

Section 1. Introduction

In order to ensure that construction or erection of new buildings, structures, signage and site elements as well as alterations, expansion and remodeling of existing buildings, structures, signage and site elements is compatible with the desired architectural character of the Downtown/Central Business District, the Village of Pinckney, in cooperation with the Downtown Development Authority, has established these design guidelines.

Section 2. Purpose

Through the establishment and implementation of the Downtown/Central Business District (CBD) design guidelines, the Village of Pinckney seeks to accomplish the following:

- A. Protect and enhance the attractiveness of the district as it relates to residents, tourists and visitors; serves as a support and stimulant to business; and thereby strengthens the economy for the Village and its residents.
- B. Promote the use and preservation of historic buildings, structures and sites within the district which reflect the cultural, social, economic and architectural heritage of the community.
- C. Maintain and enhance property values by establishing the desired architectural character of the district by preventing intrusions or alterations that would be incompatible with this character.
- D. Provide for a means of design review to make sure that the upkeep, rehabilitation, renovation or re-use of desirable older structures, as well as construction of new structures, is compatible with the desired architectural character and will contribute to the continuance, conservation and improvement of the historical cultural and economic resources of the Village;
- E. Enrich the quality of life for Village residents

Section 3. The District

These guidelines are applicable primarily to businesses, commercial and office properties within the area of Main Street/M 36 generally bound by the area of vacated Ingram Street to the west and Webster to the east.

Section 4. General Design Guidelines

In general, the following specific design guidelines should be considered:

- A. The overall arrangement of buildings, parking areas and site structures should complement the district.
- B. The overall architectural design and features of buildings and structures should be compatible.

- C. The overall materials used on exterior surfaces of buildings and structures should be harmonious with the district.
- D. The overall arrangement and architectural design of buildings and structures should respect areas of historical interest in the district.
- E. The overall appearance of buildings, parking areas and site structures should promote the well-being of the Community and the district.

Section 5. Specific Design Guidelines

A. Architectural Elements

- a. Roofs – Roofs which are visible from streets and other public areas should present an attractive and organized appearance, such that
 - i. Surfaces should be free of mechanical equipment, vents, hatches, antennas and other objects.
 - ii. Necessary roof –mounted equipment, should be painted to blend with roofing material color.
 - iii. All roof surfaces shall be maintained in a clean, neat and attractive condition and in good repair at all times.
- b. Walls – walls which are visible from streets and other public areas should present an attractive and organized appearance, such that
 - i. Surfaces should be free of mechanical equipment, vents, hatches, air conditioners and other objects
 - ii. Necessary wall-mounted equipment should be painted to blend with the wall material color.
 - iii. Necessary ground-mounted equipment located near walls should be well maintained and screened from view.
 - iv. Materials used should be suitable and compatible with the traditional materials predominant throughout the district.
 - v. Wall surfaces trim and detailing (ie. Facia, soffit, downspouts, gutters, etc.) should be maintained in a clean, neat and attractive condition and in good repair at all times.
- c. Windows – windows which are visible from streets and other public areas should present an attractive and organized appearance, such that
 - i. Glass should be clear, avoiding colors, tints and plastic applique materials.
 - ii. Frame and sash materials should be painted, stained or clad and consistent throughout the building façade.
 - iii. Grills creating the appearance of divided light mullion/muntin designs should be consistent throughout the building façade.
 - iv. Windows should be maintained in a clean, neat and attractive condition and in good repair at all times.
 - v. Window signs of the type that designate the name of the business or type of business on the window in solid or opaque lettering are permitted as long as they otherwise comply with the Village of Pinckney signs ordinance.

- d. Facades – facades which are visible from streets and other public areas should present an attractive and organized appearance, such that
 - i. Entrance doors should be painted, stained or cladded and incorporate large glass areas whenever possible.
 - ii. Framing, when exposed, should be painted, stained or cladded and consistent throughout the façade.
 - iii. Display windows, when used, should be large areas of clear glass.
 - iv. Mullion and muntin patterns, when used, should be consistent throughout the façade.
 - v. Transoms, when used, should be constructed of glass and painted wood.
 - vi. Bulkheads, when used, should be constructed of masonry or painted wood.
 - vii. Awnings, when used, should be of medium or dark colored canvas or acrylic fabric on a metal frame. Generally, shed-style shingle covered canopies are not encouraged.
 - viii. Façade areas should be maintained in a clean, neat and attractive condition and be in good repair at all times.

- B. Signage – In general, the following specific design standards should be considered.
 - a. Designs – Signs should identify the business, compliment the building and contribute to the character and visual quality of the district.
 - b. Placement – Signs should be applied or erected at traditional locations on the building or property such that
 - i. Sign placement should not conceal or obscure important architectural details or elements of the building.
 - ii. Sign placement should not exceed two per building façade
 - iii. Sign placement should not be painted directly onto the wall material of a building.
 - c. Illumination – Sign illumination should generally be by an exterior light source.
 - d. Maintenance – Signs should be maintained in a clean, neat and attractive condition and be in good repair.
 - e. All signs shall comply with the Village of Pinckney Sign Ordinance, unless a valid variance has been obtained.

- C. Parking Area – In general, the following design guidelines should be considered:
 - a. Location – parking lots should be located behind or at the side of buildings, whenever possible, rather than adjacent to street frontage.
 - b. Design – Parking lots should be hard-surfaced and curbed to control storm drainage and vehicular circulation, and to protect landscaped areas.
 - c. Landscaping and screening – parking lots visible from streets and other public places should be provided landscape planting areas to screen parking such that:
 - i. A perimeter landscape planting area approximately ten feet wide is located the length of parking areas adjacent to streets or other public places.

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- ii. Approximately one-half the width of the perimeter landscape planting area should contain evergreen plant materials maintainable to a height of three feet.
 - iii. Where space is restricted and a structure is necessary to screen parking, walls or fences should be installed. The materials and colors of such walls or fences should coordinate with the materials and colors of the adjacent structures.
 - iv. When parking lots exceed 5,000 square feet of vehicular use area, internal landscape planting areas should be provided the total area of which should be approximately ten percent of the total vehicular use area.
 - v. Each internal landscape planting area should be approximately 100 square feet in area and at least 5 feet wide. One tree measuring two-inch caliper should be installed within interior landscape area for each 100 square feet of required landscape area; three evergreen shrubs with a maintainable height of three feet should be installed for each 100 square feet of required landscape area.
 - vi. Plant materials for parking areas should be predominately evergreen shrubs and canopy shade trees.
- d. Lighting – Parking lot lighting fixtures should either duplicate the current decorative style fixtures used along village streets or be of a high mast design type which utilizes a sharp cut-off shoe box style luminaire. All service wiring should be located underground.
- e. Maintenance – Parking lots should be maintained in a clean, neat and attractive condition and in good repair at all times.
- D. Benches, Bike-Racks, and outdoor public space – In general, it is encouraged for businesses to provide accoutrements to make the CBD an easily walkable community.
- a. Businesses are encouraged to install bike racks, benches, and other outdoor equipment for pedestrians or cyclists. Installation of this equipment shall not impede pedestrian traffic on the sidewalk.
 - b. Sidewalks should be kept clean, free of litter, and shall have an unobstructed five foot walkway.
- E. Exterior Storage and Service Areas – in general, the following design guidelines should be considered:
- a. Location – exterior storage and service areas should be located behind the building whenever possible.
 - b. Landscaping and Screening – Exterior storage and service areas visible from streets, parking lots and other public areas should be screened from view using fencing or walls approximately five feet
- F. Refuse, Recycling and/or Garbage Areas- In general, refuse and garbage collection areas should follow the following design standards.
- a. Location – Refuse, Recycling and/or Garbage areas should be located behind the building whenever possible.

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- b. Screening – Refuse, Recycling and/or Garbage areas should be screened by a fence or wall of approximately five feet.
- c. Garbage, Recycling or Refuse containers should have lids.
- G. Landscape Planting Areas – In general, the following design guidelines should be considered:
 - 1. Location – Landscape planting areas should be used to screen less-desirable elements such as parking lots, exterior storage and a service areas, as well as to enhance street corridors, development areas and people places.
 - 2. Design – Landscape planting areas should be simple and functional such that a limited variety of select plant species are installed in large beds or continuous areas, rather than random placement of a great variety of individual plants.
 - 3. Materials- Plant materials used should be suited to the rigorous urban conditions of the District. For a list of preferred plant materials, see Appendix
 - 4. Maintenance – Landscape planting areas should be maintained in a clean, neat and attractive condition and be in good repair at all times.
- H. Site Furnishings – In general, the following design standards should be considered.
 - 1. Description – Site furnishings include, but are not limited to, benches, trash receptacles, vending machines, newspaper stands and bicycle racks.
 - 2. Location – Placement of site furnishings should not interfere with pedestrian or vehicular traffic movement.

APPENDIX 1:

Landscape Plantings, List of Preferred Materials

CENTRAL BUSINESS DISTRICT DESIGN STANDARDS

APPENDIX

Landscape Plantings: List of Preferred Materials

Trees and shrubs best suited for the urban conditions of the Downtown/Central Business District Area of Pinckney, MI

STREET TREES

- *Fraxinus pennsylvanica lanceolata* – Seedless Green Ash
- *Ginkgo biloba* (male only) – Maidenhair Tree
- *Gleditsia triacanthos inermis* – Thornless Honeylocust
- *Pyrus calleryana* – Flowering Pear species
- *Quercus rubra* – Red Oak
- *Tilia cordata* – Littleleaf Linden
- *Zelkova serrata* – Japanese Zelkova

FLOWERING TREES

- *Amelanchier* – Serviceberry
- *Crataegus* – Hawthorn (thornless variety)
- *Magnolia soulangiana* – Saucer Magnolia
- *Magnolia virginiana* – Sweet Bay Magnolia
- *Malus* (in variety) – Flowering Crabapple

Shrubbery Planting

- Red Twig Dogwood
- Azaleas (in variety) – Azaleas (some evergreen)
- Cotoneaster (in variety) – Cotoneaster (some evergreen)
- *Euonymus* (in variety) – *Euonymus* (some evergreen)
- *Ilex crenata* (in variety) – Japanese Holly
- *Juniperus* (in variety) – Juniper
- *Mahonia aquifolia* – Oregon Grape Holly
- *Pieris japonica* – Japanese Andromeda
- *Pyracantha* (in variety) – Pyracantha
- *Viburnum* (in variety) – Viburnum

Screen Planting Material

- *Euonymus alatus compactus* – Compact Burning Bush
- *Forsythia intermedia* (varieties) – Border Forsythia
- *Ligustrum obtusifolium* – Regal Privet

- Taxis media 'Hicksii' – Yew
- Viburnum (in variety) – Viburnum

Larger Screen Planting Material

- Norway Spruce
- White Pine