

VILLAGE OF SOUTH ROCKWOOD

ORDINANCE NO. 170

AN ORDINANCE TO AMEND THE VILLAGE OF SOUTH ROCKWOOD ZONING ORDINANCE TO ONLY REGULATE RESIDENTIAL BUILDING MATERIALS ON THE FRONT ELEVATION OF PRINCIPAL BUILDINGS IN RESIDENTIAL ZONING DISTRICTS.

THE VILLAGE OF SOUTH ROCKWOOD ORDAINS:

SECTION I. Pursuant to this Ordinance, the Zoning Ordinance of the Village of South Rockwood shall be amended to revise Article 5, Schedule of Regulations, to remove Section 5.405 and replace it with the following text (revisions from the previous Ordinance are underlined):

Section 5.405 Exterior Building Materials

Building materials shall be primarily natural products that convey permanence, such as brick, decorative masonry block, stone, wood siding or similar materials. Tubes of glass and other clear or opaque materials that are internally illuminated with neon or other gases are prohibited for use as an architectural feature. Exterior facade materials for principal buildings shall further comply with the following façade coverage standards by district. Accessory buildings are exempt from the requirements of the following table.

For buildings in the R-A, RL, R-1A, and R-1B zoning districts, the following standards shall apply to the front façade only. The front façade shall be defined as the façade closest to the front lot line. In all other districts, the standards below shall apply to all facades:

BUILDING MATERIALS FAÇADE COVERAGE SCHEDULE						
BUILDING MATERIALS		MAXIMUM PERMITTED OF FAÇADE COVERAGE BY ZONING DISTRICT (percent)				
		R-A RL R-1A R-1B	R-M	C-1	C-2	I
BRICK	<i>Face, jumbo, terra cotta or ceramic</i>	100%	100%	100%	100%	100%
CONCRETE	<i>Formed in place or pre-cast panels or blocks</i>	10%	10%	10%	25%	100%
	<i>Decorative split-face CMU or ribbed block</i>	20%	25%	25%	50%	100%
INSULATION & FINISH PRODUCTS	<i>EIFS/Dryvit, plaster, stucco or similar materials</i>	20%	10%	10%	20%	30%
GLASS	<i>Translucent, dark tint or mirrored</i>	10%	10%	10%	10%	50%

*Rec'd from Wilene 2/22/18
effective March 18*

	<i>Transparent or light tint</i>	75%	75%	75%	75%	75%
	<i>Glass block</i>	10%	10%	10%	20%	20%
<i>PANELING - FLAT, SEAMED OR RIBBED SHEETS</i>	<i>Metal</i>	10%	10%	10%	25%	75%
	<i>Wood</i>	10%	10%	0%	0%	0%
<i>SIDING OR SHINGLES</i>	<i>Vinyl, metal or other synthetic materials</i>	<u>See Below</u>	40%	20%	10%	10%
	<i>Wood, cement board or similar materials</i>	100%	100%	100%	50%	50%
<i>STONE</i>	<i>Cast or natural</i>	100%	100%	100%	100%	100%

The following standards shall apply to vinyl, metal, or other synthetic siding in R-A, RL, R-1A, and R-1B districts:

- Synthetic siding must be at least 0.40 millimeters in thickness.
- At least 25% of the front facade must be covered by some combination of the following:
 - Synthetic siding that is distinguishable in color, texture, and/or orientation from the rest of the siding.
 - Brick, wood, stone, or another material deemed appropriate by the Planning Commission.

Section 5.406 Requirements for Existing Buildings

Existing buildings need not comply with the requirements of Section 5.405, provided that the percentage of a particular building material is not increased over or above the percentage permitted. For example if an existing building in a C-1 district has 80% of one façade elevation covered by split face block, no additional split face block may be used on that façade elevation but the existing condition exceeding the percentage permitted by Section 5.405 may remain.

Section 5.407 Building Materials Not Listed; Modifications

The Planning Commission may approve modifications to the requirements of Section 5.405 on a case-by-case basis, provided that the design of the building exhibits structural strength and permanency, contains sufficient architectural relief, and does not detract from the aesthetic character of the building or the surrounding area.

I hereby certify that the above Ordinance was passed at a regular meeting of the Village Council of the Village South Rockwood, Michigan held on Tuesday, the 20th day of February 2018. The ordinance shall be effective 20 days after publication.


 Angela Hightower, Village Clerk

Published: Monday, February 26, 2018

effective March 18th