

Mixed Use District

The City of Frankenmuth's Mixed Use District bookends the north and south Main Street entrances to the City. It is important that as these areas develop and redevelop that they are developed and designed in such a way that puts people at the center of the space. This human scale development will make the area more personal and reinforces human scale interaction. Careful and thoughtful emphasis on design and form will strengthen the City without diminishing the City's unique and tangible identity.

The purpose of Mixed Use District is to provide specific regulations to achieve the following:

1. Facilitate redevelopment of the district as a fully integrated, mixed-use, pedestrian-oriented environment with mixed-use buildings and/or neighborhoods that contain commercial, residential and office uses.
2. Provide an environment that allows for a clear transition from rural development at the outskirts of town to more dense commercial development.
3. Encourage a variety of housing types that include a more-urban alternative to single family detached, including townhouses, apartments above commercial uses and live-work units.
4. Calm traffic traveling through the City to create a more pedestrian-friendly environment and improve pedestrian connectivity from the city limits to and throughout the city.
5. Regulate building height, bulk and placement to achieve appropriate scale along streetscapes and to ensure proper transition to the downtown and core commercial areas and surrounding neighborhoods.
6. Establish clear controls on building form and placement to frame a well-defined public realm comprised of human-scale streets, neighborhoods and public spaces, all of which contribute to creating a safe, comfortable and livable environment.
7. Create a more pedestrian-oriented development pattern by placing storefronts near the sidewalk, locating parking in the side, or rear yard and limiting auto-oriented uses such as drive-throughs.

Principal Uses Permitted.

A. The following uses of land and structures may be permitted within the MU-PUD District as long as the first-floor footprint is 7500 square feet or less.

- (1) Row housing of three or more units
- (2) Multiple family housing
- (3) Live/Work Units (define live/work units)
- (4) Residential use located above a commercial space
- (5) Accessory buildings and uses.
- (6) Home occupations provided they comply with Section 5.22 (2).
- (7) Professional offices.
- (8) Medical offices, clinics, veterinary clinics and similar uses.

(9) Any generally recognized retail business (some retail that we might want to consider defining and restricting separate from general retail – smoke shops, liquor stores, etc.)

(10) Any personal service establishment

(11) Restaurants

(12) Hotels

(13) Places of Worship

(14) Craft production establishments provided they comply with Section 5.93 (5).

(15) Outdoor sales as listed in Section 5.92 (7) (b) (1). City of Frankenmuth, Michigan Zoning & Planning Code

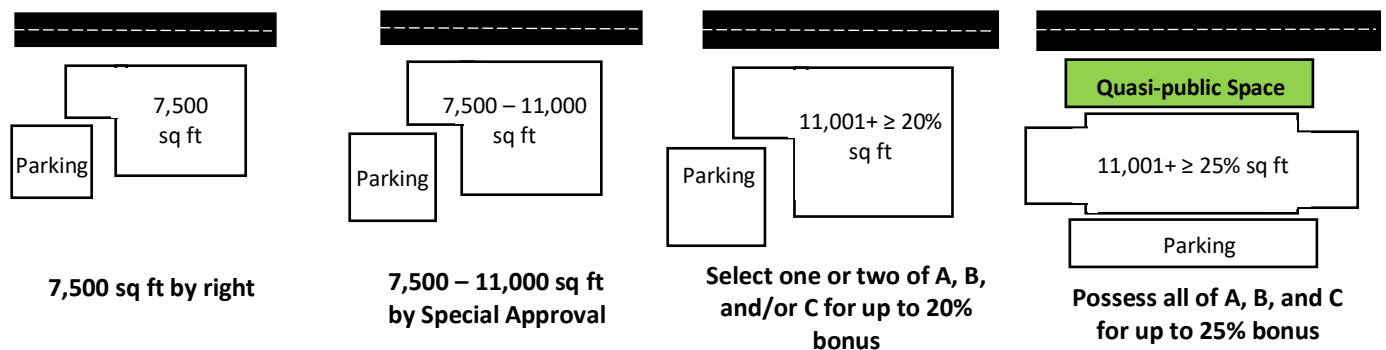
5.250.3. Uses Permissible on Special Approval. Under such conditions as the Planning Commission, after public hearing, finds the use as not being injurious to the MU-PUD District and environs and not contrary to the spirit and purpose of this Chapter, the following uses may be permitted:

(1) All uses permitted by right but with a first-floor square footage greater than 7,500 square feet but less than 11,000 square feet.

(2) Uses larger than 11,000 square feet may be permitted subject to the following additional regulations:

The Planning Commission acknowledges that there may be appropriately designed and well thought out developments that may exceed the square footage limitations contained in the ordinance. In order to provide some flexibility but still maintain the districts intent and purpose of ensuring pedestrian scale design, an applicant may seek to exceed the square footage when the following additional measures are in place:

- The maximum square footage may be increased by up to 10% if the applicant uses at least 50% natural stone or brick for the building.
- The maximum square footage may be increased by up to 10% if the applicant includes a quasi-public space located at the street frontage, that is at least 200 square feet and installation of additional site amenities such as public art, a pergola, or bench on with associated landscaping, as approved by the City but maintained in perpetuity by the property owner.
- The maximum square footage may be increased by up to 10% if the applicant adopts an architectural style that is Bavarian/Franconian in nature, with consultation and approval from the City.
- The maximum percent square footage, if the applicant were to pursue all three measures would be 25% increase above the maximum permitted square footage of 11,000 square feet (resulting in a footprint of no more than 13,750).



5.250.4 Lot Regulations

Minimum lot width: 100 feet

Setbacks: Front: 10 feet; Side: 5 feet; Total of Two Sides: 12 feet; Rear: 25 feet.

Building height: 3 stories or 35 feet if the building has a flat roof; 45 feet if the building has a pitched roof and incorporates dormer windows or other significant architectural features, as approved by the Planning Commission.

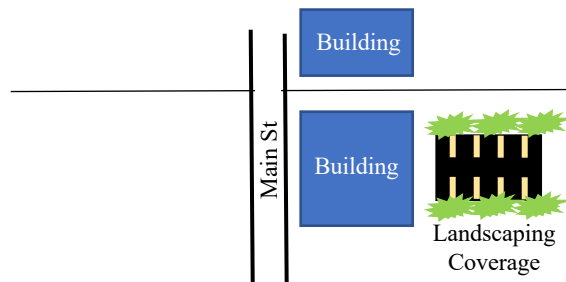
Minimum dwelling unit size: Multi-family residential use shall meet the regulations applicable to minimum dwelling size in the RCM district

5250.5 Mixed Use Design Guidelines.

In addition to the City's General Design Guidelines (reference section), the following pedestrian-oriented guidelines are required of any development within this district:

A. Site Design (See Images 1, 2, & 3)

(1) Vehicular parking lots shall be prohibited within the setback fronting on M-83/Main Street. A landscaping plan shall be submitted for approval for all parking lots. Such plans must provide significant screening from adjacent residential uses.



B. Building Design for non-residential uses

(1) Building entries. Entrances provide a key visual connection between the public streetscape and the private development.

(2) Design the primary entrance to a building to be clearly identifiable. Use an architectural element to highlight an entrance. Potential treatments including:

- canopy
- arcade
- portico
- stoop
- awning
- moldings

(3) Use an authentic, functional entry on a street-facing façade.

(4) Blank walls (without windows) longer than 20 feet shall not face a street.

(5) Garage doors shall not be permitted on a front or street front façade.

(6) At least 50% of the ground floor façade facing a street shall be clear windows and doorways. The Planning Commission may reduce this to 30% if the applicant can provide other architectural elements and/or landscaping to ensure the façade is otherwise active.

(7) Buildings with a flat roof appearance from the street shall have a decorative cornice. Flat roofs shall be enclosed by parapets. **(See image 2)**

(8) Buildings with a pitched roof shall be permitted where the eaves are at least 20 feet from the ground the roof pitch is a minimum of 4:12.

(9) There shall be a minimum of one usable pedestrian entrance along the front public sidewalk. Main pedestrian entrance shall have design details that easily identify its prominence.

C. Windows. Windows are a key design element for the Mixed Use District. Their design and arrangement should express a human scale, create visual continuity and provide visual interest to the public streetscape.

(1) Locate and space windows to express a traditional rhythm and create visual continuity. Provides consistent horizontal spacing between windows on a floor. Provide a common head height for windows on a single floor. **(See image 3)**

D. Materials. A wide variety of materials are used within the traditional downtown area of the City. Materials and their composition strongly impact the perception of a building or site. They should be used to convey human scale and provide visual interest to the public realm.

(1) Add visual interest through texture, finish and detailing.

(2) Use changes in material to add visual interest and express a human scale.

(3) Use an accent material to highlight an important feature like an entry or window.

(4) Visually flat materials such as EIFS that are not otherwise complemented with a rich material, texture or dynamic finish should be avoided.

E. Building height. For buildings that exceed 25 feet, additional architectural elements, design and materials to minimize the perceived height of the building.



Image 1

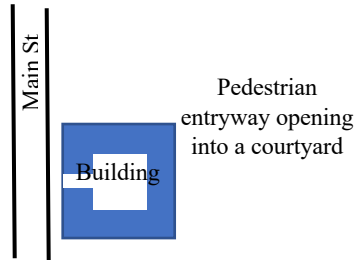
Image 2

Image 3

F. Building Design for Residential Uses

(1) Apartments and townhomes, live/work units

- a. The front façade shall have a minimum of 25% and a maximum of 50% windows.
- b. There shall be a minimum of one pedestrian entryway facing the street or opening onto a courtyard facing a street.



- c. There should be a clear front stoop or porch that is at least twenty inches above the average grade.
- d. Buildings with a flat roof appearance from the street shall have a decorative cornice and a height of at least 20 feet. Flat roofs shall be enclosed by parapets.
- e. Buildings with a pitched roof shall be permitted where the eaves are at least 20 feet from the ground the roof pitch is a minimum of 4:12.
- f. Parking lots and accessory structures including carports and garages shall be located in the side or rear yard. **(See image 4)**
- g. Accessory structures should be designed to be subordinate to a primary structure. If an accessory structure is partially or fully visible from the street it should be designed to be compatible with the primary structure. **(See image 4)**

