

CEDAR SPRINGS DOWNTOWN PUD DESIGN GUIDELINES STANDARDS

The following standards shall supplement the requirements of the City of Cedar Springs **Code of Ordinances Zoning Ordinance** and where different, the standards below shall be followed:

COMMERCIAL & MIXED USE

Lot Layout

- Construct buildings to a front “build-to” line or zero (0) front setback to preserve the street edge continuity. Buildings with arcaded fronts could be an exception.

Architecture

- Rhythm of openings- refers to the number and spacing of windows and doors in a façade and the rhythm of openings should be balanced on the elevation and not disrupted.
- Design new building construction and renovations to have consistent massing and color with the desired scale and proportion of the downtown area.
- Detail building facades with architectural features such as windows, awnings, cornice work, belly bands, edge detailing, foundation wall and corner casings or other decorative features typical of building fronts.
- Do not cover significant architectural features with awnings, canopies or marquees.
- Construct first floor heights a minimum of fourteen (14) feet from finished floor to finished ceiling.
- Use durable, high-quality building materials that have an appearance of permanence and substance, consistent with surrounding buildings. Brick, or stone is required, although other high-quality materials may be considered by the Planning Commission.
- Use harmonious colors such as earth tones. Avoid bright tones except when used as accent tones.

Windows

- Quality window displays are required.
- Windows cannot be blocked with the use of signs, equipment or other items, although tinting may be acceptable with prior City administrative approval.
- Television screens cannot be displayed in the windows.
- Window graphics meeting the requirements of *Section 40-545, Specific Sign Standards, footnote (a)(1)*, of the ordinance, are allowed.

Canopies

- Canopies are allowed over the windows and must be made of canvas or an approved decorative metal material.
- There must be continuity with the use of canopies on individual buildings.

Façade

- Holiday decorations can take up no more than 10% of the building façade.
- Changes to the approved façade require prior City approval.

Signs

- All signs shall be of a design that reinforces the downtown's intended traditional character and meets the Downtown PUD Design Standards. The use of materials such as copper, iron, brass, bronze, stone, masonry, wood, painted cast metal, etc. should be used. Plastic or PVC may be used for internally illuminated letters, logos or other message components provided their appearance (color, design, shape, etc.) contributes to the downtown's intended traditional design and is approved by the City administration. Where any uncertainty exists, the proposed sign shall be referred to the Planning Commission for review and approval.
- Indirectly illuminated signs are highly encouraged.
- The use of backlit, individual letters is encouraged as an alternative to indirectly illuminated signs.
- Either a wall sign or projecting sign is permitted, unless both are indirectly illuminated, in which case both are allowed.
- Backlit individual letters and an indirectly illuminated projecting sign are also both permitted together.
- Individual internally illuminated letters no larger than eighteen inches high are permitted, they shall be mounted to the mortar between the bricks on the wall of the building, and no raceway channel is to be used.
- The name, address and phone number of the business may be professionally painted on a window but must constitute no more than 25% of the window area. Prior administrative approval of the City is required.
- Incidental signs such as open/close, hours of operation, payment method signs, are permitted provided the aggregate size of the signs is two square feet.
- A sign shall be permitted to identify a rear entrance to a business, similar to a second street frontage.
- Businesses occupying corner units shall be permitted to install signs on each outward-facing façade, as long as signs conform to all other conditions.
- No box signs or signs resembling a box sign shall be permitted.
- Signs for businesses are only permitted on the first floor elevation.
- Flashing window signs are not permitted.
- Electronic message signs (EMS) are not permitted.
- With signs that utilize external LED or neon, it must be integral to the sign itself. LED and neon are not to be used for purposes such as outlining windows or as general accent lighting on the building.

- Sandwich board signs must have a professional appearance, follow zoning ordinance requirements, and cannot use changeable letters, although chalkboard area is allowed. Also, the sign must be located no more than ten (10) feet from the customer entrance to the business, be a minimum of two (2) feet from the edge of the curb, and be located so that at least a five (5) foot wide sidewalk is maintained.

Parking

- Explore a cooperative approach among building owners to share parking facilities, or make them public by having them City-owned and maintained.
- Locate off-street parking spaces at the rear of the buildings with access by a rear lane or alley. Existing parking lots must be screened from the road with a brick knee wall or decorative fencing with pillars and landscaping.
- Where rear parking is not feasible, it should be provided in adjacent blocks as public parking.

Other Items

- Outdoor seating areas are allowed with prior City approval to ensure compliance with zoning ordinance and building code requirements.
- Inflatables are not permitted.
- Banners, flags and similar items can be reviewed as architectural details by the Planning Commission instead of being considered in the overall sign calculations.
- Deliveries shall not take place at the front of the building, unless the business does not have a rear entry door.
- ~~White~~ Lights are allowed in the street trees year round but must have either a white or yellow appearance, be stationary, and not blink or flash in any manner. ~~if LED is used.~~
- Balconies for the upper floor units must remain in neat, uncluttered condition and appearance.
- Prohibit outdoor storage. Temporary display of merchandise is permitted as long as it does not obstruct pedestrian walk ways.
- Upper story air conditioning units or fans are not permitted in the windows.

RESIDENTIAL (BLOCKS OFF MAIN STREET)

- For residential houses not fronting Main Street, provide building setbacks at least fifteen (15) feet from the right-of-way line or the property line.
- Construct new residential buildings a minimum of two (2) stories high.
- Construct a porch, stoop or terrace at the front entrance of all residential units to create a semi-private space that residents can use and encourages interaction between neighbors.
- Porches must have a six (6) feet minimum depth, unless approved by the Planning Commission.
- Setback attached garages at least five (5) feet from the front façade of the building.