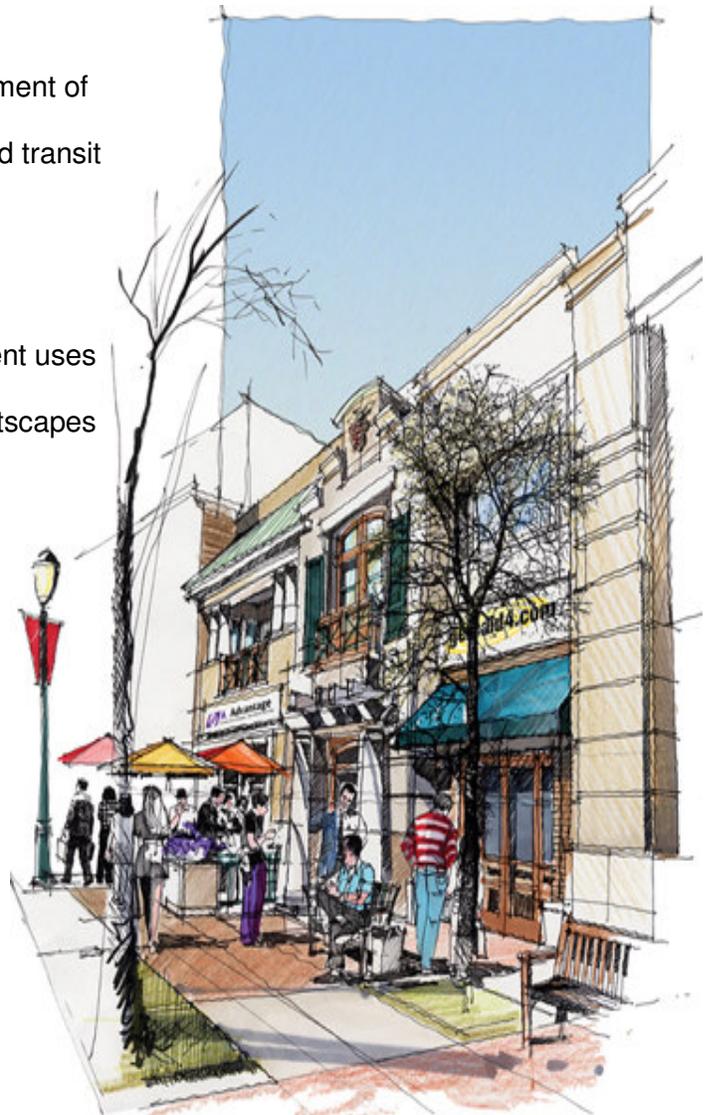


GOALS AND OBJECTIVES

The primary goal of these design guidelines is to specify requirements for new development, conservation, adaptive use, and enhancement of building renovation, and streetscape enhancement within the City of Clarkston's Town Center District. Per the Comprehensive Plan objectives, these guidelines will also achieve balanced, pedestrian scaled, mixed use developments.

Objectives:

1. Enhance the safety, comfort, and enjoyment of users including pedestrians, bicyclist and transit patrons
2. Provide a diverse selection and mix of commercial, residential and entertainment uses
3. Promote well-designed and active streetscapes



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SECTION 1- BUILDING DESIGN STANDARDS & STANDARDS FOR MIXED USE

USES

- Development shall include a mix of uses that benefit Clarkston, its citizens and the pedestrian experience of the Clarkston Town Center.
- Shall seek to develop a mix of uses both vertically and horizontally.
- Shall provide for a mix of uses and pedestrian oriented uses within each development or building.
- Active uses on ground floor highly recommended and shall include;
 - Acceptable uses are retail, restaurants, cultural activities, entertainment, and other establishments that are similar in nature
 - No residential uses shall be located on ground floor
- Within mixed-use buildings all floors excluding the ground floor of buildings shall include;
 - Office and residential uses
- The following auto oriented developments are prohibited;
 - Gas stations, vehicle rental and or sales, title pawn, and other facilities of similar nature.
 - Drive-through establishments



Mixed use development that adheres to the design guidelines covered in this document. Active uses on the first floor, proper signage, consistent heights, architectural detail, proper scale, landscape and street lights.

BUILDING ORIENTATION AND FENESTRATION

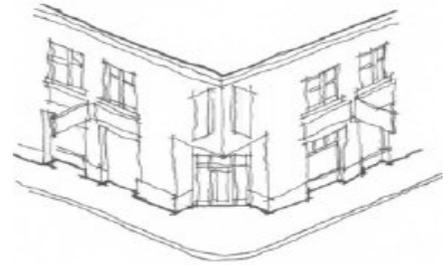
- Fenestration
 - At least 65% of the length of all street frontages on the first floor
 - Starting at no more than 3ft above the sidewalk to a height no less than 10ft above the sidewalk.
 - Shall not utilize painted glass, reflective glass or other similarly treated or opaque windows
 - Entrances may be counted towards fenestration requirements.
 - Upper floors shall contain at least 30% fenestration.
 - Buildings on cornered lots shall have an angled entrance.
 - Similarly, buildings with frontages on more than (1) street shall include entrances on both sides.
 - Building fronts should not exceed more than 20ft in length without some evidence of fenestration.



Building frontage that meets specified fenestration requirements

ROOFLINE

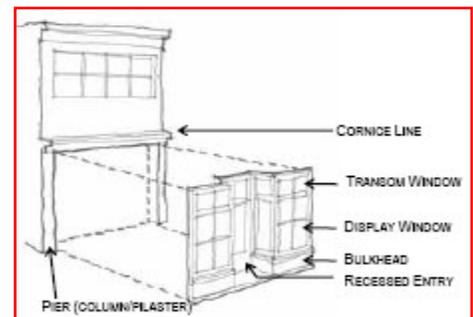
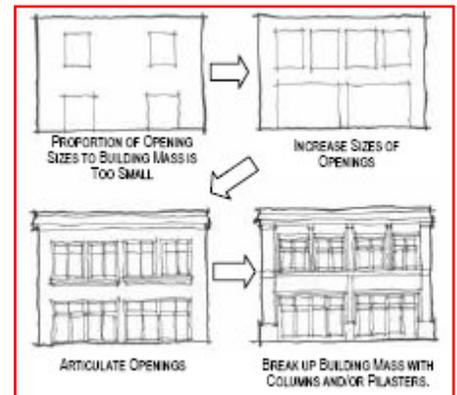
- Roofs shall reflect Main Street architectural character and provide visual interest.
 - Roofing materials must be consistent with the pitch of the roof, form of the structure and its use.
- Decorative cornice lines shall be located at top of buildings.
- Occupied roofs, gardens, terraces, decks and other uses of similar nature are strongly encouraged.
- Sloping roofs
 - Require medium or darker colored non-reflective materials. White, black, brightly colored, or reflective roofs are not acceptable for sloped roof features (institutional and office buildings greater than 20,000 square feet are exempt from this requirement if they pursue LEED or other energy certification)
 - Traditional ribbed or corrugate metal roofs are prohibited.



Building on cornered lot with angled entrances and entrances on both streets.

FACADES

- Building facades should reflect traditional patterns and provide visual interest for the community.
- Entryways-awnings or a change in the roofline shall be used as a way to define the entry of buildings.
 - Recessed doorways are encouraged.
 - Not more than 5ft recession.
- Building height restrictions
 - Minimum height 18'
 - Max height 75'
- Materials
 - Visible metal from both public street and or rear is prohibited.
 - Acceptable building materials are: brick, glass, wood, stucco, stone or mansard. Corrugated metal and concrete/cinderblocks are prohibited.
- Delineation of building floors shall be executed through windows, belt course, cornice lines or similar architectural detailing.
- Street address numbers shall be located directly above the primary building entrance and be clearly visible from sidewalk and a minimum of 6 inches in height
- Windows shall incorporate decorative architectural designs including;
 - Sills, trim, lintels



Example of articulation of building fronts through through entry ways, awnings cornice lines etc.

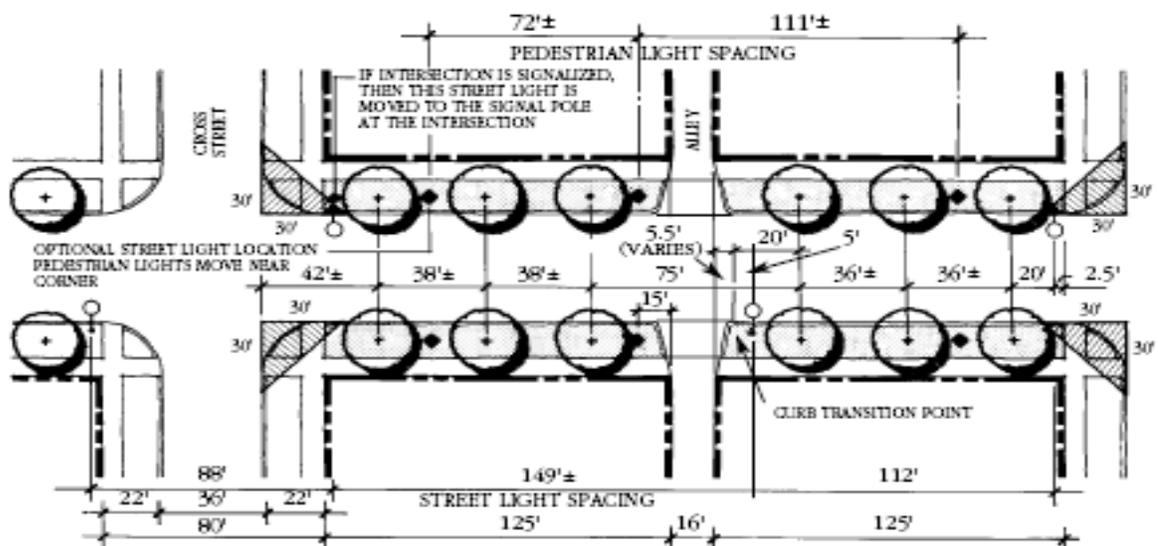
COLOR

Color should be used to blend new development with both the existing natural environment and built environment. Color is an important effective way to minimize the visual impact of a development. Color variation using compatible hues can be used to reduce the apparent scale and building mass.

- Value: The LRV (Light Reflective Value) of colors and materials used on major walls and roof areas should be between 7 (darkest value of shaded vegetation) and 38 (approximate value of red sandstone).
 - The more visible or massive the structure the lower the LRV should be.
- Chroma: The strength, intensity and brightness of the color selected should be in the range from very weak (grayish) to medium weak (neutral or earth tone).
 - Strong chroma colors such as the red color in the American flag should only be used as accent
- Stains and flat paints are encouraged. High gloss paints, factory finished metals or other materials which increase visual impacts, and aluminum are prohibited; white or reflective roofs shall not be visible from street
- The City of Clarkston reserves the right to provide more detailed instruction to project applicants so that project colors meet the intent of the Town Center District in the Commercial Business Development Area.

SITE DEVELOPMENT STANDARDS

This section is intended to ensure that buildings relate appropriately to surrounding developments and streets, promote efficient pedestrian and vehicle circulation, and provide adequate parking in safe and appropriate locations, while creating a unique and identifiable image for development in Clarkston.



TYPE OF STREET: COMMERCIAL OR MIXED USE
(RESIDENTIAL TYPICALLY WITHOUT PEDESTRIAN LIGHTS)

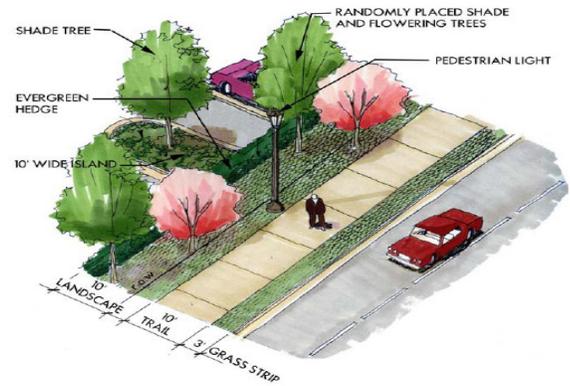
3 FULL SIZED STREET TREES ARE IDEAL PER HALF FACE BLOCK
4 TREES MAY WORK IF TREES ARE COLUMNAR SHAPED,
IN TREE GRATES AND NEVER REACH MATURE SIZE

SPACING:
TREES AT 38'
STREET LIGHTS - SEE DIAGRAM

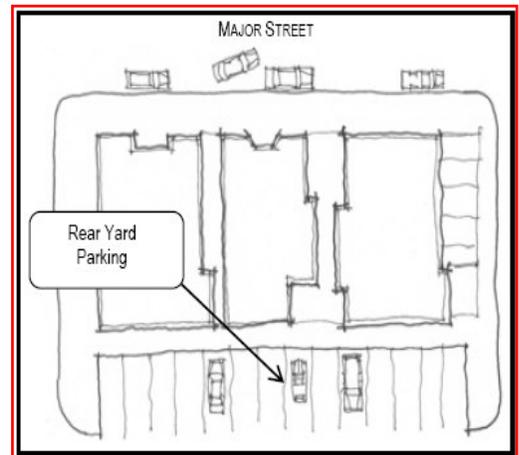
LEGEND

- ▨ TREE LAWN / AMENITY ZONE
- + TREE
- ◆ PEDESTRIAN LIGHT
- STREET LIGHT

- Ensure that buildings relate appropriately to surrounding developments and streets and create a cohesive visual identity and attractive street scene.
- Ensure that site design promotes efficient pedestrian and vehicle circulation patterns.
- Ensure that trees, sidewalks, and buildings are arranged in a manner that supports the creation of a safe, human scaled and well-defined roadway environment.
- Ensure that vehicular parking is accommodated in a manner that enriches and supports, rather than diminishes, the roadside pedestrian environment, and does not create a barrier between the roadside environment and the roadside buildings.
- While the TC district establishes front yards by street type, if adjacent to a Development Area that is not CBD (according to the Comprehensive Plan Future Development Map), front setbacks may be similar distance from the right-of-way as adjacent parcels but no further than 15 feet from the sidewalk clear zone.
- Using a front yard space for facilities such as surface parking lots, loading bays/areas, storage areas, or similar uses that would detract from pedestrian activities is prohibited.
- Spaces due to buildings that are setback further than others shall be utilized and have the appearance of a plaza or open space.
- Gates and security arms shall be prohibited from crossing any public street or sidewalk.
- Pedestrian and bicycle pathways shall form a logical, safe and convenient system for pedestrian access to all dwelling units and other buildings and facilities.
- Pathways shall be so located and safeguarded as to minimize contacts with automotive traffic.
- New surface parking lots within a front yard area are prohibited. New surface parking lots shall be located in a rear yard unless irregular lot shape or topographical constraints make this infeasible, per City Council approval.
- The rear parking lots provide for inter-parcel connectivity to adjacent commercial uses and/or districts.



If parking lots do exist along the street, the parking lot shall be properly screened to promote and maintain a pedestrian friendly environment.



Parking lots shall have marked pedestrian pathways



Another example of a proper screening method for parking lots along a public street

- Where access driveways to rear parking lots from a major street exist, pedestrian access shall also be provided along the driveway.
- In certain circumstances existing parking areas located in side yard area may be retained provided they are adequately screened from major streets
- Parking lot screening along a street frontage shall consist of a combination of masonry (i.e., consistent with materials/colors in adjoining buildings) and black ornamental metal fencing (i.e., wrought iron or commercial-grade, heavy-gauge, galvanized steel with rust-proof finish) of at least five and no more than seven feet in height.
- Prohibited parking lot screening includes: chain link fencing; stockard or other similar type of wood fencing; concrete masonry units that are inconsistent with adjoining buildings; screening consisting exclusively of landscape material permitted, provided that installed at 24 inch minimum height.
- Parking decks and parking structures
 - Parking deck facades shall conceal automobiles from visibility from any public right-of-way or private drive or street that are open to the general public, and shall have the appearance of a horizontal storied building
 - All Parking decks and parking structures shall have pedestrian walkways a minimum width of five (5) feet connecting ground level parking to the public sidewalks and to all building entrances
 - All parking decks and parking structures shall have a landscape strip a minimum width of six (6) feet immediately contiguous to the parking facility for the whole of the exterior perimeter of the parking facility containing at least one (1) under story or over story tree, as appropriate, and ten (10) shrubs per fifty (50) linear feet, and a minimum of (90%) living groundcover, sod, and/or annual or perennial color in the landscape strip surface area.
- Parking lots should be designed to have reduced paved areas to minimize runoff problems and shall meet parking island requirements for tree plantings. Landscape plans should identify bio-filtration techniques employed.

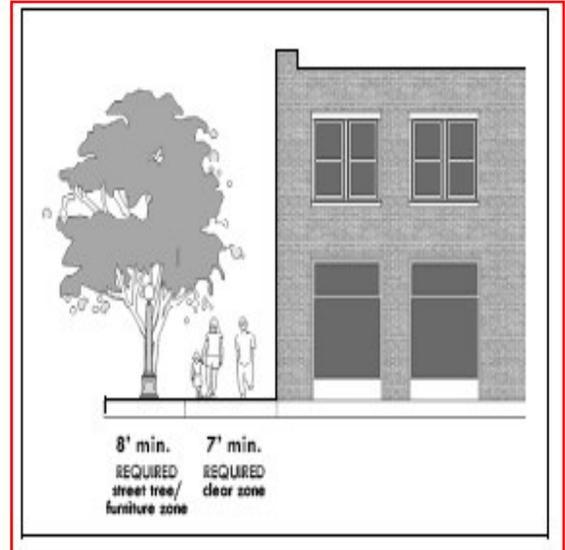


Parking structures that would meet the requirements specified in the City of Clarkston Zoning Ordinance.

SECTION 2-STREETScape

Streetscape

- Adjacent property owners shall coordinate green space and open space along property line, to create open space areas, unless site constraints prohibits property owners to do so.
 - Landscaping of green space and open space shall maintain consistency from one property line to the next.
- Preserve specimen trees and or significant tree stands as a method to produce shade and reduce the heat island effect
- Provide marked pedestrian walkways through parking areas to the sidewalk/main entrance.
 - Must be clearly identified and possess key components of a pedestrian walkway. (Illustration)
- The establishment of a shared parking agreement with adjacent uses is strongly encouraged.
- Provide bicycle parking facilities
- Outdoor dining areas and public art are encouraged at building fronts, where applicable.



The Sidewalk consist of 2 zones; the sidewalk clear zone (7ft min) and the landscape zone (8ft min).

SIDEWALK ZONE

- Public sidewalks shall be on both sides of all streets
- Sidewalks shall consist of 2 zones.
 - Landscape and sidewalk clear zone
- Sidewalk clear zone.
 - Shall be located immediately contiguous to the landscape zone and shall be continuous.
 - Local streets should also establish the sidewalk clear zone at a minimum of 7 feet and the landscape zone shall be a minimum of 8 feet, creating a minimum sidewalk/landscape zone of 15 feet as required on arterial streets.
 - Sidewalks shall be hard-scape and unobstructed for a min-height of 8ft
 - Newly constructed wider sidewalks shall provide adequate transition zone to existing sidewalks that may be narrower.

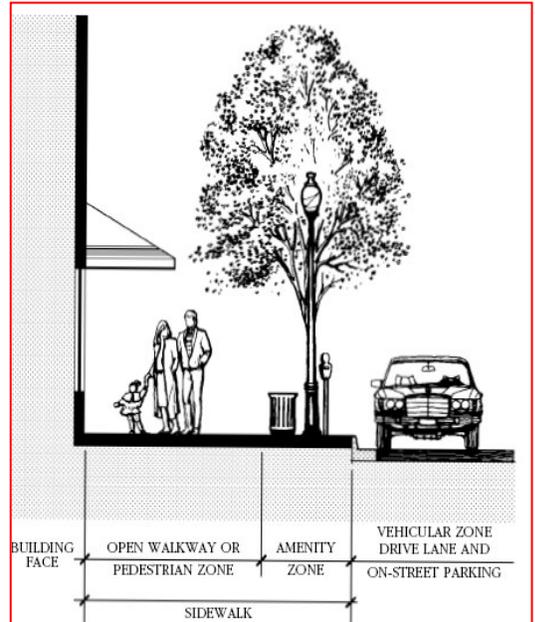


Sidewalk Clearance Zone

- Provide safe facilitation of pedestrian activity.
- Utilities, including telephone, electric power and cable television in both public and private rights-of-way, shall be placed underground except when in extreme conditions of underlying rock or other conditions prevent this requirement from being met.

LANDSCAPE ZONE

- Shall include both street trees and street furniture
- Shall be a minimum width of 8 feet
- Trees shall be placed no more than 50 feet apart within the landscape zone.
- Tree spacing shall be adjusted so as not to block, obscure, or interfere with the, operation of traffic signals, utilities, or any existing marquee, overhanging sign, awning, or other public infrastructure.
- No street tree shall be planted within 10 feet of a light standard or utility pole.
- Tree species should be selected with root growth habits that will not cause damage to sidewalks or anything contained within the public right-of-way.
- Trees that are planted should be trees that are indigenous to the Clarkston’s geographical location
- Landscaping plans shall show all obstructions that may affect plant placement and installation limitations including all underground utilities.
- All exposed dirt areas shall be covered with bark, mulch, or other weed control measures included as part of the final landscape plan.
- The property owner shall ensure the upkeep, health, and aesthetics of the landscape zone through the use of proper irrigation of plant species in the landscape zone, regular maintenance of the landscape zone and replacement of items located within the landscape zone.
- Within landscape zone on the main commercial corridor the developer shall provide at least two of the pedestrian amenities described in Section 5, accessible to the sidewalk.
- Pedestrian lighting fixtures are required every 60 feet on the main commercial corridor within the landscape/pedestrian zone.



Representation of side walk and landscape clear zones. Landscape zone can be utilized for street furniture “amenities” (see Section 5).



Example of a site that has both a side walk and landscape clear zone.

SECTION 3- SCREENING, NOISE AND LIGHT TRESPASS

These guidelines are an addition to the current set of guidelines in the Clarkston's Zoning Ordinance Section 1009. Site Design. Rules and guidelines within the zoning ordinance still apply.

- Commercial and office uses shall be designed and operated so that neighboring residents are not exposed to offensive noise.
- No amplified music shall be audible to neighboring residents.
- All outdoor lighting associated with commercial uses shall be designed so as not to adversely impact surrounding residential uses.
 - Lighting should not blink, flash, oscillate, or be of unusually high brightness. Unusually high brightness is characterized as lighting that hinders the pedestrian experiences or lighting that can be potentially unsafe to pedestrian and automobile operators.
- Loading areas must be out of public view and must not front onto the primary street.
- No commercial use shall be designated or operated so as to expose residents to offensive odors, dust, electrical interference and or vibration.
- Electrical and communication transformers shall be screened from public view through below grade installation, a hedge or a measure of similar nature.
- All other mechanical equipment must be behind or on top of the building and screened from public view through use of a parapet wall or through landscaping.



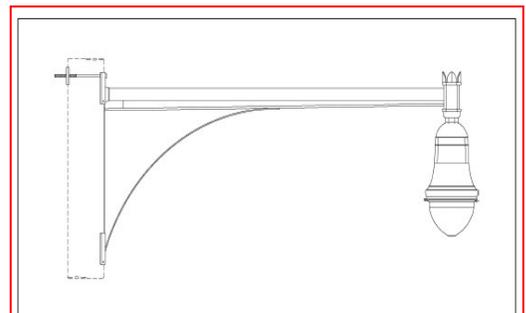
Example of a screening method that follows the Guidelines and Clarkston's Zoning Ordinance.

SECTION 4-PEDESTRIAN DESIGN STANDARDS

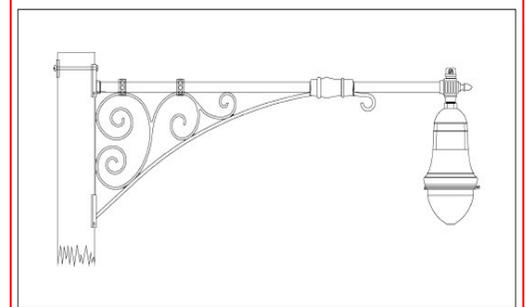
The purpose of pedestrian design standards is to facilitate street activity, seasonal uses in ground-level establishments are encouraged to be extended out onto adjoining sidewalks within public rights-of-way, for facilities such as for dining patios, café and merchandise display area. Such season uses shall be subject to requirement to facilitate safety and other City regulations.

Lighting can play an important role in the character, function and security of a streetscape. Scale, style, lighting effect, cost and maintenance all affect fixture selection. Pedestrian-scaled light post and luminaries play a vital role in developing the unique character of a district. Pedestrian lights illuminate the sidewalk and provide a feeling of security at night.

PEDESTRIAN LIGHTING



"Flatbush" Bracket
For use on wood utility poles only.



Type "M" Bracket

- Fixtures 14 feet in height maximum
- Allowed to have Cut-Off or Semi-Cut-Off
- Spacing & Locations
 - Place lights at least 2 ½ feet from the back of the curb to allow room for car bumpers and door swings.
 - Align with street trees where possible.
 - Place lights at least 5 feet from the edge of the curb transition point nearest the driveway, curb cut or alley
 - Space lights at least 60 feet apart. 60 -115 is preferable
 - Closer spacing can cause uncomfortable glare



Acceptable pedestrian lights. The City of Clarkston will require compatibility of style along streets following first new re-development project in the Town Center District.

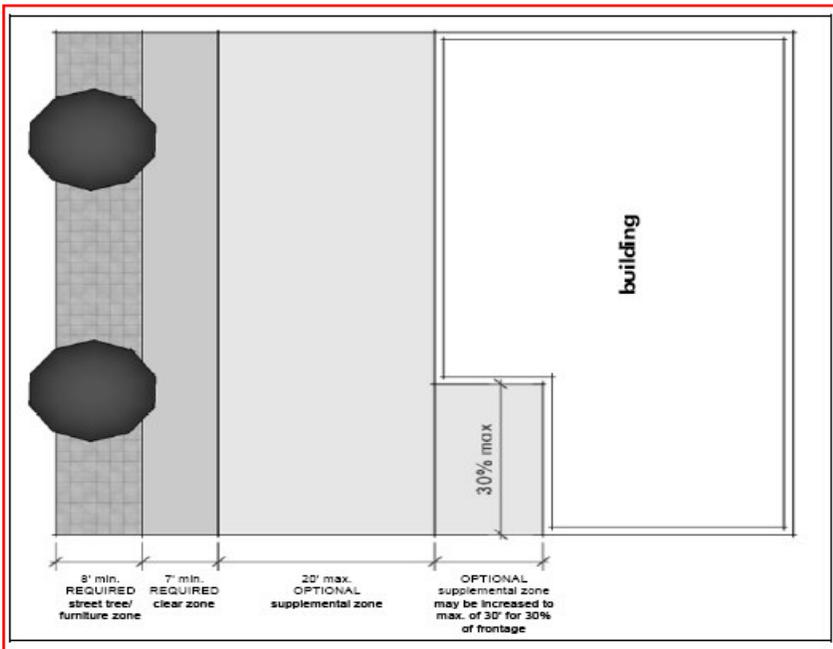
LIGHTING STYLE & MATERIALS

- Globe type luminaries are reserved for parks and parkways exclusively.
- Poles should be well articulated with enough detail to create a range of scale for the pedestrian whether near or far away.
 - Flutes, moldings or other traditional details are strongly preferred.
- Single luminaries are highly preferred over multiples, which should be considered only for special locations such as gateways or entry points of a district.
- Luminaries are to be translucent or glare-free, utilizing obscure glass or acrylic lenses.

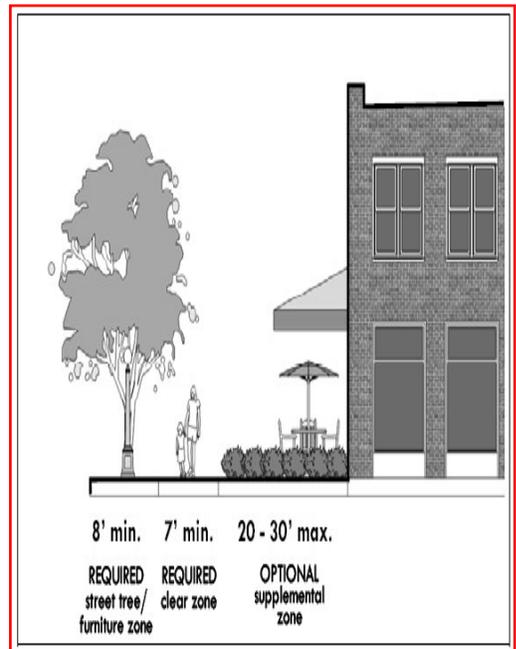
OUTDOOR DINING/ SUPPLEMENTAL ZONE

- When this zone is applied, up to 30% of the linear frontage; the zone may be a maximum of 30 feet wide, and the remainder of the supplemental zone shall be a maximum of 20 feet wide
- Barrier Form-Dining area barriers (fences, gates, ropes etc) are visually appealing and help to separate the dining area from the sidewalk.
 - A detectable barrier is required for the leading edge of all outdoor dining areas to ensure that visually impaired pedestrians can detect the dining area safely.

Outdoor Dining: Figure 1



Outdoor Dining: Figure 2



Figures 1 and 2 illustrate the supplemental zone. Figure 2 specifically illustrates that the supplemental zone is an addition to the existing sidewalk clear and landscape zones. The requirements of those zones do not change with the addition of the supplemental zone.

- A detectable barrier is required for the full perimeter (with exceptions of access openings) when the outdoor seating area extends more than 3 feet into the public right of way.
- Barrier Designs
 - Sectional fencing is a desirable solution for outdoor or seating areas using barriers.
 - Sectional fencing is portable but can not be easily shifted by patrons or pedestrians.
 - Sectional fencing must be of metal (aluminum, steel, iron or similar) or of wood construction and must be of a dark color (either painted or stained).
 - Rope or Chain Rails
 - Must have a minimum diameter of 1 inch, in order to maintain detectability by the visually impaired.
 - Posts- Vertical support post must be constructed of wood or metal (aluminum, steel, iron, or similar material types)
 - If a stanchion is attached to a base, that base must be flat.
 - Barriers must be freestanding



Example of *inappropriate* dining area. No clear or identifiable barriers exist here.



Example of outdoor dining area with appropriate barriers, post, tables, seating.

BICYCLE RACKS - should be provided within commercial streetscapes to encourage bicycle use.

- Avoid placing bicycle racks in areas where they may endanger the safety of pedestrians or cyclist.
- Select racks that are permanently mounted structures, designed in a simple style, and easy to use. The rack must allow both the frame and at least one wheel to be locked. Racks that allow for the locking of only one wheel are not acceptable.
- Place bicycle racks where they are near entrances or gathering places. Avoid placement that creates a tripping hazard. If possible, place the racks where the parked bicycles will be visible from inside the adjacent building. Ideally, bicycle parking should be more convenient than automobile parking.

SECTION 5-STREET FURNITURE AND AMENITIES

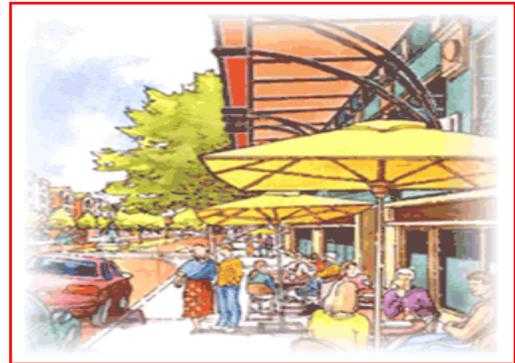
The City seeks to create a public setting that invites active and safe street presence for pedestrians.

- New development shall provide two of the following features, within the landscape clear zone. Actual implementation of these amenities and or other amenities of similar nature that are not listed here will be allowed only upon the approval of the City of Clarkston.
 - a. Benches
 - b. Trash receptacles
 - c. Public art
 - d. Plazas
 - e. Decorative pots/planters



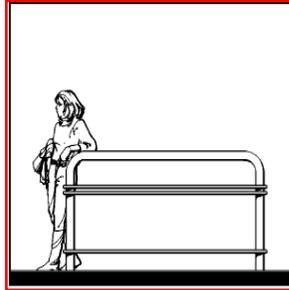
DESIGN

There shall be consistency in the scale, material, type and location of street furniture and features. Therefore, design shall be presented for approval by the City of Clarkston. The styles scale, material, type and location of affordances play a vital role in their ability to promote both functional and visually attractive pedestrian friendly environments.



Examples

- Benches- shall have heavy cast iron ends and be constructed with similar materials. Benches shall be anchored to the pavement. The placement of benches should be in close proximity to the points at which pedestrians are most likely to gather. Benches of five –foot lengths are recommended. (The City of Clarkston should pre-approve a manufacturer and style of street benches aid in making this process more successful)
- Trash Receptacles- should have a heavy steel slat construction with a steel liner and a removable plastic container that slips into steel liner for maintenance convenience. Trash receptacles should have a steel flap top with nylon coated braided steel wire tether. A thirty-two gallon capacity is recommended.



Street furniture and amenities

SECTION 6-SIGNAGE

This section is intended to provide standards that will allow create signage that successfully maintain and enhances the architectural quality, character and pedestrian experience of the Clarkston Town Center. The City of Clarkston should encourage business, real estate developers and institutions to incorporate the name of Clarkston within their signage.

GENERAL GUIDELINES

- Signage and graphics should be pedestrian oriented in size, placement, and materials.
- Sign colors should complement the overall color scheme used for the entire buildings.
- Signs shall not obscure or block any architectural feature of a building.

PROHIBITED SIGNS

- Free standing pole or pylon signs.
- Non –accessory signs.
- Temporary portable signs including portable lighted sign panes, vehicle mounted signs, streamers, advertising banners, handbills or other similar types of signs features/types.
- Signs encroaching upon a public right of way and or attached to any element within a public right or way (e.g. lighting fixtures).
- Impermanent signage or signs with impermanent appearance or materials
 - Handwritten, cardboard, cloth, chalk, white board, etc.



COMPATIBLE SIGNAGE METHODS

- Window Signs
- Projecting Signs (Blade or Canopy)
- Awning Signs
- Wall Signs
- Pole Directional Signs
- Artful Signs

WINDOW SIGNS REGULATIONS

Window signs are defined as any graphic placed within a window facing a street or planned pedestrian areas

- A maximum of one window sign related to the establishment is permitted per window pane or framed window area.
- (Permanent) Window Signs are encouraged provided that they shall not cover more than 25% of the area of each window.
- Window signs shall consist primarily of professionally applied individual letters on the interior surface of the window and intended to be viewed from the outside.
- Glass-mounted graphic logos may also be applied provided they do not exceed the 25% area limitation.
- Illuminated window graphics are acceptable provided:
 - They are located on the inside surface of the glass.
 - All electrical supply cords, conduit and electrical transformers must be hidden from view through the window.

PROJECTING SIGNS-REGULATIONS

- Projecting signs shall be hung at a 90 degree angle from the face of the building. It shall be pinned at least six inches away from the wall for best visibility but shall not project beyond five feet from the façade.
- The lowest portion of a projecting sign shall be placed at least eight feet above the sidewalk and shall be located at least 25 feet from other projecting signs for maximum visibility.
- Decorative iron and wood brackets that support projecting signs are encouraged where feasible. The lines of the brackets should harmonize with the shape of the sign and the façade as a whole.
- No more than one projecting sign per business establishment shall be permitted, except in instances where an establishment has more than one customer entrance or faces onto more than one public right-of-way.
- Projecting signs may be internally illuminated if framing features are a compatible color and all power and support features are concealed in the façade design.



Example of appropriate and preferred type of window signage. When designed and implemented properly, window signs add color and interest to a streetscape.

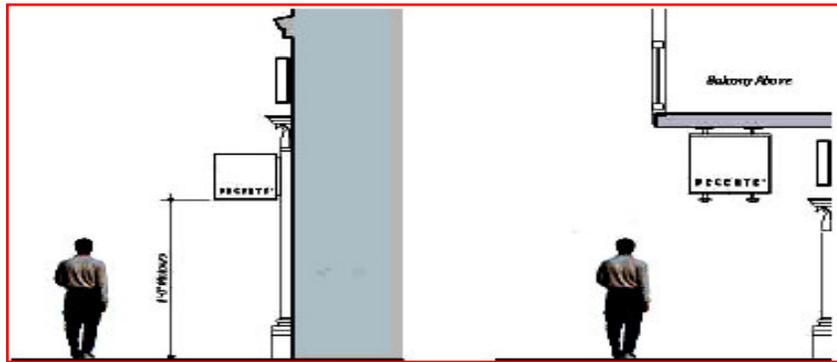


Example of inappropriate and highly discouraged window signage.



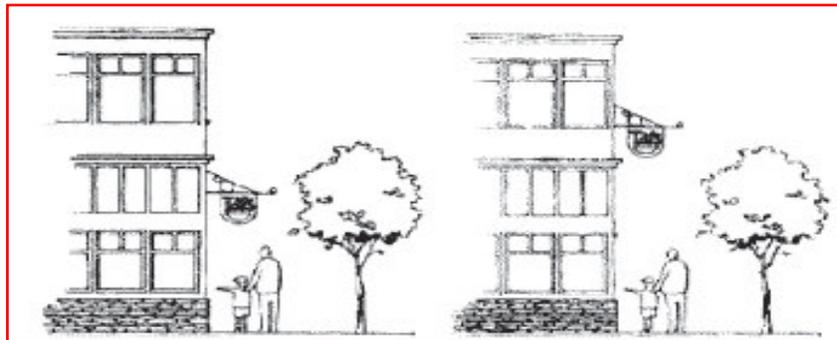
Examples of Projecting Signs

Blade and Canopy Signs as types of Projecting Signs



Blade Sign

Canopy Sign



Acceptable

Not Acceptable

It is important to remember to place signs at a scale that is conducive to the pedestrian.

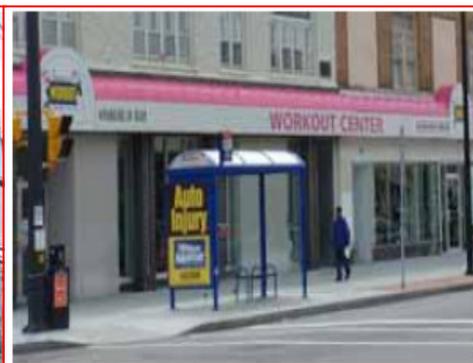
AWNING SIGNS REGULATIONS

Awning signs are intended primarily to provide shade/shelter; limited signage is permitted.

- Where feasible, awning shall be provided with removable valances and end panels to accommodate future changes in sign copy. Painting cloth awning in order to change sign copy is prohibited.
- The text copy is limited to the name of the business only and is to be located only on the fabric valance flap of the awning/ or on the bottom portion of side panels of the awning.



Acceptable



Not Acceptable

SECTION 7 - SPECIAL USE CONSIDERATIONS

Design Requirements for special uses. The following uses are allowed in the TC district and may have special design and/or screening requirements.

1. Animal hospitals and veterinary clinics.
2. Automobile rental establishments.
3. Automobile service and gasoline stations.
4. Boarding and breeding kennels.
5. Bowling alleys.
6. Clinics, medical, etc.
7. Electric supply store.
8. Funeral homes.
9. Laundry and dry cleaners.
10. Nursing homes.
11. Paint, glass hardware stores.
12. Public private schools.
13. Shopping centers.