum 20-foot front yard setback. **Townhouses:** Minimum 5-foot front yard setback.
Building length	Maximum 180 feet.
Side Yard	**Single family:** Minimum 5-foot side yard setback with a total of 15 feet on both sides; a total of 10 feet on both sides where garage access is from a rear alley. **Townhouses:** No side yard between units. Minimum 15-foot setback from single family lot and 15 foot spacing between groups of buildings.
Rear Yard	Minimum 25-foot rear yard setback for principal buildings.
Building Height	Minimum 2 stories. Maximum 3 stories – not including ½ stories. Maximum 35-foot building height.
Accessory Buildings	Detached garages and other accessory buildings shall be located in the rear yard only and shall be setback a minimum of 3 feet from the rear and side lot lines. Attached garages shall be permitted; provided the garage is setback at least 5 feet behind the front building line of the living portion of the dwelling and the garage wall facing the street is less than 50% of the total length of the street-facing building façade. Accessory buildings shall be subject to the regulations of section 11.04; except accessory buildings may be up to 2 stories, and 20 feet in height and may include an accessory apartment in the second floor.
Parking Lot Location	On-street parking shall be permitted and may be credited towards meeting off-street parking requirements. Parking shall be in the side or rear yard. For single family residential, parking shall be permitted in a front yard driveway; provided the garage does not project into the front yard.





9.04.04 **Corner/Through Lots.** Sites that are located at the corner of the intersection of two different street frontage sites shall be required to meet the dimensional requirements of each frontage on the respective sides of the building. Sites that have face and back towards two different street frontage sites shall be required to meet the dimensional requirements of each frontage on the respective sides of the building.

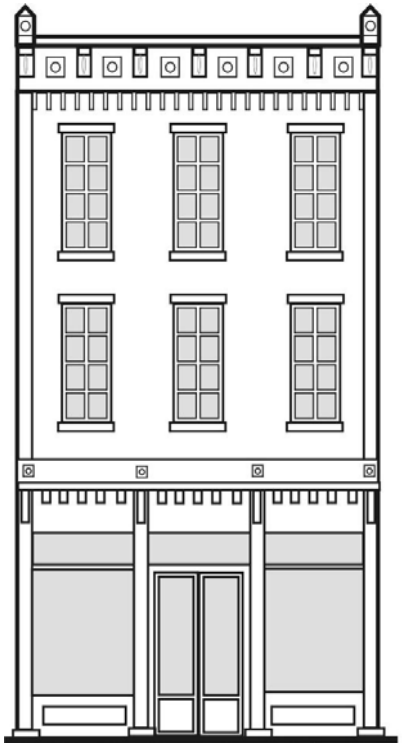
9.04.05 **Civic Uses.** Sites developed with civic uses such as schools, churches, libraries, government offices and parks require specific architectural treatment and design that is unique from other uses. The Planning Commission may permit modifications to the dimensional and building height requirements as part of the site plan review. In considering the modifications, the Planning Commission shall determine that the design of the building, location of the building, and parking and the relationship of the site design to the streetscape, and adjacent buildings are in keeping with the intended character of the Genoa Town Center.

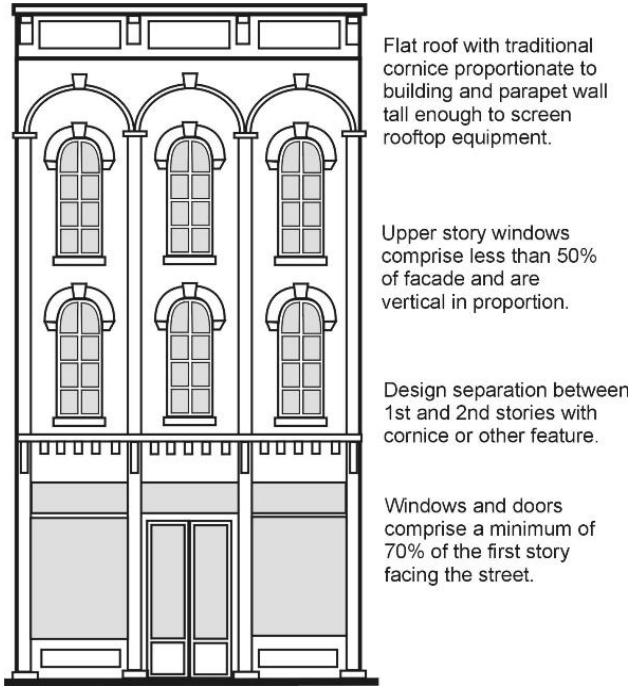
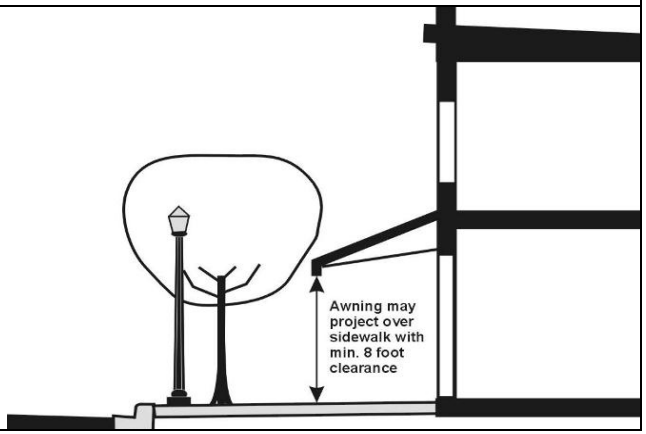
9.04.06 **Greenbelts and Buffer Zones.** The greenbelt requirements of Article 12 shall not be required in the Genoa Town Center Overlay District, except at the outer perimeter of the Overlay District. The street tree requirement of section 9.06.01 and the screening wall requirements of section 9.07.05 and 9.07.06 shall apply in instead of the landscape buffer requirements of Article 12. Where a use within the Genoa Town Center Overlay District adjoins a use that is outside of the Genoa Town Center Overlay District, then the buffer zone requirements of Article 12 shall be met. Within the Genoa Town Center Overlay District, where a non-residential use adjoins a residential use, the Planning Commission may require a fence or hedge row between the non-residential use and the residential use, in addition to any screening wall requirements of section 9.07.

Sec. 9.05 ARCHITECTURAL REQUIREMENTS

9.05.01 **Commercial architecture.** Non-residential buildings and mixed-use buildings (with residential in upper floors) shall meet the following architectural design requirements:

Building types permitted	Nonresidential and mixed-use buildings shall be designed with traditional styles of architecture, similar to that found in downtown Brighton and Howell. Buildings shall front onto the sidewalk with windows, doors, and architectural detailing customary of traditional storefronts and contain varying materials, and appearances.
Front façade requirements	All buildings shall have a main entrance that is located on at least one street front. Main entrances shall have design details that enhance the appearance and prominence of the entrance so that it is recognizable from the street and parking areas. For buildings longer than 100 feet, there shall be a minimum of one usable entrance every full 50 feet of frontage along the Town Center Street Front and shall provide architectural variation to visually break the building up.
Corner buildings	Buildings situated at a corner shall possess a level of architectural design that incorporates accents and details that accentuate its prominent location. This can be accomplished through height projections incorporated into a design feature such as additional height, a building peak, tower, or similar accent with the highest point located at the intersecting corner. Alternatively, a pedestrian plaza may be provided at the corner of the intersecting streets. A main entrance must be on a street-facing wall and either at the corner or within 25 feet of the corner.
Building materials	The following exterior finish materials are required on the front façade and any façade facing a street, or parking area. These requirements do not include areas devoted to windows and doors. (a) All walls exposed to public view from the street, or parking area shall be constructed of not less than 75% modular brick or stone. Panel brick and tilt-up brick textured paneling shall not be permitted. (b) The remaining façade may include wood siding or fiber cement siding. Exterior insulation finish systems (EFIS) may be used for architectural detailing above the first floor. (c) Buildings that have upper stories shall be designed to create a distinct and separated ground floor area through the use of accent such as a cornice, change in material or textures, or an awning or canopy between the first and second stories.



Windows and doors	(a) Storefront/Ground Floor. No less than 70% of the storefront/ground floor façade shall be clear glass panels and doorway. Required window areas shall be either windows that allow views into retail space, working areas or lobbies, pedestrian entrances, or display windows set into the wall. Windows shall not be blocked with opaque materials or the back of shelving units. The bottom of the window must be no more than 4 feet above the adjacent exterior grade. (b) The front entranceway shall be inset a minimum of three feet from the front building wall. (c) Upper Story. Openings above the first story shall be a maximum of 50% of the total façade area. Windows shall be vertical in proportion.	
Roof design	(a) Unless otherwise approved by the planning commission, buildings should have flat roof appearance from the street with a decorative cornice that is designed proportionate to the size of the building and length of the wall. (b) The planning commission may permit a pitched roof. Mansard roofs shall not be permitted on single story buildings. Pitched and mansard roofs shall not be permitted with eaves below a height of 20 feet. All roof edges shall be accentuated in a manner proportionate to the size of the building and length of the wall. (c) Flat roofs shall be enclosed by parapets. (d) All rooftop mounted equipment shall be screened from view on all sides of the building. (e) Parapets and other screening treatment shall use high quality building materials and shall blend with the design of the building in terms of color, materials, scale and height.	
Awnings	(a) Awnings may project over the public sidewalk with a minimum 8 foot clearance provided from the sidewalk, but may not extend beyond the street curb. (b) Awnings shall be are positioned immediately above the ground floor window area of the façade and have a straight shed that projects from the building at a straight angle with open sides. (c) Awnings shall be constructed of a durable, material such as canvas or steel. High-gloss or plasticized awnings are prohibited. (d) Awnings shall not be internally illuminated and any signs shall be illuminated by fixtures located above the awning and directed downward.	

9.05.02 **Residential architecture.** Townhouses and single family residential dwellings shall meet the following architectural design requirements:

Building design	Residential buildings shall utilize high-quality traditional architecture, such as but not limited to: Arts & Crafts, Colonial, Gothic Revival, Italianate, Tudor, Victorian and other traditional styles characteristic of the Mid-western United States and with historic buildings characteristic of Livingston County. Typical elevations shall be approved by the Planning Commission as part of the development's design guidelines or a pattern book. Identical or similar buildings or elevations may not be repeated more frequently than every sixth house along the same side of any street.
Front façade	All residential units shall provide a pedestrian door facing the front lot line. A stoop or porch (plus steps) shall not extend any nearer than 3 feet to the sidewalk in front of the lot. All dwellings shall include a front porch or front stoop with steps. The front façade of all residential units shall be at least 15% windows or doors. The finished floor elevation shall be no less than 2 feet and no more than 7 feet above the exterior sidewalk elevation in front of the building or from the ground elevation once construction is complete. ADA accessible ramps may project into all yard setbacks.
Building material	All buildings shall utilize high-quality building materials that are in keeping with traditional architectural styles. Permitted wall materials include, brick, stone, wood and fiber cement siding. Vinyl siding shall not be utilized, except the Planning Commission may permit limited use of vinyl siding on facades not visible from the street.
Garages	Detached garages shall be located in the rear yard and may be accessed by a rear alley or in single family dwellings by a driveway that runs from the front yard to the rear along the side of the dwelling. Attached garages may be permitted; provided the garage is setback at least 5 feet behind the front building line of the living portion of the dwelling and the garage wall facing the street is less than 50% of the total length of the street-facing building façade.

Townhouses with traditional architectural style.

Pedestrian orientation towards street with front porch or front stoop.

Garages located to rear or side not visible from street frontage.

(as amended 3/5/10)

9.05.03 **Modifications.** The Township Board may approve deviations to the architectural requirements of this section, following the recommendation of the Planning Commission, in order to achieve the objectives of this article through the use of creativity and flexibility in development and design. Each deviation shall require a finding that the design standard sought to be deviated from would, if no deviation was permitted, prohibit an enhancement that would be in the public interest. A front elevation drawing of the proposed building shall be provided superimposed on a color drawing or photograph of the entire block showing the relation of the proposed building design to other buildings along the block, which shall be utilized to evaluate the proposed building design based upon all of the following criteria:

(a) Innovations in architectural design may be permitted, provided the building design shall be in keeping with the desired character of the Town Center, as articulated in the Master Plan, and the proposed building fits within the context of adjacent buildings along the block.

(b) The building shall be oriented towards the front sidewalk and maintain or enhance the continuity of the pedestrian oriented environment.

(c) The roof design shall not be out of character with other buildings along the block and shall be within the minimum and maximum height requirements of the overlay district.

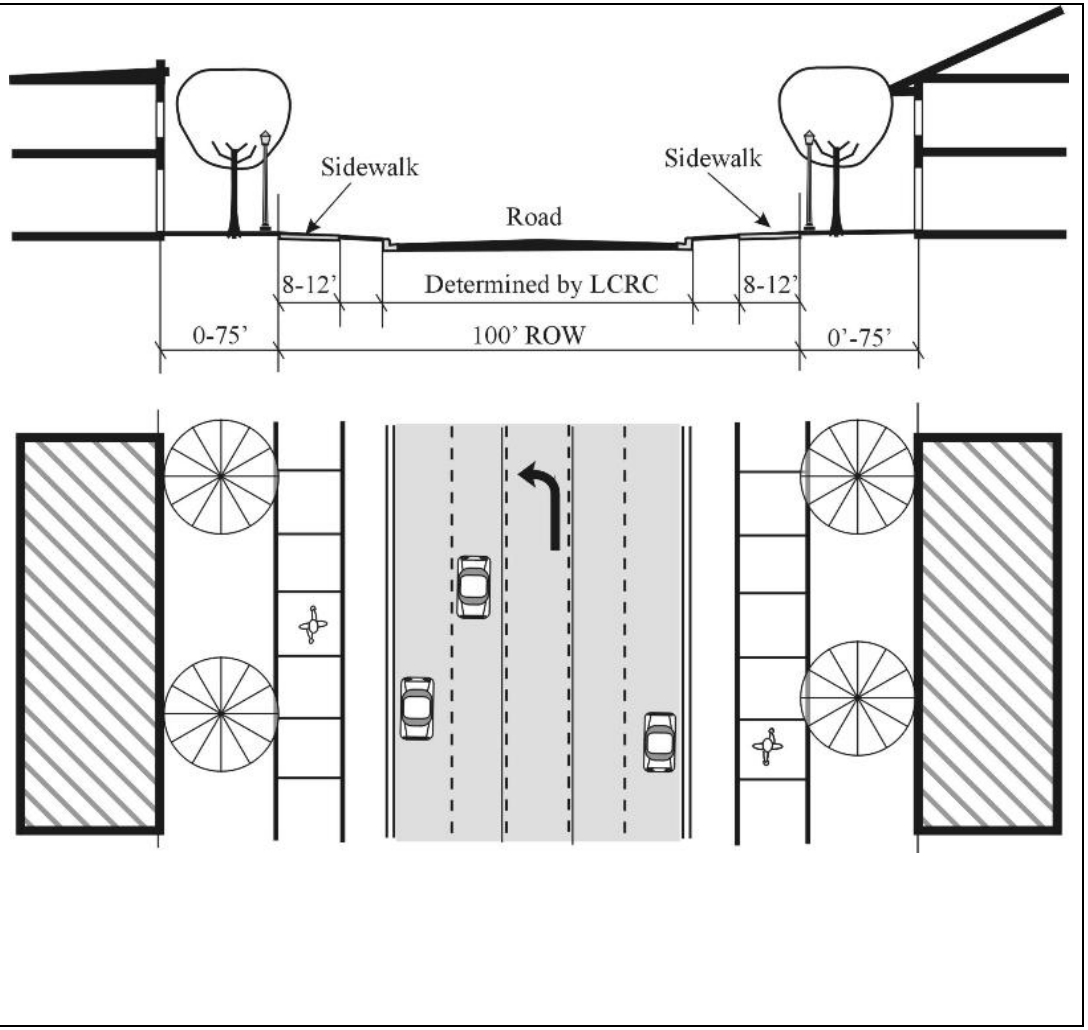
(d) The exterior finish materials shall be of equal or better quality and durability as those permitted herein, with the intent to allow for new technologies in building material while maintaining the desired character of the Town Center.

(e) Ground floor windows shall be provided along the front sidewalk to maintain the pedestrian orientation of the streetscape and upper story windows shall not be incompatible with the rhythm and proportions of windows on other buildings along the block.

Sec. 9.06 STREETSCAPE REQUIREMENTS

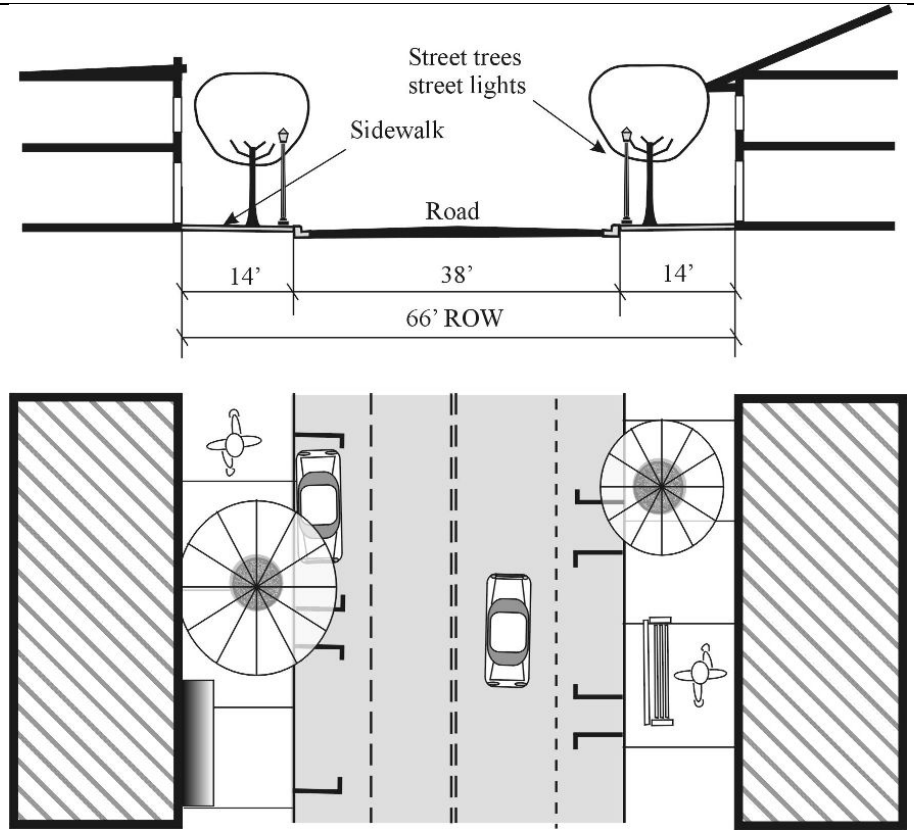
9.06.01 **Streets:** An interconnected street and sidewalk network shall be provided to unify neighborhoods and provide more convenient access to businesses and community facilities. Streets shall be designed to meet the following requirements based upon the frontage of the site:

Grand River Avenue and Dorr Road Frontages	
Street width	As determined by Road Commission.
Right-of-Way width	As determined by Road Commission.
On-street parking	Permitted with Road Commission approval. Permitted on parallel service drives.
Sidewalks	Sidewalks shall be a minimum of 12 feet wide concrete and provided on both sides of the street. The planning commission may allow the sidewalk width to be reduced to not less than 8 feet for frontages that will not be occupied by uses having sidewalk cafes.
Street trees	One canopy tree for every 40 feet of frontage planted within a 20 foot wide greenbelt.
Street lights	Pedestrian scale ornamental street lighting shall be provided along all sidewalks and within parking areas. Street lighting shall be spaced no more than 80 feet. The Planning Commission, based on a recommendation from the Township Planner, shall approve the street light fixture type and intensity.



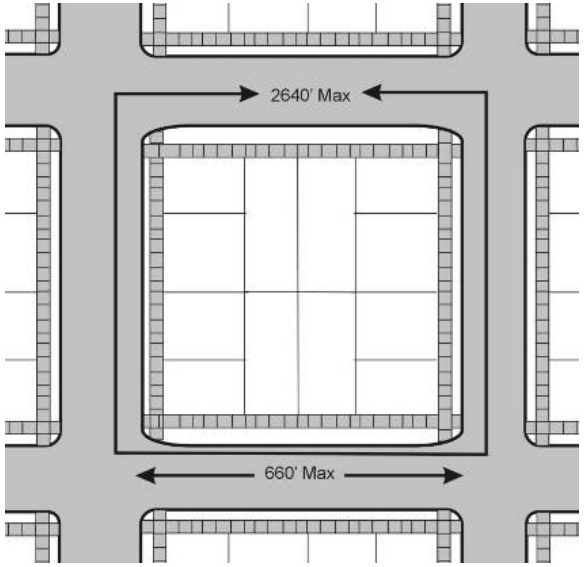
(as amended 3/5/10)

Town Center Street Frontage	
Street width	Minimum 38 feet wide measured back to back of curb.
Right-of-Way width	Minimum 66 feet.
On-street parking	Permitted on both sides.
Sidewalks	Sidewalks shall be a minimum of 14 feet wide concrete and provided on both sides of the street. The planning commission may allow the sidewalk width to be reduced to not less than 8 feet for frontages that will not be occupied by uses having sidewalk cafes.
Street trees	One canopy tree for every 40 feet of frontage planted within a planters or tree grates within sidewalk.
Street lights	Pedestrian scale ornamental street lighting shall be provided along all sidewalks and within parking areas. Street lighting shall be spaced no more than 80 feet. The Planning Commission, based on a recommendation from the Township Planner, shall approve the street light fixture type and intensity.



(as amended 3/5/10)

calming devices such as raised intersections, lateral shifts, and traffic circles are encouraged as alternatives to conventional traffic control measures. Whenever an irreconcilable conflict exists among vehicular and pedestrian usage, the conflict should be resolved in favor of the pedestrian unless in the best interest of public safety.

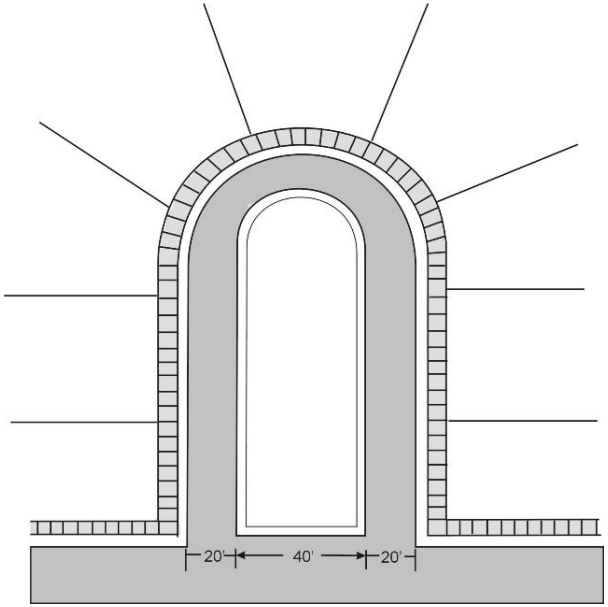


9.06.04 **Alleys.** Alleys shall be permitted in all areas of the Genoa Town Center Overlay Zone and shall be required where necessary to provide access to parking lots, loading areas and garages on the rear of dwelling units. Alleys serving as access to residential garages shall have a minimum pavement width of 20 feet and be located within a 30 foot wide easement. Alleys accessing commercial parking lots and loading areas shall have a minimum width of 28 feet.

9.06.05 **Sidewalk Cafes.** For uses with outdoor seating or temporary display areas a minimum of 5 feet of sidewalk along the curb and leading to the entrance to the establishment shall be maintained. Pedestrian circulation and access to the building entrance shall not be impaired by tables, chairs, and other encumbrances.

9.06.06 **Maximum Block Size.** The maximum length of any block shall be 660 feet and the maximum perimeter of any block shall be 2,640 feet, measured along the right-of-way lines. The Planning Commission may allow larger block sizes where a block will contain recreational areas or natural features that would be impacted by road crossings. (as amended 8/24/07)

9.06.07 **Street Connections.** The Genoa Town Center Overlay District shall be developed as an integrated area with an interconnected street network. Street connections shall be provided to all adjacent parcels within the Overlay Districts. The use of cul-de-sacs and dead-end streets shall be prohibited. In locations where it is not possible to provide a through street, the Planning Commission may allow a looped drive with a common green in the center. The circular drive around the green shall be at least 20 feet wide, measured face to face of curb. The green shall be no less than 40 feet at its narrowest dimension.



9.06.08 **Street Furniture.** Benches and trash receptacles shall be provided in park, and plaza areas and along sidewalks where the Planning Commission determines that pedestrian activity will benefit from these facilities.

9.06.09 **Bicycle Facilities.** Developments shall be designed to accommodate bicycle travel, including the provision of bike paths, bike lanes and bike racks at destination points such as shopping and recreational facilities.

9.06.10 **Street Trees.** Streets shall be designed with street trees planted in a manner appropriate to their function. Commercial streets shall have trees which compliment the face of the buildings and which shade the sidewalk. Residential streets shall provide for an appropriate canopy, which shades both the street and sidewalk, and serves as a visual buffer between the street and the home. Street trees shall meet the landscape plant material and size requirements of Article 12.**Sec. 9.07 PARKING AND LOADING**

9.07.01. **Parking Requirements.** Parking lots shall conform to the requirements of Article 14, Off-street Parking and Loading. Because the regulations of this section are intended to encourage pedestrian/transit friendly design and compact mixed-use development that requires less reliance on automobiles, the Planning Commission shall have the discretion to reduce the number of parking spaces required by Article 14 by up to 30%.

9.07.02 **On-street Parking.** On-street parking shall be permitted in all areas of the Genoa Town Center and may be credited towards meeting off-street parking requirements of Article 14.

9.07.03 **Location.** Off-street parking shall be located in the rear yard to the maximum extent practical. Parking may be permitted in the side yard where it is setback a distance equal to the building, does not occupy more than 40% of the frontage along a single block (50% along Grand River or Dorr) and a 3 foot tall brick screenwall that serves as an extension of the adjacent building is provided between the parking and the sidewalk.

9.07.04 **Grand River Avenue.** A single (1) row of parking may be provided along the Grand River Avenue frontage. This parking shall be along a parallel service drive that is separated from Grand River Avenue by a 20-foot deep greenbelt.

9.07.05 **Screening & Landscaping.** Where parking is visible from a street, it shall be screened by a 3 foot tall brick screenwall located between the parking lot and the sidewalk. Where a parking lot for a non-residential use is adjacent to a residential use, a 6 foot tall brick screen wall shall be provided between the parking lot, including drives, and the residential use instead of the greenbelt required by Article 12. Where the commercial parking lot is separated from the residential use by an alley, then the screenwall may be reduced to 3 feet in height; provided however, the Planning Commission may also require a 6 foot tall brick wall or wood/vinyl fence on the residential side of the alley. Parking lot landscaping shall be provided as required by Article 12, except the area of landscape islands and number of parking lot trees may be reduced to half the normal requirement for parking that is located in the rear yard.

9.07.06 **Loading Areas.** Loading areas shall be provided for uses required to have loading areas by Article 14, Off-street Parking and Loading. The Planning Commission may allow shared loading areas and waste receptacles between adjacent uses where shared use and maintenance easements are provided. All loading areas shall be screened from any adjacent residential areas and from view of any street by a 6 foot tall brick wall. Waste receptacle enclosures shall meet the requirements of Article 13.

Sec. 9.08 OPEN SPACE REQUIREMENTS

The proposed development shall be designed to create cohesive community neighborhoods through a network of spaces such as parks, plazas and common open space areas for passive or active recreation and resident interaction. All site plan submissions shall include an open space and landscape plan that provides all of the following:

9.08.01. **Residential Open Space.** Areas dedicated to or associated with residential uses shall set aside a minimum of 25% of the land area for open space, which shall contain some form of active recreational facility such as a park or play-area. Each open space area shall be of a design, shape, size and location with street frontage to allow for use by residents for both active and passive recreation. Recreational improvements such as playground equipment, benches, picnic tables, gazebos and pathways shall be provided.

9.08.02 **Non-residential Open Space.** Areas dedicated to non-residential or mixed-use shall set aside a minimum of 15% of the land area for open spaces such as plazas, common greens or parks; provided the Planning Commission may permit a portion of this open space to be transferred into an adjacent residential area that is part of the same development. The Township Board may approve use of open plaza areas for temporary open air markets, band-shells or ice-skating rinks. Where open space is provided for public events, the Township Board may require the provision of public restroom facilities.

9.08.03 **Common Green Focal Point.** Open space needs to include at least one area that provides a focal point for the neighborhood and town center, such as the provision of one or more central squares or common greens.

9.08.04 **Natural Areas.** The Planning Commission shall require any natural areas with significant mature woodlands or landmark trees to be preserved as open space or otherwise incorporated into the development's design to ensure the preservation of these natural features.

9.08.05 **Public Art.** Art shall be incorporated in the form of sculptures, fountains or murals as part of the open space system, within plazas and along sidewalks at key, highly visible locations.

Sec. 9.09 OTHER REQUIREMENTS AND REVIEW PROCESS

9.09.01 **Other Regulations.** The proposed development shall be in accordance with all other applicable regulations of this ordinance. Where there is a conflict between the requirements of the Genoa Town Center Overlay District and the requirements of another article of the Zoning Ordinance, then the requirements of the Genoa Town Center Overlay District shall govern.

9.09.02 **Fences.** The fence requirements of section 11.04.04 shall apply to all residential uses, except that maximum 6-foot tall privacy fences may be permitted on the side and rear lot lines of any residential lot behind the front building line of the dwelling. All fencing shall be constructed of wood, vinyl with the appearance of painted wood, wrought iron or aluminum with the appearance of wrought iron. Brick or stone walls shall also be permitted in locations and to the height of permitted fencing. As part of the approval for any residential development, the Planning Commission shall approve a pattern book that illustrates typical fencing types, materials and colors that will be used for individual lots.

9.09.03 **Signs.** The sign requirements of Article 16 shall apply to all uses, except marquee signs, blade or projecting signs and sandwich board signs (or A-frame signs) may be permitted instead of free standing monument signs. Marquee, blade and projecting signs may project over the public sidewalk with a minimum 8 foot vertical clearance provided from the sidewalk, but may not extend beyond the street curb. Sandwich board signs (or A-frame signs) may be placed on the sidewalk; provided they do not block pedestrian passage on the sidewalk.

9.09.04 **Review Process.** The site plan review procedures and requirements of Article 18 shall be followed for all development proposals within the Genoa Town Center Overlay District, except all final site plans shall be approved by the Township Board, based upon the recommendation of the Planning Commission. All special land uses shall be reviewed following the procedures and requirements of Article 19.