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City of Novi, Michigan (allowable façade materials table begins on page 4)

APPENDIX A ZONING ORDINANCE ARTICLE 25. GENERAL PROVISIONS Sec. 2520. Exterior Building Wall Facade Materials.

The purpose of this section is to provide a consistent and equitable set of exterior building wall material standards, the intent of which is to create, enhance and promote the qualitative visual environment of the City of Novi. Also, the intent is to encourage developers and their architects to explore the design implications of their project to the context of the site, surrounding area and the City, and to provide the Planning Commission with a sense and appreciation for the design process. This Section is not intended to regulate the quality, workmanship and requirements for materials relative to strength, durability and endurance, maintenance, performance, load capacity, or fire resistance characteristics.

1. *1. General.* Wherever in this Ordinance reference is made to this Section, all exterior building wall facades shall consist of those materials and combinations of materials as set forth in this Section. Buildings within the Town Center District shall be subject to the provisions of Section 1603, 4., in addition to the provisions of this Section. The use of exterior wall facade materials shall be in compliance with the maximum percentages permitted in the Schedule Regulating Facade Materials. Structures regulated by this Ordinance shall include buildings, canopies, gateway structures and dumpster enclosures. Agricultural buildings, silos, greenhouses and sheds having an area less than one thousand (1,000) square feet shall not be subject to this Section.
2. *2. Color.* Colors of all facade and roof materials proposed for a building reviewed under this Ordinance shall be established by the applicant as an integral part of the building design, and shall exhibit evidence of coordination and selection with respect to the overall visual effect of the building. The color of each facade material shall be harmonious with the color of all other facade materials used on the same building, as well as the color of facade materials used on adjacent buildings. For the purpose of this Ordinance, harmonious shall be defined as colors which are complementary in hue, tone and intensity. The use of dissonant and/or intense colored facade materials shall be deemed inconsistent with this section. The use of facade materials to form a background or component in a sign, or to increase the visual presence of the building for the purpose of advertising shall be deemed inconsistent with this Section.
3. *3. Roof Appurtenances.* All roof appurtenances shall be screened from view using materials consistent with the building design. Proposed roof screening shall be indicated on the facade drawings and shall be considered as part of the facade when calculating the percentage of materials for compliance with the Schedule Regulating Facade Materials.
4. *4. Submittals.* The following shall be submitted to the Department of Planning and Community Development. These shall be minimum requirements and the applicant may present other items, as may be deemed necessary by the applicant. All materials

submitted shall be retained by the Department of Planning and Community Development,



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shall become part of the approval documents for the project and may be used by the Department of Community Development at a later date to determine compliance of the completed building.

a. *Facade Drawings.* Architectural drawings (blueprints) not less than twenty-four (24) inches × thirty-six (36) inches in size, not less than one-eighth (1/8) inch per foot scale, consisting of elevation views of all regulated structures (north, south, east and west) drawn to scale, showing the location and extent of all materials. Each material shall be identified as to type and color by drawing notes, and shall be cross-referenced to the sample board described in paragraph d. All roof appurtenance screening shall be indicated on the facade drawings. All gateway structures, canopies and dumpster enclosures shall be indicated on the facade drawings.

b. *Floor Plans.* Architectural drawings (blueprints) not less than twenty-four (24) inches × thirty-six (36) inches in size, not less than one-eighth (1/8) per foot scale, for all regulated structures on the project site. Separate phases of construction shall be clearly indicated if proposed.

c. *Landscape Plan.* A copy of the landscape plan prepared pursuant to other Sections of this Ordinance.

d. *Sample Board.* A sample board(s) not greater than twenty-four (24) inches × thirty-six (36) inches in size showing physical samples of all facade materials including window glass if tinted other than bronze or grey, and window frames if colored other than white, bronze or natural aluminum. For materials without texture, such as flat metal surfaces, paint chips not less than four (4) inches × four (4) inches may be provided in lieu of physical samples. Each material and color on the sample board shall be key to the facade drawings using a symbol system.

e. *Facade Rendering.* An architectural rendering (3-dimensional preferred) accurately depicting the colors of all facade materials using an appropriate permanent artistic medium. This drawing may consist of a colored-in version of the elevation views described in paragraph 4.a., above.

5. *Facade Material Calculations.* The facade (north, south, east and west) of each regulated structure shall be considered separately for the purpose of calculating the percentages of materials for compliance with the Schedule Regulating Facade Materials. The materials on each facade shall be consistent with the materials on other facades of the same building with respect to type and color. Areas of sloped roofs with a slope of 6:12 or greater shall be considered facades. Areas of sloped roofs shall be taken as the horizontal projection of the roof area (as seen in elevation view). Areas of vision glass and operable doors shall be excluded from all area calculations.

6. *Alterations.* Where new materials are proposed for an existing building facade, the entire building facade shall be subject to this Section. Exception where horizontal offsets greater than two (2) feet occur in an existing facade which serve to visually separate the area within which the new materials are proposed, only the area between such offsets shall be subject to this Section, provided that the new materials and colors are harmonious with adjacent unaltered portions of the building, and provided that the building is not located in the TC or TC-1 District.



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7. *Additions.* Where an addition is being proposed for an existing building, the existing facade materials may be used in the addition provided that:

- (1) the addition does not exceed one hundred percent (100%) of the existing building floor area;
- (2) all new facades substantially constitute a continuation of the existing facades with respect to color, texture, size, height and location of materials; and
- (3) that the visual effect is to make the addition appear as part of the existing building. If the addition exceeds one hundred percent (100%) of the existing building floor area, or is located in the TC or TC-1 Districts, the entire building shall be brought into full compliance with this Section.

8. *Review.* A determination will be made by the Planning Commission whether the facades comply with this Ordinance. The Planning Commission may request the review of a consulting architect to assist in this determination, and may establish a fee for this review. A written report shall be issued to the Planning Commission and the applicant evaluating the compliance of the facade with this Section. If it is determined that the drawings do not comply with the Ordinance, the applicant will be so notified, and shall have the option to (1) revise the design to comply with this ordinance and resubmit for another review; or (2) request a waiver per Section 2520.9 of this Ordinance. All new buildings, building alterations and building additions shall be subject to this review. For a description of certain projects that qualify for administrative approval refer to Section 2516.1 and 2516.4 of this Ordinance.

9. *Facade Waiver.* When a particular building design and the materials and colors or combination of materials and colors proposed to be used in the exterior walls are found by the Planning Commission to be in keeping with the intent and purpose of this Section, but may differ from the strict application of Section 2520.2 and the Schedule Regulating Facade Materials of this Section (e.g., use of new materials not covered in the Facade Materials Schedule), the Planning Commission may waive the requirements of this Section. When a waiver is requested under this subsection, the drawings shall be accompanied by a more definitive description of the building design consisting of a written design statement which shall describe how the selected facade materials and/or colors and material combinations will be consistent with and will enhance the building design concept and how the materials and/or colors properly relate to the buildings in the surrounding area. When necessary the Planning Commission may as part of its review request the report and recommendation from a consulting architect as to the proposed waiver, and may establish a fee for this report.

10. *Revisions After Approval.* Changes to the facade drawings, sample board or rendering at any time after approval by the City, shall be submitted to the Department of Planning and Community Development for approval. A determination will be made whether the revisions qualify for administrative approval as in Section 2516.1 and 2516.4 of this Ordinance, or whether they necessitate repeating the facade review process described above.



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11. *Facade Material Inspections.* Where facades have been reviewed and approved by the City, all facade materials subject to this Ordinance shall be inspected prior to installation. The inspections shall serve to verify that the facade materials delivered to the project site match those approved by the City. It shall be the responsibility of the applicant to request said facade inspection at a time appropriate to the construction process (after delivery, but before installation of facade materials). The City Council may by resolution establish a fee for such on-site facade inspections.

12. *Canopies.* Canopies shall be considered as separate facades and shall be subject to all requirements of this Ordinance. For the purposes of this section, canopies shall be defined as roof structures which are not enclosed. On projects with canopies and buildings, the materials and colors used on canopies shall be consistent with those used on the building. Not less than thirty percent (30%) of the facade of a canopy shall be of a material identical to a material used on the building. Columns, fascias and sloped roof areas shall be included when calculating the area and percentage of materials of a canopy facade. Canopy soffit areas are not subject to this Ordinance. For projects with both canopies and buildings located within five hundred (500) feet of a R, RA, RM-1 and RM-2 District the architectural style and extent and type of architectural ornamentation of the proposed buildings and canopies shall be consistent with the architectural style and extent and type of architectural ornamentation found in said districts. For the purpose of this section the proposed architectural style shall be considered to be consistent if roof types and slopes, window treatments and decorative features are equal in both type and extent of these items on buildings in said district.

SCHEDULE REGULATING FACADE MATERIALS FACADE REGIONS TABLE INSET:

REGION 1	-BUILDINGS LOCATED IN THE TC, TC-1 (NOTE 7), RC, RA, R, RM-1, RM-2 AND GE DISTRICTS AND ALL BUILDINGS LOCATED WITHIN 500 FEET OF THE R.O.W. OF A FREEWAY OR MAJOR THOROUGHFARE, AS DEFINED IN THE CITY'S MASTER PLAN FOR LAND USE.
REGION 2 -	ALL BUILDINGS IN DISTRICTS OTHER THAN I-1 AND I-2, OTHER THAN THOSE IN REGION 1.
REGION 3 -	BUILDINGS IN I-1 AND I-2 DISTRICTS, OTHER THAN THOSE IN REGION 1.



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MAXIMUM ALLOWABLE PERCENTAGES

TABLE INSET: NOTES:

WALL MATERIALS	REGION 1	REGION 2	REGION 3
Brick natural clay	100 (note 9)	100	100
Glazed brick & ceramic tile	25	75	100 (NOTE 1)
Limestone	50	100	100
Stone field, cobble, etc.	50	75	100
Granite/marble, polished	50	100	100
Fluted & split faced c.m.u.	0	50	75 (note 2)
Striated scored c.m.u.	0	0	25 (note 2)
Precast colored exposed agg.	0	25	50
Precast, other	0	0	0
Flat metal panels (urethane backed)	50 (note 10)	50	75
Standing seam metal	25 (note 3)	50	75 (note 8)
Ribbed metal panels	0	25	50 (note 8)
Spandrel glass	50	50	50
Glass block	0	25	50
Display glass	25	25	25 (note 4)
Molded cornices, trim, columns, surrounds	15	15	15



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Wood siding, painted, t & g and batten siding	0 (note 11)	25 (note 11)	50

Vinyl & aluminum siding	0	0	50 (note 12)
E.I.F.S. (dryvit)	25	50	75 (note 5)
Cement plaster	0	25	25
Canvas awnings	10	15	15 (note 6)
Asphalt shingles	25	25	50

1. Allowed only if earth tone color and matte finish.
2. Plain faced C.M.U.'s are not permitted. Ground, polished, burnished and striated faced C.M.U.'s forming a running board pattern are only permitted if laid in a stacked bond pattern.
3. Must be one hundred (100) percent copper or copper bearing painted finish in TC and TC-1 districts.
4. Where vision glass areas are intended through exposure to thoroughfares or pedestrian ways and lighting methods to strongly emphasize the materials and items displayed within the window area, and where such items are a permanent part of the building design, such items shall be deemed as part of the building facade and shall be so regulated by this section.
5. Must be designed to simulate stone via joint pattern. Maximum joint spacing shall be three (3) feet on center horizontally and four (4) feet on center vertically.
6. Adjacent permanent facade materials shall extend behind awnings, backlit translucent awnings are not permitted except as regulated as a building sign.
7. Refer also to Sec. 1602.9 for additional TC and TC-1 districts facade requirements.
8. Must have factory applied permanent colored finish.
9. All buildings in Region 1, except those in I-1 and I-2 districts, shall have a minimum of thirty (30) percent brick.



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10. Zero (0) percent allowed in the TC and TC-1 districts.

11. The percentage of wood siding may be increased to fifty (50) percent in zoning districts RA through R4, RM-1 and RM-2, when the use of wood siding is consistent with residential style architecture.

12. One-eighths (1/8) inch gauge wood grain textured solid vinyl siding and three-eighths (3/8) inch gauge wood grain textured fibrous concrete siding shall be considered wood siding with respect to the this ordinance. GENERAL NOTES:

1. Roof areas having slopes 6:12 and greater shall be considered facades.
2. Vision glass and doors shall be omitted from facade material area calculations and percentages.
3. Detached dwellings are not subject to facade chart.
4. Backlit translucent plastic, backlit awnings, neon lighting and other such facade materials designed to visually attract attention for the purpose of commercial activity are not permitted (or shall be considered signage).

(Ord. No. 98-18.140, Pt. I, 6-22-98; Ord. No. 99-18.146, Pt. I, 2-1-99; Ord. No. 03-18.154, Pt. IX, 9-8-03)

ARTICLE 16. TC AND TC-1 TOWN CENTER DISTRICTS

Sec. 1600. Intent. The TC and TC-1 Town Center Districts are designed and intended to promote the development of a pedestrian accessible, commercial service district in which a variety of retail, commercial, office, civic and residential uses are permitted. Each use shall be complementary to the stated function and purpose of the Districts and shall not have adverse impact upon adjacent street capacity and safety, utilities, and other City services. The TC and TC-1 Town Center Districts are further designed and intended to discourage the development of separate off-street parking facilities for each individual use, and to encourage the development of off-street parking facilities designed to accommodate the needs of several individual uses. Furthermore, it is recognized that uses which have as their principal function the sale or servicing of motor vehicles, such as automobile service stations, car washes, or new and used motor vehicle sales or service establishments, and drive-in restaurants and restaurants with drive-through facilities, have a disruptive effect on the intended pedestrian orientation of the districts. The TC-1 District is especially designed to encourage developments of an urban "Main Street" with mixed land uses and shared parking. Flexible regulations regarding streetscape design, landscape design, provision of parking facilities, architectural and facade design, residential dwelling units, and setback standards are intended.

Sec. 1601. Principal Uses Permitted. In the TC and TC-1 Town Center Districts, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided for in this Ordinance:

1. Any principal use permitted in the B-1 District as follows:



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- a. Generally recognized retail businesses which supply commodities on the premises, such as but not limited to: groceries, meats, dairy products, baked goods or other specialty food products (excluding all restaurants), drugs, dry goods, clothing and notions or hardware. Retail sales may be conducted outdoors on sidewalks, provided: (1) at least six (6) feet of sidewalk width is clear for pedestrian traffic; and (2) all merchandise and equipment is kept indoors during non-business hours.
- b. Personal service establishments which perform services on the premises, such as but not limited to: repair shops (watches, radio, television, shoe and etc.), tailor shops, beauty parlors or barbershops, photographic studios, and self-service laundries and dry cleaners.
- c. Dry cleaning establishments, or pick-up stations, dealing directly with the consumer. Central dry cleaning plants serving more than one retail outlet shall be prohibited.
- d. Business establishments which perform services on the premises, such as but not limited to: banks, loan companies, insurance offices and real estate offices.
- e. Professional services including the following: offices of doctors, dentists and similar or allied professions.
- f. Post office and similar governmental office buildings, serving persons living in the adjacent residential area.
- g. Off-street parking lots.

2. Any principal use permitted in the B-2 District as follows:

- a. All retail business, service establishments or processing uses as follows:
 - (1) Any retail business whose principal activity is the sale of merchandise in an enclosed building.
 - (2) Any service establishment of an office, showroom or workshop nature of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer or an establishment doing radio or home appliance repair, photographic reproduction, and similar service establishments that require a retail adjunct.
 - (3) Restaurants or other places serving food or beverage, except those having the character of a drive-in or having a drive-through facility.
 - (4) Theaters, assembly halls, concert halls or similar places of assembly when conducted completely within enclosed buildings.
 - (5) Business schools and colleges or private schools operated for profit.
- b. Private clubs, fraternal organizations, lodge halls and similar organizations.

3. Offices and office buildings.

4. Public and quasi-public uses such as municipal offices, court houses, public off-street parking facilities, libraries, museums, public safety facilities and fraternal organizations.

5. Indoor commercial recreation facilities such as health clubs, hand ball and racquet ball facilities, pool and billiard establishments, bowling alleys, tennis, batting, archery and soccer facilities.

6. Outdoor theaters, plazas, parks, public gathering places, including those along a river walk, and like public facilities.



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7. Hotels.

8. Outdoor restaurants (sit-down and fast food sit-down as defined at Section 201, Definitions: O--R), subject to the following conditions:

a. Such uses shall be located entirely on private land, except that such uses may locate on public right-of-way (i.e. sidewalk) provided that the following conditions are met:

(1) There is a minimum of six (6) feet wide sidewalk clearance between curb and any seating area.

(2) Any fences and railings around seating area shall be of a demountable type so as to eliminate, when removed, any vertical protrusion above sidewalk grade which might cause pedestrian hazard and hinder snow removal.

(3) Liability insurance coverage in an amount to be set by the City Council, which includes the City, its officers, agents and employees as insureds, shall be provided by restaurant operator to cover pedestrian or vehicular accident claims.

9. Financial institutions, provided that such institutions shall not have drive-thru teller or ATM facilities as the principal use of the premises.

10. Residential dwellings, provided the following conditions are met:

a. Single family detached dwellings shall meet requirements for the R-4 District.

b. Multiple housing dwelling units and attached single family units (i.e., cluster housing, duplex, townhouse) shall meet requirements of the RM-1 District and/or cluster housing option as modified herein.

In a multiple-family development within the TC and TC-1 Town Center Districts the total number of rooms (not including kitchen, dining and sanitary facilities) shall not have more than the area of the parcel in square feet, divided by a factor of one thousand two hundred (1200). If such multiple housing is within a mixed-use building pursuant to Section 1602.15, a factor of 800 shall apply. All public utilities must be available. All units shall have at least one (1) living room and one (1) bedroom, except that five (5) percent of the units may be of an efficiency apartment type, and not more than twenty-five (25) percent may be of one bedroom units, or fifty (50) percent in a mixed-use building.

Sec. 1602. Schedule of Regulations/Required Conditions.

The following standards shall apply to all uses permitted in the TC and TC-1 Districts:

9. *Facades.* All exterior walls of any main or accessory building shall be composed of the same architectural building facade materials. Exterior building facades shall be primarily of brick or stone, which may be augmented by materials complementary to brick or stone. When renovations, alterations, or additions are made to an existing building within the TC or TC-1 Districts, the exterior building facades of the entire building shall be brought into compliance with this subsection.



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When facade materials other than brick or stone are proposed for a building within the TC or TC-1 Districts, the Planning Commission (or City Council for site of five acres or greater) may permit such alternative facade materials provided it finds that all of the following conditions are satisfied:

- a. The selected facade materials and material combinations will be consistent with and enhance the building design concept.
- b. The selected facade materials and material combinations will be complementary to existing or proposed buildings within the site and the surrounding area.
- c. The use of the selected facade materials and material combinations will not detract from the future development in the Districts of buildings with facades of brick and stone, augmented by materials complementary to brick and stone.
- d. The request is accompanied by a written design statement describing how the selected facade materials will satisfy the above requirements. The planning commission may request the report and recommendation of a professional design or architectural consultant as a part of its review of the proposed waiver.