

ARTICLE XV (D)

BAKER ROAD CORRIDOR OVERLAY DISTRICT

Section 15(D).01 STATEMENT OF PURPOSE

The Baker Road Corridor Overlay District (BRC District) is intended to promote and foster new development and redevelopment in accordance with the “Baker Road Corridor” goals and objectives as described in the City of Dexter Master Plan. It is recognized that this special mixed-use area is considered a gateway into the City Center. As a gateway into the City Center, the overlay district is established in order to provide for the following:

- A. The development of unified design elements within the corridor reflecting it’s pedestrian scale. Design elements shall promote the continuation of the downtown streetscape theme.
- B. New development within the corridor shall be done in a way that provides improved access management, i.e. minimize curb cuts along Baker Road and to promote shared access drives. New parking shall be developed in a flexible manner to allow shared parking between businesses, where possible.
- C. Improved pedestrian access and non-motorized transportation. Due to the mixed-use nature of this corridor and close proximity to residential areas, new development within the overlay district must provide continuous pedestrian access along Baker Road. Pedestrian access from Baker Road extending east and west into the residential areas must be provided, when possible.
- D. A mixed-use corridor to compliment the core downtown area of the City. Uses are permitted or special as found in the underlying Zoning Districts.

Section 15(D).02 ARCHITECTURAL STANDARDS

The architectural standards contained in this section are intended to integrate the BRC District into the existing fabric of the City, contributing to the cohesive historic identity of Dexter. All proposed development within the BRC District shall visually relate to the majority of buildings in the Central Business District and the City Commercial District. However, because of the planned lower density of development along the corridor, structures shall possess architectural quality and variety to establish its own identity and create a positive image for the City’s BRC District.

The architectural character of buildings shall portray a high quality image. Individual creativity and identity are encouraged, but care must be taken to maintain design integrity and compatibility among projects in order to establish a clear, unified image throughout the community.

Architecture (where adjacent to pedestrian walks and paths) should complement the pedestrian environment to create an aesthetically pleasing image and should be of human scale, show attention to detail, and materials and colors should relate to the natural features of the region.

Development in the district, including new buildings, additions and renovations, shall be designed to preserve or complement the intended design character of corridor development, provide visual harmony between old and new buildings, and protect the investment of adjacent landowners. These structures shall be reviewed by the Planning Commission under the following criteria:

- A. **Building Orientation:** The intent of the BRC is to contribute to the desirability of pedestrian activity within the Baker Road area and to encourage connectivity to the streetscape. Entranceway orientation and proposed flow of pedestrians will contribute towards the desired pedestrian activity and scale described in this section. The following shall be considered:
1. Buildings shall front towards and have at least one (1) pedestrian entrance facing onto the public street. The Planning Commission may permit buildings which face towards a side yard, provided that defined pedestrian access routes are provided to the public street and features such as those described above are provided along walls that face the public street.
 2. Blank walls may not face a public street and buildings must have windows and architectural features commonly associated with the front facade of a building, such as awnings, cornice work, edge detailing or other decorative finish materials, on walls that face the public street.
 3. All buildings shall have at least 70 percent of their 1st floor façade on the street-facing sidewalk as non-reflective. The use of highly reflective, mirror type glass is prohibited.
- B. **Building Scale:**
1. Building facades shall be subdivided, through the location of architectural treatments and the arrangement of openings (doors and windows) that are compatible in size and scale to the surrounding buildings. The predominating surface plane of all building walls over forty (40) feet in length shall be varied through the use of architectural treatments, such as varying building lines, entrance accents, and windows.

2. The height to width ratio of these subdivided facades of single story buildings shall not exceed 1:2. The height to width ratio of these subdivided facades of two story buildings shall not exceed 1:1.
3. Design Standards.
 - a) Building articulation shall be accomplished through combinations of the following techniques:
 - 1) Façade modulation. Stepping portions of the façade to create shadow lines and changes in volumetric spaces,
 - 2) Use of engaged columns or other expressions of the structural system.
 - 3) Horizontal and vertical divisions. Use of textures and materials, combined with façade modulation.
 - 4) Dividing facades into storefronts with visually separate display windows.
 - 5) Providing projections such as balconies, cornices, covered entrances, pergolas, arcades, and colonnades.
 - 6) Variations in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables and other similar devices.

C. Building Materials and Design: The applicant must demonstrate the proposed buildings possess architectural quality and variety that create a distinct and harmonious character for the corridor. This shall be accomplished by the following:

1. Variety in building design shall be provided by architectural features, details and ornaments such as archways, colonnades, towers, and cornices
2. Building entrances shall utilize windows, canopies and awnings; provide unity of scale, texture, and color; and provide a sense of place. Entrances shall be designed with one or more of the following:
 - a) Canopy, overhang or arch above the entrance (pillars & columns),
 - b) Recesses or projections in the building façade surrounding the entrance,
 - c) Peaked roof or raised parapet structures over the door,
 - d) Windows surrounding the entrance.
3. All awnings that do not contain sign copy shall be made of woven cloth or architectural metal. Design, color and materials shall be compatible with the building to which it is attached.

4. Roof shape and materials shall be architecturally compatible with the District and enhance the predominant streetscape. Consideration should be given to surrounding buildings when determining roof shape.
5. Exterior building materials and treatment shall maintain a consistent overall appearance within the BRC. Any individual side of a principal building, at least eighty percent (80%) of the facade shall be constructed of, or covered with, one or more of the following materials:
 - a) Brick: smooth, hard, uniform, red, dark-red, or brown brick
 - b) Cut stone: carved and smooth finish stone
 - c) Siding: Natural wood and/or Cement-based Artificial wood siding
 - d) Glass windows and/or doors: non-reflective, clear or slightly tinted
 - e) Other materials similar to the above as determined by the Planning Commission.
6. The use of EIFS (Exterior Insulation Finishing System) shall be limited to vertically sloped architectural elements only and shall be limited to no more than 5% of each exterior building elevation.
7. Building Materials and Colors.
 - 1) "Full veneer" brick or other similar high quality masonry materials such as quarried stone (i.e. granite, etc.), shall comprise one of the four required basic materials.
 - 2) The percentage of high quality materials to be used on the building's exterior walls (i.e. brick veneer, quarried stone, glass, precast concrete) shall be at least 80%.
 - 3) Basic materials shall include, but not be limited to the following materials:
 - i. Preferred Building Materials
 1. Quarried Stone
 2. Cultured Stone
 3. Full veneer brick
 4. Composite lap siding
 5. Architectural concrete (with recessed panels and reveal lines)
 6. Colored CMU block and architectural CMU block (i.e. split face, fluted, scored, honed, etc.)
 7. Architectural metals and standing seam metal roofing

8. Dimensional Shingles

ii. Preferred Accent Materials

1. Precast concrete, cast stone, natural stone accents
2. Glass accents.

iii. Prohibited Materials

1. Plain, flat faced CMU block (painted CMU).
2. Brick tiles
3. Metal walls
4. EIFS (if used no more than 5% permitted and must be used as an accent.

- 8 The applicant shall provide a schedule indicating percentage of façade materials totaling 100% and the applicant shall provide a sample board to the Planning Commission. Architectural Design and Building Character.

D. National Tenant/National Franchise Architecture

1. Franchise architecture (building designs that are prototypical or identifiable with a particular chain or corporation) shall be revised if the proposed building design does not conform with these design standards. Building architecture that does not comply will not be approved by the City of Dexter.
2. The developer shall provide color pictures of other national tenant buildings (non-prototype examples) that have been built in other cities and states.
3. Large retail establishments (i.e. Big Boxes, where possible, are encouraged to provide multiple entrances as they, reduce walking distance to cars, facilitate pedestrian and bicycle access from public sidewalks, provide convenience where certain entrances offer access to individual stores or identified departments of a store, mitigate the effect of unbroken walls and neglected areas that often characterize building facades that face other properties