

BILL NO. BL2019-1540 (BLALOCK & BEDNE) – This ordinance would amend the Metropolitan Code of Laws to create the “corridor design overlay district”.

This ordinance would establish a new overlay district within MCL Chapter 17.36 called a corridor design overlay (CDO) district. This overlay would provide design standards for signage, landscaping and materials in commercial, office, and mixed-use developments along corridors to allow for aesthetic improvements, derived from standards of base zoning districts. A CDO overlay district would be available in any part of the county where standards varying from base zoning standards are needed.

Signage standards would apply to any new signs, but not panel changes to existing signs. Landscaping standards would apply to new parking lots and the expansion of an existing parking lot by 10 spaces or more, but not existing parking lots or resurfacing or restriping of existing lots. Building material standards would apply to additions of greater than fifty percent of the existing building’s square footage and to new buildings.

Properties in the corridor design overlay would be subject to variations regarding signage, perimeter screening requirements, including trees for every 30 feet of frontage, and building materials, including Primary Facade regulations requiring at least 75% brick, brick veneer, stone, cast stone, and/or architecturally treated concrete masonry units. Permitted land uses would be those permitted by the underlying zoning districts where the overlay is applied.

A proposed corridor design overlay district application would be reviewed by the Planning Commission and considered by Council by ordinance. Final site plan applications would be submitted to the Zoning Administrator who would have the authority to grant modifications to the design standards of the overlay not exceeding twenty percent of any signage standard, landscaping requirement, or dimensional requirement relating to building materials. Changes to the geographical boundary of a corridor design overlay district would be considered by Council.

This proposal has been approved by the Planning Commission.