

**City of Berkley**  
**Zoning Ordinance Steering Committee**

**Wednesday, August 2, 2023**  
**6:00 p.m. – 8:30 p.m.**

**AGENDA**

- 1. Check in (5 min)**
- 2. Review of previous work (45 min)**
  - a. Draft Zoning Map
  - b. Zoning Districts
    - i. Draft Article 4
    - ii. Draft Article 5
    - iii. Memo on Site Based District Components for Article 6
- 3. Development Review Processes (45 min)**
  - a. Discussion
  - b. Direction
- 4. Preview: Parking (15 min)**
  - a. Ideas
  - b. Advice
- 5. Check out (5 min)**
  - a. Community education and communication
  - b. Steering Committee: Questions & suggestions to staff by August 16, 2023
  - c. Staff & CWA: Materials for next meeting to Steering Committee by August 23, 2023
  - d. Next meeting date: September 6, 2023 at 6 p.m.

## **Decision-Making Process**

The Steering Committee will make decisions by consensus, i.e., all members agree.

If consensus is not reached, CWA and staff will draft a memo to the Planning Commission, cc'd to City Council, explaining both sides of the issue. The Planning Commission would make a decision at its next meeting that would be acted upon during the Zoning Ordinance rewrite.

**TO:** City of Berkley Zoning Ordinance Steering Committee

**FROM:** Megan A. Masson-Minock, AICP  
Michelle Marin

**DATE:** July 26, 2023

**RE:** August 2023 Zoning Ordinance Steering Committee Meeting

Thank you for the productive meeting earlier this month where we discussed the outline, zoning districts, corridors and neighborhoods.

At the upcoming August meeting, we would like to review the draft Article 4 – Establishment of Districts, draft Article 5 – Use-based Districts, the elements of the site-based districts, and development processes. The draft articles are in your packets. Information on the site-based districts is described in this memorandum with an example in the Google Drive. The development processes information is detailed in this memorandum.

#### **Review of Previous Work: Zoning Districts, Use-Based Districts and Site Based Districts**

We have updated the draft zoning map, posted on the Google Drive per the discussion at your last meeting. The following changes from the previous draft Zoning Map were made:

- Woodward is its own zoning district.
- Twelve Mile between Greenfield & Buckingham; Twelve Mile between Woodward & half block west of Berkley; Woodward between Twelve Mile and Wiltshire; Coolidge between Eleven Mile & Catalpa should be Gateway.
- Eleven Mile between Greenfield and Mortensen, except for those corner parcels on Coolidge, should be Flex.
- The parking overlay was expanded to cover all areas currently zoned P-1.

We have posted on Google Drive a draft Article 4 – Establishment of Districts and a draft Article 5 – Use-based Districts. Draft Article 4 lays out the zoning districts, how the Zoning Map is part of the Zoning Ordinance, interpretation of zoning boundaries, and the scope of the Zoning Ordinance.

In draft Article 5 – Use-based Districts, the following changes from current zoning are proposed:

- The minimum square footage for a dwelling unit is proposed to be 800 square feet.
- The R1-A and R1-B zoning districts are proposed to be combined into the Single Family Residential Large Lot (R-1 LL) zoning district with the current minimum lot size, minimum lot width, and setbacks of the R1-B zoning district. Accessory dwelling units are allowed and dimensional requirements for non-residential uses have been added.
- The R1-C and R1-D zoning districts are proposed to be combined into the Single Family Residential Small Lot (R-1 SL) zoning district with the current minimum lot size, minimum lot width, and setbacks of the R1-D zoning district. Accessory dwelling units are allowed and dimensional requirements for non-residential uses have been added.

- For the R-2 zoning district, a larger minimum lot size and lot width as well as an increased back yard setback for duplexes is proposed. The lot size and lot width are based on existing duplexes in Berkley in the R-2 zoning district. Accessory dwelling units are allowed with single family detached residences.
- For the R-M zoning district, different setbacks and lot dimensions are proposed for duplexes and multiple family buildings. The lot size and lot width are based on existing duplexes in Berkley in the R-2 zoning district and existing multiple family buildings in the R-M district. Accessory dwelling units are allowed with single family detached residences.
- For R-M-H zoning district, single-family and duplexes are proposed to be removed. Instead of an algebra formula for setbacks and lot size, those dimensions proposed are based on Oxford Towers.
- For Community Centerpiece, a minimum lot size and lot width is proposed based on the smaller properties currently zoned Community Centerpiece.
- The P-1 zoning district is proposed to become an overlay district where the underlying zoning district uses are allowed per those regulations, parking lots, and parking garages are special land uses.

#### Site-Based Districts

There are four elements to the site based districts: use groups, street types, building forms, and site types. At your upcoming meeting, we would like to review those elements and proposed categories for each.

We have posted a portion of the context based zoning from the City of Dexter that we shared at your last meeting. We feel that the street types, building forms, and site types are generally applicable to Berkley, with the exception of building form E. The street types could be applied to Berkley as follows:

- Downtown A Streets: Streets with on-street parking and no curb cuts for individual parcels, where buildings have zero-setbacks and are taller, such Twelve Mile between Gardner and Wakefield.
- Downtown B Streets: Streets in the Downtown with on-street parking and curb cuts for individual parcels, where buildings may have zero-setbacks or may have smaller front yards, depending on the building type. Twelve Mile between Wakefield and Coolidge and Coolidge between Twelve Mile and Catalpa would likely be Downtown B streets.
- Corridors: Streets with heavier traffic and a mix of uses and parcel sizes, such as the areas of Twelve Mile and Coolidge not in the Downtown zoning district, Woodward, and Eleven Mile. The purpose of these streets is primarily to connect the Downtown and neighborhoods to each other as well as to connect to other municipalities and the larger transportation network.
- Residential Streets: Streets that take traffic from neighborhoods to the corridors, such as Ellwood. In the City of Dexter example, this street type was “Village Street.” These blocks tend to be homogenous by residential use and parcel size, with lighter traffic volumes and speeds than the corridors.

For use groups, we have revised the draft use group and matrix. The updated version is posted in the Google Drive folder for your August meeting.

Please come prepared to discuss the following:

- *What changes or clarifications are needed for the draft Zoning Map?*
- *What changes or clarifications are needed in draft Article 4 and draft Article 5?*
- *What street types, building forms and site types should be used in the context based zoning districts?*
- *Do the proposed use groups reflect the changes and input shared?*

**Development Review Processes**

The table below details the current development review processes and our recommendations for changes.

Development Process	Current Approving Body	Recommendation
Site Plan Review	Planning Commission Required for: <ul style="list-style-type: none"> <li>● Any development not located in single family residential districts</li> <li>● All institutional uses permitted in single-family districts</li> <li>● Construction of a building</li> <li>● Structural alteration of a building that includes adding floor area or height to the building</li> <li>● Additional parking</li> <li>● Façade alterations that include 50% or more change in the exterior surface material of any one façade of a building</li> <li>● Façade alterations that reduce the size and/or number of windows.</li> </ul> Administrative Review for: <ul style="list-style-type: none"> <li>● Façade alterations change of surface materials less than 50% of any one façade</li> <li>● The number or size of the windows are increasing in size.</li> <li>● Accessory structures.</li> </ul>	Consider an optional or required pre-application meeting for site plans requiring Planning Commission approval Consider expanding the circumstances for administrative approval, such as: <ul style="list-style-type: none"> <li>● Minor changes required by outside governmental agencies</li> <li>● Expansion of a building by 1,000 square feet or 5% of the floor area, whichever is less</li> <li>● Increase in parking or loading area up to 25% without building changes</li> <li>● Changes to building height that does not add floor area</li> </ul> Other recommendations: <ul style="list-style-type: none"> <li>● Change responsibility for administrative site plan to Zoning Administrator</li> <li>● Expand standards for review</li> </ul>
Special Use	Planning Commission recommends City Council approves	Keep approving body the same. Make the following changes: Expand standards for review

Development Process	Current Approving Body	Recommendation
Amendments	Planning Commission recommends City Council approves	Keep approving body the same to comply with state law. Make the following changes: <ul style="list-style-type: none"> <li>● Add more description of application requirements and procedure</li> <li>● Expand standards for review</li> <li>● Add conditional rezoning procedure and standards</li> </ul>
Planned Unit Development	Planning Commission recommends City Council approves	Keep approving body the same. Make the following changes: <ul style="list-style-type: none"> <li>● Update the preamble to be more descriptive of the intent of the PUD</li> <li>● Combine the recognizable benefits and standards of approval</li> <li>● Add a public hearing at the City Council level, required by the Michigan Zoning Enabling Act for PUD's</li> <li>● Require a written PUD agreement</li> <li>● Differentiate between major and minor PUD amendments</li> </ul>

Please come prepared to discuss the following:

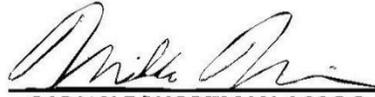
- *What changes, if any, should be made to the site plan review process?*
- *What changes, if any, should be made to the special use process?*
- *What changes, if any, should be made to the amendments process?*
- *What changes, if any, should be made to the PUD process?*

Berkley Zoning Ordinance Steering Committee  
Cover Memo for August 2023 Meeting

Thank you for your time and contributions. We look forward to meeting with you on August 2<sup>nd</sup>, 6 - 8:30 p.m.! Should you have any questions, please do not hesitate to contact us.



**CARLISLE/WORTMAN ASSOC., INC**  
Megan Masson-Minock, AICP  
Principal



**CARLISLE/WORTMAN ASSOC., INC.**  
Michelle Marin  
Community Planner

**City of Berkley Zoning Ordinance Rewrite**  
**DRAFT Site Design Based Zoning Use Categories**

**Use Group 1 – Residential Uses**

One-Family dwellings  
Accessory dwelling units  
Home-based businesses  
Family day care homes  
State licensed residential facilities

**Use Group 2 – Attached Residential/Lodging Uses**

Two-Family dwellings  
One-Family attached dwellings  
Senior assisted/independent living (2 stories height maximum)  
Bed & breakfast/Short-term rental

**Use Group 3 – Institution/Private Assembly/Lodging**

Adult foster care congregate facility  
Senior assisted/independent living (over 2 stories)  
Child care centers  
Primary/secondary schools (private)  
Post-secondary schools  
Places of worship  
Private clubs  
Banquet halls  
Government offices  
Theaters less than 20,000 square feet in gross floor area

**Use Group 4 – Mixed Use Low Impact**

Buildings less than 20,000 square feet in gross floor area  
Restaurants (no drive-through)  
Financial institutions (no drive-through)  
Retail (no drive-through)  
Fitness, gymnastics, and exercise centers less than 20,000 square feet in gross floor area  
Personal service  
Business service  
Upper story office  
Upper story medical office  
Upper story residential  
Live/Work units  
Public parks/plazas

**Use Group 5 – Mixed Use High Impact**

Buildings 20,000 square feet in gross floor area or larger  
Office  
Medical spa, office, clinic  
Lodging  
Retail, large-format  
Shopping centers  
Fitness, gymnastics, and exercise centers, more than 20,000 square feet in gross floor area  
Theaters, 20,000 square feet in gross floor area or larger  
Indoor commercial recreation establishment  
Drive in facilities  
Multiple-Family dwellings

**Use Group 6 – Auto/Transportation Uses**

Vehicle sales  
Vehicle service station  
Vehicle repair station  
Vehicle body repair  
Vehicle wash  
Truck/trailer rental

**Use Group 7 – Miscellaneous Commercial Uses**

Building & lumber supply  
Garden centers, nurseries  
Outdoor commercial recreation  
Self-Storage  
Commercial kennels / pet day care  
Pet sales  
Recreational/medical marijuana  
Drive-through and drive in facilities  
Tobacco and vape shops  
Adult regulated uses

**Use Group 8 – Industrial Uses**

Contractor's equipment storage  
Craft manufacturing  
Food products  
Commercial outdoor storage  
Manufacturing, processing, etc.  
Metal plating  
Plastics

Printing (Lithographs & Book Printing)  
 Tool & die, gauge & machine shops  
 Warehousing/wholesale

Experimental research & testing lab  
 Composting/recycling

<b>Zoning District</b>	<b>Permitted</b>	<b>Special Use</b>
Residential Corridor	Use Group 1 – Residential Use Group 4 - Mixed Use Low Impact (on Greenfield only)	Use Group 2 – Residential/Lodging Use Group 3 – Institution/Private Assembly Use Group 5 - Mixed Use High Impact (on Greenfield only)
Downtown	Use Group 4 – Mixed Use Low Impact	Use Group 3 - Institution/Private Assembly Use Group 5 – Mixed Use High Impact
Gateway	Use Group 3 - Institution/Private Assembly Use Group 4 – Mixed Use Low Impact Use Group 5 – Mixed Use High Impact	Use Group 6 – Auto/Transportation Use Group 7 – Miscellaneous Commercial
Flex	Use Group 3 - Institution/Private Assembly Use Group 4 – Mixed Use Low Impact Use Group 5 – Mixed Use High Impact	Use Group 6 – Auto/Transportation Use Group 8 – Industrial Uses
Woodward	Use Group 4 – Mixed Use Low Impact Use Group 5 – Mixed Use High Impact	Use Group 7 – Miscellaneous Commercial

# ARTICLE 4

## ESTABLISHMENT OF DISTRICTS

### SECTION 4.01 ESTABLISHMENT OF DISTRICTS

The City of Berkley is hereby divided into the following zoning districts as shown on the Official Zoning Map, which together with all explanatory matter shown in this article is hereby adopted by reference and declared to be part of this Ordinance.

R-1 LL	Large Lot Single Family Residential
R-1 SL	Small Lot Single Family Residential
R-2	Two Family Residential
R-M	Low Density Multiple Family Residential
R-M-H	High Density Multiple Family Residential
CC	Community Centerpiece
P-1	Parking Overlay
RC	Residential Corridor
DT	Downtown Corridor
GC	Gateway Corridor
WC	Woodward Corridor
FX	Flex District

### SECTION 4.02 ZONING MAP

- A. **Official Zoning Map of the City of Berkley.** For the purpose of this Ordinance the zoning districts as provided in Article 5 and Article 6 of the Ordinance are bounded and defined as shown on a map entitled "Official Zoning Map of the City of Berkley," a copy of which accompanies this Ordinance and which, with all explanatory matter thereon, is hereby made a part of this Ordinance.
- B. **Signature and Seal.** The Official Zoning Map shall be identified by the signature of the Mayor, attested by the City Clerk, and bear the Seal of the City under the following words: "This is to certify that this is the Official Zoning Map referred to in the Zoning Ordinance of the City of Berkley," together with the effective date of this Ordinance.

- C. **Amendment of Zoning Map.** In accordance with the Zoning Enabling Act, the City may amend the Official Zoning Map in connection with a rezoning of land within the City. Whenever land within the Township is rezoned by ordinance, an updated version of the map shall be attached to and incorporated into the zoning ordinance amendment affecting the rezoning, and the updated map shall supersede the previous version of the map as the Official Zoning Map of the City. In the event that any neighboring township land is annexed or rezoned by a court order, the Clerk shall cause the Zoning Map to be updated to reflect the annexation or court order, without the need for the City Council to adopt an updated map. Changes to the Official Zoning Map through an amendment, annexation, or court order shall be signed and dated by the Clerk. The Clerk shall maintain for public inspection the Official Zoning Map and a copy of the document or documents affecting the most recent annexation or rezoning. Copies of the amended map shall be distributed to all City Council and Planning Commission members.
- D. **Location.** Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map, which shall be located in the office of the Zoning Administrator and open to public inspection, shall be the final authority as to the current zoning status of any land, parcel, lot, district, use, building or structure in the Township.
- E. Damaged, destroyed, lost, or difficult to interpret.
1. In the event that the Official Zoning Map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes made thereto, the City Council may, by ordinance, adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions on the prior Official Zoning Map, but no such corrections shall have the effect of amending this Ordinance or the prior Official Zoning Map. The new Official Zoning Map shall be identified by the signature of the Mayor, attested by the City Clerk, and bear the seal of the City under the following words: "This is to certify that this is the Official Zoning Map referred to in the Zoning Ordinance the City of Berkley adopted on (date) which replaces and supersedes the Official Zoning Map which was adopted on (date)."
  2. Unless the prior Official Zoning Map has been lost, or has been totally destroyed, the prior map or any significant parts thereof remaining, shall be

preserved, together with all available records pertaining to its adoption or amendment.

### **SECTION 4.03 INTERPRETATION OF DISTRICT BOUNDARY**

Where uncertainty exists as to the boundaries of zoning districts as shown on the Official Zoning Map the following rules for interpretation shall apply:

- A. **Center line.** A boundary indicated as approximately following the center line of a highway, street, alley or easement shall be construed as following such center line.
- B. **Recorded lot line.** A boundary indicated as approximately following a recorded lot line or the line bounding a parcel shall be construed as following such line.
- C. **Corporate boundary.** A boundary indicated as approximately following the corporate boundary line of a city, village, or township shall be construed as following such line.
- D. **Parallel or extension.** A boundary indicated as a parallel to or an extension of a feature indicated in Subsections A through C above shall be so construed.
- E. **Distance.** A distance not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
- F. **Variance.** Where a physical or cultural feature existing on the ground is at variance with that shown on the Official Zoning Map, or in any other circumstances not covered by Subsections A through E above, the Zoning Board of Appeals shall interpret the zoning district boundary.
- G. **Division through a lot.** Where a district boundary line divides a lot which is in single ownership at the time of adoption of this Ordinance, the Zoning Board of Appeals may permit the extension of the regulations for either portion of the lot to the nearest lot line, but not to exceed 50 feet beyond the district line into the remaining portion of the lot.

### **SECTION 4.04 SCOPE**

- A. **Effective date.** Except as may otherwise be provided in Article 16 – Nonconformities of this Ordinance, every building and structure erected, every use of any lot, building, or structure established, every structural alteration or

relocation of an existing building or structure occurring, and every enlargement of or addition to an existing use, building, and structure occurring after the effective date of this Ordinance shall be subject to all regulations of this Ordinance which are applicable in the zoning district in which such use, building, or structure shall be located. However, where a building permit for a building or structure, use of building or structure, or use of lot or parcel has been issued in accordance with the law prior to the effective date of this Ordinance, and provided that construction is begun with three hundred and sixty-five (365) days of such effective date and diligently pursued to completion, said building or structure, use of building or structure, or use of lot or parcel, may be completed in accordance with the approved plans on the basis of which the building permit has been used, and further, may upon completion be occupied by the use for which originally designated, subject thereafter to the provisions of Article 16 - Nonconformities of this Ordinance.

- B. **Sharing.** No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this Ordinance, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building.
- C. **Minimum requirements.** No yard or lot existing at the time of adoption of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.

# ARTICLE 5 USE-BASED DISTRICTS

## SECTION 5.01 R-1 LL SINGLE FAMILY RESIDENTIAL LARGE LOT DISTRICT

**A. Intent.** This district is intended to preserve the quality of existing residential neighborhoods while recognizing the need for other uses to support the quality of life within them.

**B. Principal Uses**

1. Single family detached dwellings.
2. Publicly owned and operated libraries, parks, parkways, and recreational facilities.
3. Municipal buildings and uses.
4. Accessory buildings and uses, including home-based businesses and accessory dwelling units.
5. State-licensed residential facilities.
6. Temporary buildings and uses for construction purposes as permitted by the board of appeals for a period not to exceed one (1) year.

**C. Special Uses**

1. Places of worship.
2. Public, parochial and private elementary, intermediate, and/or high schools offering courses in general education, not operated for profit.
3. Nursery schools, and child care centers.
4. Public utility buildings.

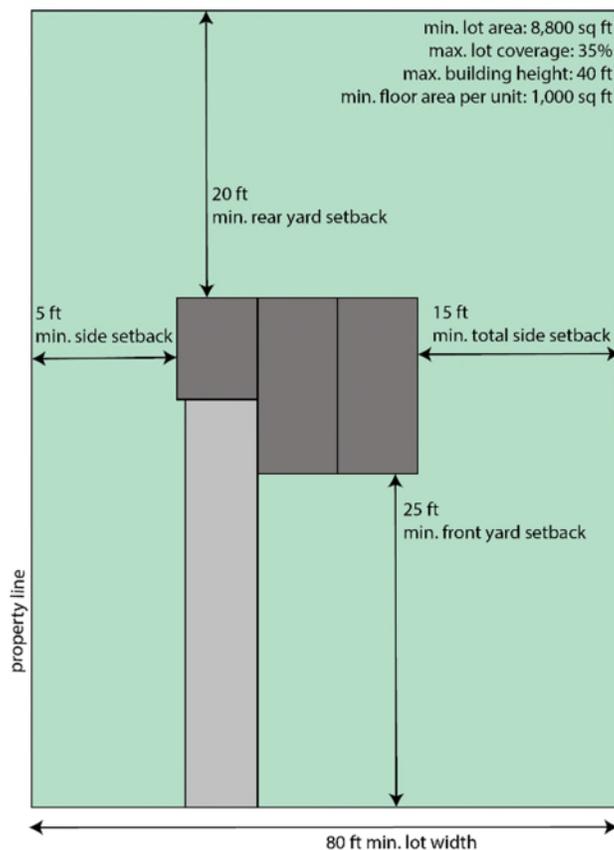
**D. Dimensional Requirements.** The following dimensional requirements apply to all primary structures and attached accessory structures in the R-1 LL district.

<b>Table 5.01</b>		
<b>Regulation</b>	<b>Single Family Dwelling Requirements</b>	<b>Non-Residential Building Requirements</b>
Minimum lot area	8,800 square feet	1 acre
Minimum lot width	80 feet	200 feet
Maximum lot coverage	35%	50%
Minimum front yard setback	25 feet <sup>1</sup>	

<b>Table 5.01</b>		
<b>Regulation</b>	<b>Single Family Dwelling Requirements</b>	<b>Non-Residential Building Requirements</b>
Minimum rear yard setback	20 feet	See requirements for Community Centerpiece
Minimum side yard setback, per side	5 feet <sup>2</sup>	
Minimum side yard setback, total	15 feet	
Minimum distance between dwelling units	15 feet	
Maximum building height	40 feet	
Minimum floor area	1,000 feet	Not applicable

- <sup>1</sup> The front yard setback shall be 25 feet or equal to the average setback of the six adjacent buildings on the same block, whichever is greater.
- <sup>2</sup> For corner lots, see Section 5.08 - Supplemental Dimensional Regulations Applicable To All Use Based Districts.

The following graphic illustrates the dimensional standards for single family dwellings in the R-1 LL district.



**SECTION 5.02 R-1 SL SINGLE FAMILY RESIDENTIAL SMALL LOT DISTRICT**

A. **Intent.** This district is intended to preserve the quality of existing residential neighborhoods while recognizing the need for other uses to support the quality of life within them.

**B. Principal Uses**

1. Single family detached dwellings.
2. Publicly owned and operated libraries, parks, parkways, and recreational facilities.
3. Municipal buildings and uses.
4. Accessory buildings and uses, including home-based businesses and accessory dwelling units.
5. State-licensed residential facilities.
6. Temporary buildings and uses for construction purposes as permitted by the board of appeals for a period not to exceed one (1) year.

**C. Special Uses**

1. Places of worship.
2. Public, parochial and private elementary, intermediate, and/or high schools offering courses in general education, not operated for profit.
3. Nursery schools, and child care centers.
4. Public utility buildings.

D. **Dimensional Requirements.** The following dimensional requirements apply to all primary structures and attached accessory structures in the R-1 SL district.

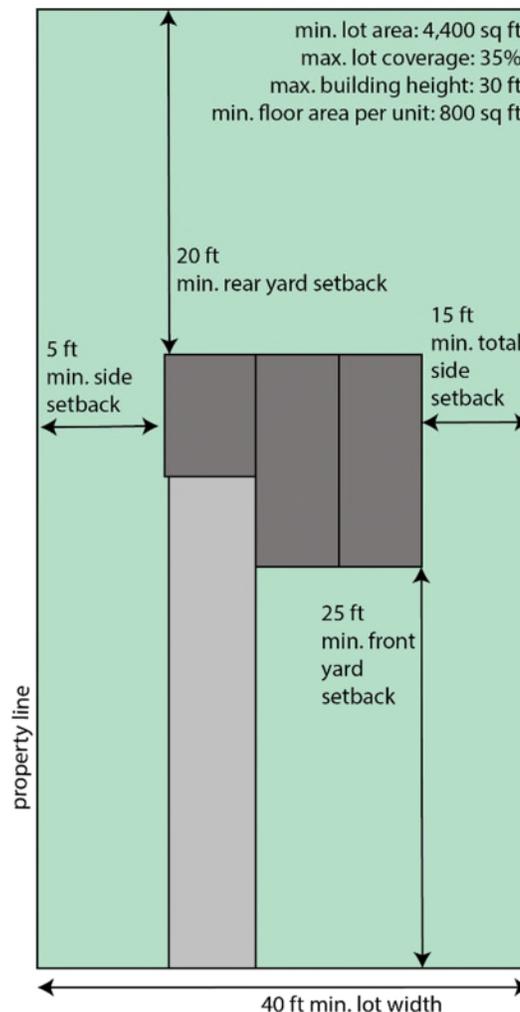
<b>Table 5.02</b>		
<b>Regulation</b>	<b>Single Family Dwelling Requirements</b>	<b>Non-Residential Building Requirements</b>
Minimum lot area	4,400 square feet	1 acre
Minimum lot width	40 feet	200 feet
Maximum lot coverage	35%	50%
Minimum front yard setback	25 feet <sup>1</sup>	See requirements for Community Centerpiece
Minimum rear yard setback	20 feet	
Minimum side yard setback, per side	5 feet <sup>2</sup>	

<b>Table 5.02</b>		
<b>Regulation</b>	<b>Single Family Dwelling Requirements</b>	<b>Non-Residential Building Requirements</b>
Minimum side yard setback, total	15 feet	
Minimum distance between dwelling units	15 feet	
Maximum building height	30 feet	
Minimum floor area	800 feet	Not applicable

<sup>1</sup> The front yard setback shall be 25 feet or equal to the average setback of the six adjacent buildings on the same block, whichever is greater.

<sup>2</sup> For corner lots, see Section 5.08 - Supplemental Dimensional Regulations Applicable To All Use Based Districts.

The following graphic illustrates the dimensional standards for single family dwellings in the R-1 SL district.



**SECTION 5.03 R-2 TWO FAMILY RESIDENTIAL DISTRICT**

**A. Intent.** This district is intended to provide duplexes and to preserve the quality of existing residential neighborhoods while recognizing the need for other uses to support the quality of life within them.

**B. Principal Uses**

1. Single family detached dwellings.
2. Two family attached dwellings.
3. Publicly owned and operated libraries, parks, parkways, and recreational facilities.
4. Municipal buildings and uses.
5. Accessory buildings and uses, including home-based businesses and accessory dwelling units to single family detached dwellings.
6. State-licensed residential facilities.
7. Temporary buildings and uses for construction purposes as permitted by the board of appeals for a period not to exceed one (1) year.

**C. Special Uses**

1. Places of worship.
2. Public, parochial and private elementary, intermediate, and/or high schools offering courses in general education, not operated for profit.
3. Nursery schools, and child care centers.
4. Public utility buildings.

**D. Dimensional Requirements.** The following dimensional requirements apply to all primary structures and attached accessory structures in the R-2 district.

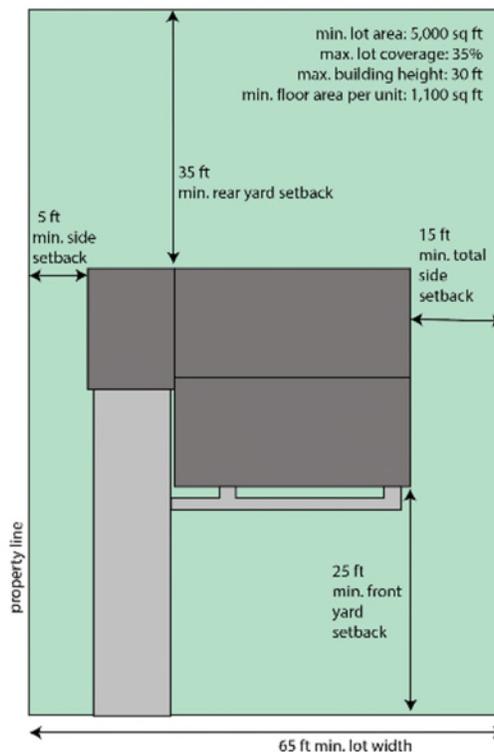
<b>Table 5.03</b>			
<b>Regulation</b>	<b>Single family dwelling requirements</b>	<b>Two family dwelling requirements</b>	<b>Non-Residential Building Requirements</b>
Minimum lot area	4,400 square feet	5,000 square feet	1 acre
Minimum lot width	40 feet	65 feet	200 feet
Maximum lot coverage	35%	35%	50%
Minimum front yard setback	25 feet <sup>1</sup>	25 feet	See requirements for Community Centerpiece
Minimum rear yard setback	20 feet	35 feet	

<b>Regulation</b>	<b>Single family dwelling requirements</b>	<b>Two family dwelling requirements</b>	<b>Non-Residential Building Requirements</b>
Minimum side yard setback, per side	5 feet <sup>2</sup>	5 feet	
Minimum side yard setback, total	15 feet	15 feet	
Minimum distance between dwelling units	15 feet	15 feet	
Maximum building height	30 feet	30 feet	
Minimum floor area	800 feet	800 feet per dwelling unit	No applicable

<sup>1</sup> The front yard setback shall be 25 feet or equal to the average setback of the six adjacent buildings on the same block, whichever is greater.

<sup>2</sup> For corner lots, see Section 5.08 - Supplemental Dimensional Regulations Applicable To All Use Based Districts.

The following graphic illustrates the dimensional standards for two family dwellings in the R-2 district. Refer to Section 5.02 for an illustration of the dimensional standards for single family dwellings in the R-2 district.



**SECTION 5.04 R-M LOW-DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT**

**A. Intent.** This district is intended to provide a range of detached and attached housing that complements the existing, adjacent neighborhoods.

**B. Principal Uses**

1. Single family detached dwellings.
2. Two family attached dwellings.
3. Multiple family dwellings.
4. Publicly owned and operated libraries, parks, parkways, and recreational facilities.
5. Municipal buildings and uses.
6. Accessory buildings and uses, including home-based businesses and accessory dwelling units to single family detached dwellings.
7. State-licensed residential facilities.
8. Temporary buildings and uses for construction purposes as permitted by the board of appeals for a period not to exceed one (1) year.

**C. Special Uses**

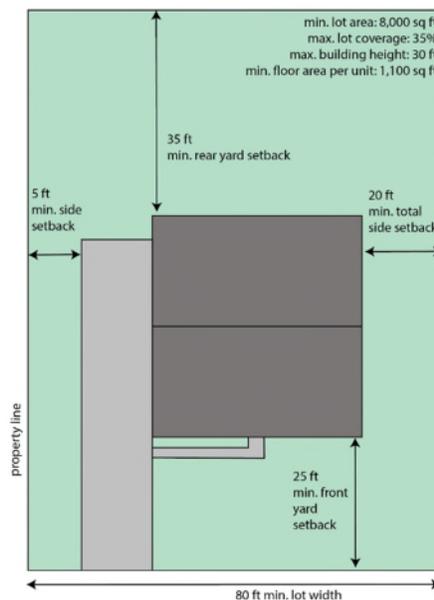
1. Places of worship.
2. Public, parochial, and private elementary, intermediate, and/or high schools offering courses in general education, not operated for profit.
3. Nursery schools, and child care centers.
4. Public utility buildings.

**D. Dimensional Requirements.** The following dimensional requirements apply to all primary structures and attached accessory structures in the R-M district.

<b>Table 5.04</b>				
<b>Dimensional standard</b>	<b>Single family dwelling requirements</b>	<b>Two family dwelling requirements</b>	<b>Multiple family dwelling requirements</b>	<b>Non-Residential Building Requirements</b>
Minimum lot area	4,400 square feet	5,000 square feet	10,000 square feet	1 acre
Minimum lot width	40 feet	65 feet	80 feet (per unit)	200 feet

<b>Dimensional standard</b>	<b>Single family dwelling requirements</b>	<b>Two family dwelling requirements</b>	<b>Multiple family dwelling requirements</b>	<b>Non-Residential Building Requirements</b>
Maximum lot coverage	35%	35%	35%	50%
Minimum front yard setback	25 feet	25 feet	25 feet	See requirements for Community Centerpiece
Minimum rear yard setback	20 feet	35 feet	35 feet	
Minimum side yard setback, per side	5 feet	5 feet	10 feet	
Minimum side yard setback, total	15 feet	15 feet	20 feet	
Minimum distance between dwelling units	15 feet	15 feet	20 feet	
Maximum building height	30 feet	30 feet	30 feet	Not applicable

The following graphic illustrates the dimensional standards for multiple family dwellings in the R-M district. Refer to Sections 5.02 and 5.03 for illustrations of the dimensional standards for single family and two family dwellings in the R-M district.



**SECTION 5.05 R-M-H HIGH-DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT**

**A. Intent.** The intention of this district is to preserve existing multiple family buildings that serve the residential needs of individuals or households wanting or needing an apartment with central services. The number of existing units within this geographic area is intended to be maintained in the future.

**B. Principal Uses**

1. Multiple family dwellings.
2. Publicly owned and operated libraries, parks, parkways, and recreational facilities.
3. Municipal buildings and uses.
4. Accessory buildings and uses, including home-based businesses.
5. State-licensed residential facilities.
6. Temporary buildings and uses for construction purposes as permitted by the board of appeals for a period not to exceed one (1) year.

**C. Special Uses**

1. Places of worship.
2. Public, parochial, and private elementary, intermediate, and/or high schools offering courses in general education, not operated for profit.
3. Nursery schools, and child care centers.
4. Public utility buildings.

**D. Dimensional Requirements.** The following dimensional requirements apply to all primary structures and attached accessory structures in the R-M-H district.

<b>Dimensional standard</b>	<b>Multiple family dwelling requirement</b>	<b>Non-Residential Building Requirements</b>
Minimum lot area	3.5 acres	1 acre
Minimum lot width	80 feet (per unit)	200 feet
Maximum lot coverage	65%	50%
Minimum front yard setback	15 feet	See requirements for Community Centerpiece
Minimum rear yard setback	50 feet	
Minimum side yard setback, per side	10 feet	

<b>Dimensional standard</b>	<b>Multiple family dwelling requirement</b>	<b>Non-Residential Building Requirements</b>
Minimum side yard setback, total	30 feet	
Minimum distance between dwelling units	20 feet	
Maximum building height	90 feet	Not applicable

**SECTION 5.06 CC - COMMUNITY CENTERPIECE**

**A. Intent.** The intention of this district is to accommodate a use that possesses unique characteristics making it impractical to include in any other use district classification. The unique characteristics are that the large land areas devoted to this use affect the continuity of local roads and that this use does not require normal services (sewers, water, etc.).

**B. Principal Uses**

1. Publicly owned and operated libraries, parks, parkways, cemeteries, and recreational facilities.
2. Private clubs, lodges, fraternities, and similar uses when such uses are not operated for profit.
3. Places of worship.
4. Public, parochial, and private elementary, intermediate, and/or high schools offering courses in general education.
5. Nursery schools and child care centers.

**C. Special Uses**

1. Accessory buildings and uses, including home-based businesses.
2. State-licensed residential facilities.

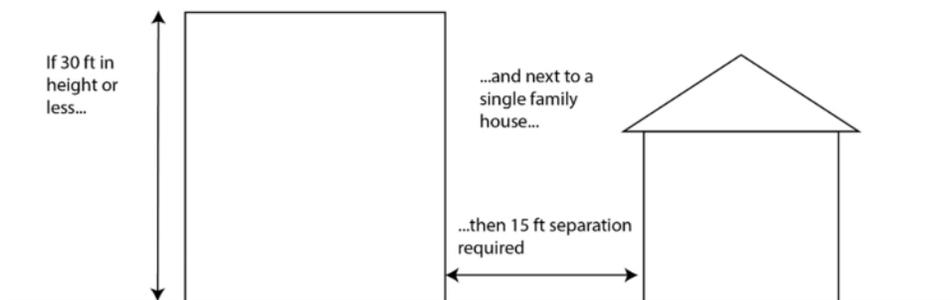
**B. Principal Uses cont.**

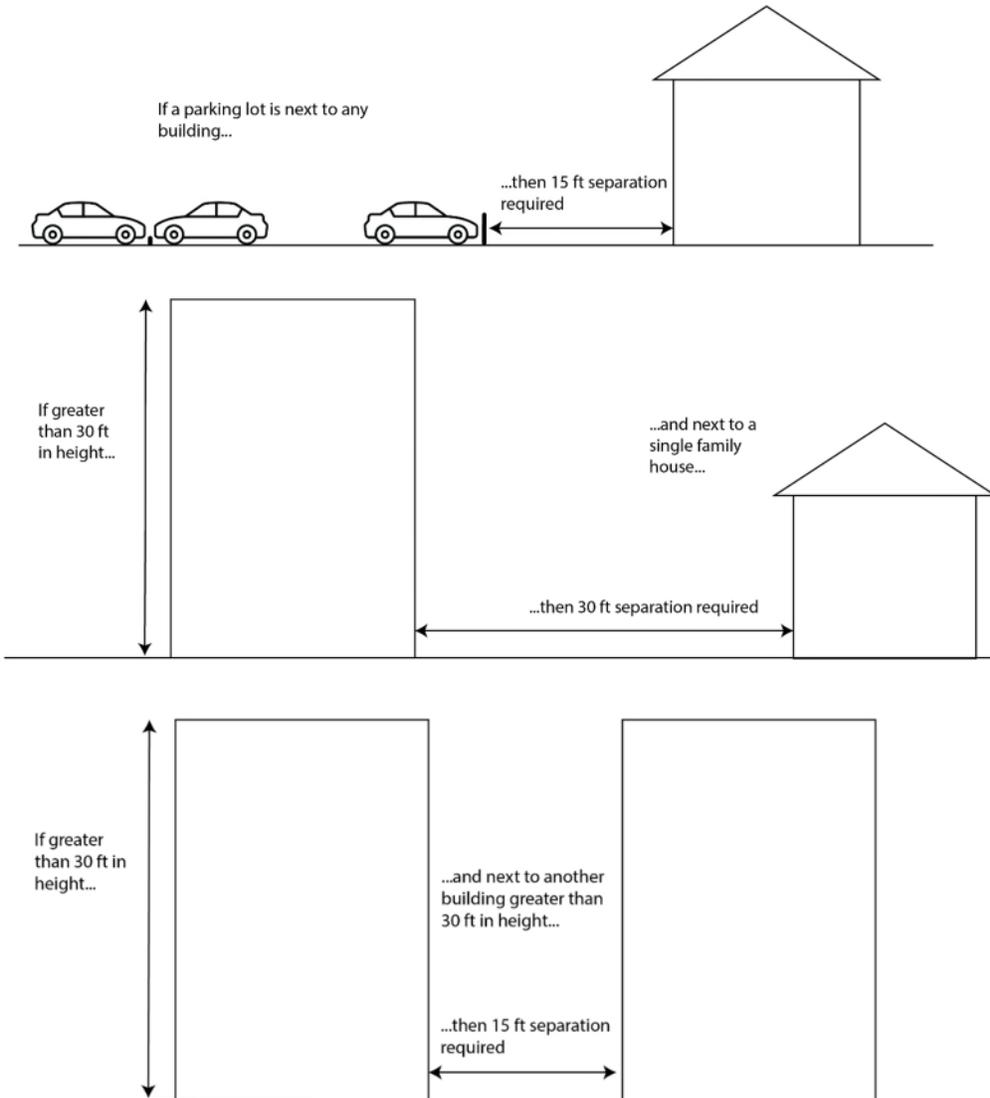
- 6. Temporary buildings and uses for construction purposes as permitted by the board of appeals for a period not to exceed one (1) year.
- 7. Senior independent living facilities.

**D. Dimensional Requirements.** The following dimensional requirements apply to all lots, primary structures, and attached accessory structures in the CC district.

<b>Table 5.06</b>		
Minimum lot size	35,000 square feet	
Minimum lot width	250 ft	
Maximum height	3 stories or 40 feet	
Maximum lot coverage	35%	
<b>If new development is:</b>	<b>And it is next to:</b>	<b>Then required separation is at least:</b>
A building 30' or less in height	A single family house	15'
A parking lot	Any type of building	15'
A building between 31' and 40' in height	A single family house	30'
A building between 31' and 40' in height	A building between 31' and 40' in height	15'

The following graphics illustrates the dimensional standards for buildings in the CC district.





## SECTION 5.07 P-1 PARKING OVERLAY DISTRICT

This district is intended to eliminate the current non-conforming use status held by residences and businesses in the current parking district. As an overlay district, the parking district is intended to provide potential corridor expansion or a transitional buffer between commercial corridors and residential neighborhoods.

**B. Principal Uses**

1. Principal uses for underlying zoning district.

**C. Special Uses**

1. Parking lot.
2. Parking garage.
3. Special uses for underlying zoning district.

**SECTION 5.08 SUPPLEMENTAL DIMENSIONAL REGULATIONS APPLICABLE TO ALL USE BASED DISTRICTS**

A. In calculating the area of a lot that adjoins an alley, one-half the width of such alley abutting the lot shall be considered as part of such lot.

B. The front yard setback shall be 25 feet or equal to the average setback of the six adjacent buildings on the same block, whichever is greater.

C. Exterior side yards on corner lots:

1. When a rear yard abuts a rear yard, the exterior side yard setback shall not be less than ten feet.
2. When a rear yard abuts a side yard, the exterior side yard setback shall be as follows:

<b>Distance from Rear Lot Line to Structure</b>	<b>Setback Required</b>
0 to 5 feet	No structures permitted
5-35 feet	25 feet
Greater than 35 feet	10 feet

D. Maximum lot coverage for corner lots shall not exceed 45 percent.

E. Parking for uses other than single-family residential must be located in a side or rear yard and comply with screening standards in Article 12 – Landscaping and Screening.



Commission, following a public hearing and notice in accordance with [Section 22.08](#) of this Ordinance. The City Council and Planning Commission shall consider the following when deciding whether to modify a site type or street type designation:

1. The applicant's property shall be used for a purpose permitted in the form-based district.
2. Area has been added to or deleted from the subject site in question, requiring the modification.
3. The proposed modification and resulting development will not alter the essential character of the area.
4. The proposed modification meets the intent of the district.
5. Existing roads have been improved and/or new roads constructed that may result in the modification of a specific site type or street type.
6. Modification of the Regulating Plan is in conformance to the Master Plan.

## **Section 11.03 STANDARDS APPLICABLE TO ALL USES**

**A. Intent.** The following standards are applicable to all uses and define the elements of the form-based regulations. Each parcel has a street type, site type, and building form.

**B. Street Types.** Street types are described below and are in order of intensity, from most intense to the least intense.

1. **Downtown A:** The Downtown Street Type A refers to roads in the Central Business District that form the core of the dense, walkable, historic downtown of the City. These roads are characterized by multiple story, mixed use buildings with zero setbacks. The roads have on-road parking and wide sidewalks with road trees and landscaping. Plazas and parks are integrated into the sidewalks and connected via crosswalks and non-motorized pathways. Intersections are designed to create a sense of place, while safely guiding pedestrian circulation in the downtown. Lighting and signs are at pedestrian scale and reflect the character of the historic downtown.

Parking is provided by public parking, in municipal parking lots or on-road parking. Vehicle access is from the rear or side of property via alleys or adjacent side roads. On-site loading and waste disposal areas are in the rear of the properties or adjacent alleys.

2. **Downtown B:** The Downtown Street Type B refers to roads on the edges of the Central Business District. These roads connect the Central Business District to adjacent neighborhoods and corridors and are characterized by a variety of buildings – ranging from multi-story buildings to adaptively re-

used historic houses to single-story buildings. Buildings are typically set back from the road, with sidewalks buffered from the road by trees, planting areas and on-road parking. These roads have pedestrian scale lighting and signs, with well-marked intersections for walkability and safety.

While on-road parking and public parking areas are available, curb cuts for individual property are allowed, with side and rear on-site parking. Loading and waste disposal areas are in the rear of the properties and adjacent alleys.

3. **Corridor:** The Corridor street type refers to mixed use corridors in the City, which are characterized by high traffic volumes and have the widest spacing between building fronts of all roads within the mixed-use districts. Corridor roads accommodate the majority of the traffic traveling through the City of Dexter, connects the City with its adjacent communities, and serve as the primary framework for circulating throughout the City. Corridor roads are envisioned to integrate features designed to accommodate through traffic and local traffic and to enhance experience of traveling along corridors for all forms of transportation, including walking and bicycling.

These roads will evolve over time to form “complete roads”, with sidewalks and accommodations for cyclists, while continuing to accommodate pass through vehicular traffic. These roads have distinct landscaping, pedestrian and traffic-scale lighting, effective signage, non-motorized pathways, and a complementary relationship with transit opportunities. The intersections will be signature places with enhanced community and corridor landmarks. The spaces will be defined by a stable and consistent building-to-building ratio complemented by landmark structures, superior landscaping, and memorable architecture.

On these roads, parking is provided on site in the rear or side yards with loading and waste disposal areas in the rear yards. On-road parking may be available. Curb cuts are allowed but should be limited and consolidated as much as possible.

4. **Village:** The Village street type are those roads tying together the neighborhoods in the original Village plat and Village annex. They act as the backbone of these neighborhoods and tie those areas to Downtown or Corridor roads. These roads are characterized by sidewalks with road trees in buffer planting areas, buildings set back from the road and bicycle lanes or pathways, when appropriate.

Intersections provide safe pedestrian crossings, facilitating walkability. While on-road parking is provided, Village street types allow curb cuts for individual property when alley access is not available.

## **C. Site Types**

- 1. Site Type A.** These sites have the following characteristics:
  - a. Small lots located in the original Village plat or Village Annex plat.
  - b. Lot widths are a minimum of forty-nine and a half (49.5) feet but are typically sixty-six (66) or ninety-nine (99) feet, based on the original plat.
  - c. They are typically located on Village roads but are also on Corridor and Downtown B roads.
  - d. They accommodate Building Forms House (H) and Two-Family Dwelling (2F).
  - e. Uses are typically residential but can be used in a non-residential manner in appropriate circumstances.
  
- 2. Site Type B.** These sites have the following characteristics:
  - a. Medium sized lots located adjacent to Village Residential zoning districts or to Public Use Zoning. The sites are typically at least two (2) lots, but in some cases an entire block, of Village plat or Village Annex which had be combined for an institutional or business use within the original Village neighborhoods. Some sites are larger lots adjacent to public school property.
  - b. Lot widths are typically ninety-nine (99) feet or greater.
  - c. They are typically located on Village roads but are also on Corridor roads.
  - d. They accommodate Building Forms House (H), Two-Family (2F), Single Use (SU), and Institutional (I).
  - e. Uses are residential or non-residential uses appropriate adjacent to residential or semi-public/public uses.
  
- 3. Site Type C.** These sites have the following characteristics:
  - a. Small to medium sized lots located in the center of the City's historic downtown.
  - b. These sites range in size from twenty (20) foot wide lots to entire city blocks.
  - c. They are located exclusively on Downtown A roads.

- d. They accommodate Building Form Downtown Mixed Use (DMU) and, in special circumstances, Single Use (SU).
- e. A mix of commercial, office, restaurants, institutional and residential uses within buildings and blocks is allowed.
- f. Buildings located on Site Type C lots shall provide district and prominent architectural features, or site elements which reflect the historic character and context of the City's downtown.

**4. Site Type D.** These sites have the following characteristics:

- a. Medium sized lots located at the entrances to the City or the Downtown, often with historical significance.
- b. These sites range in size from ten thousand (10,000) sq. ft. to a several acres.
- c. They are located on Downtown A, Downtown B, and Corridor roads.
- d. The Building Forms depend on the street type and zoning district.
- e. Uses are dependent on the zoning district.
- f. Buildings located on Site Type D lots shall provide distinct and prominent architectural features or site elements which reflect the importance of the building's location and/or history, and create a positive visual landmark.

**5. Site Type E.** These sites have the following characteristics:

- a. Lots of various sizes located in the VC, ARC, or BRC zoning districts.
- b. These sites range in size from ten thousand (10,000) sq. ft. to a few acres.
- c. They are located on Downtown B, Corridor, and Village roads.
- d. The Building Forms depend on the street type and zoning district.
- e. A mix of commercial, office, restaurants, institutional and residential uses within buildings and blocks is allowed.

**6. Site Type F.** These sites have the following characteristics:

- a. Medium to large sized lots with development or redevelopment potential located in and near the Downtown, along corridors or adjacent to entrances to the City.

- b. These sites range in size from thirty-two thousand six hundred and seventy (32,670) sq. ft. to ten (10) or more acres.
- c. They are located on Downtown A, Downtown B, and Corridor roads.
- d. The Building Forms depend on the street type and zoning district. Building Form Large Format (LF) would be appropriate for large sites on Corridor roads.
- e. A mix of commercial, office, restaurants, institutional uses, and residential uses within buildings and blocks is allowed.

#### **D. Building Form Standards**

1. The mixed-use districts permit a series of building forms, dependent on the site context. The nine (9) building forms are established in this Section as follows.
2. Building forms are designated within each district location based on the Regulating Plan. Building forms are classified in the following manner:
  - a. **Permitted Building Forms.** These building forms are permitted as of right in the locations specified.
  - b. **Special Building Forms.** These building forms are permitted after review and approval by the Planning Commission, in accordance with the procedures set forth in [Article VIII](#) and the standards in this Ordinance.
  - c. **Exceptions.** For all building forms in all locations, awnings, signs, other projections (e.g., architectural projections, bay windows, etc.) may project into the right-of-way beyond the required building line by up to three (3) feet.
3. The Regulating Plan dictates the site type and street type for each individual parcel in the district. Building forms are identified within each district as permitted or permitted subject to special use approval based upon the combination of the site type and the street type of each parcel.
4. If a site is adjacent to two (2) different street types, the more intense street type shall control the purpose of determining allowable building forms.
5. **Lot Size determines Building Form.** The size of the lot determines what type of building may be placed on a lot, in addition to Street Type and Site Type. For instance, a house or a duplex building type may be constructed on an eight thousand five hundred (8,500) square foot lot, since both of the those building types fit within the allowed lot size for those building types,

but multiple family building is not allowed. Maximum lot depth and width do not determine building types, but all building types must meet the minimum lot width, depth, and size.

6. **Definitions of Terms in Building Forms Standards.** The following terms used in the Building Forms Standards are defined as in [Article II](#) of this Zoning Ordinance: lot size, lot width, lot coverage, setback, building height. Floor area is the gross floor area as defined in [Article II](#).

The following terms in the Building Forms Standards are defined as:

- a. Frontage buildout: The percentage of the front façade of a building that projects into the space between the minimum front yard setback and the maximum front yard setback.
- b. Dwelling unit floor area: The gross floor area for each individual dwelling unit within a building form.
- c. Porch or stoop front setback: The minimum required distance between the right-of-way line or easement for the public road or private road and the nearest edge of a porch or stoop.
- d. Garage face: The setback between the right-of-way line or easement for the public road or private road and the front façade of an attached garage.
- e. Principal building setback: The distance between the principal building and the accessory building.
- f. Screening of adjacent road right-of-way: The required screening of parking areas from the view of adjacent road rights-of-way.

### E. Height, Setback and Landscaping Deviations

1. The City Council, upon recommendation by the Planning Commission, may grant height, setback, and landscaping deviations if the following are found:
  - a. The deviation will not adversely impact public health, safety, and welfare.
  - b. The deviation maintains compatibility with adjacent uses.
  - c. The deviation is compatible with the Master Plan and in accordance with the goals and objectives of the Master Plan and any associated subarea and corridor plans.
  - d. The deviation will not adversely impact essential public facilities and services, such as: roads, pedestrian or bicycle facilities, police

and fire protection, drainage systems, refuse disposal, water, and sewage facilities, and schools.

- e. The deviation will be in compliance with all other Zoning Ordinance standards.
- f. The deviation will not adversely impact any on-site or off-site natural features.

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## Form A - House

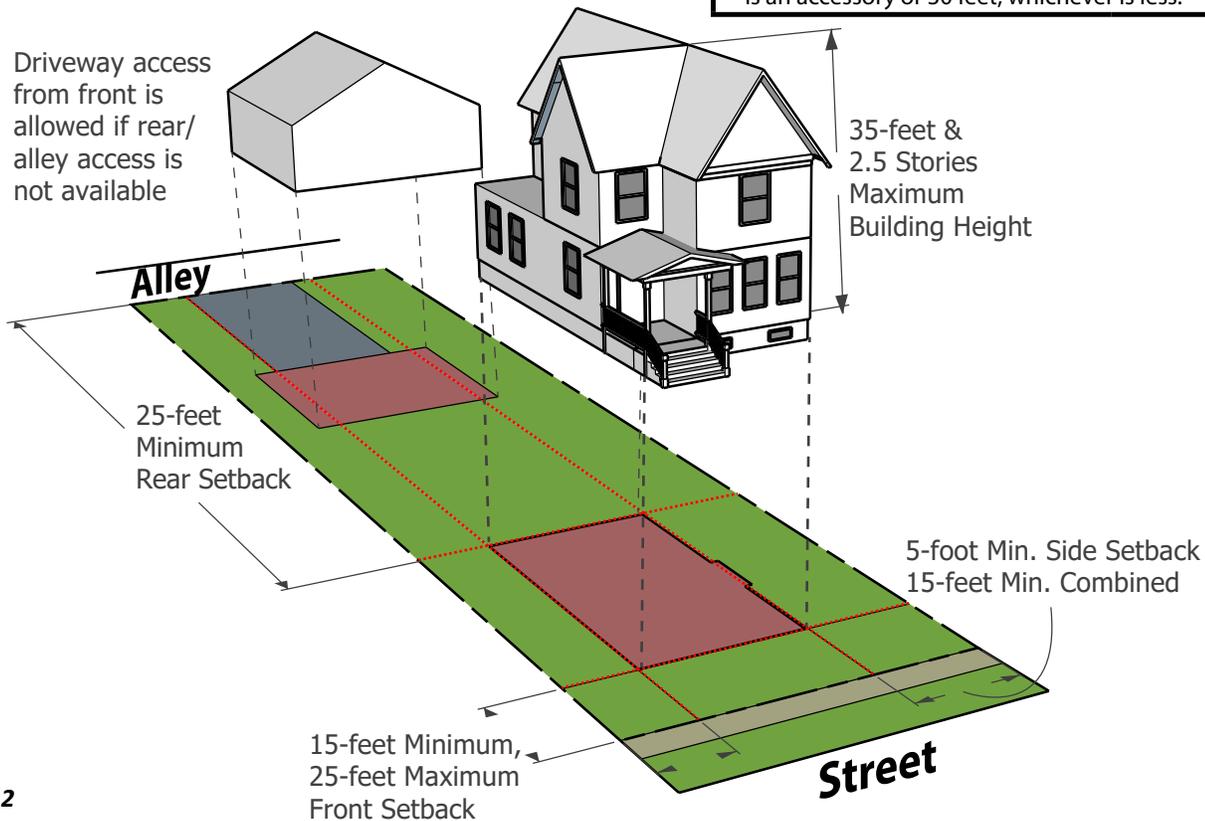
LOT REQUIREMENTS	MIN	MAX
Lot size (sq. ft.)	4,900	--
Lot width (ft)	49.5	--
Lot coverage (%)	--	30
BUILDING ENVELOPE	MIN	MAX
Front setback (front or side) (ft)	15	25
Side setback one side (ft)	5	--
Side setback combined (ft)	15	--
Rear setback (ft)	25	--
Frontage buildout (%) <sup>1</sup>	60	80
BUILDING REQUIREMENTS	MIN	MAX
Floor area (sq. ft.)	1,000	--
Height (ft)	--	35
Height (stories)	1	2.5
FRONT FACADE	MIN	MAX
Porch or stoop front setback (ft)	5	--
Garage Face (ft)	20 <sup>2</sup>	--

ACCESSORY BUILDING(S)	MIN	MAX
Number allowed	--	2
Front setback (front )(ft)	15	--
Side street/alley setback (ft)	10	--
Principal Building setback (ft)	10	--
Side setback (ft)	3	--
Rear setback (ft)	3	--
Height (ft)	--	14 <sup>3</sup>

PARKING	
Location	Side & rear yards
Driveway Access	From rear, permitted from front if alley access is not available.
Screening of adjacent street right-of-way	For non-residential uses, 2-foot evergreen shrubs

NOTES
<sup>1</sup> Front building façade location requirements do not apply to street side yards.
<sup>2</sup> The garage face minimum set back is 5 feet from the front of the house or 20 feet from the front property line, whichever is greater.
<sup>3</sup> The maximum height of a detached accessory dwelling unit is the height of the single-family dwelling to which it is an accessory or 30 feet, whichever is less.

Figure 1. Form A - House - Orthographic View

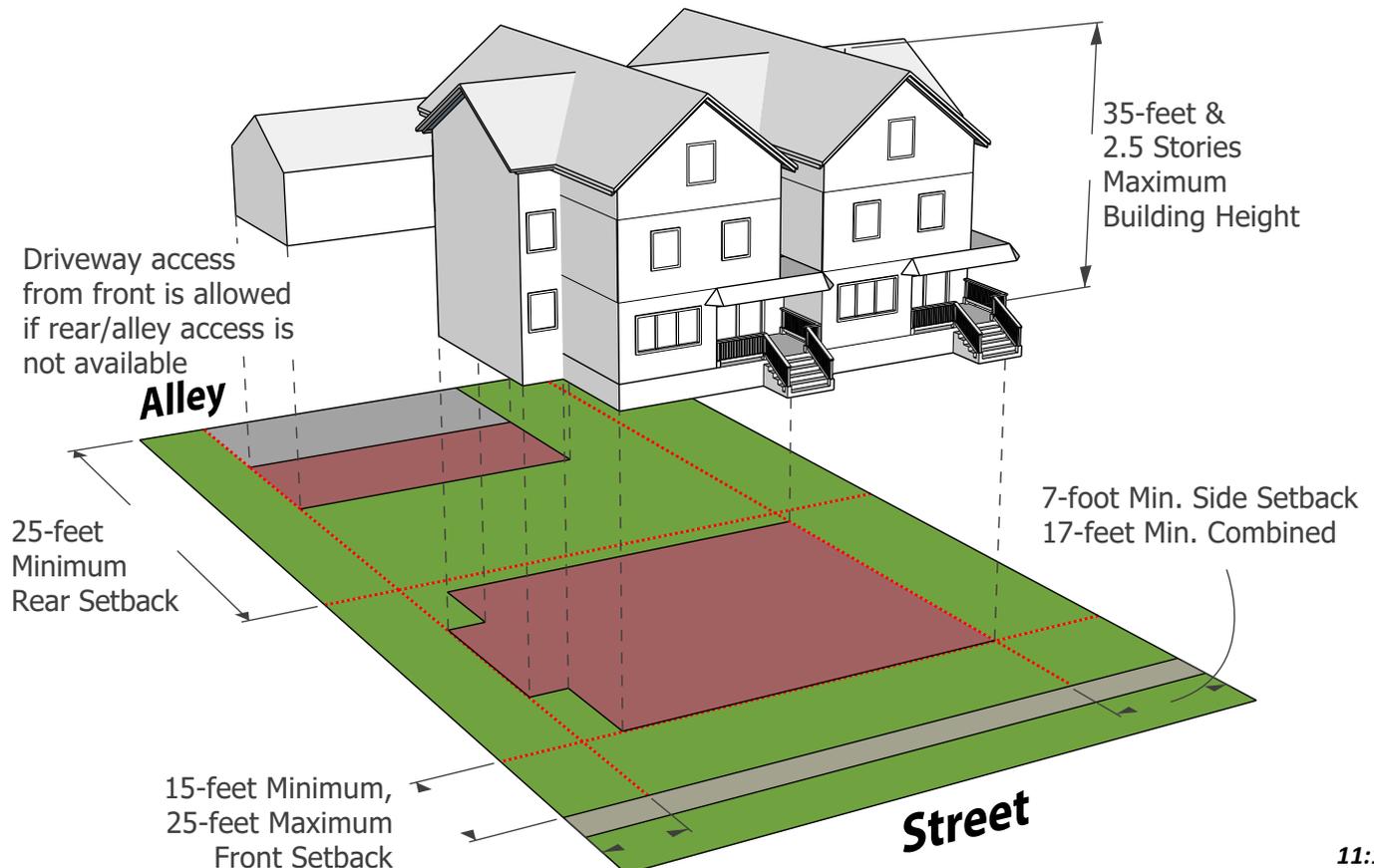


**Form B - Duplex / Two-Family**

LOT REQUIREMENTS	MIN	MAX
Lot size (sq. ft.)	8,500	--
Lot width (ft)	60	--
Lot coverage (%)	--	60
BUILDING ENVELOPE	MIN	MAX
Front setback (front or side) (ft)	15	25
Side setback one side (ft)	7	--
Side setback combined (ft)	17	--
Rear setback (ft)	25	--
Frontage buildout (%) <sup>1</sup>	60	80
BUILDING REQUIREMENTS	MIN	MAX
Floor area (sq. ft.)	700	--
Height (ft)	--	35
Height (stories)	1	2.5
FRONT FACADE	MIN	MAX
Porch or stoop front setback (ft)	5	
Garage Face	20 <sup>2</sup>	

ACCESSORY BUILDING(S)	MIN	MAX
Number allowed	--	2
Front setback (front )(ft)	15	--
Side street/alley setback (ft)	10	--
Principal Building setback (ft)	10	--
Side setback (ft)	3	--
Rear setback (ft)	3	--
Height (ft)	--	14
PARKING		
Location	Side & rear yards	
Driveway Access	From rear, permitted from front if alley access is not available.	
Screening of adjacent street right-of-way	For non-residential uses, 2-foot evergreen shrubs	
NOTES		
<sup>1</sup> Front building façade location requirements do not apply to street side yards		
<sup>2</sup> The garage face minimum set back is 5 feet from the front of the house or 20 feet from the front property line, whichever is greater.		

Figure 2. Form B - Duplex / Two-Family - Orthographic View



## Form C - Multiple Family Building

LOT REQUIREMENTS	MIN	MAX
Lot size (sq. ft.)	9,000	--
Lot width (ft)	60	--
Lot coverage (%) <sup>1</sup>	--	60
BUILDING ENVELOPE <sup>1</sup>	MIN	MAX
Front setback (front or side) (ft)	15 <sup>2</sup>	25
Side setback one side (ft)	10	--
Side setback combined (ft)	20	--
Rear setback (ft)	10 <sup>3</sup>	--
Frontage buildout (%)	75	90
BUILDING REQUIREMENTS	MIN	MAX
Dwelling Unit floor area (sq. ft.)	500	--
Ground floor height (ft)	12	--
Height (ft)	--	45
Height (stories)	2	3
FRONT FACADE	MIN	MAX
Porch or stoop front setback (ft)	5	--

Porches or stoops are required for 1st floor units with front door entrances to the street.

Front facades must meet design standards in 11.11.B as well as specific design standards for the applicable zoning district.

LANDSCAPING	MIN	MAX
Street Trees (1 tree per x lineal feet of street frontage)	30	40
Screening between land uses	See Section 6.11	
PARKING		
Location	Side street, side & rear yards.	
Driveway Access	From front, rear or side.	
Screening of adjacent street right-of-way	30 inch masonry wall with shrubs or landscaping within 5 feet of street right-of-way	

### NOTES

<sup>1</sup> In the CBD, there are no minimum yards and 100% maximum lot coverage allowed

<sup>2</sup> The Planning Commission may adjust front yard setbacks, up to 10 feet, and the minimum building frontage to allow a permanent public space, developed as part of the principal building.

<sup>3</sup> If adjacent to a one or two family use or zoning district, the minimum setback is 25 feet.

Figure 3. Form C - Multiple Family Building - Orthographic View

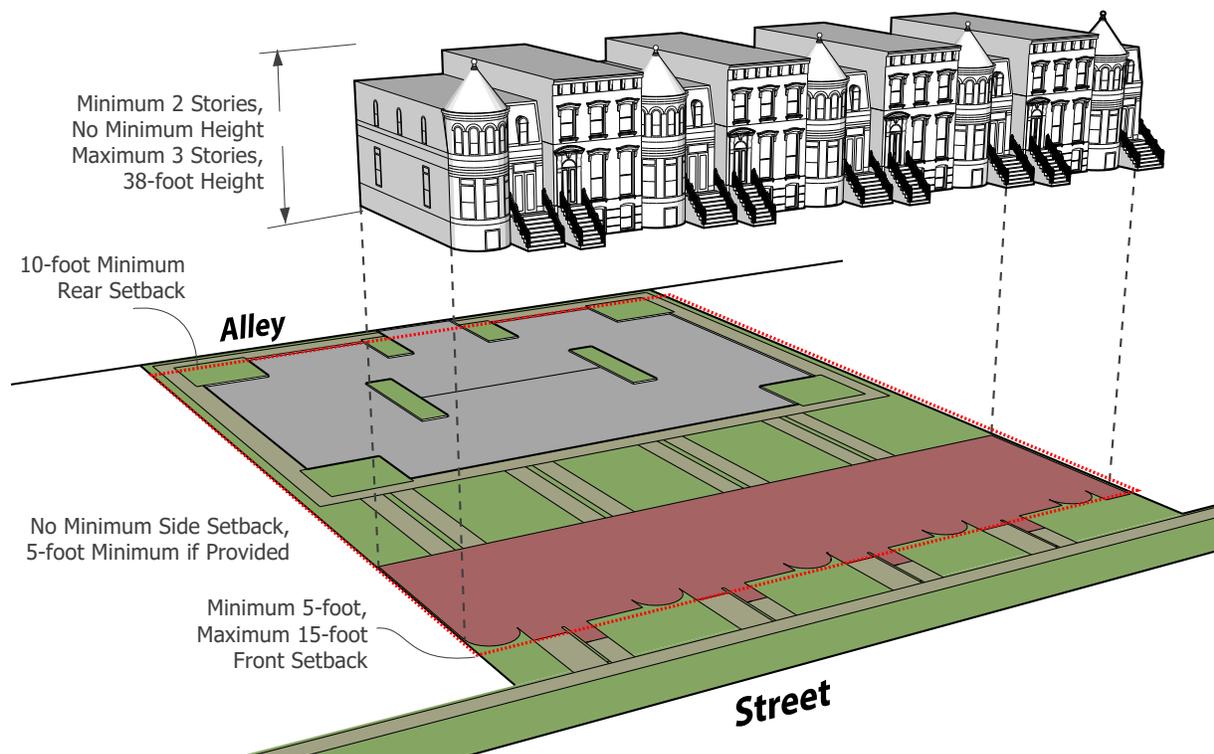


### Form D - Attached Residential / Townhouse

LOT REQUIREMENTS	MIN	MAX
Lot size (sq. ft.)	--	--
Lot width (ft)	--	--
Lot coverage (%) <sup>1</sup>	--	80
BUILDING ENVELOPE <sup>1</sup>	MIN	MAX
Front setback (front or side) (ft)	5 <sup>2</sup>	15
Side setback one side (ft)	-- <sup>3</sup>	--
Side setback combined (ft)	-- <sup>3</sup>	--
Rear setback (ft)	10 <sup>4</sup>	--
Frontage buildout (%)	75	90
BUILDING REQUIREMENTS	MIN	MAX
Dwelling Unit floor area (sq. ft.)	500	--
Ground floor height (ft)	12	--
Height (ft)	--	45
Height (stories)	2	3
FRONT FACADE		
Porch or stoop front setback (ft)	5	--
Porches or stoops are required for 1st floor units with front door entrances to the street.		
Front facades must meet design standards in 11.11.B as well as specific design standards for the applicable zoning district.		

LANDSCAPING	MIN	MAX
Street Trees (1 tree per x lineal feet of street frontage)	30	40
Screening between land uses	See Section 6.11	
PARKING		
Location	Side street, side & rear yards.	
Driveway Access	From front, rear or side.	
Screening of adjacent street right-of-way	30 inch masonry wall with shrubs or landscaping within 5 feet of street right-of-way	
NOTES		
<sup>1</sup> In the CBD, there are no minimum yards and 100% maximum lot coverage allowed		
<sup>2</sup> The Planning Commission may adjust front yard setbacks, up to 10 feet, and the minimum building frontage to allow a permanent public space, developed as part of the principal building.		
<sup>3</sup> Minimum of 5-foot side yard if provided		
<sup>4</sup> If adjacent to a one or two family use or zoning district, the minimum setback is 25-feet.		

Figure 4. Form D - Attached Residential / Townhouse - Orthographic View

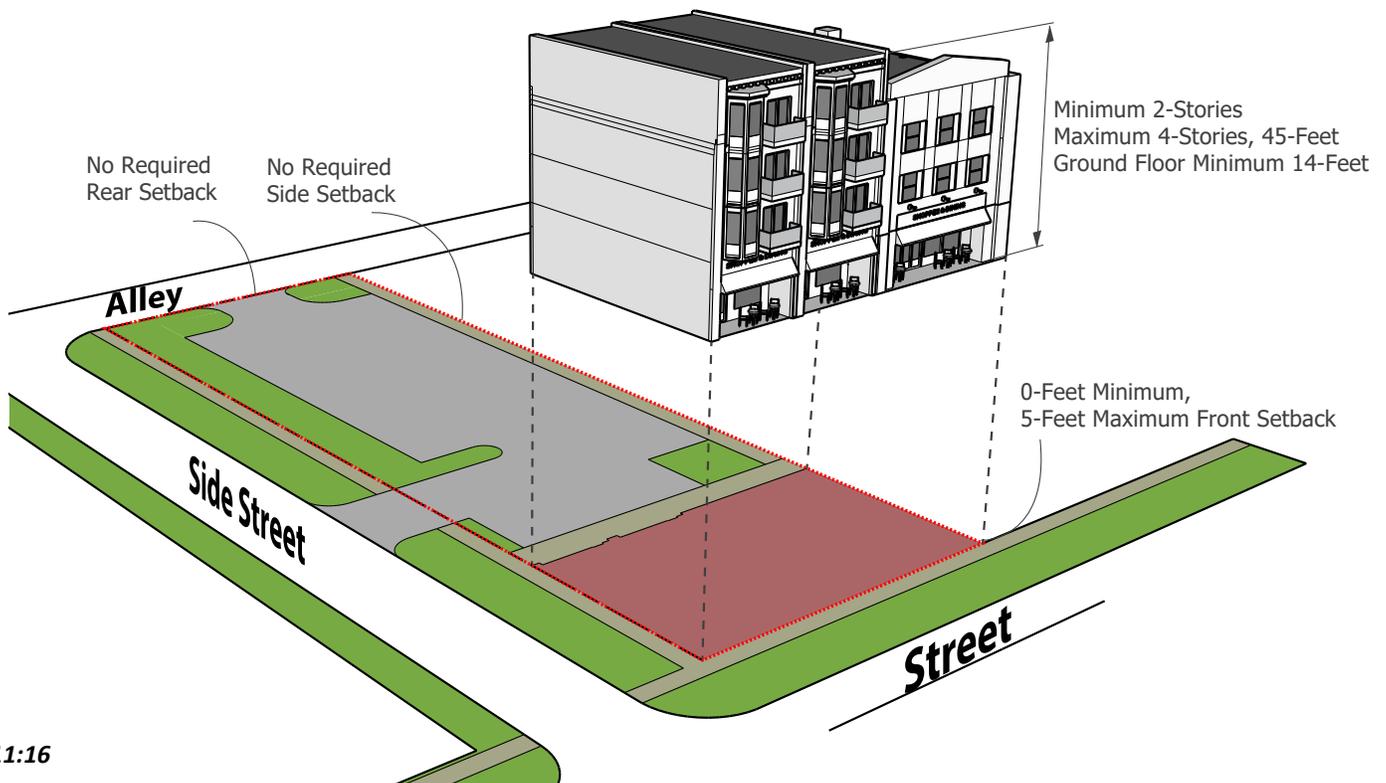


## Form E - Downtown Mixed Use

LOT REQUIREMENTS	MIN	MAX
Lot size (sq. ft.)	--	--
Lot width (ft)	--	--
Lot coverage (%)	--	100
BUILDING ENVELOPE	MIN	MAX
Front setback (front or side) (ft)	0 <sup>1</sup>	5
Side setback one side (ft)	--	--
Side setback combined (ft)	--	--
Rear setback (ft)	--	--
Frontage buildout (%)	80	100
BUILDING REQUIREMENTS	MIN	MAX
Dwelling Unit floor area (sq. ft.)	500	
Ground floor height (ft)	14	--
Height (ft)	--	45
Height (stories)	2	4
FRONT FACADE	Front facades must meet design standards in 11.11.B as well as specific design standards for the applicable zoning district.	

LANDSCAPING	MIN	MAX
Street Trees (1 tree per x lineal feet of street frontage)	30	40
Screening between land uses	--	
PARKING		
Location	Rear yards	
Driveway Access <sup>2</sup>	From side or rear on Downtown A streets and front, rear or side on Downtown B streets.	
Screening of adjacent street right-of-way	--	
NOTES		
<sup>1</sup> The Planning Commission may adjust front yard setbacks, up to 20 feet, and the minimum building frontage to allow a permanent public space, developed as part of the principal building.		
<sup>2</sup> If a garage or below-grade parking is integrated into the building, it must be accessible from a side yard, rear yard, an alley, or from a side street in the case of a corner lot.		

Figure 5. Form E - Downtown Mixed Use - Orthographic View

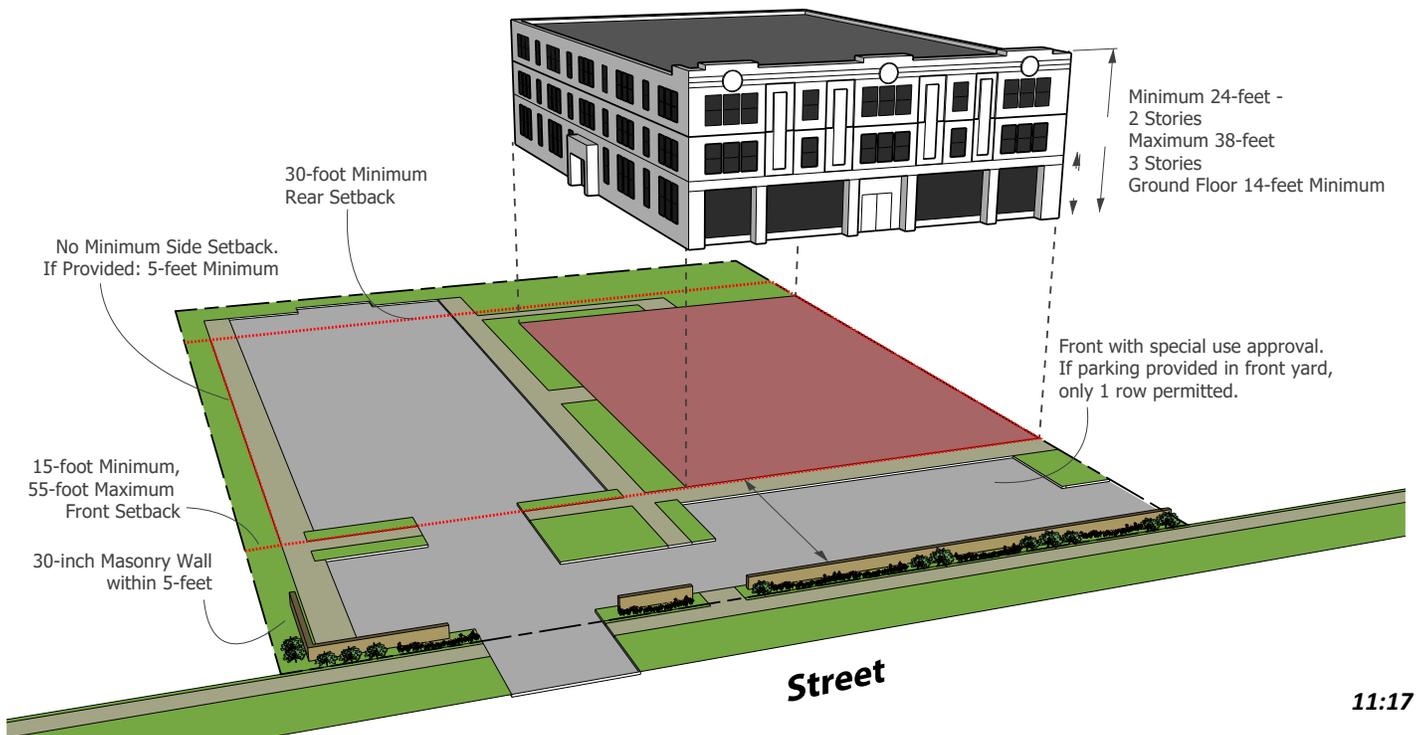


**Form F - Commercial Mixed Use/Live Work**

LOT REQUIREMENTS	MIN	MAX
Lot size (sq. ft.)	43,560	--
Lot width (ft)	100	--
Lot coverage (%) <sup>1</sup>	--	60
BUILDING ENVELOPE <sup>1</sup>	MIN	MAX
Front setback (front or side) (ft)	15 <sup>2</sup>	55
Side setback one side (ft)	-- <sup>3</sup>	--
Side setback combined (ft)	-- <sup>3</sup>	--
Rear setback (ft)	10 <sup>4</sup>	--
Frontage buildout (%)	50	75
BUILDING REQUIREMENTS	MIN	MAX
Dwelling Unit floor area (sq. ft.)	--	--
Ground floor height (ft)	12	--
Height (ft)	--	38
Height (stories)	2	3
FRONT FACADE	Front facades must meet design standards in 11.11.B as well as specific design standards for the applicable zoning district.	

LANDSCAPING	MIN	MAX
Street Trees (1 tree per x lineal feet of street frontage)	30	40
Screening between land uses	See Section 6.11	
PARKING		
Location	Side and rear yards. Front with special use approval.	
Driveway Access	From front, rear or side	
Screening of adjacent street right-of-way	30 inch masonry wall with shrubs or landscaping within 5 feet of street right-of-way	
NOTES		
<sup>1</sup> In the CBD, there are no minimum yards and 100% maximum lot coverage allowed		
<sup>2</sup> The Planning Commission may adjust front yard setbacks, up to 20 feet, and the minimum building frontage to allow a permanent public space, developed as part of the principal building.		
<sup>3</sup> Minimum of 5' side yard if provided		
<sup>4</sup> If adjacent to a one or two family use or zoning district, the minimum setback is 25 feet		

Figure 6. Form F - Commercial Mixed Use /Live Work - Orthographic View

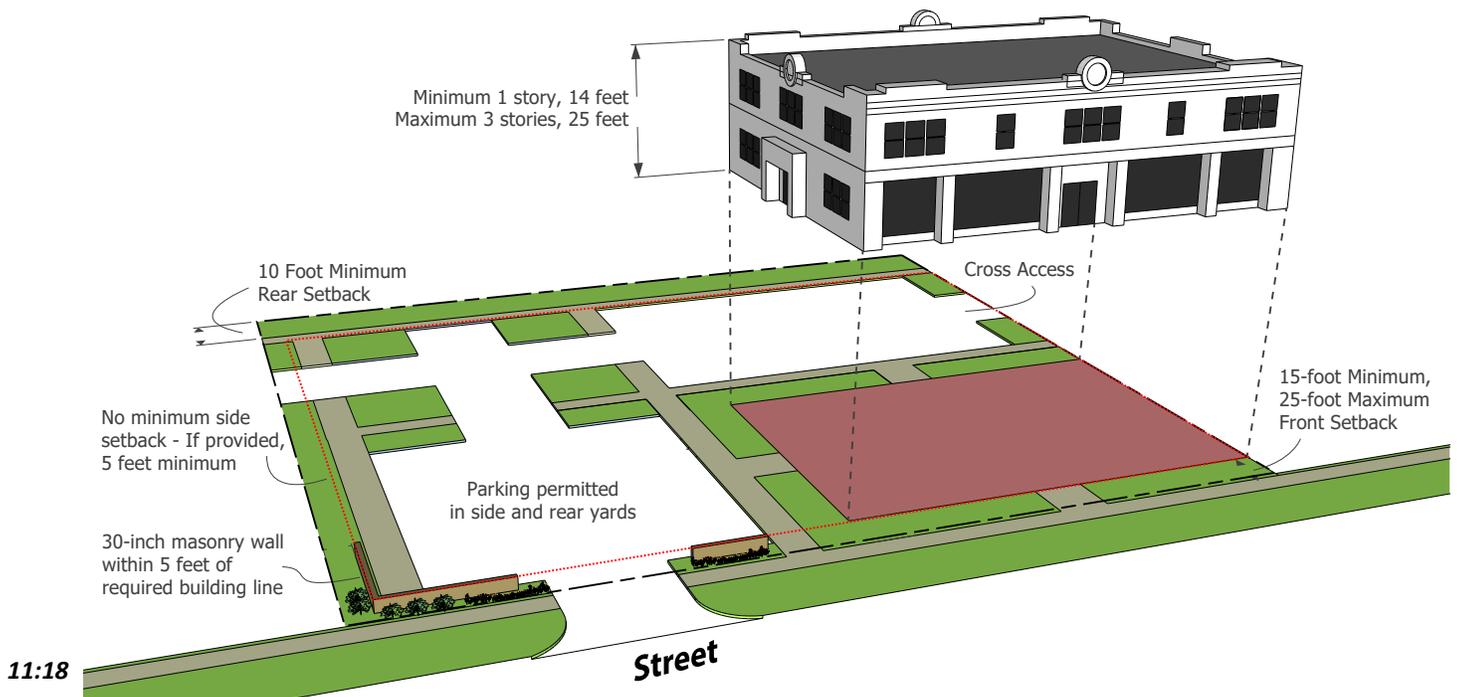


**Form G - Single Purpose Building**

LOT REQUIREMENTS	MIN	MAX
Lot size (sq. ft.)	21,780	--
Lot width (ft)	50	--
Lot coverage (%)	--	60
BUILDING ENVELOPE	MIN	MAX
Front setback (front or side) (ft)	15	25
Side setback one side (ft)	-- <sup>1</sup>	--
Side setback combined (ft)	-- <sup>1</sup>	--
Rear setback (ft)	10 <sup>2</sup>	--
Frontage buildout (%)	50	75
BUILDING REQUIREMENTS	MIN	MAX
Dwelling Unit floor area (sq. ft.)	--	--
Ground floor height (ft)	12	--
Height (ft)	--	38
Height (stories)	1	3
FRONT FACADE	Front facades must meet design standards in 11.11.B as well as specific design standards for the applicable zoning district.	

LANDSCAPING	MIN	MAX
Street Trees (1 tree per x lineal feet of street frontage)	30	40
Screening between land uses	See Section 6.11	
PARKING		
Location	Side and rear yards	
Driveway Access	From front, rear or side	
Screening of adjacent street right-of-way	30 inch masonry wall with shrubs or landscaping within 5 feet of street right-of-way	
NOTES		
<sup>1</sup> Minimum of 5' side yard if provided		
<sup>2</sup> If adjacent to a one or two family use or zoning district, the minimum setback is 25 feet		

Figure 7. Form G - Single Purpose Building - Orthographic View

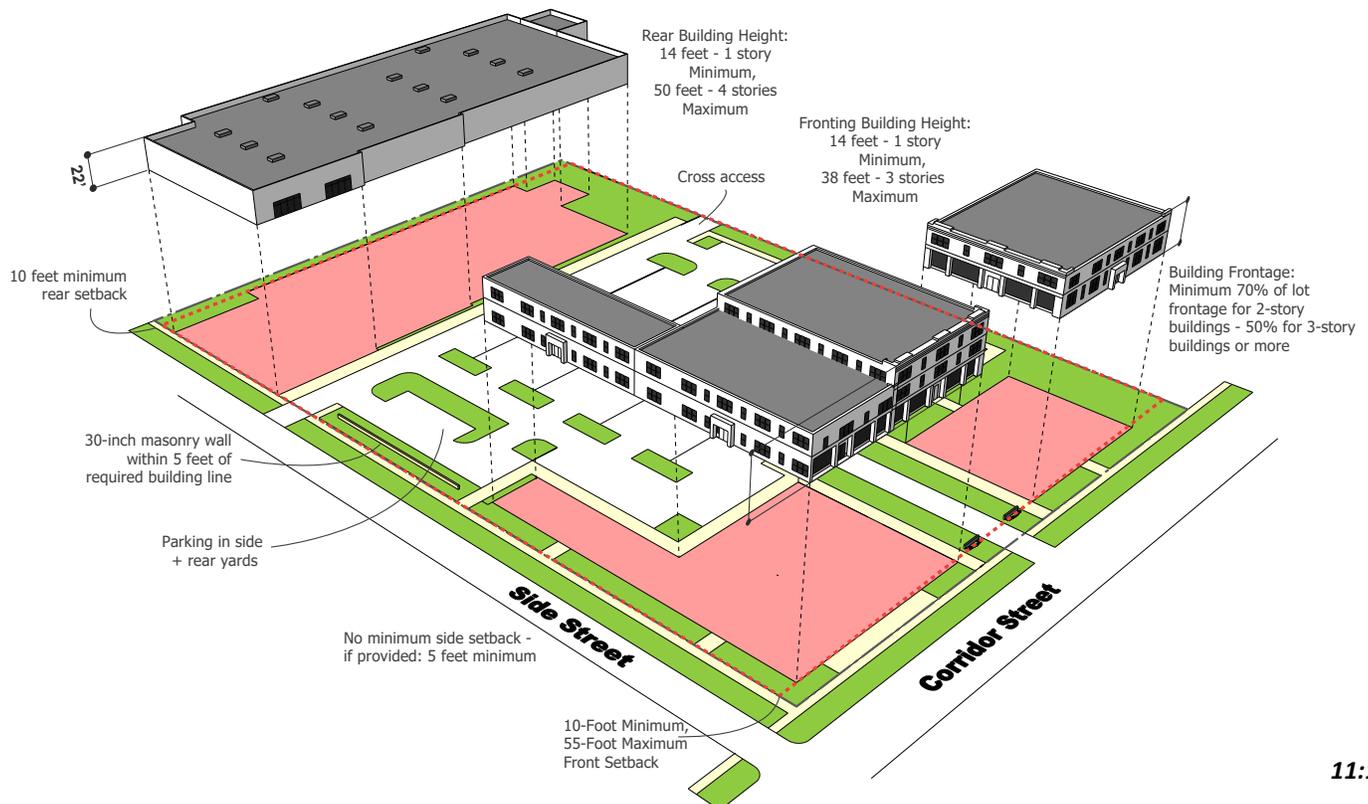


### Form H - Large Format

LOT REQUIREMENTS	MIN	MAX
Lot size (acres)	2	--
Lot width (ft)	200	--
Lot coverage (%)	--	60
BUILDING ENVELOPE	MIN	MAX
Front setback (front or side) (ft)	15	55
Side setback one side (ft)	-- <sup>1</sup>	--
Side setback combined (ft)	-- <sup>1</sup>	--
Rear setback (ft)	10 <sup>2</sup>	--
Frontage buildout (%)	50	75
BUILDING REQUIREMENTS	MIN	MAX
Dwelling Unit floor area (sq. ft.)	--	--
Ground floor height (ft)	12	--
Height (ft)	--	38
Height (stories)	1	3
FRONT FACADE		
Front facades must meet design standards in 11.11.B as well as specific design standards for the applicable zoning district.		

LANDSCAPING	MIN	MAX
Street Trees (1 tree per x lineal feet of street frontage)	30	40
Screening between land uses	See Section 6.11	
PARKING		
Location	Front, side and rear yards	
Driveway Access <sup>1</sup>	From front, rear or side	
Screening of adjacent street right-of-way	30 inch masonry wall with shrubs or landscaping within 5 feet of street right-of-way	
NOTES		
<sup>1</sup> Minimum of 5' side yard if provided		
<sup>2</sup> If adjacent to a one or two family use or zoning district, the minimum setback is 25 feet		

Figure 8. Form H - Large Format - Orthographic View

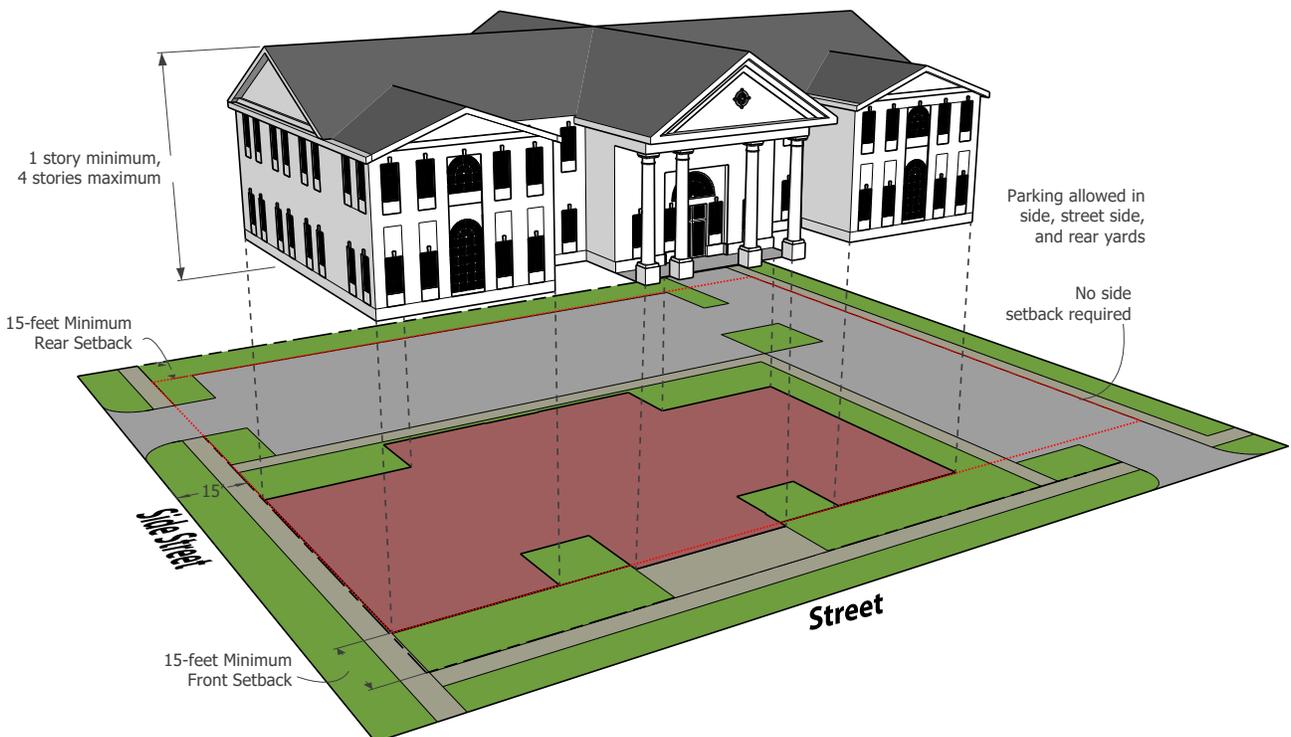


## Form I - Institutional

LOT REQUIREMENTS	MIN	MAX
Lot size (sq. ft.)	--	--
Lot width (ft)	--	--
Lot coverage (%)	--	60
BUILDING ENVELOPE	MIN	MAX
Front setback (front or side) (ft)	15 <sup>1</sup>	25
Side setback one side (ft)	10	--
Side setback combined (ft)	20	--
Rear setback (ft)	15	--
Frontage buildout (%)	50	100
BUILDING REQUIREMENTS	MIN	MAX
Dwelling Unit floor area (sq. ft.)	--	--
Ground floor height (ft)	14	--
Height (ft)	--	45
Height (stories)	1	3
FRONT FACADE	Front facades must meet design standards in 11.11.B as well as specific design standards for the applicable zoning district.	

LANDSCAPING	MIN	MAX
Street Trees (1 tree per x lineal feet of street frontage)	30	40
Screening between land uses	--	
PARKING		
Location	Side street, side and rear yards	
Driveway Access <sup>1</sup>	From front, rear or side	
Screening of adjacent street right-of-way	30 inch masonry wall with shrubs or landscaping within 5 feet of street right-of-way	
NOTES		
<sup>1</sup> The Planning Commission may adjust front yard setbacks, up to 20 feet, and the minimum building frontage to allow a permanent public space, developed as part of the principal building.		

Figure 9. Form I - Institutional - Orthographic View

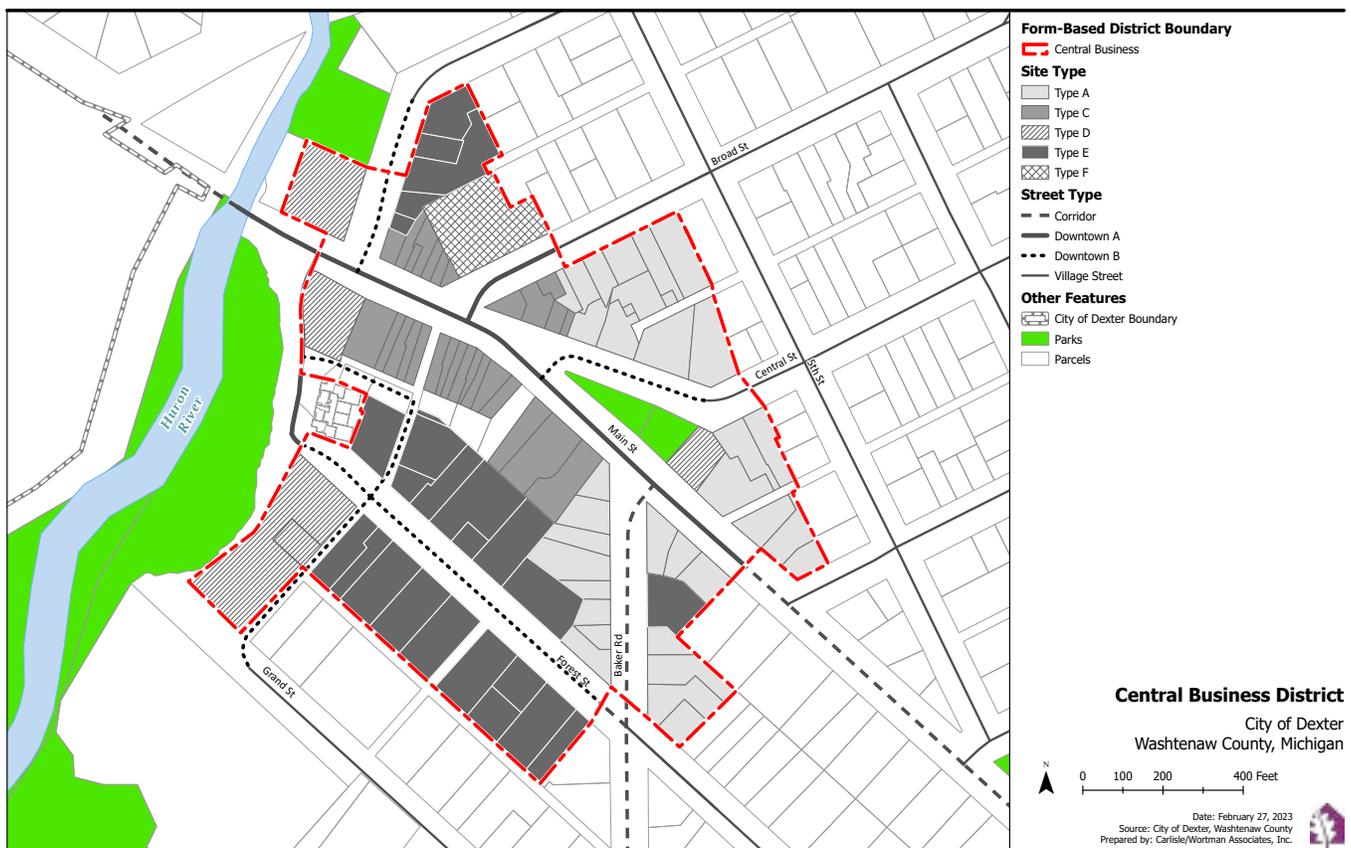


## Section 11.04 CENTRAL BUSINESS DISTRICT (CBD)

**A. Intent.** This District is the historical commercial center of the City. The intent is to foster continued improvements and redevelopment, preserving the historic context of the “old Dexter”, while adding residential options, gathering spaces, and green areas to expand the social and environmental diversity of the Downtown and to improve its economic viability. To foster an appealing high-density pedestrian environment, the CBD is intended to be physically compact and to provide a diversity of products and services, convenient parking, and pedestrian and vehicle safety.

### B. Regulating Plan

1. The Regulating Plan, as set forth in this Section, identifies allowable uses and permissible development within the District based on location.
2. All development shall be compatible with the vision and in accordance with the goals and objectives set forth in the Master Plan and any other applicable Plan.
3. The Regulating Plan is based on four (4) factors: Street Type; Site Type; Building Form; and the Schedule of Uses in [Section 11.11](#).



**C. Authorized Building Forms.** The following Building Forms, determined by the Street Type and Site Type in the CBD Regulating Plan, are allowed by the approval process in Table 11.04.1 below:

**TABLE 11.04.1**

<b>Street Type</b>	<b>Site Type</b>	<b>Building Form</b>	<b>Approval</b>
<b>Downtown A</b>	A	House	Permitted if adaptive re-use Special if new construction
		Two-Family	Special
	C	Downtown Mixed Use	Permitted
		Single Use	Special
	D	Institutional Downtown Mixed Use	Permitted
		Single Use	Special
	F	Downtown Mixed Use	Permitted
		Institutional Single Use	Special
<b>Downtown B</b>	A	House	Permitted if adaptive re-use Special if new construction
		Two-Family Townhouse/Attached Residential	Special
	E	House Two-Family Townhouse/Attached Residential Downtown Mixed Use Multiple Family	Permitted
		Single Use	Special
<b>Corridor</b>	A	House	Permitted if adaptive re-use Special if new construction
		Two-Family Townhouse/Attached Residential	Special
	E	House Two-Family Downtown Mixed Use Multiple Family	Permitted
		Single Use	Special Use
<b>Village</b>	A	House	Permitted if adaptive re-use Special if new construction
		Two-Family Townhouse/Attached Residential	Special