

5.155. Design Guidelines.

A. Purpose and Intent. The City of Frankenmuth is proud of its Bavarian heritage, traditional small town appeal and strong downtown development pattern. The City also prides itself on assurances to developers and owners that they have a range of options in order to allow them creativity when pursuing the construction of high-quality development within the City.

B. Applicability. All proposed commercial, office, industrial, institutional and multiple family developments shall use quality architecture to ensure that buildings and sites are compatible with surrounding uses, protect the investment of adjacent landowners, blend harmoniously into the streetscape and meet the objectives of the City's Master Plan. Bavarian architecture is not required, however, incorporating accurate Bavarian architecture in new buildings, renovations or expansions is welcomed and encouraged. Heightened scrutiny of design should be anticipated within the Historic District. A strong and clear emphasis on quality, historically appropriate design or quality, Bavarian architecture is expected. Properties on M-83, North and South Main Street and Weiss Street, are subject to additional streetscape standards, further defined in Section 5.155.E.

C. Building and Architecture Standards. New buildings, additions and renovations should be designed to preserve or complement the design character of existing development, provide visual harmony between new and old buildings, and create a positive image for the City's various commercial nodes. All developments, regardless of whether a full site plan review is required or not, shall be reviewed by the Planning Commission and/or the Zoning Administrator using the following criteria. In cases involving remodeling or renovation it is understood that most buildings will not be able to meet each and every criterion, however it shall meet the intent of this section.

1. Buildings shall front towards and relate to the public street. This includes entrances. Buildings shall be located to create a defined streetscape through uniform setbacks and proper relationship to adjacent structures. Proper relation to existing structures in the area shall be maintained through building mass, proportion, scale, roof line shapes and rhythm.



Figure 1: The front elevation of Zehnder's restaurant provides an example of building rhythm, or the repetitive use of a group of visual elements (at least 3 times) to establish a recognizable pattern.

2. Buildings that will face more than one public street shall be constructed to a finished quality comparable to the front facade.

3. Building materials and colors shall relate well and be harmonious with the surrounding area. Roof shape and materials shall be architecturally compatible with adjacent buildings and enhance the predominate streetscape. For any side of a principal building facing a public or private street, at least **fifty percent (50%)** of the front facade and/or street facing facade excluding windows, shall be constructed of, or covered with, the following materials:

- i. Brick;
- ii. Stone
- iii. Fluted or scored concrete block;
- iv. Cut stone;
- v. Other materials similar to the above as determined and approved by the Planning Commission.

4. Buildings shall possess architectural variety but enhance the overall cohesive community character. Buildings shall provide architectural features, details and ornaments such as archways, colonnades, towers, cornices or peaked roof lines.



Figure 2: The clear Bavarian architecture and attention to detail as well as roof details, flower boxes, canopies and landscaping help reduce the bulk and size of the building and complement the surrounding area.

5. Building walls more than 50 feet in length shall be broken up with a combination of the following: varying building lines, windows, architectural accents and trees. Windows are intended to provide visual activity and “eyes on the street.” As such, the use of mirrored windows, etc., is discouraged and must be specifically approved by the Planning Commission.

6. Building entrances shall use windows, canopies and awnings; provide unity of scale, texture and color and provide a sense of place.

7. When multiple store fronts are housed in the same building, care should be taken to ensure that each entry provides identification and variation.

8. Where a rear façade of a building will be adjacent to a residential zoning district, or the rear of the site will be used for public access or parking, such rear façade shall be constructed to a finished quality compatible with the front facade.

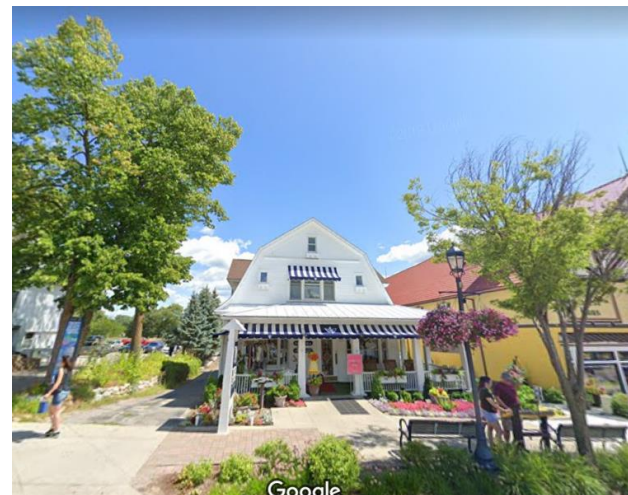


Figure 3: The awnings provide a designated entryway and contribute to the sense of place.

D. Building Equipment and Services

1. Mechanical and other equipment shall be shielded from view when roof mounted. When ground mounted, care should be taken to locate it in an area that is not a focal point and preferably screened either through dense landscaping, a wall or fence or a combination of options.

2. All utilities should be underground. Drainage systems, when pertaining to retention or detention of storm water, may be installed above ground but should be well planned, attractive and integrated into the site. Maintenance of the detention area is required, including but not limited to removal of trash and debris.

3. Access for service vehicles, including loading and unloading, shall be provided on the street with the least traffic volume. These areas shall be adequately screened from public view and, if within 600 feet to residential areas, constructed in such a way as to minimize noise from transmitting to the residential areas.

4. Trash containers and outdoor storage areas shall be screened from public streets, pedestrian areas and neighboring properties. The screening shall be designed to be compatible with the architectural character of the development and of durable, opaque materials similar to those of the building.

5. Developers should work with utility companies to plan the most appropriate and unobtrusive location for utility boxes and other necessary utility installations. If the utility itself can't be screened with a wall, landscaping shall be provided.

6. Signs, landscaping, lighting and other site elements shall be coordinated and compatible with the building design as well as harmonious with other nearby developments. Developments shall provide site features such as decorative entry signs, ornamental lighting, pedestrian plazas and/or pedestrian furniture.

E. Guidelines for the Streetscape

1. All projects must incorporate pedestrian access from the street and parking areas.

2. All development and redevelopment projects must include sidewalks and sidewalk connections as deemed appropriate by the Planning Commission. At a minimum these should provide access to, from and in between existing pedestrian hubs such as adjacent businesses and public areas.

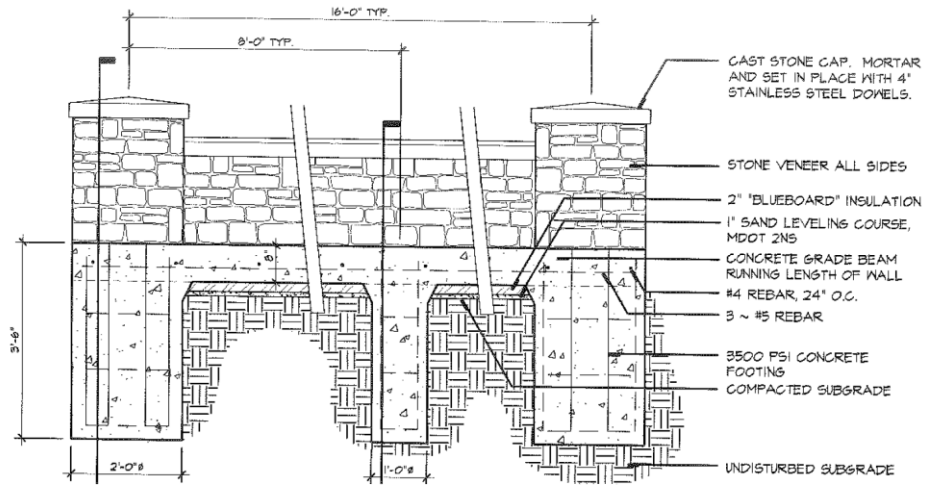
3. All crosswalks whether at the driveway or through the parking lots, shall be marked and denoted as such.

4. Terminal street views (the point where a street connects perpendicular to a second street) shall focus on a significant built or natural features (a building, landscaping, etc., not a parking lot).

5. Street furniture, including benches and trash receptacles shall be provided at key locations at the discretion of the City and will be of a type and standard provided by the City.

F. Streetscape standards for M-83/North and South Main Street

1. All developments and redevelopments in this area shall provide, at key locations, stone columns (at least two at each entry or multiple at key locations as determined by staff), walls as further defined below and a landscaping bed at least three feet wide, between the proposed streetscape bed and the sidewalk is required. The landscape bed shall be maintained by the developer and approved by the City.



a. Stone columns: shall be 2.3' tall and approximately 1.11' wide. A cast stone cap shall be added to the top. A culture stone veneer is required. This shall be specifically approved by the City. The detail below, or an approved equivalent, shall be provided.

b. stonewalls with columns, at a key location or key locations if multiple frontages: shall be as detailed below or as approved by the City.

(Ordinance No. 2006-01, 04-04-2006; Ordinance No. 2020-06, 09-01-2020)

