

**Charter Township of Fort Gratiot Code of Ordinances
Chapter 38 – Zoning**

PERMITTED EXTERIOR WALL BUILDING MATERIALS, Ordinance No. 184, Effective 10/25/2004

- .01 *Purpose.* These regulations are established to promote the consistent, orderly development of the community, to preserve property values and to protect and enhance the character of the Township’s visual environment. The requirements of this Section are not intended to regulate structural quality, workmanship or the various performance and maintenance characteristics of the various materials listed in the following schedule.
- .02 *Applicability.* All exterior wall materials, installed in the Zoning Districts listed below, shall comply with the Schedule Regulating Exterior Wall Building Materials. For purposes of this Schedule, the Zoning Districts shall be grouped in the following categories:

Category	Zoning Districts Included
Multiple-Family Residential	RM
Commercial or Office	O-1, O-2, C-1, C-2
Industrial	M-1, M-2

SCHEDULE REGULATING EXTERIOR BUILDING WALLS

Maximum Permitted % of Material: ^a	Multiple-Family Residential ^{d,e,f,g,h}				Commercial or Office ^{g,h,i,j}				Industrial ^{g,h,i}			
	100	75	50	25	100	75	50	25	100	75	50	25
MASONRY/STONE: ^{g,h,i}												
Face (clay) Brick	X ^{g,h}				X ^{g,h}				X ^{g,h}			
Glazed Brick			X				X		X			
Ceramic Tile			X				X			X		
Split Ribbed Block (fluted block) ^h							X			X		
Shadow Patterned or Split Face Block ^h							X ⁱ		X ⁱ			
Granite		X			X				X			
Marble		X			X				X			
Lime Stone		X			X				X			
CONCRETE:												
Pre-Cast (Patterned)				X			X				X	
Formed in place				X			X				X	
METALS:												
Flat Sheets ^c				X ^c			X ^c				X ^c	
Standing Seamed								X			X	
Ribbed Panels								X			X	
VINYL:												
Vinyl Siding				X ^c			X ^c				X ^c	
GLASS												
Tinted				X		X ^b				X ^b		
Reflective				X						X ^b		
Glass Block				X		X				X		
WOOD:												
Wood Siding (inclusive of beveled, lap, T & G batten, etc., not including T-1 11 Siding)	X ^h							X				X
FINISHES:												
Cementitious (Textured or Patterned)				X				X				X
Stucco				X				X				X
Cement Plaster				X				X				X

**FOOTNOTES TO
SCHEDULE REGULATING EXTERIOR BUILDING WALLS**

- a. All exposed exterior surfaces of a building, inclusive of window or door surfaces, shall be included in the calculation to determine the total exposed building wall façade area. That total area shall represent 100% of the exterior building wall façade.
- b. If variation in color and pattern of the material is used in order to articulate the building's façade, up to 100% of this material may be used.
- c. Includes all common types of aluminum siding and all other aluminum, porcelain, stainless steel, steel or other metal siding.
- d. Chimneys located on exterior walls of a multiple-family residential structure shall be treated with face brick or stone on 100% of all exposed surfaces.
- e. On the side of the structure where the garage door is located the exterior wall surface above the garage door shall be treated with the same material as the remainder of the wall adjacent to the door.
- f. The rear elevation of all multiple-family residential structures shall provide at least one (1) horizontal offset of at least four (4) feet to provide for three-dimensionality to the façade. The rear roofline configuration shall also provide similar vertical offsets.
- g. There shall be a minimum of 50% face brick, granite, marble or limestone on all multiple-family residential, commercial and office structures. The office portion of an industrial/warehouse building shall be constructed of high quality masonry materials which shall include a minimum of 75% face brick, jumbo brick and/or structural brick units. An exception to the minimum brick/stone requirement may be granted for structures which meet the criteria specified in footnote h.
- h. Where the developer is proposing multiple-family structures which reproduce specific historical periods in order to create a theme (e.g. traditional New England Colonials or Saltbox, Victorian, Queen Ann, Early American Bungalow or Farmhouse Styles), the Planning Commission may vary the standards in this schedule in order to create a unique and creative design theme. For commercial, office and industrial buildings and/or developments, the Planning Commission may approve modifications to these standards to achieve a specific architectural objective as demonstrated by the project sponsor in meeting the overall development objectives of the community.
- i. Scored block shall not be construed to be included in the category of shadow pattern or split face block. Scored block may be used for architectural accents only and shall not exceed 10% of the exposed exterior surface of a building.

The Charter Township of Fort Gratiot Code of Ordinances is located on www.municode.com. The Zoning Code is Chapter 38. The Code of Ordinances is updated periodically and all codes should be verified by Township staff.