

Article XII – Planning & Zoning

Chapter 1246 – Coldwater Business Districts

Originally Adopted July 15, 2008 – Ordinance 2008-02
Last Amended on August 16, 2016 by Ordinance 2016-07

Chapter 1246.01	General Regulations
Chapter 1246.03	West Coldwater Business District (WCBD)
Chapter 1246.05	East Coldwater Business District (ECBD)

1246.01 GENERAL REGULATIONS

1. COLDWATER ROAD ACCESS MANAGEMENT

- A. Driveway Placement: When considering development, driveways shall be located in a manner as close as possible to an existing driveway on the opposite side of Coldwater Road as to minimize ingress/egress left turns. If possible, parcels should share driveways in order to minimize the number of access points on Coldwater Road.
- B. Driveway Eligibility: For parcels with frontage on an additional street other than Coldwater Road, the first driveway shall be from the non-Coldwater Road frontage. No parcel shall have a second driveway unless it has over 200 feet of street frontage unless approved by the Planning Commission. No parcel shall have more than 2 driveways unless approved by the Planning Commission and has more than 400 feet of street frontage.
- C. Paved Access: The Village shall only approve development plans which incorporate ingress/egress access from a paved public street, or paved private drive.

2. ON-SITE PARKING REQUIREMENTS

- A. A minimum of 6 impervious hard-surfaced parking spaces per non-residential use are required, and one additional impervious hard-surfaced space for every 300 square feet of non-residential use, unless otherwise approved by the Planning Commission.
- B. For all residential uses, a minimum of at least 2 impervious hard-surfaced parking spaces per dwelling unit are required.
- C. With the exception of a detached single-family dwelling, parking areas shall not be located between the front of the structure and any street.

3. SITE DEVELOPMENT STANDARDS

- A. All on-site utility and communication lines, and any new off-site utility or communication lines servicing new development, shall be located below ground at depths approved by the Michigan Public Service Commission.

- B. Exterior Materials on all primary structures and all accessory structures equal to or greater than 200 square feet shall be of a durable construction, simple configurations, and solid craftsmanship are required. 80% of the façade facing the right-of-way (other than the area required for transparent windows and doors) shall be constructed and finished of any of the following materials and combinations thereof:
1. Brick
 2. Stone
 3. Wood lap siding
 4. Vinyl
 5. Gypsum reinforced fiber concrete (for trim and cornice elements only)
 6. Metal (beams, lintels, trim elements, and ornamentation only)
 7. Split faced block (piers, foundations, and chimneys only)
- C. All heating, ventilation, cooling, refrigeration, and mechanical devices shall be fully screened.
- D. For parcels where the MDOT adopted landing approach pattern is applicable, development shall not be permitted which allows for steam, smoke, glare, lighting, landscaping, height, or residential use in conflict with the adopted safety zone patterns. To the extent possible, development shall be done in manner to create the greatest distance possible from structures to the center-line of the runway.
- E. Internal parking areas shall conform to the following requirements:
1. Parking areas with spaces facing or adjacent to a residential use or a public right-of-way shall be landscaped along such edges.
 2. For parking areas exceeding 30 spaces, interior landscaping evenly dispersed and spaced in the parking area shall be incorporated in order to break-up large expanses of pavement, and to assist with vehicular and pedestrian flow.
 3. At least one canopy tree with a trunk diameter of at least 3 inches at a height of 3 feet above grade at the time of planting shall be provided for each 15 parking spaces and fraction thereof as a condition of satisfying the requirement for internal parking area landscaping.
- F. Any required landscaping, including landscaping done in conjunction with ground signs, shall be properly maintained and seasonably weeded.
- G. New developments shall have the following required plantings:
1. For every 500 of floor area developed the following number of trees shall be required to be planted on-site in addition to those used for internal parking areas:

- a. 2 Canopy/Shade trees; or,
 - b. 1 Canopy/Shade tree and 2 Ornament trees; or,
 - c. 1 Canopy/Shade tree and 4 shrubs; or,
 - d. 3 Evergreen trees
2. Existing healthy, well-formed trees and shrubs which are on the approved plantings list may be credited towards the requirements of this section provided such vegetation is identified on the site plan, protected from harm during development, located in appropriate places, and maintained in a healthy growing condition.

H. Plant requirements:

1. Canopy/Shade trees shall have a trunk caliper of at least 3 inches at 36 inches above finished grade at the time of planting.
 2. Ornamental trees shall have a trunk caliper of at least 2 inches at 48 inches above finished grade at the time of planting.
 3. Evergreen trees shall be at least 60 inches in height above finish grade at the time of planting.
 4. Shrubs shall be at least 30 inches in height above finished grade at the time of planting.
 5. Required landscaping shall not include more than 33% of any single plant species.
- I. Only plants native to Michigan shall be used as credit to meeting the minimum landscaping requirements of the district.
- J. The trees listed below are prohibited trees and plant species with respect to meeting landscaping requirements. Under no circumstances shall the following be used or maintained as credit towards the landscaping requirements of this chapter. These species may be used at the pleasure of the property owner, but simply do not count towards satisfying the landscaping requirements of this chapter.
- Cottonwood
 - English Elm
 - American Elm
 - Cedar Elm
 - Siberian Elm
 - Norway Maple
 - Lombardy Poplar
 - Female Gingko

- Russian Olive
- Apple
- Ash
- Cherry
- Peach
- Box Elder
- American Beech
- Red Cedar
- Black Walnut

4. MINIMUM STRUCTURE REQUIREMENTS

New primary structures developed after the date of adoption of this ordinance in the West Coldwater Business District shall conform to the following development requirements:

- A. A minimum height of 14 feet above grade shall be maintained across 75% of any wall facing a street.
- B. A maximum height of 30 is permitted, except a structure with a residential use on the second floor or above is allowed to have a height of 36 feet.
- C. Exterior walls facing a street shall have at least 20% of window or door space.
- D. Transparent windows are required on all sides of each floor of the structure.
- E. Pitched roofs shall have a slope of no less than 12:4.
- F. Pitched roofs shall be of any the following designs:
 - 1. Hipped Roof
 - 2. Mansard Roof
 - 3. Flat Roof, flat roofs shall not be visible from right-of-way adjacent to the parcel and shall be enclosed by parapets of at least 42 inches in height, or higher if required by the Planning Commission to conceal mechanical equipment.
- G. The following roof types shall be permitted when accompanied by the construction of a parapet along the façade facing the right-of-way so as to create a false front concealing the peaks and valleys of the pitched roof:
 - 1. Gable Roof
 - 2. Gambrel Roof
 - 3. Shed Roof
- H. For all new structures, any façade facing a street which exceeds 40 linear feet

shall be staggered into multiple bays or shall create the impression of multiple bays which are offset by at least 6 linear feet.

- I. The minimum average structure width shall be 24 feet.

1246.03 WEST COLDWATER BUSINESS DISTRICT REGULATIONS

1. PURPOSE

The purpose and intent of the West Coldwater Business District is to provide economic opportunities for uses consistent with professional services and allow for a mix of commercial and residential uses which act as a transitional district to the residential neighborhoods west of Coldwater Road. Due to the generally limited size of the parcels and present limited availability of well and septic permits in this District as they were originally platted, non-residential uses which rely on a low vehicular traffic volume are the most appropriate land use to permit on individual lots as originally platted. More intensive and traffic dependent uses are appropriate on parcels comprised of multiple lots or the unplatted parcels in the district.

1246.05 EAST COLDWATER BUSINESS DISTRICT REGULATIONS

1. PURPOSE

The purpose and intent of the East Coldwater Business District is to provide economic opportunities for uses consistent with general commercial and professional uses.