

Section 719.99 – Non-Residential Building Design Standards

- A. The non-residential design standards are intended to provide guidelines for using architectural materials and designs that will positively contribute to the character of Lenox Township. The objective of the standards is to promote the use of durable materials and designs that are harmonious with the rural identity of the community.
 1. The following design standards shall apply to non-residential structures located in residential, commercial, office, and industrial districts:
 - a. Those sides of new buildings visible from the public right-of-way or the internal road accessing the facility shall be constructed of high-quality, durable masonry building materials such as face brick, stone, or decorative block.
 - b. The use of concrete masonry units or cinder blocks for walls that are visible from a street or building entrance must be architecturally treated in one or more of the following ways:
 - (1) Use of textured surfaces, such as split-faced or grooved.
 - (2) Use other masonry types such as brick, glass block, or tile in conjunction with the proposed concrete material.
 - (3) Use of decorative coursing to break up blank wall areas.
 - (4) Use matching colored mortar where color is an element of architectural treatment for any of the options above.
 2. The Planning Commission shall consider other building materials if they are equivalent in quality and appearance.
 3. The architecture and exterior facing materials of any building shall be designed to achieve a high-quality character throughout the Township. Variations in design and materials shall be considered and encouraged.
 4. The color of each façade material shall be harmonious with the color of all other façade materials used on the same building. Façade colors should have low reflectance and be complementary in hue, tone, and intensity. The use of façade materials to form a background or component in a sign or to

increase the visual presence of the building for advertising shall be prohibited. Neon tubing may not be an accent material in building trim or windows.

5. The total square footage of windows along a façade facing a street shall be at least 15% of the square footage of the façade. The Planning Commission may waive or reduce this requirement if one or more of the following techniques is employed:
 - a. The installation of a landscaped bed at least 8 feet in width planted with evergreen materials that will obscure or screen at least 50% of the wall's surface within three years.
 - b. Using building ornamentation such as mosaic tile, relief sculpture, ornamental wood, or metal trim.
6. Prototype design for franchises should be consistent with the Township's rural character and reinforce visual consistency with adjacent buildings.
7. All roof-mounted and ground-mounted mechanical and telecommunications equipment shall be screened from view or isolated so as not to be visible from any public right-of-way. Proposed roof screening shall be indicated on the façade drawings. Roof screens, when used, shall be coordinated with the building to maintain a unified appearance. This provision shall not require that screening be taller than the objects being screened.

B. The Gratiot Avenue Corridor is the gateway to Lenox Township and provides many residents and visitors with their first glimpse of the community's character. In addition to the standards above, the following design standards shall apply to non-residential uses located along the Gratiot Corridor:

1. All new developments within the Gratiot Corridor shall reflect the area's rural character. The use of extensive amounts of glass, irregular footprints, large signs, and bright lights shall be discouraged. Structures reminiscent of older rural buildings in the area shall be encouraged.
2. Exterior building materials shall be composed primarily of high-quality, durable, low-maintenance materials, such as masonry, stone, brick, glass, or equivalent. To the maximum extent practical, concrete finishes or precast concrete panels (tilt wall) that are not exposed aggregate, hammered, embossed, patterned, imprinted, sandblasted, or covered with a cement-

based acrylic coating shall not be used as exterior building materials and shall be prohibited on all exterior walls.

3. The following materials are prohibited in visible locations along the Gratiot Corridor:
 - a. Corrugated or beveled metal siding.
 - b. Vinyl or plywood siding.
 - c. Corrugated fiberglass.
 - d. Chain-Link fencing.
 - e. Crushed colored rock / crushed tumbled glass.
4. Mirrored glass with a reflectance more significant than 40 percent shall be prohibited from covering more than 40 percent of the exterior walls of any building.
5. Buildings shall be designed with varied architectural details to provide visual interest; large expanses of blank walls shall be avoided. To the maximum extent practicable, structures with more than 1,500 square feet of wall area must incorporate fascia, canopies, arcades, building setbacks of 3 feet or more, or other design features to break up large wall surfaces on those sides visible from the road.
6. New buildings should face the street with entrances, windows, and architectural features oriented toward Gratiot Avenue. No overhead doors shall face Gratiot Avenue unless approved by the Planning Commission based upon a finding that the door is recessed back from the front façade and adequately screened from public view.
7. Nothing in this section should be construed to prohibit standing seam metal or other highquality building materials.