

# East Gateway 287 48th Ave

Coopersville, MI 49404





# Site Specifications



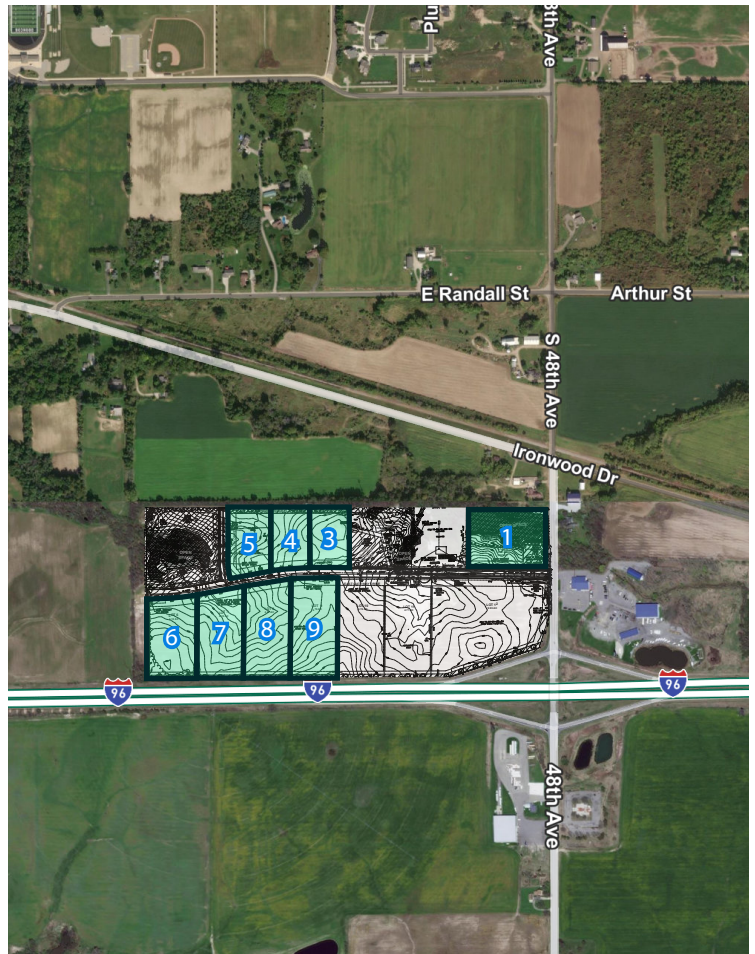
| Lot        | 1                          | 3-5                                | 6-9                                  |
|------------|----------------------------|------------------------------------|--------------------------------------|
| Acres      | 1.91 (usable)              | 2.39 — 7.65                        | 4.12 — 17.62                         |
| Zoning     | PUD / Commercial           | PUD/Commercial<br>Light Industrial | PUD / Commercial<br>Light Industrial |
| List Price | \$573,000 (\$300,000/acre) | \$135,000/acre                     | \$135,000/acre                       |

# Property Features

- + New industrial/commercial park in the city of Coopersville
- + INCREDIBLE and UNMATCHED HIGHWAY VISIBILITY opportunities along high traffic I-96
- + Direct access from Exit 19
- + PUD development has been approved for a wide variety of uses from Light Industrial to Commercial
- + All Utilities, including gas, electric, municipal water and sewer are available to the sites
  - Gas – Michigan Gas Utilities
  - Electric - Consumers Energy
  - Internet – Frontier Communications
  - Cable – Frontier Communications
  - Water – City of Coopersville
  - Sewer – City of Coopersville
  - Waste – Republic Waste
- + Off-site storm water detention
- + Strategically located between Grand Rapids and the lakeshore, fully improved lots available

# Terms of Sale

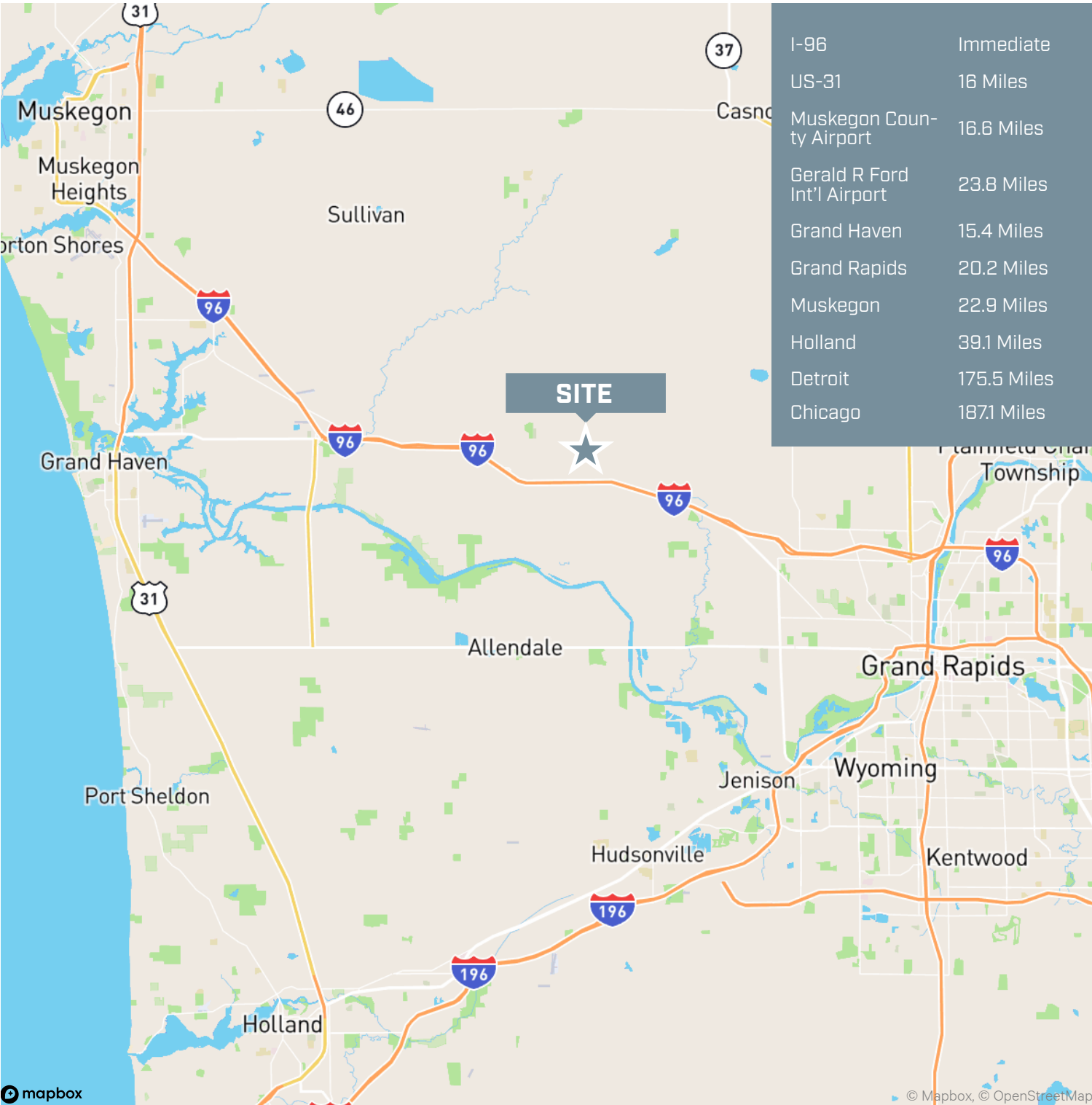
- + Cash or new mortgage



# Zoning & Municipality

- + PUD - Light Industrial/Commercial
- + Parcel #70-05-200-013
- + City of Coopersville

# Aerial Map and Drive Times



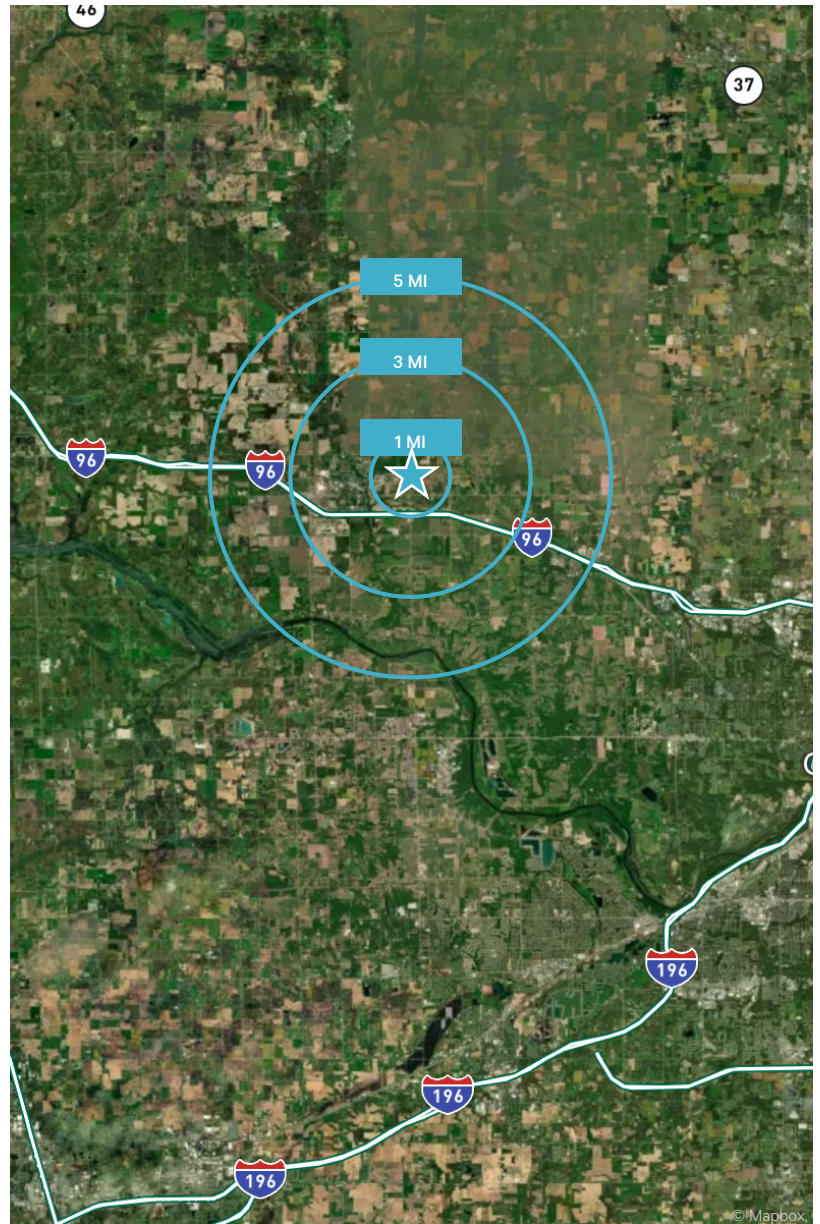


## Traffic Volume (VPD)

Coopersville is a growing community located in northern central Ottawa County, east of the Lake Michigan shores and in the heart of the West Michigan agricultural / farming community. It lies just north of I-96 along the eastern township boundary, with two exits on I-96, one at the SE corner of the city and the other at the SW corner of the city. Coopersville's geographic location halfway between Grand Rapids and the lakeshore puts it in strong position to attract residents that work in a number of job centers around the region. The city is highlighted by several large industrial employers and a mix of commercial uses in small business downtown and highway oriented business near the I-96 interchange.

### 2022 Demographics

|                    | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------|----------|----------|----------|
| Population         | 473      | 6,752    | 11,796   |
| Median Age         | 37.8     | 36.8     | 38.4     |
| Avg HH Income      | \$81,247 | \$76,086 | \$83,443 |
| Daytime Population | 675      | 6,433    | 10,460   |



### Traffic Volume (VPD)

|            |            |
|------------|------------|
| Randall St | 4,675 VPD  |
| I-96       | 36,480 VPD |

# Light Industrial Zoning

1276.01 - PURPOSE AND INTENT.

It is the intent of this chapter to provide for the development of light industrial uses such as warehousing, industrial and manufacturing uses that are developed and operated within an industrial park type setting. Regulations contained in this district are designed to encourage the development of industrial areas that can be characterized by low land coverage and the absence of objectionable external conditions and the development of light industrial uses that will be compatible with one another and with adjacent or surrounding districts.

(Ord. 195, Passed 4-9-90; Ord. 340, Passed 7-24-00.)

1276.02 - PERMITTED USES.

The following are permitted uses for those industrial uses operated within a totally enclosed structure, and with the absence of objectionable outside storage:

- (a) Manufacturing;
- (b) Compounding;
- (c) Assembly of products;
- (d) Machine shop; fabricated metal products; glass products;
- (e) Wholesale sales;
- (f) Warehousing;
- (g) Crafting and packing;
- (h) Bottling plants;
- (i) Print shops;
- (j) Sign painting;
- (k) Research or testing facilities or laboratories;
- (l) Public utility facilities; construction trades;
- (m) Tool and die shops; auto parts manufacturing;
- (n) Apparel or fabric products manufacturing;
- (o) Wood products manufacturing;
- (p) Furniture manufacturing;
- (q) Manufacturing of electrical equipment;
- (r) Metal welding and bending;
- (s) Similar light industrial uses conducted entirely in an enclosed building.

The preceding uses shall be conducted within a completely enclosed building. Any outside storage must be completely enclosed on all sides by a solid fence or wall at least six feet in height, provided further that no goods, materials or objects shall be stacked higher than the fence or wall. All business shall be conducted in such a manner that no noise, smoke, dust, vibration or any other similar nuisance shall exist to adversely influence adjoining properties.

(Ord. 195, Passed 4-9-90; Ord. 229, Passed 12-13-93; Ord. 340, Passed 7-24-00.)

1276.03 - SPECIAL USES.

Because of the need for special review and consideration of external conditions that may be caused by the following uses due to outside storage of products or equipment or excessive noise or vibrations that could adversely influence adjoining properties; the following uses shall only be permitted in the I-1 Light Industrial District following authorization by the Planning Commission as special land uses:

- (a) Any manufacturing or processing use that requires use of a stamping machine rated in excess of 250 tons;
- (b) Processing, packing or treatment of products;
- (c) Truck facilities or terminals;
- (d) Dry cleaning and laundry;
- (e) Paper and paper product manufacturing;
- (f) Auction facility in which all associated activities occur within a completely enclosed building, except for accessory storage as expressly permitted by the Planning Commission; and
- (g) Automobile auction facility.

(Ord. 229, Passed 12-13-93; Ord. 340, Passed 7-24-00; Ord. 465, Passed 5-11-15.)

1276.04 - HEIGHT REGULATIONS.

The maximum height limitations shall be three stories or forty-five (45) feet, whichever is less; however, height restrictions can be waived for structures that are specific to certain processes or operations for industrial usage with special consideration given to fire safety issues.

(Ord. 195, Passed 4-9-90; Ord. 416, Passed 9-22-08.)

1276.05 - AREA REGULATIONS.

No building or structure nor the enlargement of any building or structure shall hereafter be erected unless the following yard requirements are provided and maintained in connection with such building, structure or enlargement:

- (a) Front yard, same as C-1 District (see Chapter 1270);
- (b) Side yard, same as C-1 District (see Chapter 1270); and
- (c) Rear yard, same as C-1 District (see Chapter 1270).

1276.06 - ARCHITECTURE AND DESIGN STANDARDS.

It is the purpose of this section to provide for the review and approval of the architecture and design standards to achieve the following objectives:

- (1) To provide desirable living, shopping, and working environments with distinct quality;
- (2) To maintain identifiable community character;
- (3) To encourage developers to use a more creative and imaginative approach in the development of commercial and industrial buildings;
- (4) To protect and elevate the quality of industrial development and surrounding property investments;
- (5) To promote flexibility in design and location of structures;
- (6) To promote the efficient use of land for a more economic arrangement of buildings, circulation systems, land use, and utilities;
- (7) To enhance, combine and coordinate architectural styles, building forms, and building relationships within the Commercial District; and
- (8) To break up the overall building into smaller parts through the use of architectural treatments. The goal of this action is to reduce the bulk and scale of the building as a whole.

Architectural design and facade materials are to be complimentary to existing or proposed buildings within the site and the surrounding areas, if the surrounding buildings/structures adhere to these standards. It is not intended that contrasts in architectural design and use of facade materials is to be discouraged, but care shall be taken so that any such contrasts will not be so out of character with the existing building designs and facade materials so as to create an adverse effect or the stability and value of the surrounding areas.

Production Area.

- (a) Brick or block masonry walls or better, on the front, side and/or rear of all production area elevations that have a significant exposure to a public street or adjacent property. Alternative materials of equal or higher quality than masonry may be employed pending review and approval by the Planning Commission.
- (b) High quality metal materials on the production area may be considered if they contribute to a complimentary overall aesthetic of the building as a whole.
- (c) Long unbroken exterior building walls are not permitted. An approved architectural treatment or offset may be used to break up building expanses into a smaller portion.
- (d) Architectural treatments or offsets must compliment other styles and treatment materials used on the building as a whole.
- (e) Color shall be selected to establish an attractive image and set a standard of quality for future developments and buildings in the area. The building colors must be complementary and be designed to enhance the lot, the neighborhood and the community.
- (f) Roofline changes may be used to break up horizontal and vertical mass of a building. Roof line changes must provide balance and work in accordance with the proposed design of the building.

Office and Facade Elevation.

Exterior building facades of the administrative offices of the industrial facility shall consist primarily of brick or stone, or other materials of high quality complementary of brick or stone. All office areas of facilities within an Industrial District must have oriented architectural treatments that clearly define these areas separate and distinct from the manufacturing areas.

Office areas correspond to the architectural ordinance with the further employment of treatment offerings to reduce the scale of the facility to the pedestrian level. Primary office entrances shall be clearly defined and either recessed, projected, or framed by quality elements and designs.

In order to assure conformance with this requirement, exterior building elevations must be reviewed and approved as a part of the overall final site plan review process.

When renovations, alterations or additions are made to an existing building within the I-1 District, the exterior building facades of the entire building may be brought into compliance with this subsection as determined by the Planning Commission.

When facade materials other than brick, stone, or other high quality materials are proposed for a building within the I-1 District, the Planning Commission may permit such alternative facade materials provided it finds that all of the following conditions are satisfied:

- (1) The selected facade materials and material combinations will be consistent with and enhance the building design concept.
- (2) The selected facade materials and material combinations will be complementary to existing or proposed buildings within the site and the surrounding area.
- (3) The use of the selected facade materials and material combinations will not detract from the future development in the district of buildings with facades of brick, stone, or other high quality materials.
- (4) The request is accompanied by a written design statement describing how the selected facade materials will satisfy the above requirements.

Building Openings, Walkways, and Entrances.

Building openings, walkways, and entrances give developers the opportunity to reduce scale and add character to the building by the application of architectural treatments listed in this chapter. A combination of treatments, or the use of equal or superior treatments must be apparent and described as follows:

- (a) Covered walkways, porticos and/or arcades covering the horizontal length of the facade.
- (b) Canopies and awnings over windows and openings on elevations in view of or facing the public street or adjacent properties.
- (c) Raised cornice parapets over entries.
- (d) Other approved architectural features, which adds definition to a building.

The Planning Commission may request the report and recommendations of a professional design or architectural consultant as a part of its review of the proposed waiver.

# C1 - Business District Zoning

|   |                                     |
|---|-------------------------------------|
| 5/19/2017   | Coopersville, MI Code of Ordinances |
| CHAPTER 1270 - C-1 Business District  |                                     |
| _____   |                                     |
| 1270.01 - DESCRIPTION AND PURPOSE.  |                                     |
| <p>The C-1 Business District is composed of certain lands and structures used to provide for the retailing and wholesaling of goods and limited fabrication of goods. When any of these types of enterprises are permitted, they are to be regulated in a manner that will protect the abutting residential districts.</p> <p>(Ord. 195. Passed 4-9-90.)</p>  |                                     |
| 1270.02 - PERMITTED USES.   |                                     |
| <p>For land and/or buildings, the permitted uses for the C-1 District shall be as follows, subject to the provisions of <a href="#">Chapter 1284</a>.</p> <p>(1) Those nonresidential uses which are permitted in Residence Districts;</p> <p>(2) Antique shops, provided all articles for sale are displayed or stored within the shop;</p> <p>(Ord. 195. Passed 4-9-90.)</p> <p>(2A) Auto washes;</p> <p>(Ord. 245. Passed 9-26-94.)</p> <p>(3) Bakery goods stores;</p> <p>(4) Bank, loan and finance offices, including drive-in branches (see <a href="#">Chapter 1286</a>);</p> <p>(5) Barber or beauty shops;</p> <p>(6) Book, stationery or gift stores;</p> <p>(7) Bowling alleys, including bars and restaurants;</p> <p>(8) Business or trade schools;</p> <p>(9) Candy stores, soda fountains, ice cream stores;</p> <p>(10) Catering services, delicatessens and confectionery stores;</p> <p>(11) Clinics, dental and medical, including laboratories;</p> <p>(12) Clothes cleaning and/or laundry pick-up stations;</p> <p>(13) Clothing and dry goods stores;</p> <p>(14) Dance studios, photographic studios;</p> <p>(15) Diaper, linen and towel supply services;</p> <p>(16) Dress shops;</p> <p>(17) Drug stores;</p> <p>(18) Dry cleaning and laundries, custom and self-service;</p>  |                                     |
| <a href="https://www.municode.com/library/mi/coopersville/codes/code_of_ordinances?nodeId=COORCO_PATWLAZOCO_CH1270L1NDI">https://www.municode.com/library/mi/coopersville/codes/code_of_ordinances?nodeId=COORCO_PATWLAZOCO_CH1270L1NDI</a>   |                                     |
| 5/19/2017   | Coopersville, MI Code of Ordinances |
| <p>(19) Eating places, bars, grills and cocktail lounges including "drive-ins" (see <a href="#">Chapter 1286</a>);</p> <p>(20) Electrical supplies, retail;</p> <p>(21) Exterminator services;</p> <p>(22) Florist and gift shops, including nurseries;</p> <p>(23) Frozen food lockers;</p> <p>(24) Funeral homes and ambulance services;</p> <p>(25) Grocery stores and meat markets;</p> <p>(26) Hardware stores;</p> <p>(27) Household appliance stores;</p> <p>(28) Jewelry stores;</p> <p>(29) Juke box and vending machine service and distribution;</p> <p>(30) Laboratories, medical or dental;</p> <p>(31) Liquor stores;</p> <p>(32) Locksmiths;</p> <p>(33) Lodge halls, private clubs, veterans' clubs;</p> <p>(34) Nursery schools and day nurseries;</p> <p>(35) Office machines, sales and service;</p> <p>(36) Office supply stores;</p> <p>(37) Offices (business or professional);</p> <p>(38) Paint and wallpaper stores;</p> <p>(39) Parcel delivery stations;</p> <p>(40) Parking lots;</p> <p>(41) Pet shops, not including treatment or boarding of animals (see <a href="#">Chapter 1286</a>);</p> <p>(42) Photographers;</p> <p>(43) Plumbing and heating shops, provided all operations and storage are completely enclosed in a building;</p> <p>(44) Printing and publishing, including processes related thereto;</p> <p>(45) Professional studios;</p> <p>(46) Radio and television sales, repair and broadcasting studios and towers (see <a href="#">Chapter 1286</a>);</p> <p>(47) Restaurants, cafes excluding those allowing dancing, floor shows or drive-in car service;</p> <p>(48) Self-service laundries;</p> <p>(49) Service stations, including minor auto repairs such as tune-ups, tire repair and electrical work, provided that all repair work is conducted wholly within a completely enclosed building (see <a href="#">Chapter 1286</a>);</p> <p>(50) Shoe repair shops;</p> <p>(51) Sign painting and servicing shops, provided all operations and storage are completely enclosed in a building;</p> <p>(52) Signs, business and billboards (see <a href="#">Section 1282.16</a>);</p> |                                     |
| <a href="https://www.municode.com/library/mi/coopersville/codes/code_of_ordinances?nodeId=COORCO_PATWLAZOCO_CH1270L1NDI">https://www.municode.com/library/mi/coopersville/codes/code_of_ordinances?nodeId=COORCO_PATWLAZOCO_CH1270L1NDI</a>   |                                     |

|   |                                     |
|---|-------------------------------------|
| 5/19/2017   | Coopersville, MI Code of Ordinances |
| <p>(53) Tailors;</p> <p>(54) Taxidermists;</p> <p>(55) Theaters;</p> <p>(56) Travel agencies;</p> <p>(57) Variety stores including notion and "five &amp; ten" stores;</p> <p>(58) Warehousing and trucking facilities, provided that such facilities are part of or incidental to a commercial activity;</p> <p>(59) Any other retail business or service establishment which is determined by the Planning Commission to be of the same general character as uses permitted by this section;</p> <p>(60) New and used auto dealerships that have current State of Michigan Class "A" licenses.</p> <p>(Ord. 195. Passed 4-9-90; Ord. 213. Passed 9-28-92; Ord. 324. Passed 8-23-99.)</p>  |                                     |
| 1270.03 - SPECIAL LAND USES.  |                                     |
| <p>(a) Roadside market stands;</p> <p>(b) Automobile service stations;</p> <p>(c) Kennels;</p> <p>(d) Drive-through restaurants, banks, and other drive-through establishments;</p> <p>(e) Sports arenas, commercial recreation facilities, racetracks, and stadiums;</p> <p>(f) Night clubs;</p> <p>(g) Planned unit developments, other than industrial park planned unit developments (see <a href="#">Chapter 1264</a>);</p> <p>(h) Governmental and civic public facilities (see <a href="#">Chapter 1266</a>);</p> <p>(i) Educational and welfare public facilities (see <a href="#">Chapter 1266</a>);</p> <p>(j) Recreational public facilities (see <a href="#">Chapter 1266</a>);</p> <p>(k) Upper floor apartments;</p> <p>(l) New/used auto sales lots.</p> <p>(Ord. 195. Passed 4-9-90; Ord. 212. Passed 7-27-92; Ord. 324. Passed 8-23-99.)</p>   |                                     |
| 1270.04 - HEIGHT REGULATIONS.   |                                     |
| <p>The height of any main or accessory building in the C-1 District shall be fifty feet. Mechanical space for building equipment placed on the building roof may be allowed above the maximum height specified, provided that such mechanical space is set back a minimum of fifteen feet from any exterior wall, does not exceed fifteen feet in height, is adequately screened from view and such mechanical space and screening is approved by the Planning Commission.</p> <p>(Ord. 195. Passed 4-9-90.)</p>  |                                     |
| 1270.05 - YARDS AND SETBACK REGULATIONS.  |                                     |
| <p>No building or structure shall hereafter be erected unless the following yards and setbacks are provided and maintained in connection with such building structure or enlargement:</p> <p>(a) Where the frontage (on a street) between two intersecting streets is located in a C-1 District, there shall be a front yard of not less than fifty feet, provided that where a different setback has been established by fifty percent of the commercial business structures between the same two intersecting streets, such setback shall apply. Where the frontage is located partly in any residential or agricultural district and partly in the C-1 District, the front yard of the residential district shall apply to the C-1 use.</p> <p>(b) No accessory building shall be allowed in the required rear yard area of any lot in the C-1 District.</p> <p>(c) Side yards and rear yards adjoining the side or rear yard of any lot in a residential or agricultural district shall be screened by a compact evergreen hedge, solid wall or tight board fence at least six feet high.</p> <p>(d) The minimum lot width for any lot or parcel located within the C-1 District shall be 125 feet. The minimum lot area for any lot or parcel located within the C-1 District shall be 20,000 square feet.</p> <p>(e) See Table III for additional setback requirements.</p> <p>(Ord. 195. Passed 4-9-90; Ord. 301. Passed 6-23-97.)</p> |                                     |
| 1270.06 - USE PERMITTED ON ZONING LOT.  |                                     |
| <p>In the C-1 District, a zoning lot shall be used for only similar main uses, provided that any dwelling located within such District may also have as an accessory use a home professional office or home occupation as provided in <a href="#">Section 1250.04</a>.</p> <p>(Ord. 195. Passed 4-9-90.)</p>  |                                     |
| 1270.07 - LAND COVERAGE.  |                                     |
| <p>In the C-1 District, notwithstanding any other provisions of this Zoning Code, the land area occupied by main and accessory buildings shall not exceed forty percent of the total area of the parcel being developed. In the C-1 District, such percentage of building coverage may be increased if the Planning Commission finds that off-street parking and loading facility requirements set forth in <a href="#">Chapter 1288</a> will be satisfied by providing the required number of accessory parking spaces on an adjacent parcel within a walking distance of 250 feet from the main building, and that all landscaping requirements on the parcel being developed are approved by the Planning Commission.</p> <p>(Ord. 195. Passed 4-9-90; Ord. 305. Passed 9-22-97.)</p>  |                                     |
| 1270.08 - SIGNS.  |                                     |
| <a href="https://www.municode.com/library/mi/coopersville/codes/code_of_ordinances?nodeId=COORCO_PATWLAZOCO_CH1270L1NDI">https://www.municode.com/library/mi/coopersville/codes/code_of_ordinances?nodeId=COORCO_PATWLAZOCO_CH1270L1NDI</a>   |                                     |

C1 - Business District Zoning

|   |  |   |  |
|---|--|---|--|
| 5/19/2017Coopersville, MI Code of Ordinances  |  | (Ord. 195, Passed 4-9-90; Ord. 242, Passed 8-22-94; Ord. 302, Passed 7-28-97.)  |  |
| Signs shall be as required in <u>Chapter 1282</u> .   |  | 1270.12 - ARCHITECTURE AND DESIGN STANDARDS.  |  |
| (Ord. 195, Passed 4-9-90.)  |  | (1) <u>Purpose</u> . In order to assure conformance with this requirement, exterior building elevations must be reviewed and approved as a part of the overall final site plan review process. It is the purpose of this section to provide for the review and approval of the architecture and design standards to achieve the following objectives:   |  |
| 1270.09 - OFF-STREET PARKING.   |  | (a) To provide facade treatments to buildings that are articulated to reduce massive scale and the impersonal appearance of a large retail building or buildings. Entryways are desirable and are easily orientated to pedestrians;   |  |
| Off-street parking shall be as required in <u>Chapter 1288</u> .  |  | (b) To maintain identifiable community character and create a pedestrian scale that is a personable marketplace that is not superficially applied trim, graphics, or paint;   |  |
| (Ord. 195, Passed 4-9-90.)  |  | (c) To encourage developers to use a more creative and imaginative approach in the development of commercial buildings;   |  |
| 1270.10 - ACCESS REGULATIONS.   |  | (d) To protect the quality of business district and surrounding property investments;   |  |
| In the C-1 District access driveways shall be spaced not less than 600 feet on center. Whenever possible in the opinion of the Planning Commission, an access roadway parallel to the main access street, not more than twenty-five feet wide, shall be provided when two or more adjoining lots are developed.   |  | (e) To promote flexibility in design and location of structures;  |  |
| Where the lineal frontage of the C-1 District fronting on Randall Street is less than 600 feet, two access drives shall be allowed. Such access drives shall have a maximum width of fifty-four feet, including a median strip.   |  | (f) To promote the efficient use of land for a more economic arrangement of buildings, circulation systems, land use, and utilities; and  |  |
| (Ord. 195, Passed 4-9-90.)  |  | (g) To combine and coordinate architectural styles, building forms, and building relationships within the commercial district and become more impressive. As an example, roof variations aid in adding interest reducing scale, and complementing neighborhood character.   |  |
| 1270.11 - LANDSCAPE TREATMENT.  |  | (2) <u>Intent</u> . It is the intent of this section that architectural design and facade materials are to be complimentary to existing or proposed buildings within the site and the surrounding areas, if the surrounding buildings/structures adhere to these standards. It is not intended that contrasts in architectural design and use of facade materials is to be discouraged, but care shall be taken so that any such contrasts will not be so out of character with the existing building designs and facade materials so as to create an adverse effect or the stability and value of the surrounding areas. |  |
| Appropriate landscaping shall be accomplished in a ten-foot buffer area from the road right-of-way onto the C-1 District property consisting of coniferous and deciduous trees, shrubs, flowers and grasses. Proposed landscaping plans shall be submitted to the Planning Commission for approval. The Commission shall act on such plans within a thirty-day period upon receipt of such plans. |  | (3) <u>Walls</u> .  |  |
| TABLE IIIC-1 AND MSD DISTRICT REGULATIONS   |  | (a) All exterior walls of any main or accessory building shall be composed of the same architectural building facade materials. Exterior building facades shall have a minimum of thirty percent of brick or stone, which may be augmented by materials complementary of brick or stone.  |  |
|   |  | (b)   |  |
| https://www.municode.com/library/mi/coopersville/codes/code_of_ordinances?nodeId=COORCO_FATWLAZOCO_CH1270LNDI   |  | 79  |  |
| 5/19/2017Coopersville, MI Code of Ordinances  |  | All exterior building elevations that face public streets and/or customer parking areas shall be designed so that there are no large expanses of blank walls. Such techniques as providing articulation or architectural design variations must be used every thirty feet. This requirement can be met by employing architectural features including but not limited to the following:  |  |
|   |  | 1. Doors with corniced parapets or other enhanced ornamentation over entry doors.   |  |
|   |  | 2. Arched entries, arcades, or outdoor patios.  |  |
|   |  | 3. Display windows that orient customer to products sold from street encouraged.  |  |
|   |  | 4. Pilasters.   |  |
|   |  | 5. Columns.   |  |
|   |  | 6. Variations in building height.   |  |
|   |  | 7. Material and color variations.   |  |
|   |  | 8. Decorative cornices.   |  |
|   |  | 9. Variations in depth for a minimum of 10 feet.  |  |
|   |  | 10. Canopies and marquees.  |  |
|   |  | 11. Integral planters or wing walls that incorporate landscaped areas or places for sitting.  |  |
|   |  | (4) <u>Wall Height</u> .  |  |
|   |  | (a) New buildings shall respect the existing development patterns for height of buildings within the area they are constructing.  |  |
|   |  | (b) Buildings shall not exceed 35 feet in height. The Planning Commission may approve buildings that exceed 35 feet depending on unique circumstances or added features that enhance the surrounding area.  |  |
|   |  | (5) <u>Building Materials</u> .   |  |
|   |  | (a) The predominant building materials should be those that are characteristic of Michigan such as brick, decorative tilt-up panels, wood, native stone, and tinted/textured concrete masonry units and/or glass products.  |  |
|   |  | (b) Other materials such as decorative metals for example may be used as accents only and not dominate the building exterior and be approved by the planning commission.  |  |
|   |  | (6) <u>Roofs</u> .  |  |
|   |  | (a) Roofs should be designed to reduce the apparent exterior mass of a building, add visual interest and be appropriate.  |  |
|   |  | (b) Variations in architectural style are highly encouraged. Visible roof lines and roofs that project over the exterior wall of a building enough to cast a shadow on the ground are highly desirable. Overhangs into the public right-of-way shall be at the approval of the planning commission.   |  |
|   |  | (c) Architectural methods shall be used to conceal flat roof tops and mechanical equipment.   |  |
|   |  | (d) Overhanging eaves, sloped roofs and multiple roof elements are highly encouraged.   |  |
|   |  | (7) <u>Facade Transparency</u> .  |  |
|   |  | (a) Facades on the first floor should be designed to encourage and complement pedestrian-scale activity. It is intended that this be accomplished by the use of windows and doors so that activities of visual interest within the building are plainly visible and/or accessible to the street.  |  |
| https://www.municode.com/library/mi/coopersville/codes/code_of_ordinances?nodeId=COORCO_FATWLAZOCO_CH1270LNDI   |  | 89  |  |



# C1 - Business District Zoning

- (b) Facade transparency designs should apply to the area of the facade between 2 feet and ten feet above the sidewalk. Only clear or lightly tinted, non-reflective glass in windows, doors, and display windows are considered transparent. Excessive signage shall not impair interior visibility from the street.
- (c) A minimum of sixty percent transparency for the primary street side facade with a minimum of forty percent of the street level facade facing other public rights-of-way and plazas.
- (d) Facade transparency is not necessary for assembly uses or other similar uses provided that the facade is enhanced by architectural detailing, artwork, landscaping, or other similar features.
- (8) Rehabilitation and Remodeling. When renovations, alterations or additions are made to an existing building within the C-1 District, the exterior building facade of the entire building shall be brought into compliance with this subsection.

When facade materials other than brick or stone are proposed for a building within the C-1 District, the Planning Commission may permit such alternative facade materials provided it finds that all of the following conditions are satisfied:

- (a) The selected facade materials and material combinations will be consistent with and enhance the building design concept.
- (b) The selected facade materials and material combinations will be complementary to existing or proposed buildings within the site and the surround area.
- (c) The use of the selected facade materials and material combinations will not detract from the future development in the District of buildings with facades of brick and stone, augmented by materials complementary to brick and stone.
- (d) The request is accompanied by a written design statement describing how the selected facade materials will satisfy the above requirements.

(Ord. 359. Passed 6-24-02; Ord. 373. Passed 10-27-03; Ord. 391. Passed 7-24-06.)

## East Gateway

287 48th Ave | Coopersville, MI 49404

For Sale



# EAST GATEWAY 287 48<sup>th</sup> AVE COOPERSVILLE, MICHIGAN

## Contact Us

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