THE GUIDE

1. Background
2. Guide
3. Resources
PLACE TYPES

Main Streets  Downtowns  Adjacent Neighborhoods

intensity, range of uses, and infrastructure
“If you do nothing else, do this...”
AREAS OF REFORM

**Streetscape**
Streetscapes are designed according to the intensity of land use through which the street passes. In downtowns and main streets, streetscape design should focus on the success of businesses as much as it might focus on vehicular movement. In neighborhoods, streetscape design should focus on the safety and comfort of residents ahead of vehicular movement.

**Form**
Regulations that control the form of buildings, including setbacks, height, lot size, lot coverage, and similar restrictions. In many places, regulations designed for suburban setbacks and buffers have been applied to downtowns, main streets, and adjacent neighborhoods, reducing the value of existing buildings and properties.

**Use**
Restrictions on the use of buildings and properties, and the ability to combine multiple uses, both on the parcel and within a single building.

**Frontage**
The design of building facades and yards that face the sidewalk. Frontage quality affects the likelihood that people will walk along a street. This is independent of architectural style. Most issues relating to frontage are regulated to increase vibrancy, which is reflected in the amount of pedestrian activity.

**Parking**
The amount and location of parking. The effects of parking requirements are often underestimated in their ability to improve or detract from the success of downtowns and main streets.
Focus on vibrancy and pedestrian activity
Frontages

- Set a **MAXIMUM** front setback
- Require useable entries face the street
- Require minimum transparency
Streetscape

• Establish or protect on-street parking
Use

• Permit mixed-use
• Simplify uses
Parking

• Require parking lots to be located behind buildings
MODEL DISTRICTS

MAIN STREET DISTRICT [M]

A. Scope
1. District boundaries are assigned according to the District Boundary Map.
2. The Main Street Manager is assigned according to the District Boundary Map.

B. Conflicting Ordinances
When there appears to be a conflict between these standards and any other section of the Zoning Ordinance, Subdivision Standards, or City Ordinances, the requirements of this District shall be given precedence. This District does not override the Life Safety Codes.

C. Intent
1. These regulations are designed for the following purposes:
   a. To promote the health, safety, and welfare of the general population.
   b. To provide suitable locations for schools.
   c. To provide suitable locations for hospitals.
   d. To provide suitable locations for retail stores.
   e. To provide suitable locations for restaurants.
   f. To provide suitable locations for entertainment venues.
   g. To provide suitable locations for religious institutions.
   h. To provide suitable locations for recreational facilities.
   i. To promote the economic development of the City.

D. Permitted Uses
1. Uses are permitted with (PS, PS, or NS), indicating the following:
   a. PS The use is permitted.
   b. NS The use is not permitted.

E. Permitted Uses
1. Uses are classified with (PS, PS, or NS), indicating the following:
   a. PS The use is permitted.
   b. NS The use is not permitted.

F. Restricted Uses
1. Uses are classified with (PS, PS, or NS), indicating the following:
   a. PS The use is permitted.
   b. NS The use is not permitted.

2. Uses are classified with (PS, PS, or NS), indicating the following:
   a. PS The use is permitted.
   b. NS The use is not permitted.

3. Uses are classified with (PS, PS, or NS), indicating the following:
   a. PS The use is permitted.
   b. NS The use is not permitted.

G. Restricted Uses
1. Uses are classified with (PS, PS, or NS), indicating the following:
   a. PS The use is permitted.
   b. NS The use is not permitted.

DOWNTOWN DISTRICT [D]

A. Scope
1. District boundaries are assigned according to the District Boundary Map.
2. The Main Street Manager is assigned according to the District Boundary Map.

B. Conflicting Ordinances
When there appears to be a conflict between these standards and any other section of the Zoning Ordinance, Subdivision Standards, or City Ordinances, the requirements of this District shall be given precedence. This District does not override the Life Safety Codes.

C. Intent
1. These regulations are designed for the following purposes:
   a. To promote the health, safety, and welfare of the general population.
   b. To provide suitable locations for schools.
   c. To provide suitable locations for hospitals.
   d. To provide suitable locations for retail stores.
   e. To provide suitable locations for restaurants.
   f. To provide suitable locations for entertainment venues.
   g. To provide suitable locations for religious institutions.
   h. To provide suitable locations for recreational facilities.
   i. To promote the economic development of the City.

D. Permitted Uses
1. Uses are classified with (PS, PS, or NS), indicating the following:
   a. PS The use is permitted.
   b. NS The use is not permitted.

E. Permitted Uses
1. Uses are classified with (PS, PS, or NS), indicating the following:
   a. PS The use is permitted.
   b. NS The use is not permitted.

F. Restricted Uses
1. Uses are classified with (PS, PS, or NS), indicating the following:
   a. PS The use is permitted.
   b. NS The use is not permitted.

ADJACENT NEIGHBORHOODS [A]

A. Scope
1. District boundaries are assigned according to the District Boundary Map.
2. The Transition District is assigned according to the District Boundary Map.

B. Conflicting Ordinances
When there appears to be a conflict between these standards and any other section of the Zoning Ordinance, Subdivision Standards, or City Ordinances, the requirements of this District shall be given precedence. This District does not override the Life Safety Codes.

C. Intent
1. These regulations are designed for the following purposes:
   a. To promote the health, safety, and welfare of the general population.
   b. To provide suitable locations for schools.
   c. To provide suitable locations for hospitals.
   d. To provide suitable locations for retail stores.
   e. To provide suitable locations for restaurants.
   f. To provide suitable locations for entertainment venues.
   g. To provide suitable locations for religious institutions.
   h. To provide suitable locations for recreational facilities.
   i. To promote the economic development of the City.

D. Permitted Uses
1. Uses are classified with (PS, PS, or NS), indicating the following:
   a. PS The use is permitted.
   b. NS The use is not permitted.

E. Permitted Uses
1. Uses are classified with (PS, PS, or NS), indicating the following:
   a. PS The use is permitted.
   b. NS The use is not permitted.

F. Restricted Uses
1. Uses are classified with (PS, PS, or NS), indicating the following:
   a. PS The use is permitted.
   b. NS The use is not permitted.

Restricted Uses
1. Uses are classified with (PS, PS, or NS), indicating the following:
   a. PS The use is permitted.
   b. NS The use is not permitted.

2. Uses are classified with (PS, PS, or NS), indicating the following:
   a. PS The use is permitted.
   b. NS The use is not permitted.

3. Uses are classified with (PS, PS, or NS), indicating the following:
   a. PS The use is permitted.
   b. NS The use is not permitted.

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QUICK START

This section contains three model zoning districts that may be used alone, or combined into a code for urban areas. This is Step 3. of the Arc of Engagement on page 5, and provides local government with a suggested model that they can tailor to their specific local context, with the guidance of the municipal attorney. It may follow on the quick links in the previous section or be used independently.

1. Determine Place Type
Determine the intensity of the zoning area based on the descriptions of “Place Types” on page 14 and page 32.

2. Determine Scope
Some communities may only need to update their Downtown zoning, while others want to provide sensitive transitions to the adjacent neighborhoods. The scope of needed zoning reform determines the sections to use and how to combine them appropriately. See the process described on page 33.

3. Select the District[s]
The sample zoning districts are provided that may be combined as described in the Scope section. They are designed for a range of Michigan cities and villages, but must be calibrated for the local context. The sample zoning districts begin on page 34.

4. Map the District[s]
Applying the districts is the final step in the process and requires both observation and negotiation with landowners and neighbors. See the mapping examples that begin on page 52.
1. Determine Place Type

Determine the intensity of the zoning area based on the descriptions of “Place Types” on page 14 and page 32.
DETERMINE YOUR PLACE TYPE:

Main Streets

Downtowns

Adjacent Neighborhoods

intensity, range of uses, and infrastructure
DETERMINE YOUR PLACE TYPE:

Who and where are you and what do you aspire to be?
Determine scope & select district[s]
Determine scope & select district[s]

[M]

How much change?
Preserve? Enhance? Transform?
Enable * Prohibit * Require
Map the district[s]

Where should the standards apply?
Where should the standards apply?

- Pedestrian sheds
- Primary retail corridors
- “Park Once” environments
Where should the standards apply?

Know your market
Where should the standards apply?

Mixed-use by proximity
“If you do nothing else, do this...”

• Set a **MAXIMUM** front setback, or build-to line
• Require parking lots to be located behind buildings
• Permit compatible uses in most districts