

# *Definitions*

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## 2.0 Definitions

### 2.1 Construction of Language

### 2.2 Definitions

The following definitions are provided for the Downtown Core, Downtown Fringe, and Core Residential districts and are intended to supplement the additional definitions provided in Section 34-481 of the City of Clawson Zoning Ordinance.

#### Definitions: A-C

Arcade (for the purposes of building frontage types)  
Artisan studio  
Awning  
Build-To Line  
Build-To Zone  
Business service uses  
Canopy

#### Definitions: D-F

Frontage

#### Definitions: G-L

Lot line, primary front

#### Definitions: M-R

Personal service uses  
Primary front lot line  
Primary street  
Porch  
Retail establishment

#### Definitions: S-T

Stoop  
Street, primary

#### Definitions: U-Z

# 2.0 Definitions

1 Purpose and Introduction

2 Definitions

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5 Site Standards

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## 2.1 CONSTRUCTION OF LANGUAGE

Refer to Section 34-481

## 2.2 DEFINITIONS

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

**Arcade**, for purposes of frontage types, means a building façade that is a colonnade supporting habitable space that overlaps a sidewalk, with the colonnade being set at the build-to line or within the build-to zone.

**Artisan manufacturing** means the preparation, display, and/or sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, leathercraft, hand-woven article, baked or prepared food and drink, watercraft, and similar items by one or more artisans.

**Awning** means a cantilevered, projected or suspended cover over the sidewalk portion of the street, or a roof-like covering, usually of canvas, metal, or similar material and sometimes adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain. It is distinguished from a canopy because it is not permanent, nor a structural portion of the building and does not support substantial weight.

**Build-To Line** means the line up to which buildings or landscaping must be constructed.

**Build-To Zone** means the area within which the buildings or landscaping must be constructed.

**Business service use** means establishments providing services principally to other businesses, such as: photocopying and printing; photo finishing; business equipment and furniture rental and leasing; computer and telephone sales, software and support; advertising, mailing, marketing and promotions; business or office incubator; coworking center; and similar uses as determined by the city's approving authority of the site plan.

**Canopy** means a cantilevered, projected or suspended cover over the sidewalk portion of the street, or a roof-like covering placed over the sidewalk, windows, or doors to provide protection from sun and rain. It is distinguished from an awning because it is a permanent, durable, structural portion of the building as opposed to a light covering of canvas, metal or other similar material.

**Frontage** means the portion of the parcel that is adjacent to a public street.

**Frontage type** means a typology that provides a building's relationship to the street through standards for building scale and façade treatments.

**Gallery**, for purposes of building frontage types, means a building façade with an attached cantilevered shed or lightweight colonnade that overlaps a sidewalk, with the building façade being set at the build-to line, within the build-to zone, or, with permission of City Council, in the pedestrian area of the right-of-way.

**Lot line**, Primary front, see Primary front lot line

**Personal Service Use**, means establishments which perform personal services on the premises including, but not limited to, barber shops, beauty shops, tailor shops, and photographic studios.



**Porch** means a structure attached to a building to shelter an entrance or to serve as a semi-enclosed space; usually roofed and generally open-sided; although it may be enclosed through the use of screens, glass or partial walls

**Primary front lot line** means the lot line that abuts the Primary street as defined herein.

**Primary street** means the following: In the Downtown Core district, the Primary Streets are East and West 14 Mile Roads and North and South Main Streets. In the Downtown Fringe district, the Primary Streets are East 14 Mile Road, and North and South Main Streets. In the Core Residential, the Primary Street is the street designated as the front street in the plat and/or in the request for a building permit.

**Street, Primary** see Primary street

**Stoop** means a platform or small porch, usually up several steps, at the entrance to a building, usually a dwelling or dwellings



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# *Downtown Core* *Core Fringe* *Core Residential*



## Article 3.0

## Zoning Districts

- 3.0 [Permitted Uses](#)
- 3.1 [DC Downtown Core District](#)
- 3.2 [CF Core Fringe District](#)
- 3.3 [Supplemental regulations for the DC and CF districts](#)
- 3.4 [CR Core Residential District](#)



### 3.0 Permitted Uses

Use	Downtown Core	Core Fringe	Core Residential
Artisan manufacturing/galleries	P	P	S
Bed & Breakfast			P
<b>Financial institutions</b> § 4.2	P	P	
<b>Fitness centers</b> § 4.3	P/S	P/S	
<b>Home businesses</b> § 4.1	P	P	S
Home occupations	P	P	P
Hotel	P		
Offices, Administrative and Professional	P	P	S
Offices, Medical	P	P	
<b>Parking garages</b> § 4.6	S	S	
Parking lots	S	S	
Personal service uses	P	P	
Places of worship	S	S	
Public parks, plazas	P	P	P
Recreation, commercial indoor	S	S	
<b>Residential, multiple family</b> § 3.3.M	P	P	
Residential, single family detached			P
Residential, single family attached			P
<b>Restaurants, sit down, with or without alcohol</b> § 4.4	P	P	
<b>Restaurants, carry out</b> § 4.4	P	P	
<b>Retail</b> § 4.5	P	P	
Theaters	S	S	

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# DC Downtown Core District

3.1

## A. INTENT

### Downtown Core District (DC)

1. **General Character.** The Downtown Core (DC) District is a dense district of commercial and mixed use buildings with specific boundaries set forth on the City of Clawson Zoning Map. The district is intended to perpetuate the historical traditional downtown development pattern of the area, inviting pedestrian activity in accordance with the goals of the 2015 Downtown Master Plan. Connected buildings form a continuous street wall and provide a strong sense of a unique district that is a center of community activity. Residential uses are located on upper floors in order to maintain a high activity level on the sidewalks. The Downtown Core district is part of a larger core area, which also includes the Core Fringe district and the Core Residential district.
2. **Building Types and Dimensions.** Buildings are typically one to two stories. Third stories are permitted provided that they are set back to preserve a sense of small town scale. Front setbacks are at the lot line. Side setbacks are typically at the lot line, and connected buildings form a continuous street wall. Building coverage on the lot is high, and many buildings have rear entryways in addition to front entryways. Outdoor dining or sales areas are common in the district, as is the provision of street furniture including benches, rubbish bins, and planters. Public art is encouraged. New uses should provide pedestrian lighting where possible.
3. **Street, Alley, and Block Patterns.** Blocks are framed by a street grid. Alleys exist but are often fragmentary. Where feasible, it is desirable to enhance the connectivity of the alley system. Alleys provide access to shared parking lots located behind the buildings that front on Main Street and 14 Mile Road. Many blocks are partially located in this district and include land zoned for other core area districts.
4. **Parking and Mobility.** Parking is provided at grade on the street and in both private and public surface lots. Off-street parking is located predominantly to the rear of buildings, and in some cases to the side. Bicycle parking is present throughout the district. The district is oriented toward pedestrian activity, and dedicated pedestrian crossings are present at several locations. More crossing locations are desirable.

## B. FRONTAGE TYPES

### Downtown Core District (DC)

Frontage types shall conform to the typologies identified as follows:

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## Downtown Core

### 1. Frontage Type: Single- and Multiple-Story Shopfront

This frontage type is intended to encourage ground floor commercial uses in single-story and multiple-story buildings that are typical in Downtown Clawson. Buildings feature ample windows for window displays and open views into activity areas. Primary entrances are prominent and street-facing, and are placed at the adjacent sidewalk at the build-to-line (BTL).



#### a. Building Placement and Form

##### Build-to-Line (Distance from the Property Line)

Front yard (primary street frontage)	0 ft	a
Side yard (Exterior street-facing)	0 ft	b

##### Setback (Minimum Distance from the Property Line)

Side yard (internal and adjacent to Downtown Core)	0 ft min*	c
Side yard (adjacent to Core Fringe district)	0 ft min*	d
Side or rear yard (adjacent to any Residential district)	30 ft min.	d
Rear yard (adjacent to Downtown Core or Core Fringe district)	10 ft min.**	e
Rear yard (adjacent to any Residential district)	30 ft min.	e

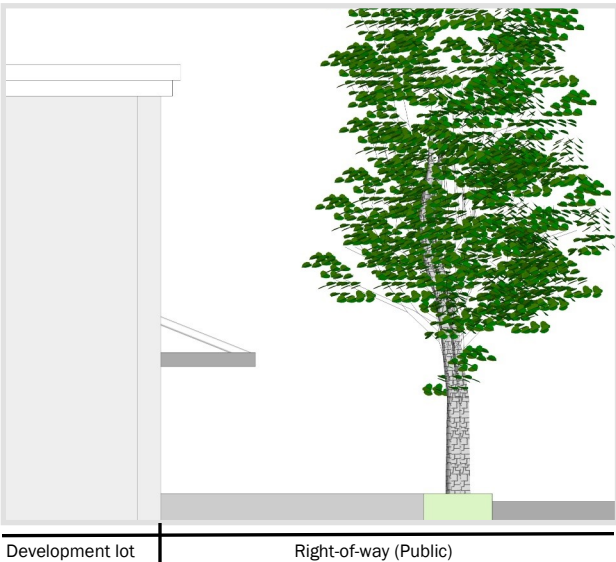
##### Building Form

Primary street façade: percent built to Build-to-Line (BTL)	80% min*	f
Side (street facing) façade: percent built to BTL	30% min*	g

\*Street facades must be built to the BTL along first 30 ft from every corner. For any area along any portion of the BTL that is not adjacent to a building, outdoor dining area, plaza or similar pedestrian-oriented place shall have a minimum 2.5 ft high masonry screenwall. (see Section 3.3.E.3). \*\* 30 feet if no alley.

# Downtown Core

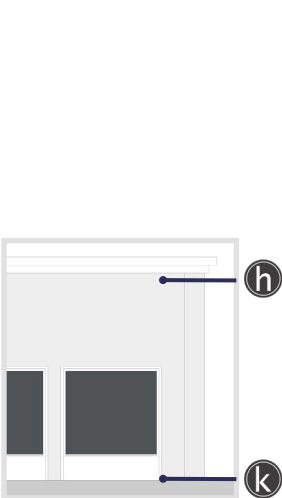
Frontage Type: Single- and Multiple-Story Shopfront



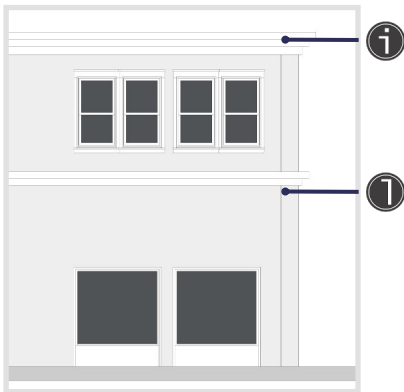
## b. Building Height and Floor/Ceiling Regulations

Building height minimum	18 ft	<span>h</span>
Building height maximum	2 stories; 30 ft*	<span>i</span>
Accessory building maximum height	15 ft	<span>j</span>
Finished ground floor level (max.)	6 inches above sidewalk	<span>k</span>
First floor ceiling height (min.)	15 ft	<span>l</span>
Upper floor ceiling height (min)	9 ft	<span>m</span>

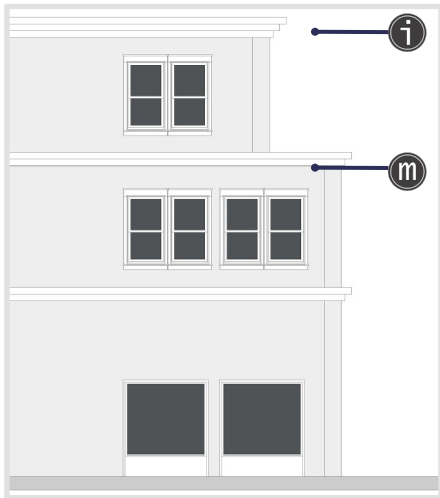
\*Buildings may be a maximum of 3 stories and 42 ft if the third floor is setback 10 ft from all street-facing facades.



Single Story



Two Stories



Three Stories

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## Downtown Core

### 2. Frontage Type: Forecourt

The main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas .



#### a. Building Placement

##### Build-to-Line (Distance from the Property Line)

Front yard (primary street frontage)	0 ft	a
Side yard (street-facing)	0 ft	b

##### Setback (Distance from the Property Line)

Side yard (internal and adjacent to Downtown Core)	0 ft min*	c
Side yard (adjacent to Core Fringe district)	0 ft min*	d
Side yard (adjacent to any Residential district)	30 ft min.	d
Rear yard (adjacent to Downtown Core or Core Fringe district)	10 ft min.**	e
Rear yard (adjacent to any Residential district)	30 ft min.	e

##### Building Form

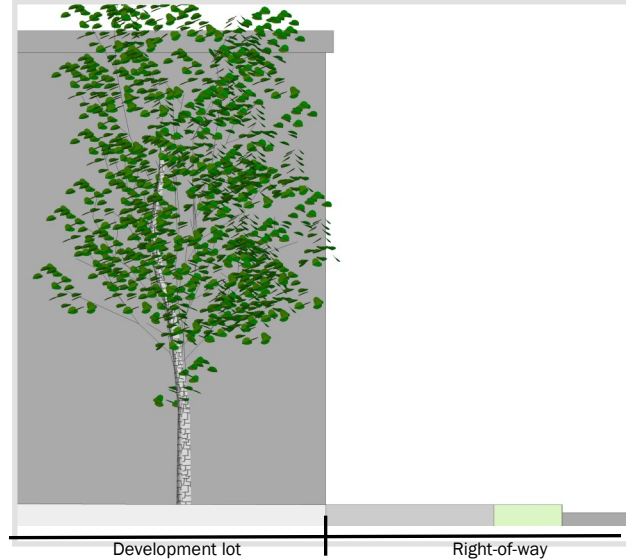
Primary street façade: percent built to Build-to-Line (BTL)	50% min*	f
Side (street facing) façade: percent built to BTL	30% min*	g

\*Street facades must be built to the BTL along first 30 ft from every corner. For any area along any portion of the BTL that is not adjacent to a building, outdoor dining area, plaza or similar pedestrian-oriented place shall have a minimum 2.5 ft high masonry screenwall. (see Section 3.3.E.3). \*\* 30 feet if no alley.



# Downtown Core

Frontage Type: Forecourt



## b. Building Height and Floor/Ceiling Regulations

Building height minimum	18 ft	<b>h</b>
Building height maximum	2 stories; 30 ft*	<b>i</b>
Accessory building maximum height	15 ft	<b>j</b>
Finished ground floor level (max.)	6 inches above sidewalk	<b>k</b>
First floor ceiling height (min.)	15 ft	<b>l</b>
Upper floor ceiling height (min)	9 ft	<b>m</b>

\*Buildings may be a maximum of 3 stories and 42 ft if the third floor is setback 10 ft from all street-facing facades.



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## Downtown Core

### 3. Frontage Type: Gallery

This frontage type is created by attaching a colonnade to a building facade that is aligned with or near the property line and typically contains ground-floor storefronts. The colonnade projects over the sidewalk and encroaches into the public right-of-way.



#### a. Building Placement

##### Build-to-Line (Distance from the Property Line)

Front yard (primary street frontage)	0 ft	a
Side yard (street-facing)	0 ft	b

##### Setback (Distance from the Property Line)

Side yard (internal and adjacent to Downtown Core)	0 ft min*	c
Side yard (adjacent to Core Fringe district)	0 ft min*	d
Side yard (adjacent to any Residential district)	30 ft min.	d
Rear yard (adjacent to Downtown Core or Core Fringe district)	10 ft min.**	e
Rear yard (adjacent to any Residential district)	30 ft min.	e

##### Building Form

Primary street façade: percent built to Build-to-Line (BTL)	80% min*	f
Side (street facing) façade: percent built to BTL	30% min*	g

\*Street facades must be built to the BTL along first 30 ft from every corner. For any area along any portion of the BTL that is not adjacent to a building, outdoor dining area, plaza or similar pedestrian-oriented place shall have a minimum 2.5 ft high masonry screenwall. (see Section 3.3.E.3). \*\* 30 feet if no alley.



# Downtown Core

Frontage Type: Gallery



## b. Building Height and Floor/Ceiling Regulations

Building height minimum	18 ft	<b>h</b>
Building height maximum	2 stories; 30 ft*	<b>i</b>
Accessory building maximum height	15 ft	<b>j</b>
Finished ground floor level (max.)	6 inches above sidewalk	<b>k</b>
First floor ceiling height (min.)	15 ft	<b>l</b>
Upper floor ceiling height (min)	9 ft	<b>m</b>

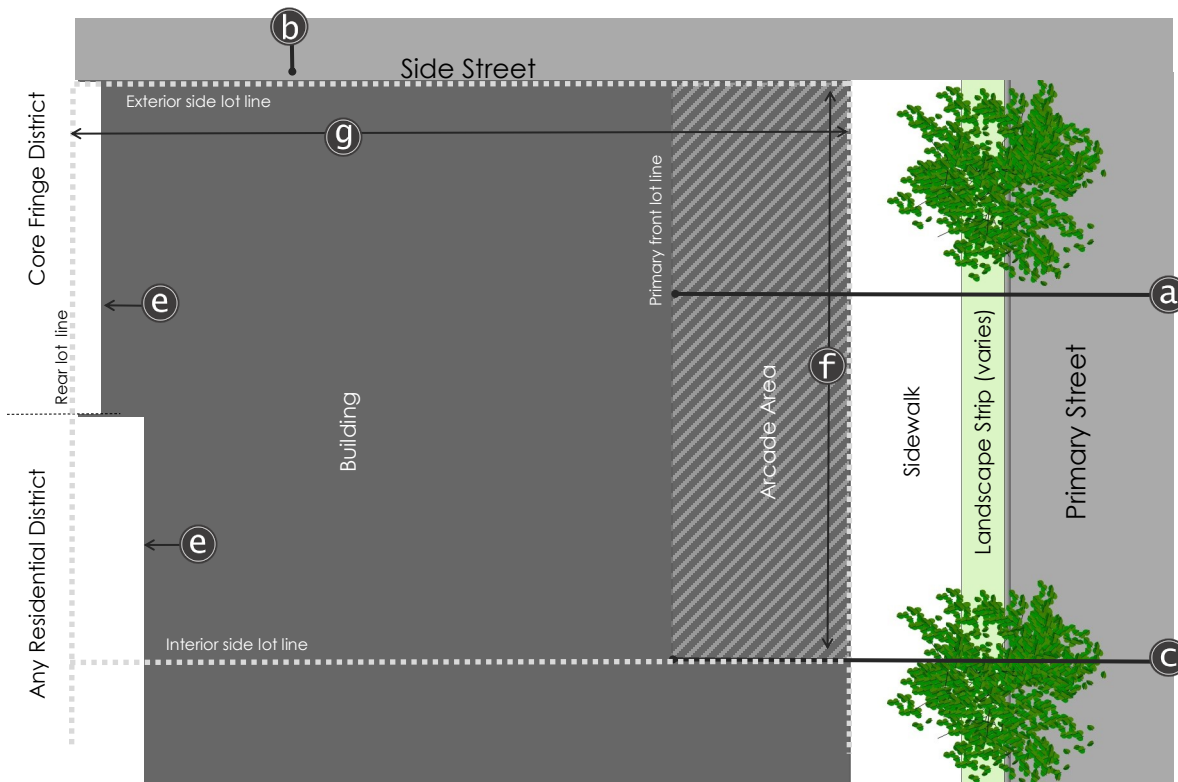
\*Buildings may be a maximum of 3 stories and 42 ft if the third floor is setback 10 ft from all street-facing facades.



## Downtown Core

### 4. Frontage Type: Arcade

This frontage type consists of a facade that encroach into the public right-of-way on upper levels, but is built at or near the property line on the ground floor. Arcades are ideal for retail use, in which case they are combined with ground floor storefronts, as well as civic buildings.



#### a. Building Placement

##### Build-to-Line (Distance from the Property Line)

Front yard (primary street frontage)	0 ft	a
Side yard (street-facing)	0 ft	b

##### Setback (Distance from the Property Line)

Side yard (internal and adjacent to Downtown Core)	0 ft min*	c
Side yard (adjacent to Core Fringe district)	0 ft min*	d
Side yard (adjacent to any Residential district)	30 ft min.	d
Rear yard (adjacent to Downtown Core or Core Fringe district)	10 ft min.**	e
Rear yard (adjacent to any Residential district)	30 ft min.	e

##### Building Form

Primary street façade: percent built to Build-to-Line (BTL)	80% min*	f
Side (street facing) façade: percent built to BTL	30% min*	g

\*Street facades must be built to the BTL along first 30 ft from every corner. For any area along any portion of the BTL that is not adjacent to a building, outdoor dining area, plaza or similar pedestrian-oriented place shall have a minimum 2.5 ft high masonry screenwall. (see Section 3.3.E.3). \*\* 30 feet if no alley.

# Downtown Core

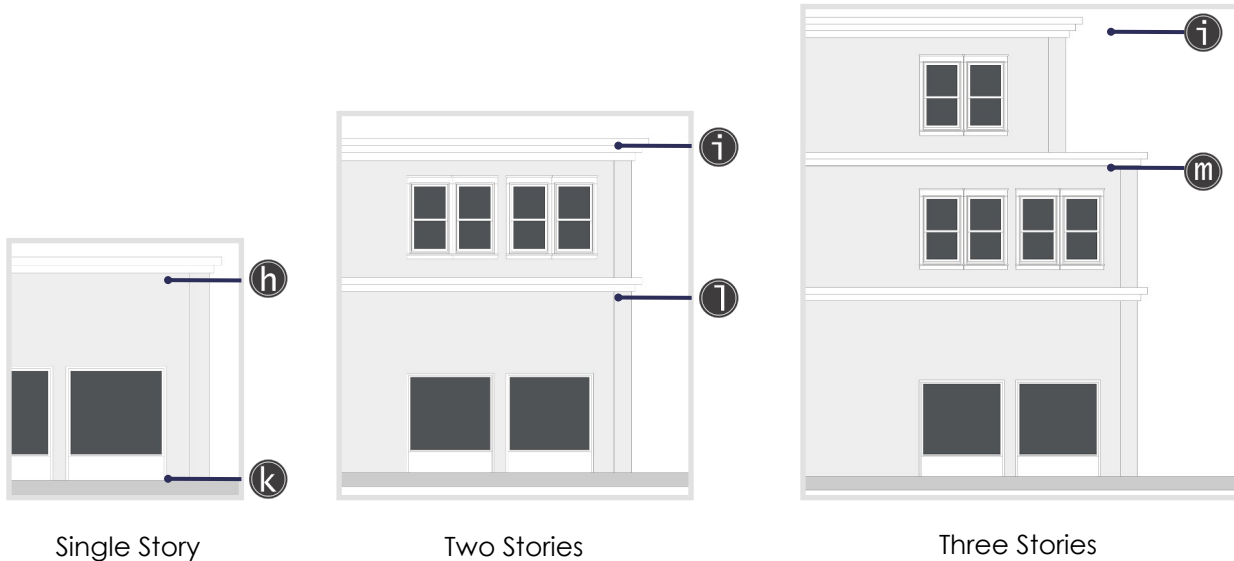
Building Frontage Type: *Arcade*



## b. Building Height and Floor/Ceiling Regulations

Building height minimum	18 ft	<b>h</b>
Building height maximum	2 stories; 30 ft*	<b>i</b>
Accessory building maximum height	15 ft	<b>j</b>
Finished ground floor level (max.)	6 inches above sidewalk	<b>k</b>
First floor ceiling height (min.)	15 ft	<b>l</b>
Upper floor ceiling height (min)	9 ft	<b>m</b>

\*Buildings may be a maximum of 3 stories and 42 ft if the third floor is setback 10 ft from all street-facing facades.



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## Downtown Core

### 5. Frontage Type: Open lot

An open lot accommodates temporary or permanent open areas. This may include natural areas worthy of preservation, parks, parking lots, lots not yet developed, and similar uses. Small, one-story structures may be placed on an open lot provided lot coverage limits are met and the use of the structure is accessory to the principal open space use.

#### a. Building Placement (for accessory structures)

##### Street-facing Setback (Distance from the Property Line)

Front yard (primary street frontage)*	0 ft min.	50 ft max.
Side yard (street-facing)*	0 ft	50 ft max.

##### Setback (Distance from the Property Line)

Side yard (internal and adjacent to Downtown Core)	0 ft
Side or rear yard (adjacent to Core Fringe or and Residential district)	20 ft

##### Other

Maximum lot coverage by buildings	10%
Maximum accessory building height	20 ft

\* When the principal use is a parking lot, it shall be setback a minimum of twenty feet from any lot line adjacent to a street right-of-way and there shall be a landscaped area or decorative plaza with pedestrian seating between the parking lot and the lot line.

#### C. SUPPLEMENTAL REGULATIONS

See Section 3.3 Supplemental Regulations, for additional requirements that apply to both Downtown Core and Core Fringe Districts.

# CF Core Fringe District

3.2

## A. INTENT

### Core Fringe District (CF)

1. **General Character.** The Core Fringe district serves as an area of transition from surrounding districts into the Downtown Core district. This district also provides potential areas of expansion for the Downtown Core over time. The development pattern in this areas is less reflective of traditional downtown development than in the DC district but is still intended to bring consistency and high-quality design to these areas. Some higher-density residential uses may be appropriate in certain areas in this district.
2. **Building Types and Dimensions.** Buildings in the CF district are one to two stories. They are set back from the front line in a configuration that allows for the development of two bays of parking in the front yard, with additional parking in the rear. Buildings typically do not occupy the full width of a lot. The front yard setback may be used to provide outdoor dining terraces or other gathering places.
3. **Parking and Mobility.** Parking is provided at grade on the street and in private off-street lots built to serve the building on the same parcel. Private parking typically includes two bays of parking in the front, with remaining parking located in the rear and/or side yard. Bicycle parking is present throughout the district. The district is intended to strike a balance between pedestrian and auto-oriented activity.

## B. FRONTAGE TYPES

### Core Fringe District (CF)

Frontage types shall conform to the typologies identified below:

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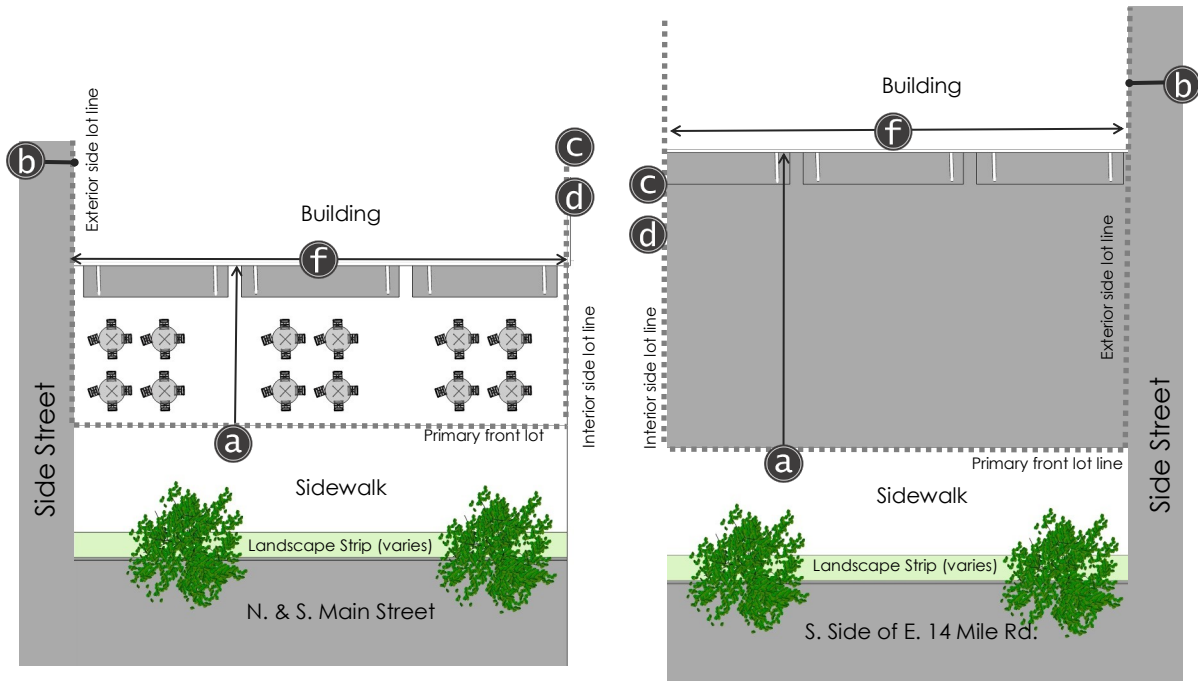
7  
Admin and  
Enforcement



## Core Fringe

### 1. Frontage Type: Single- and Multiple-Story Shopfront with Front Yard

This type is intended to encourage ground floor commercial uses in single-story and multiple-story buildings that include a front yard. Buildings feature ample windows for window displays and open views into activity areas. Primary entrances are prominent and street-facing, and are set back from the street to accommodate landscaping or street furniture.



Refer to Downtown Core—Shopfront graphic for elements **e** **g**

#### a. Building Placement

##### Build-to-Zone (Distance from the Property Line)

Front yard (primary street frontage on N. & S. Main St.)	Minimum: 0 ft; Maximum: 25 ft	<b>a</b>
Front yard (primary street frontage on S. Side of E. 14 Mile Rd.)	Minimum: 45 ft; Maximum: 65 ft	<b>a</b>
Side yard (street-facing)	0 ft	<b>b</b>

##### Setback (Distance from the Property Line)

Side yard (internal and adjacent to Core Fringe district)	0 ft	<b>c</b>
Side yard (adjacent to Downtown Core district)	0 ft	<b>d</b>
Side yard (adjacent to any Residential district)	30 ft min.	<b>d</b>
Rear yard (adjacent to Downtown Core or Core Fringe district)	10 ft min.**	<b>e</b>
Rear yard (adjacent to any Residential district)	30 ft min.	<b>e</b>

##### Building Form

Primary street façade: percent built to Build-to-Line (BTL)	60% min*	<b>f</b>
Side (street facing) façade: percent built to BTL	30% min*	<b>g</b>

\*Street facades must be built to the BTL along first 30 ft from every corner. For any area along any portion of the BTL that is not adjacent to a building, outdoor dining area, plaza or similar pedestrian-oriented place shall have a minimum 2.5 ft high masonry screenwall. (see Section 3.3.E.3). \*\* 30 feet if no alley.

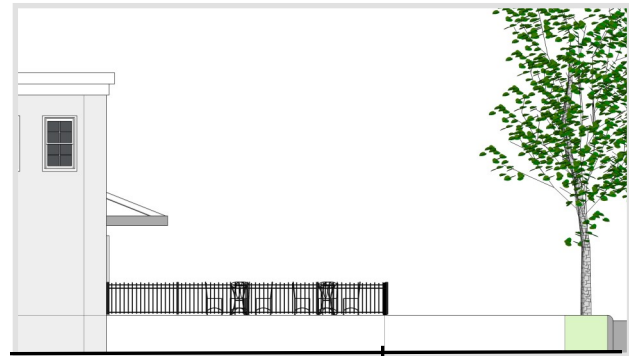


# Core Fringe

**Frontage Type:** Single- and Multiple-Story Shopfront with Front Yard



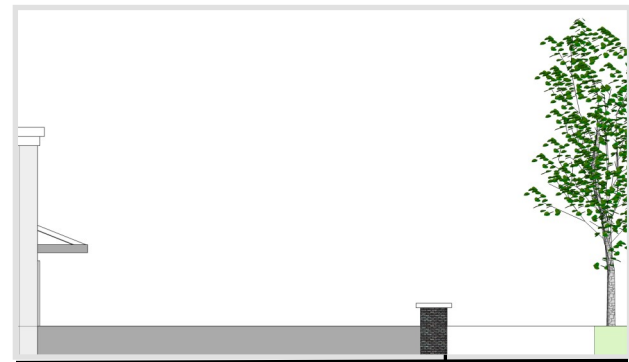
Shopfront with 25 ft setback



Development lot (25 ft setback) | Right-of-Way (ROW)

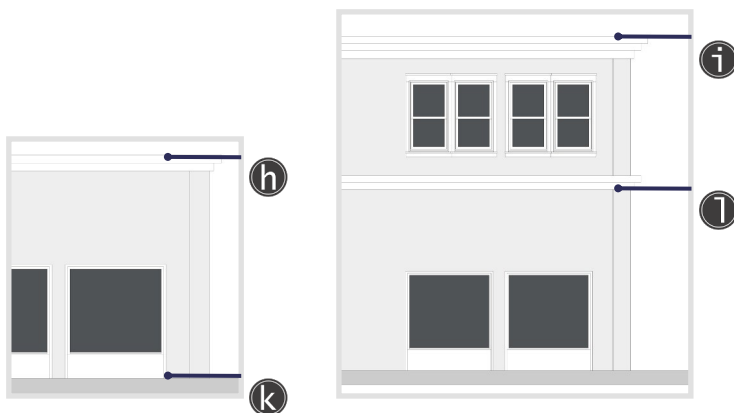


Shopfront with 45 ft setback



Development lot (45 ft setback) | ROW

b. Building Height and Floor/Ceiling Regulations		
Building height minimum	18 ft	<b>h</b>
Building height maximum	2 stories; 30 ft	<b>i</b>
Accessory building maximum height	15 ft	<b>j</b>
Finished ground floor level (max.)	6 inches above sidewalk	<b>k</b>
First floor ceiling height (min.)	15 ft	<b>l</b>
Upper floor ceiling height (min)	9 ft	<b>m</b>



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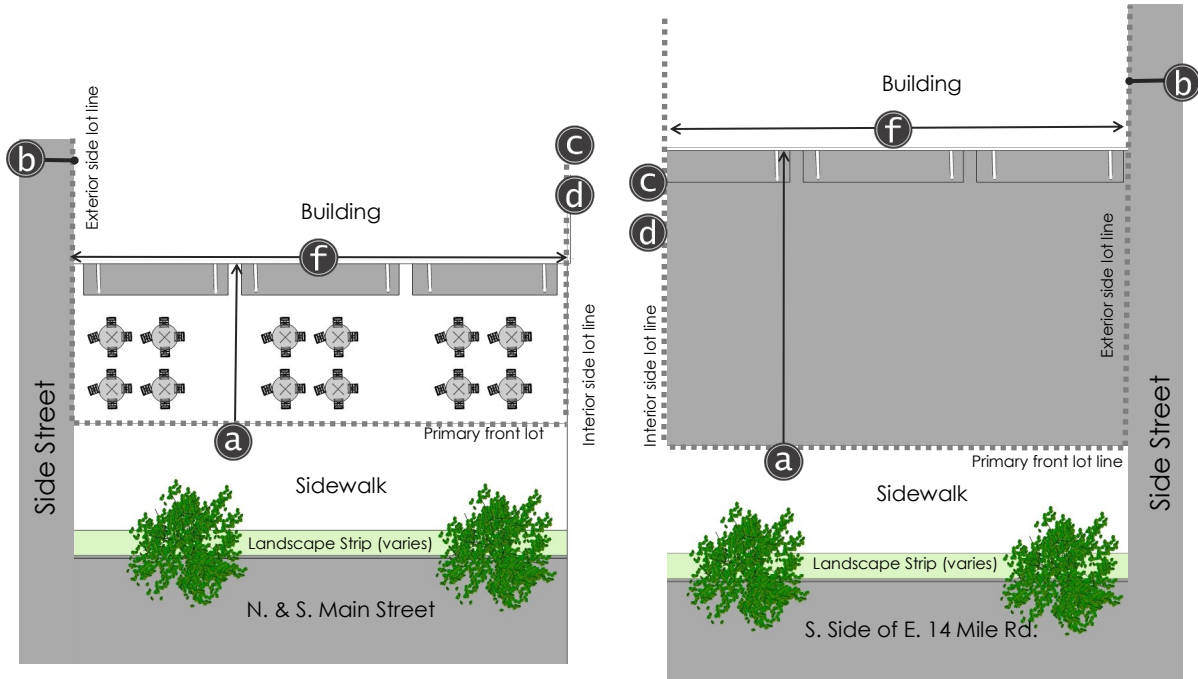
**7** Admin and Enforcement



## Core Fringe

### 2. Frontage Type: Forecourt with Front Yard

The main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space and front yard. The space could be used as garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.



Refer to Downtown Core—Shopfront graphic for elements **e** **g**

#### a. Building Placement

##### Build-to-Zone (Distance from the Property Line)

Front yard (primary street frontage on N. & S. Main St.)	Minimum: 0 ft; Maximum: 25 ft	<b>a</b>
Front yard (primary street frontage on S. Side of E. 14 Mile Rd.)	Minimum: 45 ft; Maximum: 65 ft	<b>a</b>
Side yard (street-facing)	0 ft	<b>b</b>

##### Setback (Distance from the Property Line)

Side yard (internal and adjacent to Core Fringe district)	0 ft	<b>c</b>
Side yard (adjacent to Downtown Core district)	0 ft	<b>d</b>
Side yard (adjacent to any Residential district)	30 ft min.	<b>d</b>
Rear yard (adjacent to Downtown Core or Core Fringe district)	10 ft min. **	<b>e</b>
Rear yard (adjacent to any Residential district)	30 ft min.	<b>e</b>

##### Building Form

Primary Street Façade built within Build-to-Zone (BTZ)	60% min*	<b>f</b>
Side Street Façade built to BTZ	30% min*	<b>g</b>

\*Street facades must be built to the BTL along first 30 ft from every corner. For any area along any portion of the BTL that is not adjacent to a building, outdoor dining area, plaza or similar pedestrian-oriented place shall have a minimum 2.5 ft high masonry screenwall. (see Section 3.3.E.3). \*\* 30 feet if no alley.



# Core Fringe

**Building Frontage Type:** Forecourt with Front Yard



Forecourt with 25 ft setback



Development lot (25 ft setback)

Right-of-Way (ROW)



Shopfront with 45 ft setback



Development lot (45 ft setback)

ROW

## b. Building Height and Floor/Ceiling Regulations

Building height minimum	18 ft	<b>h</b>
Building height maximum	2 stories; 30 ft	<b>i</b>
Accessory building maximum height	15 ft	<b>j</b>
Finished ground floor level (max.)	6 inches above sidewalk	<b>k</b>
First floor ceiling height (min.)	15 ft	<b>l</b>
Upper floor ceiling height (min)	9 ft	<b>m</b>



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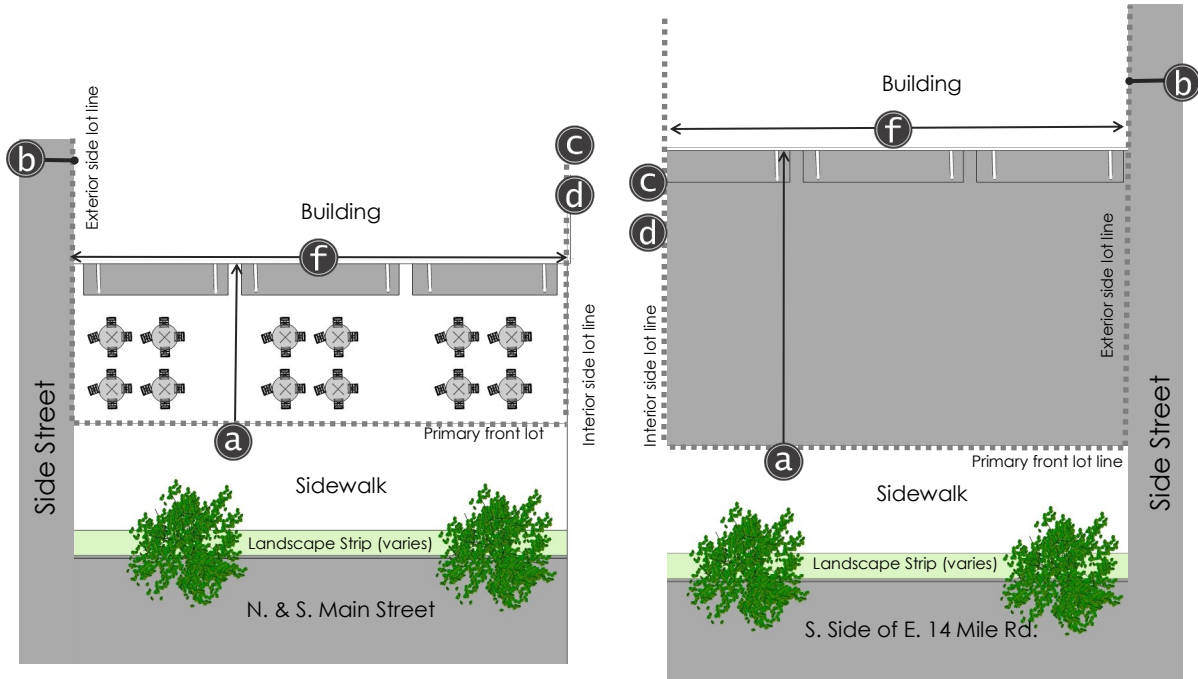
**7** Admin and Enforcement



## Core Fringe

### 3. Frontage Type: Gallery with a front yard

This frontage type is created by attaching a colonnade to a building facade that is aligned with or near the property line and typically contains ground-floor storefronts. The colonnade projects over the sidewalk and encroaches into the public right-of-way.



Refer to Downtown Core—Shopfront graphic for elements **e** **g**

#### a. Building Placement

##### Build-to-Line (Distance from the Property Line)

Front (primary street frontage)	0 ft	<b>a</b>
Side (street-facing)	0 ft	<b>b</b>

##### Setback (Distance from the Property Line)

Side yard (internal and adjacent to Core Fringe district)	0 ft	<b>c</b>
Side yard (adjacent to Downtown Core district)	0 ft	<b>d</b>
Side yard (adjacent to any Residential district)	30 ft min.	<b>d</b>
Rear yard (adjacent to Downtown Core or Core Fringe district)	10 ft min. **	<b>e</b>
Rear yard (adjacent to any Residential district)	30 ft min.	<b>e</b>

##### Building Form

Primary Street Façade built within Build-to-Zone (BTZ)	80% min*	<b>f</b>
Side Street Façade built to BTZ	30% min*	<b>g</b>

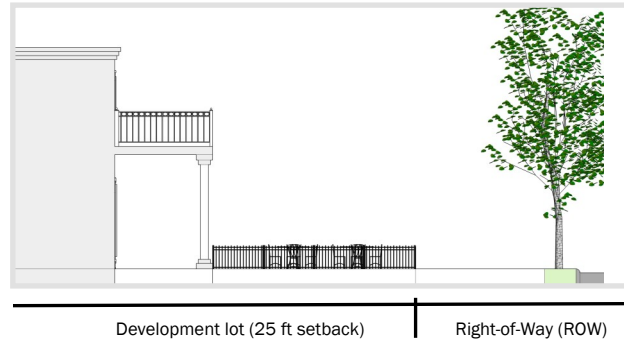
\*Street facades must be built to the BTL along first 30 ft from every corner. For any area along any portion of the BTL that is not adjacent to a building, outdoor dining area, plaza or similar pedestrian-oriented place shall have a minimum 2.5 ft high masonry screenwall. (see Section 3.3.E.3). \*\* 30 feet if no alley.

# Core Fringe

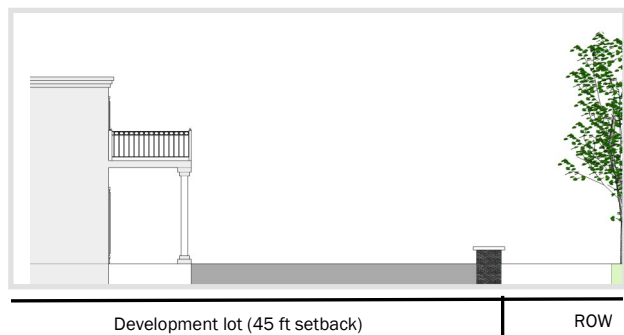
**Frontage Type:** Gallery with a front yard



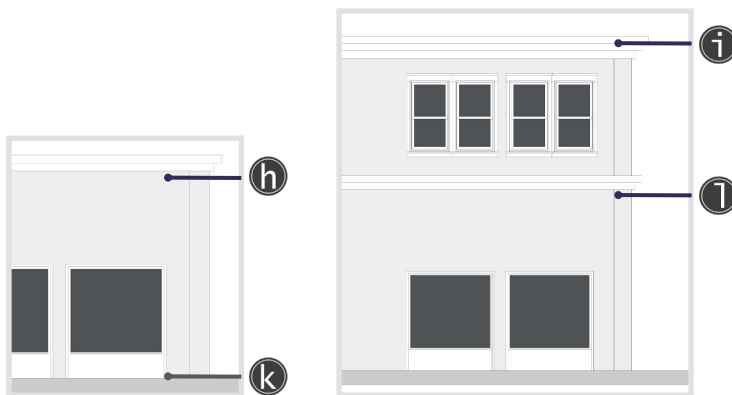
Gallery with 25 ft setback



Gallery with 45 ft setback



b. Building Height		
Building height minimum	18 ft	<b>h</b>
Building height maximum	2 stories; 30 ft	<b>i</b>
Accessory building maximum height	15 ft	<b>j</b>
Finished ground floor level (max.)	6 inches above sidewalk	<b>k</b>
First floor ceiling height (min.)	15 ft	<b>l</b>
Upper floor ceiling height (min)	9 ft	<b>m</b>



Single Story

Two Stories

**1** Purpose and Introduction

**2** Definitions

**3** Zoning Districts

**4** Use Standards

**5** Site Standards

**6** Development Procedures

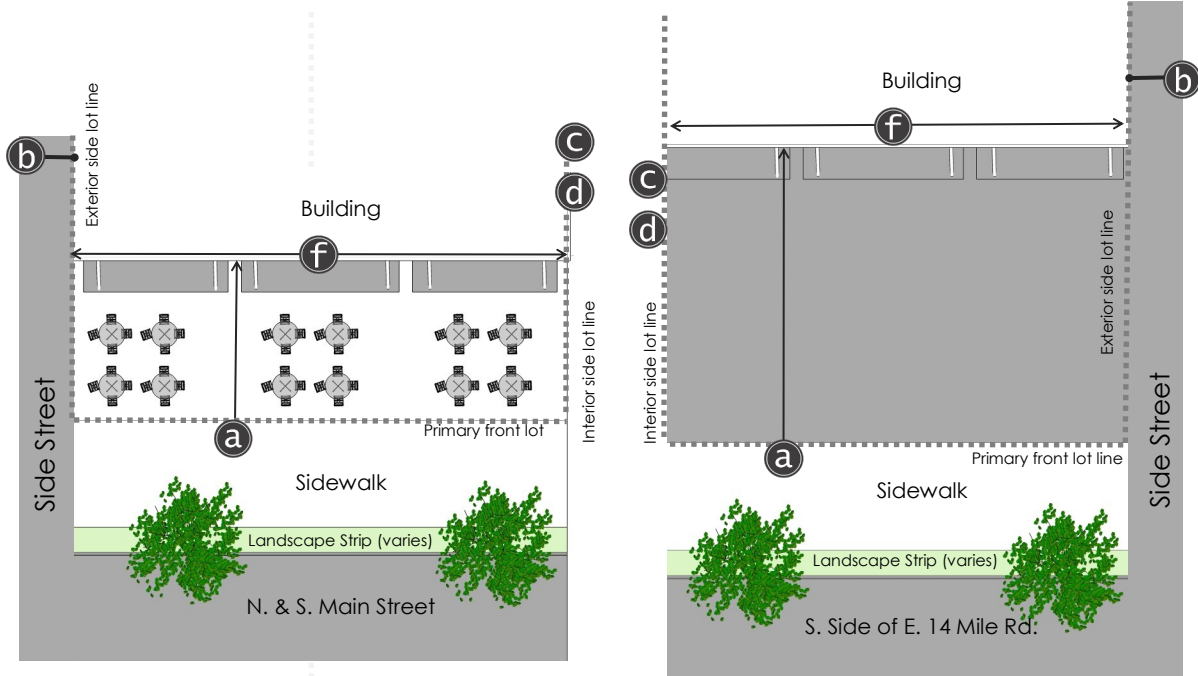
**7** Admin and Enforcement



## Core Fringe

### 4. Frontage Type: Arcade with Front Yard

This frontage type consists of a facade that encroach into the public right-of-way on upper levels, and is set back from the street by a front yard. Arcades are ideal for retail use, in which case they are combined with ground floor storefronts, as well as civic buildings.



Resi- Refer to Downtown Core—Shopfront graphic for elements **e** **g**

#### a. Building Placement

##### Build-to-Zone (Distance from the Property Line)

Front (primary street frontage on N. & S. Main St.)	Minimum: 0 ft; Maximum: 25 ft	<b>a</b>
Front (primary street frontage on S. Side of E. 14 Mile Rd.)	Minimum: 45 ft; Maximum: 65 ft	<b>a</b>
Side (street-facing)	0 ft	<b>b</b>

##### Setback (Distance from the Property Line)

Side yard (internal and adjacent to Core Fringe district)	0 ft	<b>c</b>
Side yard (adjacent to Downtown Core district)	0 ft	<b>d</b>
Side yard (adjacent to any Residential district)	30 ft min.	<b>d</b>
Rear yard (adjacent to Downtown Core or Core Fringe district)	10 ft min.**	<b>e</b>
Rear yard (adjacent to any Residential district)	30 ft min.	<b>e</b>

##### Building Form

Primary Street Façade built within Build-to-Zone (BTZ)	60% min*	<b>f</b>
Side Street Façade built to BTZ	30% min*	<b>g</b>

\*Street facades must be built to the BTL along first 30 ft from every corner. For any area along any portion of the BTL that is not adjacent to a building, outdoor dining area, plaza or similar pedestrian-oriented place shall have a minimum 2.5 ft high masonry screenwall. (see Section 3.3.E.3). \*\* 30 feet if no alley.

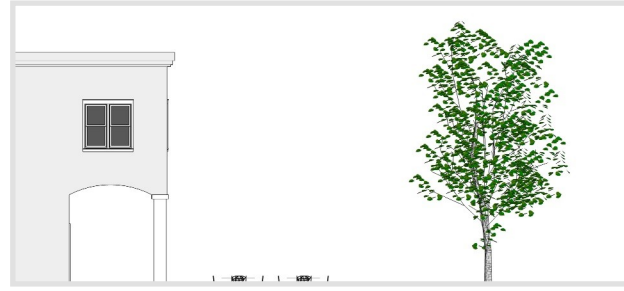


# Core Fringe

**Frontage Type:** Arcade with Front Yard



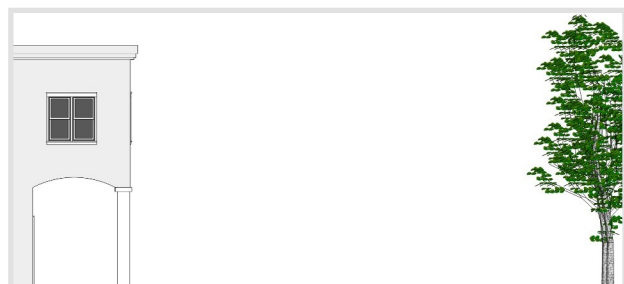
Arcade with 25 ft setback



Development lot (25 ft setback) | Right-of-Way (ROW)

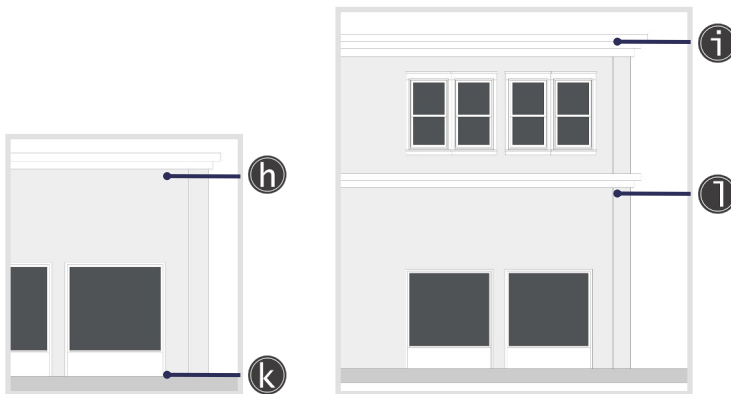


Arcade with 45 ft setback



Development lot (45 ft setback) | ROW

b. Building Height		
Building height minimum	18 ft	<span>h</span>
Building height maximum	2 stories; 30 ft	<span>i</span>
Accessory building maximum height	15 ft	<span>j</span>
Finished ground floor level (max.)	6 inches above sidewalk	<span>k</span>
First floor ceiling height (min.)	15 ft	<span>l</span>
Upper floor ceiling height (min)	9 ft	<span>m</span>



Single Story

Two Stories

**1** Purpose and Introduction

**2** Definitions

**3** Zoning Districts

**4** Use Standards

**5** Site Standards

**6** Development Procedures

**7** Admin and Enforcement



## Core Fringe

### 5. Frontage Type: Open lot

An open lot accommodates temporary or permanent open areas. This may include natural areas worthy of preservation, parks, parking lots, lots not yet developed, and similar uses. Small, one-story structures may be placed on an open lot provided lot coverage limits are met and the use of the structure is accessory to the principal open space use.

#### a. Building Placement (for accessory structures)

##### Street-facing Setback (Distance from the Property Line)

Front yard (primary street frontage)*	0 ft min.	50 ft max.
Side yard (street-facing)*	0 ft	50 ft max.

##### Setback (Distance from the Property Line)

Side yard (internal and adjacent to Downtown Core)	0 ft
Side or rear yard (adjacent to Core Fringe or Residential district)	20 ft

##### Other

Maximum lot coverage by buildings	10%
Maximum accessory building height	20 ft

\* When the principal use is a parking lot, it shall be setback a minimum of twenty feet from any lot line adjacent to a street right-of-way and there shall be a landscaped area or decorative plaza with pedestrian seating between the parking lot and the lot line.

#### C. SUPPLEMENTAL REGULATIONS

The following Section 3.3 Supplemental Regulations applies to both Downtown Core and Core Fringe Districts.



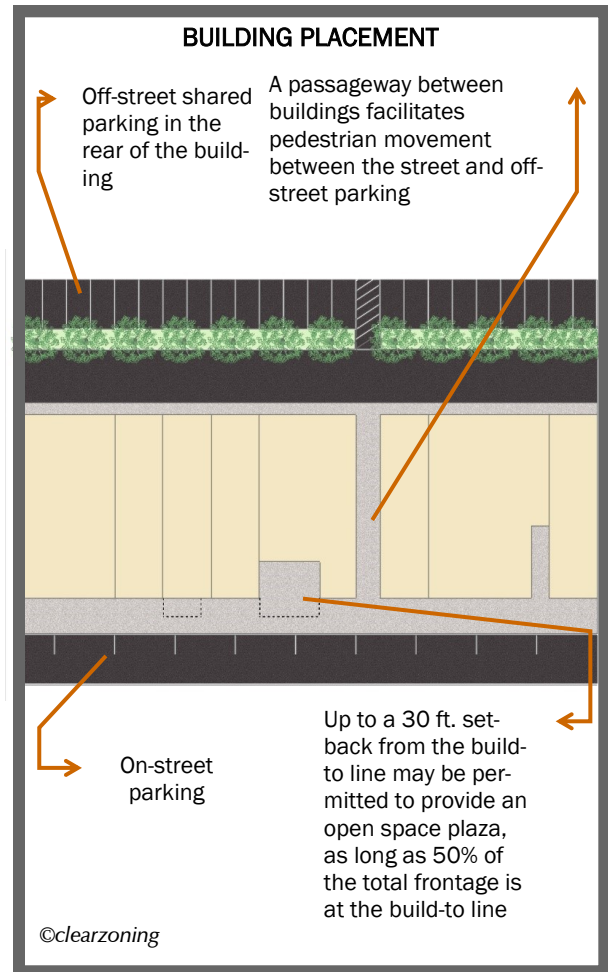
### 3.3 Supplemental Regulations for Downtown Core and Core Fringe

#### A. BUILDING PLACEMENT

1. Buildings shall be constructed so that the building façade on a Primary Street is at the Build-to-Line (BTL) in the Downtown Core and within the Build-to-Zone (BTZ) in the Core Fringe. For Gallery frontage types, the second floor shall meet this requirement, but the ground floor may be set back up to twenty five (25) additional feet. Primary street façades shall occupy the minimum percentage of the full width of the parcel, as required for each building frontage type, subject to the following:
  - a. Building Entrances: Recessed areas from three (3) to five (5) feet from the facade may be provided for primary building entrances and these limited areas may exceed the maximum required setback or vary from the BTL.
  - b. Paved areas: All areas located between the building and the street shall be paved for pedestrians unless specific landscaped areas within the paved sections are approved by the City.
  - c. Forecourt: When a forecourt is provided, it may be setback up to 30 feet from the BTL. A minimum of 50 percent of the total frontage shall meet the BTL.
2. In the remaining portion of the BTL or BTZ that does not contain a building or forecourt, there shall be constructed a two and one-half (2.5) high (min.) brick or stone knee wall in line with the building façade or at the property line (See Section 3.3.E.3).

#### B. BUILDING ELEMENTS

The requirements listed in this subsection shall apply to all facades facing a Primary Street as well as facades that directly face a park or plaza. Walls shall not be blank and shall include windows and architectural features customarily found on the front of a building in a traditional downtown setting. Human scale shall be created by building massing as well as the



use of architectural elements such as cornices, colonnades, awnings, walkways, street-level display windows, lighting, and a variety of building materials. Human scale shall be further reinforced by site design features around the building exterior. The following additional requirements shall apply:

1. **Building Composition:** Building facades containing two or more stories shall be comprised of three distinct components: a base or ground floor, a middle, and a top. One-story buildings shall have a base and a top.
  - a. Base: The base of a building shall be designed to clearly define where the building begins. It shall enhance the pedestrian experience by providing quality durable materials as well as ample windows that encourage views into a ground floor space.

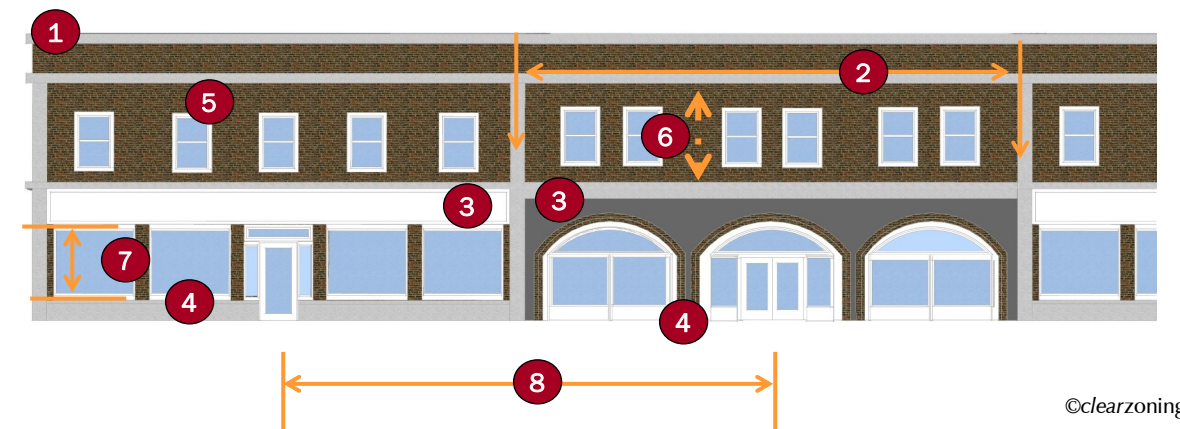
- b. Middle: For buildings with more than one story, the middle of a building, which begins above the ground floor, shall be separated from the ground floor by a visible break (horizontal expression line) that includes a change of color and material or material pattern. This break may include the sign band area. Upper floor windows shall be inset and grouped to complement the rhythm of the ground floor openings (see 2.b. and c.)
- c. Top: The top of the building is distinguished by a cornice or noticeable roof edge. Flat roofs shall be enclosed with parapets.

- i. Equipment: Rooftop mechanical and other equipment shall be positioned and screened to minimize views from adjacent properties and obscure views from the public rights-of-way.
- ii. Accessibility: Roofs may be accessible and may be used as balconies or terraces. Vegetated (green) roofs are encouraged to cool buildings and limit stormwater runoff.

## 2. Windows and Doors

- a. Generally
  - i. Materials: Structural elements to support canopies or signage, along with mullion and frame systems for windows and doors,

*Building Elements & Windows/doors. This graphic illustrates selected regulatory elements that apply to the Downtown Core and Core Fringe Districts.*



- 1 Top of building - buildings must include a top or cap element; Cap Type: Parapet example shown with cornice in this illustration (see 1.c.)
- 2 Vertically divide façade into segments not greater than 60 feet wide (see 3.b.)
- 3 Horizontal expression lines define the base of the building (see 1.b.)
- 4 Base types: Left—Storefront Base; Right—Arcade base
- 5 Min. percentage of transparent, non-reflective windows on upper floors (see 2.c.)
- 6 Orient windows vertically in upper floors and define edges of each window; group in relation to ground floor openings (see 2.c.)
- 7 Min. and max. percentage of transparent, non-reflective windows on ground floor, measured between 2 and 8 ft. above walk as specified (see 2.b.)
- 8 Provide a minimum of one entrance for every 75 ft. of building frontage (see. 2.b.)



shall be painted, powder-coated or stained (or the equivalent). Glass shall be clear or lightly tinted. Reflective glass is not permitted. Glass block windows shall not be permitted unless the Planning Commission grants an exception for use as an accent.

- ii. Shutters: When shutters are used, whether operating or decorative, they shall be equal to the width of one half of the adjacent window opening
  - iii. Façade Openings: All porches, doors, and upper floor windows, shall be vertically proportioned.
- b. Ground Floor windows and doors:
- i. Integral Design: All storefronts shall have doorways, windows, and signage that are integrally designed.
  - ii. Transparency: Each storefront shall have transparent or lightly tinted areas, equal to at least seventy (70) percent of the total ground floor wall area located between two (2) and eight (8) ft from ground level. These required window areas shall be either windows that allow views into retail space, dining areas, office work areas, lobbies, pedestrian entrances, merchandise display windows or other windows consistent with encouraging an active pedestrian environment along the storefront.
  - iii. Entry: At least one functioning doorway shall be provided for every Primary Street-facing storefront, with the primary entrance on the street. One doorway shall be provided for every 75 feet in horizontal building length.

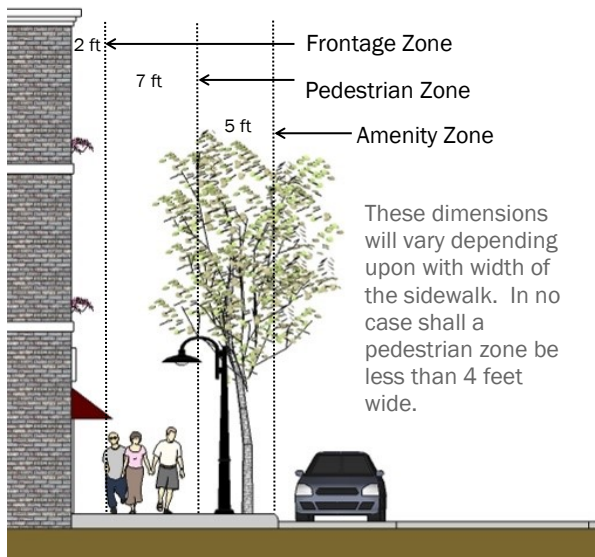
- c. Upper Floor windows and doors—Glazing: The glazed area of a façade above the first floor shall be between thirty (30) and fifty (50) percent of the wall area, with each façade being calculated separately, floor to floor. Sill height: All windows shall maintain a consistent sill height and shall be oriented vertically, unless the approving body for the site plan grants an exception for a decorative window element or similar feature.

### 3. Building Materials

- a. At least 90% of all exterior building façades shall be finished with a combination of two or more of the following: Glass, brick, cut or cast stone, painted or stained wood, integrally colored concrete units with brick proportions (e.g., half-high units), and split-faced, scored or fluted block. Use of textured stucco shall be limited to no more than 25% of a single facade. For parcels that do not abut Main Street or 14 Mile Road, buildings may have cementitious (e.g., hardie plank or the equivalent) siding as an additional material choice. The approving body for a site plan may approve a variation in these materials or additional materials if it finds the overall architectural design and visual character fits with the spirit of this section, and the materials are compatible with neighboring buildings and the adopted Master Plan.
- b. Variation: There shall be a change in the vertical or horizontal building plane when there is a change in color or material. Street facing facades shall be divided vertically into segments no greater than sixty (60) feet wide.



4. Corner Buildings. Buildings located at a street corner shall have appropriate architectural features and details that accentuate its prominent corner location through additional building height and /or adding a building peak or tower element at the corner. Other creative techniques may be used, subject to the acceptance of the approving body. Special architectural corner features may be permitted to exceed the maximum building height by up to ten (10) feet if deemed appropriate by the approving body.
5. Canopies and Awnings: Facades may be supplemented with awnings, canopies, and similar elements that meet the following:
  - a. Style & Height: Straight and gently sloped flat sheds shall be used for awnings. If sloped, they shall have a pitch of no more than 25 degrees (3:12). Canopies shall be have the appearance of being flat, extending perpendicular from the building facade. Awnings and canopies shall be at least 8 feet above sidewalk grade at the lower drip edge.
  - b. Encroachment: Awnings, canopies, and similar elements may encroach beyond the BTL or BTZ and into a street right-of-way or easement, but must avoid the canopy area of street trees (based on tree maturity); and be set back a minimum of five (5) feet from the face of the road curb. Awnings shall be positioned immediately above ground floor windows, in scale with the window and overall building façade. Canopies shall be permitted only above building entrances, and shall be in scale with the entrance and building façade. Awnings used above the ground floor may extend no more than two (2) feet from the building façade. Encroachment into any right-of-way requires approval of City Council.
  - c. Colors: Awnings and canopies shall be complementary to the building façade.
  - d. Materials: Awnings shall be constructed of a durable material such as canvas or other material approved by the Building Official that will not fade or tear easily. Plastic and vinyl awnings are not permitted.
  - e. Signage: The vertical drip of an awning may be stenciled with signage a maximum of 8 inches by a horizontal length not to exceed 80 percent of the awning width, subject to the sign ordinance regulations.
6. Balconies: Balconies may be added to facades above the first floor with the following conditions:
  - a. Balconies shall not extend more than six feet from the building face.
  - b. Materials shall be compatible with the building and be integrally designed.
  - c. Balconies shall not extend into a public right-of-way without approval of City Council.
7. Building Lighting
  - a. Height: For facades Main Street or 14 Mile Road, exterior lights, if provided, shall be mounted between six and fourteen (14) feet above adjacent grade. If the lighting projects more than three (3) inches from the façade, it shall have a minimum height of eight (8) feet) and a maximum height of fourteen (14) feet above adjacent grade.
  - b. Alley lighting: Fixtures in alleys shall illuminate the alley, be at least eight (8) feet in height and not cause glare onto adjacent lots.
  - c. Floodlights or directional lights: Such lighting may be used to illuminate alleys or parking garages, but must be shielded to prevent light from spilling upward or into adjacent lots, the street, or area outside of the District. If uplighting is proposed (e.g., for façade illumination), it shall only be permitted if it minimizes spillover beyond the surface being illuminated and the level of



illumination is deemed appropriate for the context of the block in the District.

- d. Contained illumination: Site lighting shall be of a design and height and shall be located so as to illuminate only the lot. An exterior lighting (photometric) plan shall be submitted with each site plan and is subject to approval by the site plan's approving body.
- e. Flashing, traveling, animated or intermittent lighting: Such lighting is not permitted, whether of a permanent or temporary nature, outside the building, or inside the building where it could be seen from the public way.

### C. OFF-STREET PARKING

#### 1. Location:

- a. Primary and Secondary Pedestrian Streets: Surface parking lots shall have a minimum setback - as specified by building typology - from the front or exterior side lot line and be located behind or to the side of a building. Structured parking is permitted to be placed at the BTL or within a Build-to Zone, but must contain a liner building with a permitted first floor use that is a

minimum of 20 feet deep. Upper level habitable liners are also encouraged.

- b. Other Roads: Surface parking lots are permitted in the rear or side of any lot and in parking structures and shall be setback in accordance with building typology.
2. Driveways and Access: Driveway access shall not be permitted off Main Street or 14 Mile Road.
  3. Screening and Landscaping: (See subsection E.)
  4. Vehicular Parking:
    - a. Under those circumstances in which a developer or owner of a building has provided alternative arrangements or made commitments for patron or customer parking, or has entered an agreement under section 34-1194, the parking requirements for first floor use in a multiple story building shall be exempt or modified from the requirements of division 20, Off-Street Parking and Loading, of article XXXIV of the land development code.
    - b. In addition to the modification provisions to parking within division 20, subsection 34-1072(6), the planning commission may modify parking requirements for single-story structures where all of the following requirements are met:
      - i. Construction materials and design are exemplary and implement the goals, objectives and policies of the city's master plan and the framework design plan.
      - ii. An existing mansard roof is being removed and not being replaced.
      - iii. The applicant demonstrates the availability of shared parking within 300 feet of the subject site, as measured from property line to property line. Proof of

availability of parking shall be demonstrated through submission of a signed parking agreement with the other property owner(s).

- iv. No accent colors are being used to express corporate identity or a business theme.
  - v. Use of the adopted DDA color palette is encouraged.
  - vi. Building signage is limited to architecturally compatible wall, projecting and/or suspending signage.
  - vii. Less than the permitted quantity (area and number) of wall signage is being proposed.
- c. All upper floor office and residential uses shall be required to provide off-street parking spaces in accordance with Division 20 of this Article, and the following:
- i. Users are encouraged to provide collective parking facilities in accordance with subsection 34-1072(5).
  - ii. All parking facilities shall comply with the standards for a commercial parking garage noted in subsection 34-1195.
- d. When an upper-floor user is unable to provide all or some of the required off-street parking spaces within reasonable proximity (will be determined by planning commission with recommendation from city planner and director of building and planning to such building or use, the user may request to pay a fee in lieu of parking in accordance with section 34-1073. The cost per parking space and the payment methods shall be established from time to time by resolution of the city council.

2. Bicycle Parking: Secure, visible, and accessible parking for bicycles shall be provided at a rate of one space plus one additional space for every five thousand (5,000) square feet of floor area with a minimum of one space and up to maximum of ten (10) spaces required. Such parking may be provided off-site within 300 ft of the building.

#### **D. FUNCTIONAL ELEMENTS:**

1. Loading docks and areas, truck parking, utility meters, HVAC equipment, trash dumpsters, trash compaction and other service functions shall be incorporated into the overall design of buildings and landscaping.
2. Areas for truck parking, trash collection and/or compaction, loading, HVAC equipment, and other such uses shall not be visible from public or private rights-of-way or residential zoning district, and shall be located at least fifteen (15) feet from Main Street, 14 Mile Road, and sidewalks unless they are roof mounted and appropriately screened, in which case the setback can be reduced to five (5) feet.

#### **E. LANDSCAPING / SCREENING**

1. Generally: Sites should include landscaping as an integral part of site design and should give consideration as to the use of landscaping for stormwater management. Best practices shall be used, where feasible, including the use of bioswales, drip irrigation, and native species.
2. Mechanical equipment: Mechanical equipment, including, but not limited to, HVAC equipment, electrical transformers, air compressors, pumps, exterior water heaters, water softeners, private garbage cans (not including public sidewalk waste bins) and storage tanks may not be stored at ground level facing Main Street or 14 Mile Road and, if provided in the rear yard or interior side yard, must be screened from public view. Rooftop mechanical equipment must be screened from public view, using materials that are complementary to the overall building design.

3. **Parking lot screening:** Parking lots adjacent to public or private streets shall be screened by one or a combination of the following: brick, stone or similar quality and appearance masonry knee wall, or a combination of the above kneewall with ornamental metal fencing and hedgerow, with the design intent of screening an area 2.5 feet high adjacent to parking lots. In addition, perimeter landscape strips along Main Street and 14 Mile Road shall have one canopy tree planted for every thirty (30) feet of open frontage.

4. **Fences**

- a. All fences shall be installed so the finished side is facing outward.
- b. Chain-link fences and razor wire are prohibited.
- c. Fences and walls that screen refuse areas shall be durable, opaque and constructed of material found on or complementary to the principal building, and shall include durable and opaque gates that are closed except for times of loading or unloading.
- d. Fences and walls used to screen mechanical, refuse and loading elements shall be a minimum of one (1) foot taller than the element being screened.
- e. All other fences shall have a maximum height of five (5) feet measured from grade.
- f. Fences shall not be permitted in a front or street-facing side yard.

5. **Street Trees & Plantings**

- a. **Spacing:** Trees must be provided along the frontage (street-facing) streetscape, with a average spacing of thirty (30) feet on center, in accordance with the City's streetscape plan.
- b. **Tree wells:** Tree wells in sidewalks must be 5 ft. by 5 ft with a 3.5 ft. minimum depth and design to adequate drain and provide plant

nutrients. Perimeter fencing shall not be permitted.

- c. **Clear vision:** Trees shall not be placed closer than thirty feet (30') from intersections, nor be placed in the clear vision triangle.
  - d. **Irrigation:** Irrigation systems must be installed at the time of development. Drip irrigation is strongly encouraged.
  - e. **Plant Selections:** Plants should be chosen for specific locations based on size and mass at maturation as well as ease of maintenance.
6. **Café Railings:** An outdoor dining area for a restaurant shall separate the dining area from the sidewalk pedestrian zone with a café railing, or similar feature, approved by the city.
    1. The café railing may extend not more than 8 feet beyond the front lot line provided a clear pedestrian path of at least 5 feet in maintained on the sidewalk.
    2. The café railing shall be at least 30 inches and not more than 36 inches high. The café railing shall be constructed of a decorative material such as black metal, wrought iron or similar quality material that is durable and keeping within the aesthetic qualities of the district.
    3. The café railing shall be anchored to the sidewalk in a manner that permits removal and storage during months when not in use.
    4. A license shall be obtained from the City Council for dining in a public right-of-way.

## F. STREET FURNISHINGS

1. **Pedestrian Lighting**
  - a. When a building is set back from the build-to line, where permitted, pedestrian-scaled lighting shall provide or supplement other lighting so as to provide a minimum of one foot candle of light between the building face and the curb.





- b. Other pedestrian pathways shall be lit with pedestrian scale lighting to provide a minimum of one foot candle of light along the pathways.
2. Street Furniture
  - a. Street furnishing shall be placed at least 2.5 feet from the curb face where on-street parking occurs, and 5 feet where travel lanes adjoin the curb, subject to City Council approval, where required.
  - b. Street furnishings must be those identified by the city.

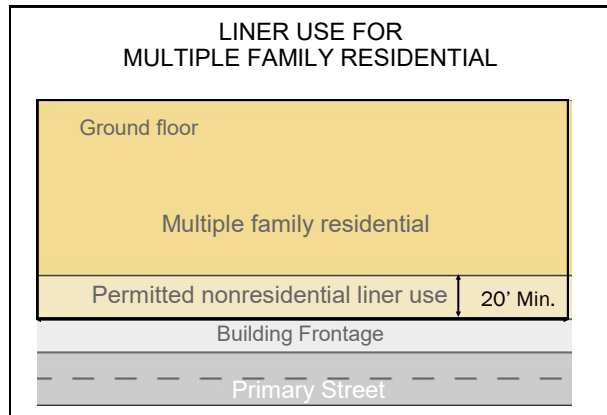
### G. STOREFRONT VACANCY

For the purpose of this section, a "storefront vacancy" in the Downtown Core and Core Fringe districts is defined as a vacant commercial ground floor (street level) space in any otherwise occupied or unoccupied building.

1. Vacant storefronts shall be properly secured to prevent trespassing during the period of vacancy.
2. The exterior façade of vacant storefronts shall be maintained by the property owner at the same level of quality as surrounding occupied storefronts and buildings.
3. Property owners of vacant storefronts shall implement temporary alternative uses of storefront window areas such as utilizing them as a display area for community information, local public art, and merchandise from other stores.
4. Vacant storefronts shall not be boarded up, covered with paper, or otherwise appear derelict or abandoned. Temporary covering of windows in a decorative fashion shall be permitted during periods of active store renovations.

### H. FIRST FLOOR LINER USE FOR MULTIPLE FAMILY RESIDENTIAL

1. Downtown Core. Multiple family residential shall be a principal permitted use on the ground floor if the first twenty (20) feet or more of ground floor building depth facing a Primary Street (Main Street and 14 Mile Road) is used for one or more of the permitted or conditional uses otherwise allowed. Such nonresidential use(s) shall extend the full width of the ground floor building frontage. When used as described above, the non-residential use on the ground floor is considered a liner use, and is illustrated below.
2. Core Fringe. Multiple family residential shall be a principal permitted use on the ground floor if a liner use is provided as described above, and illustrated below.



### I. CONFLICTING REGULATIONS

Whenever there are conflicts between the Downtown Core and Core Fringe district provisions and any other sections of the Zoning Ordinance, the provisions of the Downtown Core and Core Fringe shall apply, subject to the interpretation by the Zoning Administrator. If there is a conflict between an illustration and the text of the ordinance, the ordinance text shall apply.

## A. INTENT

### Core Residential District (CR)

1. Residential Uses. The intent of the Core Residential district is to preserve the existing single family character of the area. It is envisioned that in the short term, residential uses will continue, but there may be a transition to low-impact non-residential uses as described below.
2. Non-Residential Uses. On certain designated streets, low-intensity non-residential uses such as small offices and by-appointment retail may reoccupy homes. These uses should not require significant parking beyond that which is customary in a residential neighborhood and should otherwise be harmonious with neighboring parcels. Hours of operation shall be limited to normal business hours. In all cases, parking must be provided on-site.

## B. FRONTAGE TYPES

### Core Residential District (CR)

Frontage types shall conform to the typologies identified below:

1  
Purpose and  
Introduction

2  
Definitions

3  
Zoning  
Districts

4  
Use  
Standards

5  
Site  
Standards

6  
Development  
Procedures

7  
Admin and  
Enforcement

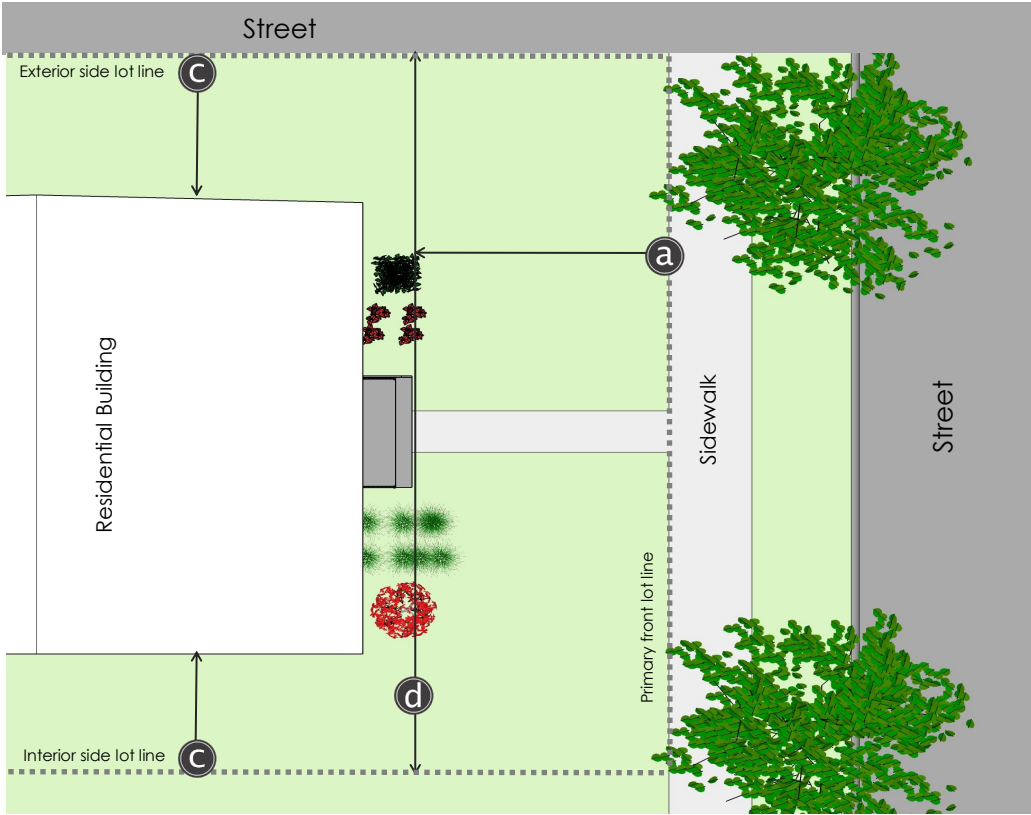




Core Residential

1. Building Frontage Type: Stoop with setback

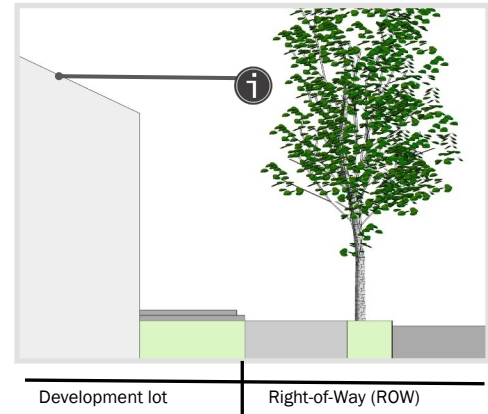
This building type is intended to permit limited non-residential uses while preserving a residential setting adjacent to the Downtown Core. Buildings are close to the frontage line and raised from the street for privacy. This Frontage includes an exterior step and landing that may be covered.



a. Building Placement			
Build-to-Zone (Distance from the Property Line)			
Front (primary street frontage)	Minimum: 20 ft; Maximum: 30 ft		a
Side (street-facing)	20 ft min.		b
Setback (Distance from the Property Line)			
Side (internal & external)	10 ft min		c
Rear	35 ft min.		d
Building Form			
Primary Street Façade built within the Build-to-Zone (BTZ)	50% min*		d
Side Street Façade built within the BTZ	N/A		

# Core Residential

**Building Frontage Type:** Stoop with setback



b. Building Height, Floors and Ceilings, and Lot Coverage		
Building minimum	1 story / 18 ft	<span>h</span>
Building maximum	2 stories / 30 ft.	<span>i</span>
Accessory Building maximum	15 ft	<span>j</span>
Finish Ground Floor Level (max.)	36 inches above sidewalk	<span>k</span>
First Floor Ceiling height (min.)	8 ft	<span>l</span>
Upper Floor Ceiling height (min)	N/A	<span>m</span>
Lot Coverage (building)	40% max.	
c. Lot Width and Area		
Lot Width	50 ft min.	
Lot Area	5,500 sq ft min.	

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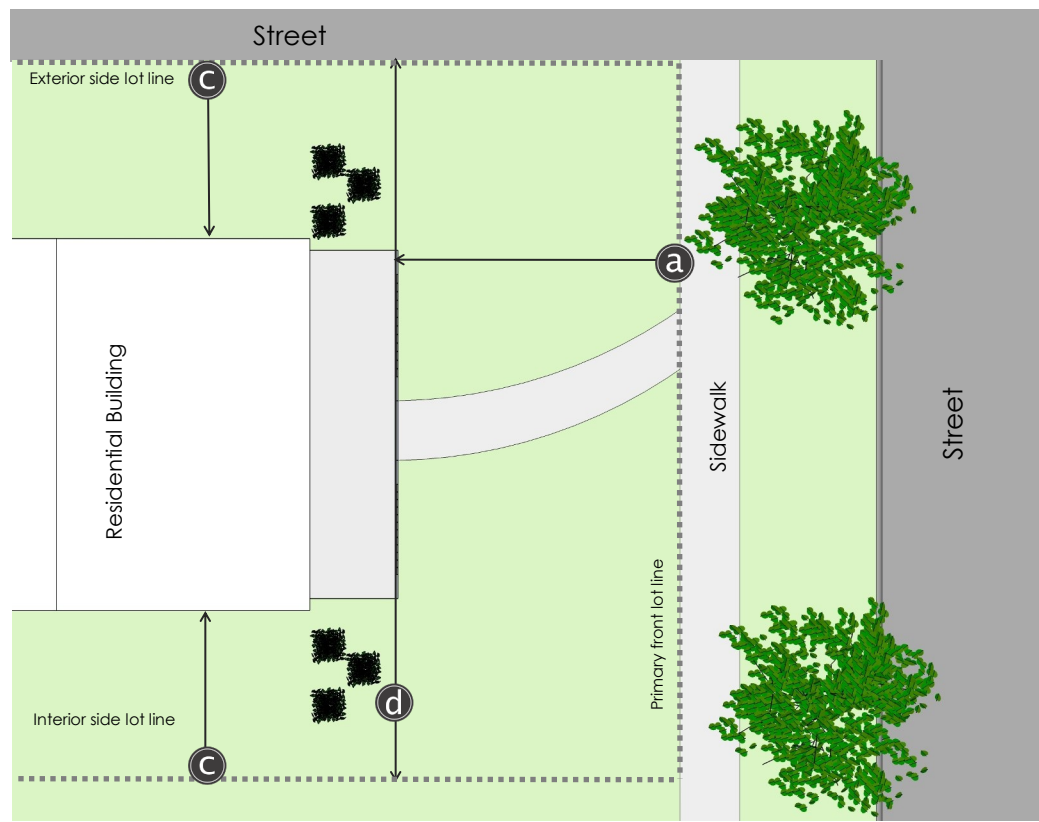
**7** Admin and Enforcement



Core Residential

2. Building Frontage Type: Porch

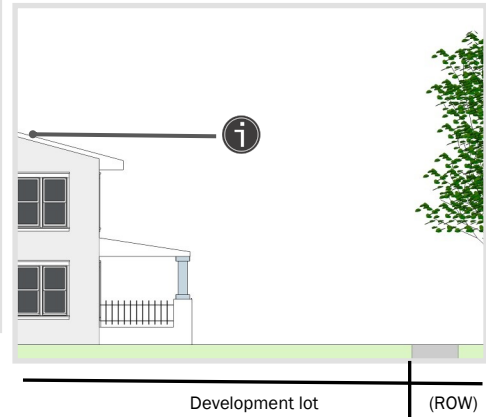
This building type is intended to maintain a residential quality of the neighborhood. Porches extend the façade of a building while maintaining a setback from the street. Fences at the property line may be used to better define the private space of a yard



a. Building Placement		
Build-to-Zone (Distance from the Property Line)		
Front (primary street frontage)	Minimum: 20 ft; Maximum: 30 ft	a
Side (street-facing)	20 ft min.	b
Setback (Distance from the Property Line)		
Side (internal & external)	10 ft min.	c
Rear	35 ft min.	d
Building Form		
Primary Street Façade built within the Build-to-Zone (BTZ)	50% min*	d
Side Street Façade built within the BTZ	N/A	

# Core Residential

Building Frontage Type: [Porch](#)



b. Building Height, Floors and Ceilings, and Lot Coverage		
Building minimum	1 story / 18 ft	<a href="#">h</a>
Building maximum	2 stories / 30 ft	<a href="#">i</a>
Accessory Building maximum	15 ft	<a href="#">j</a>
Finish Ground Floor Level (max.)	36 inches above sidewalk	<a href="#">k</a>
First Floor Ceiling height (min.)	8 ft	<a href="#">l</a>
Upper Floor Ceiling height (min)	N/A	<a href="#">m</a>
Lot Coverage (buildings)	40% max.	
c. Lot Width and Area		
Lot Width	50 ft min.	
Lot Area	5,500 sq ft min.	

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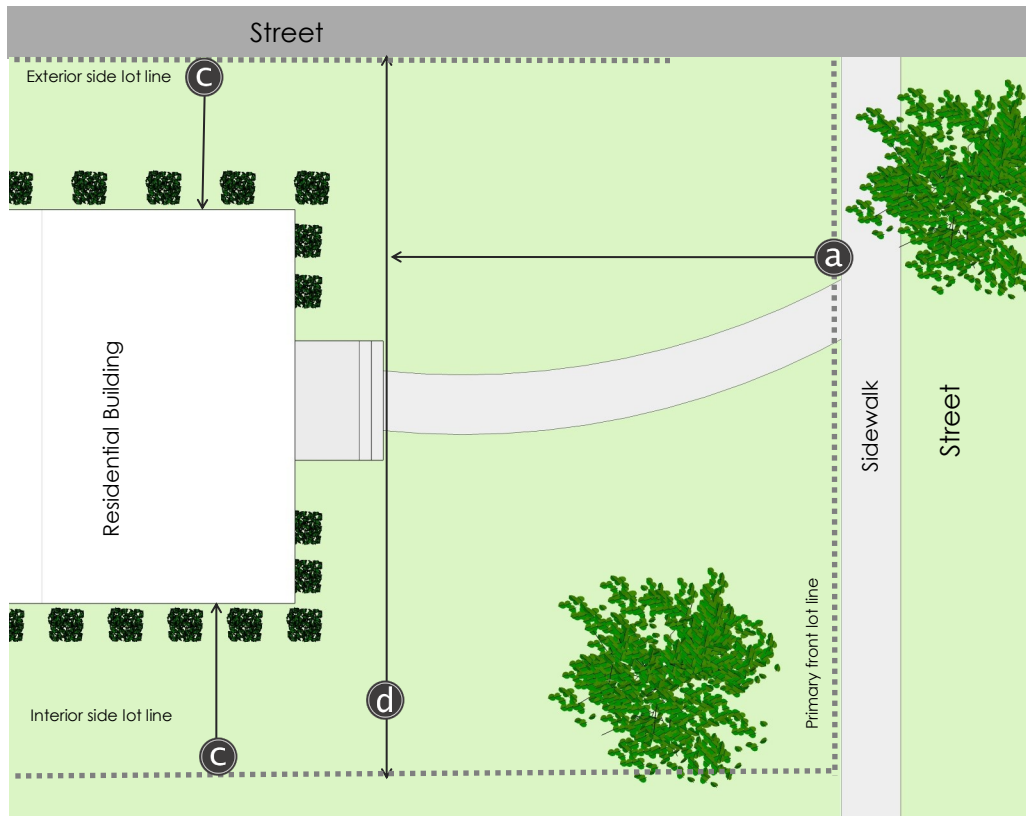
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## Core Residential

### 3. Building Frontage Type: Common yard

The façade in this frontage type is setback substantially from the frontage line. The front yard created is unfenced and is visually continuous with adjacent yards, supporting a common landscape.



#### a. Building Placement

##### Build-to-Zone (Distance from the Property Line)

Front (primary street frontage)	Minimum: 20 ft; Maximum: 30 ft	a
Side (street-facing)	20 ft min.	b

##### Setback (Distance from the Property Line)

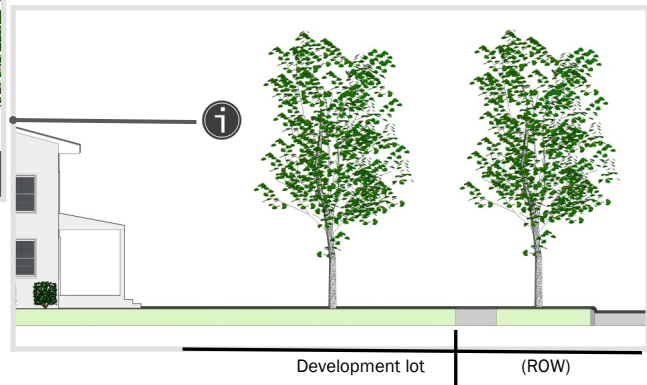
Side (internal & external)	10 ft min.	c
Rear	60 ft min.	d

##### Building Form

Primary Street Façade built within the Build-to-Zone (BTZ)	50% min*	d
Side Street Façade built within the BTZ	N/A	

# Core Residential

Building Frontage Type: [Common yard](#)



b. Building Height, Floors and Ceilings, and Lot Coverage		
Building minimum	18 ft	<a href="#">h</a>
Building maximum	2 stories	<a href="#">i</a>
Accessory Building maximum	15 ft	<a href="#">j</a>
Finish Ground Floor Level (max.)	36 inches above sidewalk	<a href="#">k</a>
First Floor Ceiling height (min.)	8 ft	<a href="#">l</a>
Upper Floor Ceiling height (min)	N/A	<a href="#">m</a>
Lot Coverage (buildings)	40% max.	
c. Lot Width and Area		
Lot Width	50 ft min.	
Lot Area	5,500 sq ft min.	

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# *Use Standards*





## Article 4.0

### Use Standards

- 4.1 Commercial Uses in the Core Residential District
- 4.2 Financial Institutions
- 4.3 Fitness Centers
- 4.4 Restaurants
- 4.5 Retail—Outdoor display of goods
- 4.6 Commercial Parking Garages

# 4.0 Use Standards

## 4.1 Commercial Uses in the Core Residential District

In the Core Residential district, all permitted commercial uses are subject to the following conditions:

- A. There shall be no sound, odor, light, smoke, or other nuisances beyond that which would be expected in a residential district.
- B. One parking space for each employee outside of the home owner shall be provided in an off-street parking area.
- C. No outdoor storage of materials is permitted.
- D. Hours of Operation:
  1. There shall be no retail activity on the site between 8 p.m. and 8 a.m.
  2. When located adjacent to a residential use, activities shall be conducted completely within a building between the hours of 10 p.m. and 8 a.m.

## 4.2 Financial Institutions

In the Downtown Core district, drive-through uses shall not be accessed from a primary street.

## 4.3 Fitness Centers

- A. Fitness centers smaller than 5,000 sf are permitted uses in the Downtown Core and Downtown Fringe districts.
- B. Fitness centers 5,000 sf or larger are permitted with special land use approval in the Downtown Core and Downtown Fringe districts.

## 4.4 Restaurants

- A. Outdoor dining is a permitted accessory use on a ground floor or upper floor deck, subject to the following conditions:
  1. The outdoor dining area on a ground floor level shall not exceed 25 percent of the gross floor area of the

ground floor of a principal building; and shall not be located in any required front, side or rear setback area. Outdoor dining is permitted in a build-to zone (BTZ).

2. The outdoor dining area shall be separated from all vehicular parking and maneuvering areas by means of a greenbelt, wall, or architectural feature.
  3. The outdoor dining area shall not be located within 50 feet of any properties used or zoned for residential purposes. The area shall be screened from view from all residential properties by an obscuring wall or greenbelt, per the conditions of Section 3.1.C, Supplemental Regulations.
  4. The outdoor dining area shall be kept clean and void of litter at all times.
  5. All vending machines shall be located within a completely enclosed building.
  6. No additional signage is permitted within the outdoor dining area.
  7. Outdoor dining areas may be located in the public right-of-way, subject to approval by City Council.
- B. Rooftop restaurants involving the construction of permanently anchored structures, with or without the sale of alcoholic liquor, are principally permitted in the DC Downtown Core district, subject to the following conditions:
1. The hours of the rooftop seating area shall not create a nuisance to the adjoining uses.
  2. For any establishment desiring to serve alcoholic liquor there must be advanced approval for outdoor sales from the Michigan Liquor Control Commission and the city.
  3. There must be sufficient insurance to cover or indemnify the city.
  4. The applicant, in receiving approval for a rooftop café or eating area,

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must acknowledge that such use can be immediately revoked for the violation of any of the conditions of that use; a violation of any applicable provision of this section; a violation of any provision of a plan of operation under [section 6-65](#); development incentives under [section 34-1194](#); or an unauthorized modification of use from that originally described in the application and approval of the planning commission.

5. All such operations shall not commence prior to April 15 of any given year and shall cease by November 15 of that same year.
  6. No signage shall be permitted within the outdoor café or eating area, including umbrella signs, banners, etc. The only permitted signage shall be in association with the interior use and shall be consistent with the requirements of subsection [34-1195](#) (f).
  7. Rooftop seating areas comprised of fully removable furniture and decor, with or without the sale of alcoholic liquor, are permitted in the DC Downtown Core district, subject to review by the city planner and final approval by the director of building and planning, subject to the conditions herein and the following additional condition: Temporary coverings are permitted provided they are removed at the end of each season.
- C. Amplification of live music shall only be permitted within a completely enclosed building.

#### 4.5 Retail—Outdoor display of goods

The temporary outdoor display of goods is permitted as an accessory use to a retail business, subject to the following:

- A. Temporary outdoor display may be placed within the adjacent public right-of-way, along the front lot line or in the front yard, up to a depth of three (3') feet provided the display area is not greater than forty (40%) percent of the frontage of the building multiplied by three (3) feet, up to one hundred (100) sq. ft. A minimum clear area of four (4') feet shall be maintained along all pedestrian walks (5 feet where required by ADA requirements).
- B. All outdoor display, including all merchandise, display units, and similar material, shall be limited to the regular operating hours of the business and shall be brought indoors each day during non business hours.
- C. Outdoor display shall be located in a designated area immediately abutting the associated building(s).
- D. The outdoor display of merchandise shall not exceed a maximum height of eight (8') feet.

#### 4.6 Commercial Parking Garages

Commercial parking garages are permitted with planning commission approval in the DC district, subject to the following conditions:

- A. The garage may be self-contained or combined with a building which fronts on a perimeter public street.
- B. The garage shall not be visible from Main Street or 14 Mile Road.
- C. Access to the garage shall be from a rear or side alley.
- D. Garages shall be no less than two stories.

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