

Intent of the Guidelines

Promote high quality design throughout Bath Township to enhance community image, support livability and help attract/retain quality developments and businesses

Assist in retaining Bath Township's unique qualities and rural character while focusing growth in urbanized areas

Facilitate in the implementation of adopted Township plans and policies

Assist developers and community members with understanding the architectural design goals of Bath Township

Retain flexibility for property owners to ensure they can maintain and expand their businesses or buildings using creative design solutions

Goals & Applications

The overarching goal of the guidelines is creating distinctiveness and unique character within Bath Township, also known as 'sense of place'. Sense of place can refer to positive bonds of comfort, safety and well-being engendered by a corridor, streetscape, development site or public gathering space.



Developments subject to review using the design guidelines include:

- New commercial, industrial, office developments or additions
- Other exterior improvements of a commercial nature



Sustainable Principles

Sustainable design principles reduce negative impacts on the environment and improve the health and comfort of building occupants and the community. They also incentivize reducing consumption of non-renewable resources, minimizing waste, and creating a healthy & productive environment.



- Active Forms of Transit
- Environmentally Conscious Design
- Diversity of Plant Species
- Human Needs & Quality
- Low-Impact Development
- Native Plant Species
- Pedestrian-Oriented Design
- Plantings With Low Water Needs
- Self-Sufficiency
- Sustainable Building Materials

Contact Information

Bath Township Planning & Zoning Dept.

Dept. Phone: 517-641-5166

Miles Roblyer – Township Planner

Email: mroblyer@bathtownship.us

Joey Emery – Planning Associate

Email: jemery@bathtownship.us

Bath Township Building Dept.

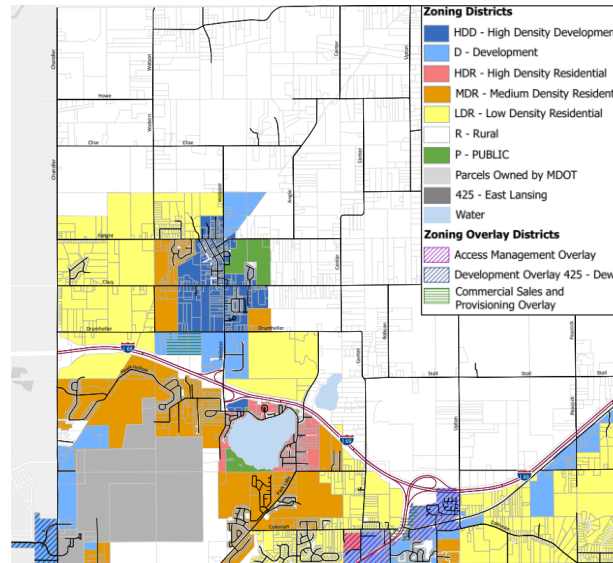
Dept. Phone: 517-641-4238

Email: buildingdept@bathtownship.us

Clinton County Building Dept.

Dept. Phone: 989-224-5191

Township Zoning Map



Documents to Reference

[Architectural Design Guidelines – Full Document](#)

[Special Use Permit & Site Plan Review Application](#)



Architectural Design Guidelines

Bath Charter Township

Site Design Guidelines

2.1 Streetscape

Design to utilize all modes of transportation, whether that be automobiles, bikes, or most importantly, pedestrians

2.2 Building Orientation

Orient structures to incentivize pedestrian traffic, with human-scaled elements along frontages and off-street parking in rear

2.3 Connectivity

Create safe pedestrian, bicycle, and vehicular connections within a site and to networks within Bath Township

2.4 Open Space

Utilize outdoor space for areas of relaxation, exercise, and other recreation while incorporating Low-Impact Development principles

2.5 Public Art

Gives the public realm a focal point within a private development, creating more stimulating surroundings to live, work, and recreate

2.6a Landscaping

Design to invite pedestrians, preserve mature trees, highlight distinctive topography, and create continuity with adjacent property

2.6b Parking

Minimize visual impacts of surface lots with landscaped screening and shade trees, and locate parking on interiors behind buildings

2.7 Site Lighting

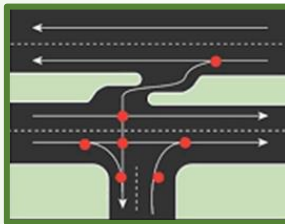
Creativity in design using safety and "dark sky" concepts when deciding light intensity, angle, and duration of everyday use

2.8 Site Accessibility

Allow for multimodal access to developments and plan vehicular entrances to maintain traffic flow and safety.

2.9 Pedestrian Systems

Crosswalks, walkways, and open space should create a sense of security for the pedestrian with wide paths, adequate lighting, landscaping, quality materials, and maintenance



Site Plan Review Application Checklist

Administrative

- Pre-application meeting
- Application Submitted
- Application fee paid
- Copies of site plan submitted
- PDF submittal of site plan
- Legal Description
- Proof of ownership

Set of Site Plan Drawings

- Title block
- Property dimensions
- Size, shape, location of existing and proposed structures

Building Design Guidelines

3.1 Building Height

Meet zoning requirements while providing variations in height and stepping down towards adjacent lower-scale buildings.

3.2 Building Articulation

Include techniques that influence perceived building scale, such as vertical and horizontal changes in materials, textures or wall planes

3.3 Overall Façade Character

Design façades to be compatible with context, enhance community image, convey visual interest, and promote an active appearance

3.4 Iconic Design Features

Maximize display and impact of unique design features in highly-visible locations and at larger scales to foster a sense of place

3.5 Roof Forms

Incorporate a variety of roof forms that are compatible with a building's mass, scale, and use

3.6 Ground Floor Building Design

Include defined entries, windows and wall elements, and quality materials that differentiate from upper levels to engage pedestrians

3.7 Building Materials & Colors

Primary and accent materials and colors should be durable, textured or detailed at human-scale, and compatible with surroundings

Set of Site Plan Drawings (continued)

- Zoning classification of abutting properties
- Location of parking area and # of vehicle and bicycle spaces
- Lot coverage calculation
- Existing public rights-of-way, and/or private easements
- Water courses, and water bodies, including drainage ways
- Existing significant vegetation
- Landscaping plan
- Utility Plan
- Wetlands, as designated by EGLE
- Existing and proposed parks and recreations areas
- Site topography
- Photometric plan
- Sign plan showing type, design, size, height, and other details
- Architectural elevations
- Materials sample board of the proposed buildings