TRAVERSE CITY PLANNING COMMISSION
REGULAR MEETING

TUESDAY, DECEMBER 1, 2015
7:30 P.M.
Commission Chambers
Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684

Posted: 11/24/15

AGENDA

The City of Traverse City does not discriminate on the basis of disability in the admission or access to or treatment or employment in, its programs or activities. Penny Hill, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan 49684, 922-4440, T.D.D., 922-4766, has been designated to coordinate compliance with the non-discrimination requirements. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

Planning Commission
c/o Russell Soyring, Planning Director
400 Boardman Avenue, Traverse City, MI 49684
231-922-4778

1. CALL MEETING TO ORDER

2. ROLL CALL

3. ANNOUNCEMENTS

4. CONSENT CALENDAR

The purpose of the consent calendar is to expedite business by grouping non-controversial items together to be dealt with by one Commission motion without discussion. Any member of the Commission, staff or the public may ask that any item on the consent calendar be removed therefrom and be placed elsewhere on the agenda for full discussion. Such requests will be automatically respected. If an item is not removed from the consent calendar, the action noted in parentheses on the agenda is approved by a single Commission action adopting the consent calendar.

A. November 3, 2015 regular meeting minutes (Approval recommended)

B. Consideration of a Site Plan Review request by Erik Falconer, Pine Street Development One, LLC for the parcel commonly known as 305 W. Front Street (Approval recommended)

5. OLD BUSINESS

A. West Front Street- Form Based Code (Discussion)

6. NEW BUSINESS

A. Public Hearing to consider an amendment to the Traverse City Code of Ordinances Special Land Use Regulations Section 1364.08, *Special Land Use Permits Granted by the City Commission*, regarding increasing the impervious surface allowed for schools. (Action requested)

B. Consideration of a request by Grand Traverse Area Catholic Schools to vacate Vine Street from a point 280' south of Randolph to Second Street, vacate Second Street from Cedar Street to Vine Street and grant a new right-of-way along the north property line of the campus connecting Vine to Cedar Streets (Action requested)

C. Appointments to the Board of Zoning Appeals and Master Plan Review Committee (Action requested)

7. CORRESPONDENCE

8. REPORTS

A. City Commission - Commissioners Richardson and Howe

B. Board of Zoning Appeals - Vacant

C. Grand Traverse Commons Joint Planning Commission - Commissioners Serratelli and Warren

D. Arts Commission- Commissioner Warren

E. Planning Commission

1. Master Plan Review Committee—Commissioner Dow (2 vacancies)
2. Parking Regulation Committee- Commissioner Serratelli

F. Planning Department—Mr. Soyring

1. Traverse City Place Plan Committee- Commissioner Koebert
2. Community Development/Economic Development- Mr. Soyring

9. PUBLIC COMMENT

10. ADJOURNMENT

MINUTES
TRAVERSE CITY PLANNING COMMISSION
Regular Meeting

TUESDAY, NOVEMBER 3, 2015
7:30 P.M.
Commission Chambers
Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684

PRESENT: Vice-Chairperson Jody Bergman, Commissioners Michael Dow, Jeanine Easterday, Janet Fleshman, Linda Koebert, Tim Werner, Chairperson John Serratelli, Bill Twietmeyer and Jan Warren
ABSENT: None.
STAFF PRESENT: Russ Soyring, Planning Director

1. CALL MEETING TO ORDER- Chairperson Serratelli called the meeting to order at 7:30 p.m.

2. ROLL CALL

3. ANNOUNCEMENTS- Chairperson Serratelli announced that the polls are open for another half hour and encouraged those watching on TV to vote. He also asked that audience members turn their phones on silent.

4. CONSENT CALENDAR
The purpose of the consent calendar is to expedite business by grouping non-controversial items together to be dealt with by one Commission motion without discussion. Any member of the Commission, staff or the public may ask that any item on the consent calendar be removed therefrom and be placed elsewhere on the agenda for full discussion. Such requests will be automatically respected. If an item is not removed from the consent calendar, the action noted in parentheses on the agenda is approved by a single Commission action adopting the consent calendar.

A. October 6, 2015 regular meeting minutes and October 20, 2015 study session minutes (Approval recommended)

B. Consideration of an amendment to the Traverse City Code of Ordinances, Special Land Use Regulations, Section 1364.08, *Special Land Use Permits Granted by the City Commission*, regarding increasing the impervious surface allowed for schools. (For introduction; Recommend scheduling a Public Hearing on December 1, 2015)

Commission discussion included fixing a spelling mistake in the October 20, 2015 meeting minutes.

DRAFT

Motion by Commissioner Easterday, second by Commissioner Koebert, to approve the Consent Calendar as read.

Motion carried 9-0.

5. OLD BUSINESS

A. Public Hearing to consider a conditional rezoning request initiated by Doug Mansfield of Mansfield Land Use Consultants, on behalf of Traverse Development Group to rezone the properties located at 2351, 2455 and 2457 North Aero Park Court from I (Industrial District) to C-3 (Community Center District) with conditions (Action requested)

Mr. Soyring stated that the conditional rezoning request is a legislative decision and the Planning Commission's role is to make a recommendation to the City Commission.

The request is to conditionally rezone the property to C-3 (Community Commercial) from I (Industrial).

Mr. Soyring stated the following questions to consider when analyzing a rezoning request. Is the current zoning reasonable for the land? Is the rezoning request consistent with the goals policies and future land use plan of the Master Plan? Would the property size and environmental conditions accommodate the proposed use? Are 150 multiple dwellings and 5,000 square feet of commercial use compatible with the surrounding uses? Are there adequate utilities and capacity of the adjacent streets to serve 150 multiple-family dwellings and a commercial building and of this size? Are there sufficient demands for 150 multiple family dwellings and 5,000 square feet of commercial space?

The communication included in the packet answered all of the above questions and included the analysis supporting each question. Staff finds each answer to the questions to be in the affirmative and is recommending the rezoning to the Planning Commission.

Chairperson Serratelli explained that conditional rezoning is a process allowed by state law in which an applicant may make an offer to conditionally rezone a property; however, the Planning Commission may not negotiate with the applicant.

Doug Mansfield addressed the Commission. Mr. Mansfield stated that the property is the former site of TC Cast product site. It is a former foundry and is a current brownfield site. The project site has been for sale for about 10 years with little interest. The project

site is approximately 6 acres and is located near a regional trail, shopping centers, schools, and services.

Mr. Mansfield explained the current conditions of the property. He explained the proposed site plan. The project includes 5 residential apartment dwelling buildings and 1 commercial building surrounded by site landscaping and a playground. The commercial use is planned to be a deli/convenience store to service the residents, trail users and employees in the industrial park.

Commission discussion included comments regarding the trees shown on the site plan near the northern property boarder.

A Public Hearing was opened.

The following individuals addressed the Commission:

- Ellen Corkrin, 150 Pine Street, made general comments.
- Greg Kilbe, legal counsel representing the Kendall Group, of 5101 S. Sprinkle Road, Portage, MI, 49002. The Kendall Group is a property owner in the industrial park. Made comments in opposition.
- Rick Korndorfer, city resident and real estate agent representing the property owner, made general comments.

The Public Hearing was closed.

Mr. Soyring read the conditional rezoning offer that was included in the packet. The offer reads as follows:

> Traverse Development Group offers to permanently place the following restrictions upon the above referenced parcels, as a condition of rezoning these parcels to C-3 (Community Center) district.
>
> 1. The use of the property will be for multiple-family dwellings (150 dwelling units proposed in 5 buildings) and retail space (approximately 5,000 square feet proposed in 1 building), in accordance with the standards of the C-3 zoning district.
> 2. The buildings and site elements shall be built substantially in conformance with the site plan dated September 29, 2015.
> 3. The applicant will work with the Bay Area Transportation Authority (BATA) to pursue an additional BATA bus stop located at North Aero Park CT and the applicant will pay for the infrastructure required to construct said bus stop to BATA specifications.
> 4. The dwelling units will be constructed and designed to accommodate local workforce housing.

5. The applicant will pursue a Michigan Department of Transportation (MDOT) permit to construct a sidewalk within an MDOT easement to fully connect the site to the adjacent Traverse Area Recreation and Transportation Trails system.

Mr. Soyring also stated that because the proposed project would include over 500 trip ends, the project would need to come back to the Commission at a future date for Site Plan Review.

Commission discussion included the inventory of industrial properties available in the City limits as well as in the greater Traverse City area. Mr. Soyring indicated that there currently are not many industrial parcels vacant within the city limits, but there are parcels available within the general area. It was stated that the parcel is well-suited for an industrial user given its proximity to the railroad and electrical substation. Mr. Soyring stated that there has been some interest in manufacturing in our community.

Motion by Commissioner Dow, second by Commissioner Warren, that the request from, Doug Mansfield, Mansfield Land Use Consultants representing Traverse Development Group, to conditionally rezone the properties commonly known as 2351, 2455 and 2457 North Aero Park Court from I (Industrial District) to C-3 (Community Center District) with conditions as offered by the applicant be recommended for approval to the City Commission.

Additional commission discussion on the motion included that the rezoning questions to consider have been answered in the staff report and are in the affirmative supporting the request. In addition, residential use within an industrial area seems to be appropriate.

Motion carried 9-0.

B. Public Hearing to consider a Special Land Use Permit request by Erik Falconer, Pine Street Development One, LLC to allow for a taller building at 305 W. Front Street (Action requested)

Mr. Soyring stated that the zoning code allows uses by right and other uses by Special Land Use Permit which is a process that includes a public hearing by the Planning Commission as well as the City Commission. The uses allowed by Special Land Use Permit were uses that are appropriate for the district, but the zoning code requires that they go through a public process. In 1999 when the zoning code was amended, any building over 60 feet in height is required to go through a Special Land Use Permit process. The Planning Commission and City Commission are

basically acting as administrators of the zoning code ensuring that the standards within the Special Land Use Permit chapter are met.

Erik Falconer, 810 Cottageview Drive, city business owner and co-owner of 305 W. Front Street, presented to the Commission.

Mr. Falconer discussed the proposed project, the design and stormwater treatment provisions. A video 3-D presentation was shown as well as images of the proposed project in context with the surrounding area.

Chairperson Serratelli made several statements regarding the request to ensure that the audience as well as fellow Commissioners are all on the "same page" in an effort to clear up some confusion related to the request. The current request for a Special Land Use Permit applied for by Mr. Falconer is what is being considered. The former request submitted by Woda Group has been withdrawn and is not under consideration. The request is for a Special Land Use Permit and is not a variance request. There are 12 standards in the zoning code that are the basis for the decision. The Master Plan refers to "neighborhoods" such as TC-1, TC-2, TC-3, TC-4 and TC-5 Neighborhoods which were organized by similar intensities. They could be called "transects" and are not to be confused with neighborhood associations such as Boardman Neighborhood or Central Neighborhood.

Mr. Soyring summarized the staff report included in the packet. He read aloud each standard and finding while summarizing the analysis of each standard.

The zoning code section 1364.02 includes 9 general standards (a-h).

(a) The use shall be designed, constructed, operated and maintained so as to be harmonious and compatible in appearance with the intended character of vicinity.

A summary of the staff analysis regarding this standard in Staff Report 15-SLUP-02 was stated by Mr. Soyring.

Finding- The proposed use is designed so it can be constructed, maintained and operated to be harmonious and compatible in appearance with the intended character of the vicinity.
Commission discussion included discussion of several Maple trees being retained on site as well as the majority of trees slated for removal are invasive species such as Locust and Boxelder.

(b) *The use shall not be hazardous or disturbing to existing or planned uses in the vicinity.*

A summary of the staff analysis regarding this standard in Staff Report 15-SLUP-02 was stated by Mr. Soyring.

Finding- The use will not be hazardous or disturbing to existing or planned uses in the vicinity provided a riparian buffer with trees, shrubs and plants are maintained along the river's edge and architectural elements and materials are incorporated in the buildings facades facing Front and Pine Streets to help break up the long horizontal lines of the building.

(c) The use shall be served adequately by existing public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewage facilities and schools.

A summary of the staff analysis regarding this standard in Staff Report 15-SLUP-02 was stated by Mr. Soyring.

Finding- The Fire Marshall has found that the access routes to the development meet the Fire Code, the use can be served adequately by existing public facilities and services.

Commission discussion included that the police department has no concerns with the project.

(d) The use shall not create excessive additional requirements at public cost for public facilities and services.

A summary of the staff analysis regarding this standard in Staff Report 15-SLUP-02 was stated by Mr. Soyring.

Finding- The building will not create any excessive expenditure with public funds.

Commission discussion included that Tax Increment Financing has been used for sidewalks, streetscapes, public pedestrian bridges, Carnegie Building, Traverse City Opera House, Jay Smith Walkway, boardwalks, etc.

(e) The use shall not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any person or property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odors or water runoff.

A summary of the staff analysis regarding this standard in Staff Report 15-SLUP-02 was stated by Mr. Soyring.

Finding- The proposed use of retail, residential, and parking will not involve activities, processes, materials, equipment or nuisances that will be detrimental to any person or property.

Commission discussion included a letter received from the Grand Traverse Conservation District regarding stormwater capture and treatment.

(f) Where possible, the use shall preserve, renovate and restore historic buildings or landmarks affected by the development. If the historic structure must be moved from the site, the relocation shall be subject to the standards of this section.

Finding- There are no historic buildings or landmarks on the site. This part of downtown is not within a local or federal historic district.

(g) Elements shall relate to the design characteristics of an individual structure or development to existing or planned developments in a harmonious manner, resulting in a coherent overall development pattern and streetscape.

A summary of the staff analysis regarding this standard in Staff Report 15-SLUP-02 was stated by Mr. Soyring.

Finding- The project buildings' layout and features are coherent overall pattern of development for downtown and the streetscape.

(h) The use shall be consistent with the intent and purposes of the zoning district in which it is proposed.

A summary of the staff analysis regarding this standard in Staff Report 15-SLUP-02 was stated by Mr. Soyring.

Finding- This project is consistent with the purpose and intent of the C-4 Regional Center District.

Specific Requirements 1364.08 (m)

(1) The building stories and height are consistent with Section 1368.01.

A summary of the staff analysis regarding this standard in Staff Report 15-SLUP-02 was stated by Mr. Soyring.

Finding- The building stories and height proposed are consistent with Section 1368.01.

(2) Roof top mechanical equipment and penthouse space that are an integral part of the architectural design are permitted. All mechanical equipment, appurtenances and access areas shall be completely architecturally screened from view and enclosed.

A summary of the staff analysis regarding this standard in Staff Report 15-SLUP-02 was stated by Mr. Soyring.

Finding- The applicant has stated that this requirement will be met and staff will confirm once final permit drawings have been submitted that all mechanical equipment, appurtenances and access areas will be completely architecturally screened from view and enclosed by the top floor dwellings.

(3) Extended heights for steeples and other architectural embellishments less than 400 square feet each shall not be used to determine the height of the building.

A summary of the staff analysis regarding this standard in Staff Report 15-SLUP-02 was stated by Mr. Soyring.

Finding- There are no architectural elements that exceed 100 feet.

(4) The applicant shall prepare and deliver to the Planning Director a scale model, video image or other similar depiction of a taller building in relation to surrounding land and buildings.

A summary of the staff analysis regarding this standard in Staff Report 15-SLUP-02 was stated by Mr. Soyring.

Finding- A video model and physical model has been submitted showing the relationship of the proposed buildings with other buildings in the vicinity.

Staff finds that Special Land Use Permit No. 15-SLUP-02 to construct two 9-story, 100-foot, mixed-use buildings meet all the standards for a Special Land Use Permit in Section 1364.02 and all standards for "Taller buildings" in Section 1364.08(m) and recommends approval of the request provided the following conditions are met:

1. The applicant and owner will continue to work with City Engineering and Light and Power in regards to the utility extensions and service lines.

2. The owner shall be responsible for extending and relocating service extensions to the proposed building. These utilities must meet all applicable ordinance and City requirements.

3. If relocation of public utilities is necessary, the applicant will be responsible in providing the City any easement necessary for relocation.

4. The fire access routes for both buildings shall been determined by the City Fire Marshal to meet the Fire Code.

5. The stormwater requirements outlined in the City Ordinance (reference 1068.06a) including the attached written guidelines of the City Engineering Department are to be met.

6. The owner shall provide a barrier-free elevator accessible and open to the public to access the future public boardwalk along the Boardman River.

7. A mutually agreeable pedestrian easement between the City and the owner for the future boardwalk shall be provided for access to the barrier-free

elevator.

8. The owner will maintain a vegetated riparian buffer along Boardman River comprised of trees, shrubs and plants to the extent possible.

9. Audio and visual devices for managing conflicts between pedestrians and vehicular traffic entering and exiting the building shall be provided.

10. Unless determined to be unworkable for either the Housing Commission or the applicant, a shared driveway with the Housing Commission property shall provide parking access to the property. If found to be unworkable, the driveway shown in the submittal, shall conform to the zoning ordinance access requirements and the City's streetscape design requirements.

11. Should the project be constructed in phases, the parking spaces for motorized vehicles shall be limited to a maximum of one space per dwelling and one parking space for every 350 square feet of gross floor area for commercial uses.

12. The Front and Pine Street building shall be broken up vertically by the use of building materials and/or surface building colors to give the appearance of several individual buildings.

13. The project shall provide a variety of residential dwelling sizes as indicated in the submittal.

14. The top floor residential dwellings shall provide an architectural screen for the roof top mechanical equipment that may be located on the roof deck that is no higher than 85 feet above the street level.

Commission discussion included that minor adjustments to the site plan would need to be made to meet the 10 foot setback from the dockline. An additional condition could be added, or it would be required to be setback during permit plan review. Condition 12 should be amended to read "vertically" not "horizontally." Commission discussion also included floor area ratio comparisons of Riverview Terrace, Park Place Hotel, 101 N. Park and 310 W. Front Street with the proposed "RiverWest" development at 305 W. Front Street.

Mr. Falconer addressed the Commission.

Commission discussion also included the floor area ratio of a building built by right (to 60 feet in height, but covering full footprint buildout allowed on the site), it would be 3-4 times the floor area ratio as proposed.

Commission discussion included construction of buildings within the flood plain. A statement was made that the subject property has flooded in the past.

Joe Quandt, 412 S. Union, city business owner, addressed the commission.

Mr. Quandt indicated that the FEMA record shows no flood history on this parcel possibly due to the control of the Union Street Dam.

Mr. Falconer indicated that almost all of the river building would be in the floodplain.

Mr. Soyring explained that he spoke with Sue Conradson with the Department of Environmental Quality (DEQ) who said that there are two reviewing agencies of a development within the flood plain, both DEQ and FEMA. The DEQ said that it is legal to build within the flood plain. The building cannot exacerbate the floodway. Other measures by which building within the floodplain could be allowed were discussed.

Additional discussion related to the Park Place floor area ratio and current plans for further redevelopment which may double the floor area ratio at that site. Additionally, when the Park Place was built, the parcel was smaller and the floor area ratio was likely near 3:1. The ratio is less now because Park Street was abandoned and the Park Place purchased more land and expanded.

A Public Hearing was opened.

The following individuals addressed the Commission:

- Grant Parsons, 6936 Mission Ridge, non-city resident, city business owner, made comments in opposition
- Deb Lake, 1022 Lake Ridge Drive, made comments in support
- Bradley Matson, 415 E. Front Street, made comments in support
- Alison Beers, 1024 Fishers Run, non-city resident, city business owner, made comments in support
- Rick Korndorfer, 602 W 9th Street, made comments in support
- Mike Grant, 619 Webster Street, made comments in support
- T. Michael Jackson, 217 Sixth Street, made comments in opposition
- Gabe Schneider, city business owner, made comments in support

- Brenda Quick, 542 Fifth Street, made comments in opposition
- Lee Hornburger 6730 Mission Ridge, non-city resident, made comments in opposition
- Amelia Hasenohrl, 207 N Cedar Street, made comments in opposition
- David Petrol, 9988 Riley Road, made comments in opposition
- Suzannah Tobin, 502 Fifth Street, made comments in opposition
- Mary King, 666 Bay Hill Dr, made comments in support
- Pricilla Townsend, 150 Pine Street, made comments in opposition
- Lisa Point, 7580 Gingerwood Drive, made general comments
- Ellen Corkrin, 150 Pine Street, made comments in opposition
- Ann Rogers, 1236 Peninsula Drive, city resident speaking on behalf of NMEAC, made comments in opposition
- Bill Kirschke, 515 Fifth Street, made comments in opposition
- Eric Browning, 121 E 17th Street, made general comments
- Joel Mueller, 101 N. Park Street, made comments in support
- Paul Grundio, 2049 Aerohead Drive, made comments in opposition
- Kent Wood, 4323 Baywood Drive, representing the Traverse City Area Chamber of Commerce located at 202 E. Grandview Parkway made comments in support
- Katelyn Pentando, downtown resident, made comments in support
- Donna Hornburger, 3730 Mission Ridge, made comments in opposition
- Judy Nelson, 429 Garfield Ave, made comments in opposition
- Seamus Shinners, 410 Seventh Street, made comments in opposition
- Rob Bacigalupi, DDA Executive Director, made general comments
- Jan Clelland, 211 W 12th Street, made comments in opposition
- Andrew Grawl, 532 Webster, made comments in support
- Jeffrey Turner, 150 Pine Street, made comments in opposition
- Patti Olsen, 1815 Wayne Street, made comments in opposition
- Stuey Zachs, 203 Wadsworth, made comments in opposition
- Blake Bernard, 1117 Willow Street, business owner at 216 E. Front Street, made comments in support
- Matt Nagelski, 804 ½ S. Union Street, made comments in support
- Kent Anderson, 429 S. Garfield Ave, made comments in opposition

The Public Hearing was closed.

Chairperson Serratelli stated that the project does not include an additional 32 studio dwellings that was brought up during public comment. Mr. Serratelli also stated that the City currently has plans showing a public boardwalk along the

Boardman River throughout downtown and the plans for a public boardwalk are not tied to this project.

Commission discussion included comments recognizing that growth and increased density is occurring in our community. Additional comments included that the setbacks, stormwater treatment best practices and riverfront vegetative buffer meet the ordinances and requirements. Comments were made indicating that the project does not meet conditions (a) "intended use of the area" as well as being "compatible and harmonious" and (g) "resulting in a coherent pattern and streetscape". Comments were made that indicated that when the 101 N. Park building, the Hardy parking deck and Radio Center buildings were built (that had been referred to during the public hearing to be within an appropriate scale for downtown) were controversial projects when they were constructed. Additional comments were made regarding the possible referendum. Currently, the applicant has a request before the Commission and the Commission is obligated to consider their request under the standards included within the zoning code. If a referendum is filed, that would be handled by the City Commission at a future date. An additional comment was related to concerns with constructing a building in the floodplain. Final comments were made that included the statement that 88% of the people who work in downtown do not work in downtown because they do not live in the city.

Motion by Commissioner Bergman, second by Commissioner Koebert, that the Planning Commission affirms and adopts the facts and findings in the Staff Report 15-SLUP-2 dated October 29, 2015 after its review and public hearing and that based on those facts and findings the General Standards in Section 1364.02 and each Specific requirement in Section 1364.08(m) have been met and therefore the request by Erik Falconer, Pine Street Development One, LLC for a Special Land Use Permit to allow for two taller buildings at 305 W. Front Street be recommended for approval with conditions to the City Commission.

Motion carried 7-2 (Commissioners Fleshman and Twietmeyer opposed).

C. Consideration of a Site Plan Approval request by Erik Falconer, Pine Street Development One, LLC for the parcel commonly known as 305 W. Front Street (Action requested)

Mr. Soyring explained the process for Site Plan Review. The Planning Commission is acting as a zoning administrator when completing Site Plan Review. Mr. Soyring referred the Commission to review staff report titled 15-SPR-03. Staff finds that the standards included in Chapter 1366 have been met as well as the special

requirements for the C-4c District have also been met and is recommending approval with 14 conditions.

Commission discussion included that Site Plan Review is at a "higher level" than permit review and the conditions placed on the possible Site Plan Approval would be reviewed when the project is reviewed for permits administratively.

Two typos were edited in the staff report 15-SPR-03. On page 6, C-4b was corrected to read "C-4c." In addition, in condition 7, Front Street was corrected to read "Pine Street."

Motion by Commissioner Warren, second by Commissioner Koebert, that the request by Erik Falconer, Pine Street Development One, LLC for Site Plan Review 15-SPR-03 for development of a mixed-use project at 305 W. Front Street be recommended for approval to the City Commission provided that the conditions listed in the Staff Report 15-SPR-03 are met.

Motion carried 9-0.

6. NEW BUSINESS- None.

7. CORRESPONDENCE – None.

8. REPORTS

A. City Commission - Commissioner Werner reported
B. Board of Zoning Appeals - Commissioner Bergman reported
C. Grand Traverse Commons Joint Planning Commission - Commissioner Serratelli reported.
D. Arts Commission- Commissioner Warren reported.
E. Planning Commission
1. Master Plan Review Committee—Commissioners Bergman reported.
2. Parking Regulation Committee- Commissioner Serratelli reported.

F. Planning Department—Mr. Soyring reported.
1. Traverse City Place Plan Committee- Commissioner Koebert reported.
2. Community Development/Economic Development- Mr. Soyring reported.

9. PUBLIC COMMENT

- Joe Sarafa, 3639 Market Place Circle, thanked the Commission for their consideration of the 305 W. Front Street request
- Ann Rogers, 1236 Peninsula Drive, made comments regarding solar use and planning for community resiliency related to climate change
- Dave Petrol, 9988 Riley Road, made comments related to solar rights

- Penny Charlesworth, 4114 Robinhood Lane, city property owner, made comments related to being cautious of growth and development

10. ADJOURNMENT

Chairperson Serratelli adjourned the meeting at 11:13 p.m.

Respectfully submitted,

Date: _____

_____
Jan Warren, Secretary

Agenda Item No. 4B

Communication to the Planning Commission

FOR THE MEETING OF: DECEMBER 1, 2015

FROM: RUSS SOYRING, PLANNING DIRECTOR

SUBJECT: SITE PLAN REVIEW REQUEST BY ERIK FALCONER, PINE STREET DEVELOPMENT ONE, LLC FOR 305 W. FRONT STREET

DATE: NOVEMBER 24, 2015

At the November 3, 2015 Planning Commission meeting, the wording of the suggested motion in the memo pertaining to the Site Plan Review request by Erik Falconer of Pine Street Development One LLC for a 2-building mixed-use project located at 305 W. Front Street was incorrect. The approved motion recommended approval to the City Commission; however, the Planning Commission is the deciding body by City Ordinance. Therefore, the Site Plan Review request is again before the Planning Commission as a housekeeping matter. The proper motion language is included below.

Erik Falconer of Pine Street Development One LLC is requesting Site Plan Review for a 2-building mixed-use (retail, office and residential) project located at 305 W. Front Street. Both buildings would be approximately 95 feet tall measured at the street elevation. Together, the two buildings are proposed to have 162 upper story dwelling units with over 20,000 square feet of commercial space at street level. A single driveway on Pine Street would provide access to a two level parking deck with 177 parking spaces and 192 spaces for bicycles. Sidewalks along Front and Pine Streets provide pedestrian access and a future public boardwalk is indicated along the river's edge

Part of the site is currently leased as a public parking lot. To the south of the subject property is Riverview Terrace, a ten-story residential building. To the north across Front Street are one to four story commercial buildings. To the west is the Boardman River and to the east across Pine Street is a parking area and one and two story commercial buildings.

The property is zoned C-4c (Regional Center District) which allows for a 60 foot tall building by right. The zoning code allows for buildings up to 100 feet tall by Special Land Use Permit if at least 20% of the building is designed and used for dwellings.

The Master Plan designates this area as a TC-5 (Downtown) neighborhood that is the most formally and intensely developed of the two types of commercial neighborhoods. The focus is on high intensity, regional, commercial activity.

Site Plan Review is regulated in Chapter 1366, Site Plans and Site Development Standards of the Zoning Code. The Planning Commission shall approve or deny the site plan according to the standards and requirements of the Zoning Code. Please see the staff report, 15-SPR-03, for a detailed analysis.

After reviewing the material, if you are in agreement with staff's assessment, the following motion would be appropriate:

> **I move that the request by Erik Falconer, Pine Street Development One, LLC for Site Plan Review 15-SPR-03 for development of a mixed-use project at 305 W. Front Street be approved provided that the conditions listed in the Staff Report 15-SPR-03 are met.**

RAS

Site Plan Review
Staff Report

October 29, 2015*, amended November 3, 2015*

15-SPR-03: Prepared for property commonly known as 305 West Front Street

SITE PLAN REQUIREMENTS CHECKLIST		
Yes	**No**	**Site plans are required to meet the following requirements**:
X		Filing fee
X		Sealed by a registered architect or engineer (except site plans to be referred to the Planning Commission for approval may defer this requirement until receiving Planning Commission approval.)
X		Drawn to scale with a scale on the plan
X		Rendered on a minimum sheet size of 24 inches by 36 inches
X		Legal description
X		Property lines and dimensions
X		North arrow
X		Date
X		Vicinity map
X		Property owner's and applicant's name and address
X		Preparer's name and address
X		Street names
X		Existing street and alley widths
X		Location and width of utility easements
X		Size and location of existing and proposed utilities and building service lines
X		The zoning classification of the site and surrounding properties and, where applicable, the zoning request
X		Required setback lines, lot size, lot coverage (impervious surface) and any variance to be requested. *All setbacks and lot coverage are met. No variances are requested.*

Yes	No	Site plans are required to meet the following requirements:
X		The size and location of existing buildings and improvements on and adjacent to the subject parcel
X		The existing building use and proposed building use, location, shape, building height, elevations, floor area and unit computations and dimensions and a description of all exterior building materials *The building along Front Street will have a total square footage of 188,894 square feet which includes two levels of parking (177 spaces) and 9 floors. The Front Street building will consist of 21,869 square feet of retail on the first floor and 167,205 square feet of residential (120 dwelling units) on the remaining floors. The building on the Boardman River will have a total square footage of 56,700 square feet (42 dwelling units) and a 3,600 square foot restaurant on the first floor. The design of the building will be traditional masonry construction (brick veneer, stone, sill accents steel, glass, etc.) with numerous windows and pedestrian entrances which will be harmonious with the character of the downtown and the general vicinity.*
X		A land use tabulation summary provided in the margin of the plan indicating types of uses, acreage for each land use, number of units, densities and land use intensities.
X		The proposed number and location of parking spaces, maneuvering lanes, sidewalks, driveways and loading areas, and their dimensions and proposed points of access to the site from public streets and alleys. *The parcel is not served by an alley and attempts to negotiate access from the Housing Commission to the south are ongoing. No parking is required, however the development will include a single driveway on Pine Street that will provide access to a two level parking deck with 177 parking spaces which is 100 feet from the centerline of the driveway to the south. 192 bike rack spaces are shown within the parking structure. Traditional downtown streetscape with bump-outs will be installed along Front and Pine Streets. The driveway accessing Pine Street does not meet City design standards and will need to be redrawn to show the public sidewalk continuing through the drive.*
X		The proposed location and dimensions of site drainage areas, walkways, landscaped areas, recreation areas, open space and screen walls. *The applicant shall meet the requirements of the Storm Water Runoff Control Ordinance and the requirements of the D.E.Q. for a contaminated site. Pedestrian travel ways adequately serve the proposed development. A complete sidewalk network is in the general vicinity and a pedestrian bridge and walkway connecting the Warehouse District to the downtown is currently under construction. A future public boardwalk is indicated along the river's edge. Barrier free access to this boardwalk will be provided by the developer via an elevator open to the public on the proposed patio on the west side of the building connecting to Front Street. The boardwalk along the river is not a part of this project and would likely be a project initiated by the City.*

Yes	No	Site plans are required to meet the following requirements:
X		Natural features, such as unique topographic features, wetlands, 100-year flood plain elevations, creeks, springs and others, with an indication as to which are proposed to be maintained, altered or removed during site development. *The lower level parking area is located in the 100 year flood plain (elev. 585). No fill will occur in the flood plain and the applicant will be required to obtain a permit from the D.E.Q. prior to construction. Several small maples are shown to be maintained along the river bank. Nearly all of the trees (Black Locust, Black Willow and Box Elder) will be removed from the site*
X		Any other information necessary to establish compliance with City ordinances. *The applicant has stated that the exterior building lighting shall be dark sky compliant and shielded from neighboring properties and public streets.*
X		Landscaping - meets landscaping requirements of Chapter 1372. *A conceptual Landscape plan has been provide show placement and type of trees, shrubs and perennials. The street trees proposed along Pine and Front Streets will need to be at least 2 ½" Caliper and approved by the City Parks Department.*
X		Parking - meets parking requirements of Chapter 1374. *The development will include a single driveway on Pine Street that will provide access to a two level parking deck with 177 parking spaces. There is 100 feet from the centerline of the drive to the south to the center line of the proposed driveway. The driveway accessing Pine Street does not meet City design standards and will need to be redrawn to show the public sidewalk continuing through the drive. 192 bike rack spaces are shown within the parking structure.*

CHECKLIST OF STANDARDS FOR GRANTING SITE PLAN APPROVAL		
Yes	**No**	The Planning Commission or Planning Director must consider the following standards for granting site plan approval. These items must be indicated on the site plan.
X		Primary structures shall be oriented so that their main entrance faces the street upon which the lot fronts. If the development is on a corner lot, the main entrance may be oriented to either street or to the corner.

Yes	No	The Planning Commission or Planning Director must consider the following standards for granting site plan approval. These items must be indicated on the site plan.
		The proposed building is located on Front and Pine Streets with numerous windows and pedestrian entrances which will be harmonious with, and extend (to the west and south) the character of the downtown and the general vicinity.
X		All roof-mounted equipment, including satellite dishes and other communication equipment, must be screened from recreation trails or from public sidewalks adjacent to the site by a parapet wall or similar architectural feature. *There will be rooftop mechanical equipment located in the center of the building roof at a height of 85 feet which will be screened by dwellings above the 85 foot level.*
X		Reasonable visual and sound mitigation for all dwelling units shall be provided. Fences, walks, barriers and landscaping shall be used appropriately for the protection and enhancement of property and for the privacy of its occupants. *There are 162 dwelling units proposed with this project. The first floor of the Front and Pine Street building will be commercial with the dwellings on the remaining upper floors. The fifth floor is recessed back from the building facade and Front and Pine Streets.*
X		Every principal building or groups of buildings shall be so arranged as to permit emergency access by some practical means to all sides. *The project has vehicular and pedestrian access from Pine and Front Streets.* *The Fire Department has raised concerns of being able to maneuver the 55 –foot ladder truck to be adjacent to the riverfront building's long access as required by the Fire Code. The Fire Marshall will need to review the diagram submitted by the developer on October 28 that indicates a fire truck of this size and type can be in fact be positioned along the riverfront building. The access route for the fire truck would be within the parking structure so this parking structure will need to meet the structural specifications to handle the weight of the ladder truck.*
X		Every development shall have legal access to a public or private street.

Yes	No	The Planning Commission or Planning Director must consider the following standards for granting site plan approval. These items must be indicated on the site plan.
X		The development, where possible, shall provide vehicular and pedestrian circulation systems which reflect and extend the pattern of streets, pedestrian and bicycle ways in the area. Travel ways which connect and serve adjacent development shall be designed appropriately to carry the projected traffic. *Pedestrian travel ways adequately serve the proposed development. The proposed buildings are located on Front and Pine Streets which are designated as collector streets. Nearby are Division Street and Grandview Parkway which are designated as arterials and can support the potential increased traffic volume.*
X		A pedestrian circulation system shall be provided which is physically separated and insulated as reasonably possible from the vehicular circulation system. *The public sidewalk along Pine Street needs to extend across the proposed driveway. The proposal shows the public walk breaking for the driveway. Equipment will be installed to warn pedestrians when a motor vehicle is about to cross the sidewalk.*
X		All parking areas shall be designed to facilitate safe and efficient vehicular and pedestrian circulation, minimize congestion at points of access and egress to intersecting roads, to encourage the appropriate use of alleys and minimize the negative visual impact of such parking areas. *There is no public alley adjacent to this site. One new driveway will be added on Pine Street which is approximately 134 feet from Front Street and 100 feet from the centerline of the driveway to the south. Equipment will be installed to warn pedestrians when a motor vehicle is about to cross the sidewalk.*
X		Where the opportunity exists, developments shall use shared drives. Unnecessary curb cuts shall not be permitted. *The parcel is not served by an alley and attempts to negotiate access from the Housing Commission property to the south are ongoing. There will only be one driveway accessing the buildings for parking.*
X		All loading and unloading areas and outside storage areas, including areas for the storage of trash, which are visible from residential districts or public rights-of-way shall be screened by a vertical screen consisting of structural and/or plant materials not less than six feet in height. *Deliveries will occur on Front and Pine Streets as well as the lower level of the parking structure. Trash compactors will be located on the main level inside at the north west side of the building.*

Yes	No	The Planning Commission or Planning Director must consider the following standards for granting site plan approval. These items must be indicated on the site plan.
X		Exterior light sources shall be deflected downward and away from adjacent properties and rights-of-way and shall not violate night sky provisions of the Traverse City Code of Ordinances. *The applicant has stated that the building lighting and landscape lighting will be dark sky compliant and be shielded from neighboring properties and streets.*
X		Adequate utilities shall be provided to properly serve the development. All utilities shall be placed underground. *There are adequate utilities to serve the development. All utilities will be placed underground. The applicant will need to provide a site utility plan meeting the requirements of the City Engineer as a part of the permit process.*
X		Sites at which hazardous substances and potential pollutants are stored, used or generated shall be designed to prevent spills and discharges to the air, surface of the ground, groundwater, lakes, streams, rivers or wetlands. *The site is part of the Brownfield Redevelopment Plan. The storm water may not be allowed to be stored on site because of DEQ / DNR prohibition. An oil-grit separator will be required for the site storm water system.*

The Special requirements for the C-4c District are as follows:

(a) The predominant building wall and entryway shall face the public or private street.

Met

(b) Unless determined to be impractical by the Planning Director, the building width shall not be less than 90 percent of the property width at the street.

The building occupies 99% of the property width along Front Street and 94% of the property width along Pine Street.

(c) Vertical building modulation shall be used to add variety and interest and to make a large building appear to be an aggregation of smaller units. Relief from a continuous street facing wall may be achieved with wall offsets in combination with pilasters, corbeling or other permanent architectural elements, however, offsets in any wall shall not be less than eight inches from the subject plane.

Can be met by providing material and or color changes to give the appearance of several

smaller scale buildings.

(d) Horizontal building modulation, like awnings, balconies and roof features shall be used to reduce the perceived mass of a large building.

Retractable awnings are recommended to further reduce the perceived mass of the tall building.

(e) Fenestration, cornices and other architectural elements incorporated in new buildings or additions to existing buildings shall be in context with historic buildings in the area.

Met.

(f) Window glass planes shall be recessed at least four inches from the outside of all building walls to create a shadow line except in bay windows and to other projecting window elements.

The submitted drawings are not detailed enough to determine if this requirement is met. The applicant has stated that this requirement will be met and staff will confirm once final permit drawings have been submitted.

(g) Clear or lightly tinted transparent glass shall be used for all windows facing a public street. Decorative stained glass may be used for accents. Mirrored, smoked and darkly tinted glass is prohibited.

The submitted drawings are not detailed enough to determine if this requirement is met. The applicant has stated that this requirement will be met and staff will confirm once final permit drawings have been submitted.

(h) New buildings and additions to existing buildings, including parking structures, shall be constructed of durable materials utilizing the predominant building materials of traditional brick and stone used in the Regional Center District or constructed of materials of comparable aesthetic value.

The design of the building will be traditional masonry construction (brick veneer, stone, sill accents, etc.) with numerous windows and pedestrian entrances which will be harmonious with, and extend (to the west) the character of the downtown and the general vicinity.

(i) Any rooftop equipment shall be enclosed or screened from street level view using the same materials used for the building walls or a material which is approved by the Planning Director as visually compatible with the building.

The rooftop mechanical equipment will be located in the center of the building roofs which will be screened by dwellings that go around the entire roof structure.

(j) Except for buildings that are solely residential, windows or street level activities are

required on 50 percent of the first story street wall facing any public street. Street level activities include public display space, public atriums, pedestrian entrances and exterior circulation.

Met.

Staff recommends that 15-SPR-03 for the property commonly known as 305 West Front Street be approved provided the following conditions are met.

1. The applicant and owner continue to work with City Engineering and Light and Power on utility extensions and service lines.

2. The owner shall be responsible for extending and relocating service extensions to the proposed building. These utilities must meet all applicable ordinance and City requirements.

3. If relocation of public utilities is necessary, the applicant will be responsible in providing the City any easement necessary for relocation.

4. The stormwater requirements outlined in the City Ordinance (reference1068.06a) including the written guidelines of the City Engineering Department are met .

5. A mutually agreeable pedestrian easement between the City and the owner for the future public boardwalk shall be provided for access to the barrier-free elevator.

6. Audio and or visual devices for managing conflicts between pedestrians and vehicular traffic entering and exiting the building shall be provided.

7. The public sidewalk along Pine Street shall extend across the proposed driveway.

8. Retractable awnings are installed along the street level along Front and Pine Streets.

9. Material and or color changes shall be made to give the appearance of several smaller scale buildings.

10. Unless determined to be unworkable for either the Housing Commission or the applicant, a shared driveway with the Housing Commission Property shall provide parking access to the property. If found to be unworkable, the driveway shown in the submittal, shall conform to the zoning ordinance access requirements and the City's streetscape design requirements.

11. The owner will maintain a vegetated riparian buffer along Boardman River comprised of trees, shrubs and plants to the extent possible.

12. The site plan will need to be adjusted to remove the upper level decks and a corner of condo 3 out of the 10 foot dock line setback.

13. The fire access routes for both buildings shall be determined by the City Fire Marshal to meet the Fire Code.

14. The top floor residential dwellings shall provide an architectural screen for the roof top mechanical equipment that will be located on the roof deck that is no higher than 85 feet above the street level.

Planning Commissioners- Please refer to the 305 W Front submittal from the applicant that was included in your November 3, 2015 packet. Additional copies of the submittal are **not** included in the packet.

305 W. Front Street Applicant Submittal Site Plan Review contents:

- Site Plan Review Application
- Site Plans and Elevations

Note: The electronic packet **will** include the November 3, 2015 meeting submittal documents listed above.

City of Traverse City

PLANNING COMMISSION SITE PLAN REVIEW APPLICATION*

Planning Department, 400 Boardman, Traverse City MI 49684 (231) 922-4778 (231)922-4457 fax

NOTE: BEFORE SUBMITTING AN APPLICATION, AN APPLICANT SHALL MEET WITH THE PLANNING DIRECTOR TO REVIEW THE PROPOSED PROJECT, THE TRAVERSE CITY CODE OF ORDINANCES AND THE CITY PLAN. Traverse City Code, Sec. 1364.04(a)

APPLICATION FEE:	$200.00	DATE:	
CHECK NO.		HEARING DATE:	
RECEIPT NO.		PARCEL NUMBER:	

Property address: 305 West Front Street Traverse City, MI 49684

Legal description: Tax ID# 28-51-794-001-00 see description on attached plan

Description of request: seeking approval of a mixed-use (retail, office and residential) project in the C4-c District with a height of 100-feet per section 1364.08(m) "taller buildings"

THE COMPLETED APPLICATION , FOURTEEN (14)* COPIES OF THE SITE PLAN SHALL, AND ONE (1) ELECTRONIC COPY OF THE APPLICATION AND SITE PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT A MINIMUM OF 21 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED FOR INTRODUCTION. THE SITE PLAN SHALL MEET ALL THE REQUIREMENTS OF TRAVERSE CITY CODE, CHAPTER 1366, *SITE PLANS AND SITE DEVELOPMENT STANDARDS.*

Names of all property owners: Pine Street Development One, L.L.C.
11123 South Bugai Road Traverse City, MI 49684

Applicant's name: Pine Street Development One, L.L.C.

Address: 11123 South Bugai Road Traverse City, MI 49684

Phone: (231) 631-2600 Fax:

Signature of owner(s):

Signature of applicant (if different than owner): n/a

Relationship of applicant to owner: the applicant is the property owner

*For Planning Commission-approved special land use permits, planned unit developments or for land use permits for a use generating more than 500 motor vehicle trips per day.

SITE PLAN REQUIREMENTS CHECKLIST		
Yes	**No**	**Site plans are required to meet the following requirements:**
✓		Filing fee
deferred		Sealed by a registered architect or engineer (except site plans to be referred to the Planning Commission for approval may defer this requirement until receiving Planning Commission approval.)
✓		Drawn to scale with a scale on the plan
✓		Rendered on a minimum sheet size of 24 inches by 36 inches
✓		Legal description
✓		Property lines and dimensions
✓		North arrow
✓		Date
✓		Vicinity map
✓		Property owner's and applicant's name and address
✓		Preparer's name and address
✓		Street names
✓		Existing street and alley widths
✓		Location and width of utility easements
✓		Size and location of existing and proposed utilities and building service lines
✓		The zoning classification of the site and surrounding properties and, where applicable, the zoning request
✓		Required setback lines, lot size, lot coverage (impervious surface) and any variance to be requested
✓		The size and location of existing buildings and improvements on and adjacent to the subject parcel
✓		The existing building use and proposed building use, location, shape, building height, elevations, floor area and unit computations and dimensions and a description of all exterior building materials
✓		A land use tabulation summary provided in the margin of the plan indicating types of uses, acreage for each land use, number of units, densities and land use intensities
✓		The proposed number and location of parking spaces, maneuvering lanes, sidewalks, driveways and loading areas, and their dimensions and proposed points of access to the site from public streets and alleys

Source: Traverse City Code §1366.03

Yes	No	Site plans are required to meet the following requirements:
✓		The proposed location and dimensions of site drainage areas, walkways, landscaped areas, recreation areas, open space and screen walls
✓		Natural features, such as unique topographic features, wetlands, 100-year flood plain elevations, creeks, springs and others, with an indication as to which are proposed to be maintained, altered or removed during site development
✓		Any other information necessary to establish compliance with City ordinances.
✓		Landscaping - meets landscaping requirements of Chapter 1372
✓		Parking - meets parking requirements of Chapter 1374
The following additional information if requested by the Planning Director:		
		A report describing the soil types and the ability of soils to accommodate the proposed development.
✓		A tree location survey signed by an engineer, surveyor, landscape architect, showing all existing trees having a diameter at breast height of six inches or greater, the common and/or scientific names and the diameter at breast height of these trees, plus an indication of trees to be preserved, to be transplanted, or to be removed during site development. Closely grouped trees shall be designated by the predominate species represented, the number present and the diameter at breast height range of the group or clump.
✓		The existing and proposed topography at 2 foot intervals

Source: Traverse City Code §1366.03

CHECKLIST OF STANDARDS FOR GRANTING SITE PLAN APPROVAL		
Yes	**No**	The Planning Commission or Planning Director must consider the following standards for granting site plan approval. These items must be indicated on the site plan.
✓		Primary structures shall be oriented so that their main entrance faces the street upon which the lot fronts. If the development is on a corner lot, the main entrance may be oriented to either street or to the corner.
✓		All roof-mounted equipment, including satellite dishes and other communication equipment, must be screened from recreation trails or from public sidewalks adjacent to the site by a parapet wall or similar architectural feature.
✓		Reasonable visual and sound mitigation for all dwelling units shall be provided. Fences, walks, barriers and landscaping shall be used appropriately for the protection and enhancement of property and for the privacy of its occupants.
✓		Every principal building or groups of buildings shall be so arranged as to permit emergency access by some practical means to all sides.
✓		Every development shall have legal access to a public or private street.
✓		The development, where possible, shall provide vehicular and pedestrian circulation systems which reflect and extend the pattern of streets, pedestrian and bicycle ways in the area. Travelways which connect and serve adjacent development shall be designed appropriately to carry the projected traffic.
✓		A pedestrian circulation system shall be provided which is physically separated and insulated as reasonably possible from the vehicular circulation system.
✓		All parking areas shall be designed to facilitate safe and efficient vehicular and pedestrian circulation, minimize congestion at points of access and egress to intersecting roads, to encourage the appropriate use of alleys and minimize the negative visual impact of such parking areas.
✓		Where the opportunity exists, developments shall use shared drives. Unnecessary curb cuts shall not be permitted.
✓		All loading and unloading areas and outside storage areas, including areas for the storage of trash, which are visible from residential districts or public rights-of-way shall be screened by a vertical screen consisting of structural and/or plant materials not less than six feet in height.
✓		Exterior light sources shall be deflected downward and away from adjacent properties and rights-of-way and shall not violate night sky provisions of the Traverse City Code of Ordinances.
✓		Adequate utilities shall be provided to properly serve the development. All utilities shall be placed underground.
n/a		Sites at which hazardous substances and potential pollutants are stored, used or generated shall be designed to prevent spills and discharges to the air, surface of the ground, groundwater, lakes, streams, rivers or wetlands.

Source: Traverse City Code §1366.04

PROJECT DATA:

Owner/Developer: Pine Street Development One LLC
Address: 11123 S. Bugai Road
Traverse City, Michigan 49684

Contact:
Phone:

SITE DATA:

Location: 305 W. Front Street
Traverse City, Michigan 49684
Tax ID: 28-51-794-001-00
Tax Desc: All tht prt of Blk 1 Orig Plat lying n of the fol des line: com at c/l of Pine and State Sts th n 0 deg 15' w 15 ft th s 89 deg 47' w 33 ft to w r/w of Pine St th n alg r/w 175.52 ft to POB of line herein being des th w to Boardman River and termination
Parcel Size: 1.63 acres
Zoning District: C-4C, Regional Center District
Building Height
Allowed: 85 feet maximum. An additional 15 feet shall be allowed for permitted uses that are designed and positioned in a manner that will effectively shield rooftop mechanical equipment or elevator shafts, but not to exceed an overall height of 100 feet. Buildings over 60 feet tall shall have at least 20% of the building designed and used for dwellings. That portion of the building with a finish floor elevation of 45 feet or greater must be recessed at least 10 feet from the first floor building facade.
Building Height
Provided: 100' (from street grade)
Min. Lot Width: No minimum
Min. Lot Area: No minimum
Max. Density: N/A
Impervious Surface: 100% allowed

Parking Provided: 169 standard on-site spaces
8 handicap on-site spaces
177 on-site spaces total

SETBACKS:

Front = 2.5'
Side = 0'
Rear = 0'
Bridge = 25' (From abutment)
Water = May build to the edge of a public easement; if no public easement, then 10 feet inland from the ordinary high water mark or any dockline established by City ordinance

PROPOSED USES:

River Side

River Level		Parking Garage
Street Level	3600	s.f. Proposed Restaurant Space
	1	Proposed Building Manager's Unit
2nd Floor	5	Proposed Condominium Units
3rd Floor	5	Proposed Condominium Units
4th Floor	5	Proposed Condominium Units
5th Floor	5	Proposed Condominium Units
6th Floor	5	Proposed Condominium Units
7th Floor	5	Proposed Condominium Units
8th Floor	5	Proposed Condominium Units
9th Floor	5	Proposed Condominium Units

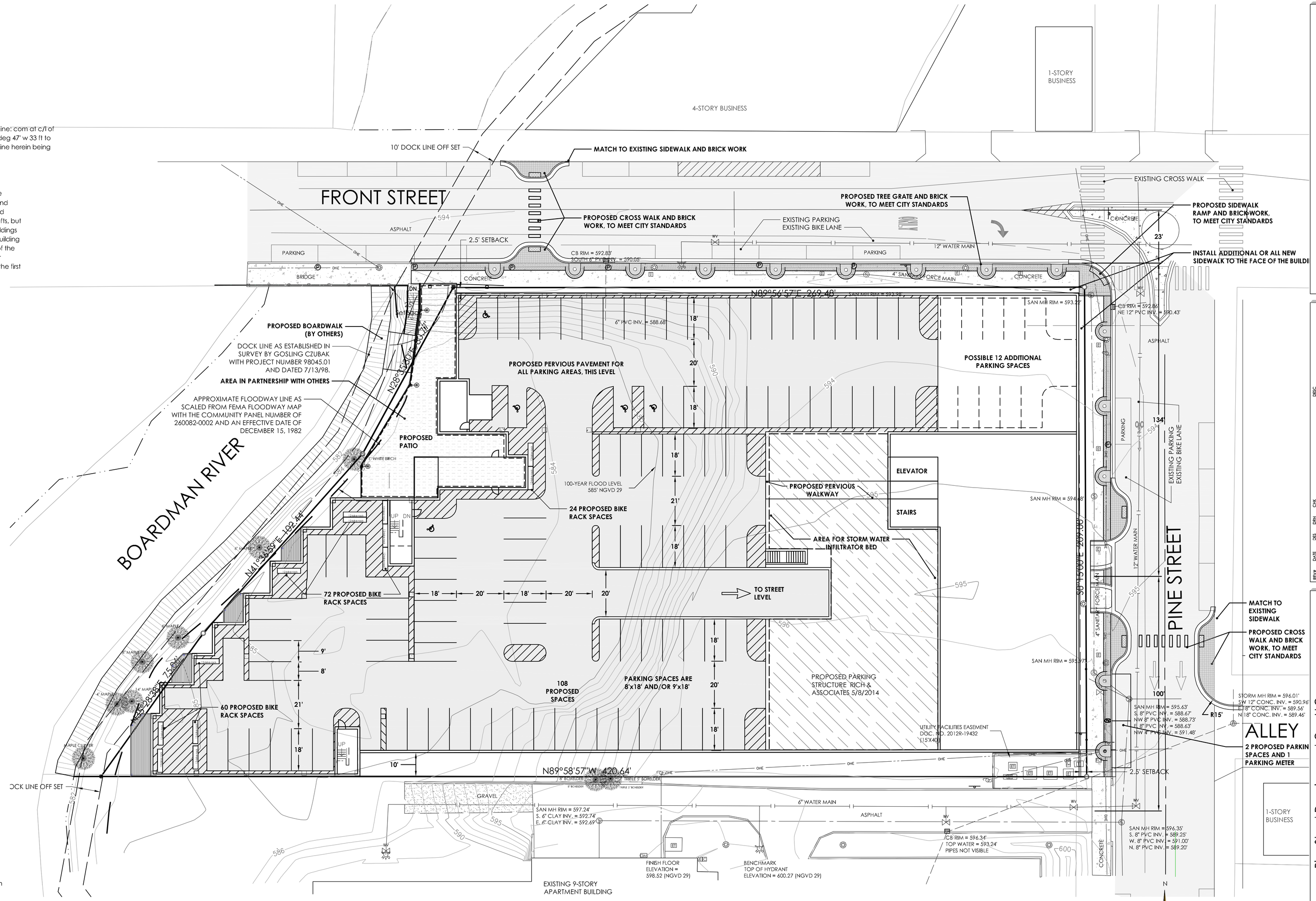
Front Street

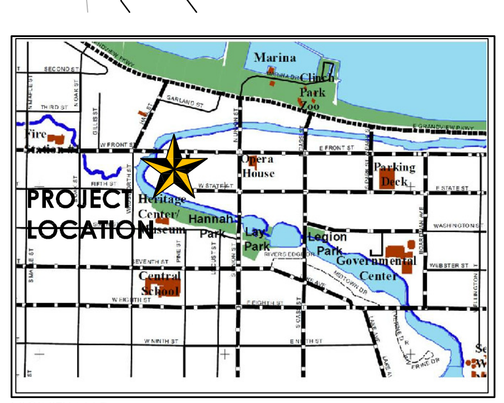
River Level		Parking Garage
Street Level	16000	s.f. Proposed Office/Retail
2nd Floor	9	Proposed Condominium Units
3rd Floor	9	Proposed Condominium Units
4th Floor	9	Proposed Condominium Units
5th Floor	9	Proposed Condominium Units
6th Floor	9	Proposed Condominium Units
7th Floor	9	Proposed Condominium Units
8th Floor	9	Proposed Condominium Units
9th Floor	9	Proposed Condominium Units

Pine Street

River Level		Earth and Storm Water Infiltrator Bed
Street Level	3300	s.f. Proposed Office/Retail
	1800	s.f. Proposed Community Room
2nd Floor	8	Proposed Condominium Units
3rd Floor	8	Proposed Condominium Units
4th Floor	8	Proposed Condominium Units
5th Floor	8	Proposed Condominium Units
6th Floor	8	Proposed Condominium Units
7th Floor	8	Proposed Condominium Units
8th Floor	8	Proposed Condominium Units
9th Floor	8	Proposed Condominium Units

177	Total Proposed Condominium Units
19300	Total S.F. Proposed Retail/Office
1800	Total S.F. Proposed Community Room
3600	Total S.F. Proposed Restaurant





VICINITY MAP

830 Cottageview Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9310
www.maaeps.com
info@maaeps.com

Mansfield & Associates
Land Use Consultants

REV#	DATE	DS	DRN	CHK	DESC
0	05-11-15	dlm	mmm	dlm	Original
01	07-13-15	dlm	mmm	dlm	Add trash compactor
02	07-21-15	dlm	mmm	dlm	Alternate Parking Entrance

Pine Street Development One LLC

Site and Dimension Plan - River Level

Part of Block 1, Original Plat of Traverse City

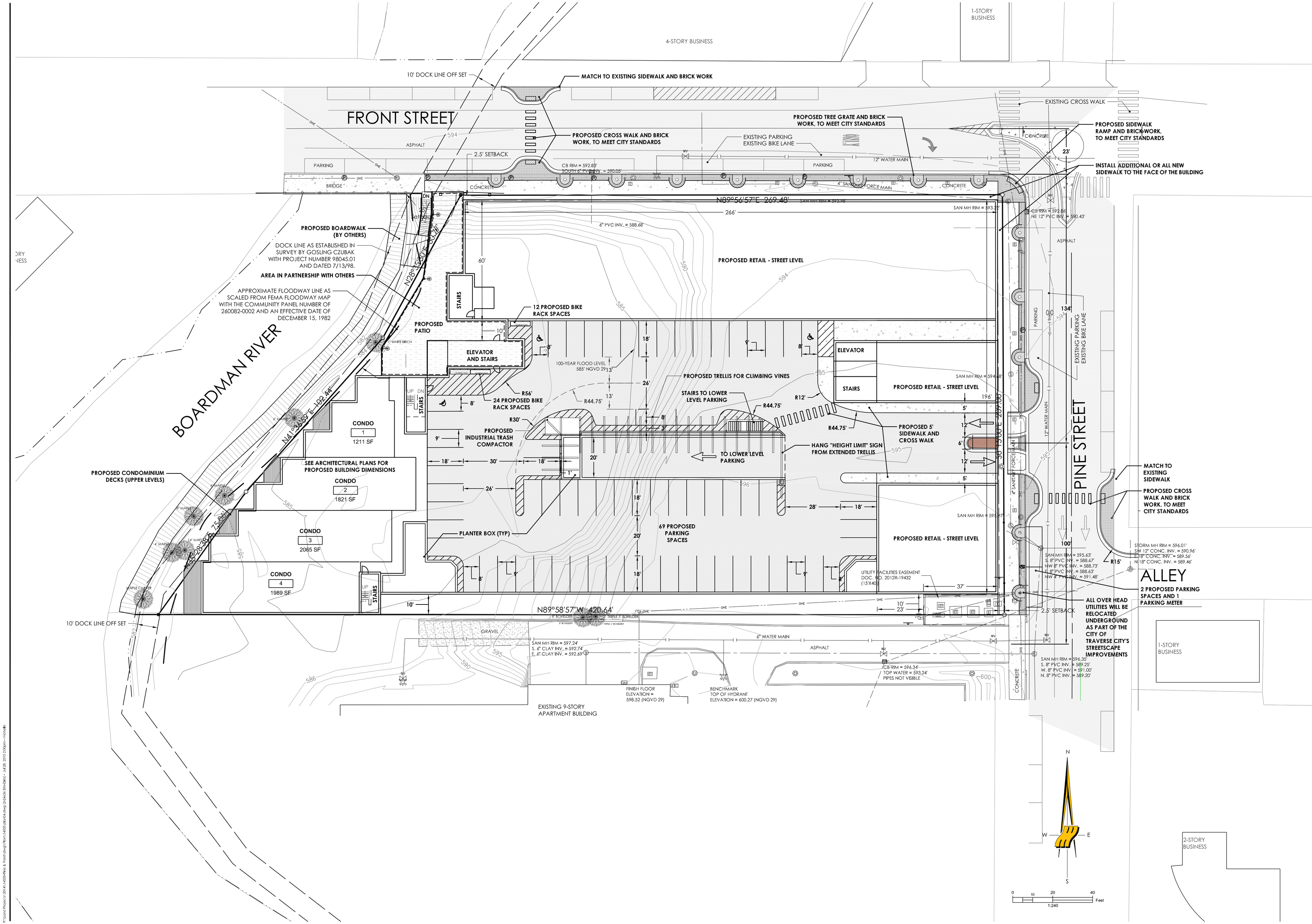
City of Traverse City, Grand Traverse County, Michigan

PRELIMINARY

P.M.: dlm
DR.: mmm | CKD.: dlm | CREATED: 5.11.15
JOB NO.: 14035

Sht. 1 of 4

P:\Jobs\Projects\2014\JOBs\Pine & Front\dwg\Plan\JOB2\pdm\04.dwg [\04-Site SitePlan] - Jul 28, 2015 1:05pm - mdcad



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REV#	DATE	DES	DRN	CHK	DESC
0	05-11-15	dlm	mmm	dlm	Original
01	07-13-15	dlm	mmm	dlm	Add trash compactor
02	07-21-15	dlm	mmm	dlm	Alternate Parking Entrance

Pine Street Development One LLC

Site and Dimension Plan - Street Level

Part of Block 1, Original Plat of Traverse City
City of Traverse City, Grand Traverse County, Michigan

PRELIMINARY

P.M.: dlm

DR.: mmm | CKD.: dlm | CREATED: 5.11.15

JOB NO.: 14035

Sht. 2 of 4

HALL STREET

WADSWORTH STREET

BOARDMAN RIVER

FRONT STREET

PINE STREET

ALLEY

ZONED: C-4A

ZONED: C-4A

ZONED: C-4B

4-STORY BUSINESS

1-STORY BUSINESS

ZONED: C-4B

ZONED: C-4B

ZONED: C-4B

ZONED: C-4B

1-STORY BUSINESS

ZONED: C-2

ZONED: C-4C

ZONED: C-4C

ZONED: C-4C

ZONED: OS

10' DOCK LINE OFF SET

REMOVE EXISTING ASPHALT, CURB AND WALK AS NEEDED TO CONSTRUCT NEW CROSS WALK

EXISTING CROSS WALK

REMOVE AND REPLACE EXISTING ASPHALT, SIDEWALK AND CURB AS NEEDED

REMOVE SIGN

2.5' SETBACK

EXISTING PARKING
EXISTING BIKE LANE

REMOVE AND RECONSTRUCT EXISTING CURB/WALK

ASPHALT

PARKING

BRIDGE

CONCRETE

CB RIM = 592.83'
NE 12" PVC INV. = 590.05'

12" WATER MAIN

4" SANITARY FORCE MAIN

N89°56'57"E 269.48'

SAN MH RIM = 593.98'

SAN MH RIM = 593.22'

CB RIM = 592.86'
NE 12" PVC INV. = 590.43'

2.5' Setback

N28°35'00"E 80.17'

6" PVC INV. = 588.88'

RELOCATE EXISTING STORM

REMOVE EXISTING MONITOR WELL

REMOVE EXISTING CONCRETE

REMOVE AND REPLACE EXISTING ASPHALT, CURB AND SIDEWALK AS NEEDED

DOCK LINE AS ESTABLISHED IN SURVEY BY GOSLING CZUBAK WITH PROJECT NUMBER 98045.01 AND DATED 7/13/98.

APPROXIMATE FLOODWAY LINE AS SCALED FROM FEMA FLOODWAY MAP WITH THE COMMUNITY PANEL NUMBER OF 260082-0002 AND AN EFFECTIVE DATE OF DECEMBER 15, 1982

REMOVE EXISTING MONITOR WELL

REMOVE EXISTING ASPHALT

EXISTING PARKING
EXISTING BIKE LANE

REMOVE EXISTING ASPHALT, CURB AND SIDEWALK AND PARKING METERS, AS NEEDED TO CONSTRUCT NEW CROSS WALK AND DRIVEWAY ENTRANCE

100-YEAR FLOOD LEVEL
585' NGVD 29

SAN MH RIM = 594.68'

N41°36'59"E 102.

S0°15'00"E 299.00'

REMOVE EXISTING PARKING METER

REMOVE ALL EXISTING TREES SHADED GRAY

REMOVE EXISTING ASPHALT, CURB AND SIDEWALK AS NEEDED TO CONSTRUCT NEW CROSS WALK

ALL OVER HEAD UTILITIES WILL BE RELOCATED UNDERGROUND AS PART OF THE CITY OF TRAVERSE CITY'S STREETSCAPE IMPROVEMENTS

EXISTING TREES TO REMAIN (TYP)

REMOVE EXISTING MONITOR WELL

REMOVE EXISTING GRAVEL

SAN MH RIM = 595.97'

REMOVE EXISTING MONITOR WELL

GRAVEL

ASPHALT

UTILITY FACILITIES EASEMENT
DOC. NO. 2012R-19432
(15'X40')

STORM MH RIM = 596.01'
SW 12" CONC. INV. = 590.96'
E 18" CONC. INV. = 589.56'
N 18" CONC. INV. = 589.46'

SAN MH RIM = 595.63'
S. 8" PVC INV. = 588.67'
NW 8" PVC INV. = 588.73'
E. 8" PVC INV. = 588.63'
NW 4" PVC INV. = 591.48'

REMOVE AND REPLACE EXISTING ASPHALT, CURB AND WALK AS NEEDED

N89°58'57"W 420.64'

2.5' SETBACK

10' DOCK LINE OFF SET

GRAVEL

SAN MH RIM = 597.24'
S. 6" CLAY INV. = 592.74'
E. 6" CLAY INV. = 592.69'

6" WATER MAIN

ASPHALT

CB RIM = 596.34'
TOP WATER = 593.24'
PIPES NOT VISIBLE

SAN MH RIM = 596.35'
S. 8" PVC INV. = 589.25'
W. 8" PVC INV. = 591.00'
N. 8" PVC INV. = 589.20'

FINISH FLOOR
ELEVATION =
598.52 (NGVD 29)

BENCHMARK
TOP OF HYDRANT
ELEVATION = 600.27 (NGVD 29)

EXISTING 9-STORY
APARTMENT BUILDING

ZONED: C-4C

REMOVE AND REPLACE EXISTING SIDEWALK FROM THIS POINT TO THE INTERSECTION OF PINE AND FRONT STREET

ZONED: C-4C

N

W E

S

GRAPHIC SCALE: 1 inch = 20 feet

0 10' 20' 40' 60'

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REV#	DATE	DSG	DRN	CHK	DESC
0	05-11-15	dlm	mmm	dlm	Original
01	07-13-15	dlm	mmm	dlm	Add trash compactor
02	07-21-15	dlm	mmm	dlm	Alternate Parking Entrance

Pine Street Development One LLC

Existing Conditions and Demolition Plan

Part of Block 1, Original Plat of Traverse City

City of Traverse City, Grand Traverse County, Michigan

PRELIMINARY

P.M.: dlm

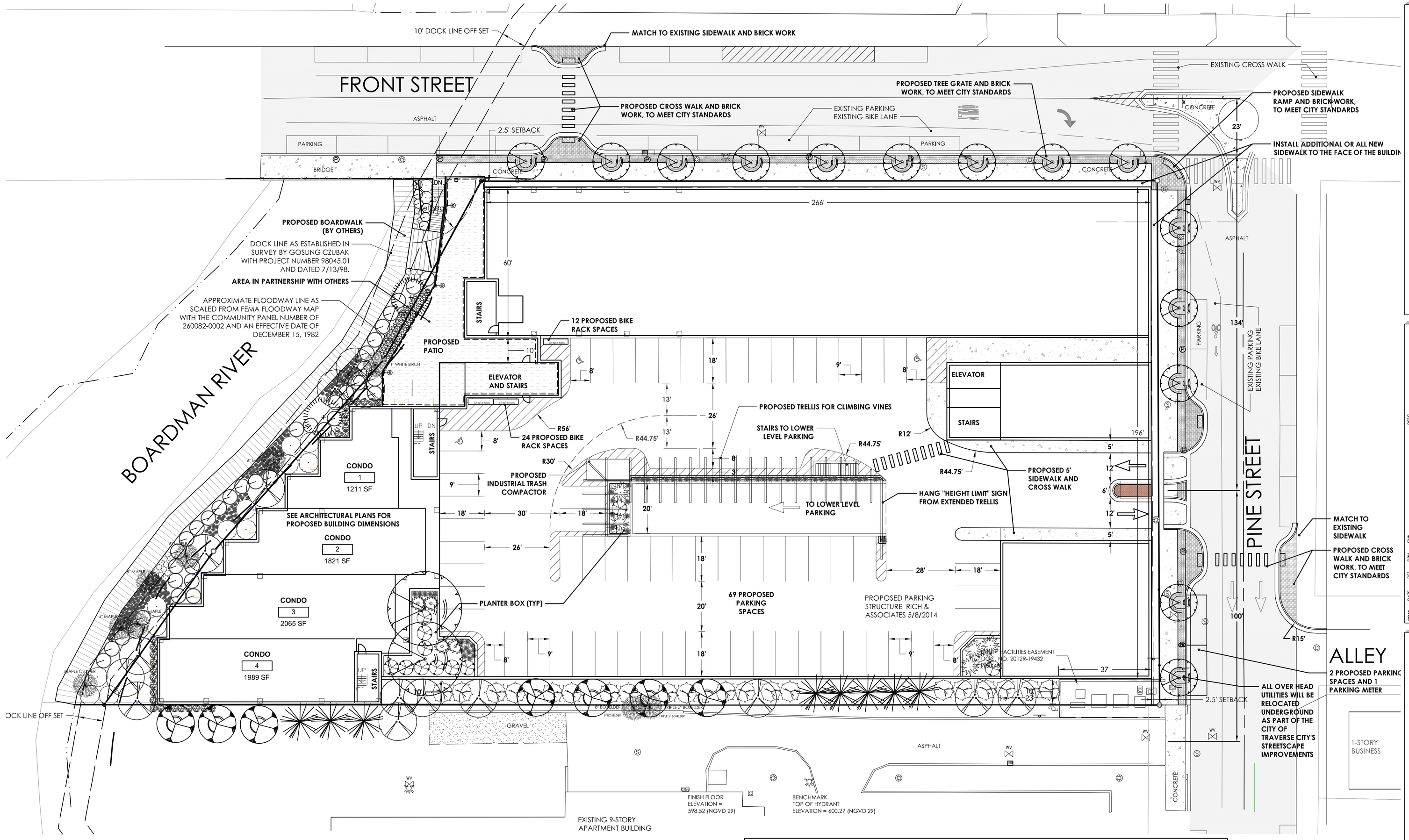
DR.: mmm | CKD.: dlm | CREATED: 5.11.15

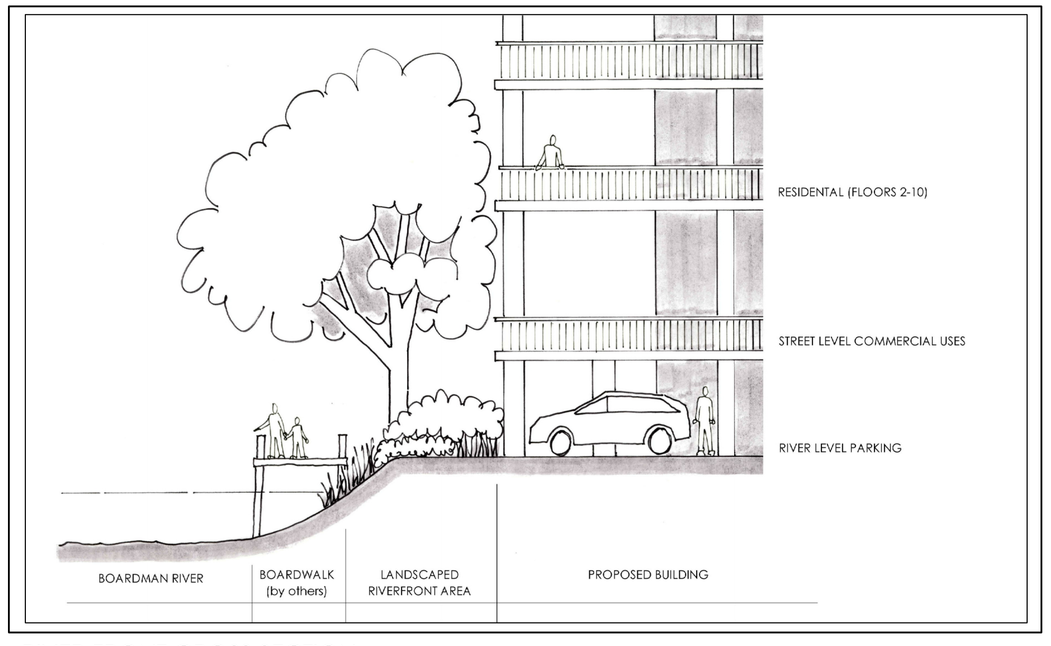
JOB NO.: 14035

Sht. 3 of 4

P:\Active Projects\2014\14035\Pine & Front\dwg\Rev1\14035-ExistCondDemo.dwg [14035-ExistCondDemo] - Jul 28, 2015 2:02pm - mmm

PLANT SYMBOL	PLANT NAME
TREES	
	Honeylocust, Skyline (Gleditsia triacanthos inermis 'Skyline')
	Maple, Columnar Armstrong (Acer rubrums 'Armstrong')
	Serviceberry (Amelanchier x gandiflora 'Autum Brilliance')
	Spruce, Black Hills (Picea glauca 'Densata')
	Tamarack, Larch (Larix laricina)
SHRUBS	
	Arborvitae, Woodwards Globe (Thuja occidentalis 'Woodwardii')
	Barberry, Crimson Pygmy (Berberis thunbergii var atropyrpurea 'Nana')
	Boxwood, Winter Gem (Buxus microphylla Koreana 'Winter Gem')
	Dogwood, Red Osier (Cornos sericea 'Cardinal')
	Juniper, Creeping Blue Rug (Juniperus horizontalis 'Wiltonii')
	Juniper, Sea Green (Juniperus chinensis 'Sea Green')
	Sumac, Grow Low (Rhus aromatica)
	Witchazel, American (Hamamelis virginiana)
PERENNIALS	
	Black-Eyed Susan, Goldstrum (Rudbeckia fulgida sullivantii 'Goldstrum')
	Daylily, Stella de Oro (Hemerocallis x 'Stella de Oro')
	Fern, Cinnamon (Osmunda cinnamomea)
	Grass, Prairie Dropseed (Sporobolus heterolepis)
	Vine, Virginia Creeper (Parthenocissus quinquefolia)
	Wintercreeper, Purpleleaf Euonymus fortunie var. Coloratus





RIVER FRONT CROSS SECTION
NO SCALE

N
W E
S

GRAPHIC SCALE: 1 inch = 20 feet
0 10' 20' 40' 60'

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REV#	DATE	DES	DRN	CHK	DISC
0	05-11-15	dlm	mmm	dlm	Original
01	06-04-15	dlm	mmm	dlm	Change to Alternate Parking Entrance
02	07-21-15	dlm	mmm	dlm	Alternate Parking Entrance

Pine Street Development One LLC

Landscape Plan

Part of Block 1, Original Plat of Traverse City
City of Traverse City, Grand Traverse County, Michigan

PRELIMINARY

P.M.: dlm
DR.: mmm
CKD.: dlm
CREATED: 5.11.15
JOB NO.: 14035

Sh1. 4 of 4

PROJECT DATA:

Owner/Developer: Pine Street Development One LLC
Address: 11123 S. Bugai Road
Traverse City, Michigan 49684
Contact:
Phone:

SITE DATA:

Location: 305 W. Front Street
Traverse City, Michigan 49684
Tax ID: 28-51-794-001-00
Tax Desc: All tht prt of Blk 1 Orig Plat lying n of the fol des line: com at c/l of Pine and State Sts th n 0 deg 15' w 15 ft th s 89 deg 47' w 33 ft to w r/w of Pine St th n alg r/w 175.52 ft to POB of line herein being des th w to Boardman River and termination
Parcel Size: 1.63 acres
Zoning District: C-4C, Regional Center District
Building Height
Allowed: 85 feet maximum. An additional 15 feet shall be allowed for permitted uses that are designed and positioned in a manner that will effectively shield rooftop mechanical equipment or elevator shafts, but not to exceed an overall height of 100 feet. Buildings over 60 feet tall shall have at least 20% of the building designed and used for dwellings. That portion of the building with a finish floor elevation of 45 feet or greater must be recessed at least 10 feet from the first floor building facade.
Building Height
Provided: 100' (from street grade)
Min. Lot Width: No minimum
Min. Lot Area: No minimum
Max. Density: N/A
Impervious Surface: 100% allowed

Parking Provided: 175 standard on-site spaces
8 handicap on-site spaces
183 on-site spaces total

SETBACKS:

Front = 2.5'
Side = 0'
Rear = 0'
Bridge = 25' (From abutment)
Water = May build to the edge of a public easement; if no public easement, then 10 feet inland from the ordinary high water mark or any dockline established by City ordinance

PROPOSED USES:

River Side

River Level		Parking Garage
Street Level	3600	s.f. Proposed Restaurant Space
	1	Proposed Building Manager's Unit
2nd Floor	5	Proposed Condominium Units
3rd Floor	5	Proposed Condominium Units
4th Floor	5	Proposed Condominium Units
5th Floor	5	Proposed Condominium Units
6th Floor	5	Proposed Condominium Units
7th Floor	5	Proposed Condominium Units
8th Floor	5	Proposed Condominium Units
9th Floor	5	Proposed Condominium Units

Front Street

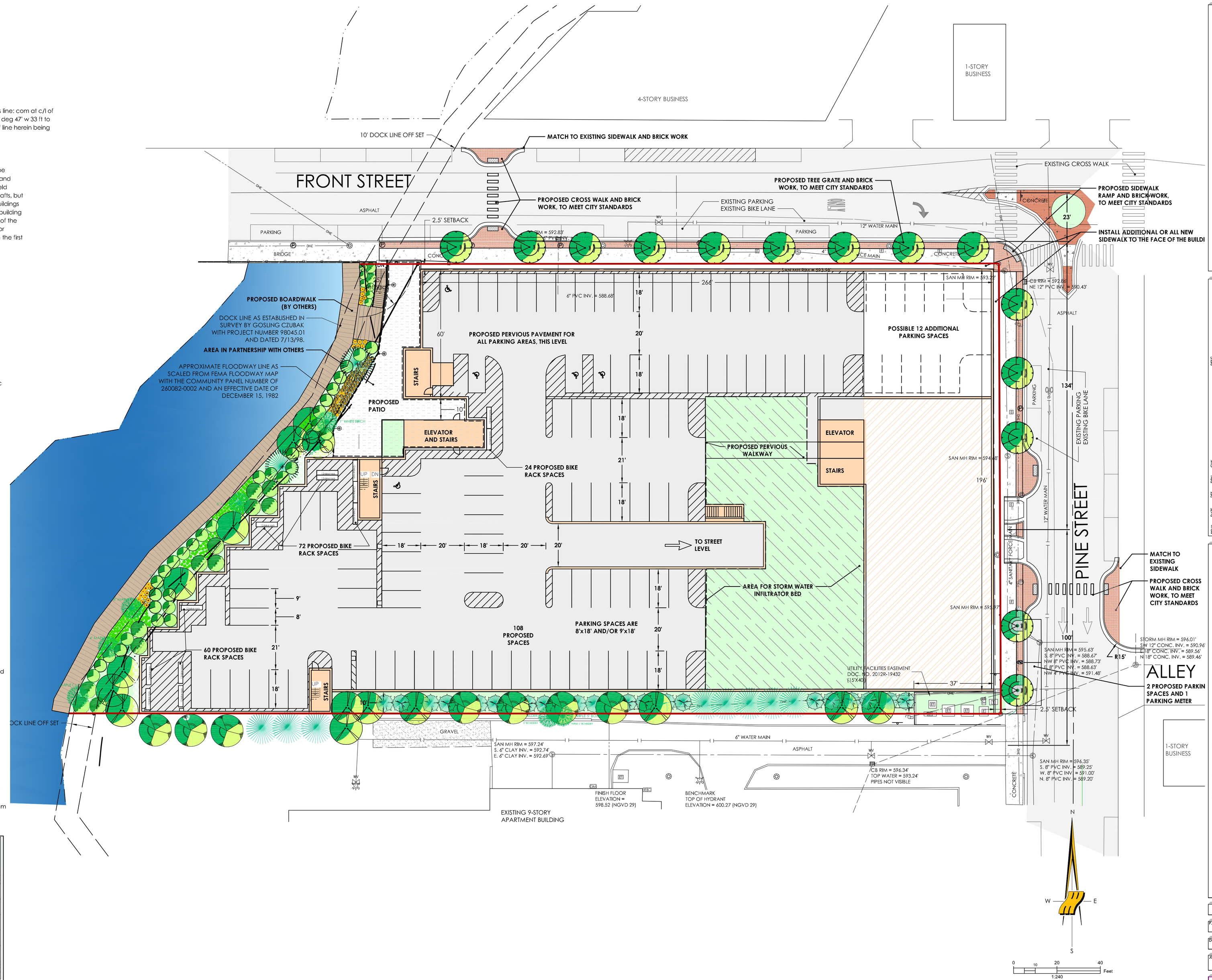
River Level		Parking Garage
Street Level	16000	s.f. Proposed Office/Retail
2nd Floor	9	Proposed Condominium Units
3rd Floor	9	Proposed Condominium Units
4th Floor	9	Proposed Condominium Units
5th Floor	9	Proposed Condominium Units
6th Floor	9	Proposed Condominium Units
7th Floor	9	Proposed Condominium Units
8th Floor	9	Proposed Condominium Units
9th Floor	9	Proposed Condominium Units

Pine Street

River Level		Earth and Storm Water Infiltrator Bed
Street Level	1500	s.f. Proposed Office/Retail
	1600	s.f. Proposed Community Room
2nd Floor	8	Proposed Condominium Units
3rd Floor	8	Proposed Condominium Units
4th Floor	8	Proposed Condominium Units
5th Floor	8	Proposed Condominium Units
6th Floor	8	Proposed Condominium Units
7th Floor	8	Proposed Condominium Units
8th Floor	8	Proposed Condominium Units
9th Floor	8	Proposed Condominium Units

177	Total Proposed Condominium Units
17500	Total S.F. Proposed Retail/Office
1600	Total S.F. Proposed Community Room
3600	Total S.F. Proposed Restaurant

VICINITY MAP



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REV#	DATE	DS	DRN	CHK	DESC
0	05-11-15	dlm	mmm	dlm	Original
01	07-13-15	dlm	mmm	dlm	Add trash compactor
02	07-21-15	dlm	mmm	dlm	Alternate Parking Entrance

Pine Street Development One LLC

Site and Dimension Plan - River Level

Part of Block 1, Original Plat of Traverse City
City of Traverse City, Grand Traverse County, Michigan

PRELIMINARY

P.M.: dlm
DR.: mmm CKD.: dlm CREATED: 5.11.15
JOB NO.: 14035

Sht. 1 of 2

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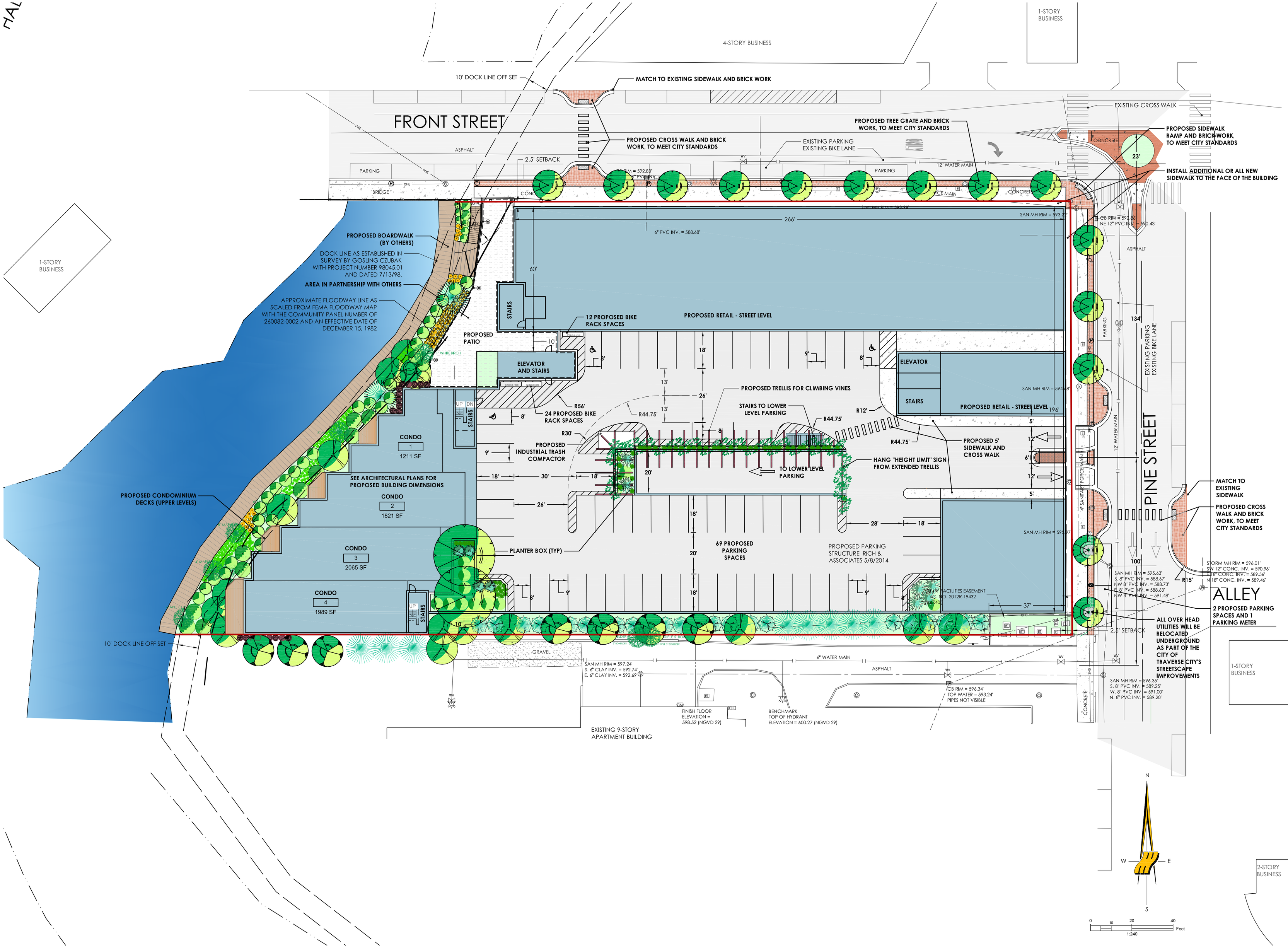

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01	07-13-15	dlm	mmm	dlm	Add trash compactor
02	07-21-15	dlm	mmm	dlm	Alternate Parking Entrance

Pine Street Development One LLC

Site and Dimension Plan - Street Level

Part of Block 1, Original Plat of Traverse City
City of Traverse City, Grand Traverse County, Michigan

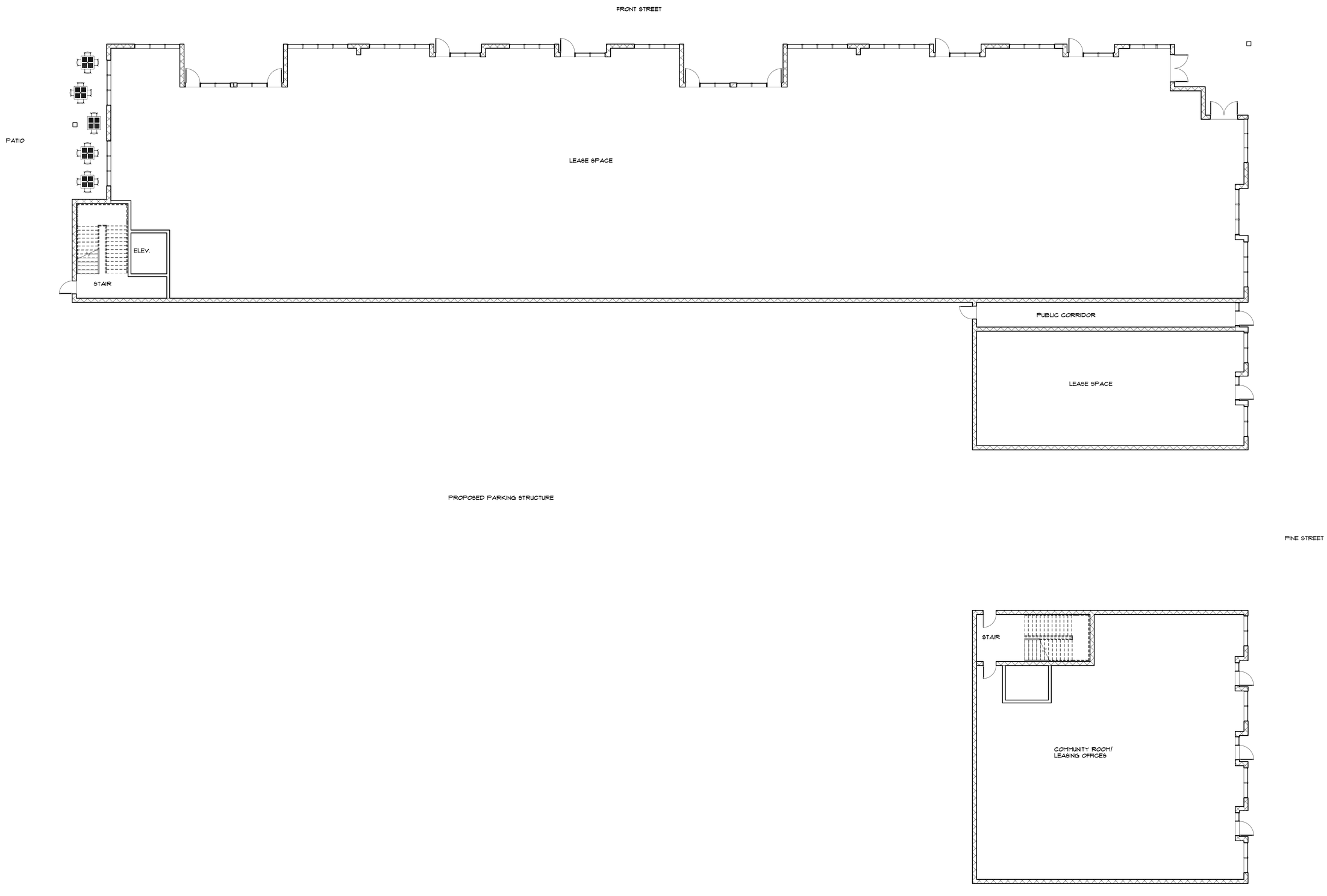
PRELIMINARY

P.M.: dlm

DR.: mmm | CKD.: dlm | CREATED: 5.11.15

JOB NO.: 14035

Sht. 2 of 2



1 STREET LEVEL PLAN
1" = 10'-0"

TRAVERSE
ARCHITECT
GROUP
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Ph: 231-946-9940 Fax: 231-946-8926

STREET LEVEL PLAN

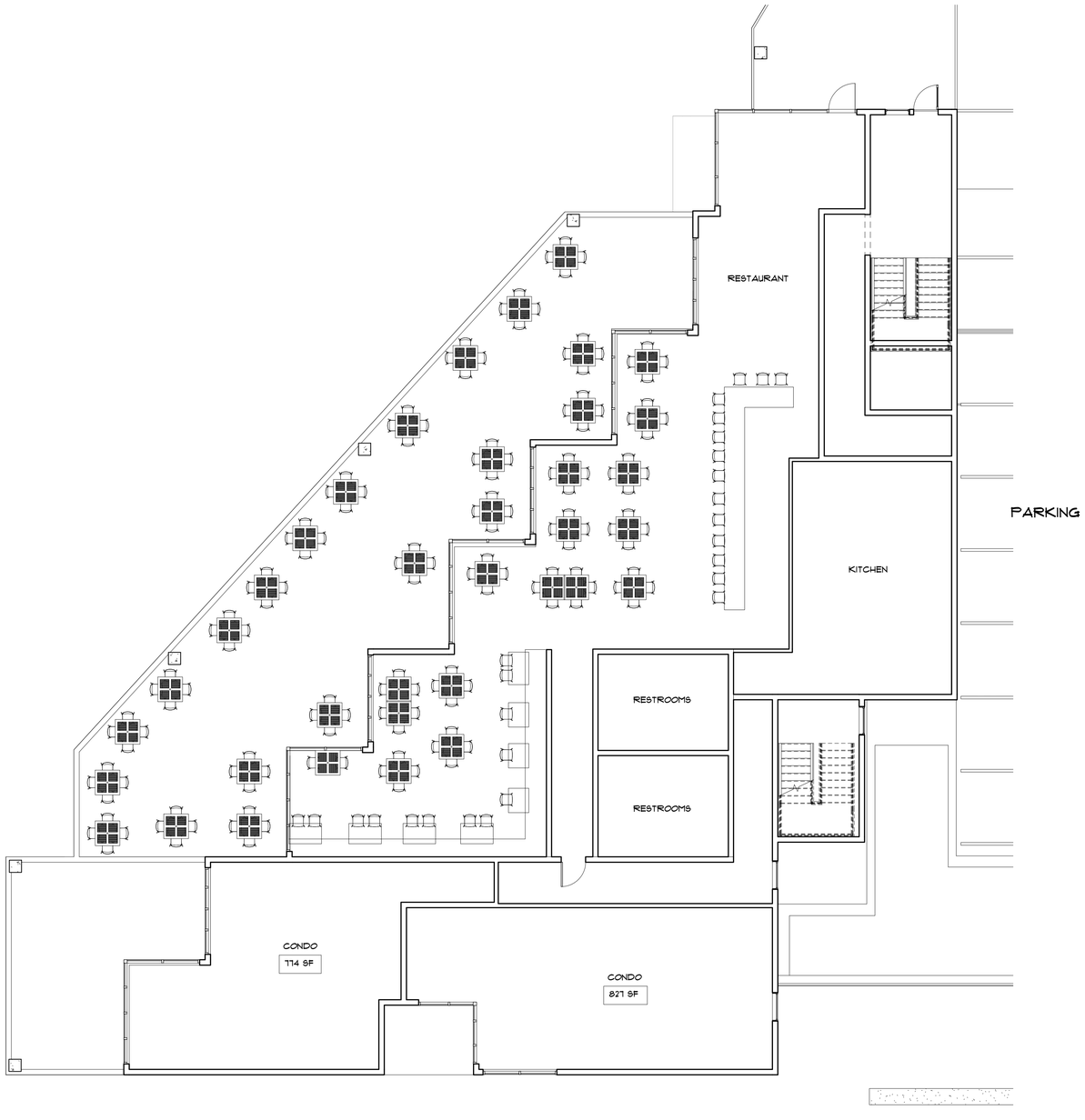
205 W. FRONT STREET

☐ PRELIMINARY
☐ CONSTRUCTION
☐ FINAL RECORD

DRAWING HISTORY

DATE	DESCRIPTION

DRAWN BY: RMM
CHECKED BY: CLIENT
DATE: 9-30-15
JOB NO.: 14035
SHEET # A2.2



1 STREET LEVEL PLAN- RESTAURANT
1/8" = 1'-0"

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STREET LEVEL PLAN

205 W. FRONT STREET

☐ PRELIMINARY
☐ CONSTRUCTION
☐ FINAL RECORD

DRAWING HISTORY

DATE	DESCRIPTION

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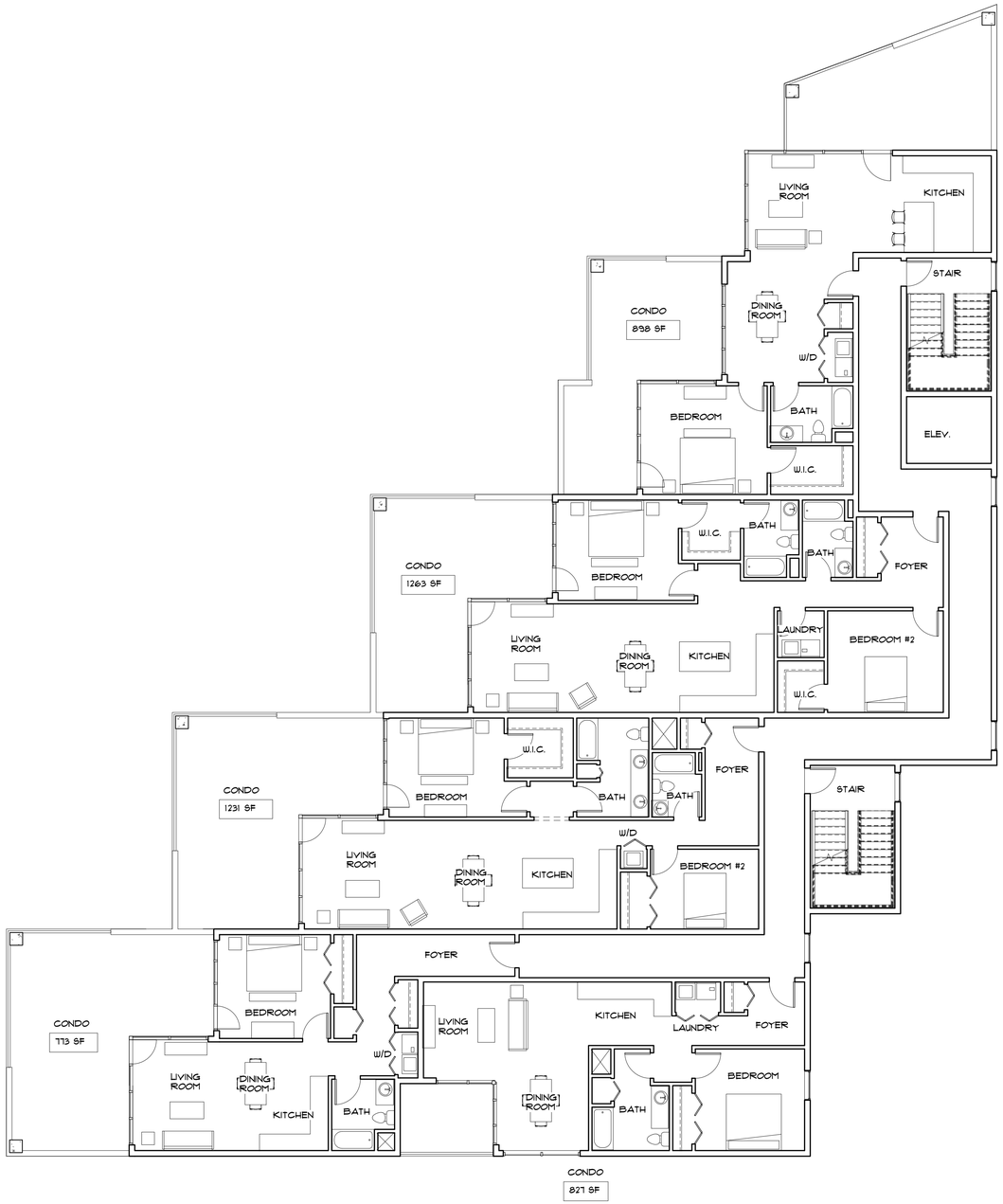
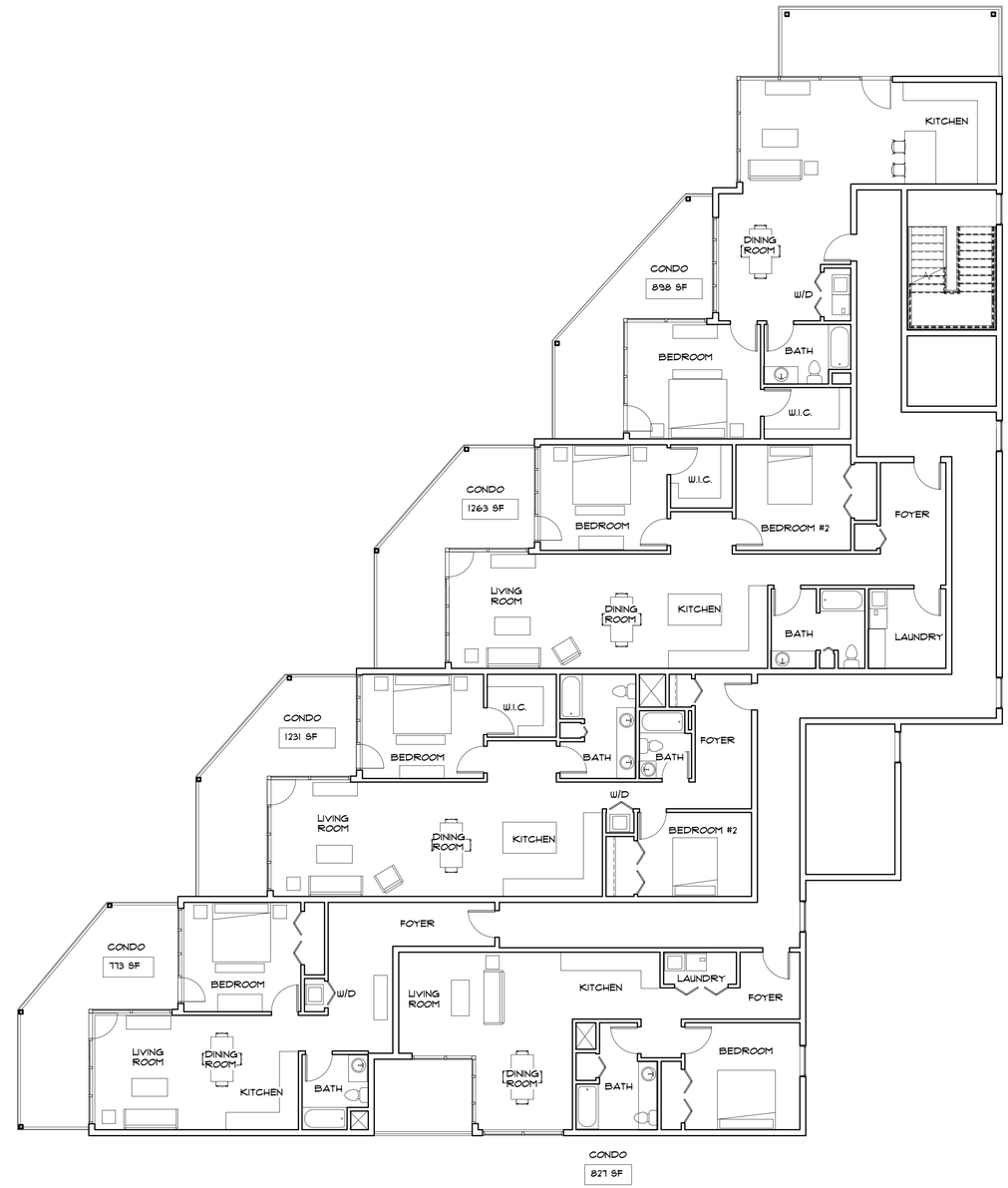
CHECKED BY: CLIENT
DATE: 9-30-15
JOB NO.: 14035
SHEET # A2.3



1 TYP. FLOOR PLAN- LEVELS 2-5
1/8" = 1'-0"



2 TYP. FLOOR PLAN- LEVELS 6-9
1/8" = 1'-0"

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TYP. FLOOR PLAN

205 W. FRONT STREET

☐ PRELIMINARY
☐ CONSTRUCTION
☐ FINAL RECORD

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DATE	DESCRIPTION

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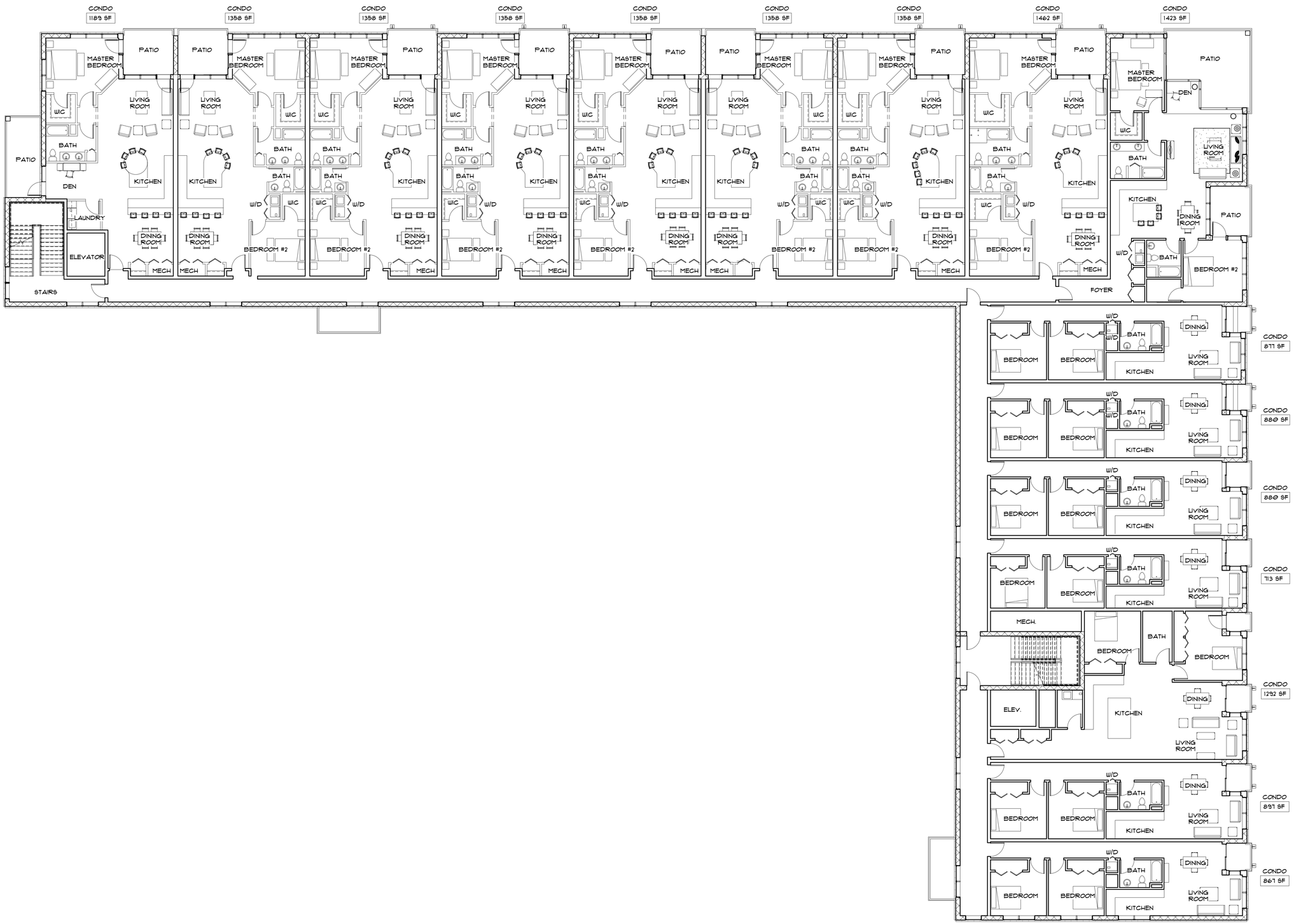

1 TYP. FLOOR PLAN LEVELS 2-4
1" = 10'-0"

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TYP. FLOOR PLAN

205 W. FRONT STREET

- [ ] PRELIMINARY
- [ ] CONSTRUCTION
- [ ] FINAL RECORD

DRAWING HISTORY

DATE	DESCRIPTION

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CHECKED BY: CLIENT
DATE: 9-30-15
JOB NO.: 14035
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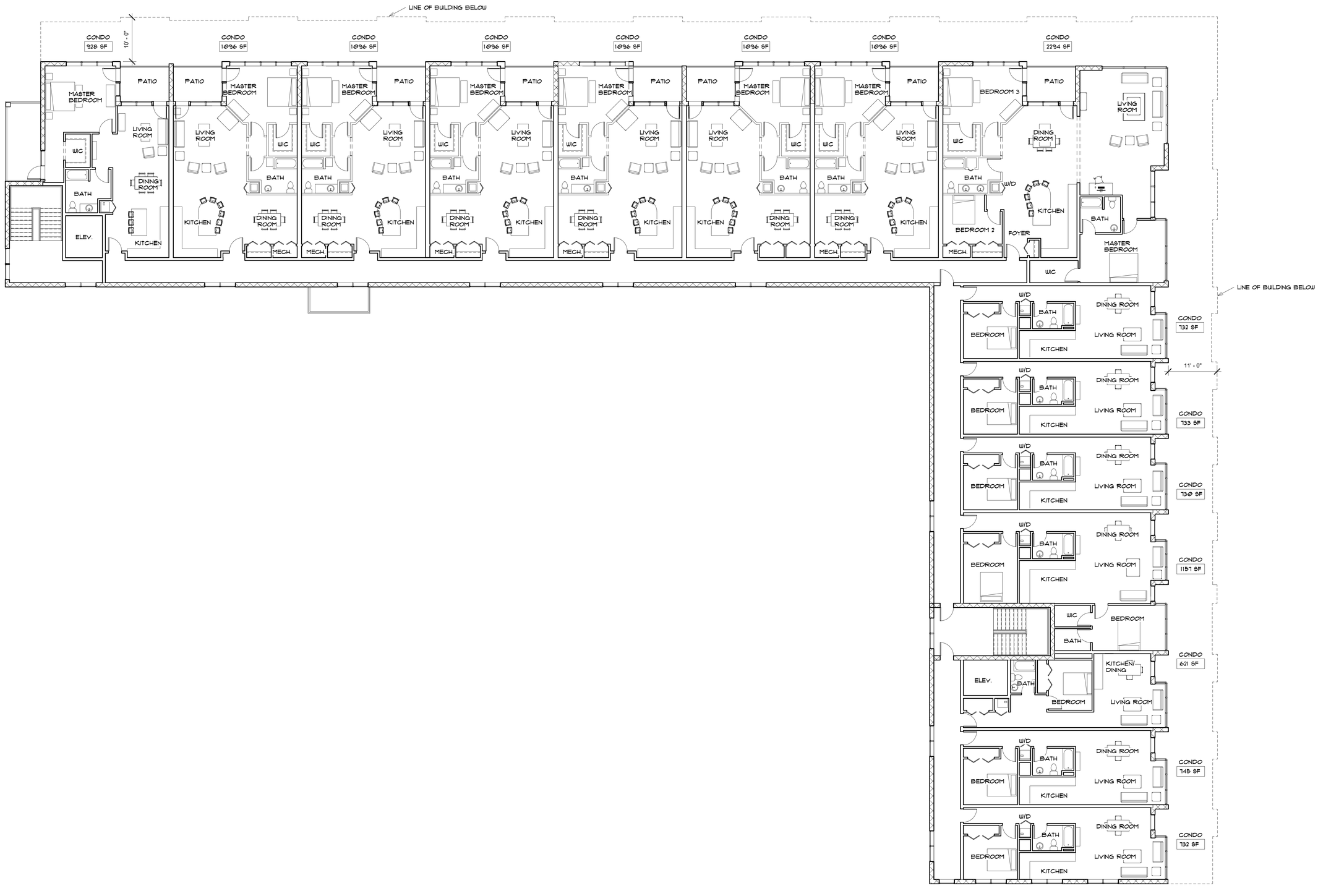

1 TYP. FLOOR PLAN- LEVELS 5-7
1" = 10'-0"

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TYP. FLOOR PLAN

205 W. FRONT STREET

☐ PRELIMINARY
☐ CONSTRUCTION
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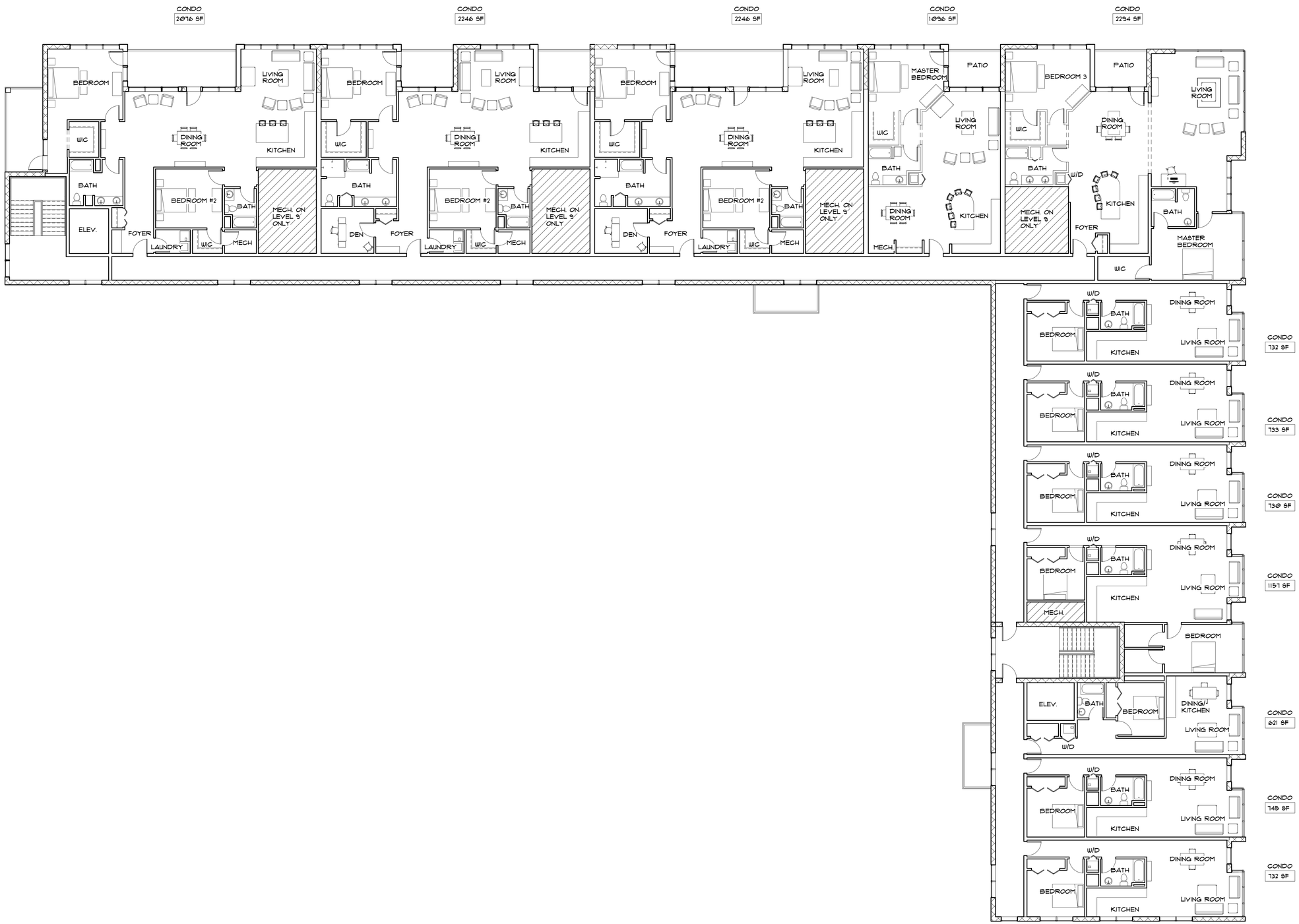
DATE	DESCRIPTION

DRAWN BY: AUTHOR
CHECKED BY: CHECKER
DATE: 9-30-15
JOB NO.: 14035
SHEET # A2.6



1 TYP. FLOOR PLAN- LEVELS 8-9
1" = 10'-0"

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TYP. FLOOR PLAN

205 W. FRONT STREET

☐ PRELIMINARY
☐ CONSTRUCTION
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DRAWING HISTORY:

DATE	DESCRIPTION

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1 FRONT STREET ELEVATION
1/16" = 1'-0"

2 SOUTH ELEVATION
1/16" = 1'-0"

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EXTERIOR ELEVATIONS

205 W. FRONT STREET

☐ PRELIMINARY
☐ CONSTRUCTION
☐ FINAL RECORD

DRAWING HISTORY

DATE	DESCRIPTION

DRAWN BY: RMM
CHECKED BY: OWNER
DATE: 9-30-15
JOB NO.: 14035
SHEET # A5.1

1 PINE STREET ELEVATION
1/16" = 1'-0"

3 RIVER SIDE ELEVATION
1/16" = 1'-0"

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EXTERIOR ELEVATIONS

205 W. FRONT STREET

☐ PRELIMINARY
☐ CONSTRUCTION
☐ FINAL RECORD

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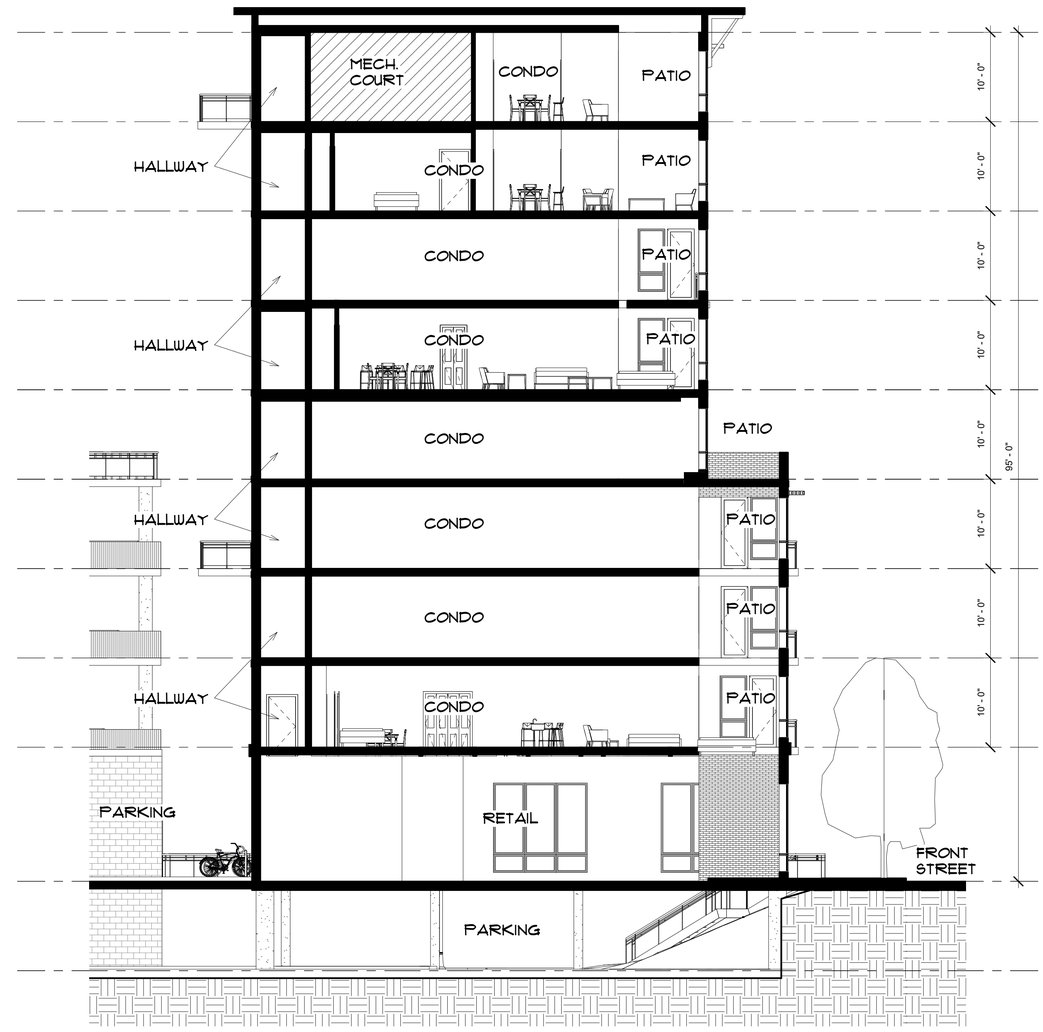
DATE: 9-30-15
JOB NO.: 14035
SHEET # A5.2

2 RIVERFRONT BUILDING SECTION
1/8" = 1'-0"



1 FRONT & PINE BUILDING SECTION
1/8" = 1'-0"

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BUILDING SECTIONS

205 W. FRONT STREET

☐ PRELIMINARY
☐ CONSTRUCTION
☐ FINAL RECORD

DRAWING HISTORY

DATE	DESCRIPTION

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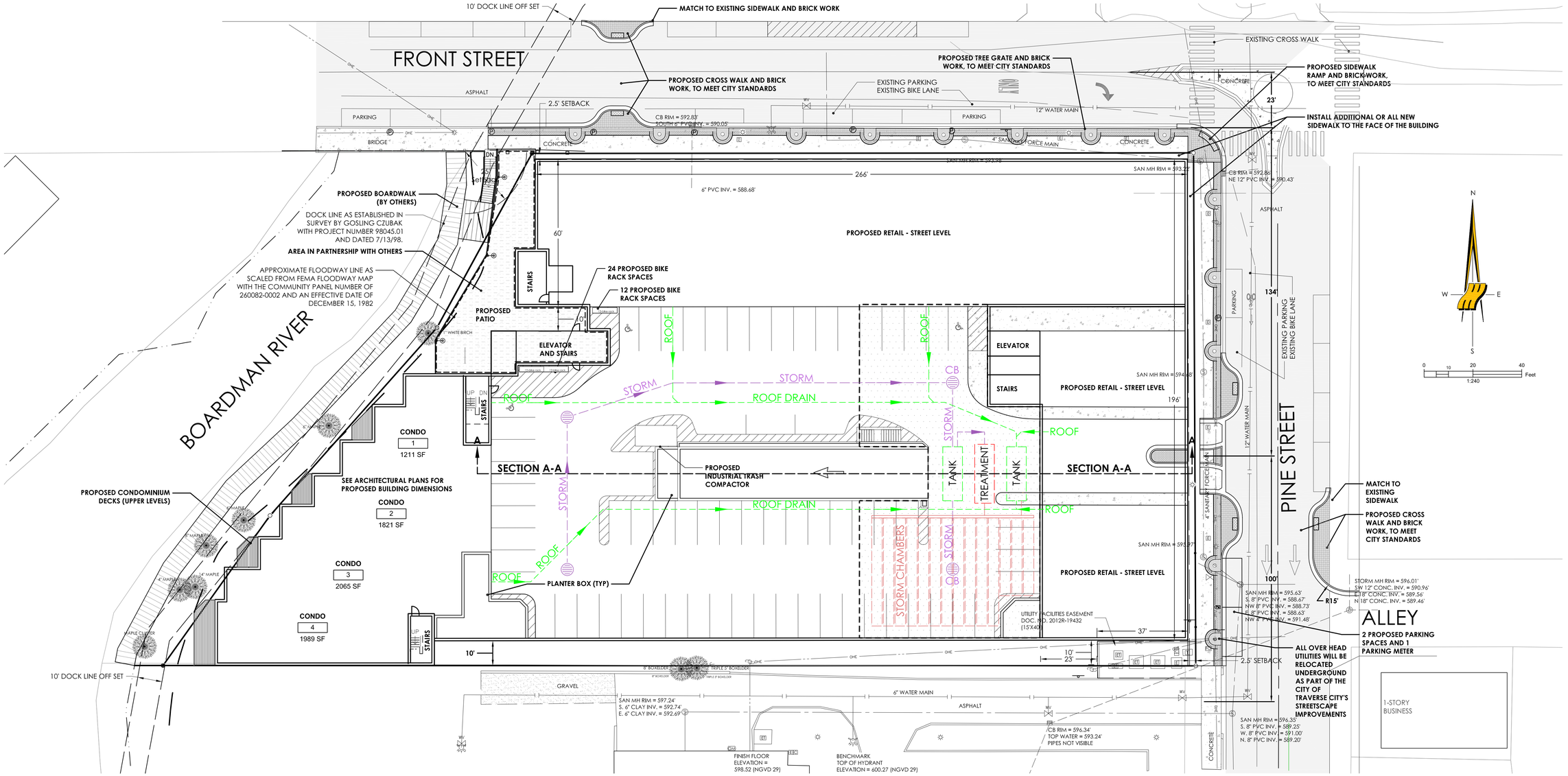
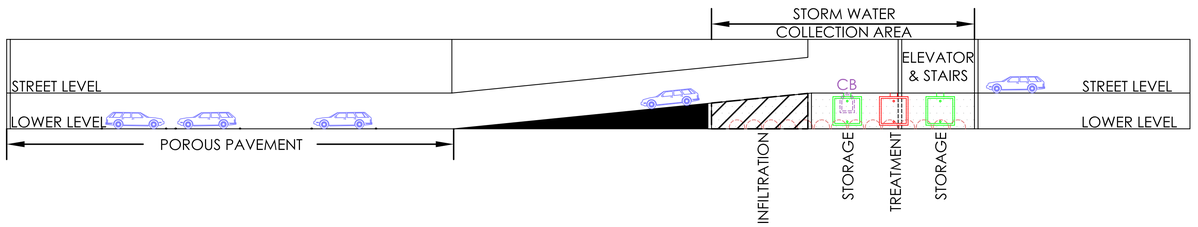
CHECKED BY: OWNER
DATE: 9-30-15
JOB NO.: 14035
SHEET # A5.3





SECTION A-A THRU RAMP

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info@maacps.com

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REV#	DATE	DES	DRN	CHK	DISC
0	05-11-15	dlm	mmm	dlm	Original
01	07-13-15	dlm	mmm	dlm	Add trash compactor
02	07-21-15	dlm	mmm	dlm	Alternate Parking Entrance

Pine Street Development One LLC

Storm Water Management Plan - Preliminary

Part of Block 1, Original Plat of Traverse City

City of Traverse City, Grand Traverse County, Michigan

PRELIMINARY

P.M.: dlm

DR.: mmm CKD.: dlm CREATED: 5.11.15

JOB NO.: 14035

SHEET 1 OF 1

P:\Land Projects\2014\14035-Pine & Front\dwg\Plan\14035-plan05_TSHP.dwg [STORM-01 - LEVEL] - Oct 13, 2015-2:38pm - jim

Planning Commissioners- Please review the draft Traverse City Form-Based Code pdf that was emailed on 11/24/15. Printed copies of the draft are not included in the packet.

Note: The electronic packet posted online **will** include the draft Traverse City Form-Based Code document.

TRAVERSE CITY

FORM-BASED CODE

DRAFT NOVEMBER 24, 2015

Traverse City Form-Based Code
Adopted: xxxxxx
Effective: xxxxxxx

The Traverse City Form-Based Code was a collaborative effort between the City of Traverse City and the Michigan Municipal League.

The Consultants for the Traverse City Form-Based Code:
Mark F. Miller AIA AICP, Nederveld, Inc.
Lynée Wells AICP, Williams & Works

Cover photo courtesy of Dr.Gary Kaberle.

CITY OF TRAVERSE CITY

Planning Department
Governmental Center 2nd Floor
400 Boardman Avenue
Traverse City, MI 49684

Phone: (231) 922-4460
Fax: (231) 922-4457

www.traversecitymi.gov/planning.asp

Items highlighted in RED are NOT included in this draft

APPENDIX 4: INTRODUCTION

What is a Form-Based Code?....i.1
Guiding Principles for the Traverse City Form-Based Code....i.2
Traverse City Form-Based Code Wayfinding....i.3
How to Use the Traverse City Form-Based Code....i.4

Section 2001 TITLE, PURPOSE, AND SCOPE

2001.00 Title....1.1
2001.01 Purpose....1.1
2001.02 Scope....1.1

Section 2002 APPLICABILITY AND PROCEDURES

2002.00 Applicability....2.1
2002.01 Site Plan/Plot Plan Procedures....2.1
2002.02 Special Land Uses....2.2
2002.03 Form-Based Code Departures....2.2
2002.04 Adoption and Effective Date....2.3

Section 2003 GENERAL PROVISIONS

2003.00 Applicability....3.1
2003.01 Bonuses and Incentives....3.1
2003.02 Encroachments....3.1
2003.03 Height Measurement of Buildings....3.2
2003.04 Outdoor Seating....3.2
2003.05 Transparency....3.2
2003.06 Accessory Buildings and Structures....3.3
2003.07 Roof Top Screening....3.3
2003.08 Nonconformities....3.3
2003.09 Lighting....3.3
2003.10 Appeals....3.4
2003.11 Fencing....3.4
2003.12 Trash Enclosures....3.4

Section 2004 SUBDIVISION AND ACCESS STANDARDS

2004.00 Applicability....4.1
2004.01 Lot Requirements....4.1
2004.02 Block Requirements....4.1
2004.03 Access Requirements....4.1
2004.04 Driveway Requirements....4.1
2004.05 Platting Requirements....4.1
2004.06 Sidewalk Requirements....4.1

Section 2005 CONTEXT AREAS AND USE

2005.00 Purpose....5.1
2005.01 Applicability....5.1
2005.02 Contents of This Section....5.1
2005.03 Required Criteria....5.1
2005.04 Context Area Map....5.2
2005.05 Context Area Overview....5.3
2005.06 Summary of Permitted Building Type and Height per Context Area....5.4
2005.07 Downtown Edge (DE) Context Area....5.7
2005.08 Main Street (MS) Context Area....5.17
2005.09 Gateway (GW) Context Area....5.27
2005.10 Neighborhood Edge (NE) Context Area....5.37

TABLE OF CONTENTS

Items highlighted in RED are NOT included in this draft

Section 2006 BUILDING TYPE STANDARDS

2006.00 Purpose....6.1
2006.01 Applicability....6.1
2006.02 Building Types by Context Area....6.1
2006.03 Contents of this Section....6.1
2006.04 Sites with Multiple Buildings....6.1
2006.05 How to Use this Section....6.2
2006.06 Standards for all Building Types....6.5
2006.07 Building Type Overview....6.6
2006.08 Frontage Type Overview....6.8
2006.09 Mixed-Use Building Type....6.13
2006.10 Retail Building Type....6.25
2006.11 Flex Building Type....6.35
2006.12 Cottage Retail Building Type....6.47
2006.13 Live / Work Building Type....6.57
2006.14 Large Multi-plex Building Type....6.69
2006.15 Small Multi-plex Building Type....6.81
2006.16 Rowhouse Building Type....6.91
2006.17 Duplex Building Type....6.101
2006.18 Detached House Building Type....6.111
2006.19 Carriage House Building Type....6.121
2006.20 Civic Building Type....6.125

Section 2007 OFF-STREET PARKING STANDARDS

2007.00 Purpose....7.1
2007.01 Applicability....7.1
2007.02 Parking and Loading Review....7.1
2007.03 Use of Parking Areas....7.1
2007.04 Access Standards....7.1
2007.05 Maintenance Standards....7.1
2007.06 Dimensional Requirements....7.1
2007.07 Establishment of Use Classes....7.1
2007.08 Required Off-Street Parking Spaces....7.2
2007.09 Shared Parking....7.2
2007.10 Parking Easements and Agreements....7.2
2007.11 Off-Street Parking Lot Design and Driveways....7.3
2007.12 Parking Structures....7.3
2007.13 Off-Street Loading Requirements....7.3
2007.14 Parking Lot Landscaping / Screening....7.3
2007.15 Bicycle Parking....7.3

Items highlighted in RED are NOT included in this draft

Section 2008 SIGN STANDARDS

2008.00 Purpose 8.1
2008.01 Applicability....8.1
2008.02 Specific Sign Requirements 8.1
2008.03 Off Premise Advertising 8.1
2008.04 Non-conforming Signs 8.1
2008.05 Removal 8.1
2008.06 Sign Type Overview 8.2
2008.07 Sign Band 8.3
2008.08 Wall Sign 8.4
2008.09 Projecting Sign 8.5
2008.10 Awning and Canopy Sign 8.6
2008.11 Window Sign 8.7
2008.12 Ground Sign 8.8
2008.13 Summary of Dimensional Requirements for Signs 8.9
2008.14 Summary of Sign Quantities Permitted 8.10

Section 2009 FORM-BASED CODE DEFINITIONS

2009.00 Applicability
Definitions A - Z

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WHAT IS A FORM-BASED CODE?

Form-Based Codes (FBC) represent a paradigm shift in the way that we regulate the built environment. This shift was necessary because the conventional, use-based approach to zoning has been shown to be ineffective for regulating diverse, urban, mixed-use environments.

The City of Traverse City is using Form-Based Coding to implement and achieve the vision, goals, and outcomes related to the built form that were established by previous planning endeavors conducted by the City in collaboration with stakeholders, business leaders, property-owners, and citizens. These plans include the **2009 City of Traverse City Master Plan** (including approved Sub Plans) and the **2013 City of Traverse City Corridors Master Plan**. These plans and strategies envision a city that is a walkable, mixed-use, urban place with a diversity of housing choices, vibrant retail and restaurants, neighborhood-based services, and a mix of job opportunities.

The formal short definition of a Form-Based Code is as follows:

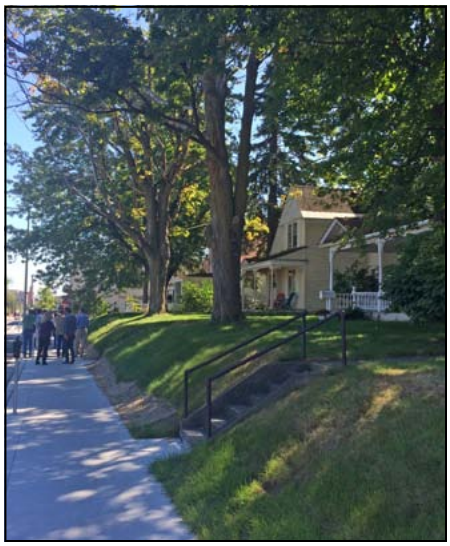
Form Based Codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. These codes are adopted into city or county law as regulations, not mere guidelines. Form-Based Codes are an alternative to conventional zoning.

- Form-Based Codes Institute

Unlike conventional codes that utilize use as a framework, FBCs use the intended form and character of a place (or context) as the organizing principle of the code and regulate a series of important elements not just to create good individual buildings, but rather a high-quality urban place.

The naming conventions in FBCs reflect the intended physical form and hierarchy of different places, so instead of a zone being labeled "single-family residential," it might be called "Neighborhood Edge," and instead of a zone being called "commercial" or "mixed use," it might be called "Main Street." The terms "neighborhood" and "main street" tie back to the intended physical form or place. Both of these Context Areas likely include a mix of uses and different building types that create vibrant walkable urbanism.

It is also important to note that while FBCs primarily regulate an intended physical form, they also regulate use secondarily. FBCs often allow a range of uses that are carefully chosen to maximize compatibility between use and the intended physical form. The use tables are simplified and categorized by use type, and clearly defined, to allow a greater degree of administrative decision-making related to particular uses.



TRAVERSE CITY FORM-BASED CODE WAYFINDING

The following graphic is a guide to finding your way around the Traverse City Form-Based Code by providing a quick reference to where to find the answers to common questions that a user of this code may have.

Where is my parcel located?

SECTION 2005.02 CONTEXT AREA MAP
The map will tell you the Context Area that your parcel is located within. Context Areas are similar to the zoning districts of conventional zoning and are the basis for regulation in the Traverse City Form-Based Code.

Where can I put my desired use (ie - restaurant, apartments, clothing store, etc.)?

SECTION 2005 CONTEXT AREAS AND USE
The Use Tables in this Section tell you what uses are permitted and where they are permitted.

How do I determine where my building is placed on the site? And what are the setback requirements?

SECTION 2005 CONTEXT AREAS AND USE
Each Context Area conveys the requirements of building placement on the site. Some locations require setbacks, whereas other locations will require that the building be placed at the property line or within a build-to-zone.

What is a build-to-zone or a build-to-line?

SECTION 2009 DEFINITIONS
Will tell you what these terms are. These items replace setbacks and typically require buildings to be closer to the street in order to have a more active and vibrant street.

How tall can my building be?

SECTION 2005 CONTEXT AREAS AND USE
Will tell you how many stories your building can be.

SECTION 2006 BUILDING TYPE STANDARDS
Will tell you the requirements for height (in feet) of each story per specific building type.

How many parking spaces do I need?

SECTION 2007 OFF-STREET PARKING STANDARDS
Will tell you the required number of parking spaces for your specific use

Where is it appropriate to put my parking lot?

SECTION 2005 CONTEXT AREA AND USE
Will tell where on the site it is appropriate to place parking (note that it is typically not appropriate to have parking lots facing the street)

What is transparency?

SECTION 2006 BUILDING TYPE STANDARDS
Will tell you required transparency for buildings

SECTION 2009 DEFINITIONS
Will tell you how transparency is measured

HOW TO USE THE TRAVERSE CITY FORM-BASED CODE

FORM BASED CODES AND THE PUBLIC REALM

The Traverse City Form-Based Code (FBC) is a development regulation (a type of zoning code) that emphasizes the physical character of development (its form) and de-emphasizes the regulation of land use.

The Traverse City FBC emphasize the design of the public realm by regulating individual building character and the public realm.

The public realm is the area defined by the building walls, the streetscape and the street.

The Traverse City Form-Based Code is organized by Context Areas (similar to conventional zoning districts) and Building Types with Frontage Types. Frontage Types are specific to each Building Type and regulate how the building engages the public realm.

The Traverse City Form-Base Code also regulates land use, parking requirements, signs, and subdivision standards.

The Context Areas in the Traverse City FBC are within a Form-Based Code Area, which is the area on the City of Traverse Zoning Map (located Part 13, Title 2, Chapter 1359 of the City Zoning Ordinance) that is zoned as a Form Based Code District.

The **Public Realm** illustration on this page depicts the components of the public realm and references where each component is regulated within the Traverse City Form-Based Code.

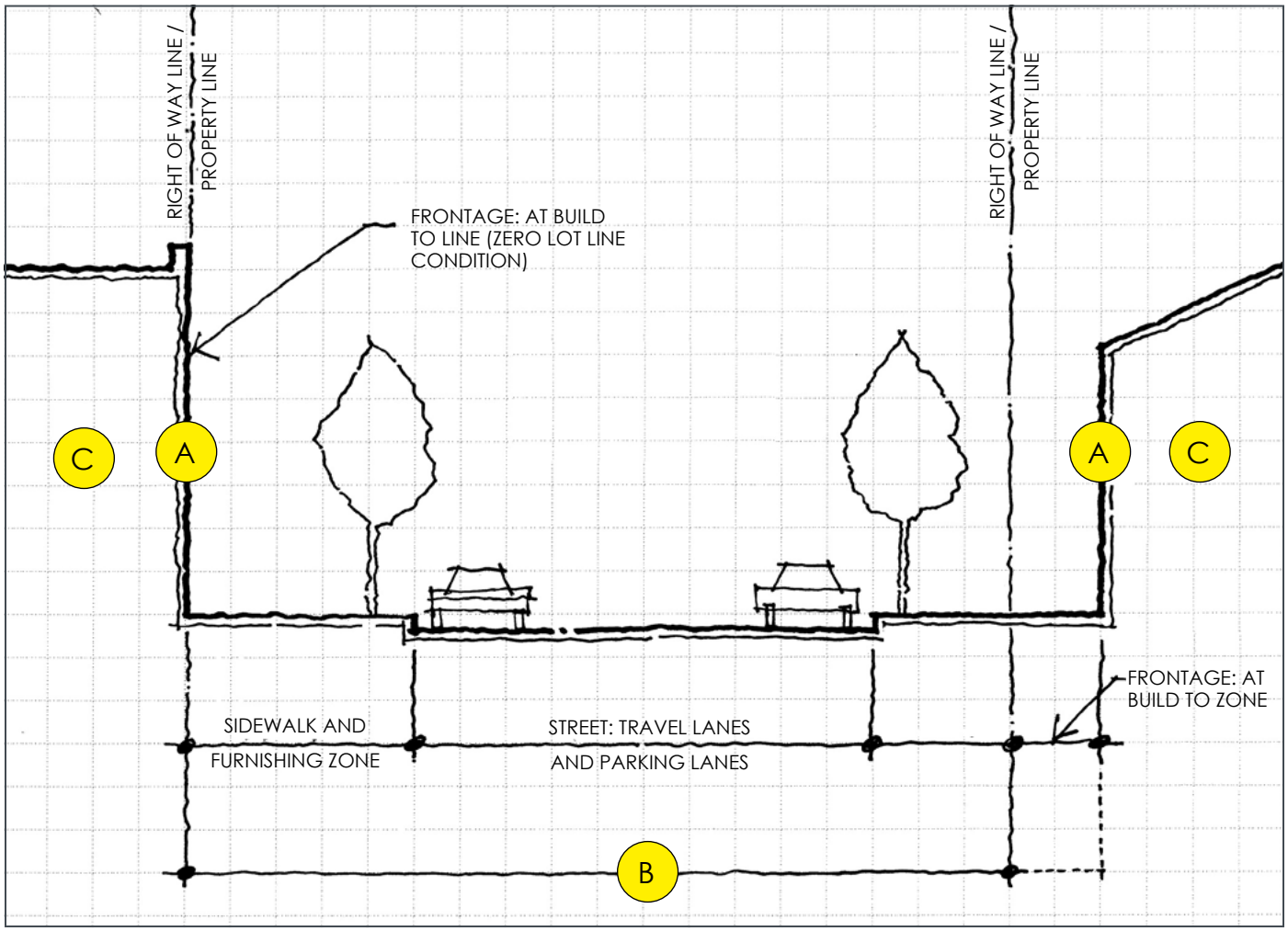
A — **Building Type:** Section 2006 contains standards for Building Types that describe the various forms of buildings that are permitted as part of this Form-Based Code. Each Building Type has its own specific massing, composition, and vertical dimension.

Building Types also offer a variety of Frontage options that can be selected as part of the development. Frontages define the architecture and design components for the buildings entrance and street-facing facades.

B — **Public Realm (streets):** Streets are not part of the regulation for this Form-Based Code.

C — **Use:** Section 2005 contains use requirements for each Context Area. Context Areas are similar to conventional land use zoning districts. Each Context Area includes permitted Building Types, building height, site placement, and includes permitted and special uses.

ILLUSTRATION: PUBLIC REALM AND RELATED FORM-BASED REGULATIONS



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2001.00 TITLE

The following document shall be known as the Traverse City Form-Based Code.

2001.01 PURPOSE

The Traverse City Form-Based Code is intended to support redevelopment within Traverse City through the establishment of Context Areas, Building Types, frontage types by creating a compact, transit-oriented development pattern that fosters walkable corridors, mixed uses, and a diversity of residential development.

The Traverse City Form-Based Code reflects the desires and outcomes of the 2009 City of Traverse City Master Plan (including approved Sub Plans) and the 2013 City of Traverse City Corridors Master Plan.

Redevelopment within the Form-Based Code Area shall adhere to the provisions and standards established in this form-based code in order to realize the vision set forth in the previously referenced Plans.

The Traverse City Form-Based Code is a legal document regulating Building Types and frontage types wherever its Context Areas are applied. It shall do so in conjunction with the municipal Zoning Ordinance for areas zoned Form-Based Code (FBC) on the zoning map, by regulating land development to ensure a compact, urban form.

2001.02 SCOPE

The Traverse City Form-Based Code is a mandatory code that applies to all new development and redevelopment within the boundaries of the Zoning Map or other locations within the municipality where the applicable Context Areas have been applied as outlined in 2002.00, Applicability.

The boundaries generally include all lands that abut West Front Street beginning just west of North Division Avenue and extending east to all parcels on both sides of Hall Street.

Within the Traverse City Zoning Ordinance, properties zoned and thus regulated by the Traverse City Form-Based Code are within the Form Based Code (FBC) district. This district directs property owners and applicants to this Code for development standards. Wherever there is a conflict between the Traverse City Form-Based Code and other sections of the City's Zoning Ordinance (as applied to particular development within the FBC district), the requirements specifically set forth in the Form-Based Code shall prevail.

For development standards not covered by the Traverse City Form-Based Code, the other applicable sections in the municipal Zoning Ordinance shall apply. All development shall also comply with all other local, state or federal regulations and ordinances.

Throughout this Form Based Code, photographs are used for illustrative purposes only.

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2005.00 PURPOSE

Section 2005 identifies the Context Areas and Uses established for the Traverse City Form-Based Code and provides the attributes that are allowed in each Area. These attributes include use, building types, and building height. These Context Areas ensure that proposed development is consistent with the desires and outcomes of the 2009 City of Traverse City Master Plan (including approved Sub Plans) and the 2013 City of Traverse City Corridors Master Plan.

Each of the Context Areas described in this Section represent a spectrum of development character and intensity, ranging from the most urban intense (Downtown Edge) to the least urban intense (Neighborhood Edge). Each Context Area establishes character through its use of Building Types (Section 2006).

2005.01 APPLICABILITY

Each Context Area established in the Context Area Map shall meet the standards of this Section. Each Context Area includes permitted and special uses (if applicable), Building Types, and building height. Key maps are provided to quickly discern the context area location within the City of Traverse City.

2005.02 CONTENTS OF THIS SECTION

The properties subject to the Traverse City Form-Based Code are regulated in one of the following Context Zones.

1. Downtown Edge (DE). Refer to Section 2005.08 for the intent and purpose, physical form requirements, range of land uses, and requirements for off-street parking placement.

2. Main Street (MS). Refer to Section 2005.09 for the intent and purpose, physical form requirements, range of land uses, and requirements for off-street parking placement.

3. Gateway (GW). Refer to Section 2005.10 for the intent and purpose, physical form requirements, range of land uses, and requirements for off-street parking placement.

4. Neighborhood Edge (NE). Refer to Section 2005.11 for the intent and purpose, physical form requirements, range of land uses, and requirements for off-street parking placement.

2005.03 REQUIRED CRITERIA

In order for applications to be approved, each application shall meet the following criteria, as applicable

1. Maintains the unique Context Areas identified on the Context Area Map (2005.04) and this Section to effectively implement the physical character envisioned in the 2009 City of Traverse City Master Plan (including approved Sub Plans) and the 2013 City of Traverse City Corridors Master Plan.

2. Generates or maintains the intended physical character of the Context Area based on the policies and direction of the 2009 City of Traverse City Master Plan (including approved Sub Plans) and the 2013 City of Traverse City Corridors Master Plan.

2005.04 SITES WITH MULTIPLE BUILDINGS

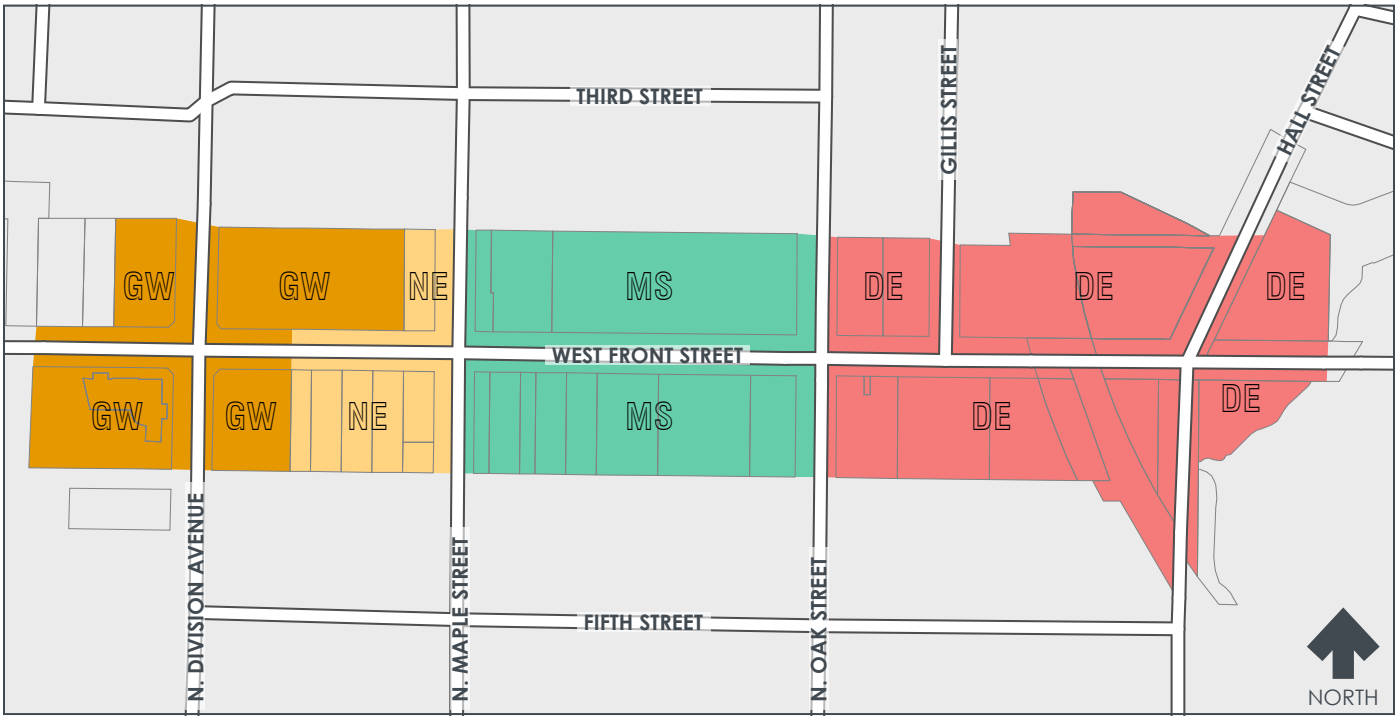
Sites that are larger than the lot size required by applicable Building Type and Context Area may either:

1. Leave the excess land open, in compliance with the requirements of the Context Area; or

2. Design the site to accommodate multiple buildings per the site placement requirements for each Context Area.

2005.05 CONTEXT AREA MAP

This Map depicts Context Areas for the Traverse City Form-Based Code



CONTEXT AREA MAP KEY

DE DOWNTOWN EDGE

The **DE Context Area** is applied to parcels adjacent to the downtown core to provide a transition into downtown from other less intense areas. The Context Area promotes mixed-use commercial activities that reinforce and enhance a vibrant and walkable city.

The Context Area is characterized by mixed-use buildings set next to the sidewalk in order to create a defined street wall and promote commerce and shopping. These buildings contain street level retail uses with residential and office uses on the upper floors.

MS MAIN STREET

The **MS Context Area** is applied to parcels along commercial streets and adjacent side streets to promote a high level of walkability and vibrancy. The Context Area promotes a mixed of uses, diversity of building types, and higher density residential buildings.

The Context Area is characterized by a variety of buildings at or near the sidewalk in order to create a defined street wall and promote commerce and shopping. Buildings may contain retail uses and higher intensity residential uses at the street level, with residential and office uses on the upper floors.

GW GATEWAY

The **GW Context Area** is applied to parcels near and surrounding arterials and state highways to provide for appropriately scaled commercial nodes that can act as a gateway into downtown.

The Context Area is characterized by primarily commercial buildings at or near the sidewalk in order to create a defined street wall and promote commerce and shopping. Buildings may contain street level commercial uses with residential and office uses on the upper floors.

NE NEIGHBORHOOD EDGE

The **NE Context Area** is applied to parcels directly adjacent to residential neighborhoods to act as a transition from commercial areas. The Context Area promotes a mix of uses with a focus on residentially scaled building types.

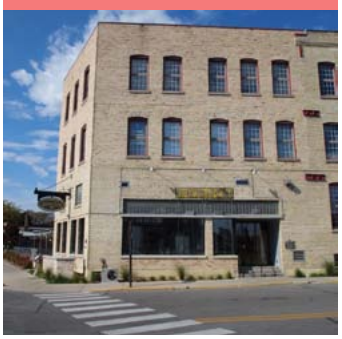
The Context Area is characterized by primarily residential buildings at or near the sidewalk in order to create a defined street wall and promote street vitality. Buildings may contain retail uses and higher intensity residential uses at the street level, with residential uses on the upper floors.

2005.06 CONTEXT AREA OVERVIEW

Context Areas for the Traverse City Form Based-Code are summarized as follows:

MORE URBAN ← → **LESS URBAN**

DE
DOWNTOWN EDGE



FORM and CHARACTER

A. Attached buildings

B. Medium to large building footprint

C. Building frontage at Build-to-Line (BTL)

D. No side setbacks

E. Storefront frontages

USES

Commercial uses required on the ground floor with mix of uses on upper floors.

BUILDING HEIGHT

2 to 5 stories with floor heights per the requirements of specific Building Types. Refer to Section 2005.04

BUILDING TYPES PERMITTED

- Mixed Use
- Civic

PARKING

Off-street parking shall be provided in the rear of buildings with access by side streets and/or rear alleys.

MS
MAIN STREET

FORM and CHARACTER

A. Attached and detached buildings

B. Medium to large building footprint

C. Building frontage at Build-to-Zone (BTZ)

D. Varied frontages with emphasis on commercial frontages on the ground floor

USES

Mix of uses throughout with an emphasis on commercial uses on the ground floor.

BUILDING HEIGHT

2 to 3 stories with floor heights per the requirements of specific Building Types. Refer to Section 2005.04

BUILDING TYPES PERMITTED

- Mixed Use
- Retail
- Flex
- Live / Work
- Large Multi-plex
- Small Multi-plex
- Rowhouse
- Carriage House
- Civic

PARKING

Off-street parking shall be provided in the rear of buildings, or alternatively in the side yard screened with landscaping and a low masonry wall.

GW
GATEWAY

FORM and CHARACTER

A. Attached and detached buildings

B. Medium to large building footprint

C. Building frontage at Build-to-Zone (BTL)

D. Varied frontages with emphasis on commercial frontages on the ground floor

USES

Mix of uses throughout with an emphasis on commercial uses on the ground floor.

BUILDING HEIGHT

2 to 3 stories with floor heights per the requirements of specific Building Types. Refer to Section 2005.04

BUILDING TYPES PERMITTED

- Mixed Use
- Retail
- Flex
- Live / Work

PARKING

Off-street parking shall be provided in the rear of buildings, or alternatively in the side yard screened with landscaping and a low masonry wall.

NE
NEIGHBORHOOD EDGE

FORM and CHARACTER

A. Detached buildings

B. Medium to small building footprint

C. Varied frontage within Build-to-Zone (BTZ)

D. Primarily residentially scaled frontages like porches and stoops

USES

Limited and/or small scale commercial uses with an emphasis on residential uses.

BUILDING HEIGHT

2 story maximum with floor heights per the requirements of specific Building Types. Refer to Section 2005.04

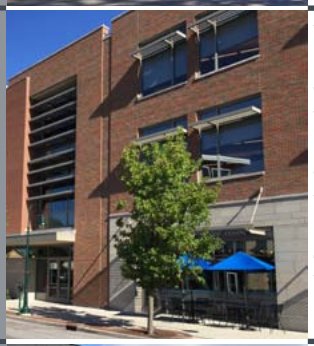
BUILDING TYPES PERMITTED

- Cottage Retail
- Live / Work
- Small Multi-plex
- Rowhouse
- Duplex
- Detached House
- Carriage House
- Civic

PARKING

Off-street parking shall be provided in the rear of buildings, or alternatively in the side yard screened with landscaping and a low masonry wall.

2005.07 SUMMARY: PERMITTED BUILDING TYPE & HEIGHT PER CONTEXT AREA

BUILDING TYPE WITH FRONTAGE OPTIONS		CONTEXT AREAS			
		DE DOWNTOWN EDGE	MS MAIN STREET	GW GATEWAY	NE NEIGHBORHOOD EDGE
MIXED-USE BUILDING TYPE	with STOREFRONT (depicted in photo)	5 Story MAX 2 Story MIN	3 Story MAX 2 Story MIN	3 Story MAX 2 Story MIN	
	with BALCONY	5 Story MAX 2 Story MIN	3 Story MAX 2 Story MIN	3 Story MAX 2 Story MIN	
	with DRIVE-THROUGH			3 Story MAX 2 Story MIN	
	with LIGHTWELL	5 Story MAX 2 Story MIN	3 Story MAX 2 Story MIN	3 Story MAX 2 Story MIN	
RETAIL BUILDING TYPE	with STOREFRONT (depicted in photo)		1 Story building limit	1 Story building limit	
	with DRIVE-THROUGH			1 Story building limit	
	with LIGHTWELL		1 Story building limit	1 Story building limit	
FLEX BUILDING TYPE 	with STOREFRONT (depicted in photo)		3 Story MAX 2 Story MIN	3 Story MAX 2 Story MIN	
	with TERRACE		3 Story MAX 2 Story MIN	3 Story MAX 2 Story MIN	
	with FORECOURT		3 Story MAX 2 Story MIN	3 Story MAX 2 Story MIN	
	with DOORYARD (depicted in photo)		3 Story MAX 2 Story MIN	3 Story MAX 2 Story MIN	
COTTAGE RETAIL BUILDING TYPE	with STOREFRONT				2 Story MAX
	with DOORYARD				2 Story MAX
	with STOOP (depicted in photo)				2 Story MAX
LIVE / WORK BUILDING TYPE	with STOREFRONT		3 Story MAX 2 Story MIN	3 Story MAX 2 Story MIN	
	with DOORYARD (depicted in photo)		3 Story MAX 2 Story MIN	3 Story MAX 2 Story MIN	2 Story building required
	with LIGHTWELL		3 Story MAX 2 Story MIN	3 Story MAX 2 Story MIN	
	with STOOP		3 Story MAX 2 Story MIN	3 Story MAX 2 Story MIN	2 Story building required

Context Areas that are shaded indicate Building Type and Frontage are not permitted in Context Area.

2005.07 SUMMARY: PERMITTED BUILDING TYPE & HEIGHT PER CONTEXT AREA (continued)

BUILDING TYPE WITH FRONTAGE OPTIONS		CONTEXT AREAS			
		DE DOWNTOWN EDGE	MS MAIN STREET	GW GATEWAY	NE NEIGHBORHOOD EDGE
LARGE MULTI-PLEX BUILDING TYPE					
	with FORECOURT		3 Story MAX 2 Story MIN		
	with DOORYARD		3 Story MAX 2 Story MIN		
	with STOOP (depicted in photo)		3 Story MAX 2 Story MIN		
	with PROJECTING PORCH		3 Story MAX 2 Story MIN		
SMALL MULTI-PLEX BUILDING TYPE					
	with STOOP		3 Story MAX 2 Story MIN		2 Story building required
	with PROJECTING PORCH (depicted in photo)		3 Story MAX 2 Story MIN		2 Story building required
	with ENGAGED PORCH		3 Story MAX 2 Story MIN		2 Story building required
ROWHOUSE BUILDING TYPE					
	with LIGHTWELL		3 Story MAX 2 Story MIN		
	with STOOP (depicted in photo)		3 Story MAX 2 Story MIN		2 Story building required
	with PROJECTING PORCH		3 Story MAX 2 Story MIN		2 Story building required
DUPLEX BUILDING TYPE					
	with STOOP (depicted in photo)				2 Story MAX
	with PROJECTING PORCH				2 Story MAX
	with ENGAGED PORCH				2 Story MAX
DETACHED HOUSE BUILDING TYPE					
	with STOOP				2 Story MAX
	with PROJECTING PORCH				2 Story MAX
	with ENGAGED PORCH (depicted in photo)				2 Story MAX
CARRIAGE HOUSE BUILDING TYPE					
	Frontages not applicable to this Building Type. This Type shall only be used in conjunction with Detached House, Duplex, Rowhouse, or Live/Work Building Types.		2 Story building required		2 Story building required
CIVIC BUILDING TYPE					
	Frontages are not applicable to this Building Type.	5 Story MAX 2 Story MIN	3 Story MAX 2 Story MIN	3 Story MAX 1 Story MIN	2 Story MAX

Context Areas that are shaded indicate Building Type and Frontage are not permitted in Context Area.

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2005.08 DOWNTOWN EDGE (DE) CONTEXT AREA

A. CONTEXT AREA INTENT, DESCRIPTION AND FORM

INTENT

To reinforce, enhance, and support the downtown city core by providing local and regional service, retail, entertainment, civic, and public uses, as well as a variety of urban housing choices.

DESCRIPTION

The DE Context Area is applied to parcels adjacent to the downtown core to provide a transition into downtown from other less intense areas. The Context Area promotes mixed-use commercial activities that reinforce and enhance a vibrant and walkable city.

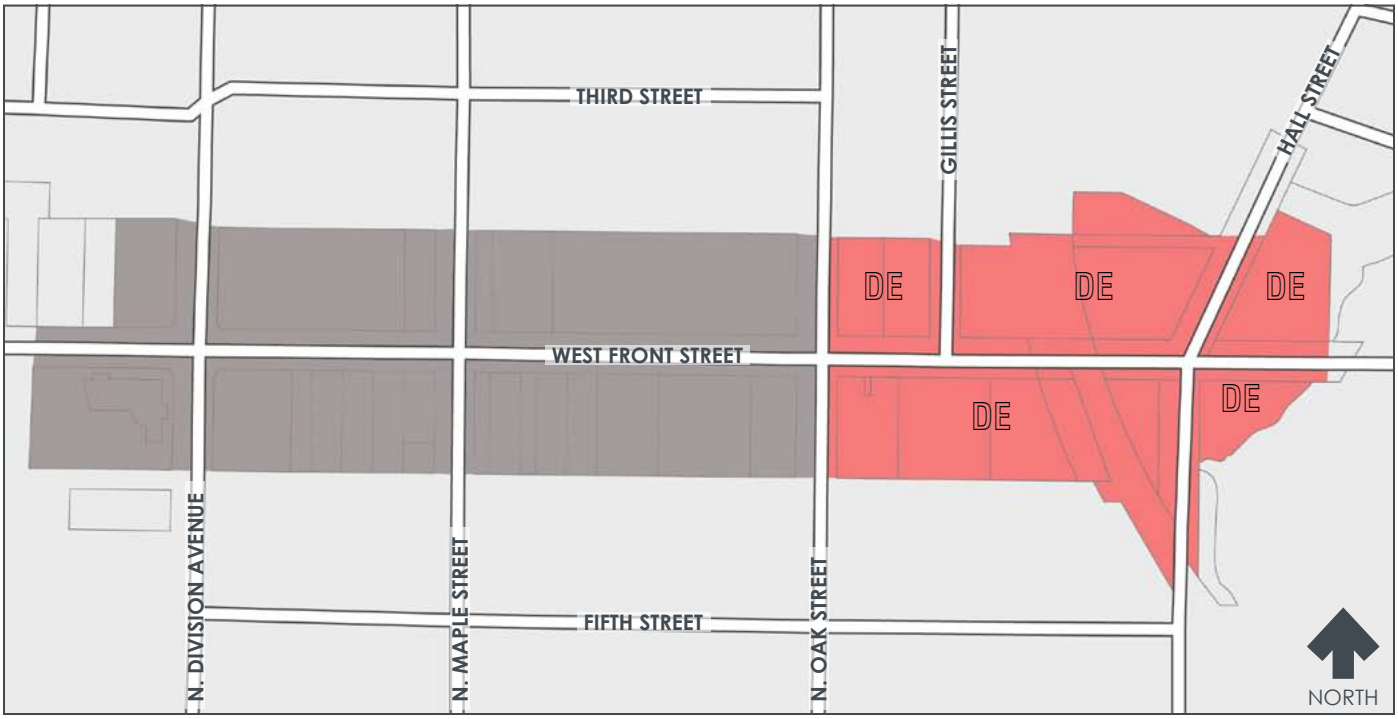
The Context Area is characterized by mixed-use buildings set next to the sidewalk in order to create a defined street wall and promote commerce and shopping. These buildings contain street level retail uses with residential and office uses on the upper floors.

FORM and CHARACTER

The following are generally appropriate form elements in this Context Area:

1. Attached buildings
2. Medium to large building footprint
3. Building frontage at Build-to-Line (BTL)
4. No side setbacks
5. Storefront frontages

B. CONTEXT AREA LOCATION



2005.07 DOWNTOWN EDGE (DE) CONTEXT AREA

C. STANDARDS FOR DOWNTOWN EDGE (DE) CONTEXT AREA

BUILDING SITE PLACEMENT

To determine the location of the building on the site including required Build-to-Line (BTL) and required setbacks refer to 2005.08.D.

BUILDING FRONTAGE SITE PLACEMENT

To determine the location of the building required building frontages on the site refer to 2005.08.E.

Specific requirements of permitted building frontages are located in Section 2006.

OFF-STREET PARKING SITE PLACEMENT

To determine the location of off-street parking on the site refer to 2005.08.F.

Number of parking spaces required and other specific parking requirements are located in Section 2007.

OFF-STREET PARKING ACCESS

To determine the access requirements for off-street parking on the site refer to Section 2005.08.G.

BUILDING ENCROACHMENTS

To determine what building elements can encroach into required setbacks, required Build-to-Zones, or public rights-of-way refer to 2005.08.H.

BUILDING HEIGHTS

To determine required building heights refer to Section 2005.08.I.

BUILDING TYPES CHARACTERISTICS

To determine permitted Building Type, permitted frontages, floor height, lot sizes, and building sizes refer to Section 2005.08.J.

Specific Building Type requirements are in Section 2006.

LAND USE

To determine permitted Land Uses in this Context Area refer to Section 2005.08.K.

2005.08 DOWNTOWN EDGE (DE) CONTEXT AREA

D. BUILDING SITE PLACEMENT

Buildings shall be located within the site per the following requirements and Diagram 5.01.

1. Front Build-to-Line (BTL) (at primary street):
   - Required BTL (no setback is permitted in this Context Area, building facade shall be at front property line).

     Exception: Properties with Front Street as primary street shall have the BTL setback 4 feet from front property line.

     Exception: Buildings with Lightwell Frontage may be setback from the property line per the requirements of the Lightwell Frontage.

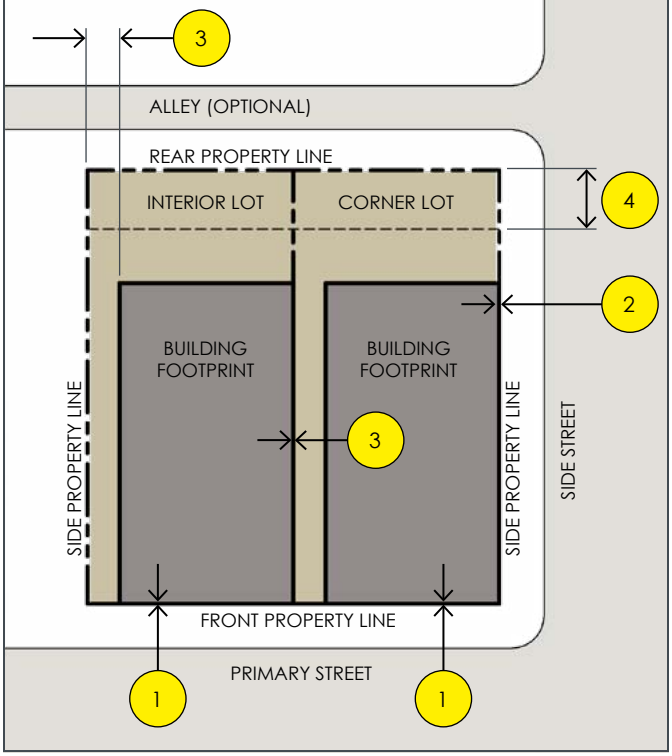
2. Side Build-to-Line (BTL) (at side street):
   - Required BTL (no setback is permitted in this Context Area, building facade shall be at side property line).

     Exception: Buildings with Lightwell Frontage may be setback from the property line per the requirements of the Lightwell Frontage.

3. Side Setback (at non-street locations):
   - 0 feet from side property line.

4. Rear Setback:
   - 0 feet from rear property line when no alley or street is present.
   - 5 feet minimum from rear property line when alley or street is present.

DIAGRAM 5.01 BUILDING SITE PLACEMENT



E. BUILDING FRONTAGE SITE PLACEMENT (refer to Building Types in Section 2006 for permitted frontages)

Building frontages shall be located per the following requirements and Diagram 5.02.

Indicates location of required building frontage

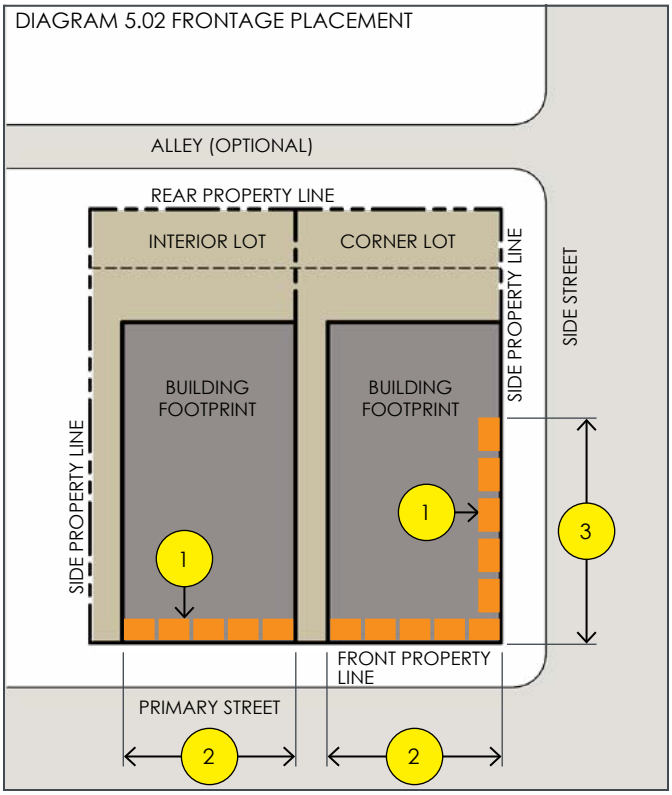
1. Required Frontage:
   - Buildings shall incorporate one (1) permitted frontage on sides facing primary streets, side streets, public rights-of-way, and/or civic space. Refer to specific Building Type for permitted frontages (Section 2006).

     Exception: Flex Building Type may incorporate multiple Frontages as allowed by specific Building Type requirements (refer to Section 2006).

2. Frontage at Primary Street
   - Frontages on primary streets shall extend the entire length of the front building wall.
   - For corner sites, the frontage shall begin at the corner.

3. Frontage at Side Street
   - Frontages on side streets shall extend minimum 70% along side building wall, beginning at the corner.

DIAGRAM 5.02 FRONTAGE PLACEMENT

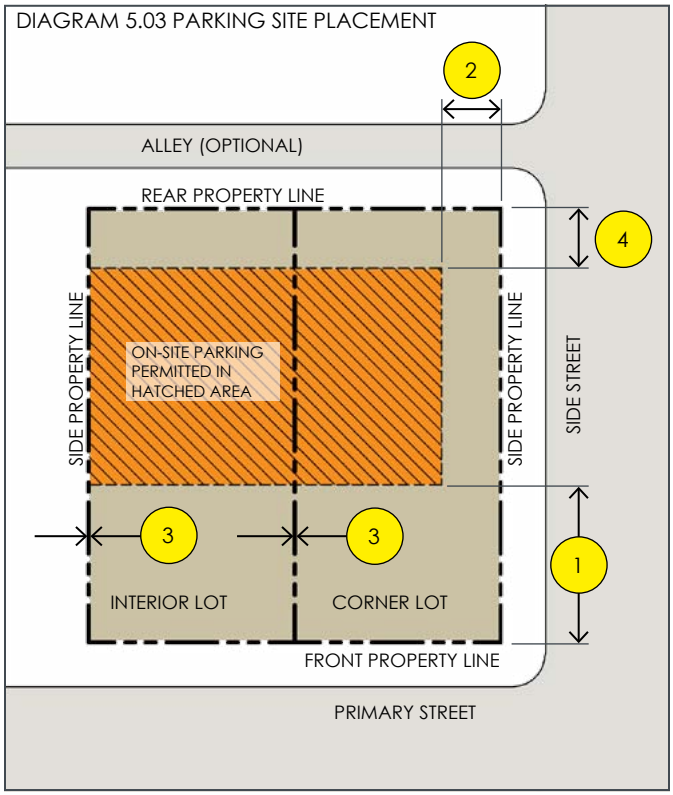


2005.08 DOWNTOWN EDGE (DE) CONTEXT AREA

F. OFF-STREET PARKING SITE PLACEMENT

Parking shall be located within the site per Diagram 5.03.

1. Front Setback:
   - 40 feet minimum from front property line.
   - Parking shall be screened from the primary street by a building.
2. Side Setback (from side street):
   - 5 feet minimum from side property line.
   - Parking shall be screened from side street by a building and/or wall or landscaping (refer to Section 2008.xx).
3. Side Setback (from non-street locations):
   - 0 feet from side property line.
   - Parking is not required to be screened, except when residential use is adjacent (refer to 2008.xx).
4. Rear Setback (at street and alley locations):
   - 5 feet from rear property line.
   - Parking shall be screened from alley or rear street by a wall or landscaping (refer to Section 2008.xx).
5. Rear Setback (no street or alley present):
   - 10 feet from rear property line.
   - Parking is not required to be screened, except when residential use is adjacent (refer to 2008.xx).

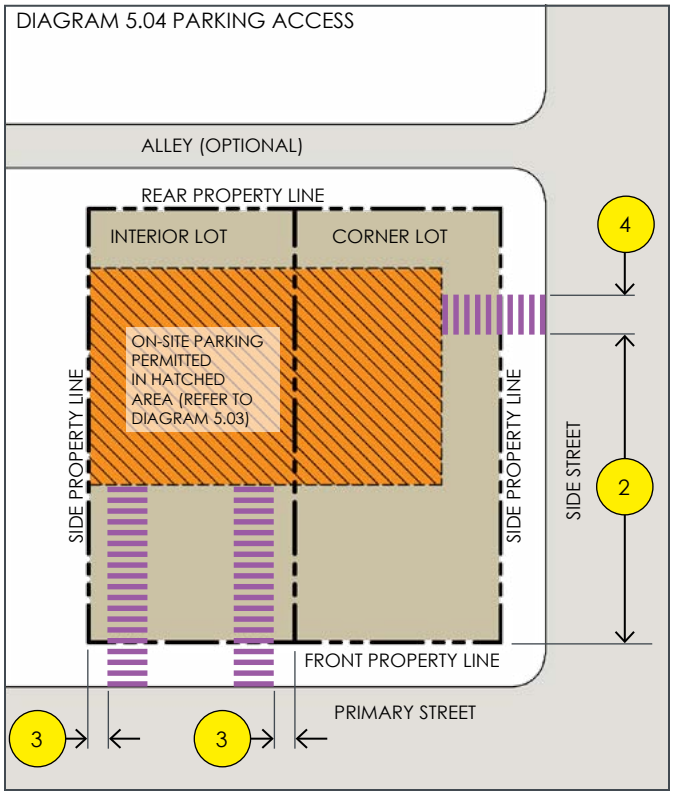


G. OFF-STREET PARKING ACCESS

Parking access shall be located per Diagram 5.04.

Indicates parking entry and access.

1. Parking / service areas shall not be accessed from primary street, unless an alley, rear street, or side street is not available.
2. Parking Entry Location for Corner Lot:
   - 50 feet minimum from street corner at side streets.
3. Parking Entry Location for Interior Lot:
   - Within 5 feet of either side of property line, when alley is not available.
4. Parking entry width shall be 20 feet maximum.



2005.08 DOWNTOWN EDGE (DE) CONTEXT AREA

H. BUILDING ENCROACHMENTS

Building elements may project into required setbacks or public rights-of-way per the following requirements and Diagram 5.05.

Indicates area where building elements may encroach. Elements shall maintain a 3 foot clearance from back of curb. An encroachment permit shall be obtained from the applicable City department(s).

Balconies: A balcony with a minimum ground clearance of twelve (12) feet above adjacent grade may extend six (6) feet maximum from the exterior wall of the building.

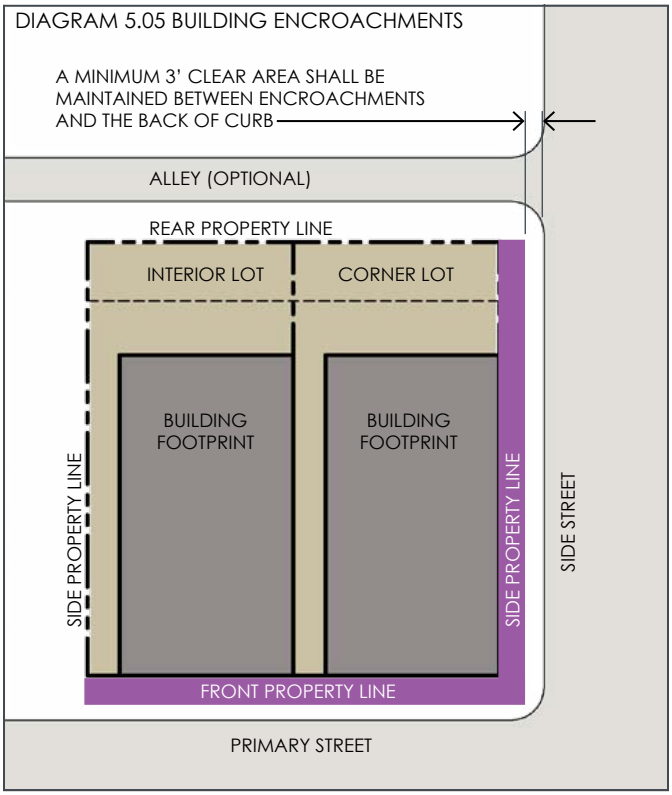
Awnings and Canopies: An awning or canopy with a minimum ground clearance of eight (8) feet above adjacent grade may extend five (5) feet maximum from the exterior wall of the building.

Eaves and Cornices: Building eaves with a minimum ground clearance of twelve (12) feet above adjacent grade may extend two (2) feet maximum from the exterior wall of the building.

Bay Windows: Bay windows with a minimum ground clearance of twelve (12) feet above adjacent grade may extend three (3) feet maximum from the exterior wall of the building.

Projecting Signs: Projecting signs with a minimum ground clearance of eight (8) feet above adjacent grade may extend two (2) feet maximum from the exterior wall of the building.

DIAGRAM 5.05 BUILDING ENCROACHMENTS

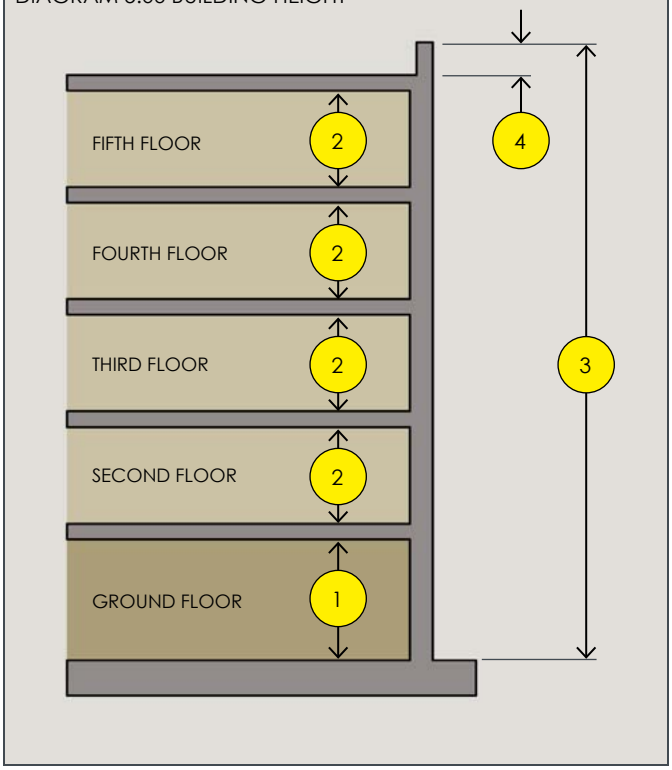


I. BUILDING HEIGHT

Building heights shall comply with the following requirements and Diagram 5.06.

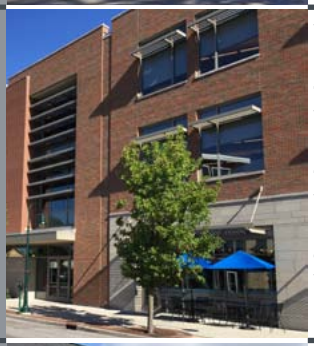
1. Ground floor height: Per the requirements of specific Building Types (refer to Section 2006).
2. Upper floor height (floor to ceiling):
   - Maximum: No maximum.
   - Minimum: 9 feet.
3. Overall building height:
   - Maximum, number of floors: 5.
   - Maximum, feet to highest point: 75 feet.
4. Parapet height:
   - Maximum: 4 feet, measured from roof line.
   - Minimum: 1 foot, measured from roof line.

DIAGRAM 5.06 BUILDING HEIGHT



2005.08 DOWNTOWN EDGE (DE) CONTEXT AREA

J. PERMITTED BUILDING TYPES, HEIGHTS, LOT SIZES, and BUILDING SIZE

BUILDING TYPE		WITH FRONTAGE OPTIONS	BUILDING HEIGHT	BUILDING LOT SIZE	BUILDING SIZE
MIXED-USE BUILDING TYPE		with STOREFRONT (depicted in photo)	5 Story MAX 2 Story MIN	Lot Width: 20' MIN / 100' MAX Lot Depth: 80' MIN	Ground floor not to exceed 6,000 gross square feet
		with BALCONY	5 Story MAX 2 Story MIN	Lot Width: 20' MIN / 100' MAX Lot Depth: 80' MIN	Ground floor not to exceed 6,000 gross square feet
		with DRIVE-THROUGH			
		with LIGHTWELL	5 Story MAX 2 Story MIN	Lot Width: 20' MIN / 100' MAX Lot Depth: 80' MIN	Ground floor not to exceed 6,000 gross square feet
RETAIL BUILDING TYPE		with STOREFRONT (depicted in photo)			
		with DRIVE-THROUGH			
		with LIGHTWELL			
FLEX BUILDING TYPE		with STOREFRONT (depicted in photo)		Lot Width: 20' MIN / 180' MAX Lot Depth: 80' MIN	Ground floor retail use not to exceed 6,000 gross square feet
		with TERRACE		Lot Width: 20' MIN / 180' MAX Lot Depth: 80' MIN	Ground floor retail use not to exceed 6,000 gross square feet
		with FORECOURT		Lot Width: 20' MIN / 180' MAX Lot Depth: 80' MIN	Ground floor retail use not to exceed 6,000 gross square feet
		with DOORYARD (depicted in photo)		Lot Width: 20' MIN / 180' MAX Lot Depth: 80' MIN	Ground floor retail use not to exceed 6,000 gross square feet
COTTAGE RETAIL BUILDING TYPE		with STOREFRONT			
		with DOORYARD			
		with STOOP (depicted in photo)			
LIVE / WORK BUILDING TYPE		with STOREFRONT			
		with DOORYARD (depicted in photo)			
		with LIGHTWELL			
		with STOOP			

Shaded cell indicates Building Type and Frontage are not permitted in Context Area.

2005.08 DOWNTOWN EDGE (DE) CONTEXT AREA

J. PERMITTED BUILDING TYPES, HEIGHTS, LOT SIZES, and BUILDING SIZE (continued)

BUILDING TYPE		WITH FRONTAGE OPTIONS	BUILDING HEIGHT	BUILDING LOT SIZE	BUILDING SIZE
LARGE MULTI-PLEX BUILDING TYPE		with FORECOURT with DOORYARD with STOOP (depicted in photo) with PROJECTING PORCH			
SMALL MULTI-PLEX BUILDING TYPE		with STOOP with PROJECTING PORCH (depicted in photo) with ENGAGED PORCH			
ROWHOUSE BUILDING TYPE		with LIGHTWELL with STOOP (depicted in photo) with PROJECTING PORCH			
DUPLEX BUILDING TYPE		with STOOP (depicted in photo) with PROJECTING PORCH with ENGAGED PORCH			
DETACHED HOUSE BUILDING TYPE		with STOOP with PROJECTING PORCH with ENGAGED PORCH (depicted in photo)			
CARRIAGE HOUSE BUILDING TYPE		Frontages not applicable to this Building Type. This Type shall only be used in conjunction with Detached House, Duplex, Rowhouse, or Live/Work Building Types.			
CIVIC BUILDING TYPE		Frontages are not applicable to this Building Type.	5 Story MAX 2 Story MIN	Lot Width: 20' MIN / 180' MAX Lot Depth: 80' MIN	Building square footage not limited

Shaded cell indicates Building Type and Frontage are not permitted in Context Area.

2005.08 DOWNTOWN EDGE (DE) CONTEXT AREA

K. PERMITTED USES TABLE 5.01

Specific Use	MIXED USE BUILDING TYPE	RETAIL BUILDING TYPE	FLEX BUILDING TYPE	COTTAGE RETAIL BUILDING TYPE	LIVE / WORK BUILDING TYPE	LARGE MULTI-PLEX BUILDING TYPE	SMALL MULTI-PLEX BUILDING TYPE	ROWHOUSE BUILDING TYPE	DUPLEX BUILDING TYPE	DETACHED HOUSE BUILDING TYPE	CARRIAGE HOUSE BUILDING TYPE	CIVIC BUILDING TYPE
Accessory building and use	P											
Accessory dwelling												
Adult foster care family home and small group home												
Art gallery	P											
Banquet hall and conference room	P											
Brewpub	P											
Coffee shop	P											
Convenience store	P											
Day care facility												
Drinking places without entertainment	P											
Drinking places with entertainment	P[1]											
Dwelling	P[2+]											
Essential service												P
Funeral service, excepting crematory												
Grocery store	P											
Health service except hospital, sales and rentals	P[2+]											
Home occupation												
Kennel												
Laundromat												
Lodging	P											
Membership organization												
Microbrewery/Distillery	P											
Office	P[2+]											
Personal service	P											
Pet grooming service without runs or kennels												
Place of worship												P
Preschool												
Private club, lodges fraternity or sorority												
Public administration												P
Repair service	P											
Restaurant, family	P											

P = Permitted Use
P[1] = Permitted Use on first floor only
P[2+] = Permitted Use on floors two and above
Blank cell = Use not permitted in this Context Area
Shaded areas represent Building Types that are not permitted in this Context Area.

2005.08 DOWNTOWN EDGE (DE) CONTEXT AREA

K. PERMITTED USES TABLE 5.01 (continued)

Specific Use	MIXED USE BUILDING TYPE	RETAIL BUILDING TYPE	FLEX BUILDING TYPE	COTTAGE RETAIL BUILDING TYPE	LIVE / WORK BUILDING TYPE	LARGE MULTI-PLEX BUILDING TYPE	SMALL MULTI-PLEX BUILDING TYPE	ROWHOUSE BUILDING TYPE	DUPLEX BUILDING TYPE	DETACHED HOUSE BUILDING TYPE	CARRIAGE HOUSE BUILDING TYPE	CIVIC BUILDING TYPE
Restaurant, fine	P											
Service station and repair shop	P											
Store, retail and miscellaneous	P											
Veterinary service												
Other similar uses	P											P

P = Permitted Use
P^1 = Permitted Use on first floor only
P^{2+} = Permitted Use on floors two and above
Blank cell = Use not permitted in this Context Area
Shaded areas represent Building Types that are not permitted in this Context Area.

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2005.09 MAIN STREET (MS) CONTEXT AREA

A. CONTEXT AREA INTENT, DESCRIPTION AND FORM

INTENT

To reinforce, enhance, and support the downtown city core and surrounding neighborhoods by providing local and regional service, retail, entertainment, civic, and public uses, as well as a variety of urban housing choices.

DESCRIPTION

The MS Context Area is applied to parcels along commercial streets and adjacent side streets to promote a high level of walkability and vibrancy. The Context Area promotes a mixed of uses, diversity of building types, and higher density residential buildings.

The Context Area is characterized by a variety of buildings at or near the sidewalk in order to create a defined street wall and promote commerce and shopping. Buildings may contain retail uses and higher intensity residential uses at the street level, with residential and office uses on the upper floors.

FORM and CHARACTER

The following are generally appropriate form elements in this Context Area:

1. Attached and detached buildings
2. Medium to large building footprint
3. Building frontage within Build-to-Zone (BTZ)
4. No side setbacks
5. Varied frontages with emphasis on street level retail and commercial uses

B. CONTEXT AREA LOCATION

2005.08 MAIN STREET (MS) CONTEXT AREA

C. STANDARDS FOR MAIN STREET (MS) CONTEXT AREA

BUILDING SITE PLACEMENT

To determine the location of the building on the site including required Build-to-Zone (BTZ) and required setbacks refer to 2005.09.D.

BUILDING FRONTAGE SITE PLACEMENT

To determine the location of the building required building frontages on the site refer to 2005.09.E.

Specific requirements of permitted building frontages are located in Section 2006.

OFF-STREET PARKING SITE PLACEMENT

To determine the location of off-street parking on the site refer to 2005.09.F.

Number of parking spaces required and other specific parking requirements are located in Section 2007.

OFF-STREET PARKING ACCESS

To determine the access requirements for off-street parking on the site refer to Section 2005.09.G.

BUILDING ENCROACHMENTS

To determine what building elements can encroach into required setbacks, required Build-to-Zones, or public rights-of-way refer to 2005.09.H.

BUILDING HEIGHTS

To determine required building heights refer to Section 2005.09.I.

BUILDING TYPES CHARACTERISTICS

To determine permitted Building Type, permitted frontages, floor height, lot sizes, and building sizes refer to Section 2005.09.J.

Specific Building Type requirements are in Section 2006.

LAND USE

To determine permitted Land Uses in this Context Area refer to Section 2005.09.K.

2005.09 MAIN STREET (MS) CONTEXT AREA

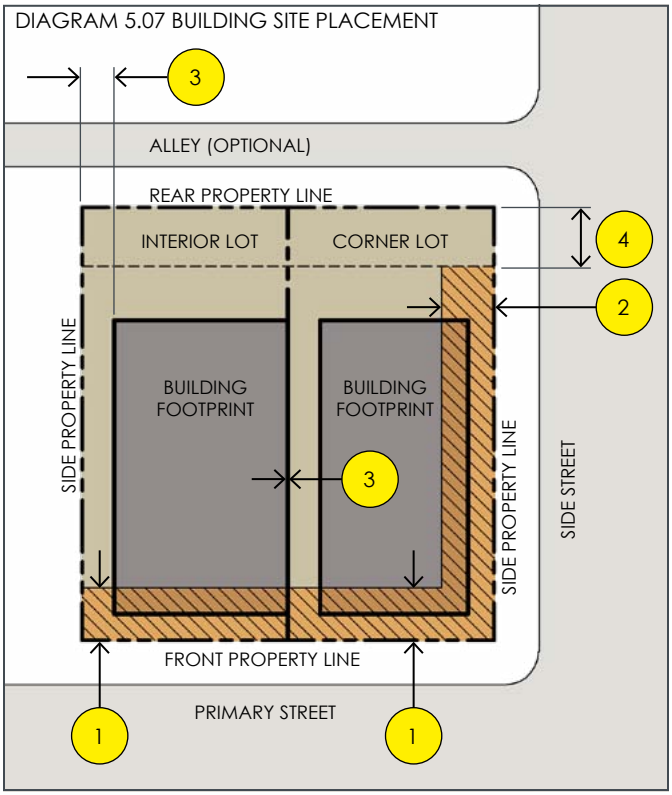
D. BUILDING SITE PLACEMENT

Buildings shall be located within the site per the following requirements and Diagram 5.07.

1. Front Build-to-Zone (BTZ)(at primary street):
   - Required BTZ from 0 to 15 feet from front property line.
   - Mixed-Use and Retail Building Types in this Context Area shall have facade placed at front property line (required BTL at front property line).

     Exception: Properties with Front Street as primary street shall have the BTZ from 4 to 15 feet and Mixed-Use and Retail Building Types shall be setback 4 feet from front property line.
2. Side Build-to-Zone (BTZ)(at side street):
   - Required BTZ from 0 to 15 feet from side property line.
   - Mixed-Use and Retail Building Types in this Context Area shall have facade placed at side property line (required BTL at side property line).
3. Side Setback (at non-street locations):
   - 0 feet from side property line.
4. Rear Setback:
   - 0 feet from rear property line when no alley or street is present.
   - 5 feet minimum from rear property line when alley or street is present.

DIAGRAM 5.07 BUILDING SITE PLACEMENT



E. BUILDING FRONTAGE SITE PLACEMENT (refer to Building Types in Section 2006 for permitted frontages)

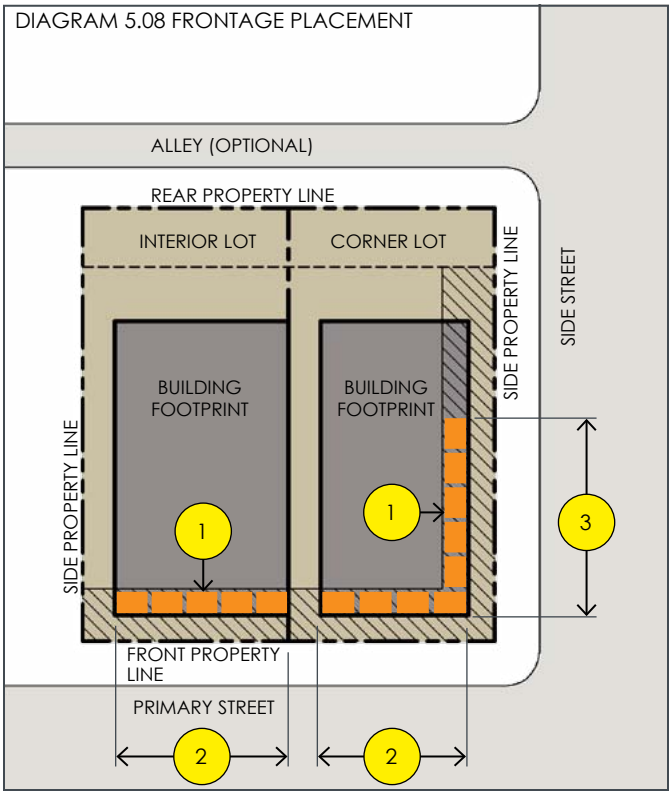
Building frontages shall be located per the following requirements and Diagram 5.08.

Indicates location of required building frontage

1. Required Frontage:
   - Buildings shall incorporate one (1) permitted frontage on sides facing primary streets, side streets, public rights-of-way, and/or civic space. Refer to specific Building Type for permitted frontages (Section 2006).

     Exception: Flex, Live/Work, and Rowhouse Building Types may incorporate multiple Frontages as allowed by specific Building Type requirements (refer to Section 2006).
2. Frontage at Primary Street
   - Frontages on primary streets shall extend the entire length of the front building wall.
   - For corner sites, the frontage shall begin at the corner.
3. Frontage at Side Street
   - Frontages on side streets shall extend minimum 70% along side building wall, beginning at the corner.

DIAGRAM 5.08 FRONTAGE PLACEMENT

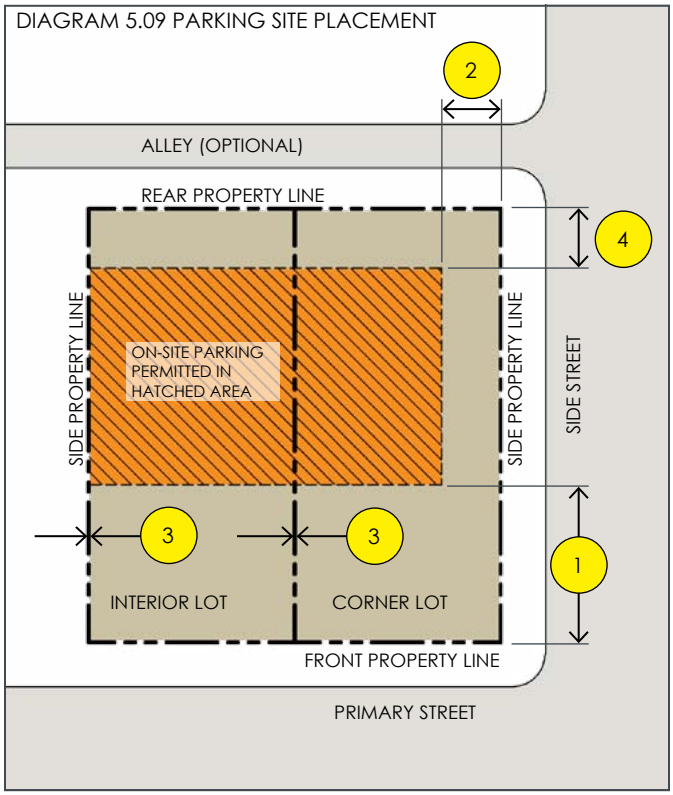


2005.09 MAIN STREET (MS) CONTEXT AREA

F. OFF-STREET PARKING SITE PLACEMENT

Parking shall be located within the site per Diagram 5.09.

1. Front Setback:
   - 40 feet minimum from front property line.
   - Parking shall be screened from the primary street by a building.
2. Side Setback (from side street):
   - 5 feet minimum from side property line.
   - Parking shall be screened from side street by a building and/or wall or landscaping (refer to Section 2008.xx).
3. Side Setback (from non-street locations):
   - 0 feet from side property line.
   - Parking is not required to be screened, except when residential use is adjacent (refer to 2008.xx).
4. Rear Setback (at street and alley locations):
   - 5 feet from rear property line.
   - Parking shall be screened from alley or rear street by a wall or landscaping (refer to Section 2008.xx).
5. Rear Setback (no street or alley present):
   - 10 feet from rear property line.
   - Parking is not required to be screened, except when residential use is adjacent (refer to 2008.xx).

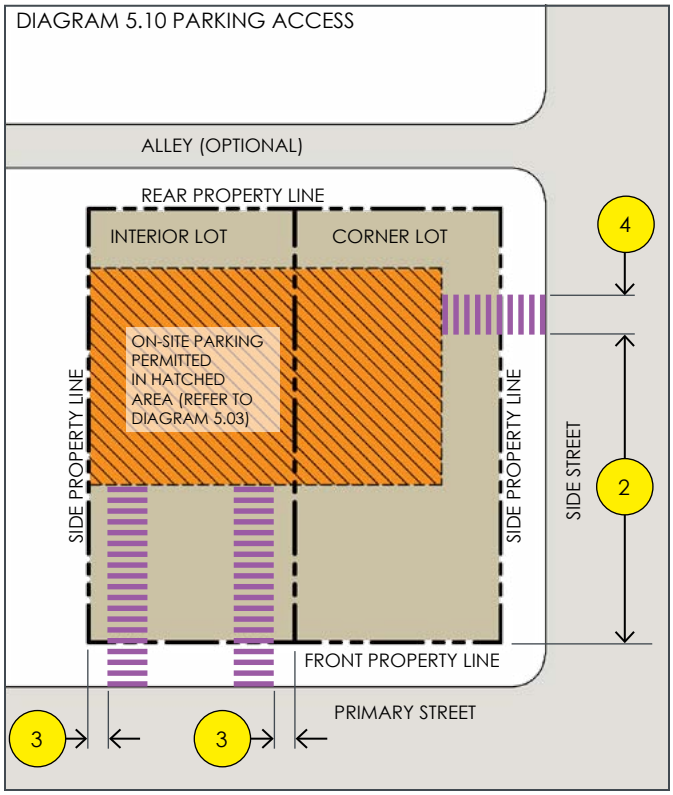


G. OFF-STREET PARKING ACCESS

Parking access shall be located per Diagram 5.10.

Indicates parking entry and access.

1. Parking / service areas shall not be accessed from primary street, unless an alley, rear street, or side street is not available.
2. Parking Entry Location for Corner Lot:
   - 50 feet minimum from street corner at side streets.
3. Parking Entry Location for Interior Lot:
   - Within 5 feet of either side of property line, when alley is not available.
4. Parking entry width shall be 20 feet maximum.



2005.09 MAIN STREET (MS) CONTEXT AREA

H. BUILDING ENCROACHMENTS

Building elements may project into required setbacks or public rights-of-way per the following requirements and Diagram 5.11.

Indicates area where building elements may encroach. Elements shall maintain a 3 foot clearance from back of curb. An encroachment permit shall be obtained from the applicable City department(s).

Balconies: A balcony with a minimum ground clearance of twelve (12) feet above adjacent grade may extend six (6) feet maximum from the exterior wall of the building.

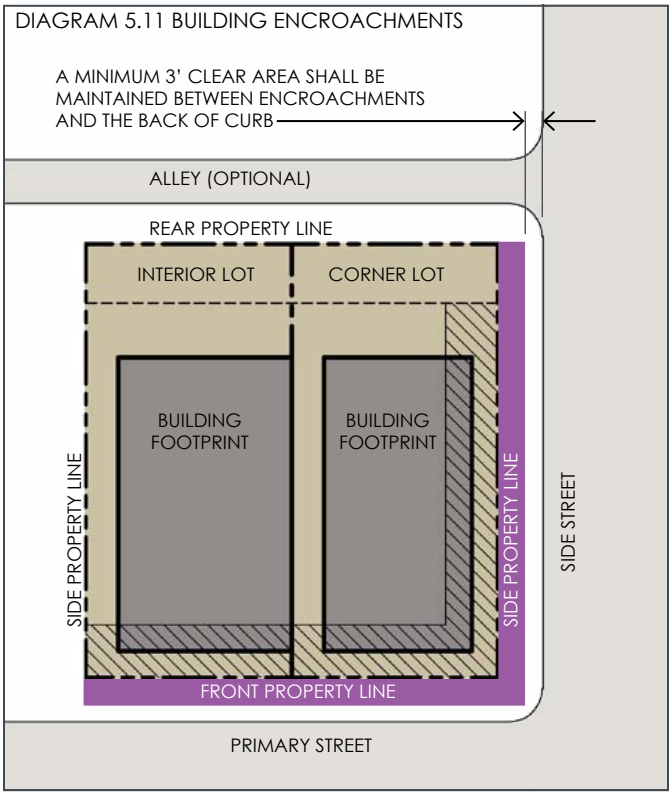
Awnings and Canopies: An awning or canopy with a minimum ground clearance of eight (8) feet above adjacent grade may extend five (5) feet maximum from the exterior wall of the building.

Eaves and Cornices: Building eaves with a minimum ground clearance of twelve (12) feet above adjacent grade may extend two (2) feet maximum from the exterior wall of the building.

Bay Windows: Bay windows with a minimum ground clearance of twelve (12) feet above adjacent grade may extend three (3) feet maximum from the exterior wall of the building.

Projecting Signs: Projecting signs with a minimum ground clearance of eight (8) feet above adjacent grade may extend two (2) feet maximum from the exterior wall of the building.

DIAGRAM 5.11 BUILDING ENCROACHMENTS

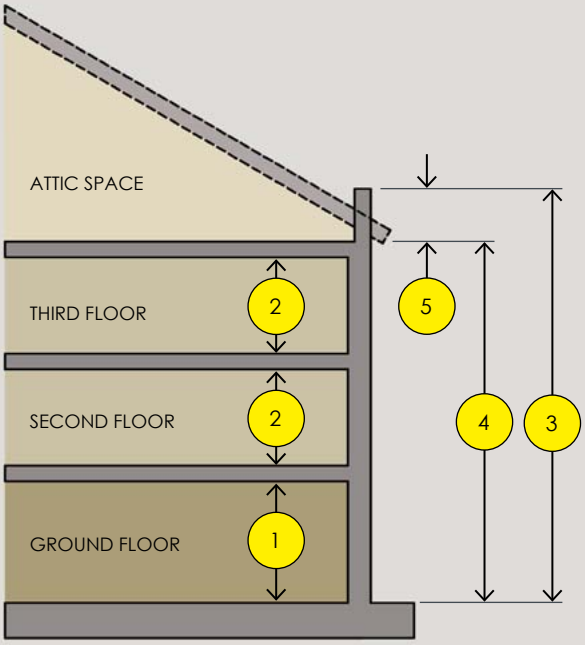


I. BUILDING HEIGHT

Building heights shall comply with the following requirements and Diagram 5.12.

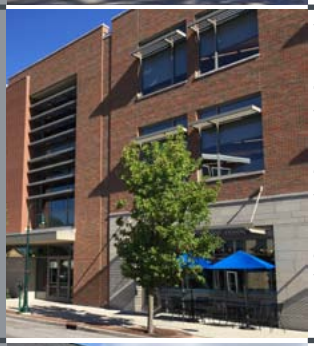
1. Ground floor height: Per the requirements of specific Building Types (refer to Section 2006).
2. Upper floor height (floor to ceiling):
   - Maximum: No maximum.
   - Minimum: 9 feet.
3. Overall building height (flat roof buildings):
   - Maximum, number of floors: 3.
   - Maximum, feet to highest point: 50 feet.
4. Overall building height (sloped roof buildings):
   - Maximum, number of floors: 3.
   - Maximum, feet to highest eave: 50 feet.
   - Attic space does not count as a floor and may be used has habitable space for residential use.
5. Parapet height (for flat roof buildings):
   - Maximum: 4 feet, measured from roof line.
   - Minimum: 1 foot, measured from roof line.

DIAGRAM 5.12 BUILDING HEIGHT



2005.09 MAIN STREET (MS) CONTEXT AREA

J. PERMITTED BUILDING TYPES, HEIGHTS, LOT SIZES, and BUILDING SIZE

		BUILDING TYPE WITH FRONTAGE OPTIONS	BUILDING HEIGHT	BUILDING LOT SIZE	BUILDING SIZE
MIXED-USE BUILDING TYPE		with STOREFRONT (depicted in photo)	3 Story MAX 2 Story MIN	Lot Width: 20' MIN / 100' MAX Lot Depth: 80' MIN	Ground floor not to exceed 6,000 gross square feet
		with BALCONY	3 Story MAX 2 Story MIN	Lot Width: 20' MIN / 100' MAX Lot Depth: 80' MIN	Ground floor not to exceed 6,000 gross square feet
		with DRIVE-THROUGH			
		with LIGHTWELL	3 Story MAX 2 Story MIN	Lot Width: 20' MIN / 100' MAX Lot Depth: 80' MIN	Ground floor not to exceed 6,000 gross square feet
RETAIL BUILDING TYPE		with STOREFRONT (depicted in photo)	1 STORY BUILDING LIMIT	Lot Width: 20' MIN / 100' MAX Lot Depth: 80' MIN	Ground floor not to exceed 6,000 gross square feet
		with DRIVE-THROUGH			
		with LIGHTWELL	1 STORY BUILDING LIMIT	Lot Width: 20' MIN / 100' MAX Lot Depth: 80' MIN	Ground floor not to exceed 6,000 gross square feet
FLEX BUILDING TYPE		with STOREFRONT (depicted in photo)	3 Story MAX 2 Story MIN	Lot Width: 20' MIN / 180' MAX Lot Depth: 80' MIN	Ground floor retail use not to exceed 6,000 gross square feet
		with TERRACE	3 Story MAX 2 Story MIN	Lot Width: 20' MIN / 180' MAX Lot Depth: 80' MIN	Ground floor retail use not to exceed 6,000 gross square feet
		with FORECOURT	3 Story MAX 2 Story MIN	Lot Width: 20' MIN / 180' MAX Lot Depth: 80' MIN	Ground floor retail use not to exceed 6,000 gross square feet
		with DOORYARD (depicted in photo)	3 Story MAX 2 Story MIN	Lot Width: 20' MIN / 180' MAX Lot Depth: 80' MIN	Ground floor retail use not to exceed 6,000 gross square feet
COTTAGE RETAIL BUILDING TYPE		with STOREFRONT			
		with DOORYARD			
		with STOOP (depicted in photo)			
LIVE / WORK BUILDING TYPE		with STOREFRONT	3 Story MAX 2 Story MIN	Lot Width: 18' MIN / 35' MAX Lot Depth: 80' MIN	Ground floor retail use not to exceed 2,000 gross square feet
		with DOORYARD (depicted in photo)	3 Story MAX 2 Story MIN	Lot Width: 18' MIN / 35' MAX Lot Depth: 80' MIN	Ground floor retail use not to exceed 2,000 gross square feet
		with LIGHTWELL	3 Story MAX 2 Story MIN	Lot Width: 18' MIN / 35' MAX Lot Depth: 80' MIN	Ground floor retail use not to exceed 2,000 gross square feet
		with STOOP	3 Story MAX 2 Story MIN	Lot Width: 18' MIN / 35' MAX Lot Depth: 80' MIN	Ground floor retail use not to exceed 2,000 gross square feet

Shaded cell indicates Building Type and Frontage are not permitted in Context Area.

2005.09 MAIN STREET (MS) CONTEXT AREA

J. PERMITTED BUILDING TYPES, HEIGHTS, LOT SIZES, and BUILDING SIZE (continued)

BUILDING TYPE		WITH FRONTAGE OPTIONS	BUILDING HEIGHT	BUILDING LOT SIZE	BUILDING SIZE
LARGE MULTI-PLEX BUILDING TYPE		with FORECOURT	3 Story MAX 2 Story MIN	Lot Width: 75' MIN / 150' MAX Lot Depth: 100' MIN	Not Applicable
		with DOORYARD	3 Story MAX 2 Story MIN	Lot Width: 75' MIN / 150' MAX Lot Depth: 100' MIN	Not Applicable
		with STOOP (depicted in photo)	3 Story MAX 2 Story MIN	Lot Width: 75' MIN / 150' MAX Lot Depth: 100' MIN	Not Applicable
		with PROJECTING PORCH	3 Story MAX 2 Story MIN	Lot Width: 75' MIN / 150' MAX Lot Depth: 100' MIN	Not Applicable
SMALL MULTI-PLEX BUILDING TYPE		with STOOP	3 Story MAX 2 Story MIN	Lot Width: 50' MIN / 80' MAX Lot Depth: 100' MIN	Not Applicable
		with PROJECTING PORCH (depicted in photo)	3 Story MAX 2 Story MIN	Lot Width: 50' MIN / 80' MAX Lot Depth: 100' MIN	Not Applicable
		with ENGAGED PORCH	3 Story MAX 2 Story MIN	Lot Width: 50' MIN / 80' MAX Lot Depth: 100' MIN	Not Applicable
ROWHOUSE BUILDING TYPE		with LIGHTWELL	3 Story MAX 2 Story MIN	Lot Width: 18' MIN / 35' MAX Lot Depth: 80' MIN	Not Applicable
		with STOOP (depicted in photo)	3 Story MAX 2 Story MIN	Lot Width: 18' MIN / 35' MAX Lot Depth: 80' MIN	Not Applicable
		with PROJECTING PORCH	3 Story MAX 2 Story MIN	Lot Width: 18' MIN / 35' MAX Lot Depth: 80' MIN	Not Applicable
DUPLEX BUILDING TYPE		with STOOP (depicted in photo)			
		with PROJECTING PORCH			
		with ENGAGED PORCH			
DETACHED HOUSE BUILDING TYPE		with STOOP			
		with PROJECTING PORCH			
		with ENGAGED PORCH (depicted in photo)			
CARRIAGE HOUSE BUILDING TYPE		Frontages not applicable to this Building Type. This Type shall only be used in conjunction with Detached House, Duplex, Rowhouse, or Live/Work Building Types.	2 Story building required	Not Applicable Carriage House Building Type must be used as an accessory building to another Building Type (refer to Section 2006)	Not Applicable
CIVIC BUILDING TYPE		Frontages are not applicable to this Building Type.	3 Story MAX 2 Story MIN	Lot Width: 20' MIN / 180' MAX Lot Depth: 80' MIN	Building square footage not limited

Shaded cell indicates Building Type and Frontage are not permitted in Context Area.

2005.09 MAIN STREET (MS) CONTEXT AREA

K. PERMITTED USES TABLE 5.01

Specific Use	MIXED USE BUILDING TYPE	RETAIL BUILDING TYPE	FLEX BUILDING TYPE	COTTAGE RETAIL BUILDING TYPE	LIVE / WORK BUILDING TYPE	LARGE MULTI-PLEX BUILDING TYPE	SMALL MULTI-PLEX BUILDING TYPE	ROWHOUSE BUILDING TYPE	DUPLEX BUILDING TYPE	DETACHED HOUSE BUILDING TYPE	CARRIAGE HOUSE BUILDING TYPE	CIVIC BUILDING TYPE
Accessory building and use	P	P	P		P	P	P	P				
Accessory dwelling											P	
Adult foster care family home and small group home												
Art gallery	P	P	P		P							
Banquet hall and conference room	P	P	P									
Brewpub	P	P	P									
Coffee shop	P	P	P			P[1]						
Convenience store	P	P	P									
Day care facility			P									
Drinking places without entertainment	P	P	P									
Drinking places with entertainment	P[1]	P[1]	P									
Dwelling	P[2+]				P	P	P	P				
Essential service			P									P
Funeral service, excepting crematory			P									
Grocery store	P	P	P									
Health service except hospital, sales and rentals	P[2+]		P									
Home occupation					P			P			P	
Kennel			P									
Laundromat			P									
Lodging	P		P									
Membership organization			P									
Microbrewery/Distillery	P	P	P									
Office	P[2+]		P		P							
Personal service	P	P	P		P	P[1]						
Pet grooming service without runs or kennels			P									
Place of worship												P
Preschool			P									
Private club, lodges fraternity or sorority			P									
Public administration												P
Repair service	P		P									
Restaurant, family	P	P	P									

P = Permitted Use
P[1] = Permitted Use on first floor only
P[2+] = Permitted Use on floors two and above
Blank cell = Use not permitted in this Context Area
Shaded areas represent Building Types that are not permitted in this Context Area.

2005.09 MAIN STREET (MS) CONTEXT AREA

K. PERMITTED USES TABLE 5.01 (continued)

Specific Use	MIXED USE BUILDING TYPE	RETAIL BUILDING TYPE	FLEX BUILDING TYPE	COTTAGE RETAIL BUILDING TYPE	LIVE / WORK BUILDING TYPE	LARGE MULTI-PLEX BUILDING TYPE	SMALL MULTI-PLEX BUILDING TYPE	ROWHOUSE BUILDING TYPE	DUPLEX BUILDING TYPE	DETACHED HOUSE BUILDING TYPE	CARRIAGE HOUSE BUILDING TYPE	CIVIC BUILDING TYPE
Restaurant, fine	P	P	P									
Service station and repair shop	P	P	P									
Store, retail and miscellaneous	P	P	P		P							
Veterinary service			P									
Other similar uses	P	P	P		P	P	P	P			P	P

P = Permitted Use
P^1 = Permitted Use on first floor only
P^{2+} = Permitted Use on floors two and above
Blank cell = Use not permitted in this Context Area
Shaded areas represent Building Types that are not permitted in this Context Area.

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2005.10 GATEWAY (GW) CONTEXT AREA

A. CONTEXT AREA INTENT, DESCRIPTION AND FORM

INTENT

To reinforce, enhance, and support the downtown city core and surrounding neighborhoods by providing local and regional service, retail, entertainment, civic, and public uses, as well as a variety of urban housing choices.

DESCRIPTION

The GW Context Area is applied to parcels near and surrounding arterials and state highways to provide for appropriately scaled commercial nodes that can act as a gateway into downtown.

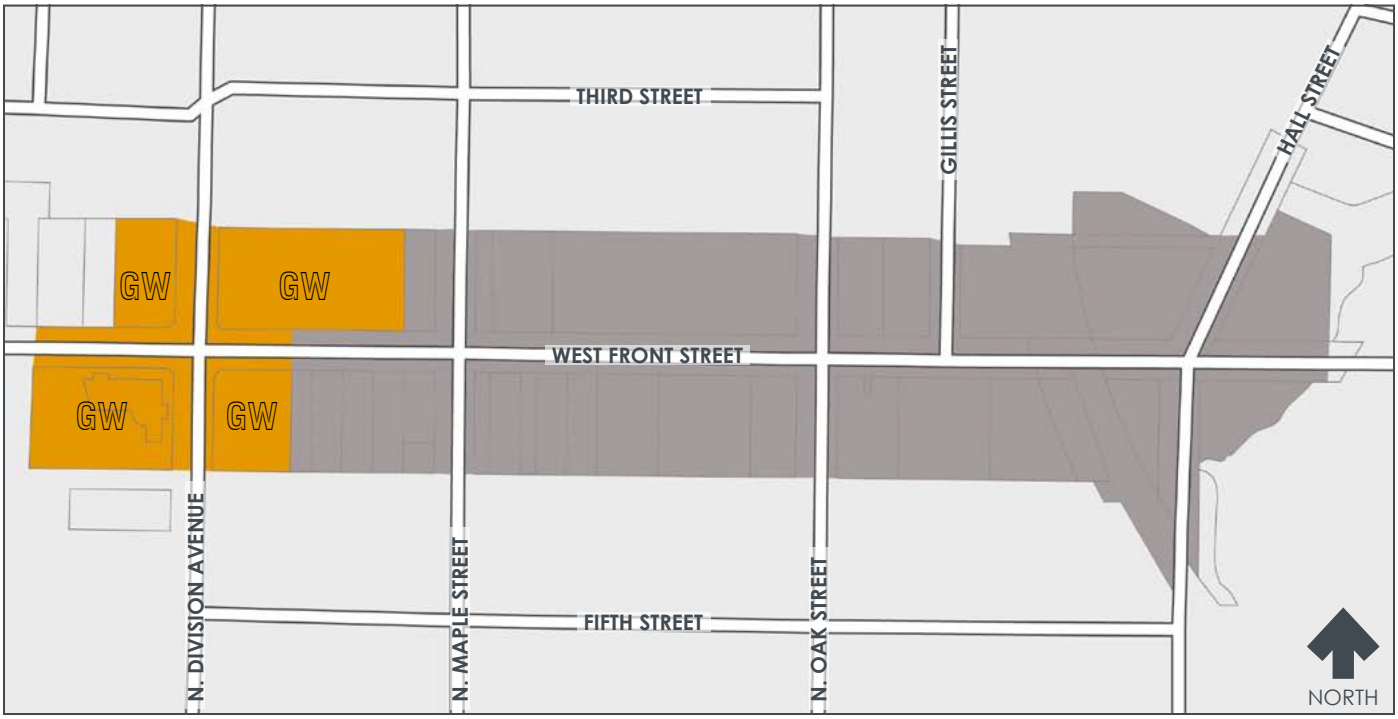
The Context Area is characterized by primarily commercial buildings at or near the sidewalk in order to create a defined street wall and promote commerce and shopping. Buildings may contain street level commercial uses with residential and office uses on the upper floors.

FORM and CHARACTER

The following are generally appropriate form elements in this Context Area:

1. Attached and detached buildings
2. Medium to large building footprint
3. Building frontage within Build-to-Zone (BTZ)
4. No side setbacks
5. Varied frontages with emphasis on street level retail and commercial uses

B. CONTEXT AREA LOCATION



2005.10 GATEWAY (GW) CONTEXT AREA

C. STANDARDS FOR GATEWAY (GW) CONTEXT AREA

BUILDING SITE PLACEMENT

To determine the location of the building on the site including required Build-to-Zone (BTZ) and required setbacks refer to 2005.10.D.

BUILDING FRONTAGE SITE PLACEMENT

To determine the location of the building required building frontages on the site refer to 2005.10.E.

Specific requirements of permitted building frontages are located in Section 2006.

OFF-STREET PARKING SITE PLACEMENT

To determine the location of off-street parking on the site refer to 2005.10.F.

Number of parking spaces required and other specific parking requirements are located in Section 2007.

OFF-STREET PARKING ACCESS

To determine the access requirements for off-street parking on the site refer to Section 2005.10.G.

BUILDING ENCROACHMENTS

To determine what building elements can encroach into required setbacks, required Build-to-Zones, or public rights-of-way refer to 2005.10.H.

BUILDING HEIGHTS

To determine required building heights refer to Section 2005.10.I.

BUILDING TYPES CHARACTERISTICS

To determine permitted Building Type, permitted frontages, floor height, lot sizes, and building sizes refer to Section 2005.10.J.

Specific Building Type requirements are in Section 2006.

LAND USE

To determine permitted Land Uses in this Context Area refer to Section 2005.10.K.

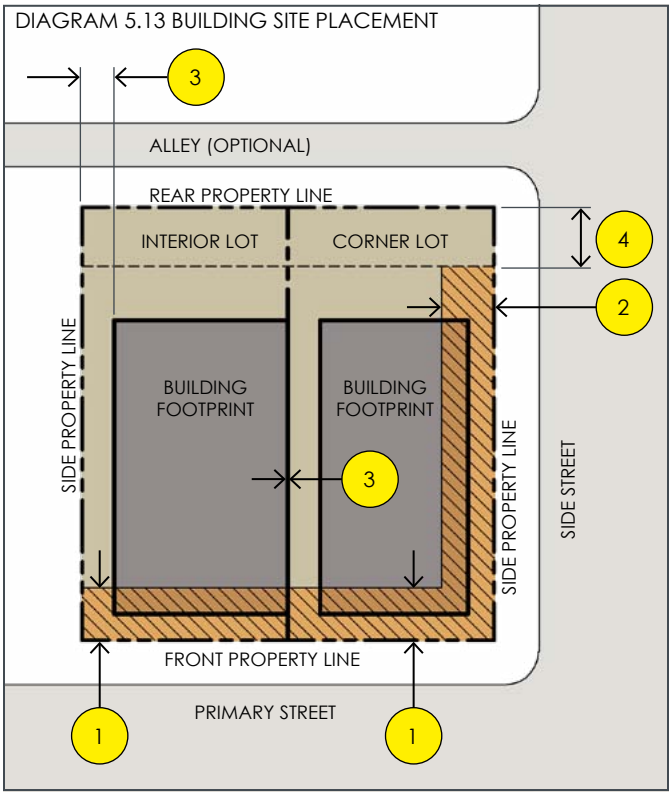
D. BUILDING SITE PLACEMENT

Buildings shall be located within the site per the following requirements and Diagram 5.13.

1. Front Build-to-Zone (BTZ)(at primary street):
   - Required BTZ from 0 to 10 feet from front property line.
   - Mixed-Use and Retail Building Types in this Context Area shall have facade placed at front property line (required BTL at front property line).

     Exception: Properties with Front Street as primary street shall have the BTZ from 4 to 10 feet and Mixed-Use and Retail Building Types shall be setback 4 feet from front property line.
2. Side Build-to-Zone (BTZ)(at side street):
   - Required BTZ from 0 to 10 feet from side property line.
   - Mixed-Use and Retail Building Types in this Context Area shall have facade placed at side property line (required BTL at side property line).
3. Side Setback (at non-street locations):
   - 0 feet from side property line.
4. Rear Setback:
   - 0 feet from rear property line when no alley or street is present.
   - 5 feet minimum from rear property line when alley or street is present.

DIAGRAM 5.13 BUILDING SITE PLACEMENT



E. BUILDING FRONTAGE SITE PLACEMENT (refer to Building Types in Section 2006 for permitted frontages)

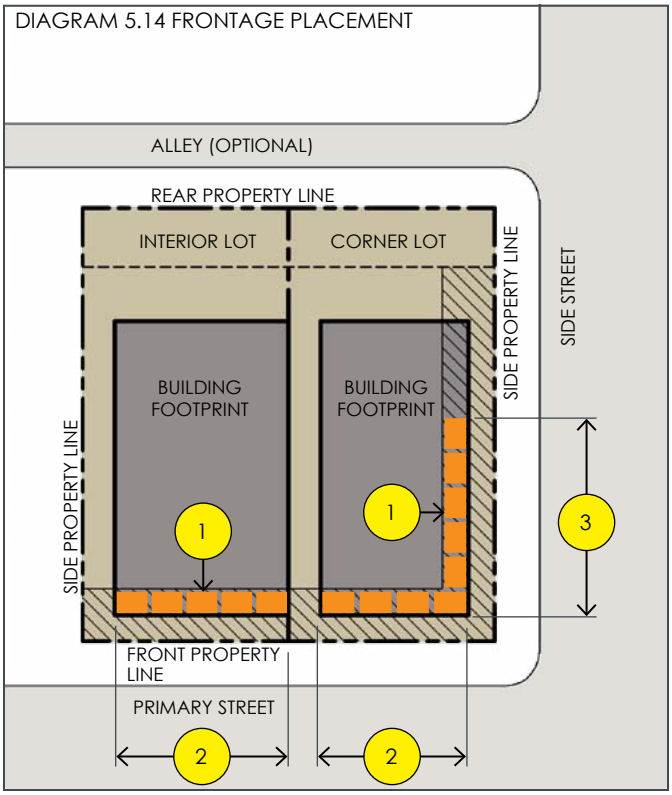
Building frontages shall be located per the following requirements and Diagram 5.14.

Indicates location of required building frontage

1. Required Frontage:
   - Buildings shall incorporate one (1) permitted frontage on sides facing primary streets, side streets, public rights-of-way, and/or civic space. Refer to specific Building Type for permitted frontages (Section 2006).

     Exception: Flex and Live/Work Building Types may incorporate multiple Frontages as allowed by specific Building Type requirements (refer to Section 2006).
2. Frontage at Primary Street
   - Frontages on primary streets shall extend the entire length of the front building wall.
   - For corner sites, the frontage shall begin at the corner.
3. Frontage at Side Street
   - Frontages on side streets shall extend minimum 70% along side building wall, beginning at the corner.

DIAGRAM 5.14 FRONTAGE PLACEMENT

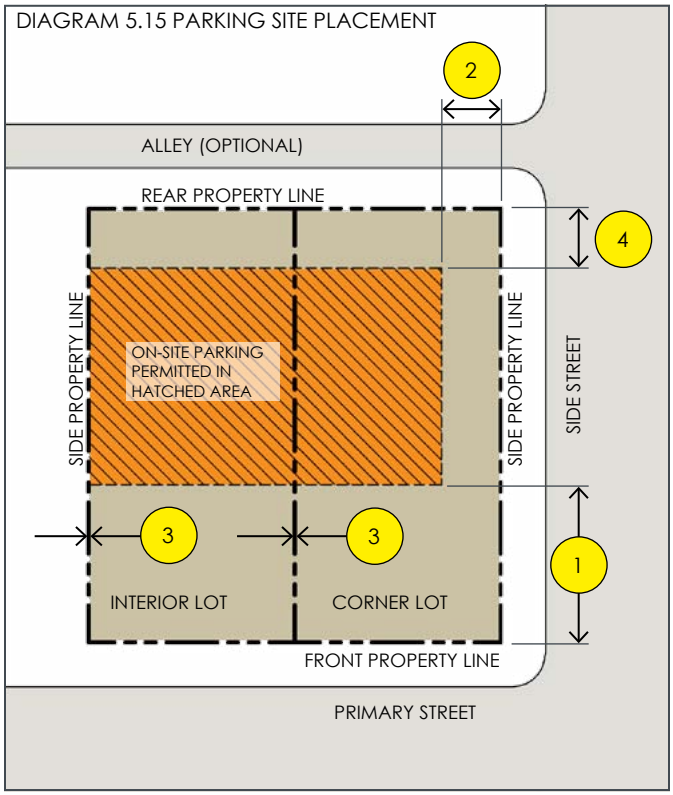


2005.10 GATEWAY (GW) CONTEXT AREA

F. OFF-STREET PARKING SITE PLACEMENT

Parking shall be located within the site per Diagram 5.15.

1. Front Setback:
   - 40 feet minimum from front property line.
   - Parking shall be screened from the primary street by a building.
2. Side Setback (from side street):
   - 5 feet minimum from side property line.
   - Parking shall be screened from side street by a building and/or wall or landscaping (refer to Section 2008.xx).
3. Side Setback (from non-street locations):
   - 0 feet from side property line.
   - Parking is not required to be screened, except when residential use is adjacent (refer to 2008.xx).
4. Rear Setback (at street and alley locations):
   - 5 feet from rear property line.
   - Parking shall be screened from alley or rear street by a wall or landscaping (refer to Section 2008.xx).
5. Rear Setback (no street or alley present):
   - 10 feet from rear property line.
   - Parking is not required to be screened, except when residential use is adjacent (refer to 2008.xx).

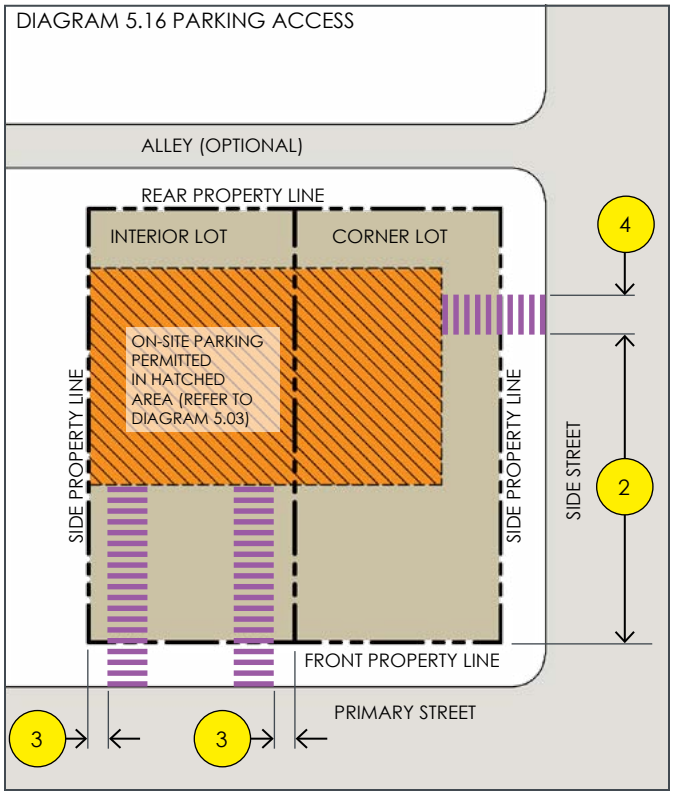


G. OFF-STREET PARKING ACCESS

Parking access shall be located per Diagram 5.16.

Indicates parking entry and access.

1. Parking / service areas shall not be accessed from primary street, unless an alley, rear street, or side street is not available.
2. Parking Entry Location for Corner Lot:
   - 50 feet minimum from street corner at side streets.
3. Parking Entry Location for Interior Lot:
   - Within 5 feet of either side of property line, when alley is not available.
4. Parking entry width shall be 20 feet maximum.



H. BUILDING ENCROACHMENTS

Building elements may project into required setbacks or public rights-of-way per the following requirements and Diagram 5.17.

Indicates area where building elements may encroach. Elements shall maintain a 3 foot clearance from back of curb. An encroachment permit shall be obtained from the applicable City department(s).

Balconies: A balcony with a minimum ground clearance of twelve (12) feet above adjacent grade may extend six (6) feet maximum from the exterior wall of the building.

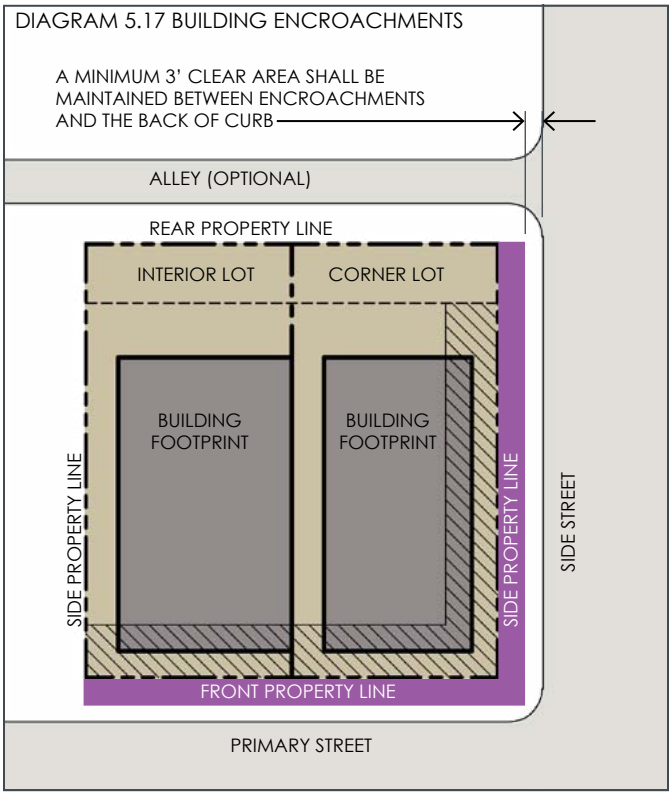
Awnings and Canopies: An awning or canopy with a minimum ground clearance of eight (8) feet above adjacent grade may extend five (5) feet maximum from the exterior wall of the building.

Eaves and Cornices: Building eaves with a minimum ground clearance of twelve (12) feet above adjacent grade may extend two (2) feet maximum from the exterior wall of the building.

Bay Windows: Bay windows with a minimum ground clearance of twelve (12) feet above adjacent grade may extend three (3) feet maximum from the exterior wall of the building.

Projecting Signs: Projecting signs with a minimum ground clearance of eight (8) feet above adjacent grade may extend two (2) feet maximum from the exterior wall of the building.

DIAGRAM 5.17 BUILDING ENCROACHMENTS



I. BUILDING HEIGHT

Building heights shall comply with the following requirements and Diagram 5.18.

1. Ground floor height: Per the requirements of specific Building Types (refer to Section 2006).

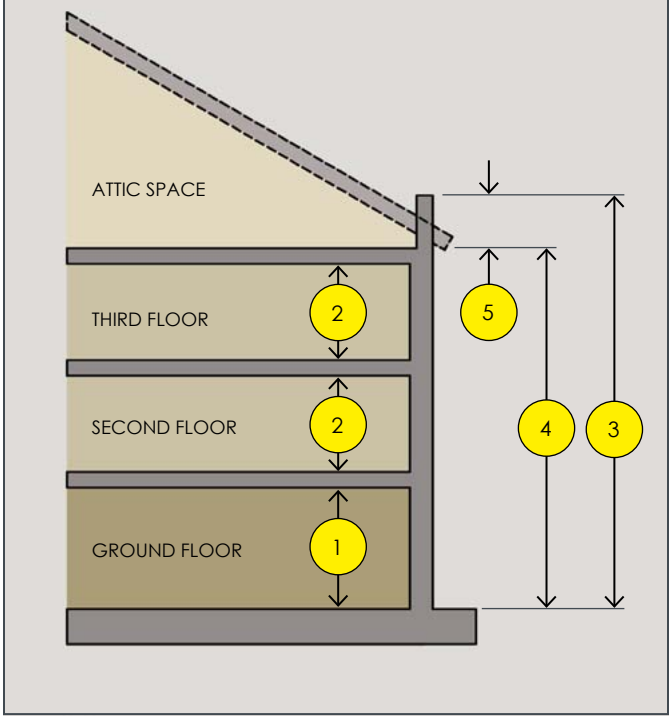
2. Upper floor height (floor to ceiling):
   - Maximum: No maximum.
   - Minimum: 9 feet.

3. Overall building height (flat roof buildings):
   - Maximum, number of floors: 3.
   - Maximum, feet to highest point: 50 feet.

4. Overall building height (sloped roof buildings):
   - Maximum, number of floors: 3.
   - Maximum, feet to highest eave: 50 feet.
   - Attic space does not count as a floor and may be used has habitable space for residential use.

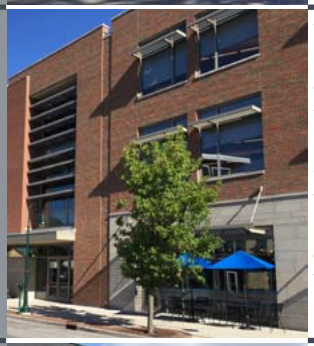
5. Parapet height (for flat roof buildings):
   - Maximum: 4 feet, measured from roof line.
   - Minimum: 1 foot, measured from roof line.

DIAGRAM 5.18 BUILDING HEIGHT



2005.10 GATEWAY (GW) CONTEXT AREA

J. PERMITTED BUILDING TYPES, HEIGHTS, LOT SIZES, and BUILDING SIZE

BUILDING TYPE		BUILDING TYPE WITH FRONTAGE OPTIONS	BUILDING HEIGHT	BUILDING LOT SIZE	BUILDING SIZE
MIXED-USE BUILDING TYPE		with STOREFRONT (depicted in photo)	3 Story MAX 2 Story MIN	Lot Width: 20' MIN / 100' MAX Lot Depth: 80' MIN	Ground floor not to exceed 6,000 gross square feet
		with BALCONY	3 Story MAX 2 Story MIN	Lot Width: 20' MIN / 100' MAX Lot Depth: 80' MIN	Ground floor not to exceed 6,000 gross square feet
		with DRIVE-THROUGH	3 Story MAX 2 Story MIN	Lot Width: 20' MIN / 100' MAX Lot Depth: 80' MIN	Ground floor not to exceed 6,000 gross square feet
		with LIGHTWELL	3 Story MAX 2 Story MIN	Lot Width: 20' MIN / 100' MAX Lot Depth: 80' MIN	Ground floor not to exceed 6,000 gross square feet
RETAIL BUILDING TYPE		with STOREFRONT (depicted in photo)	1 STORY BUILDING LIMIT	Lot Width: 20' MIN / 100' MAX Lot Depth: 80' MIN	Ground floor not to exceed 6,000 gross square feet
		with DRIVE-THROUGH	1 STORY BUILDING LIMIT	Lot Width: 20' MIN / 100' MAX Lot Depth: 80' MIN	Ground floor not to exceed 6,000 gross square feet
		with LIGHTWELL	1 STORY BUILDING LIMIT	Lot Width: 20' MIN / 100' MAX Lot Depth: 80' MIN	Ground floor not to exceed 6,000 gross square feet
FLEX BUILDING TYPE		with STOREFRONT (depicted in photo)	3 Story MAX 2 Story MIN	Lot Width: 20' MIN / 250' MAX Lot Depth: 80' MIN	Ground floor retail use not to exceed 6,000 gross square feet
		with TERRACE	3 Story MAX 2 Story MIN	Lot Width: 20' MIN / 250' MAX Lot Depth: 80' MIN	Ground floor retail use not to exceed 6,000 gross square feet
		with FORECOURT	3 Story MAX 2 Story MIN	Lot Width: 20' MIN / 250' MAX Lot Depth: 80' MIN	Ground floor retail use not to exceed 6,000 gross square feet
		with DOORYARD (depicted in photo)	3 Story MAX 2 Story MIN	Lot Width: 20' MIN / 250' MAX Lot Depth: 80' MIN	Ground floor retail use not to exceed 6,000 gross square feet
COTTAGE RETAIL BUILDING TYPE		with STOREFRONT			
		with DOORYARD			
		with STOOP (depicted in photo)			
LIVE / WORK BUILDING TYPE		with STOREFRONT	3 Story MAX 2 Story MIN	Lot Width: 18' MIN / 35' MAX Lot Depth: 80' MIN	Ground floor retail use not to exceed 2,000 gross square feet
		with DOORYARD (depicted in photo)	3 Story MAX 2 Story MIN	Lot Width: 18' MIN / 35' MAX Lot Depth: 80' MIN	Ground floor retail use not to exceed 2,000 gross square feet
		with LIGHTWELL	3 Story MAX 2 Story MIN	Lot Width: 18' MIN / 35' MAX Lot Depth: 80' MIN	Ground floor retail use not to exceed 2,000 gross square feet
		with STOOP	3 Story MAX 2 Story MIN	Lot Width: 18' MIN / 35' MAX Lot Depth: 80' MIN	Ground floor retail use not to exceed 2,000 gross square feet

Shaded cell indicates Building Type and Frontage are not permitted in Context Area.

2005.10 GATEWAY (GW) CONTEXT AREA

J. PERMITTED BUILDING TYPES, HEIGHTS, LOT SIZES, and BUILDING SIZE (continued)

BUILDING TYPE		BUILDING TYPE WITH FRONTAGE OPTIONS	BUILDING HEIGHT	BUILDING LOT SIZE	BUILDING SIZE
LARGE MULTI-PLEX BUILDING TYPE		with FORECOURT with DOORYARD with STOOP (depicted in photo) with PROJECTING PORCH			
SMALL MULTI-PLEX BUILDING TYPE		with STOOP with PROJECTING PORCH (depicted in photo) with ENGAGED PORCH			
ROWHOUSE BUILDING TYPE		with LIGHTWELL with STOOP (depicted in photo) with PROJECTING PORCH			
DUPLEX BUILDING TYPE		with STOOP (depicted in photo) with PROJECTING PORCH with ENGAGED PORCH			
DETACHED HOUSE BUILDING TYPE		with STOOP with PROJECTING PORCH with ENGAGED PORCH (depicted in photo)			
CARRIAGE HOUSE BUILDING TYPE		Frontages not applicable to this Building Type. This Type shall only be used in conjunction with Detached House, Duplex, Rowhouse, or Live/Work Building Types.			
CIVIC BUILDING TYPE		Frontages are not applicable to this Building Type.	3 Story MAX 2 Story MIN	Lot Width: 20' MIN / 180' MAX Lot Depth: 80' MIN	Building square footage not limited

Shaded cell indicates Building Type and Frontage are not permitted in Context Area.

2005.10 GATEWAY (GW) CONTEXT AREA

K. PERMITTED USES TABLE 5.01

Specific Use	MIXED USE BUILDING TYPE	RETAIL BUILDING TYPE	FLEX BUILDING TYPE	COTTAGE RETAIL BUILDING TYPE	LIVE / WORK BUILDING TYPE	LARGE MULTI-PLEX BUILDING TYPE	SMALL MULTI-PLEX BUILDING TYPE	ROWHOUSE BUILDING TYPE	DUPLEX BUILDING TYPE	DETACHED HOUSE BUILDING TYPE	CARRIAGE HOUSE BUILDING TYPE	CIVIC BUILDING TYPE
Accessory building and use	P	P	P		P							
Accessory dwelling												
Adult foster care family home and small group home												
Art gallery	P	P	P		P							
Banquet hall and conference room	P	P	P									
Brewpub	P	P	P									
Coffee shop	P	P	P									
Convenience store	P	P	P									
Day care facility			P									
Drinking places without entertainment	P	P	P									
Drinking places with entertainment	P[1]	P[1]	P									
Dwelling	P[2+]				P							
Essential service			P									P
Funeral service, excepting crematory			P									
Grocery store	P	P	P									
Health service except hospital, sales and rentals	P[2+]		P									
Home occupation					P							
Kennel			P									
Laundromat			P									
Lodging	P		P									
Membership organization			P									
Microbrewery/Distillery	P	P	P									
Office	P[2+]		P									
Personal service	P	P	P									
Pet grooming service without runs or kennels			P									
Place of worship												P
Preschool			P									
Private club, lodges fraternity or sorority			P									
Public administration												P
Repair service	P		P									
Restaurant, family	P	P	P									

P = Permitted Use
P[1] = Permitted Use on first floor only
P[2+] = Permitted Use on floors two and above
Blank cell = Use not permitted in this Context Area
Shaded areas represent Building Types that are not permitted in this Context Area.

2005.10 GATEWAY (GW) CONTEXT AREA

K. PERMITTED USES TABLE 5.01 (continued)

Specific Use	MIXED USE BUILDING TYPE	RETAIL BUILDING TYPE	FLEX BUILDING TYPE	COTTAGE RETAIL BUILDING TYPE	LIVE / WORK BUILDING TYPE	LARGE MULTI-PLEX BUILDING TYPE	SMALL MULTI-PLEX BUILDING TYPE	ROWHOUSE BUILDING TYPE	DUPLEX BUILDING TYPE	DETACHED HOUSE BUILDING TYPE	CARRIAGE HOUSE BUILDING TYPE	CIVIC BUILDING TYPE
Restaurant, fine	P	P	P									
Service station and repair shop	P	P	P									
Store, retail and miscellaneous	P	P	P		P							
Veterinary service			P									
Other similar uses	P	P	P									P

P = Permitted Use
P^1 = Permitted Use on first floor only
P^{2+} = Permitted Use on floors two and above
Blank cell = Use not permitted in this Context Area
Shaded areas represent Building Types that are not permitted in this Context Area.

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2005.11 NEIGHBORHOOD EDGE (NE) CONTEXT AREA

A. CONTEXT AREA INTENT, DESCRIPTION AND FORM

INTENT

To reinforce, enhance, and support the downtown city core and surrounding neighborhoods by providing a variety of urban housing choices and small scale local retail opportunities.

DESCRIPTION

The NE Context Area is applied to parcels directly adjacent to residential neighborhoods to act as a transition from commercial areas. The Context Area promotes a mix of uses with a focus on residentially scaled building types.

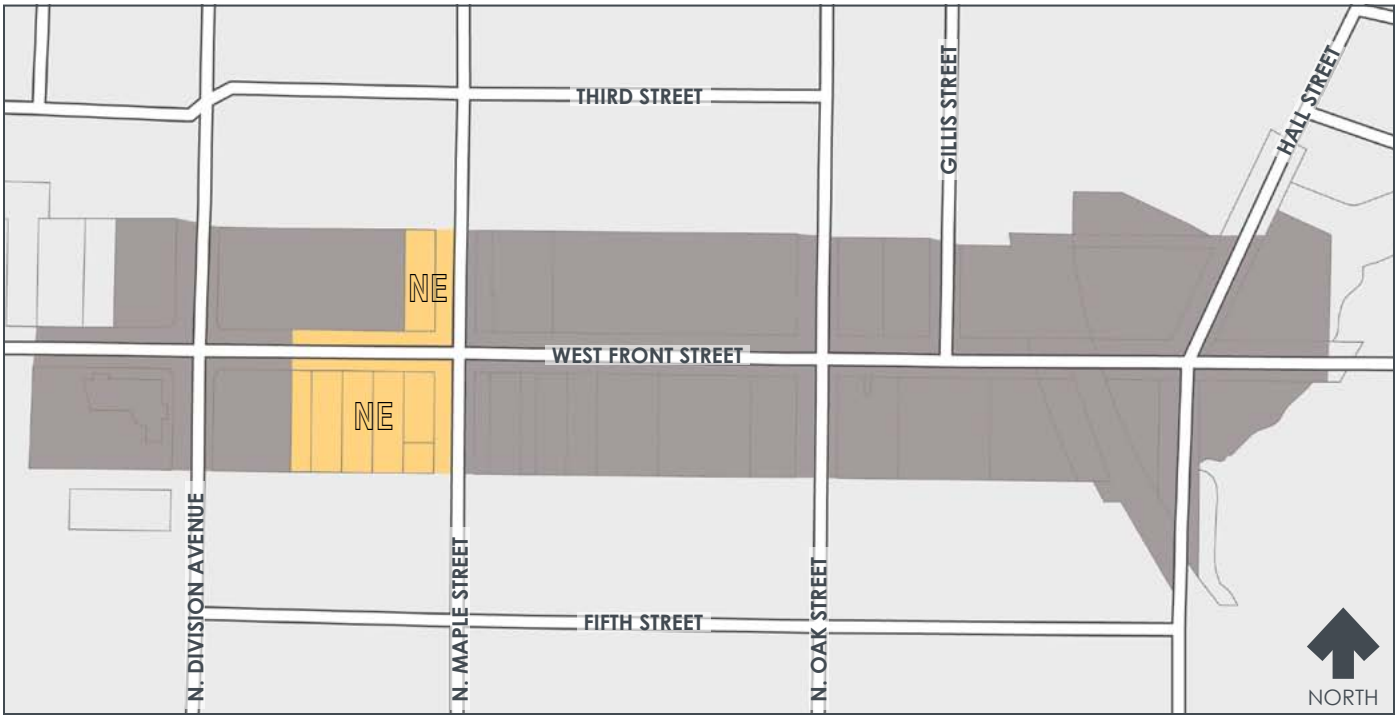
The Context Area is characterized by primarily residential buildings at or near the sidewalk in order to create a defined street wall and promote street vitality. Buildings may contain retail uses and higher intensity residential uses at the street level, with residential uses on the upper floors.

FORM and CHARACTER

The following are generally appropriate form elements in this Context Area:

1. Detached buildings
2. Small to medium building footprint
3. Building frontage within Build-to-Zone (BTZ)
4. Side setbacks
5. Primarily residentially-scaled frontages

B. CONTEXT AREA LOCATION



2005.10 NEIGHBORHOOD EDGE CONTEXT AREA

C. STANDARDS FOR NEIGHBORHOOD EDGE (NE) CONTEXT AREA

BUILDING SITE PLACEMENT

To determine the location of the building on the site including required Build-to-Zone (BTZ) and required setbacks refer to 2005.11.D.

BUILDING FRONTAGE SITE PLACEMENT

To determine the location of the building required building frontages on the site refer to 2005.11.E.

Specific requirements of permitted building frontages are located in Section 2006.

OFF-STREET PARKING SITE PLACEMENT

To determine the location of off-street parking on the site refer to 2005.11.F.

Number of parking spaces required and other specific parking requirements are located in Section 2007.

OFF-STREET PARKING ACCESS

To determine the access requirements for off-street parking on the site refer to Section 2005.11.G.

BUILDING ENCROACHMENTS

To determine what building elements can encroach into required setbacks, required Build-to-Zones, or public rights-of-way refer to 2005.11.H.

BUILDING HEIGHTS

To determine required building heights refer to Section 2005.11.I.

BUILDING TYPES CHARACTERISTICS

To determine permitted Building Type, permitted frontages, floor height, lot sizes, and building sizes refer to Section 2005.11.J.

Specific Building Type requirements are in Section 2006.

LAND USE

To determine permitted Land Uses in this Context Area refer to Section 2005.11.K.

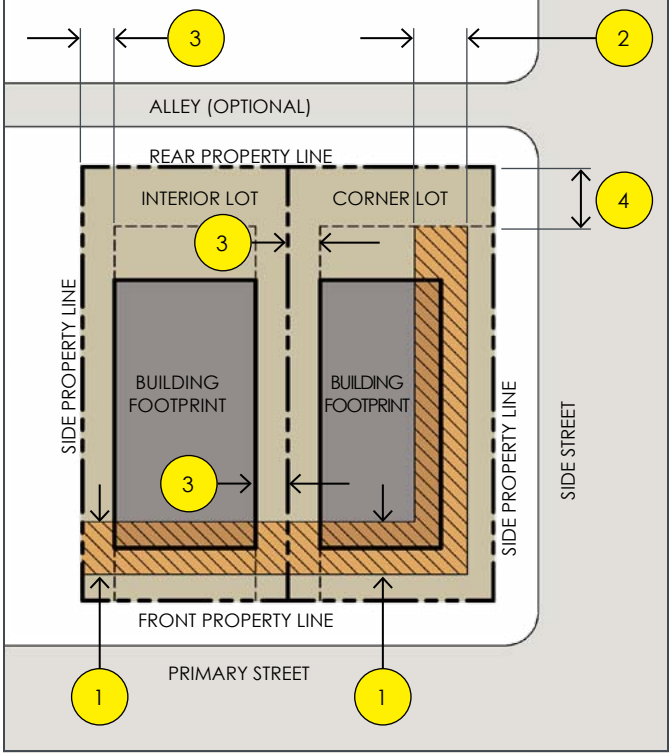
2005.11 NEIGHBORHOOD EDGE (NE) CONTEXT AREA

D. BUILDING SITE PLACEMENT

Buildings shall be located within the site per the following requirements and Diagram 5.19.

1. Front Build-to-Zone (BTZ)(at primary street):
   - Required BTZ from 5 to 25 feet from front property line.
   - Cottage Retail Building Types in this Context Area shall have facade placed at front BTZ from 5 to 15 feet from front property line.
2. Side Build-to-Zone (BTZ)(at side street):
   - Required BTZ from 10 to 25 feet from side property line.
   - Cottage Retail Building Types in this Context Area shall have facade placed at front BTZ from 5 to 15 feet from front property line.
3. Side Setback (at non-street locations):
   - 5 feet from side property line.
4. Rear Setback:
   - 5 feet from rear property line when no alley or street is present.
   - 10 feet minimum from rear property line when alley or street is present.

DIAGRAM 5.19 BUILDING SITE PLACEMENT



E. BUILDING FRONTAGE SITE PLACEMENT (refer to Building Types in Section 2006 for permitted frontages)

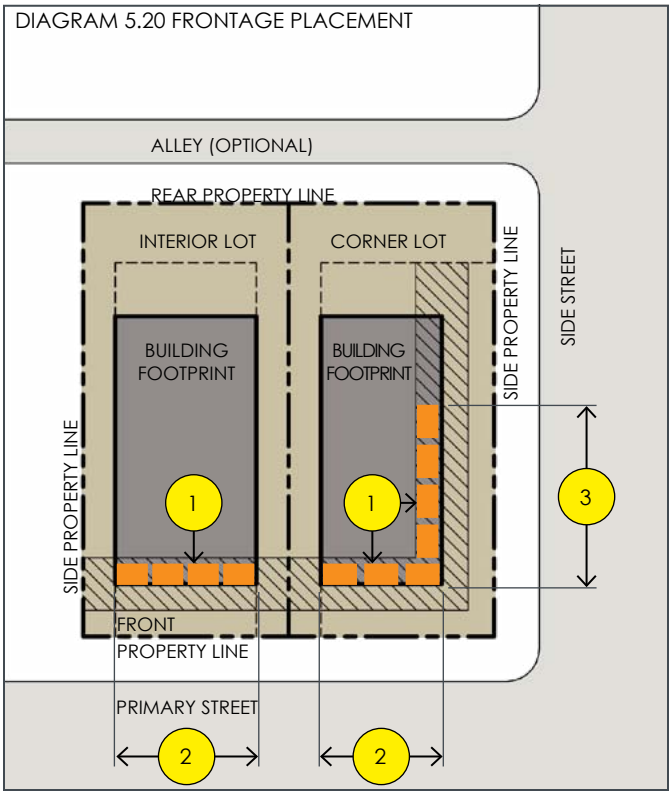
Building frontages shall be located per the following requirements and Diagram 5.20.

Indicates location of required building frontage

1. Required Frontage:
   - Buildings shall incorporate one (1) permitted frontage on sides facing primary streets, side streets, public rights-of-way, and/or civic space. Refer to specific Building Type for permitted frontages (Section 2006).

     Exception: Live/Work and Rowhouse Building Types may incorporate multiple Frontages as allowed by specific Building Type requirements (refer to Section 2006).
2. Frontage at Primary Street
   - Frontages on primary streets shall extend the entire length of the front building wall.
   - For corner sites, the frontage shall begin at the corner.
3. Frontage at Side Street
   - Frontages on side streets shall extend minimum 70% along side building wall, beginning at the corner.

DIAGRAM 5.20 FRONTAGE PLACEMENT

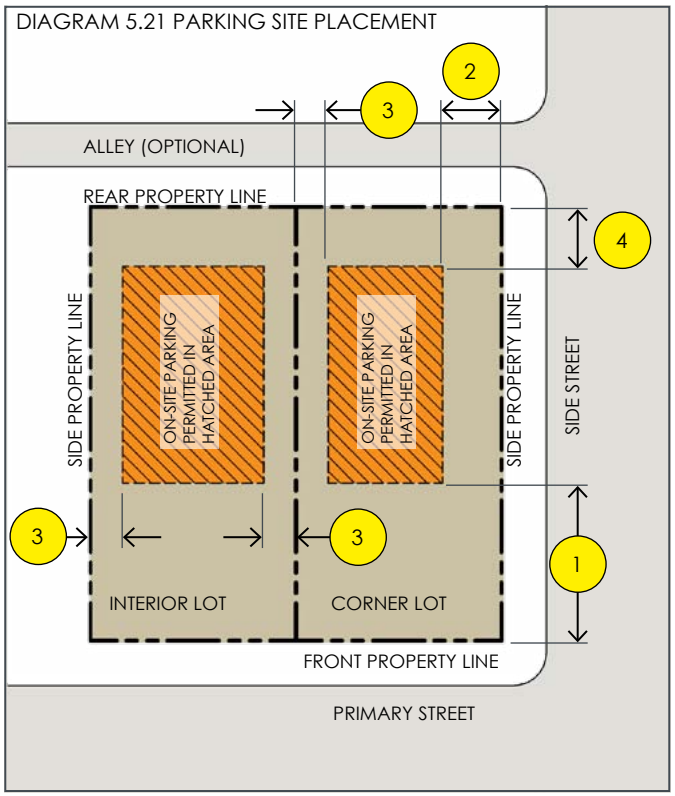


2005.11 NEIGHBORHOOD EDGE CONTEXT AREA

F. OFF-STREET PARKING SITE PLACEMENT

Parking shall be located within the site per Diagram 5.21.

1. Front Setback:
   - 40 feet minimum from front property line.
   - Parking shall be screened from the primary street by a building.
2. Side Setback (from side street):
   - Parking shall not extend past side facade of building.
   - Parking shall be screened from side street by a building and/or wall or landscaping (refer to Section 2008.xx).
3. Side Setback (from non-street locations):
   - 5 feet from side property line.
   - Parking is not required to be screened, except when residential use is adjacent (refer to 2008.xx).
4. Rear Setback:
   - 10 feet from rear property line.
   - Parking shall be screened from alley or rear street by a wall or landscaping (refer to Section 2008.xx).

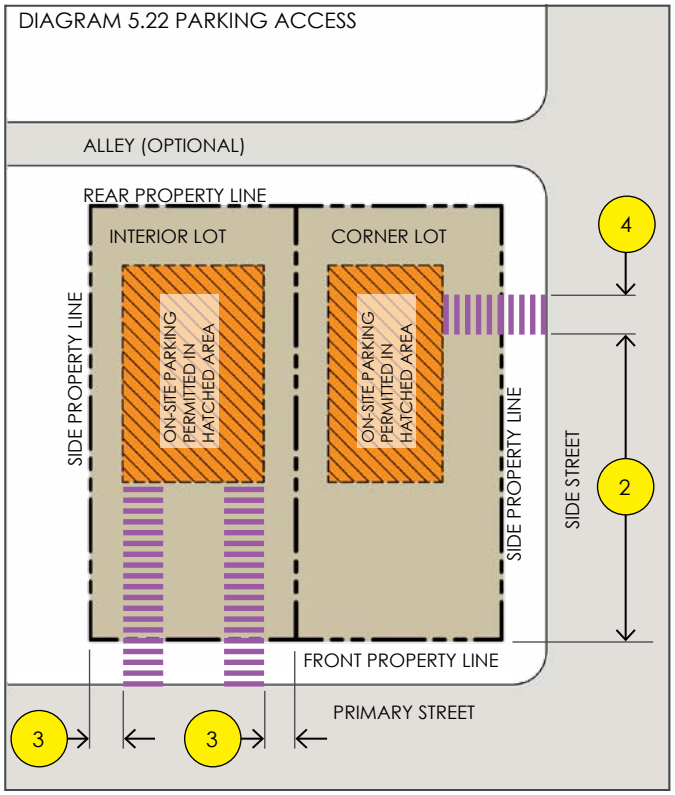


G. OFF-STREET PARKING ACCESS

Parking access shall be located per Diagram 5.22.

Indicates parking entry and access.

1. Parking / service areas shall not be accessed from primary street, unless an alley, rear street, or side street is not available.
2. Parking Entry Location for Corner Lot:
   - 50 feet minimum from street corner at side streets.
3. Parking Entry Location for Interior Lot:
   - Within 5 feet of either side of property line, when alley is not available.
4. Parking entry width shall be 20 feet maximum.



2005.11 NEIGHBORHOOD EDGE (NE) CONTEXT AREA

H. BUILDING ENCROACHMENTS

Building elements may project into required setbacks or public rights-of-way per the following requirements and Diagram 5.23.

Indicates area where building elements may encroach. Elements shall maintain a 3 foot clearance from back of curb. An encroachment permit shall be obtained from the applicable City department(s).

Balconies: A balcony with a minimum ground clearance of twelve (12) feet above adjacent grade may extend six (6) feet maximum from the exterior wall of the building.

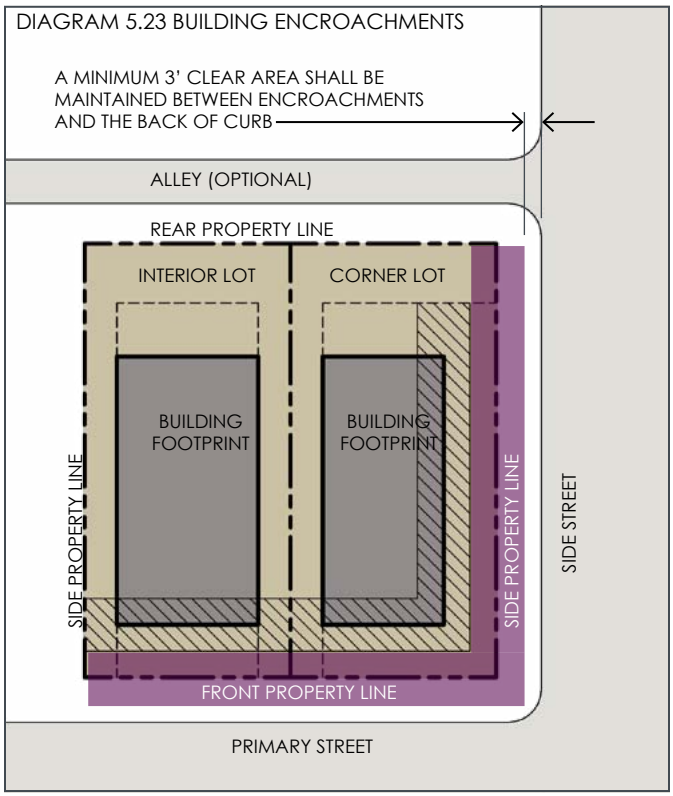
Awnings and Canopies: An awning or canopy with a minimum ground clearance of eight (8) feet above adjacent grade may extend five (5) feet maximum from the exterior wall of the building.

Eaves and Cornices: Building eaves with a minimum ground clearance of twelve (12) feet above adjacent grade may extend two (2) feet maximum from the exterior wall of the building.

Bay Windows: Bay windows with a minimum ground clearance of twelve (12) feet above adjacent grade may extend three (3) feet maximum from the exterior wall of the building.

Projecting Signs: Projecting signs with a minimum ground clearance of eight (8) feet above adjacent grade may extend two (2) feet maximum from the exterior wall of the building.

DIAGRAM 5.23 BUILDING ENCROACHMENTS



I. BUILDING HEIGHT

Building heights shall comply with the following requirements and Diagram 5.24.

1. Ground floor height: Per the requirements of specific Building Types (refer to Section 2006).

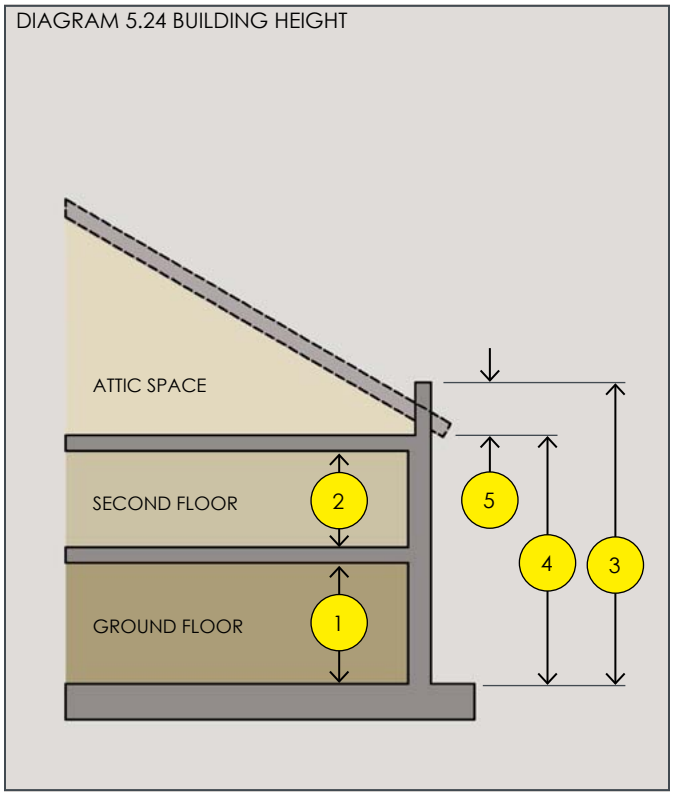
2. Upper floor height (floor to ceiling):
   - Maximum: No maximum.
   - Minimum: 9 feet.

3. Overall building height (flat roof buildings):
   - Maximum, number of floors: 2.
   - Maximum, feet to highest point: 35 feet.

4. Overall building height (sloped roof buildings):
   - Maximum, number of floors: 2.
   - Maximum, feet to highest eave: 35 feet.
   - Attic space does not count as a floor and may be used has habitable space for residential use.

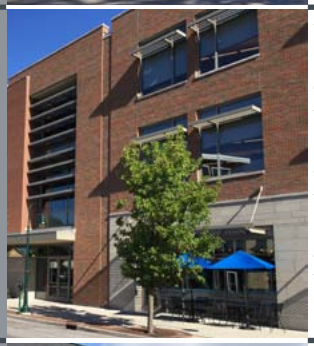
5. Parapet height (for flat roof buildings):
   - Maximum: 4 feet, measured from roof line.
   - Minimum: 1 foot, measured from roof line.

DIAGRAM 5.24 BUILDING HEIGHT



2005.11 NEIGHBORHOOD EDGE CONTEXT AREA

J. PERMITTED BUILDING TYPES, HEIGHTS, LOT SIZES, and BUILDING SIZE

BUILDING TYPE WITH FRONTAGE OPTIONS		BUILDING HEIGHT	BUILDING LOT SIZE	BUILDING SIZE
MIXED-USE BUILDING TYPE	with STOREFRONT (depicted in photo)			
	with BALCONY			
	with DRIVE-THROUGH			
	with LIGHTWELL			
RETAIL BUILDING TYPE	with STOREFRONT (depicted in photo)			
	with DRIVE-THROUGH			
	with LIGHTWELL			
FLEX BUILDING TYPE 	with STOREFRONT (depicted in photo)			
	with TERRACE			
	with FORECOURT			
	with DOORYARD (depicted in photo)			
COTTAGE RETAIL BUILDING TYPE	with STOREFRONT	2 Story MAX	Lot Width: 20' MIN / 60' MAX Lot Depth: 80' MIN	Ground floor retail use not to exceed 2,000 gross square feet
	with DOORYARD	2 Story MAX	Lot Width: 20' MIN / 60' MAX Lot Depth: 80' MIN	Ground floor retail use not to exceed 2,000 gross square feet
	with STOOP (depicted in photo)	2 Story MAX	Lot Width: 20' MIN / 60' MAX Lot Depth: 80' MIN	Ground floor retail use not to exceed 2,000 gross square feet
LIVE / WORK BUILDING TYPE	with STOREFRONT			
	with DOORYARD (depicted in photo)	2 Story building required	Lot Width: 18' MIN / 35' MAX Lot Depth: 80' MIN	Ground floor retail use not to exceed 2,000 gross square feet
	with LIGHTWELL			
	with STOOP	2 Story building required	Lot Width: 18' MIN / 35' MAX Lot Depth: 80' MIN	Ground floor retail use not to exceed 2,000 gross square feet

Shaded cell indicates Building Type and Frontage are not permitted in Context Area.

2005.11 NEIGHBORHOOD EDGE (NE) CONTEXT AREA

J. PERMITTED BUILDING TYPES, HEIGHTS, LOT SIZES, and BUILDING SIZE (continued)

BUILDING TYPE		WITH FRONTAGE OPTIONS	BUILDING HEIGHT	BUILDING LOT SIZE	BUILDING SIZE
LARGE MULTI-PLEX BUILDING TYPE		with FORECOURT			
		with DOORYARD			
		with STOOP (depicted in photo)			
		with PROJECTING PORCH			
SMALL MULTI-PLEX BUILDING TYPE		with STOOP	2 Story building required	Lot Width: 50' MIN / 80' MAX Lot Depth: 100' MIN	Not Applicable
		with PROJECTING PORCH (depicted in photo)	2 Story building required	Lot Width: 50' MIN / 80' MAX Lot Depth: 100' MIN	Not Applicable
		with ENGAGED PORCH	2 Story building required	Lot Width: 50' MIN / 80' MAX Lot Depth: 100' MIN	Not Applicable
ROWHOUSE BUILDING TYPE		with LIGHTWELL			
		with STOOP (depicted in photo)	2 Story building required	Lot Width: 18' MIN / 35' MAX Lot Depth: 80' MIN	Not Applicable
		with PROJECTING PORCH	2 Story building required	Lot Width: 18' MIN / 35' MAX Lot Depth: 80' MIN	Not Applicable
DUPLEX BUILDING TYPE		with STOOP (depicted in photo)	2 Story MAX	Lot Width: 40' MIN / 60' MAX Lot Depth: 80' MIN	Not Applicable
		with PROJECTING PORCH	2 Story MAX	Lot Width: 40' MIN / 60' MAX Lot Depth: 80' MIN	Not Applicable
		with ENGAGED PORCH	2 Story MAX	Lot Width: 40' MIN / 60' MAX Lot Depth: 80' MIN	Not Applicable
DETACHED HOUSE BUILDING TYPE		with STOOP	2 Story MAX	Lot Width: 30' MIN / 60' MAX Lot Depth: 80' MIN	Not Applicable
		with PROJECTING PORCH	2 Story MAX	Lot Width: 30' MIN / 60' MAX Lot Depth: 80' MIN	Not Applicable
		with ENGAGED PORCH (depicted in photo)	2 Story MAX	Lot Width: 30' MIN / 60' MAX Lot Depth: 80' MIN	Not Applicable
CARRIAGE HOUSE BUILDING TYPE		Frontages not applicable to this Building Type. This Type shall only be used in conjunction with Detached House, Duplex, Rowhouse, or Live/Work Building Types.	2 Story building required	Not Applicable Carriage House Building Type must be used as an accessory building to another Building Type (refer to Section 2006)	Not Applicable
CIVIC BUILDING TYPE		Frontages are not applicable to this Building Type.	2 Story MAX	Lot Width: 20' MIN / 180' MAX Lot Depth: 80' MIN	Building square footage not limited

Shaded cell indicates Building Type and Frontage are not permitted in Context Area.

2005.11 NEIGHBORHOOD EDGE CONTEXT AREA

K. PERMITTED USES TABLE 5.01

Specific Use	MIXED USE BUILDING TYPE	RETAIL BUILDING TYPE	FLEX BUILDING TYPE	COTTAGE RETAIL BUILDING TYPE	LIVE / WORK BUILDING TYPE	LARGE MULTI-PLEX BUILDING TYPE	SMALL MULTI-PLEX BUILDING TYPE	ROWHOUSE BUILDING TYPE	DUPLEX BUILDING TYPE	DETACHED HOUSE BUILDING TYPE	CARRIAGE HOUSE BUILDING TYPE	CIVIC BUILDING TYPE
Accessory building and use				P	P	P	P	P				
Accessory dwelling												
Adult foster care family home and small group home										P		
Art gallery				P	P							
Banquet hall and conference room												
Brewpub												
Coffee shop				P		P[1]						
Convenience store												
Day care facility				P								
Drinking places without entertainment												
Drinking places with entertainment												
Dwelling					P	P	P	P	P	P	P	
Essential service												
Funeral service, excepting crematory												
Grocery store												
Health service except hospital, sales and rentals				P								
Home occupation					P			P				
Kennel												
Laundromat												
Lodging												
Membership organization												
Microbrewery/Distillery												
Office				P	P							
Personal service				P	P	P[1]						
Pet grooming service without runs or kennels				P								
Place of worship												P
Preschool												
Private club, lodges fraternity or sorority												
Public administration												
Repair service				P								
Restaurant, family				P	P							

P = Permitted Use
P[1] = Permitted Use on first floor only
P[2+] = Permitted Use on floors two and above
Blank cell = Use not permitted in this Context Area
Shaded areas represent Building Types that are not permitted in this Context Area.

2005.11 NEIGHBORHOOD EDGE (NE) CONTEXT AREA

K. PERMITTED USES TABLE 5.01 (continued)

Specific Use	MIXED USE BUILDING TYPE	RETAIL BUILDING TYPE	FLEX BUILDING TYPE	COTTAGE RETAIL BUILDING TYPE	LIVE / WORK BUILDING TYPE	LARGE MULTI-PLEX BUILDING TYPE	SMALL MULTI-PLEX BUILDING TYPE	ROWHOUSE BUILDING TYPE	DUPLEX BUILDING TYPE	DETACHED HOUSE BUILDING TYPE	CARRIAGE HOUSE BUILDING TYPE	CIVIC BUILDING TYPE
Restaurant, fine				P								
Service station and repair shop												
Store, retail and miscellaneous				P	P							
Veterinary service												
Other similar uses				P	P	P	P	P	P	P	P	P

P = Permitted Use
P^1 = Permitted Use on first floor only
P^{2+} = Permitted Use on floors two and above
Blank cell = Use not permitted in this Context Area
Shaded areas represent Building Types that are not permitted in this Context Area.

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2006.00 PURPOSE

Section 2006 identifies specific Building Types that are permitted within various Context Areas and provides form standards and frontage options for each type. These Building Types and related frontages ensure that proposed development is consistent with the desires and outcomes of the 2009 City of Traverse City Master Plan (including approved Sub Plans) and the 2013 City of Traverse City Corridors Master Plan.

2006.01 APPLICABILITY

Each proposed building shall be designed in compliance with the standards of this Section for the applicable Building Type.

2006.02 BUILDING TYPES BY CONTEXT AREA

Property may be developed only with the Building Types permitted by this Section in the Context Area applicable to each lot.

1. Refer to Building Type Overview (subsection 2006.07) in this Section to determine the specific Building Types and frontages that are permitted in each of the Context Areas; or

2. Refer to Permitted Building Type and Height in Section 2005.06 to determine specific Building Types and Frontages that are permitted in each of the Context Areas.

2006.03 CONTENTS OF THIS SECTION

The following Building Types are specified in this Section:

1. Mixed-Use Building Type (2006.09)
2. Retail Building Type (2006.10)
3. Flex Building Type (2006.11)
4. Cottage Retail Building Type (2006.12)
5. Live / Work Building Type (2006.13)
6. Large Multi-plex Building Type (2006.14)
7. Small Multi-plex Building Type (2006.15)
8. Rowhouse Building Type (2006.16)
9. Duplex Building Type (2006.17)
10. Detached House Building Type (2006.18)
11. Carriage House Building Type (2006.19)
12. Civic Building Type (2006.20)

2006.04 SITES WITH MULTIPLE BUILDINGS

Sites that are larger than the lot size required by applicable Building Type and Context Area may either:

1. Leave the excess land open, in compliance with the requirements of the Context Area; or

2. Design the site to accommodate multiple buildings per the site placement requirements for each Context Area.

2006.05 HOW TO USE THIS SECTION

Refer to sample pages on this sheet for references of how to use each Building Type Standard. These pages are representative of the layout for each Building Type contained in this Section.

A. Building Type Description: This subsection serves as an introduction to the Building Type, including pictorial references of emblematic examples and a general Building Type description.

B. Precedent of Building Type: This subsection provides precedent examples of the building type in context. Whenever possible, local examples are included in this reference. Precedent Building Types are included as examples and inspiration to give a better understanding of the intent of the Building Type.

C. Building Size and Massing: This subsection provides the requirements for building width at primary and side streets, percentage of building wall required at property line, building depth, and maximum site coverage. These requirements are conveyed in diagram and text for convenience. The intent of this subsection is to maintain character and enclosure along the public realm while ensuring that the building's size and mass is appropriate to the context.

D. Ground Floor Pedestrian Access and Activation: This subsection provides the quantity and minimum intervals (spacing) for building entrances. These requirements are conveyed in diagram and text for convenience. The intent of this subsection is to ensure that the building and its entrances create an active and visible presence on the street and sidewalk by providing front and side doors for access.

E. Number of Units: This subsection provides the minimum and/or maximum number of units that the Building Type may accommodate.

F. Use: Uses are regulated by the Context Area in Section 2005. This subsection is a reminder that use requirements are referenced in that Section.

SECTION 2006 BUILDING TYPE STANDARDS

2006.09 MIXED USE BUILDING TYPE

A. BUILDING TYPE DESCRIPTION

The MIXED-USE BUILDING TYPE is a medium- to large-sized typically attached structure. It is intended to provide a vertical mix of uses with ground floor retail or service uses and upper floor service or residential uses. This Type makes up the primary component of a main street and downtown, and is a Building Type that can provide street vibrancy and enhanced walkability.

B. PRECEDENT OF MIXED-USE BUILDING TYPE

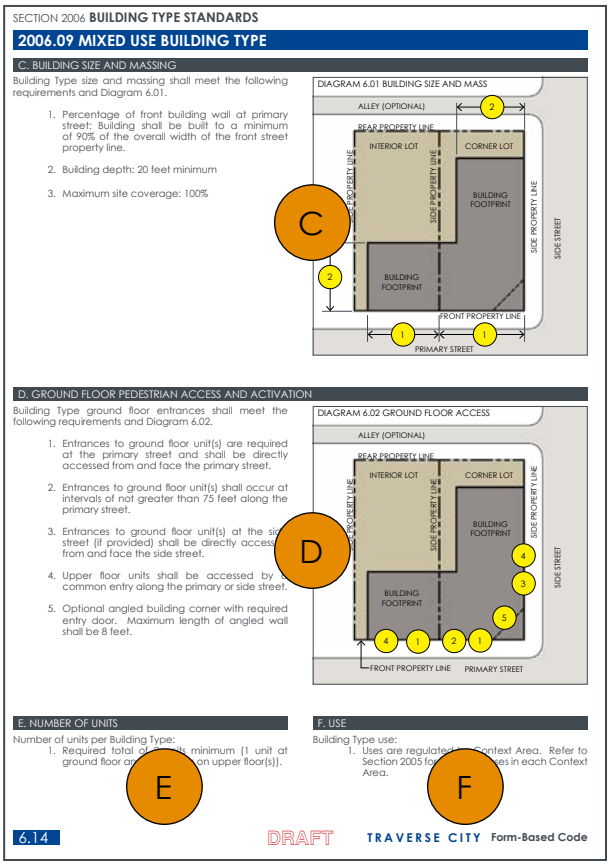
The following images represent precedent examples of the Mixed-Use Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects within the Traverse City Form-Based Code area.

IMAGE 6.01 TRAVERSE CITY MIXED USE BUILDING ON FRONT STREET WITH LIGHTWELL FRONTAGE

IMAGE 6.02 MIXED USE BUILDING WITH BALCONY FRONTAGE

IMAGE 6.03 TRAVERSE CITY MIXED USE BUILDING ON WEST FRONT STREET WITH STOREFRONT FRONTAGE

TRAVERSE CITY Form-Based Code DRAFT 6.13


SECTION 2006 BUILDING TYPE STANDARDS

2006.09 MIXED USE BUILDING TYPE

C. BUILDING SIZE AND MASSING

Building Type size and massing shall meet the following requirements and Diagram 6.01.

1. Percentage of front building wall at primary street: Building shall be built to a minimum of 90% of the overall width of the front street property line.
2. Building depth: 20 feet minimum
3. Maximum site coverage: 100%

DIAGRAM 6.01 BUILDING SIZE AND MASS

ALLEY (OPTIONAL) · REAR PROPERTY LINE · INTERIOR LOT · CORNER LOT · SIDE PROPERTY LINE · BUILDING FOOTPRINT · SIDE STREET · FRONT PROPERTY LINE · PRIMARY STREET

D. GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 6.02.

1. Entrances to ground floor unit(s) are required at the primary street and shall be directly accessed from and face the primary street.
2. Entrances to ground floor unit(s) shall occur at intervals of not greater than 75 feet along the primary street.
3. Entrances to ground floor unit(s) at the side street (if provided) shall be directly access from and face the side street.
4. Upper floor units shall be accessed by common entry along the primary or side street.
5. Optional angled building corner with required entry door. Maximum length of angled wall shall be 8 feet.

DIAGRAM 6.02 GROUND FLOOR ACCESS

ALLEY (OPTIONAL) · REAR PROPERTY LINE · INTERIOR LOT · CORNER LOT · SIDE PROPERTY LINE · BUILDING FOOTPRINT · SIDE STREET · FRONT PROPERTY LINE · PRIMARY STREET

E. NUMBER OF UNITS

Number of units per Building Type:

1. Required total of units minimum (1 unit at ground floor and on upper floor(s)).

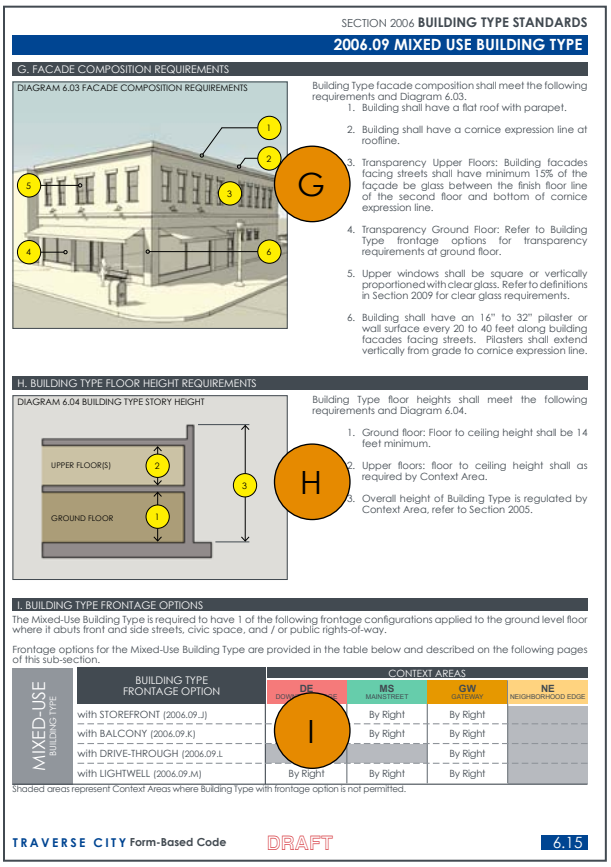
F. USE

Building Type use:

1. Uses are regulated by Context Area. Refer to Section 2005 for uses in each Context Area.

6.14 DRAFT TRAVERSE CITY Form-Based Code

2006.05 HOW TO USE THIS SECTION (continued)



SECTION 2006 **BUILDING TYPE STANDARDS**

2006.09 MIXED USE BUILDING TYPE

G. FACADE COMPOSITION REQUIREMENTS

DIAGRAM 6.03 FACADE COMPOSITION REQUIREMENTS

Building Type facade composition shall meet the following requirements and Diagram 6.03.

1. Building shall have a flat roof with parapet.
2. Building shall have a cornice expression line at roofline.
3. Transparency Upper Floors: Building facades facing streets shall have minimum 15% of the façade be glass between the finish floor line of the second floor and bottom of cornice expression line.
4. Transparency Ground Floor: Refer to Building Type frontage options for transparency requirements at ground floor.
5. Upper windows shall be square or vertically proportioned with clear glass. Refer to definitions in Section 2009 for clear glass requirements.
6. Building shall have an 16" to 32" pilaster or wall surface every 20 to 40 feet along building facades facing streets. Pilasters shall extend vertically from grade to cornice expression line.

H. BUILDING TYPE FLOOR HEIGHT REQUIREMENTS

DIAGRAM 6.04 BUILDING TYPE STORY HEIGHT

Building Type floor heights shall meet the following requirements and Diagram 6.04.

1. Ground floor: Floor to ceiling height shall be 14 feet minimum.
2. Upper floors: floor to ceiling height shall as required by Context Area.
3. Overall height of Building Type is regulated by Context Area, refer to Section 2005.

I. BUILDING TYPE FRONTAGE OPTIONS

The Mixed-Use Building Type is required to have 1 of the following frontage configurations applied to the ground level floor where it abuts front and side streets, civic space, and / or public rights-of-way.

Frontage options for the Mixed-Use Building Type are provided in the table below and described on the following pages of this sub-section.

MIXED-USE BUILDING TYPE	BUILDING TYPE FRONTAGE OPTION	CONTEXT AREAS			
		DE DOWNTOWN EDGE	MS MAINSTREET	GW GATEWAY	NE NEIGHBORHOOD EDGE
	with STOREFRONT (2006.09.J)		By Right	By Right	
	with BALCONY (2006.09.K)		By Right	By Right	
	with DRIVE-THROUGH (2006.09.L			By Right	
	with LIGHTWELL (2006.09.M)	By Right	By Right	By Right	

Shaded areas represent Context Areas where Building Type with frontage option is not permitted.

TRAVERSE CITY Form-Based Code DRAFT 6.15

G. Facade Composition Requirements: This subsection indicates the required façade composition specifications for Building Type, including upper floor(s) transparency, proportion, window orientation, vertical articulation, and roof type.

H. Building Type Floor Height: This subsection indicates the required minimum dimensions for the ground floor of the specific Building Type, measured from floor to ceiling. The actual number of floors and overall height maximum for buildings is regulated by Context Area (Section 2005).

I. Building Type Frontage Options: Each Building Type has specific frontage options that may be chosen as part of the overall composition and ground floor (street frontage) of the building. Frontages are applied to the ground floor of the Building Type where it abuts a primary and side street, civic space, or public right-of-way. One frontage is required to be used for each building that is constructed (in instances of the Flex, Live/Work and Rowhouse Building Types, multiple frontages may be chosen for one building). Frontages provide guidelines for transparency, architecture, and composition that enable the building to engage and define the public realm. The table in this section illustrates what frontages are appropriate for each Building Type within each Context Area.

2006.05 HOW TO USE THIS SECTION (continued)

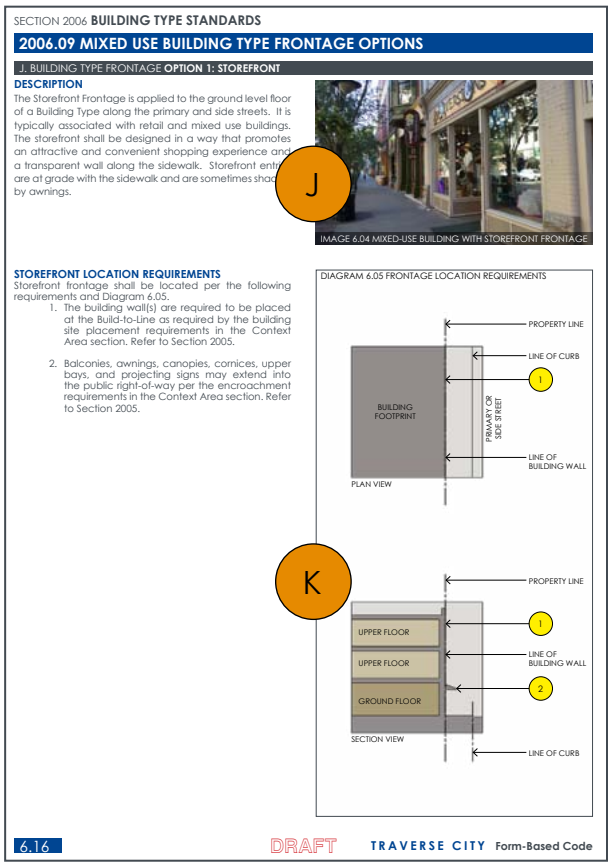
The following two pages are examples of frontage pages for the Storefront Frontage, one of ten different frontage options that are available for the various Building Types.

These pages will immediately follow each of the Building Type pages that have been described above and provide the applicable frontage choices for that Building Type.

J. Frontage Description: This paragraph describes the intent of the frontage and provides an image of a precedent example of the frontage, applied to the Building Type that it is associated with. This image will change throughout Section 2006, depending on the Building Type subsection that the frontage is described in.

K. Frontage Location Requirements: This subsection provides requirements of the frontage location relative the build-to-line, build-to-zone, or setback. These site placement requirements are defined in Section 2005, Context Areas. This subsection also provides the requirements for landscaping or paving of the ground area adjacent to the frontage.

L. Frontage Composition Requirements: This subsection provides the requirements for the composition of the frontage, including transparency, proportion, scale, vertical articulation, entry and details.



SECTION 2006 **BUILDING TYPE STANDARDS**

2006.09 MIXED USE BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE **OPTION 1: STOREFRONT**

DESCRIPTION

The Storefront Frontage is applied to the ground level floor of a Building Type along the primary and side streets. It is typically associated with retail and mixed use buildings. The storefront shall be designed in a way that promotes an attractive and convenient shopping experience and a transparent wall along the sidewalk. Storefront entri are at grade with the sidewalk and are sometimes shad by awnings.

J

IMAGE 6.04 MIXED-USE BUILDING WITH STOREFRONT FRONTAGE

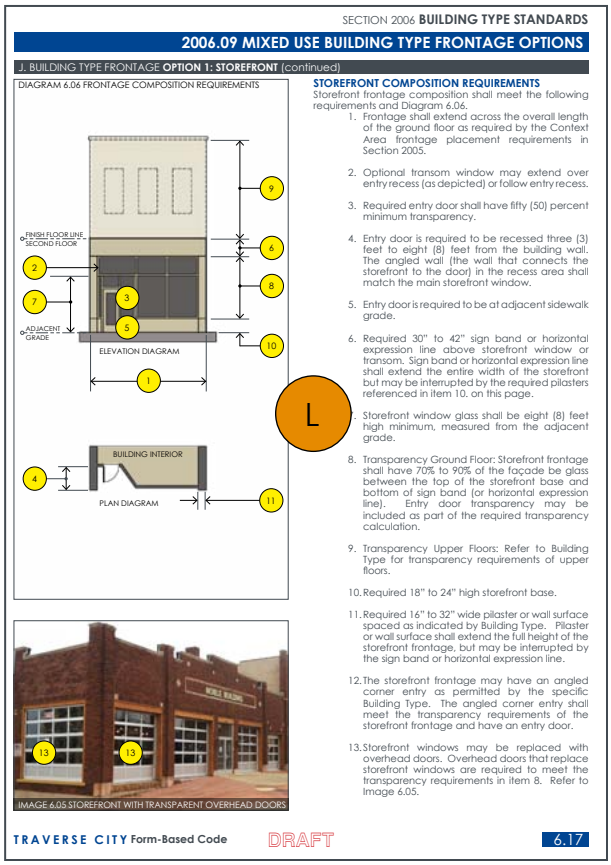
STOREFRONT LOCATION REQUIREMENTS

Storefront frontage shall be located per the following requirements and Diagram 6.05.

1. The building wall(s) are required to be placed at the Build-to-Line as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
2. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

DIAGRAM 6.05 FRONTAGE LOCATION REQUIREMENTS

6.16 DRAFT TRAVERSE CITY Form-Based Code



SECTION 2006 **BUILDING TYPE STANDARDS**

2006.09 MIXED USE BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE **OPTION 1: STOREFRONT** (continued)

DIAGRAM 6.06 FRONTAGE COMPOSITION REQUIREMENTS

IMAGE 6.05 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

STOREFRONT COMPOSITION REQUIREMENTS

Storefront frontage composition shall meet the following requirements and Diagram 6.06.

1. Frontage shall extend across the overall length of the ground floor as required by the Context Area frontage placement requirements in Section 2005.
2. Optional transom window may extend over entry recess (as depicted) or follow entry recess.
3. Required entry door shall have fifty (50) percent minimum transparency.
4. Entry door is required to be recessed three (3) feet to eight (8) feet from the building wall. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the main storefront window.
5. Entry door is required to be at adjacent sidewalk grade.
6. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item 10. on this page.
7. Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade.
8. Transparency Ground Floor: Storefront frontage shall have 70% to 90% of the façade be glass between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency may be included as part of the required transparency calculation.
9. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.
10. Required 18" to 24" high storefront base.
11. Required 16" to 32" wide pilaster or wall surface spaced as indicated by Building Type. Pilaster or wall surface shall extend the full height of the storefront frontage, but may be interrupted by the sign band or horizontal expression line.
12. The storefront frontage may have an angled corner entry as permitted by the specific Building Type. The angled corner entry shall meet the transparency requirements of the storefront frontage and have an entry door.
13. Storefront windows may be replaced with overhead doors. Overhead doors that replace storefront windows are required to meet the transparency requirements in item 8. Refer to Image 6.05.

TRAVERSE CITY Form-Based Code DRAFT 6.17

2006.06 STANDARDS FOR ALL BUILDING TYPES

The following standards apply to all Building Types:

A. Primary Street Building Wall: Primary street facades of buildings represent the building front and are located at the public right-of-way lines along the street, public path or civic space of address for the building.

B. Side Street Building Wall: Side street walls of buildings represent the building sides that are located at the public right-of-way lines along all streets, public paths or civic spaces that are not the street of address for the building. The side street build-to-line, build-to-zone, or setback for side streets shall apply to all situations where side streets , public paths, or civic spaces occur at more than one side of a building (due to a parcel that is bound on more than two sides by right-of-way lines).

C. Primary Street Transparency Requirements at ground floor: Each Building Type's ground floor transparency at the primary street is per the frontage requirements for that Building Type.

D. Side Street Transparency Requirements at ground floor: Each Building Type's ground floor transparency at the side street is per the frontage requirements for that Building Type, with the following conditions:
   1. Side Street frontages are required to be placed at a minimum length of overall side street building wall as indicated by the requirements for frontage site placement in each Context Area (section 2005).
   2. In instances where 100% of the side street wall does not have a frontage, the transparency for that remaining wall shall be the same as what is required by the upper stories for that Building Type.

E. Percentage of Building at Street: Each Building Type indicates a percentage of building wall that is required at the primary street. This percentage is the amount of a lot line adjoining the public right-of-way that shall be occupied by the front building wall. The front building wall shall be parallel to the right-of-way, located in accordance with the required build-to-lines, build-to-zones, or setbacks.

F. Frontages: Frontages define architecture and design components for the entrance(s) to the building, the transparency of the building wall, and the area between the building walls and the front and / or side street. Each Building Type identifies appropriate frontage choices. The use of one of the frontages identified for the Building Type is required.
   1. The Flex, Live/Work, and Rowhouse Building Types may have multiple frontages as indicated for the specific Building Type and frontage in this Section.

G. Maximum Site Coverage: The maximum site coverage applies to all buildings on a lot, including accessory buildings.

H. Building Height: Buildings shall comply with the overall maximum height regulations (as measured in number of floors and overall feet) that are established by Context Area. Each Building Type has floor height (measured in feet and inches) requirements that shall be used when determining building heights.

I. Side Yard Walls: Each building shall have separate walls to support all loads independently of any walls located on an adjacent lot. Buildings with side-facing windows shall provide necessary light and air shafts within their own lot, without relying on the side yard of the adjacent lot.

J. Off-street Parking Requirements and Standards: Parking requirements for each Building Type are based on use and Context Area. Refer to Section 2008 for parking requirements and standards.

K. Off-street Parking Location: Off-street parking location requirements are based on Context Area and specified in Section 2005.

L. Sign Standards: Sign sizes and quantities for each Building Type are based on Context Area. Refer to Section 2009 for Sign Standards.

2006.07 BUILDING TYPE OVERVIEW

Context Areas that are represented in black indicate that the building is not allowed in that Context Area.

MIXED USE BUILDING TYPE

This Building Type is a medium- to large-sized typically attached structure. It is intended to provide a vertical mix of uses with ground floor retail or service uses and upper floor service or residential uses. This Type makes up the primary component of a main street and downtown, and is a Building Type that can provide street vibrancy and enhanced walkability.

FRONTAGE OPTIONS (refer to Section 2006)	CONTEXT AREAS (refer to Section 2005)	
STOREFRONT	DE DOWNTOWN EDGE	MS MAIN STREET
BALCONY		
DRIVE-THROUGH	GW GATEWAY	NE NEIGHBORHOOD EDGE
LIGHTWELL		

RETAIL BUILDING TYPE

This Building Type is a medium- to large-sized typically attached structure. It is intended to provide a single story building with ground floor retail or service uses. This Type makes up the secondary component of a main street and is a Building Type that can provide street vibrancy and enhanced walkability.

FRONTAGE OPTIONS (refer to Section 2006)	CONTEXT AREAS (refer to Section 2005)	
STOREFRONT	DE DOWNTOWN EDGE	MS MAIN STREET
DRIVE-THROUGH		
LIGHTWELL	GW GATEWAY	NE NEIGHBORHOOD EDGE

FLEX BUILDING TYPE

This Building Type is a medium- to large-sized attached or detached structure, typically built on a large lot. It can be used to provide a vertical mix of uses with ground floor industrial, service, retail, or residential uses; or it may be a single-use building.

FRONTAGE OPTIONS (refer to Section 2006)	CONTEXT AREAS (refer to Section 2005)	
STOREFRONT	DE DOWNTOWN EDGE	MS MAIN STREET
TERRACE		
FORECOURT	GW GATEWAY	NE NEIGHBORHOOD EDGE
DOORYARD		

COTTAGE RETAIL BUILDING TYPE

This Building Type is a small- to medium-sized detached structure. It is intended to provide retail or service uses at the ground floor. This Type will typically have a residential mass, scale, and composition that allows it to integrate into adjacent residential areas.

FRONTAGE OPTIONS (refer to Section 2006)	CONTEXT AREAS (refer to Section 2005)	
STOREFRONT	DE DOWNTOWN EDGE	MS MAIN STREET
DOORYARD		
STOOP	GW GATEWAY	NE NEIGHBORHOOD EDGE

LIVE / WORK BUILDING TYPE

This Building Type is a small- to medium-sized attached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground floor space and the dwelling unit are owned by one entity. This Type is especially appropriate for incubating retail and service uses and allowing neighborhood retail to expand as the market demands.

FRONTAGE OPTIONS (refer to Section 2006)	CONTEXT AREAS (refer to Section 2005)	
STOREFRONT	DE DOWNTOWN EDGE	MS MAIN STREET
LIGHTWELL		
DOORYARD	GW GATEWAY	NE NEIGHBORHOOD EDGE
STOOP		

LARGE MULTI-PLEX BUILDING TYPE

This Building Type is a medium- to large-sized structure that consists of 7 or more side-by-side and / or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit in medium-density neighborhoods and enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types and promoting walkability.

FRONTAGE OPTIONS (refer to Section 2006)	CONTEXT AREAS (refer to Section 2005)	
FORECOURT	DE DOWNTOWN EDGE	MS MAIN STREET
DOORYARD		
STOOP	GW GATEWAY	NE NEIGHBORHOOD EDGE
PROJECTING PORCH		

2006.07 BUILDING TYPE OVERVIEW (continued)

Context Areas that are represented in black indicate that the building is not allowed in that Context Area.

SMALL MULTI-PLEX BUILDING TYPE

This Building Type is a medium-sized structure that consists of 3 to 6 side-by-side and / or stacked dwelling units, typically with one shared entry or individual entries along the front. This Type has the appearance of a large single-family house and is appropriately scaled to fit in single family neighborhoods. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types and promoting walkability.

FRONTAGE OPTIONS (refer to Section 2006)	CONTEXT AREAS (refer to Section 2005)	
STOOP	DE DOWNTOWN EDGE	MS MAIN STREET
PROJECTING PORCH	GW GATEWAY	NE NEIGHBORHOOD EDGE
ENGAGED PORCH		

ROWHOUSE BUILDING TYPE

This Building Type is a small- to medium-sized attached structure that consists of 2 to 8 rowhouses placed side-by-side. This Type is typically located within medium-density neighborhoods or in a location that transitions from single-family to mixed-use. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types and promoting walkability.

FRONTAGE OPTIONS (refer to Section 2006)	CONTEXT AREAS (refer to Section 2005)	
LIGHTWELL	DE DOWNTOWN EDGE	MS MAIN STREET
STOOP	GW GATEWAY	NE NEIGHBORHOOD EDGE
PROJECTING PORCH		

DUPLEX BUILDING TYPE

This Building Type is a small- to medium-sized detached structure that consists of two side-by-side or stacked dwelling units, both facing the street and within a single building massing. This Type has the appearance of a medium-sized single-family house and is appropriately scaled to fit in single family neighborhoods. This Building Type is an essential building for providing a broad choice of housing types.

FRONTAGE OPTIONS (refer to Section 2006)	CONTEXT AREAS (refer to Section 2005)	
STOOP	DE DOWNTOWN EDGE	MS MAIN STREET
PROJECTING PORCH	GW GATEWAY	NE NEIGHBORHOOD EDGE
ENGAGED PORCH		

DETACHED HOUSE BUILDING TYPE

This Building Type is a small- to medium-sized detached structure that incorporates one dwelling unit. It is typically located within a primarily single-family neighborhood in a walkable urban setting. This Building Type is an essential building for providing a broad choice of housing types.

FRONTAGE OPTIONS (refer to Section 2006)	CONTEXT AREAS (refer to Section 2005)	
STOOP	DE DOWNTOWN EDGE	MS MAIN STREET
PROJECTING PORCH	GW GATEWAY	NE NEIGHBORHOOD EDGE
ENGAGED PORCH		

CARRIAGE HOUSE BUILDING TYPE

This Building Type is an accessory structure located at the rear of a lot. It typically provides either a small residential unit or home office space above the first floor garage. This Type is important for providing affordable housing choices that are integrated into diverse neighborhoods. This Type shall only be used in conjunction with the Detached House, Duplex, Rowhouse, or Live/Work Building Types.

FRONTAGE OPTIONS (refer to Section 2006)	CONTEXT AREAS (refer to Section 2005)	
Not applicable to this Building Type	DE DOWNTOWN EDGE	MS MAIN STREET
	GW GATEWAY	NE NEIGHBORHOOD EDGE

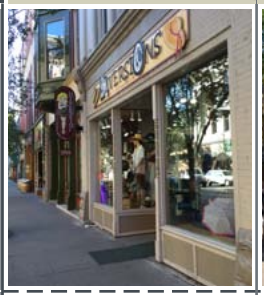
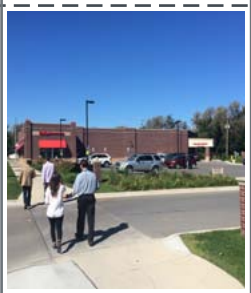
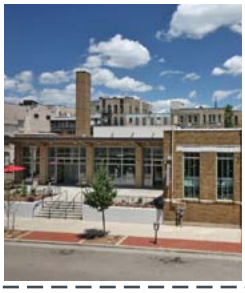
CIVIC BUILDING TYPE

This Building Type is a small-, medium- or large-sized detached structure that incorporates uses of special public importance including, but not limited to municipal buildings, churches, libraries and schools. Civic Buildings typically have less form regulations than other Building Types because their prominence within the community requires more iconic and distinctive form.

FRONTAGE OPTIONS (refer to Section 2006)	CONTEXT AREAS (refer to Section 2005)	
Not applicable to this Building Type	DE DOWNTOWN EDGE	MS MAIN STREET
	GW GATEWAY	NE NEIGHBORHOOD EDGE

2006.08 FRONTAGE TYPE OVERVIEW

Building Types that are shaded indicate Frontage is not an option for that specific Building Type.

FRONTAGE OPTIONS	BUILDING TYPE				
	MIXED USE BUILDING TYPE	**RETAIL** BUILDING TYPE	**FLEX** BUILDING TYPE	**COTTAGE RETAIL** BUILDING TYPE	**LIVE / WORK** BUILDING TYPE
STOREFRONT FRONTAGE					
BALCONY FRONTAGE					
DRIVE-TRHOUGH FRONTAGE					
TERRACE FRONTAGE					
FORECOURT FRONTAGE					

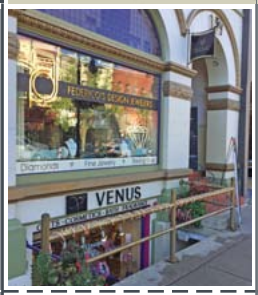
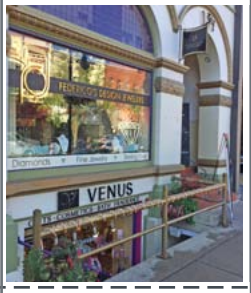
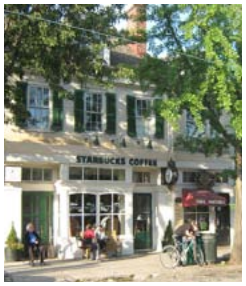
2006.08 FRONTAGE TYPE OVERVIEW (continued)

Building Types that are shaded indicate Frontage is not an option for that specific Building Type.

BUILDING TYPE					FRONTAGE OPTIONS
LARGE MULTI-PLEX BUILDING TYPE	**SMALL MULTI-PLEX** BUILDING TYPE	**ROWHOUSE** BUILDING TYPE	**DUPLEX** BUILDING TYPE	**DETACHED HOUSE** BUILDING TYPE	
					STOREFRONT FRONTAGE
					BALCONY FRONTAGE
					DRIVE-TRHOUGH FRONTAGE
					TERRACE FRONTAGE
					FORECOURT FRONTAGE

2006.08 FRONTAGE TYPE OVERVIEW (continued)

Building Types that are shaded indicate Frontage is not an option for that specific Building Type.

FRONTAGE OPTIONS	BUILDING TYPE				
	MIXED USE BUILDING TYPE	**RETAIL** BUILDING TYPE	**FLEX** BUILDING TYPE	**COTTAGE RETAIL** BUILDING TYPE	**LIVE / WORK** BUILDING TYPE
LIGHTWELL FRONTAGE					
DOORYARD FRONTAGE					
STOOP FRONTAGE					
PROJECTING PORCH FRONTAGE					
ENGAGED PORCH FRONTAGE					

2006.08 FRONTAGE TYPE OVERVIEW (continued)

Building Types that are shaded indicate Frontage is not an option for that specific Building Type.

BUILDING TYPE					
LARGE MULTI-PLEX BUILDING TYPE	**SMALL MULTI-PLEX** BUILDING TYPE	**ROWHOUSE** BUILDING TYPE	**DUPLEX** BUILDING TYPE	**DETACHED HOUSE** BUILDING TYPE	FRONTAGE OPTIONS
					LIGHTWELL FRONTAGE
					DOORYARD FRONTAGE
					STOOP FRONTAGE
					PROJECTING PORCH FRONTAGE
					ENGAGED PORCH FRONTAGE

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2006.09 MIXED USE BUILDING TYPE

A. BUILDING TYPE DESCRIPTION

The MIXED-USE BUILDING TYPE is a medium- to large-sized typically attached structure. It is intended to provide a vertical mix of uses with ground floor retail or service uses and upper floor service or residential uses. This Type makes up the primary component of a main street and downtown, and is a Building Type that can provide street vibrancy and enhanced walkability.

B. PRECEDENT OF MIXED-USE BUILDING TYPE

The following images represent precedent examples of the Mixed-Use Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects within the Traverse City Form-Based Code area.

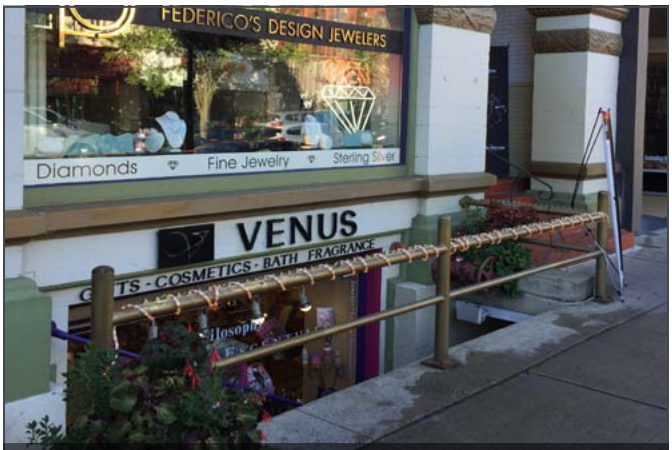


IMAGE 6.01 TRAVERSE CITY MIXED USE BUILDING ON FRONT STREET WITH LIGHTWELL FRONTAGE

IMAGE 6.02 MIXED USE BUILDING WITH BALCONY FRONTAGE

IMAGE 6.03 TRAVERSE CITY MIXED USE BUILDING ON WEST FRONT STREET WITH STOREFRONT FRONTAGE

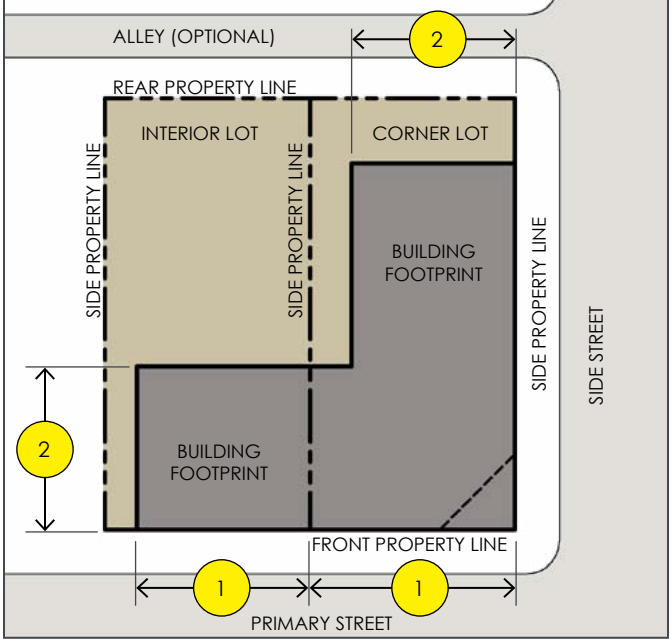
2006.09 MIXED USE BUILDING TYPE

C. BUILDING SIZE AND MASSING

Building Type size and massing shall meet the following requirements and Diagram 6.01.

1. Percentage of front building wall at primary street: Building shall be built to a minimum of 90% of the overall width of the front street property line.
2. Building depth: 20 feet minimum
3. Maximum site coverage: 100%

DIAGRAM 6.01 BUILDING SIZE AND MASS

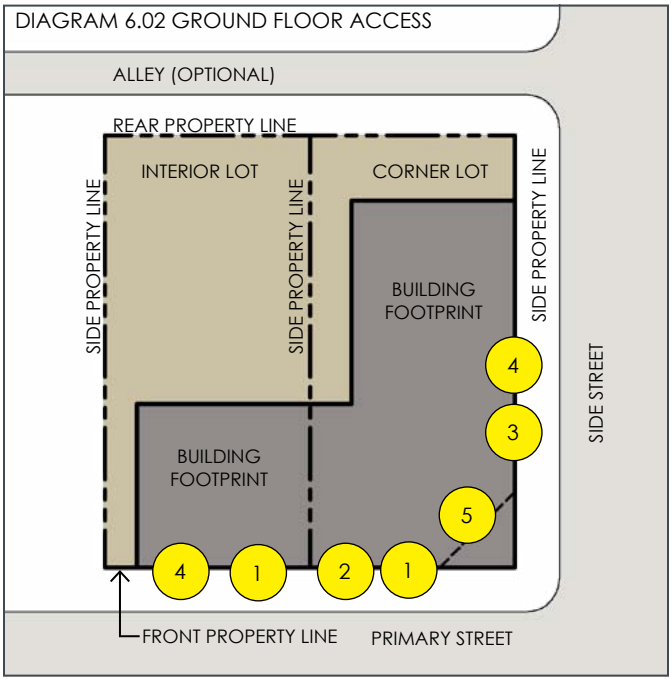


D. GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 6.02.

1. Entrances to ground floor unit(s) are required at the primary street and shall be directly accessed from and face the primary street.
2. Entrances to ground floor unit(s) shall occur at intervals of not greater than 75 feet along the primary street.
3. Entrances to ground floor unit(s) at the side street (if provided) shall be directly accessed from and face the side street.
4. Upper floor units shall be accessed by a common entry along the primary or side street.
5. Optional angled building corner with required entry door. Maximum length of angled wall shall be 8 feet.

DIAGRAM 6.02 GROUND FLOOR ACCESS



E. NUMBER OF UNITS

Number of units per Building Type:

1. Required total of 2 units minimum (1 unit at ground floor and 1 per floor on upper floor(s)).

F. USE

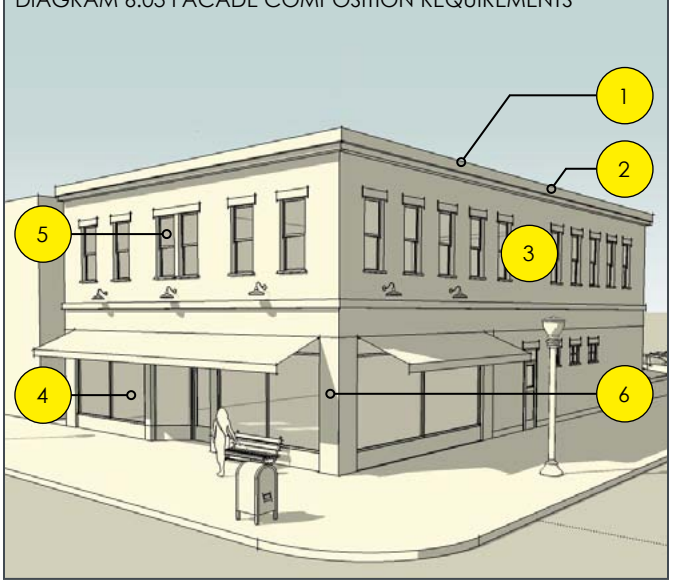
Building Type use:

1. Uses are regulated by Context Area. Refer to Section 2005 for permitted uses in each Context Area.

2006.09 MIXED USE BUILDING TYPE

G. FACADE COMPOSITION REQUIREMENTS

DIAGRAM 6.03 FACADE COMPOSITION REQUIREMENTS

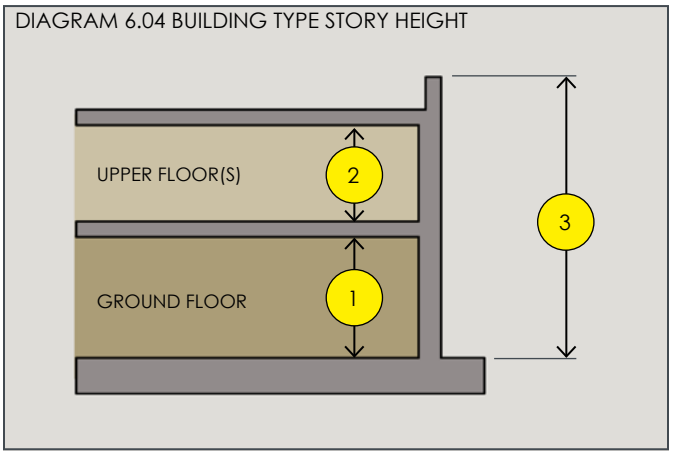


Building Type facade composition shall meet the following requirements and Diagram 6.03.

1. Building shall have a flat roof with parapet.
2. Building shall have a cornice expression line at roofline.
3. Transparency Upper Floors: Building facades facing streets shall have minimum 15% of the façade be glass between the finish floor line of the second floor and bottom of cornice expression line.
4. Transparency Ground Floor: Refer to Building Type frontage options for transparency requirements at ground floor.
5. Upper windows shall be square or vertically proportioned with clear glass. Refer to definitions in Section 2009 for clear glass requirements.
6. Building shall have an 16" to 32" pilaster or wall surface every 20 to 40 feet along building facades facing streets. Pilasters shall extend vertically from grade to cornice expression line.

H. BUILDING TYPE FLOOR HEIGHT REQUIREMENTS

DIAGRAM 6.04 BUILDING TYPE STORY HEIGHT



Building Type floor heights shall meet the following requirements and Diagram 6.04.

1. Ground floor: Floor to ceiling height shall be 14 feet minimum.
2. Upper floors: floor to ceiling height shall as required by Context Area.
3. Overall height of Building Type is regulated by Context Area, refer to Section 2005.

I. BUILDING TYPE FRONTAGE OPTIONS

The Mixed-Use Building Type is required to have 1 of the following frontage configurations applied to the ground level floor where it abuts front and side streets, civic space, and / or public rights-of-way.

Frontage options for the Mixed-Use Building Type are provided in the table below and described on the following pages of this sub-section.

MIXED-USE BUILDING TYPE	BUILDING TYPE FRONTAGE OPTION	CONTEXT AREAS			
		DE DOWNTOWN EDGE	MS MAINSTREET	GW GATEWAY	NE NEIGHBORHOOD EDGE
	with STOREFRONT (2006.09.J)	By Right	By Right	By Right	
	with BALCONY (2006.09.K)	By Right	By Right	By Right	
	with DRIVE-THROUGH (2006.09.L)			By Right	
	with LIGHTWELL (2006.09.M)	By Right	By Right	By Right	

Shaded areas represent Context Areas where Building Type with frontage option is not permitted.

2006.09 MIXED USE BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE **OPTION 1: STOREFRONT**

DESCRIPTION

The Storefront Frontage is applied to the ground level floor of a Building Type along the primary and side streets. It is typically associated with retail and mixed use buildings. The storefront shall be designed in a way that promotes an attractive and convenient shopping experience and a transparent wall along the sidewalk. Storefront entries are at grade with the sidewalk and are sometimes shaded by awnings.

IMAGE 6.04 MIXED-USE BUILDING WITH STOREFRONT FRONTAGE

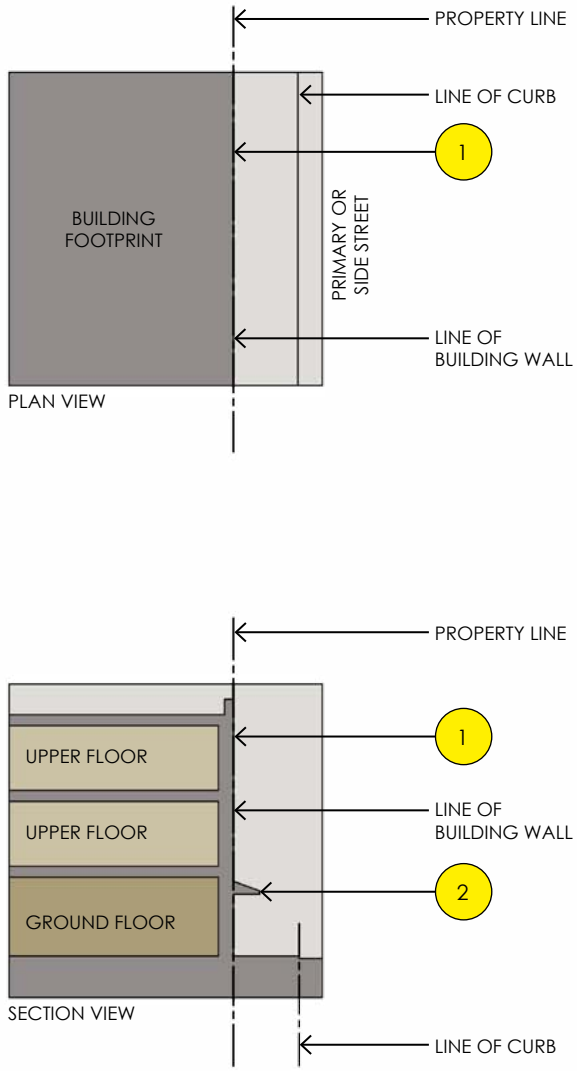
STOREFRONT LOCATION REQUIREMENTS

Storefront frontage shall be located per the following requirements and Diagram 6.05.

1. The building wall(s) are required to be placed at the Build-to-Line as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

2. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

DIAGRAM 6.05 FRONTAGE LOCATION REQUIREMENTS



2006.09 MIXED USE BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE **OPTION 1: STOREFRONT** (continued)

DIAGRAM 6.06 FRONTAGE COMPOSITION REQUIREMENTS

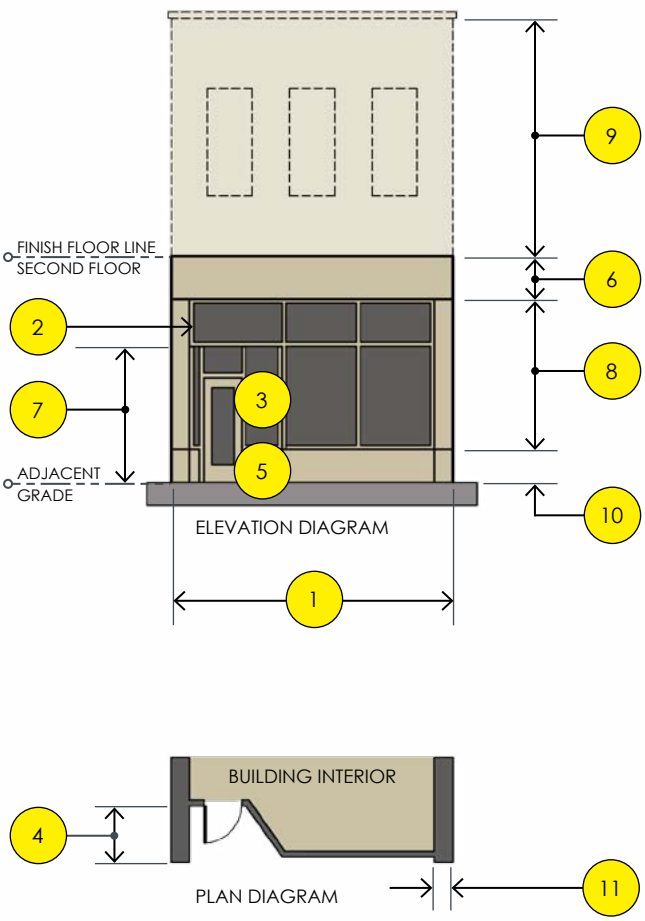


IMAGE 6.05 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

STOREFRONT COMPOSITION REQUIREMENTS

Storefront frontage composition shall meet the following requirements and Diagram 6.06.

1. Frontage shall extend across the overall length of the ground floor as required by the Context Area frontage placement requirements in Section 2005.

2. Optional transom window may extend over entry recess (as depicted) or follow entry recess.

3. Required entry door shall have fifty (50) percent minimum transparency.

4. Entry door is required to be recessed three (3) feet to eight (8) feet from the building wall. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the main storefront window.

5. Entry door is required to be at adjacent sidewalk grade.

6. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item 10. on this page.

7. Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade.

8. Transparency Ground Floor: Storefront frontage shall have 70% to 90% of the façade be glass between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency may be included as part of the required transparency calculation.

9. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.

10. Required 18" to 24" high storefront base.

11. Required 16" to 32" wide pilaster or wall surface spaced as indicated by Building Type. Pilaster or wall surface shall extend the full height of the storefront frontage, but may be interrupted by the sign band or horizontal expression line.

12. The storefront frontage may have an angled corner entry as permitted by the specific Building Type. The angled corner entry shall meet the transparency requirements of the storefront frontage and have an entry door.

13. Storefront windows may be replaced with overhead doors. Overhead doors that replace storefront windows are required to meet the transparency requirements in item 8. Refer to Image 6.05.

2006.09 MIXED USE BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE **OPTION 2: BALCONY**

DESCRIPTION

The Balcony Frontage contains a recessed balcony that is applied to the upper level floor of a Building Type along the primary street and a storefront that is applied to the ground level floor of a Building Type along the primary and side streets. It is always associated with mixed use buildings. The balcony frontage shall be designed to include an open-air space that is recessed into the building mass on the upper level(s) and a storefront that is designed to promote an attractive, convenient shopping experience and transparent wall along the sidewalk.

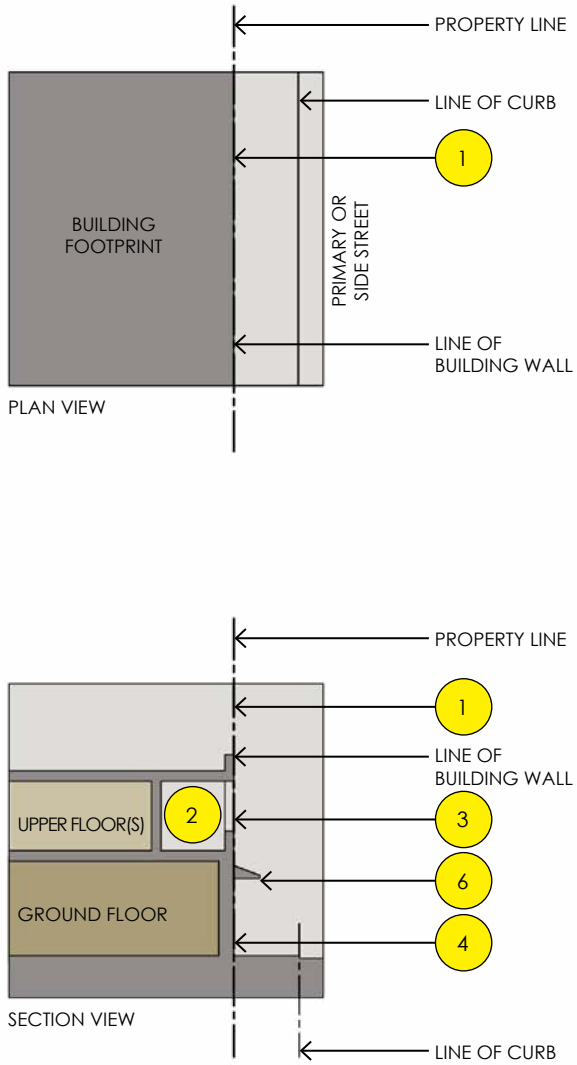
IMAGE 6.06 MIXED-USE BUILDING WITH BALCONY FRONTAGE

BALCONY LOCATION REQUIREMENTS

Storefront frontage shall be located per the following requirements and Diagram 6.07.

1. The building wall(s) are required to be placed at the Build-to-Line as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
2. Required upper floor balcony shall be located within the mass of the building.
3. Face of balcony shall align with facade of the building.
4. Storefront is required at the ground level floor.
5. Upper floor recessed balcony shall only occur at primary street. Side streets shall have storefront only.
6. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

DIAGRAM 6.07 FRONTAGE LOCATION REQUIREMENTS



2006.09 MIXED USE BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE **OPTION 2: BALCONY** (continued)

DIAGRAM 6.08 FRONTAGE COMPOSITION REQUIREMENTS

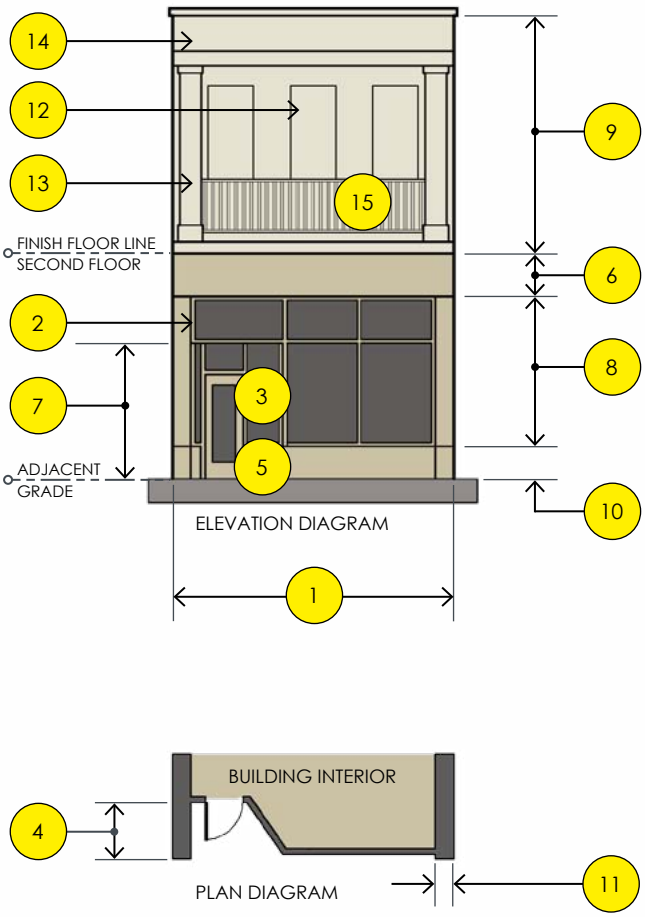


IMAGE 6.07 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

BALCONY COMPOSITION REQUIREMENTS

Balcony frontage composition shall meet the following requirements and Diagram 6.08.

1. Frontage shall extend across the overall length of the ground floor as required by the Context Area frontage placement requirements in Section 2005.
2. Optional transom window may extend over entry recess (as depicted) or follow entry recess.
3. Required entry door shall have fifty (50) percent minimum transparency.
4. Entry door is required to be recessed three (3) feet to eight (8) feet from the building wall. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the main storefront window.
5. Entry door is required to be at adjacent sidewalk grade.
6. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item 10. on this page.
7. Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade.
8. Transparency Ground Floor: Storefront frontage shall have 70% to 90% of the façade be glass between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency may be included as part of the required transparency calculation.
9. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.
10. Required 18" to 24" high storefront base.
11. Required 16" to 32" wide pilaster or wall surface spaced as indicated by Building Type. Pilaster or wall surface shall extend the full height of the storefront frontage, but may be interrupted by the sign band or horizontal expression line.
12. Required recessed open-air balcony located within the mass of the building.
13. Required balcony columns spaced to match pilaster or wall surface of building (item 10. above).
14. Building roof and / or parapet wall at balcony shall extend over balcony and align with building facade.
15. Required guardrail or knee-wall shall align with building facade.
16. Storefront windows may be replaced with overhead doors. Overhead doors that replace storefront windows are required to meet the transparency requirements in item 8. Refer to Image 6.07.

2006.09 MIXED USE BUILDING TYPE FRONTAGE OPTIONS

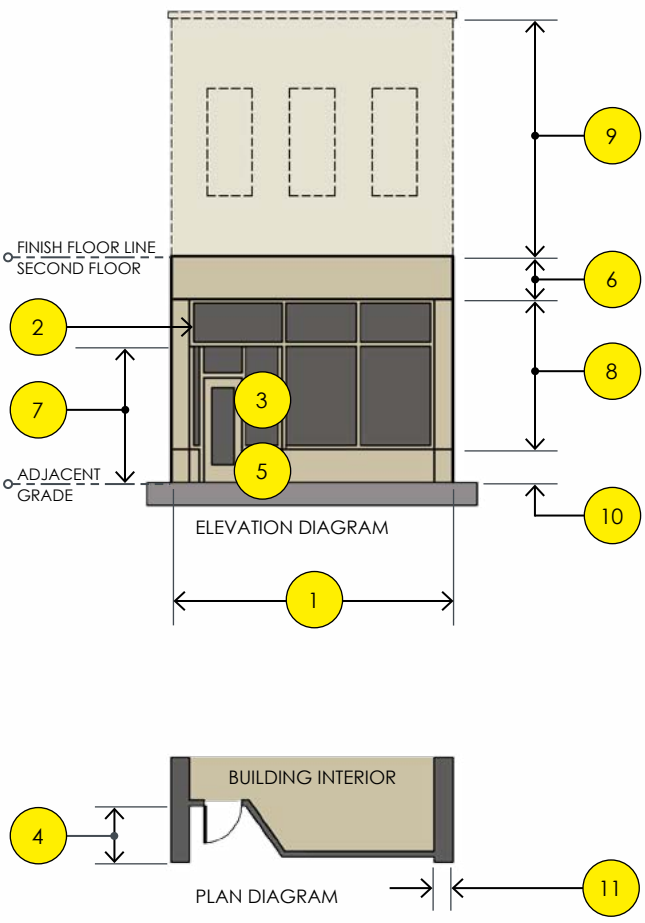
L. BUILDING TYPE FRONTAGE **OPTION 3: DRIVE-THROUGH**

DESCRIPTION

The Drive-through Frontage is identical to the Storefront Frontage, however it includes an automobile drive-through at the rear or non-street facing sides. The drive-through may include a covered structure at the service window location. This structure is designed to be a secondary element to the building and is consistent with the massing, scale, and design of the building. This frontage is typically associated with retail and mixed-use buildings and includes a storefront that is designed in a way that promotes an attractive and convenient shopping experience.

IMAGE 6.08 MIXED-USE BUILDING WITH DRIVE-THROUGH FRONTAGE

DIAGRAM 6.09 FRONTAGE COMPOSITION REQUIREMENTS

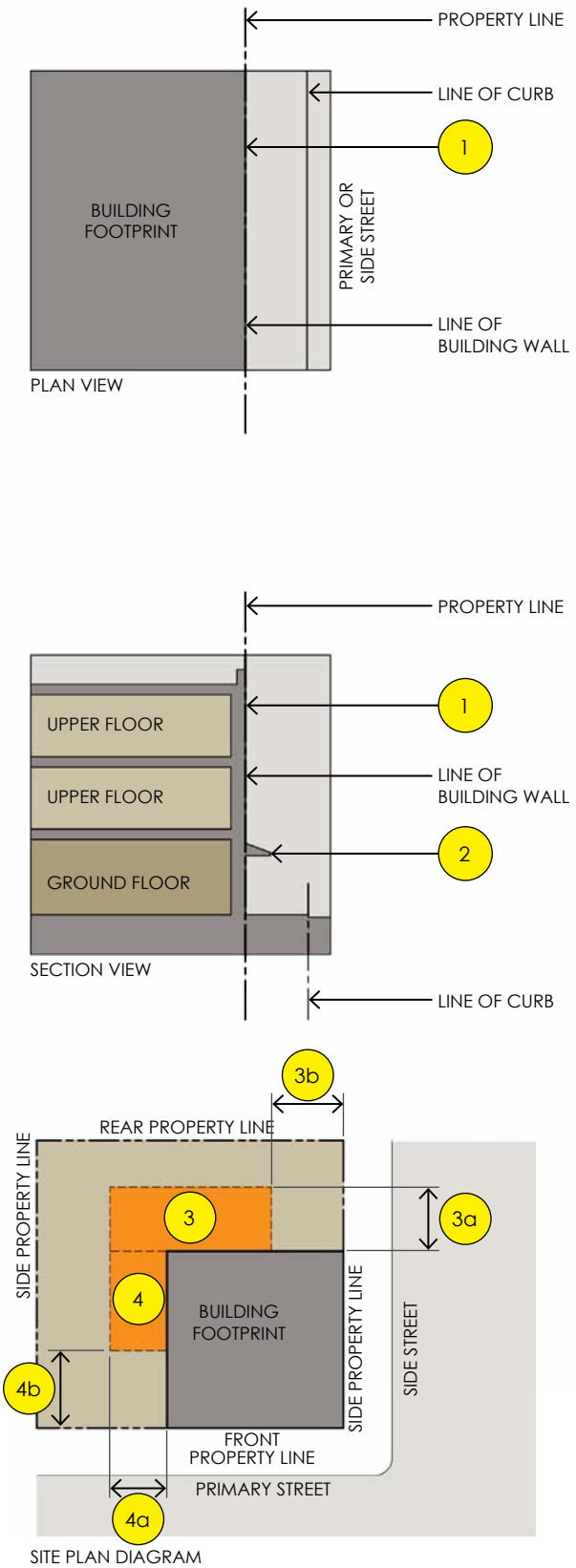


DRIVE-THROUGH COMPOSITION REQUIREMENTS

Drive-through frontage composition shall meet the following requirements and Diagram 6.09.

1. Frontage shall extend across the overall length of the ground floor as required by the Context Area frontage placement requirements in Section 2005.
2. Optional transom window may extend over entry recess (as depicted) or follow entry recess.
3. Required entry door shall have fifty (50) percent minimum transparency.
4. Entry door is required to be recessed three (3) feet to eight (8) feet from the building wall. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the main storefront window.
5. Entry door is required to be at adjacent sidewalk grade.
6. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item 10. on this page.
7. Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade.
8. Transparency Ground Floor: Storefront frontage shall have 70% to 90% of the façade be glass between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency may be included as part of the required transparency calculation.
9. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.
10. Required 18" to 24" high storefront base.
11. Required 16" to 32" wide pilaster or wall surface spaced as indicated by Building Type. Pilaster or wall surface shall extend the full height of the storefront frontage, but may be interrupted by the sign band or horizontal expression line.
12. The frontage may have an angled corner entry as permitted by the specific Building Type. The angled corner entry shall meet the transparency requirements of the storefront frontage and have an entry door.

DIAGRAM 6.10 FRONTAGE LOCATION REQUIREMENTS



DRIVE-THROUGH LOCATION REQUIREMENTS

Drive-through frontage shall be located per the following requirements and Diagram 6.10.

1. The building wall(s) are required to be placed at the Build-to-Line as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

2. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

3. Rear Drive-Through Zone: Drive-through locations at the rear of the building shall be placed within a rear drive-through zone that is located as follows:
   a. 0 to 45 feet, measured from rear building wall.

   b. 15 feet minimum, measured from building walls that face side streets.

4. Side Drive-Through Zone: Drive-through locations at the non-street facing sides of the building shall be placed within a rear drive-through zone that is located as follows:
   a. 0 to 45 feet, measured from side building wall.

   b. 15 feet minimum, measured from building walls that face primary streets.

5. Drive-through locations shall comply with rear and side setbacks of the Context Area that the lot is in. Refer to Section 2005.

6. Storefront is required at the ground level floor at building facades facing streets, civic space, and rights-of-way.

2006.09 MIXED USE BUILDING TYPE FRONTAGE OPTIONS

M. BUILDING TYPE FRONTAGE **OPTION 4: LIGHTWELL**

DESCRIPTION

The Lightwell Frontage, when used in conjunction with a storefront, requires that the facade of the building that faces the primary and / or side streets is setback a small distance from the front and / or side property lines. The lightwell is required to be built to the Build-to-Line. The frontage has a combined storefront at the ground floor and sunken lightwell between the building wall and property line. The lightwell provides access to a retail space on the lower level.

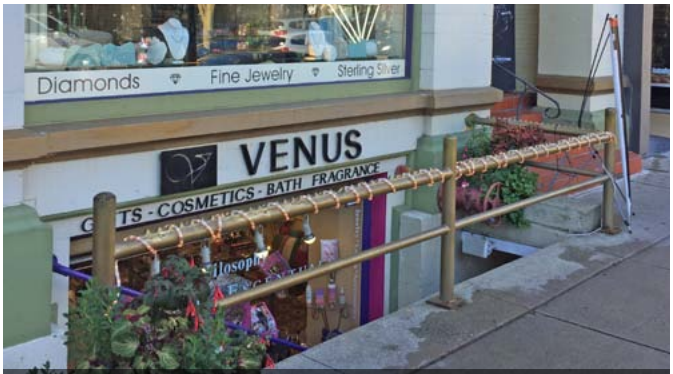


IMAGE 6.09 MIXED-USE BUILDING WITH LIGHTWELL FRONTAGE

LIGHTWELL LOCATION REQUIREMENTS

Lightwell frontage shall be located per the following requirements and Diagram 6.11.

1. The building wall(s) are required to be placed setback from the primary and / or side street property line to accommodate the frontage.
2. The front edge of the lightwell is required to be placed at the Build-to-Line as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
3. The ground area between the primary and /or side street property lines and the building wall shall be paved to match the public sidewalk.
4. Required exterior stair from adjacent sidewalk grade down to sunken lightwell shall be parallel to the building wall and sidewalk.
5. Storefront is required at the ground floor.
6. Partial storefront is required at the sunken level (basement). Refer to 2006.09.0 on facing page for requirements.
7. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

DIAGRAM 6.11 FRONTAGE LOCATION REQUIREMENTS

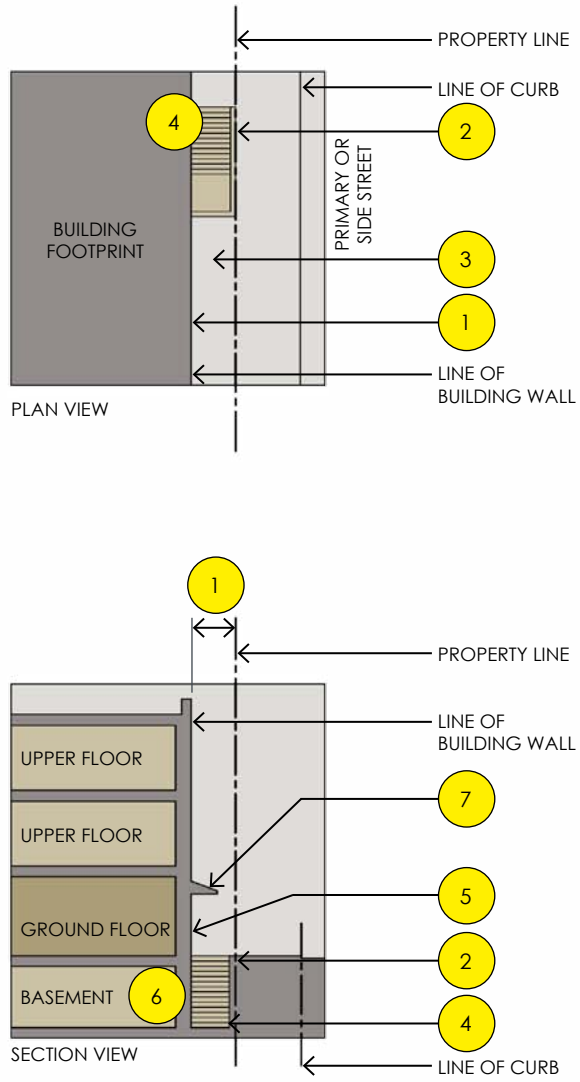
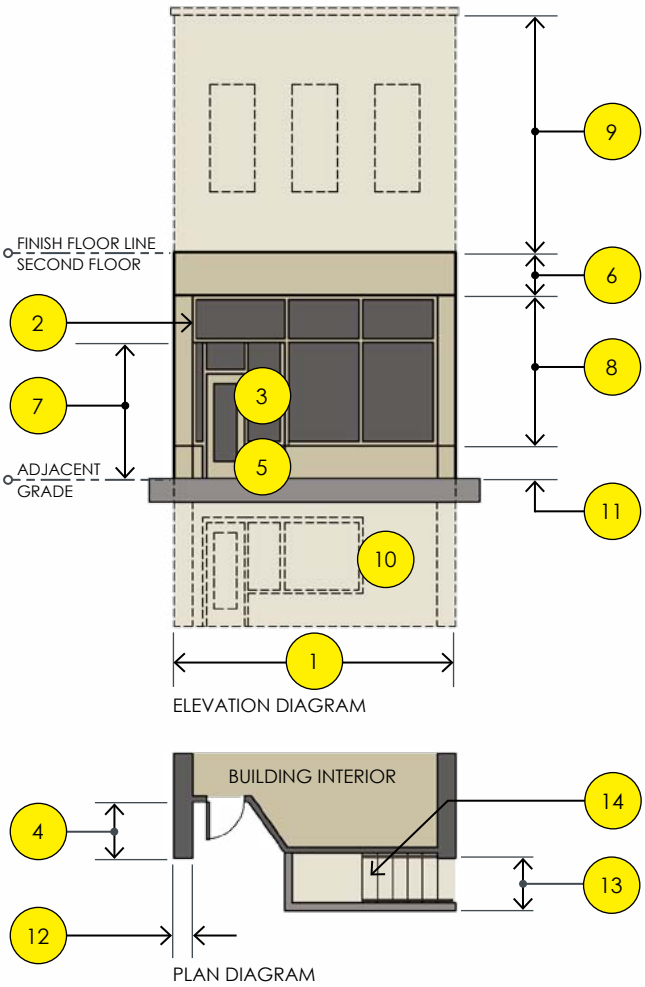


DIAGRAM 6.12 FRONTAGE COMPOSITION REQUIREMENTS



LIGHTWELL COMPOSITION REQUIREMENTS

Lightwell frontage composition shall meet the following requirements and Diagram 6.12.

1. Frontage shall extend across the overall length of the ground floor as required by the Context Area frontage placement requirements in Section 2005.

2. Optional transom window may extend over entry recess (as depicted) or follow entry recess.

3. Required entry door shall have fifty (50) percent minimum transparency.

4. Entry door is required to be recessed three (3) feet to eight (8) feet from the building wall. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the main storefront window.

5. Entry door is required to be at adjacent sidewalk grade.

6. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item 10. on this page.

7. Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade.

8. Transparency Ground Floor: Storefront frontage shall have 70% to 90% of the façade be glass between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency may be included as part of the required transparency calculation.

9. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.

10. Transparency Lightwell: A partial storefront window and entry door is required at the lightwell level (basement). Storefront shall have 20% to 60% of the building wall be glass. Door is required to have 50% transparency and may be included as part of the transparency calculation.

11. Required 18" to 24" high storefront base.

12. Required 16" to 32" wide pilaster or wall surface spaced as indicated by Building Type. Pilaster or wall surface shall extend the full height of the storefront frontage, but may be interrupted by the sign band or horizontal expression line.

13. Required lightwell depth shall be six (6) feet maximum measured from building wall to front edge of lightwell.

14. Required exterior stair from adjacent sidewalk grade down to sunken lightwell shall be parallel to the building wall and sidewalk.

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2006.10 RETAIL BUILDING TYPE

A. BUILDING TYPE DESCRIPTION

The RETAIL BUILDING TYPE is a medium- to large-sized typically attached structure. It is intended to provide a single story building with ground floor retail or service uses. This Type makes up the secondary component of a main street and is a Building Type that can provide street vibrancy and enhanced walkability.

B. PRECEDENT OF RETAIL BUILDING TYPE

The following images represent precedent examples of the Retail Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects within the Traverse City Form-Based Code area.

IMAGE 6.10 TRAVERSE CITY RETAIL BUILDING ON FRONT STREET WITH STOREFRONT FRONTAGE

IMAGE 6.11 TRAVERSE CITY RETAIL BUILDING WITH STOREFRONT FRONTAGE

IMAGE 6.12 RETAIL BUILDING WITH STOREFRONT FRONTAGE

IMAGE 6.13 TRAVERSE CITY RETAIL BUILDING ON FRONT STREET WITH STOREFRONT FRONTAGE

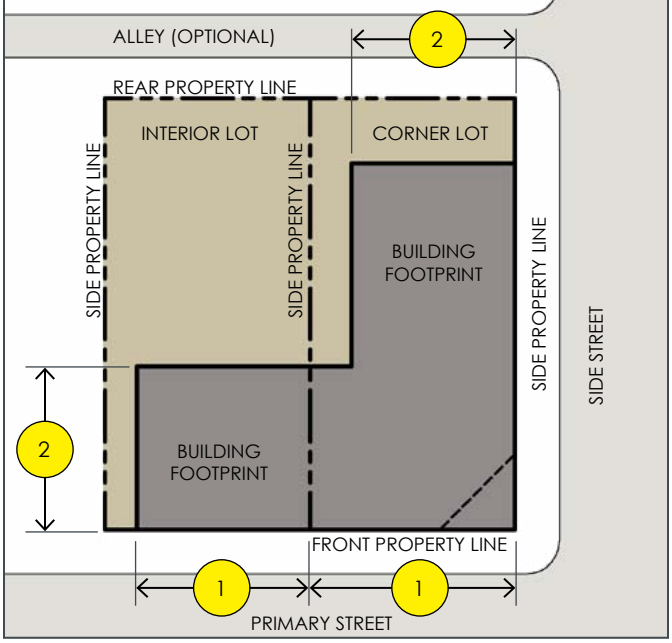
2006.10 RETAIL BUILDING TYPE

C. BUILDING SIZE AND MASSING

Building Type size and massing shall meet the following requirements and Diagram 6.13.

1. Percentage of front building wall at primary street: Building shall be built to a minimum of 90% of the overall width of the front street property line.
2. Building depth: 20 feet minimum
3. Maximum site coverage: 100%

DIAGRAM 6.13 BUILDING SIZE AND MASS

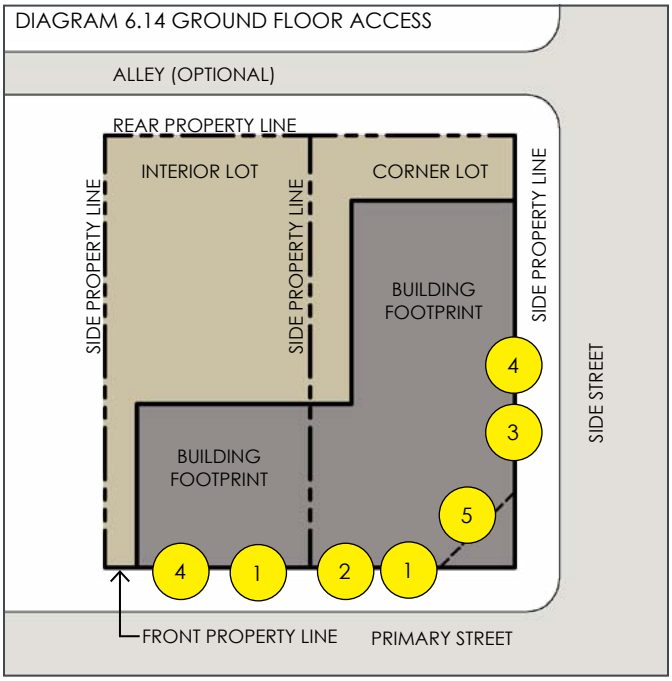


D. GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 6.14.

1. Entrances to ground floor unit(s) are required at the primary street and shall be directly accessed from and face the primary street.
2. Entrances to ground floor unit(s) shall occur at intervals of not greater than 75 feet along the primary street.
3. Entrances to ground floor unit(s) at the side street (if provided) shall be directly accessed from and face the side street.
4. Upper floor units shall be accessed by a common entry along the primary or side street.
5. Optional angled building corner with required entry door. Maximum length of angled wall shall be 8 feet.

DIAGRAM 6.14 GROUND FLOOR ACCESS



E. NUMBER OF UNITS

Number of units per Building Type:

1. Required total of 1 unit minimum.

F. USE

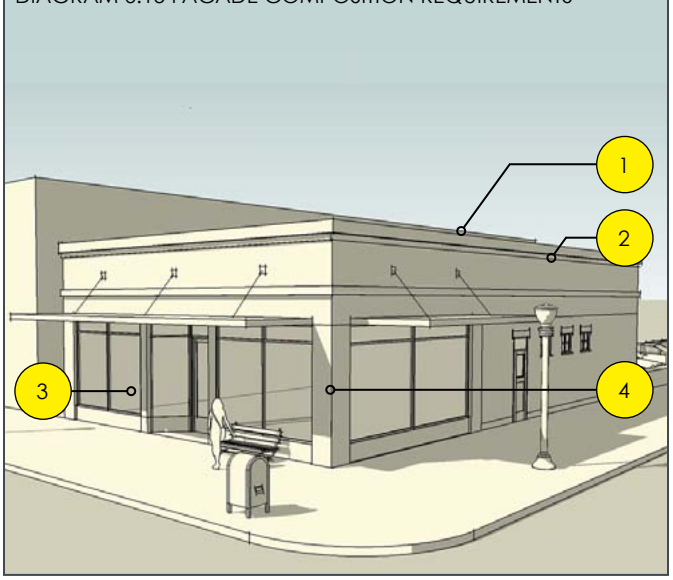
Building Type use:

1. Uses are regulated by Context Area. Refer to Section 2005 for permitted uses in each Context Area.

2006.10 RETAIL BUILDING TYPE

G. FACADE COMPOSITION REQUIREMENTS

DIAGRAM 6.15 FACADE COMPOSITION REQUIREMENTS

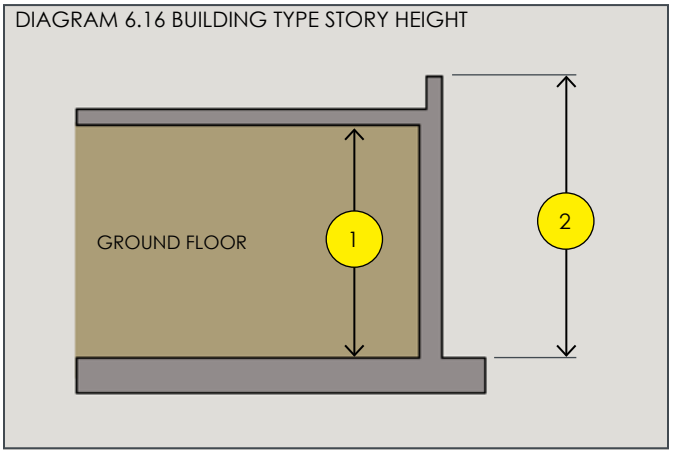


Building Type facade composition shall meet the following requirements and Diagram 6.15.

1. Building shall have a flat roof with parapet.
2. Building shall have a cornice expression line at roofline.
3. Transparency Ground Floor: Refer to Building Type frontage options for transparency requirements at ground floor.
4. Building shall have an 16" to 32" pilaster or wall surface every 20 to 40 feet along building facades facing streets. Pilasters shall extend vertically from grade to cornice expression line.

H. BUILDING TYPE FLOOR HEIGHT REQUIREMENTS

DIAGRAM 6.16 BUILDING TYPE STORY HEIGHT



Building Type floor heights shall meet the following requirements and Diagram 6.16.

1. Ground floor: Floor to ceiling height shall be 14 feet minimum.
2. Overall height of Building Type is regulated by Context Area, refer to Section 2005.

I. BUILDING TYPE FRONTAGE OPTIONS

The Retail Building Type is required to have 1 of the following frontage configurations applied to the ground level floor where it abuts front and side streets, civic space, and / or public rights-of-way.

Frontage options for the Retail Building Type are provided in the table below and described on the following pages of this sub-section.

RETAIL BUILDING TYPE	BUILDING TYPE FRONTAGE OPTION	CONTEXT AREAS			
		DE DOWNTOWN EDGE	MS MAINSTREET	GW GATEWAY	NE NEIGHBORHOOD EDGE
	with STOREFRONT (2006.10.J)		By Right	By Right	
	with DRIVE-THROUGH (2006.10.K)			By Right	
	with LIGHTWELL (2006.10.L)		By Right	By Right	

Shaded areas represent Context Areas where Building Type with frontage option is not permitted.

2006.10 RETAIL BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE **OPTION 1: STOREFRONT**

DESCRIPTION

The Storefront Frontage is applied to the ground level floor of a Building Type along the primary and side streets. It is typically associated with retail and mixed use buildings. The storefront shall be designed in a way that promotes an attractive and convenient shopping experience and a transparent wall along the sidewalk. Storefront entries are at grade with the sidewalk and are sometimes shaded by awnings.

IMAGE 6.14 RETAIL BUILDING WITH STOREFRONT FRONTAGE

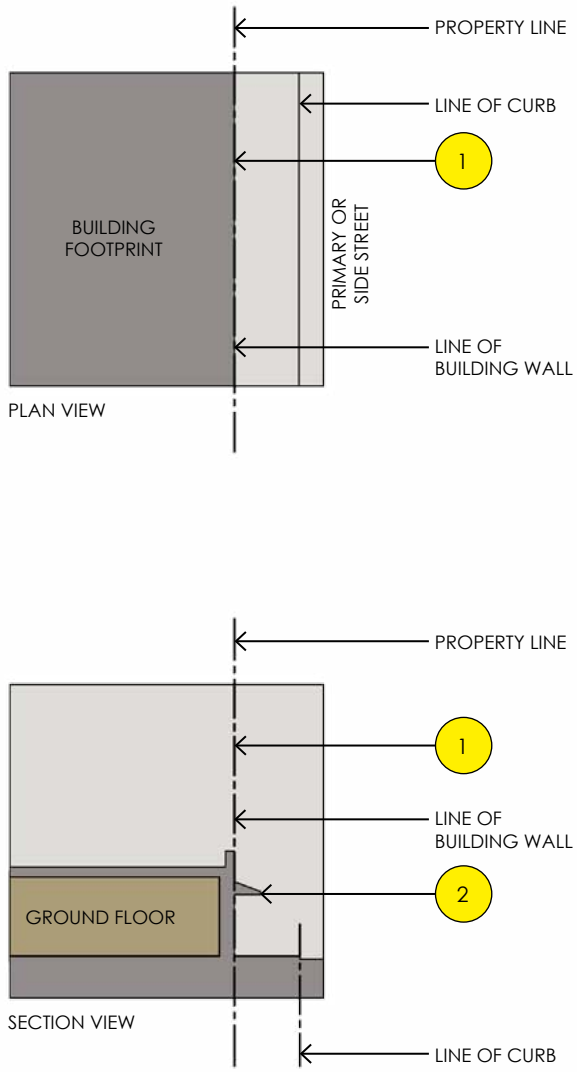
STOREFRONT LOCATION REQUIREMENTS

Storefront frontage shall be located per the following requirements and Diagram 6.17.

1. The building wall(s) are required to be placed at the Build-to-Line as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

2. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

DIAGRAM 6.17 FRONTAGE LOCATION REQUIREMENTS



2006.10 RETAIL BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE **OPTION 1: STOREFRONT** (continued)

DIAGRAM 6.18 FRONTAGE COMPOSITION REQUIREMENTS

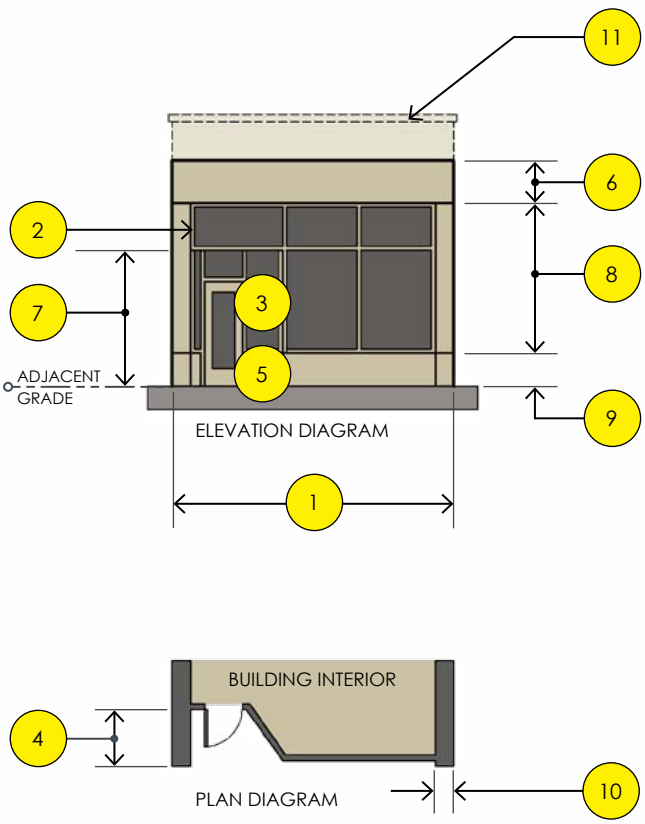


IMAGE 6.15 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

STOREFRONT COMPOSITION REQUIREMENTS

Storefront frontage composition shall meet the following requirements and Diagram 6.18.

1. Frontage shall extend across the overall length of the ground floor as required by the Context Area frontage placement requirements in Section 2005.

2. Optional transom window may extend over entry recess (as depicted) or follow entry recess.

3. Required entry door shall have fifty (50) percent minimum transparency.

4. Entry door is required to be recessed three (3) feet to eight (8) feet from the building wall. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the main storefront window.

5. Entry door is required to be at adjacent sidewalk grade.

6. Optional 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item 10. on this page.

7. Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade.

8. Transparency Ground Floor: Storefront frontage shall have 70% to 90% of the façade be glass between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency may be included as part of the required transparency calculation.

9. Required 18" to 24" high storefront base.

10. Required 16" to 32" wide pilaster or wall surface spaced as indicated by Building Type. Pilaster or wall surface shall extend the full height of the storefront frontage, but may be interrupted by the sign band or horizontal expression line.

11. Refer to Building Type for roof and cornice requirements.

12. The storefront frontage may have an angled corner entry as permitted by the specific Building Type. The angled corner entry shall meet the transparency requirements of the storefront frontage and have an entry door.

13. Storefront windows may be replaced with overhead doors. Overhead doors that replace storefront windows are required to meet the transparency requirements in item 8. Refer to Image 6.15.

2006.10 RETAIL BUILDING TYPE FRONTAGE OPTIONS

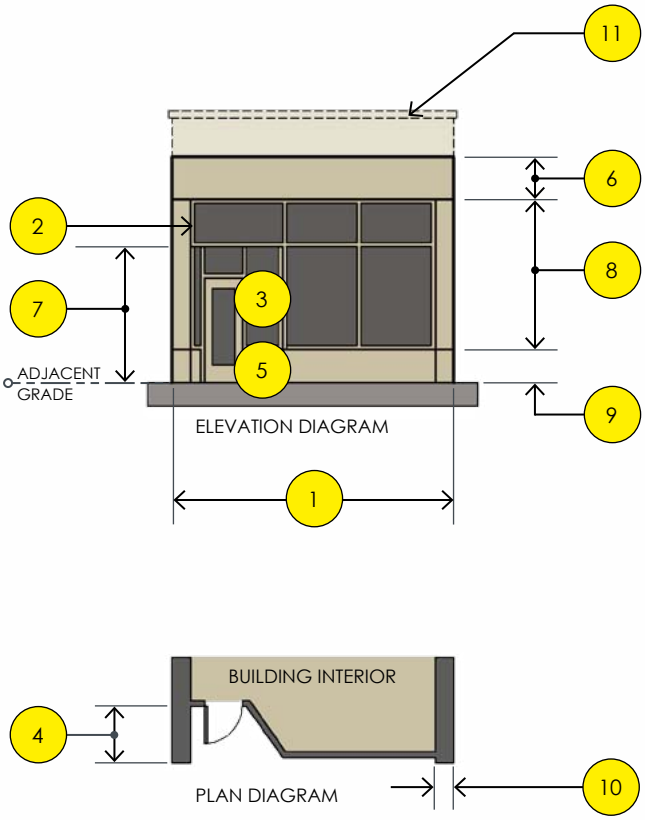
K. BUILDING TYPE FRONTAGE **OPTION 2: DRIVE-THROUGH**

DESCRIPTION

The Drive-through Frontage is identical to the Storefront Frontage, however it includes an automobile drive-through at the rear or non-street facing sides. The drive-through may include a covered structure at the service window location. This structure is designed to be a secondary element to the building and is consistent with the massing, scale, and design of the building. This frontage is typically associated with retail and mixed-use buildings and includes a storefront that is designed in a way that promotes an attractive and convenient shopping experience.

IMAGE 6.16 RETAIL BUILDING WITH DRIVE-THROUGH FRONTAGE

DIAGRAM 6.19 FRONTAGE COMPOSITION REQUIREMENTS

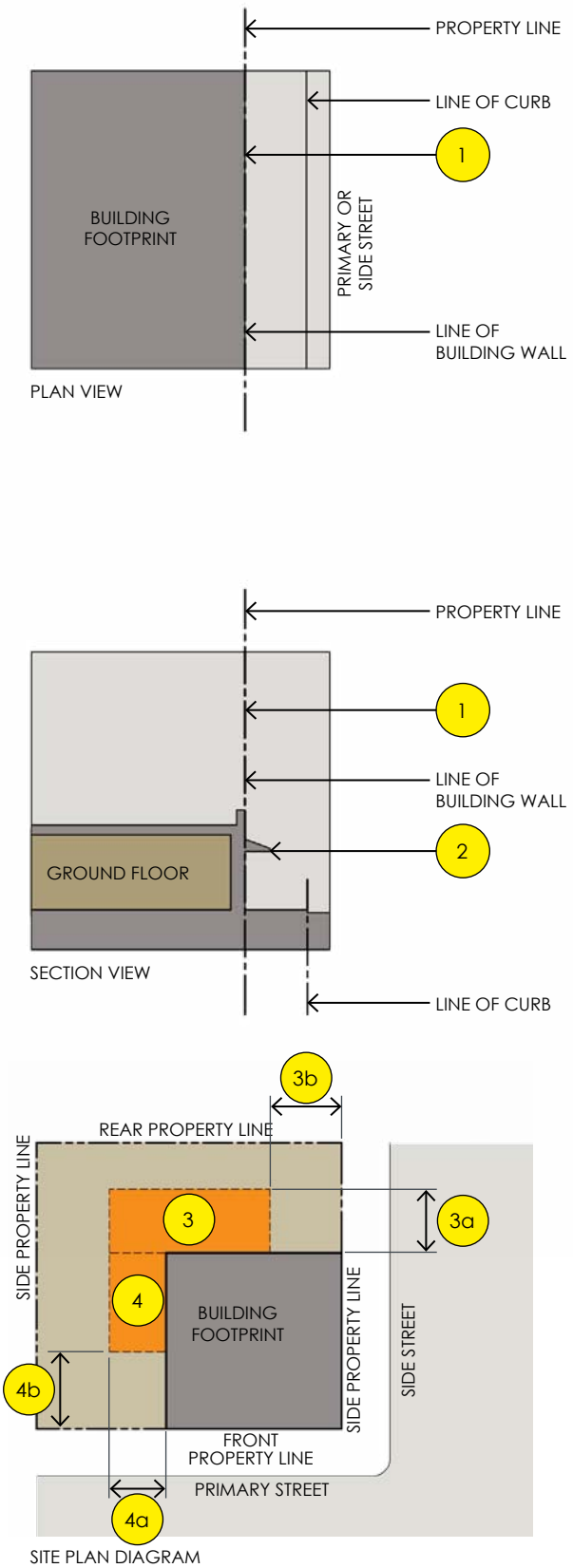


DRIVE-THROUGH COMPOSITION REQUIREMENTS

Drive-through frontage composition shall meet the following requirements and Diagram 6.19.

1. Frontage shall extend across the overall length of the ground floor as required by the Context Area frontage placement requirements in Section 2005.
2. Optional transom window may extend over entry recess (as depicted) or follow entry recess.
3. Required entry door shall have fifty (50) percent minimum transparency.
4. Entry door is required to be recessed three (3) feet to eight (8) feet from the building wall. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the main storefront window.
5. Entry door is required to be at adjacent sidewalk grade.
6. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item 10. on this page.
7. Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade.
8. Transparency Ground Floor: Storefront frontage shall have 70% to 90% of the façade be glass between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency may be included as part of the required transparency calculation.
9. Required 18" to 24" high storefront base.
10. Required 16" to 32" wide pilaster or wall surface spaced as indicated by Building Type. Pilaster or wall surface shall extend the full height of the storefront frontage, but may be interrupted by the sign band or horizontal expression line.
11. Refer to Building Type for roof and cornice requirements.
12. The frontage may have an angled corner entry as permitted by the specific Building Type. The angled corner entry shall meet the transparency requirements of the storefront frontage and have an entry door.

DIAGRAM 6.20 FRONTAGE LOCATION REQUIREMENTS



DRIVE-THROUGH LOCATION REQUIREMENTS

Drive-through frontage shall be located per the following requirements and Diagram 6.20.

1. The building wall(s) are required to be placed at the Build-to-Line as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

2. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

3. Rear Drive-Through Zone: Drive-through locations at the rear of the building shall be placed within a rear drive-through zone that is located as follows:
   a. 0 to 45 feet, measured from rear building wall.

   b. 15 feet minimum, measured from building walls that face side streets.

4. Side Drive-Through Zone: Drive-through locations at the non-street facing sides of the building shall be placed within a rear drive-through zone that is located as follows:
   a. 0 to 45 feet, measured from side building wall.

   b. 15 feet minimum, measured from building walls that face primary streets.

5. Drive-through locations shall comply with rear and side setbacks of the Context Area that the lot is in. Refer to Section 2005.

6. Storefront is required at the ground level floor at building facades facing streets, civic space, and rights-of-way.

2006.10 RETAIL BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE **OPTION 3: LIGHTWELL**

DESCRIPTION

The Lightwell Frontage, when used in conjunction with a storefront, requires that the facade of the building that faces the primary and / or side streets is setback a small distance from the front and / or side property lines. The lightwell is required to be built to the Build-to-Line. The frontage has a combined storefront at the ground floor and sunken lightwell between the building wall and property line. The lightwell provides access to a retail space on the lower level.

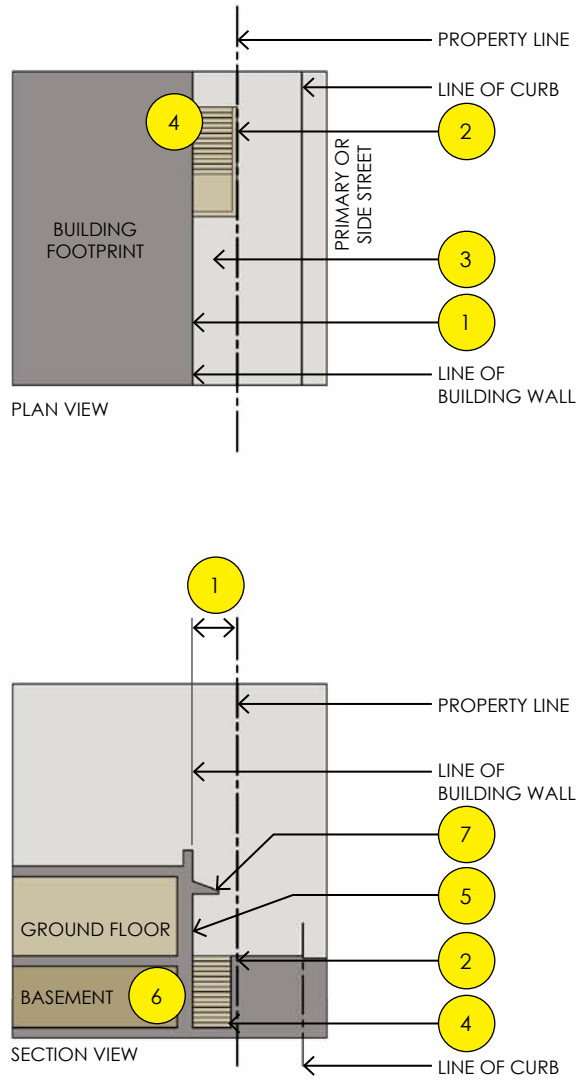
IMAGE 6.17 LIGHTWELL FRONTAGE

LIGHTWELL LOCATION REQUIREMENTS

Lightwell frontage shall be located per the following requirements and Diagram 6.21.

1. The building wall(s) are required to be placed setback from the primary and / or side street property line to accommodate the frontage.
2. The front edge of the lightwell is required to be placed at the Build-to-Line as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
3. The ground area between the primary and /or side street property lines and the building wall shall be paved to match the public sidewalk.
4. Required exterior stair from adjacent sidewalk grade down to sunken lightwell shall be parallel to the building wall and sidewalk.
5. Storefront is required at the ground floor.
6. Partial storefront is required at the sunken level (basement). Refer to 2006.09.0 on facing page for requirements.
7. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

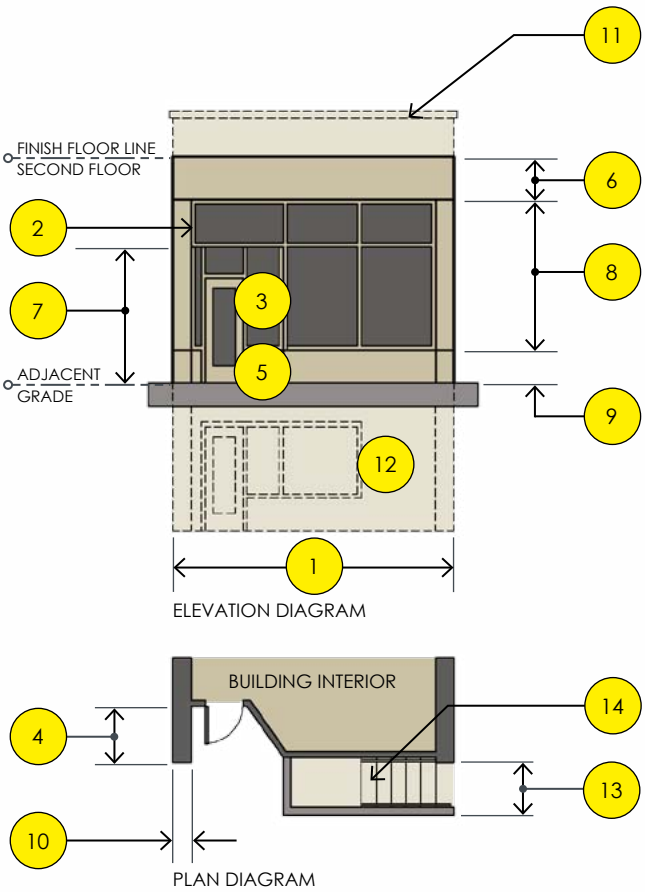
DIAGRAM 6.21 FRONTAGE LOCATION REQUIREMENTS



2006.10 RETAIL BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE **OPTION 3: LIGHTWELL** (continued)

DIAGRAM 6.22 FRONTAGE COMPOSITION REQUIREMENTS



LIGHTWELL COMPOSITION REQUIREMENTS

Lightwell frontage composition shall meet the following requirements and Diagram 6.22.

1. Frontage shall extend across the overall length of the ground floor as required by the Context Area frontage placement requirements in Section 2005.

2. Optional transom window may extend over entry recess (as depicted) or follow entry recess.

3. Required entry door shall have fifty (50) percent minimum transparency.

4. Entry door is required to be recessed three (3) feet to eight (8) feet from the building wall. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the main storefront window.

5. Entry door is required to be at adjacent sidewalk grade.

6. Optional 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item 10. on this page.

7. Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade.

8. Transparency Ground Floor: Storefront frontage shall have 70% to 90% of the façade be glass between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency may be included as part of the required transparency calculation.

9. Required 18" to 24" high storefront base.

10. Required 16" to 32" wide pilaster or wall surface spaced as indicated by Building Type. Pilaster or wall surface shall extend the full height of the storefront frontage, but may be interrupted by the sign band or horizontal expression line.

11. Refer to Building Type for roof and cornice requirements.

12. Transparency Lightwell: A partial storefront window and entry door is required at the lightwell level (basement). Storefront shall have 20% to 60% of the building wall be glass. Door is required to have 50% transparency and may be included as part of the transparency calculation.

13. Required lightwell depth shall be six (6) feet maximum measured from building wall to front edge of lightwell.

14. Required exterior stair from adjacent sidewalk grade down to sunken lightwell shall be parallel to the building wall and sidewalk.

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2006.11 FLEX BUILDING TYPE

A. BUILDING TYPE DESCRIPTION

The FLEX BUILDING TYPE is a medium- to large-sized attached or detached structure, typically built on a large lot. It can be used to provide a vertical mix of uses with ground floor industrial, service, retail, or residential uses; or it may be a single-use building. This Building Type is a primary component in a variety of urban context areas that provide a mix of Building Types.

B. PRECEDENT OF FLEX BUILDING TYPE

The following images represent precedent examples of the Flex Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects within the Traverse City Form-Based Code area.

IMAGE 6.18 TRAVERSE CITY FLEX BUILDING ON CASS STREET WITH STOREFRONT AND DOORYARD FRONTAGE COMBINATION

IMAGE 6.19 TRAVERSE CITY FLEX BUILDING ON LAKE STREET WITH STOREFRONT FRONTAGE

IMAGE 6.20 TRAVERSE CITY FLEX BUILDING ON CASS STREET WITH DOORYARD FRONTAGE

IMAGE 6.21 FLEX BUILDING WITH RAISED DOORYARD FRONTAGE

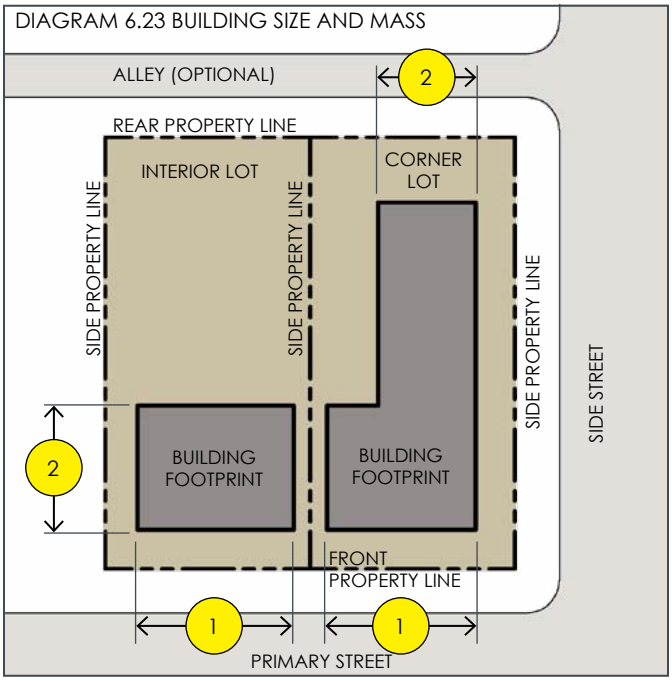
2006.11 FLEX BUILDING TYPE

C. BUILDING SIZE AND MASSING

Building Type size and massing shall meet the following requirements and Diagram 6.23.

1. Percentage of front building wall at primary street: Building shall be built to a minimum of 90% of the overall width of the front street property line.
2. Building depth: 20 feet minimum
3. Maximum site coverage: 100%

DIAGRAM 6.23 BUILDING SIZE AND MASS

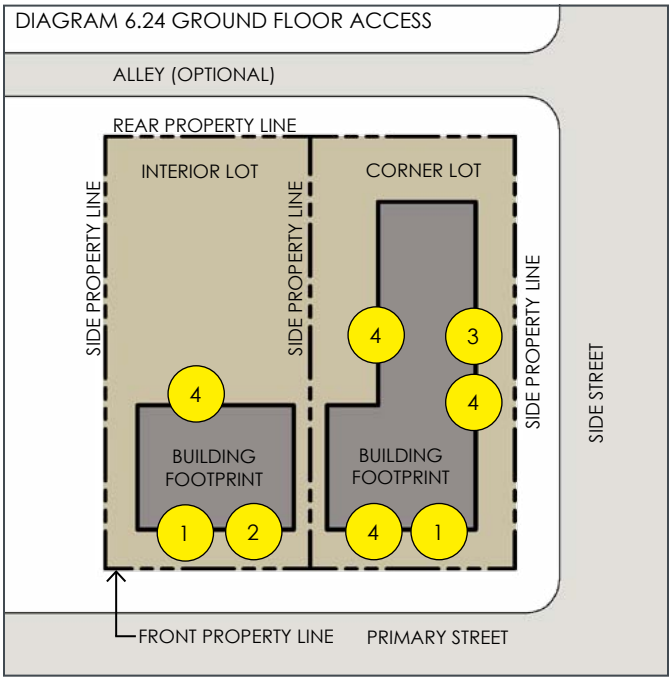


D. GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 6.24.

1. Entrances to ground floor unit(s) are required at the primary street and shall be directly accessed from and face the primary street.
2. Entrances to ground floor unit(s) shall occur at intervals of not greater than 75 feet along the primary street.
3. Entrances to ground floor unit(s) at the side street (if provided) shall be directly accessed from and face the side street.
4. Upper floor units shall be accessed by a common entry or lobby along the primary or side street, or at the rear of the building.

DIAGRAM 6.24 GROUND FLOOR ACCESS



E. NUMBER OF UNITS

Number of units per Building Type:

1. Required total of 1 unit minimum.

F. USE

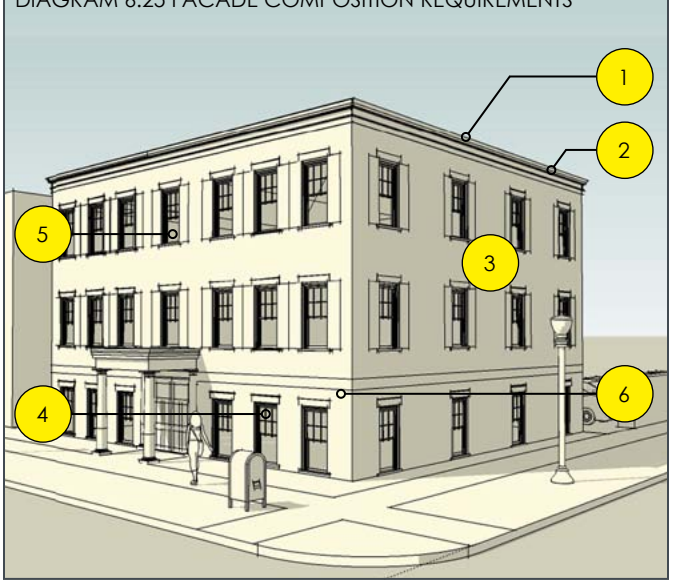
Building Type use:

1. Uses are regulated by Context Area. Refer to Section 2005 for permitted uses in each Context Area.

2006.11 FLEX BUILDING TYPE

G. FACADE COMPOSITION REQUIREMENTS

DIAGRAM 6.25 FACADE COMPOSITION REQUIREMENTS

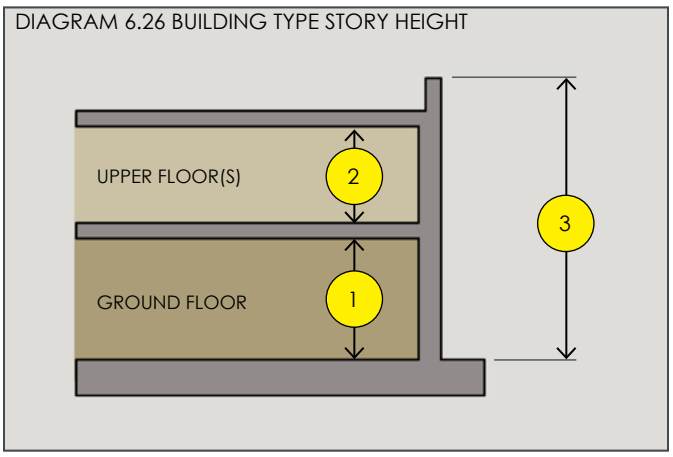


Building Type facade composition shall meet the following requirements and Diagram 6.25.

1. Building shall have a flat roof with parapet.
2. Building shall have a cornice expression line at roofline.
3. Transparency Upper Floors: Building facades facing streets shall have minimum 15% of the façade be glass between the finish floor line of the second story and bottom of cornice expression line.
4. Transparency Ground Floor: Refer to Building Type frontage options for transparency requirements at ground floor.
5. Upper windows shall be square or vertically proportioned with clear glass. Refer to definitions in Section 2009 for clear glass requirements.
6. Building shall have an 18" to 32" pilaster or wall surface every 20 to 40 feet along building facades facing streets. Pilasters shall extend vertically from grade to cornice expression line.

H. BUILDING TYPE FLOOR HEIGHT REQUIREMENTS

DIAGRAM 6.26 BUILDING TYPE STORY HEIGHT



Building Type floor heights shall meet the following requirements and Diagram 6.26.

1. Ground floor: Floor to ceiling height shall be 12 feet minimum.
2. Upper floors: floor to ceiling height shall as required by Context Area.
3. Overall height of Building Type is regulated by Context Area, refer to Section 2005.

I. BUILDING TYPE FRONTAGE OPTIONS

The Flex Building Type is required to have 1 of the following frontage configurations applied to the ground level floor where it abuts front and side streets, civic space, and / or public rights-of-way.

Combination of Frontages: For Flex Building Types, more than one frontage may be used on the same building at both primary and side streets.

Frontage options for the Flex Building Type are provided in the table below and described on the following pages of this sub-section.

FLEX BUILDING TYPE	BUILDING TYPE FRONTAGE OPTION	CONTEXT AREAS			
		DE DOWNTOWN EDGE	MS MAINSTREET	GW GATEWAY	NE NEIGHBORHOOD EDGE
	with STOREFRONT (2006.11.J)		By Right	By Right	
	with TERRACE (2006.11.K)		By Right	By Right	
	with FORECOURT (2006.11.L)		By Right	By Right	
	with DOORYARD (2006.11.M)		By Right	By Right	

Shaded areas represent Context Areas where Building Type with frontage option is not permitted.

2006.11 FLEX BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE **OPTION 1: STOREFRONT**

DESCRIPTION

The Storefront Frontage is applied to the ground level floor of a Building Type along the primary and side streets. It is typically associated with retail and mixed use buildings. The storefront shall be designed in a way that promotes an attractive and convenient shopping experience and a transparent wall along the sidewalk. Storefront entries are at grade with the sidewalk and are sometimes shaded by awnings.

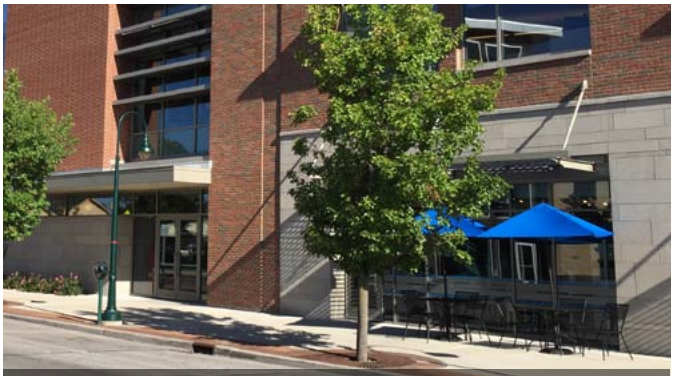


IMAGE 6.22 FLEX BUILDING WITH STOREFRONT FRONTAGE

STOREFRONT LOCATION REQUIREMENTS

Storefront frontage shall be located per the following requirements and Diagram 6.27.

1. The building wall(s) are required to be placed within a Build-to-Zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

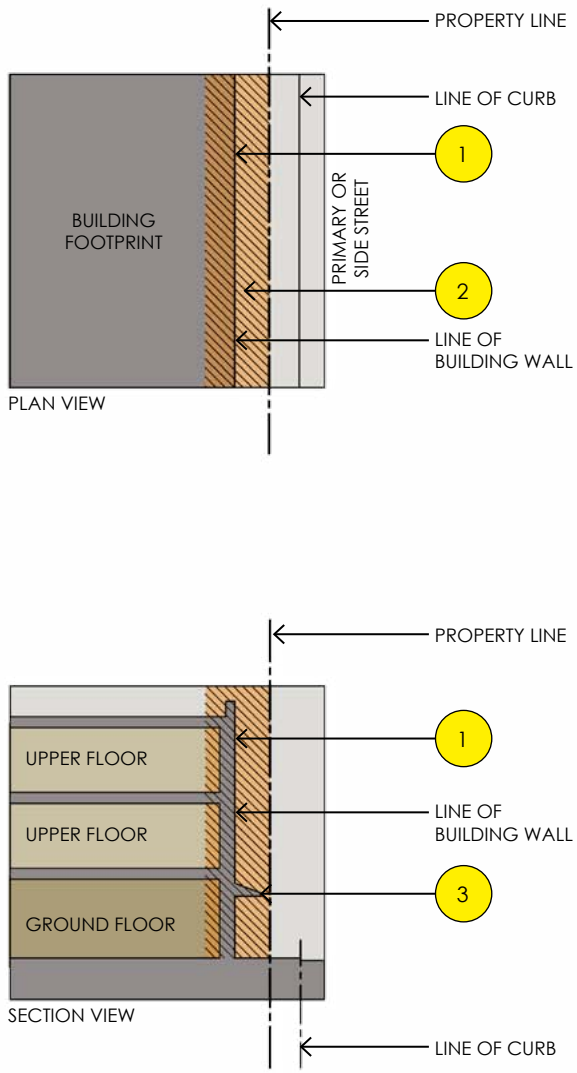
2. The ground area between the front and side street property lines and the building walls shall have one of the following treatments depending on distance from the property line.
   a. Distance between building walls and property line is zero (0) to ten (10) feet: Ground area shall be paved to match public sidewalk.

   b. Distance between building walls and property line is greater than ten (10) feet: Ground area shall be landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width that is equal to the width of the entry door recess (item 4 on facing page).

   c. Ground area may be paved at distances greater than ten (10) feet when outdoor seating is proposed per approval of Planning Director and / or Planning Commission.

3. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

DIAGRAM 6.27 FRONTAGE LOCATION REQUIREMENTS



Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.11 FLEX BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE **OPTION 1: STOREFRONT** (continued)

DIAGRAM 6.28 FRONTAGE COMPOSITION REQUIREMENTS

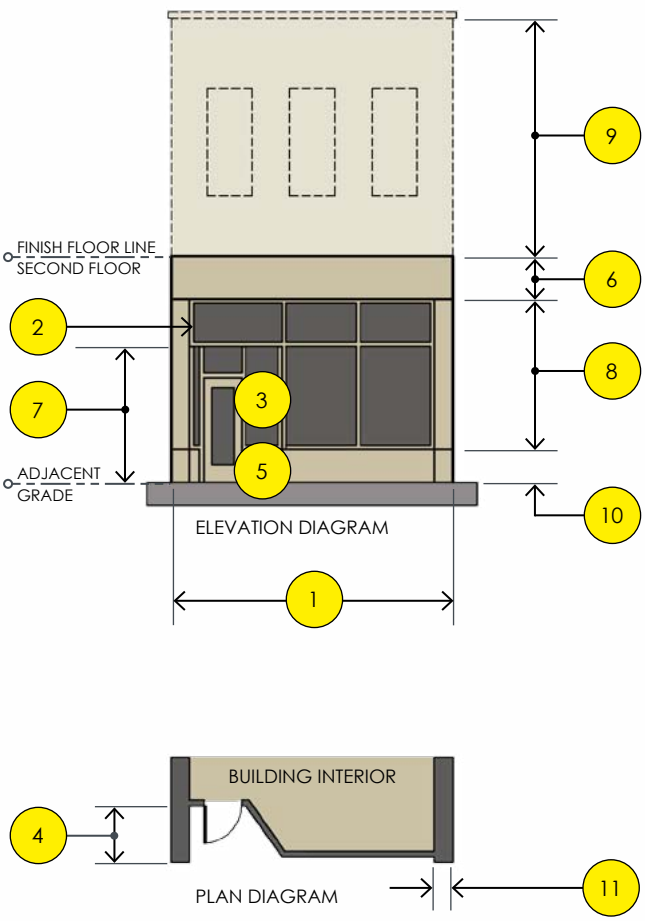


IMAGE 6.23 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

STOREFRONT COMPOSITION REQUIREMENTS

Storefront frontage composition shall meet the following requirements and Diagram 6.28.

1. Frontage shall extend across the overall length of the ground floor as required by the Context Area frontage placement requirements in Section 2005.

2. Optional transom window may extend over entry recess (as depicted) or follow entry recess.

3. Required entry door shall have fifty (50) percent minimum transparency.

4. Entry door is required to be recessed three (3) feet to eight (8) feet from the building wall. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the main storefront window.

5. Entry door is required to be at adjacent sidewalk grade.

6. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item 10. on this page.

7. Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade.

8. Transparency Ground Floor: Storefront frontage shall have 70% to 90% of the façade be glass between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency may be included as part of the required transparency calculation.

9. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.

10. Required 18" to 24" high storefront base.

11. Required 18" to 32" wide pilaster or wall surface spaced as indicated by Building Type. Pilaster or wall surface shall extend the full height of the storefront frontage, but may be interrupted by the sign band or horizontal expression line.

12. The frontage may have an angled corner entry as permitted by the specific Building Type. The angled corner entry shall meet the transparency requirements of the storefront frontage and have an entry door.

13. Storefront windows may be replaced with overhead doors. Overhead doors that replace storefront windows are required to meet the transparency requirements in item 8. Refer to Image 6.23.

2006.11 FLEX BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE **OPTION 2: TERRACE**

DESCRIPTION

In a Terrace Frontage, the facade of the building that faces the street is set back from the right-of-way line to accommodate an elevated terrace. The terrace provides circulation along the facade. This Frontage Type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access. This frontage may also be used in historic industrial areas to mimic historic loading docks.

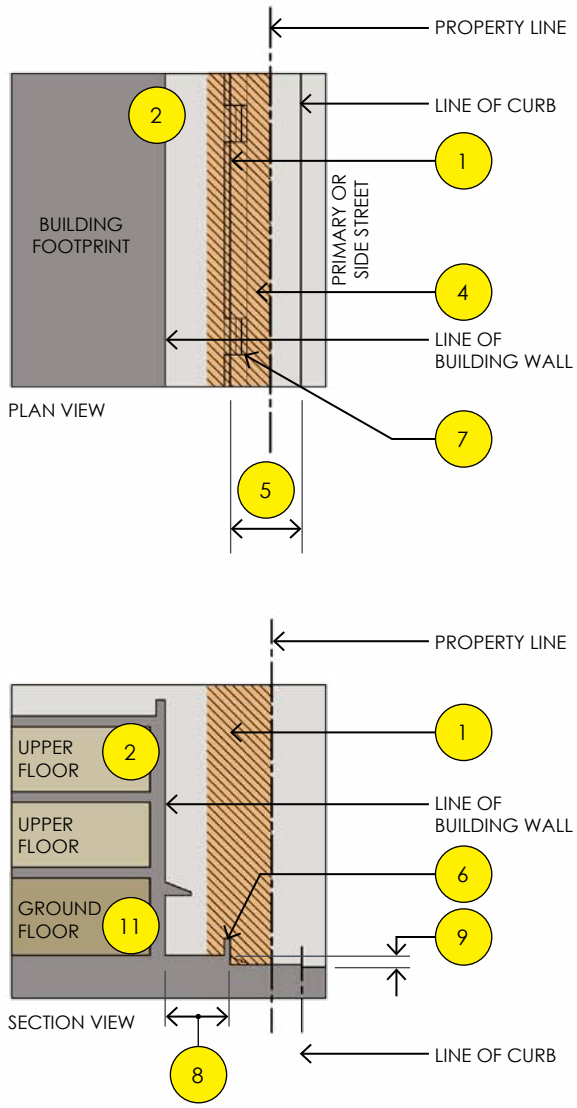
IMAGE 6.24 FLEX BUILDING WITH TERRACE FRONTAGE

TERRACE LOCATION REQUIREMENTS

Terrace frontage shall be located per the following requirements and Diagram 6.29.

1. The terrace frontage is required to be placed within a Build-to-Zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
2. Building walls with the terrace frontage are exempt from the requirement of being placed within the Build-to-Zone at the front and side property lines. The terrace is required to be placed within the Build-to-Zone.
3. Terrace frontages shall not be permitted on more than 50% of the buildings on one block face.
4. The ground area between the front property lines and the front edge of the terrace shall be paved to match the public sidewalk. In cases where steps project beyond the front edge of the terrace, the area adjacent to and in line with the steps may be landscaped.
5. Terrace placement shall provide a minimum of 10 feet for sidewalk, pedestrian access, and sidewalk furnishing zone between terrace edge and line of curb. Clear pedestrian access shall be maintained at 5 feet minimum.
6. Low walls of the terrace that are designed for seating are encouraged.
7. Steps to access terrace shall occur at intervals of not greater than 50 feet. Steps may extend past the build-to-zone when the requirements of item 5. are met.
8. Terrace depth shall be 6 feet minimum.
9. Terrace finish level above sidewalk shall be 42 inches maximum.
10. Maximum length of terrace shall not exceed building wall length.
11. Storefront is required at the ground level floor.

DIAGRAM 6.29 FRONTAGE LOCATION REQUIREMENTS



Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.11 FLEX BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE **OPTION 2: TERRACE** (continued)

DIAGRAM 6.30 FRONTAGE COMPOSITION REQUIREMENTS

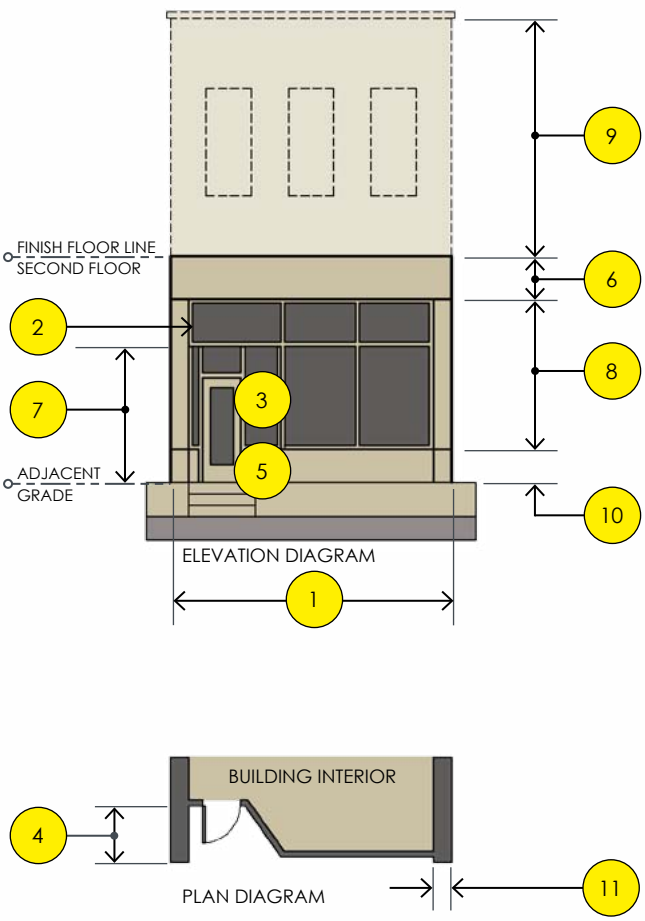


IMAGE 6.25 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

TERRACE COMPOSITION REQUIREMENTS

Storefront frontage composition shall meet the following requirements and Diagram 6.30.

1. Frontage shall extend across the overall length of the ground floor as required by the Context Area frontage placement requirements in Section 2005.

2. Optional transom window may extend over entry recess (as depicted) or follow entry recess.

3. Required entry door shall have fifty (50) percent minimum transparency.

4. Entry door option: Entry door may be recessed three (3) feet to eight (8) feet from the building wall. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the main storefront window.

5. Entry door is required to be at adjacent sidewalk grade.

6. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item 10. on this page.

7. Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade.

8. Transparency Ground Floor: Storefront frontage shall have 70% to 90% of the façade be glass between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency may be included as part of the required transparency calculation.

9. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.

10. Required 18" to 24" high storefront base.

11. Required 18" to 32" wide pilaster or wall surface spaced as indicated by Building Type. Pilaster or wall surface shall extend the full height of the storefront frontage, but may be interrupted by the sign band or horizontal expression line.

12. Storefront windows may be replaced with overhead doors. Overhead doors that replace storefront windows are required to meet the transparency requirements in item 8. Refer to Image 6.25.

13. Conditional Permitting of Frontage: Terrace Frontage is permitted to be used on this Building Type only when adjacent sidewalk and Public Realm conditions present slopes that prevent consistent at-grade access.

2006.11 FLEX BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE **OPTION 3: FORECOURT**

DESCRIPTION

In a Forecourt Frontage Type, the facade of the building that faces the primary street is at or near the right-of-way line and a small percentage of the facade is set back, creating a small courtyard space. The courtyard space may be used as an entry court or shared garden space, or as an additional area for shopping or restaurant seating. The courtyard area is not covered and extends the entire height of the building.

IMAGE 6.26 FLEX BUILDING WITH FORECOURT FRONTAGE

FORECOURT LOCATION REQUIREMENTS

Forecourt frontage shall be located per the following requirements and Diagram 6.31.

1. A minimum of 30% of the building wall of the forecourt frontage is required to be placed within the build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

2. The ground area between the primary and side street property lines and the building walls shall have one of the following treatments depending on distance from the property line.
   a. Distance between building walls and property line is zero (0) to ten (10) feet: Ground area shall be paved to match public sidewalk.

   b. Distance between building walls and property line is greater than ten (10) feet: Ground area shall be landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width of five (5) feet.

   c. Ground area may be paved at distances greater than ten (10) feet when outdoor seating is proposed per approval of Planning Director and / or Planning Commission.

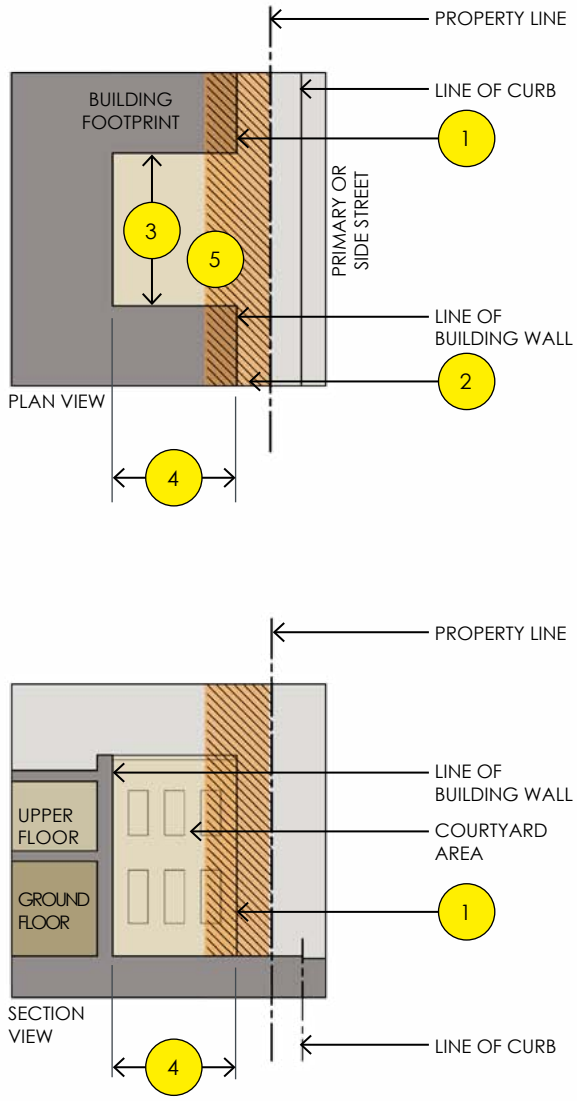
3. Required courtyard shall have a width that is twelve (12) feet minimum.

4. Required courtyard shall have a depth of twelve (12) feet minimum.

5. Courtyard area shall be paved. Landscape islands may be used within the space, but may not cover more than 40% of the courtyard's ground area.

6. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

DIAGRAM 6.31 FRONTAGE LOCATION REQUIREMENTS

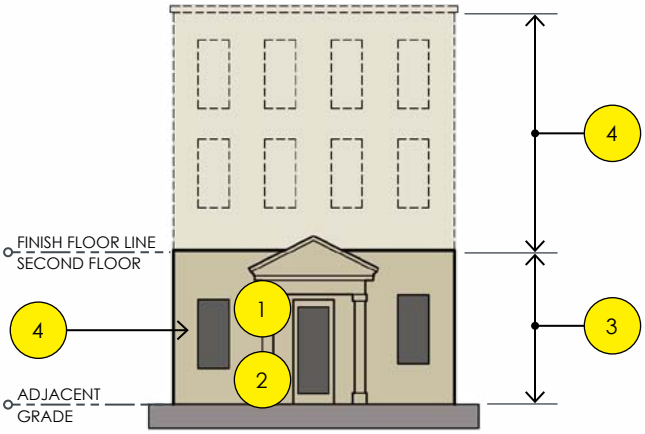


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

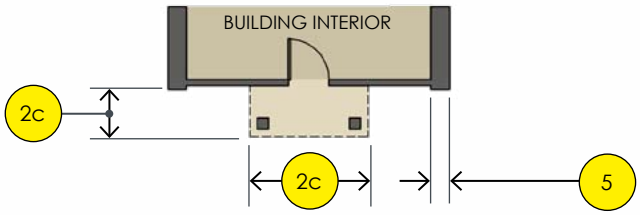
2006.11 FLEX BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE **OPTION 3: FORECOURT** (continued)

DIAGRAM 6.32 FRONTAGE COMPOSITION REQUIREMENTS



ELEVATION DIAGRAM



PLAN DIAGRAM

FORECOURT COMPOSITION REQUIREMENTS

All building walls that face the courtyard, primary street, and side street as part of the forecourt frontage composition shall meet the following requirements and Diagram 6.32.

1. Entry door(s) shall have 25% minimum transparency.

2. Entry door(s) may be at-grade or raised and accessed by steps.
   a. At-Grade entry door (zero-step) shall have one of the following treatments:
      - Covered with a supported roof (as depicted in the graphic). Roof shall be supported with columns.
      - Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
      - Uncovered (with no canopy or supported roof).
      - Recessed in building wall.

   b. Elevated entry door shall have one of the following treatments:
      - Covered with a supported roof. Roof shall be supported with columns.
      - Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
      - Uncovered (with no canopy or supported roof).

   c. Elevated entry doors shall have a stoop (landing at door) that is minimum 4 feet deep and minimum 4 feet wide.

3. Transparency Ground Floor: Forecourt frontage shall have minimum 15% of the façade be glass between the adjacent grade and the finish floor line of the second story. Entry door transparency shall not be included as part of the required transparency calculation.

4. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.

5. Required 18" to 32" wide pilaster or wall surface spaced as indicated by Building Type.

2006.11 FLEX BUILDING TYPE FRONTAGE OPTIONS

M. BUILDING TYPE FRONTAGE **OPTION 4: DOORYARD**

DESCRIPTION

In a Dooryard Frontage Type, the facade of the building that faces the primary street is setback a small distance from the front and side streets, typically within a build-to-zone. The front property line is oftentimes defined by a low wall, fence, or hedge, creating a small dooryard. The dooryard shall not provide public circulation along the rights-of-way. The dooryard may be raised or at-grade and is most often intended for ground floor residential.

IMAGE 6.27 FLEX BUILDING WITH DOORYARD FRONTAGE

DOORYARD LOCATION REQUIREMENTS

Dooryard frontage shall be located per the following requirements and Diagram 6.33.

1. The building wall(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

2. The ground area between the primary and side street property lines and the building wall shall have one of the following treatments depending on distance from the property line.
   a. Distance between building wall and property line is zero (0) to ten (10) feet: Ground area shall be paved to match public sidewalk.

   b. Distance between building walls and property line is greater than ten (10) feet: Ground area shall be landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width of five (5) feet.

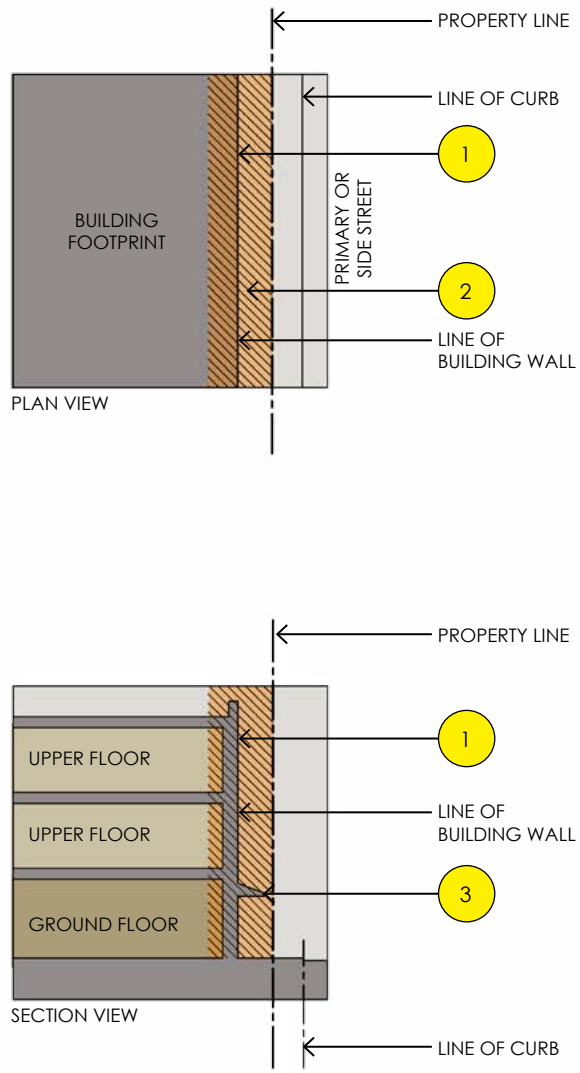
      Additionally, one of the following landscape elements is required to be placed at the property line when the distance between wall and property line is greater than ten (10) feet:
      - A 24" to 36" high brick wall.
      - A decorative metal fence that is 42" high maximum.
      - A continuous hedge that is maintained at a 24" to 36" height.

   c. Ground area may be paved at distances greater than ten (10) feet when outdoor seating is proposed per approval of Planning Director and / or Planning Commission.

3. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

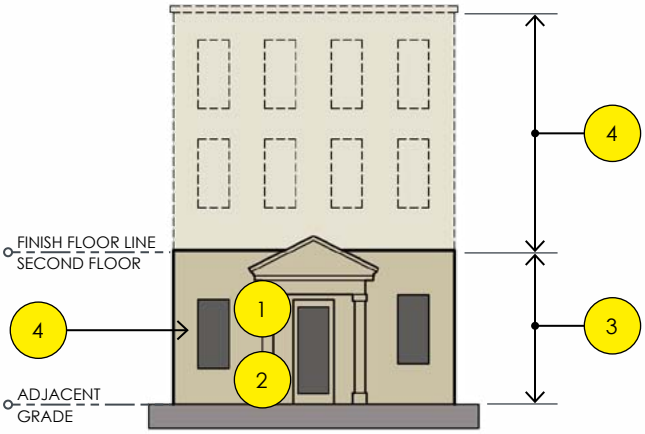
4. Wells may extend into required setbacks per the requirements of the encroachment section in Section 2005.

DIAGRAM 6.33 FRONTAGE LOCATION REQUIREMENTS

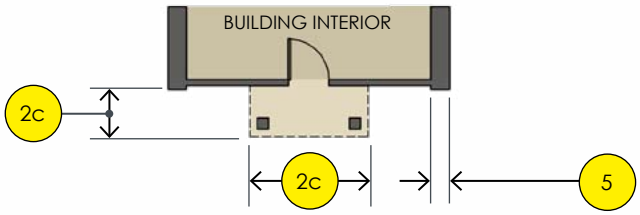


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

DIAGRAM 6.34 FRONTAGE COMPOSITION REQUIREMENTS



ELEVATION DIAGRAM



PLAN DIAGRAM

DOORYARD COMPOSITION REQUIREMENTS

Dooryard frontage composition shall meet the following requirements and Diagram 6.34.

1. Entry door(s) shall have 25% minimum transparency.

2. Entry door(s) may be at-grade or raised and accessed by steps.
   a. At-Grade entry door (zero-step) shall have one of the following treatments:
      - Covered with a supported roof (as depicted in the graphic). Roof shall be supported with columns.
      - Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
      - Uncovered (with no canopy or supported roof).
      - Recessed in building wall.

   b. Elevated entry door shall have one of the following treatments:
      - Covered with a supported roof. Roof shall be supported with columns.
      - Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
      - Uncovered (with no canopy or supported roof).

   c. Elevated entry doors shall have a stoop (landing at door) that is minimum 4 feet deep and minimum 4 feet wide.

3. Transparency Ground Floor: Dooryard frontage shall have minimum 15% of the façade be glass between the adjacent grade and the finish floor line of the second story. Entry door transparency shall not be included as part of the required transparency calculation.

4. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.

5. Required 18" to 32" wide pilaster or wall surface spaced as indicated by Building Type.

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2006.12 COTTAGE RETAIL BUILDING TYPE

A. BUILDING TYPE DESCRIPTION

The COTTAGE RETAIL BUILDING TYPE is a small- to medium-sized detached structure. It is intended to provide retail or service uses at the ground floor. This Type will typically have a residential mass, scale, and composition that allows it to integrate into adjacent residential areas.

B. PRECEDENT OF COTTAGE RETAIL BUILDING TYPE

The following images represent precedent examples of the Cottage Retail Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects within the Traverse City Form-Based Code area.

IMAGE 6.28 TRAVERSE CITY COTTAGE RETAIL BUILDING ON WEST FRONT STREET WITH STOOP FRONTAGE

IMAGE 6.29 COTTAGE RETAIL BUILDING WITH STOOP FRONTAGE

IMAGE 6.30 TRAVERSE CITY COTTAGE RETAIL BUILDING ON WEST FRONT STREET WITH STOOP FRONTAGE

IMAGE 6.31 COTTAGE RETAIL BUILDING WITH STOREFRONT FRONTAGE

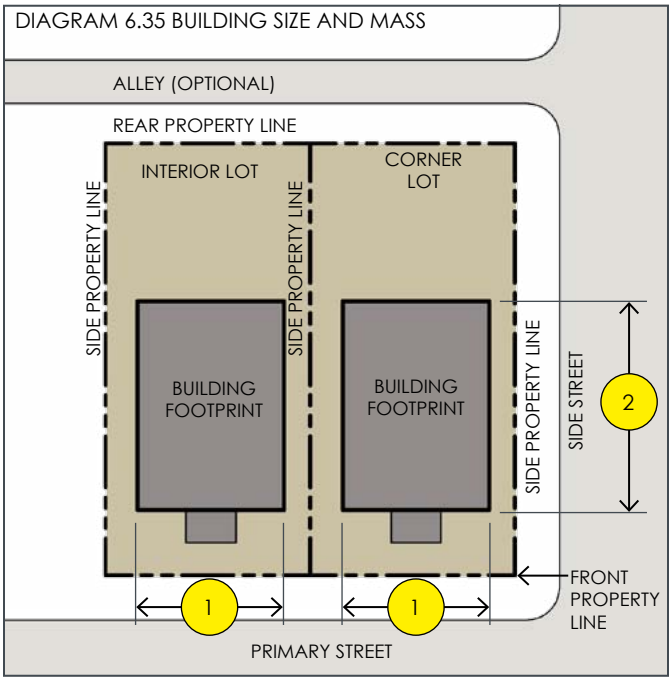
2006.12 COTTAGE RETAIL BUILDING TYPE

C. BUILDING SIZE AND MASSING

Building Type size and massing shall meet the following requirements and Diagram 6.35.

1. Building width at primary street: 30 feet maximum
2. Building depth: 20 feet minimum
3. Maximum site coverage: 70%

DIAGRAM 6.35 BUILDING SIZE AND MASS

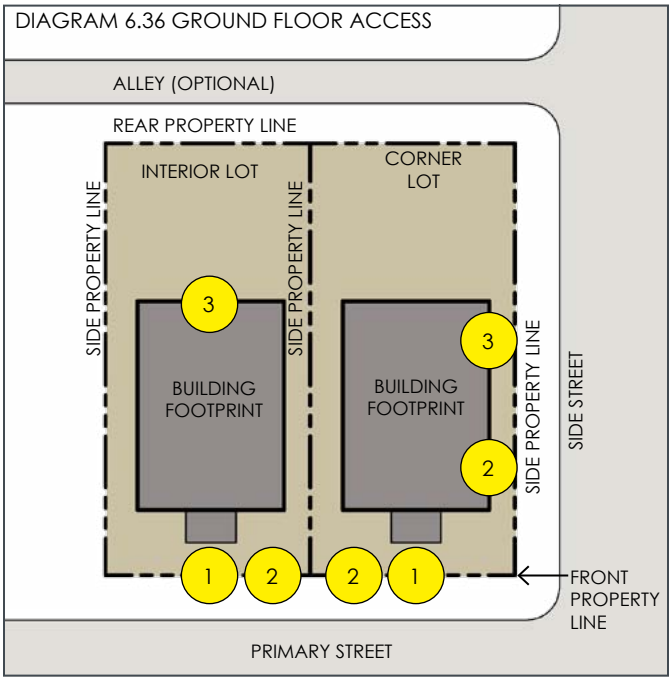


D. GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 6.36.

1. Entrances to ground floor unit(s) are required at the primary street and shall be directly accessed from and face the primary street.
2. Entrances to ground floor unit(s) at the side street (if provided) shall be directly accessed from and face the side street.
3. Upper floor units shall be accessed by a common entry along the primary or side street, or at the rear of the building.

DIAGRAM 6.36 GROUND FLOOR ACCESS



E. NUMBER OF UNITS

Number of units per Building Type:

1. Required total of 1 unit minimum.

F. USE

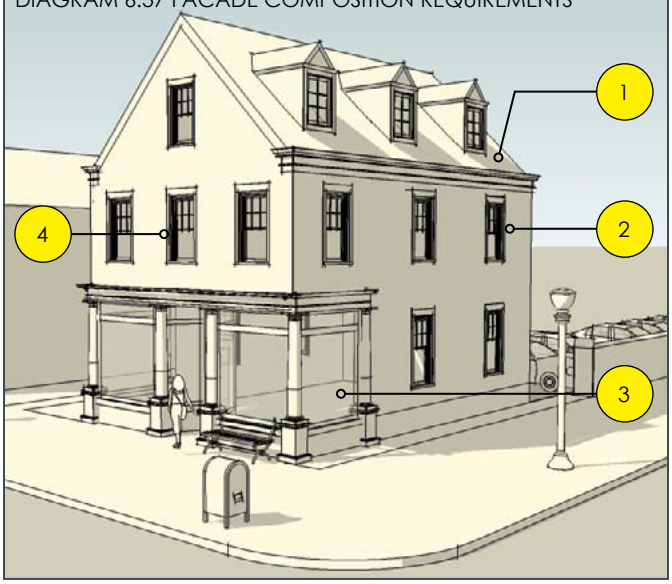
Building Type use:

1. Uses are regulated by Context Area. Refer to Section 2005 for permitted uses in each Context Area.

2006.12 COTTAGE RETAIL BUILDING TYPE

G. FACADE COMPOSITION REQUIREMENTS

DIAGRAM 6.37 FACADE COMPOSITION REQUIREMENTS

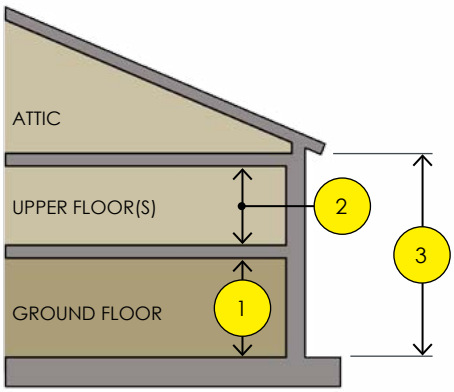


Building Type facade composition shall meet the following requirements and Diagram 6.37.

1. Building shall have a pitched (sloped) roof that is compatible with the surrounding residential architecture.
2. Transparency Upper Floors: Building facades facing streets shall minimum 12% of the façade be glass between the finish floor line of the second story and bottom of eave.
3. Transparency Ground Floor: Refer to Building Type Frontage options for transparency requirements at the ground floor.
4. Upper windows shall be square or vertically proportioned with clear glass. Refer to definitions in Section 2009 for clear glass requirements.
5. Building shall have an 16" to 24" pilaster or wall surface every 20 to 30 feet along building facades facing streets. Pilasters shall extend vertically from grade to bottom of eave.

H. BUILDING TYPE FLOOR HEIGHT REQUIREMENTS

DIAGRAM 6.38 BUILDING TYPE STORY HEIGHT



Building Type floor heights shall meet the following requirements and Diagram 6.38.

1. Ground floor: Floor to ceiling height shall be 12 feet minimum.
2. Upper floors: floor to ceiling height shall as required by Context Area.
3. Overall height of Building Type is regulated by Context Area, refer to Section 2005.

I. BUILDING TYPE FRONTAGE OPTIONS

The Cottage Retail Building Type is required to have 1 of the following frontage configurations applied to the ground level floor where it abuts front and side streets, civic space, and / or public rights-of-way.

Frontage options for the Cottage Building Type are provided in the table below and described on the following pages of this sub-section.

COTTAGE RETAIL BUILDING TYPE	BUILDING TYPE FRONTAGE OPTION	CONTEXT AREAS			
		DE DOWNTOWN EDGE	MS MAINSTREET	GW GATEWAY	NE NEIGHBORHOOD EDGE
	with STOREFRONT (2006.12.J)				By Right
	with DOORYARD (2006.12.K)				By Right
	with STOOP (2006.12.L)				By Right

Shaded areas represent Context Areas where Building Type with frontage option is not permitted.

2006.12 COTTAGE RETAIL BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE **OPTION 1: STOREFRONT**

DESCRIPTION

The Storefront Frontage is applied to the ground level floor of a Building Type along the primary and side streets. It is typically associated with retail and mixed use buildings. The storefront shall be designed in a way that promotes an attractive and convenient shopping experience and a transparent wall along the sidewalk. Storefront entries are at grade with the sidewalk and are sometimes shaded by awnings.

IMAGE 6.32 COTTAGE RETAIL BUILDING WITH STOREFRONT FRONTAGE

STOREFRONT LOCATION REQUIREMENTS

Storefront frontage shall be located per the following requirements and Diagram 6.39.

1. The building wall(s) are required to be placed within a Build-to-Zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

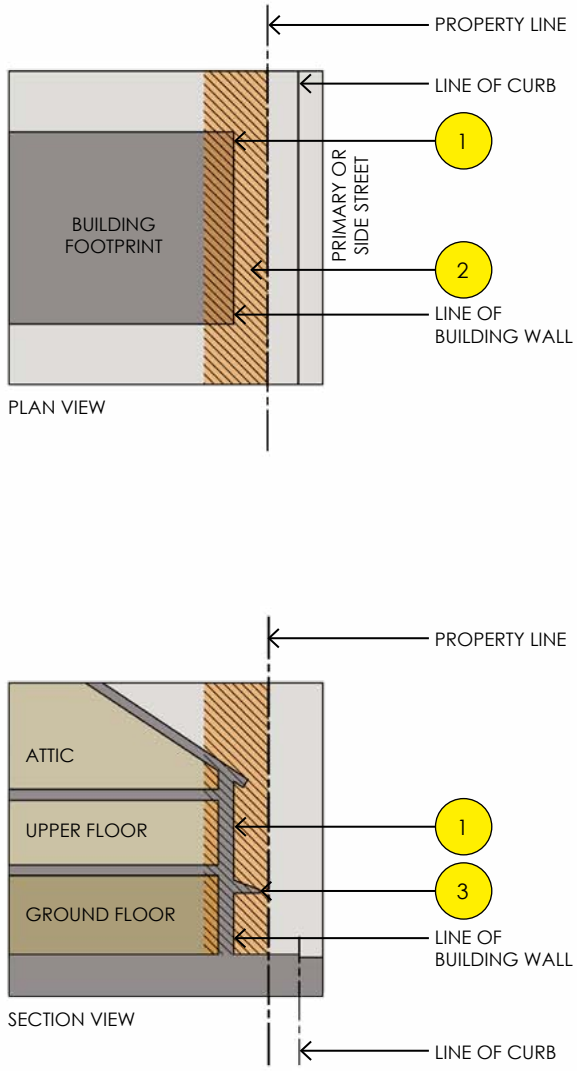
2. The ground area between the primary and side street property lines and the building walls shall have one of the following treatments depending on distance from the property line.
   a. Distance between building walls and property line is zero (0) to ten (10) feet: Ground area shall be paved to match public sidewalk.

   b. Distance between building walls and property line is greater than ten (10) feet: Ground area shall be landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width that is equal to the width of the entry door recess (item 4 on facing page).

   c. Ground area may be paved at distances greater than ten (10) feet when outdoor seating is proposed per approval of Planning Director and / or Planning Commission.

3. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

DIAGRAM 6.39 FRONTAGE LOCATION REQUIREMENTS

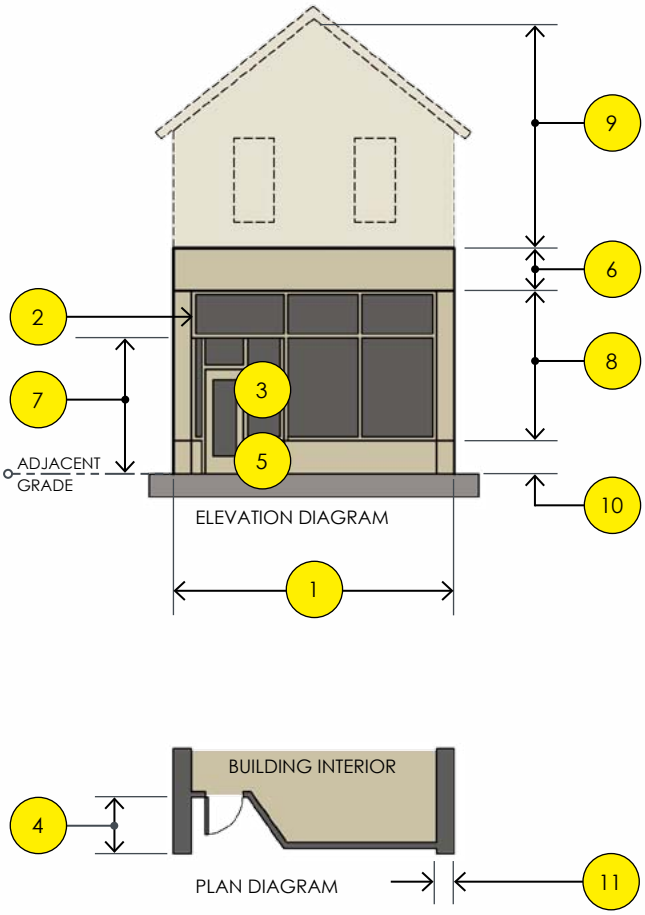


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.12 COTTAGE RETAIL BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE **OPTION 1: STOREFRONT** (continued)

DIAGRAM 6.40 FRONTAGE COMPOSITION REQUIREMENTS



STOREFRONT COMPOSITION REQUIREMENTS

Storefront frontage composition shall meet the following requirements and Diagram 6.40.

1. Frontage shall extend across the overall length of the ground floor as required by the Context Area frontage placement requirements in Section 2005.

2. Optional transom window may extend over entry recess (as depicted) or follow entry recess.

3. Required entry door shall have fifty (50) percent minimum transparency.

4. Entry door is required to be recessed three (3) feet to eight (8) feet from the building wall. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the main storefront window.

5. Entry door is required to be at adjacent sidewalk grade.

6. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item 10. on this page.

7. Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade.

8. Transparency Ground Floor: Storefront frontage shall have 60% to 80% of the façade be glass between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency may be included as part of the required transparency calculation.

9. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.

10. Required 18" to 24" high storefront base.

11. Required 16" to 24" wide pilaster or wall surface spaced as indicated by Building Type. Pilaster or wall surface shall extend the full height of the storefront frontage, but may be interrupted by the sign band or horizontal expression line.

2006.12 COTTAGE RETAIL BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE **OPTION 2: DOORYARD**

DESCRIPTION

In a Dooryard Frontage Type, the facade of the building that faces the primary street is setback a small distance from the front and side streets, typically within a build-to-zone. The front property line is oftentimes defined by a low wall, fence, or hedge, creating a small dooryard. The dooryard shall not provide public circulation along the rights-of-way. The dooryard is at-grade.

IMAGE 6.33 COTTAGE RETAIL BUILDING WITH DOORYARD FRONTAGE

DOORYARD LOCATION REQUIREMENTS

Dooryard frontage shall be located per the following requirements and Diagram 6.41.

1. The building wall(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

2. The ground area between the primary and side street property lines and the building walls shall have one of the following treatments depending on distance from the property line.
   a. Distance between building walls and property line is zero (0) to ten (10) feet: Ground area shall be paved to match public sidewalk.

   b. Distance between building walls and property line is greater than ten (10) feet: Ground area shall be landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width of five (5) feet.

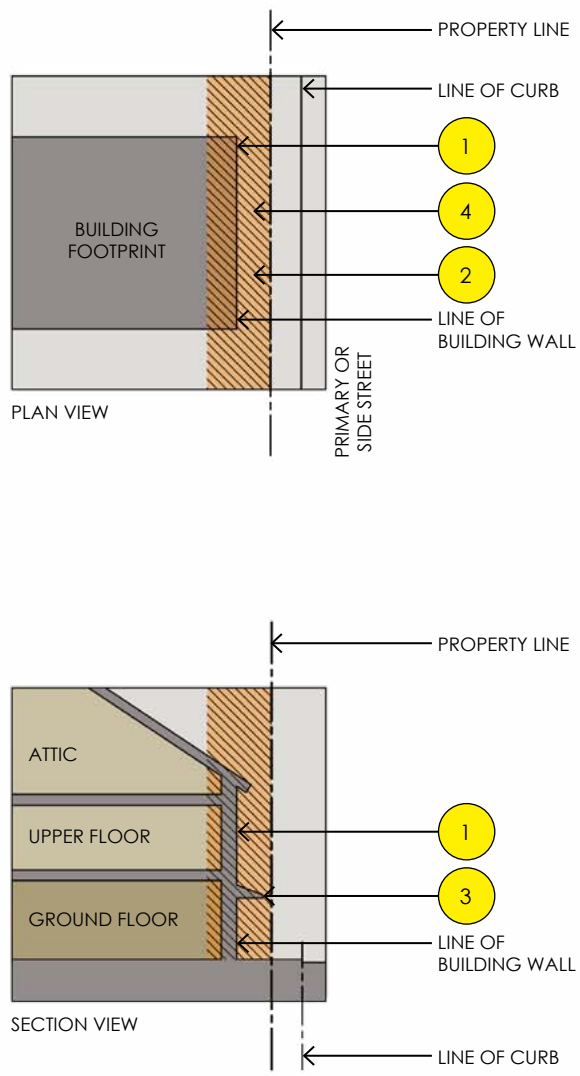
      Additionally, one of the following landscape elements is required to be placed at the property line when the distance between facade and property line is greater than ten (10) feet:
      - A 24" to 36" high brick wall.
      - A decorative metal fence that is 42" high maximum.
      - A continuous hedge that is maintained at a 24" to 36" height.

   c. Ground area may be paved at distances greater than ten (10) feet when outdoor seating is proposed per approval of Planning Director and / or Planning Commission.

3. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

4. Wells may extend into required setbacks per the requirements of the encroachment section in Section 2005.

DIAGRAM 6.41 FRONTAGE LOCATION REQUIREMENTS

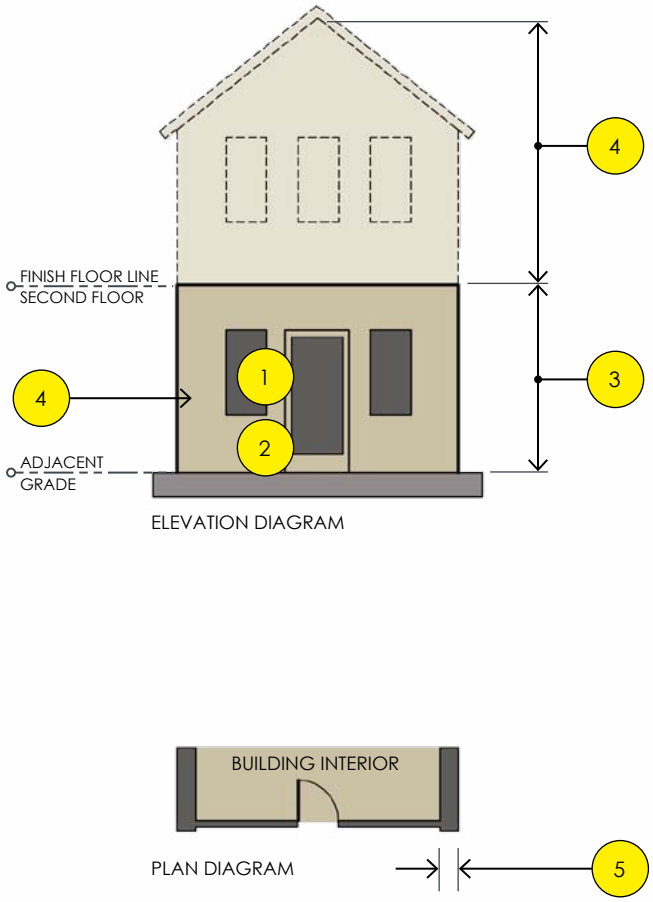


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.12 COTTAGE RETAIL BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE **OPTION 2: DOORYARD** (continued)

DIAGRAM 6.42 FRONTAGE COMPOSITION REQUIREMENTS



DOORYARD COMPOSITION REQUIREMENTS

Dooryard frontage composition shall meet the following requirements and Diagram 6.42.

1. Entry door(s) shall have 25% minimum transparency.

2. Entry door(s) are required to be at-grade. At-grade entry door (zero-step) shall have one of the following treatments:
   a. Covered with a supported roof. Roof shall be supported with columns.
   b. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
   c. Uncovered (with no canopy or supported roof)(as depicted in the graphic).

3. Transparency Ground Floor: Dooryard frontage shall have minimum 40% of the façade be glass between the adjacent grade and the finish floor line of the second story. Entry door transparency shall not be included as part of the required transparency calculation.

4. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.

5. Required 16" to 24" wide pilaster or wall surface spaced as indicated by Building Type.

2006.12 COTTAGE RETAIL BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE **OPTION 3: STOOP**

DESCRIPTION

In a Stoop Frontage Type, the facade of the building that faces the front and / or side streets is setback a small distance from the front and side streets, typically within a build-to-zone. The stoop is elevated above the sidewalk. Steps or a ramp from the stoop may lead directly to the sidewalk or may be side-loaded.

IMAGE 6.34 COTTAGE RETAIL BUILDING WITH STOOP FRONTAGE

STOOP LOCATION REQUIREMENTS

Stoop frontage shall be located per the following requirements and Diagram 6.43.

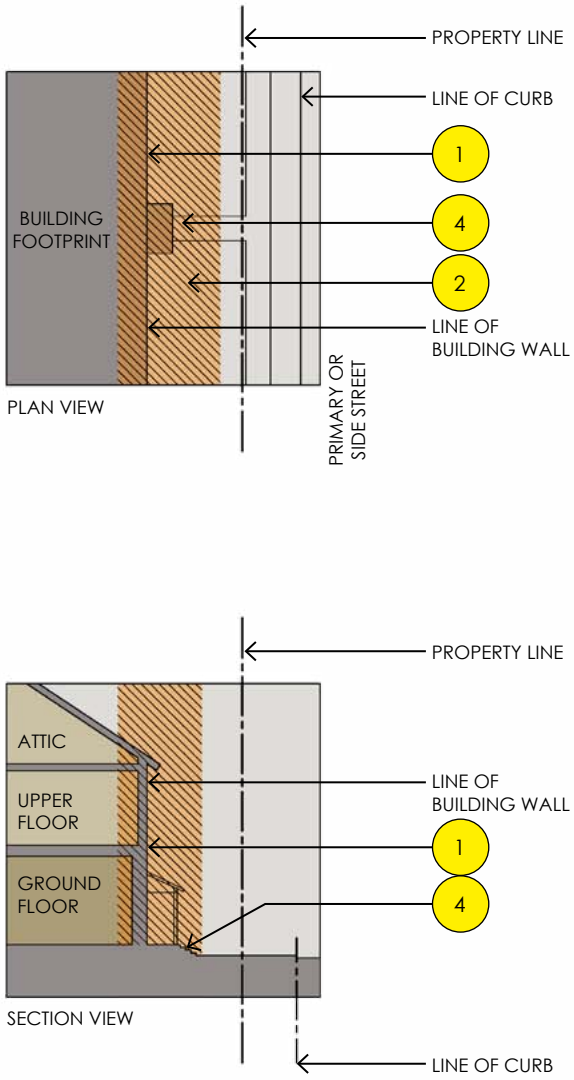
1. The building wall(s) are required to be placed within a Build-to-Zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

2. The ground area between the primary and side street property lines and the building façade shall be landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width of five (5) feet.

3. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

4. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2005.

DIAGRAM 6.43 FRONTAGE LOCATION REQUIREMENTS

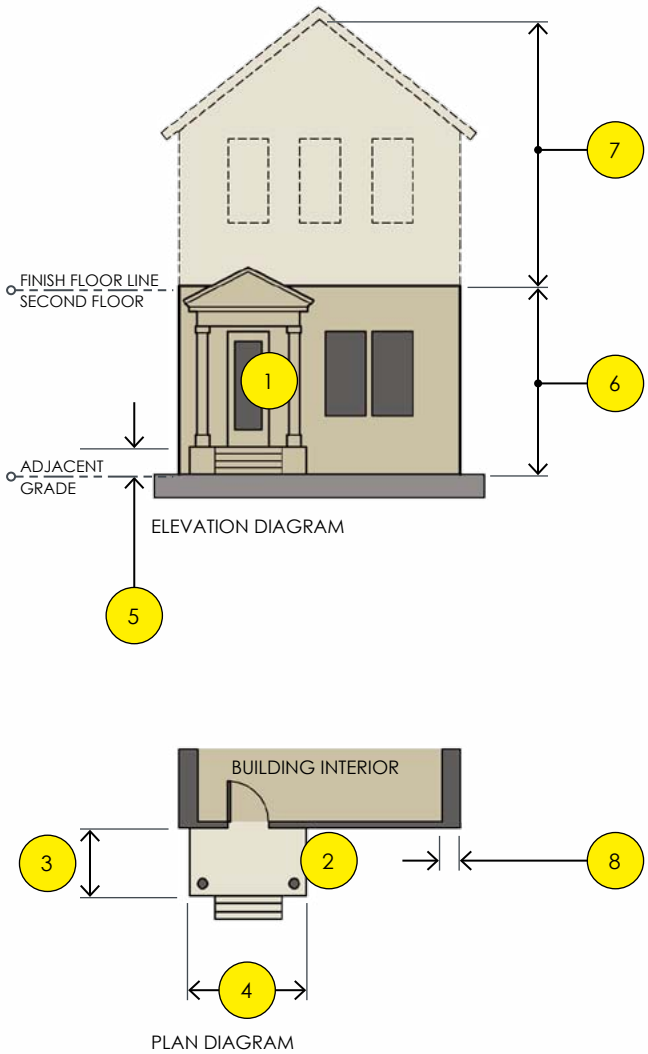


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.12 COTTAGE RETAIL BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE **OPTION 3: STOOP** (continued)

DIAGRAM 6.44 FRONTAGE COMPOSITION REQUIREMENTS



STOOP COMPOSITION REQUIREMENTS

Dooryard frontage composition shall meet the following requirements and Diagram 6.44.

1. Entry door(s) shall have 25% minimum transparency.

2. Entry door(s) are required to be elevated above adjacent grade. Elevated entry doors shall have one of the following treatments:
   a. Covered with a supported roof (as depicted in the graphic). Roof shall be supported with columns.
   b. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.

3. Depth of stoop landing shall be 4 feet minimum.

4. Width of stoop landing shall be 5 feet minimum.

5. Stoop shall be 12" minimum above adjacent grade.

6. Transparency Ground Floor: Stoop frontage shall have minimum 40% of the façade be glass between the adjacent grade and the finish floor line of the second story. Entry door transparency shall not be included as part of the required transparency calculation.

7. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.

8. Required 16" to 24" wide pilaster or wall surface spaced as indicated by Building Type.

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2006.13 LIVE / WORK BUILDING TYPE

A. BUILDING TYPE DESCRIPTION

The LIVE / WORK BUILDING TYPE is a small- to medium-sized attached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground floor space and the dwelling unit are owned by one entity. This Type is especially appropriate for incubating retail and service uses and allowing neighborhood retail to expand as the market demands.

B. PRECEDENT OF LIVE / WORK BUILDING TYPE

The following images represent precedent examples of the Live / Work Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects within the Traverse City Form-Based Code area.

IMAGE 6.35 LIVE / WORK BUILDINGS WITH STOREFRONT AND DOORYARD FRONTAGES

IMAGE 6.36 LIVE / WORK BUILDING WITH STOREFRONT FRONTAGE

IMAGE 6.37 LIVE / WORK BUILDINGS WITH STOREFRONT AND DOORYARD FRONTAGES

IMAGE 6.38 LIVE / WORK BUILDING WITH STOREFRONT FRONTAGE

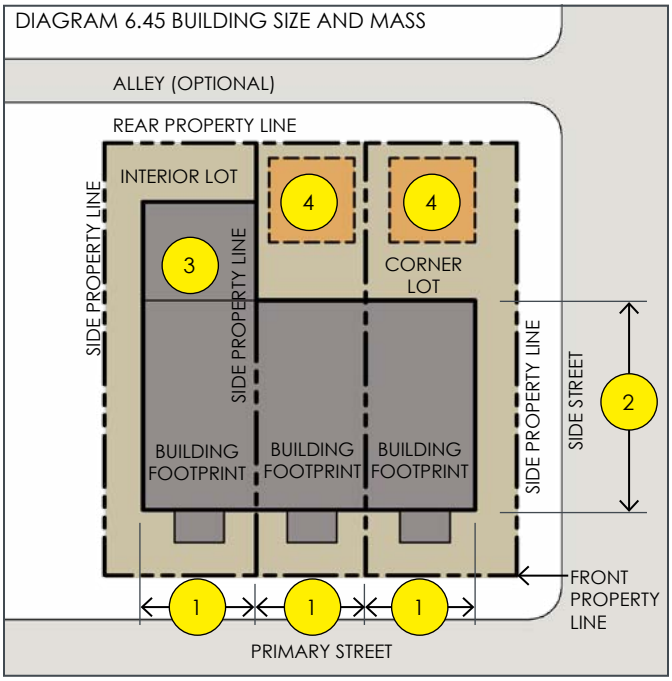
2006.13 LIVE / WORK BUILDING TYPE

C. BUILDING SIZE AND MASSING

Building Type size and massing shall meet the following requirements and Diagram 6.45.

1. Building width at primary street: 18 feet minimum and 36 feet maximum.
2. Building depth: 20 feet minimum.
3. Building may have an attached garage located in the rear of the building and accessed from an alley or side street. Attached garage is not permitted if a Carriage House is included on the parcel.
4. Building may have a Carriage House in lieu of an attached garage. Refer to Carriage House Building Type in Section 2006.19 for requirements.
5. Live/Works per run of attached units: 2 minimum, 8 maximum.
6. Maximum site coverage: 80% including garage or Carriage House.

DIAGRAM 6.45 BUILDING SIZE AND MASS

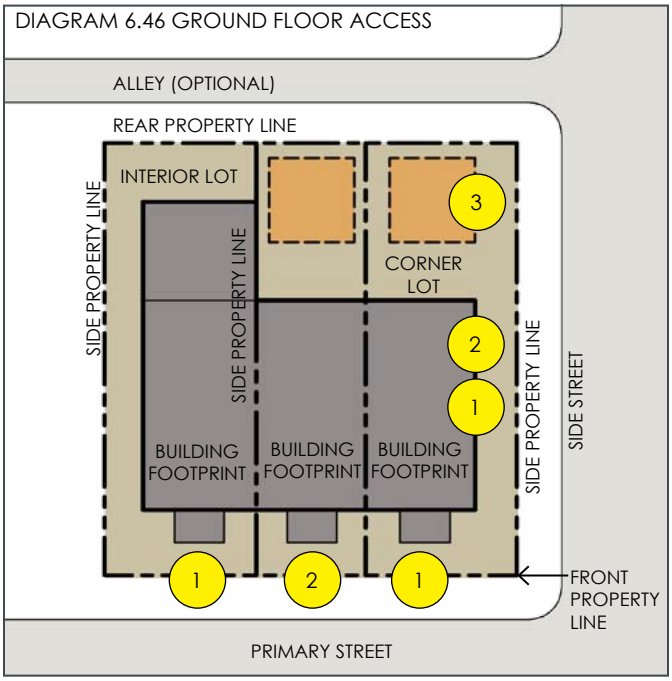


D. GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 6.46.

1. Entrances to ground floor unit(s) are required at the primary and / or side street and shall be directly accessed from and face the primary and / or side street.
2. Entrances to upper floor unit(s) are required to be located at the primary and / or side street and shall be directly accessed from and face the primary and / or side street.
3. Carriage House entrances shall be as required by the Carriage House Building Type in Section 2006.19.

DIAGRAM 6.46 GROUND FLOOR ACCESS



E. NUMBER OF UNITS

Number of units per Building Type:

1. Total of 2 units minimum and 8 units maximum per building.
2. An additional unit is permitted if Carriage House Building Type is used in conjunction with the Live / Work Building.

F. USE

Building Type use:

A. Uses are regulated by Context Area. Refer to Section 2005 for permitted uses in each Context Area.

2006.13 LIVE / WORK BUILDING TYPE

G. FACADE COMPOSITION REQUIREMENTS

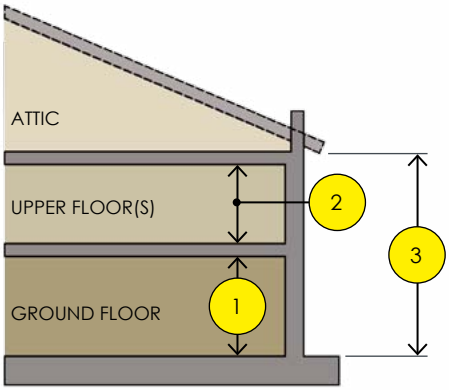
ILLUSTRATION 6.47 FACADE COMPOSITION REQUIREMENTS

Building Type facade composition shall meet the following requirements and Diagram 6.47.

1. Building may have a flat roof with parapet or a pitched (sloped) roof.
2. Buildings with flat roof shall have a cornice expression line at roofline.
3. Transparency Upper Floors: Building facades facing streets shall have minimum 15% of the façade be glass between the finish floor line of the second story and bottom of cornice expression line or bottom of eave.
4. Transparency Ground Floor: Refer to Building Frontage options for transparency requirements at the ground floor.
5. Upper windows shall be square or vertically proportioned with clear glass. Refer to definitions in Section 2009 for clear glass requirements.
6. Building shall have an 16" to 32" pilaster or wall surface every 18 to 36 feet along building facades facing streets. Pilasters shall extend vertically from grade to cornice expression line.

H. BUILDING TYPE FLOOR HEIGHT REQUIREMENTS

DIAGRAM 6.48 BUILDING TYPE STORY HEIGHT



Building Type floor heights shall meet the following requirements and Diagram 6.48.

1. Ground floor: Floor to ceiling height shall be 12 feet minimum.
2. Upper floors: floor to ceiling height shall as required by Context Area.
3. Overall height of Building Type is regulated by Context Area, refer to Section 2005.

I. BUILDING TYPE FRONTAGE OPTIONS

The Live / Work Building Type is required to have 1 of the following frontage configurations applied to the ground level floor where it abuts front and side streets, civic space, and / or public rights-of-way.

Combination of Frontages: For Live / Work Building Types, more than one frontage may be used on the same building at both primary and side streets.

Frontage options for the Live / Work Building Type are provided in the table below and described on the following pages of this sub-section.

LIVE / WORK BUILDING TYPE	BUILDING TYPE FRONTAGE OPTION	CONTEXT AREAS			
		DE DOWNTOWN EDGE	MS MAINSTREET	GW GATEWAY	NE NEIGHBORHOOD EDGE
	with STOREFRONT (2006.13.J)		By Right	By Right	
	with DOORYARD (2006.13.K)		By Right	By Right	By Right
	with LIGHTWELL (2006.13.L)		By Right	By Right	
	with STOOP (2006.13.M)		By Right	By Right	By Right

Shaded areas represent Context Areas where Building Type with frontage option is not permitted.

2006.13 LIVE / WORK BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE **OPTION 1: STOREFRONT**

DESCRIPTION

The Storefront Frontage is applied to the ground level floor of a Building Type along the primary and side streets. It is typically associated with retail and mixed use buildings. The storefront shall be designed in a way that promotes an attractive and convenient shopping experience and a transparent wall along the sidewalk. Storefront entries are at grade with the sidewalk and are sometimes shaded by awnings.

IMAGE 6.39 LIVE / WORK BUILDING WITH STOREFRONT FRONTAGE

STOREFRONT LOCATION REQUIREMENTS

Storefront frontage shall be located per the following requirements and Diagram 6.49.

1. The building wall(s) are required to be placed within a Build-to-Zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

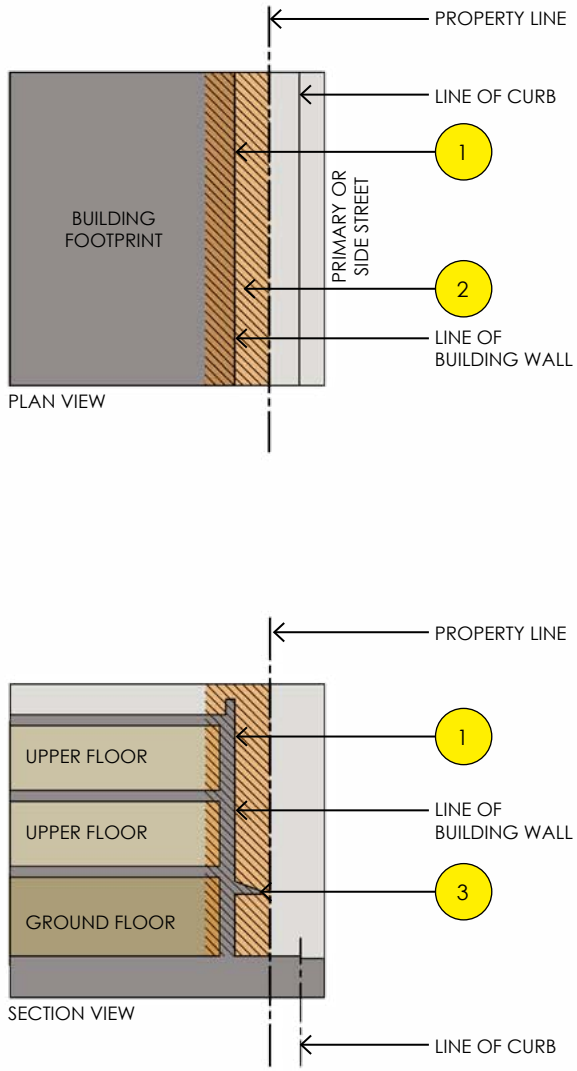
2. The ground area between the primary and side street property lines and the building walls shall have one of the following treatments depending on distance from the property line.
   a. Distance between building walls and property line is zero (0) to ten (10) feet: Ground area shall be paved to match public sidewalk.

   b. Distance between building walls and property line is greater than ten (10) feet: Ground area shall be landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width of five (5) feet.

   c. Ground area may be paved at distances greater than ten (10) feet when outdoor seating is proposed per approval of Planning Director and / or Planning Commission.

3. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

DIAGRAM 6.49 FRONTAGE LOCATION REQUIREMENTS



Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.13 LIVE / WORK BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE **OPTION 1: STOREFRONT** (continued)

DIAGRAM 6.50 FRONTAGE COMPOSITION REQUIREMENTS

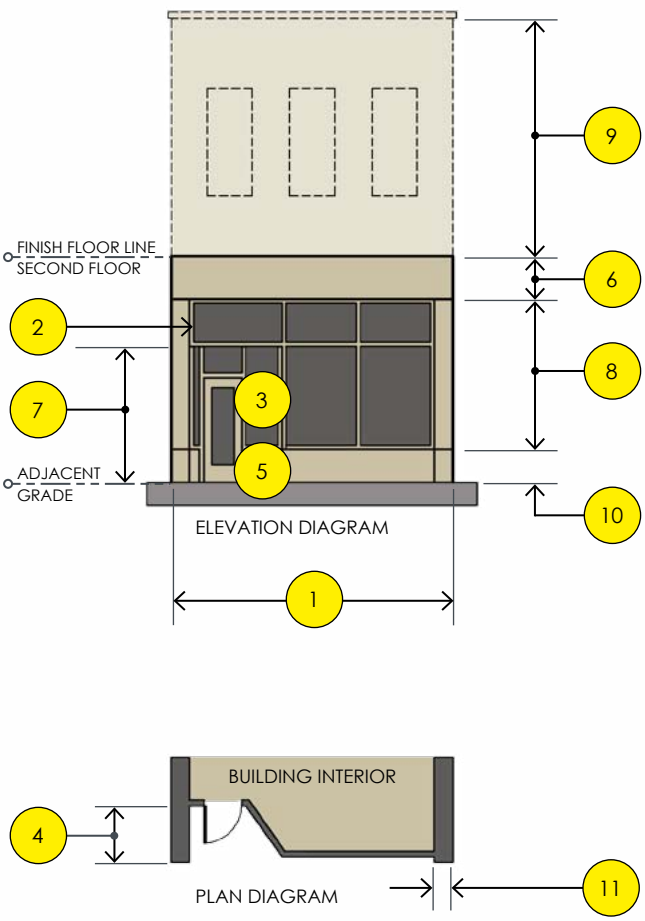


IMAGE 6.40 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

STOREFRONT COMPOSITION REQUIREMENTS

Storefront frontage composition shall meet the following requirements and Diagram 6.50.

1. Frontage shall extend across the overall length of the ground floor as required by the Context Area frontage placement requirements in Section 2005.

2. Optional transom window may extend over entry recess (as depicted) or follow entry recess.

3. Required entry door shall have fifty (50) percent minimum transparency.

4. Entry door option: Entry door may be recessed three (3) feet to eight (8) feet from the building wall. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the main storefront window.

5. Entry door is required to be at adjacent sidewalk grade.

6. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item 10. on this page.

7. Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade.

8. Transparency Ground Floor: Storefront frontage shall have 60% to 80% of the façade be glass between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency may be included as part of the required transparency calculation.

9. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.

10. Required 18" to 24" high storefront base.

11. Required 16" to 32" wide pilaster or wall surface spaced as indicated by Building Type. Pilaster or wall surface shall extend the full height of the storefront frontage, but may be interrupted by the sign band or horizontal expression line.

12. Storefront windows may be replaced with overhead doors. Overhead doors that replace storefront windows are required to meet the transparency requirements in item 8. Refer to Image 6.40.

2006.13 LIVE / WORK BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE **OPTION 2: DOORYARD**

DESCRIPTION

In a Dooryard Frontage Type, the facade of the building that faces the primary street is setback a small distance from the front and side streets, typically within a build-to-zone. The front property line is oftentimes defined by a low wall, fence, or hedge, creating a small dooryard. The dooryard shall not provide public circulation along the rights-of-way. The dooryard is at-grade.

IMAGE 6.41 COTTAGE RETAIL BUILDING WITH DOORYARD FRONTAGE

DOORYARD LOCATION REQUIREMENTS

Dooryard frontage shall be located per the following requirements and Diagram 6.51.

1. The building wall(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

2. The ground area between the primary and side street property lines and the building walls shall have one of the following treatments depending on distance from the property line.
   a. Distance between building walls and property line is zero (0) to ten (10) feet: Ground area shall be paved to match public sidewalk.

   b. Distance between building walls and property line is greater than ten (10) feet: Ground area shall be landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width of five (5) feet.

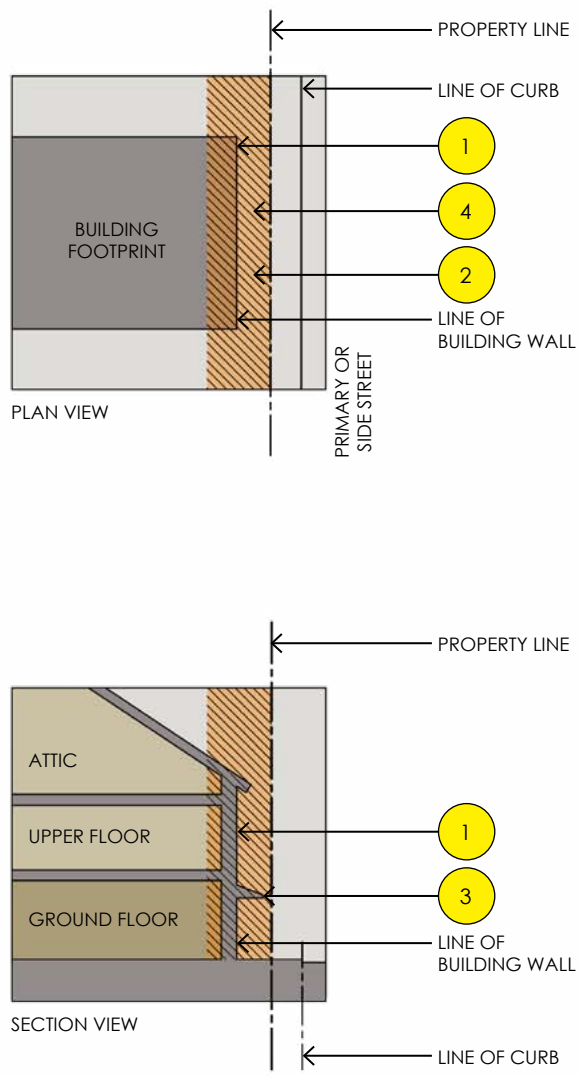
      Additionally, one of the following landscape elements is required to be placed at the property line when the distance between facade and property line is greater than ten (10) feet:
      - A 24" to 36" high brick wall.
      - A decorative metal fence that is 42" high maximum.
      - A continuous hedge that is maintained at a 42" maximum height.

   c. Ground area may be paved at distances greater than ten (10) feet when outdoor seating is proposed per approval of Planning Director and / or Planning Commission.

3. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

4. Wells may extend into required setbacks per the requirements of the encroachment section in Section 2005.

DIAGRAM 6.51 FRONTAGE LOCATION REQUIREMENTS

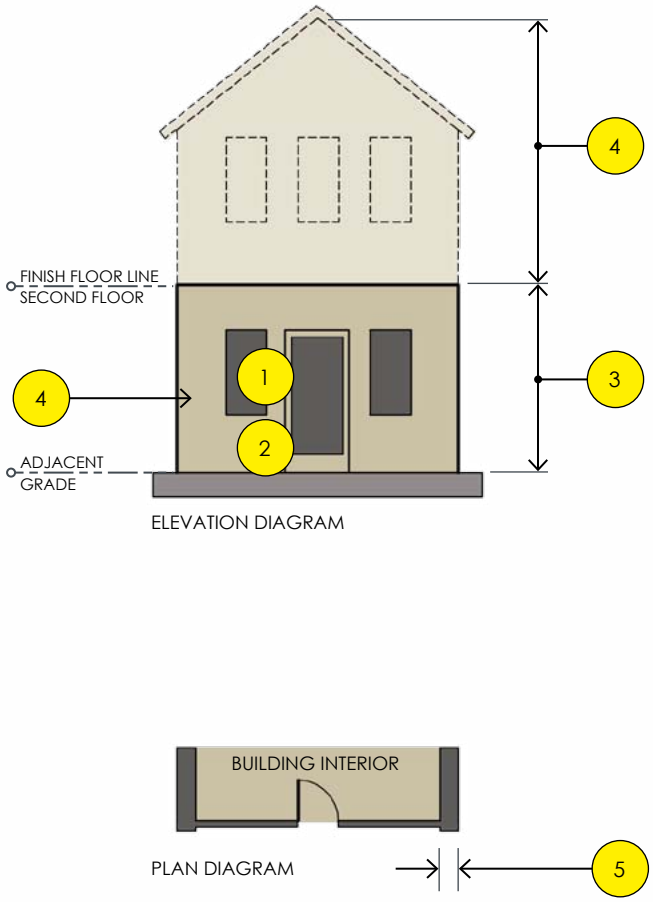


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.13 LIVE / WORK BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE **OPTION 2: DOORYARD** (continued)

DIAGRAM 6.52 FRONTAGE COMPOSITION REQUIREMENTS



DOORYARD COMPOSITION REQUIREMENTS

Dooryard frontage composition shall meet the following requirements and Diagram 6.52.

1. Entry door(s) shall have 25% minimum transparency.

2. Entry door(s) are required to be at-grade. At-grade entry door (zero-step) shall have one of the following treatments:
   a. Covered with a supported roof. Roof shall be supported with columns.
   b. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
   c. Uncovered (with no canopy or supported roof) (as depicted in the graphic).

3. Transparency Ground Floor: Dooryard frontage shall have minimum 15% of the façade be glass between the adjacent grade and the finish floor line of the second story. Entry door transparency shall not be included as part of the required transparency calculation.

4. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.

5. Required 16" to 32" wide pilaster or wall surface spaced as indicated by Building Type.

2006.13 LIVE / WORK BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE **OPTION 3: LIGHTWELL**

DESCRIPTION

In a Lightwell Frontage Type, the facade of the building that faces the primary and / or side streets is setback a small distance from the primary and side streets, typically within a build-to-zone. This frontage has a combined elevated terrace and sunken lightwell between the building wall and property line. This frontage type buffers residential, retail, and service uses from urban sidewalks and removes the private yard from public encroachment.

IMAGE 6.42 LIVE / WORK BUILDING WITH LIGHTWELL FRONTAGE

LIGHTWELL LOCATION REQUIREMENTS

Lightwell frontage shall be located per the following requirements and Diagram 6.53.

1. The building wall(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

2. The ground area between the primary and side street property lines and the building walls shall have one of the following treatments depending on distance from the property line.
   a. Distance between building walls and property line is zero (0) to ten (10) feet: Ground area shall be paved to match public sidewalk.

   b. Distance between building walls and property line is greater than ten (10) feet: Ground area shall be landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width of five (5) feet.

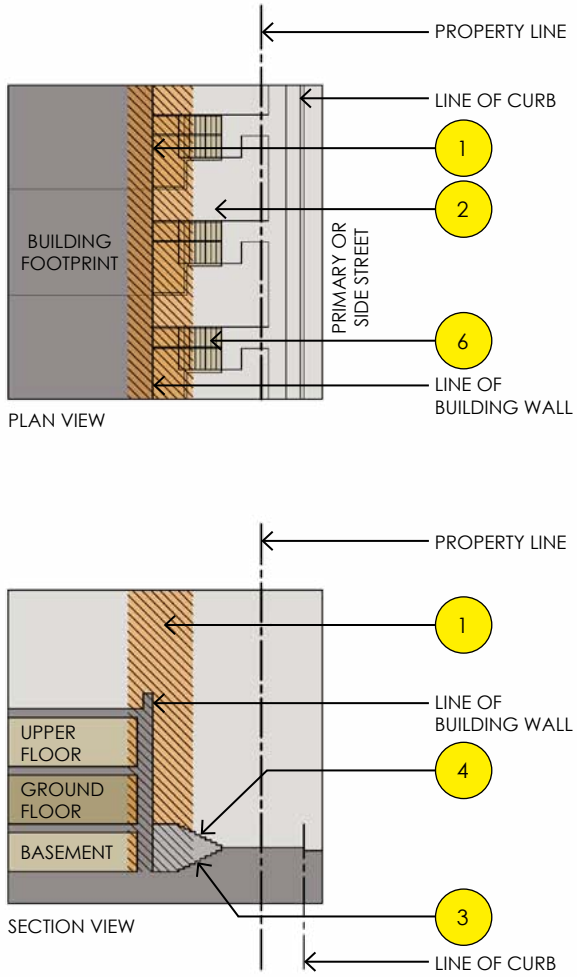
3. Required exterior stair from adjacent sidewalk grade down to sunken lightwell.

4. Required exterior stair from adjacent sidewalk grade to elevated terrace.

5. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

6. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2005.

DIAGRAM 6.53 FRONTAGE LOCATION REQUIREMENTS

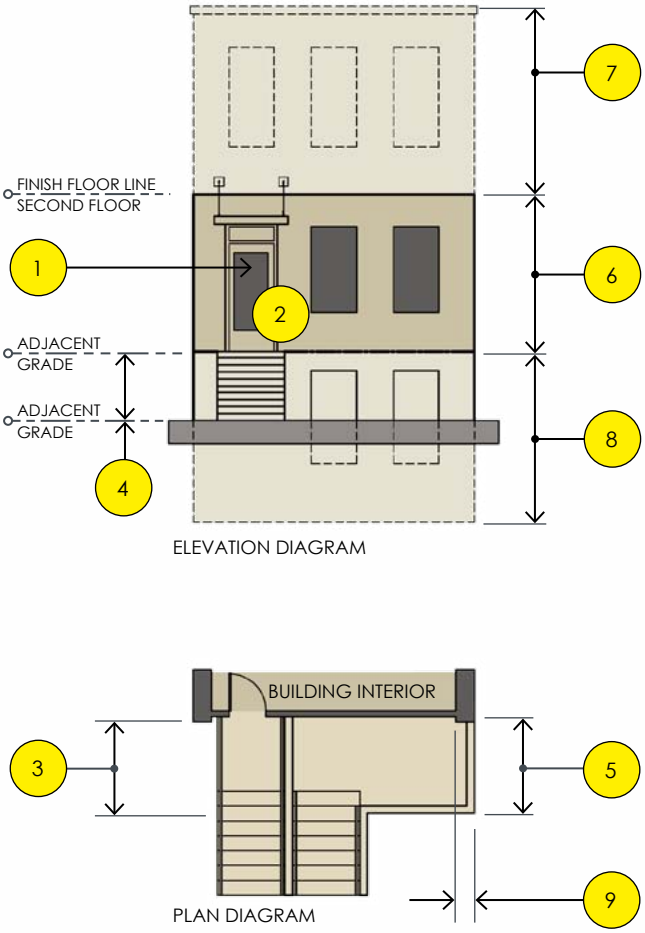


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.13 LIVE / WORK BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE **OPTION 3: LIGHTWELL** (continued)

DIAGRAM 6.54 FRONTAGE COMPOSITION REQUIREMENTS



ELEVATION DIAGRAM

PLAN DIAGRAM

LIGHTWELL COMPOSITION REQUIREMENTS

Lightwell frontage composition shall meet the following requirements and Diagram 6.54.

1. Entry door(s) is not required to have transparency.

2. Entry door(s) are required to be elevated. Elevated entry doors shall have one of the following treatments:
   a. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables (as depicted in the graphic).
   b. Uncovered (with no canopy or supported roof).

3. Depth of required terrace shall be 4 feet minimum and 8 feet maximum.

4. Terrace shall be 3 feet minimum above adjacent grade.

5. Depth of required lightwell shall be 6 feet minimum and 10 feet maximum.

6. Transparency Ground Floor: Lightwell frontage shall have minimum 15% of the façade be glass between the finish floor line of the first story and the finish floor line of the second story. Entry door transparency shall not be included as part of the required transparency calculation.

7. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.

8. Transparency Lightwell: Lightwell: A partial storefront window and entry door is required at the lightwell level (basement). Storefront shall have minimum 15% of the building wall be glass. Door is required to have 50% transparency and shall not be included as part of the transparency calculation.

9. Required 16" to 32" wide pilaster or wall surface spaced as indicated by Building Type.

2006.13 LIVE / WORK BUILDING TYPE FRONTAGE OPTIONS

M. BUILDING TYPE FRONTAGE **OPTION 4: STOOP**

DESCRIPTION

In a Stoop Frontage Type, the facade of the building that faces the front and / or side streets is setback a small distance from the front and side streets, typically within a build-to-zone. The stoop is elevated above the sidewalk. Steps or a ramp from the stoop may lead directly to the sidewalk or may be side-loaded.

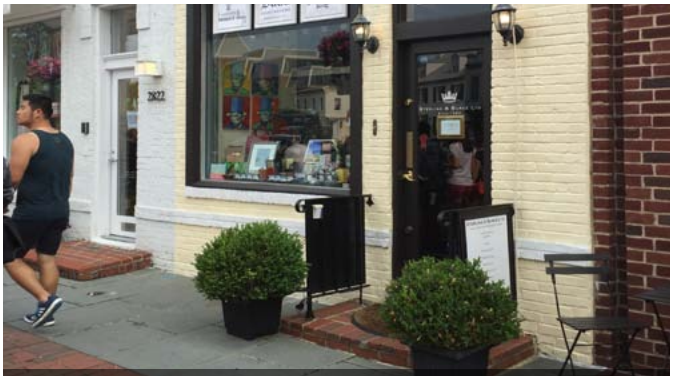


IMAGE 6.43 LIVE / WORK BUILDING WITH STOOP FRONTAGE

STOOP LOCATION REQUIREMENTS

Stoop frontage shall be located per the following requirements and Diagram 6.55.

1. The building wall(s) are required to be placed within a Build-to-Zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

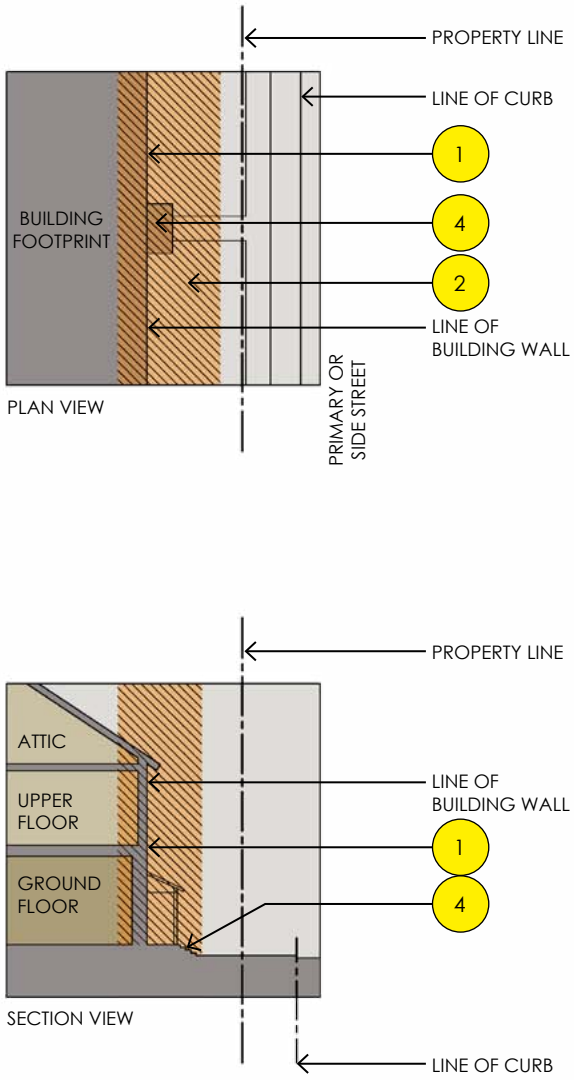
2. The ground area between the primary and side street property lines and the building walls shall have one of the following treatments depending on distance from the property line.
   a. Distance between building walls and property line is zero (0) to ten (10) feet: Ground area shall be paved to match public sidewalk.

   b. Distance between building walls and property line is greater than ten (10) feet: Ground area shall be landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width of five (5) feet.

3. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

4. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2005.

DIAGRAM 6.55 FRONTAGE LOCATION REQUIREMENTS

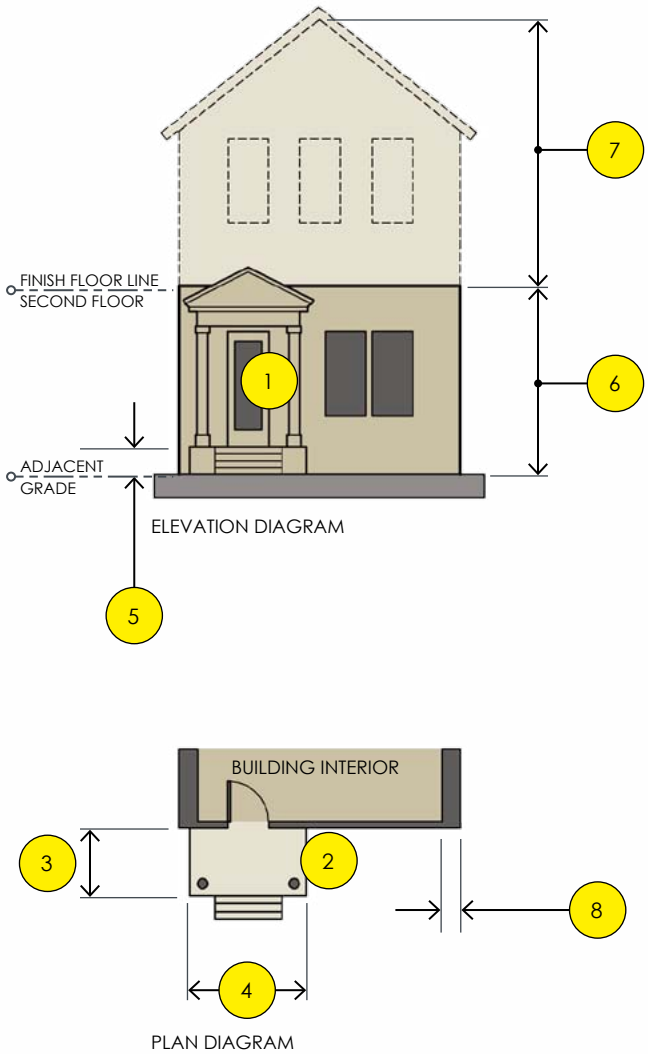


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.13 LIVE / WORK BUILDING TYPE FRONTAGE OPTIONS

M. BUILDING TYPE FRONTAGE **OPTION 4: STOOP** (continued)

DIAGRAM 6.56 FRONTAGE COMPOSITION REQUIREMENTS



STOOP COMPOSITION REQUIREMENTS

Dooryard frontage composition shall meet the following requirements and Diagram 6.56.

1. Entry door(s) shall have 25% minimum transparency.

2. Entry door(s) are required to be elevated above adjacent grade. Elevated entry doors shall have one of the following treatments:
   a. Covered with a supported roof (as depicted in the graphic). Roof shall be supported with columns.
   b. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.

3. Depth of stoop landing shall be 4 feet minimum.

4. Width of stoop landing shall be 5 feet minimum.

5. Stoop shall be 12" minimum above adjacent grade.

6. Transparency Ground Floor: Stoop frontage shall have minimum 15% of the façade be glass between the adjacent grade and the finish floor line of the second story. Entry door transparency shall not be included as part of the required transparency calculation.

7. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.

8. Required 16" to 32" wide pilaster or wall surface spaced as indicated in Building Type.

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2006.14 LARGE MULTI-PLEX BUILDING TYPE

A. BUILDING TYPE DESCRIPTION

The LARGE MULTI-PLEX BUILDING TYPE is a medium- to large-sized structure that consists of 7 or more side-by-side and/or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit in medium-density neighborhoods and enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types and promoting walkability.

B. PRECEDENT OF LARGE MULTI-PLEX BUILDING TYPE

The following images represent precedent examples of the Large Multi-plex Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects within the Traverse City Form-Based Code area.

IMAGE 6.44 TRAVERSE CITY LARGE MULTI-PLEX WITH STOOP FRONTAGES ON RANDOLPH STREET

IMAGE 6.45 LARGE MULTI-PLEX WITH FORECOURT FRONTAGE

IMAGE 6.46 TRAVERSE CITY LARGE MULTI-PLEX WITH STOOP FRONTAGE ON RIVERS EDGE DRIVE

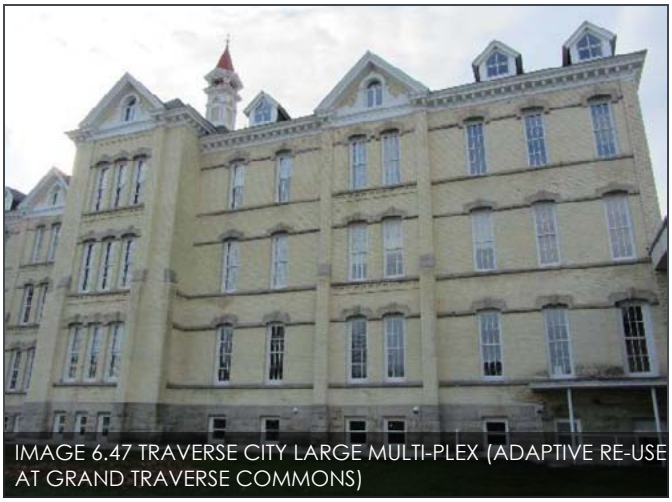


IMAGE 6.47 TRAVERSE CITY LARGE MULTI-PLEX (ADAPTIVE RE-USE AT GRAND TRAVERSE COMMONS)

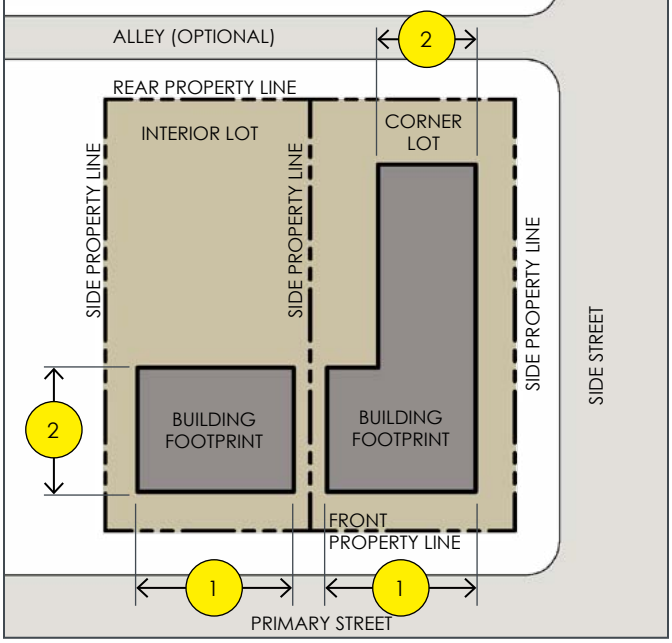
2006.14 LARGE MULTI-PLEX BUILDING TYPE

C. BUILDING SIZE AND MASSING

Building Type size and massing shall meet the following requirements and Diagram 6.57.

1. Percentage of front building wall at primary street: Building shall be built to a minimum of 70% of the overall width of the front street property line.
2. Building depth: 20 feet minimum
3. Maximum site coverage: 80%

DIAGRAM 6.57 BUILDING SIZE AND MASS

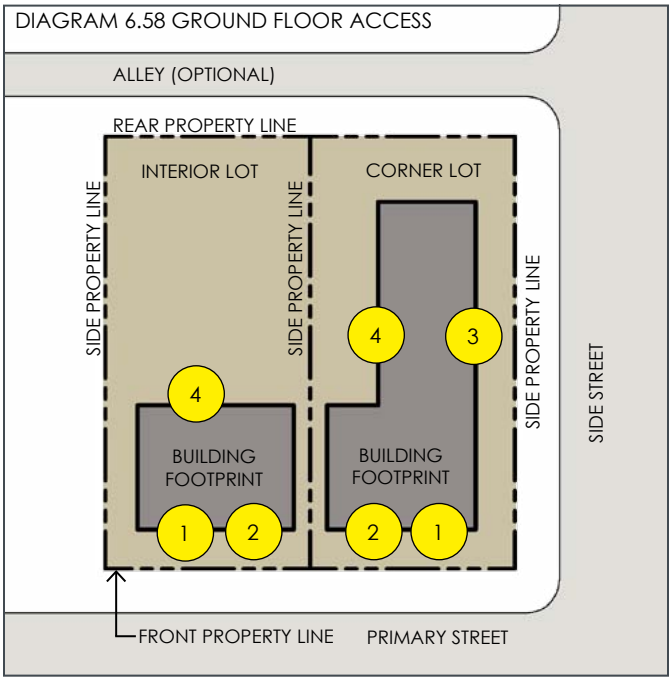


D. GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 6.58.

1. Main building entrance(s) is required to be located at the primary street and shall be directly accessed from and face the primary street.
2. Units shall be accessed by a common entry along the primary street.
3. At corner lots, units may be accessed from a secondary side street common entry.
4. Units may be accessed from a secondary common entry in the rear of the building.

DIAGRAM 6.58 GROUND FLOOR ACCESS



E. NUMBER OF UNITS

Number of units per Building Type:

1. Required total of 7 units minimum per building.

F. USE

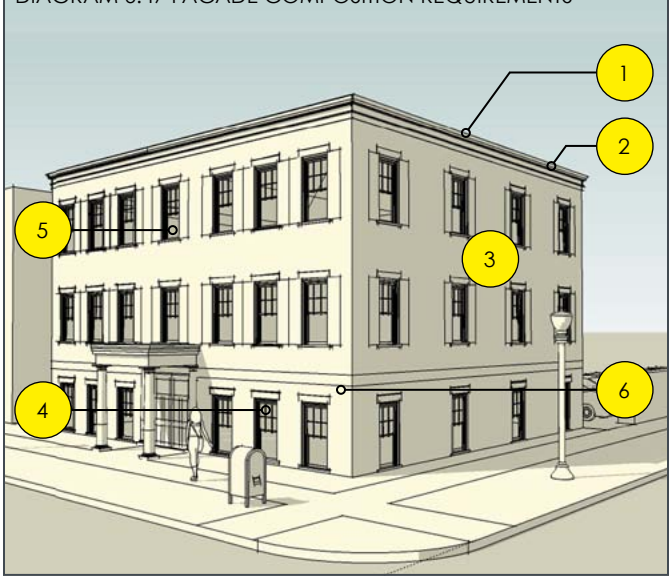
Building Type use:

1. Uses are regulated by Context Area. Refer to Section 2005 for permitted uses in each Context Area.

2006.14 LARGE MULTI-PLEX BUILDING TYPE

G. FACADE COMPOSITION REQUIREMENTS

DIAGRAM 6.47 FACADE COMPOSITION REQUIREMENTS

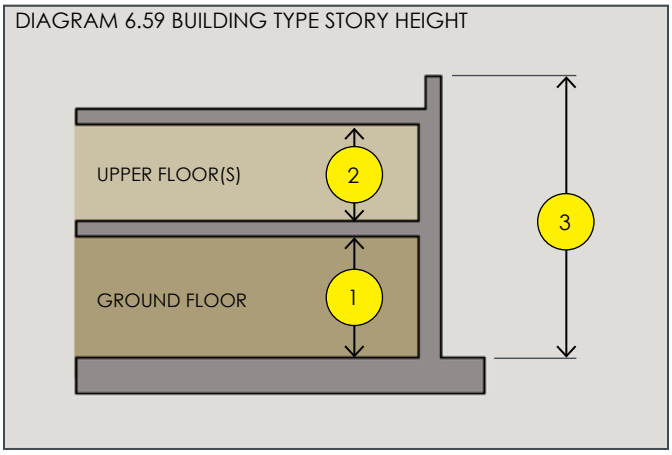


Building Type facade composition shall meet the following requirements and Diagram 6.47.

1. Building shall have a flat roof with parapet.
2. Building shall have a cornice expression line at roofline.
3. Transparency Upper Floors: Building facades facing streets shall have minimum 12% of the façade be glass between the finish floor line of the second story and bottom of cornice expression line.
4. Transparency Ground Floor: Refer to Building Type frontage options for transparency requirements at ground floor.
5. Upper windows shall be square or vertically proportioned with clear glass. Refer to definitions in Section 2009 for clear glass requirements.
6. Building shall have an 18" to 42" pilaster or wall surface every 20 to 40 feet along building facades facing streets. Pilasters shall extend vertically from grade to cornice expression line.

H. BUILDING TYPE FLOOR HEIGHT REQUIREMENTS

DIAGRAM 6.59 BUILDING TYPE STORY HEIGHT



Building Type floor heights shall meet the following requirements and Diagram 6.59.

1. Ground floor: Floor to ceiling height shall be 10 feet minimum.
2. Upper floors: floor to ceiling height shall as required by Context Area.
3. Overall height of Building Type is regulated by Context Area, refer to Section 2005.

I. BUILDING TYPE FRONTAGE OPTIONS

The Large Multi-plex Building Type is required to have 1 of the following frontage configurations applied to the ground level floor where it abuts front and side streets, civic space, and / or public rights-of-way.

Frontage options for the Large Multi-plex Building Type are provided in the table below and described on the following pages of this sub-section.

LARGE MULTI-PLEX BUILDING TYPE	BUILDING TYPE FRONTAGE OPTION	CONTEXT AREAS			
		DE DOWNTOWN EDGE	MS MAINSTREET	GW GATEWAY	NE NEIGHBORHOOD EDGE
	with FORECOURT (2006.14.J)		By Right		
	with DOORYARD (2006.14.K)		By Right		
	with STOOP (2006.14.L)		By Right		
	with PROJECTING PORCH (2006.14.M)		By Right		

Shaded areas represent Context Areas where Building Type with frontage option is not permitted.

2006.13 LARGE MULTI-PLEX BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE **OPTION 1: FORECOURT**

DESCRIPTION

In a Forecourt Frontage Type, the facade of the building that faces the primary street is at or near the right-of-way line and a small percentage of the facade is set back, creating a small courtyard space. The courtyard space may be used as an entry court or shared garden space. The courtyard area is not covered and extends the entire height of the building.

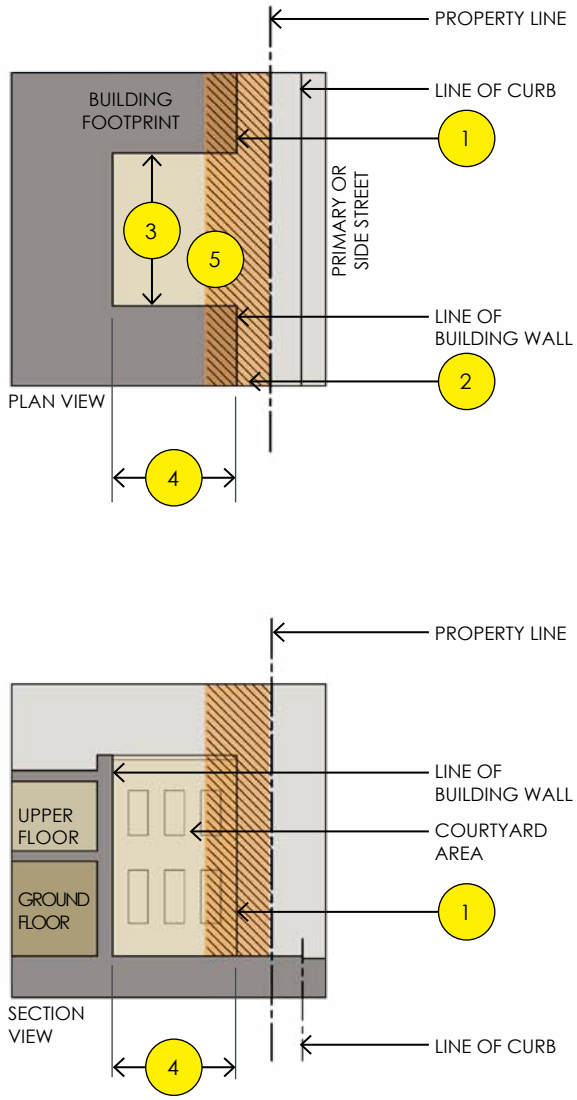
IMAGE 6.48 LARGE MULTI-PLEX WITH FORECOURT FRONTAGE

FORECOURT LOCATION REQUIREMENTS

Forecourt frontage shall be located per the following requirements and Diagram 6.60.

1. A minimum of 30% of the building wall of the forecourt frontage is required to be placed within the build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
2. The ground area between the primary and side street property lines and the main building façade shall be landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width of five (5) feet.
3. Required courtyard shall have a width that is twelve (12) feet minimum.
4. Required courtyard shall have a depth of twelve (12) feet minimum.
5. Courtyard area shall be landscaped with sidewalks connecting entry doors. Landscape shall cover 70% of the courtyard's ground area.
6. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

DIAGRAM 6.60 FRONTAGE LOCATION REQUIREMENTS

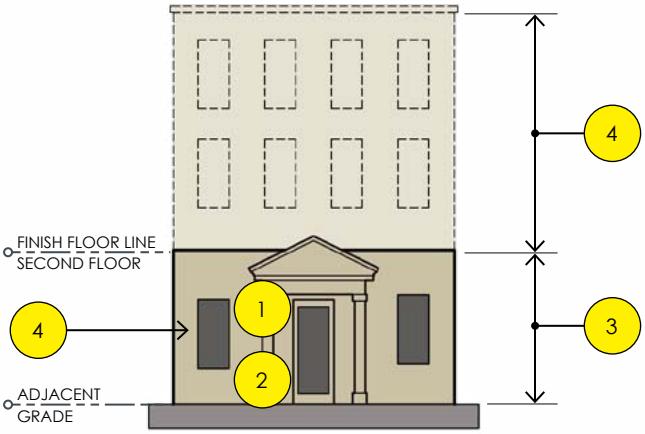


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

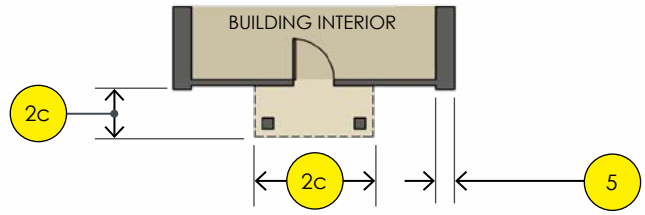
2006.14 LARGE MULTI-PLEX BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE **OPTION 1: FORECOURT** (continued)

DIAGRAM 6.61 FRONTAGE COMPOSITION REQUIREMENTS



ELEVATION DIAGRAM



PLAN DIAGRAM

FORECOURT COMPOSITION REQUIREMENTS

All building walls that face the courtyard, primary street, and side street as part of the forecourt frontage composition shall meet the following requirements and Diagram 6.61.

1. Entry door(s) shall have 25% minimum transparency.

2. Entry door(s) may be at-grade or raised and accessed by steps.
   a. At-Grade entry door (zero-step) shall have one of the following treatments:
      - Covered with a supported roof (as depicted in the graphic). Roof shall be supported with columns.
      - Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
      - Uncovered (with no canopy or supported roof).
      - Recessed in building wall.

   b. Elevated entry door shall have one of the following treatments:
      - Covered with a supported roof. Roof shall be supported with columns.
      - Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.

   c. Elevated entry doors shall have a stoop (landing at door) that is minimum 4 feet deep and minimum 4 feet wide.

3. Transparency Ground Floor: Forecourt frontage shall have minimum 12% of the façade be glass between the adjacent grade and the finish floor line of the second story. Entry door transparency shall not be included as part of the required transparency calculation.

4. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.

5. Required 18" to 42" wide pilaster or wall surface spaced as indicated by Building Type.

2006.13 LARGE MULTI-PLEX BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE **OPTION 2: DOORYARD**

DESCRIPTION

In a Dooryard Frontage Type, the facade of the building that faces the primary street is setback a small distance from the front and side streets, typically within a build-to-zone. The front property line is oftentimes defined by a low wall, fence, or hedge, creating a small dooryard. The dooryard shall not provide public circulation along the rights-of-way. The dooryard may be raised or at-grade and is most often intended for ground floor residential.

IMAGE 6.49 LARGE MULTI-PLEX WITH DOORYARD FRONTAGE

DOORYARD LOCATION REQUIREMENTS

Dooryard frontage shall be located per the following requirements and Diagram 6.62.

1. The building wall(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

2. The ground area between the primary and side street property lines and the building walls shall have one of the following treatments depending on distance from the property line.
   a. Distance between building walls and property line is zero (0) to ten (10) feet: Ground area shall be paved to match public sidewalk.

   b. Distance between building walls and property line is greater than ten (10) feet: Ground area shall be landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width of five (5) feet.

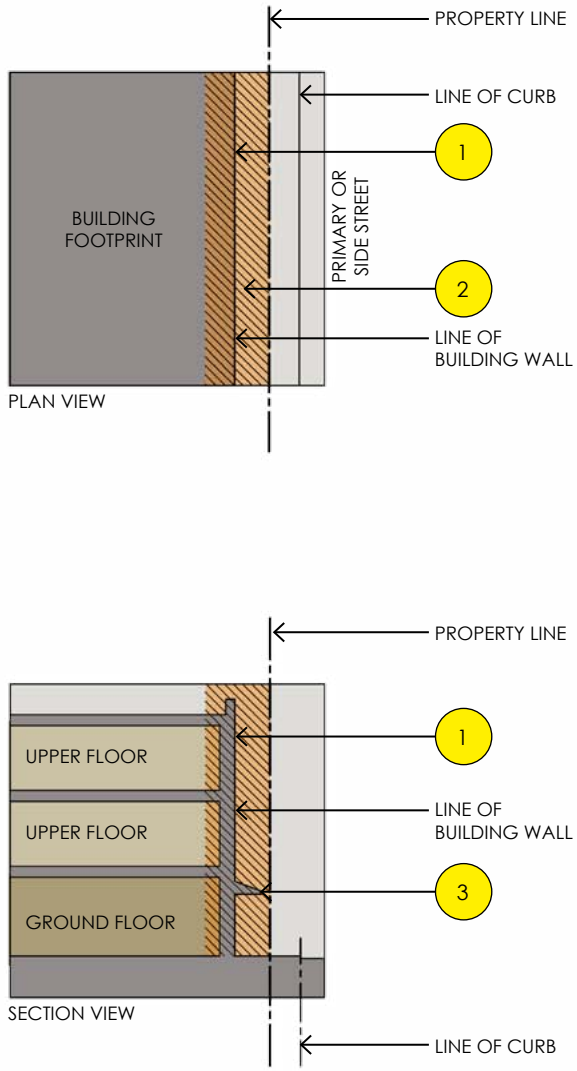
      Additionally, one of the following landscape elements is required to be placed at the property line when the distance between facade and property line is greater than ten (10) feet:
      - A 24" to 36" high brick wall.
      - A decorative metal fence that is 42" high maximum.
      - A continuous hedge that is maintained at a 42" maximum height.

   c. Ground area may be paved at distances greater than ten (10) feet when outdoor seating is proposed per approval of Planning Director and / or Planning Commission.

3. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

4. Wells may extend into required setbacks per the requirements of the encroachment section in Section 2005.

DIAGRAM 6.62 FRONTAGE LOCATION REQUIREMENTS

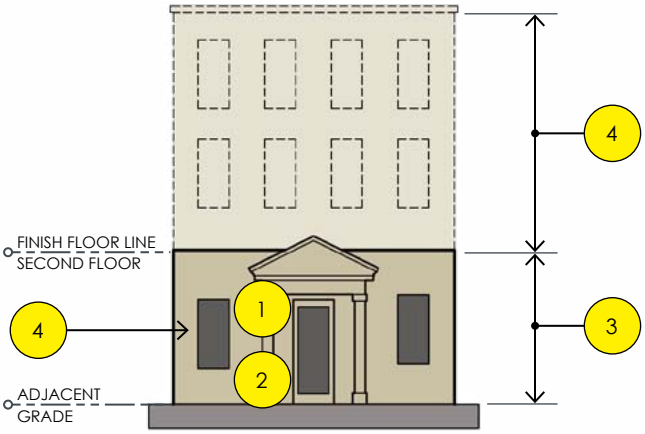


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

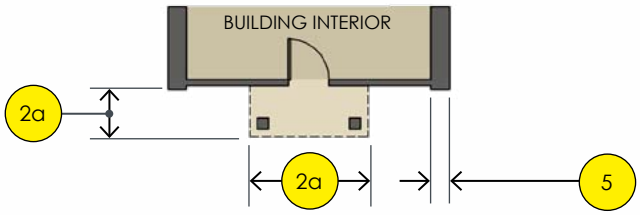
2006.14 LARGE MULTI-PLEX BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE **OPTION 2: DOORYARD** (continued)

DIAGRAM 6.63 FRONTAGE COMPOSITION REQUIREMENTS



ELEVATION DIAGRAM



PLAN DIAGRAM

DOORYARD COMPOSITION REQUIREMENTS

Dooryard frontage composition shall meet the following requirements and Diagram 6.63.

1. Entry door(s) shall have 25% minimum transparency.

2. Entry door(s) shall be at-grade (zero-step) and shall have one of the following treatments:
   a. Covered with a supported roof (as depicted in the graphic). Roof shall be supported with columns.
   b. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
   c. Uncovered (with no canopy or supported roof).
   d. Recessed in building wall.

3. Transparency Ground Floor: Dooryard frontage shall have minimum 12% of the façade be glass between the adjacent grade and the finish floor line of the second story. Entry door transparency shall not be included as part of the required transparency calculation.

4. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.

5. Required 18" to 42" wide pilaster or wall surface spaced as indicated by Building Type.

2006.13 LARGE MULTI-PLEX BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE **OPTION 3: STOOP**

DESCRIPTION

In a Stoop Frontage Type, the facade of the building that faces the front and / or side streets is setback a small distance from the front and side streets, typically within a build-to-zone. The stoop is elevated above the sidewalk. Steps or a ramp from the stoop may lead directly to the sidewalk or may be side-loaded.

IMAGE 6.50 LARGE MULTI-PLEX WITH STOOP FRONTAGE

STOOP LOCATION REQUIREMENTS

Stoop frontage shall be located per the following requirements and Diagram 6.64.

1. The building wall(s) are required to be placed within a Build-to-Zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

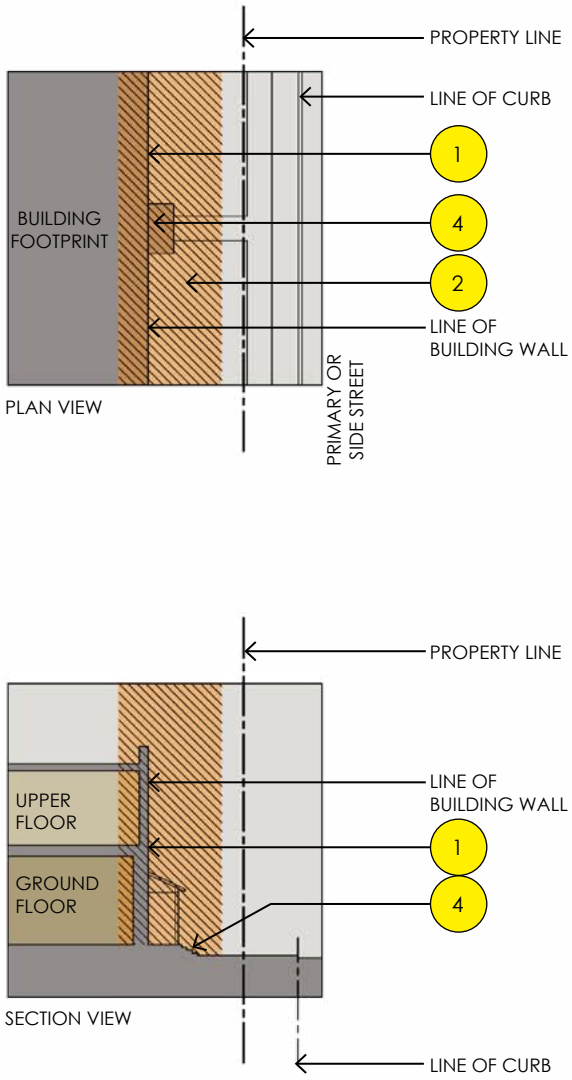
2. The ground area between the primary and side street property lines and the building walls shall have one of the following treatments depending on distance from the property line.
   a. Distance between building walls and property line is zero (0) to ten (10) feet: Ground area shall be paved to match public sidewalk.

   b. Distance between building walls and property line is greater than ten (10) feet: Ground area shall be landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width of five (5) feet.

3. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

4. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2005.

DIAGRAM 6.64 FRONTAGE LOCATION REQUIREMENTS

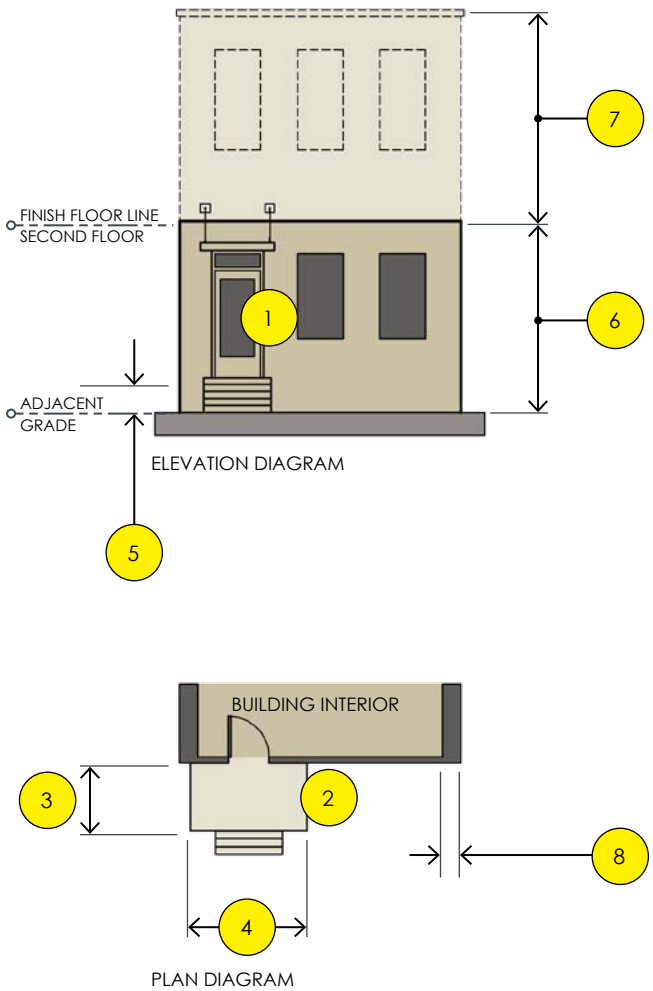


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.14 LARGE MULTI-PLEX BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE **OPTION 3: STOOP** (continued)

DIAGRAM 6.65 FRONTAGE COMPOSITION REQUIREMENTS



STOOP COMPOSITION REQUIREMENTS

Stoop frontage composition shall meet the following requirements and Diagram 6.65.

1. Entry door(s) shall have 25% minimum transparency.

2. Entry door(s) are required to be elevated above adjacent grade. Elevated entry doors shall have one of the following treatments:
   a. Covered with a supported roof. Roof shall be supported with columns.
   b. Covered with a canopy (as depicted in the graphic). Canopy shall be cantilevered or supported by brackets or cables.

3. Depth of stoop landing shall be 4 feet minimum.

4. Width of stoop landing shall be 5 feet minimum.

5. Stoop shall be 12" minimum above adjacent grade.

6. Transparency Ground Floor: Stoop frontage shall have minimum 12% of the façade be glass between the adjacent grade and the finish floor line of the second story. Entry door transparency shall not be included as part of the required transparency calculation.

7. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper floors.

8. Required 18" to 42" wide pilaster or wall surface spaced as indicated by Building Type.

2006.13 LARGE MULTI-PLEX BUILDING TYPE FRONTAGE OPTIONS

M. BUILDING TYPE FRONTAGE **OPTION 4: PROJECTING PORCH**

DESCRIPTION

In a Projecting Porch Frontage Type, the facade of the building that faces the front and / or side streets is setback a medium distance from the front and side streets, typically within a build-to-zone. The resulting yard is typically small and can be defined by a fence or hedge to spatially maintain the street edge. The projecting porch is open on three sides and all habitable space of the building is located behind the rear edge of the porch. The porch is elevated above the sidewalk. Steps from the porch may be on the front or side of the porch and shall lead directly to the sidewalk.

IMAGE 6.51 LARGE MULTI-PLEX WITH PROJECTING PORCH FRONTAGE

PROJECTING PORCH LOCATION REQUIREMENTS

Projecting porch frontage shall be located per the following requirements and Diagram 6.66.

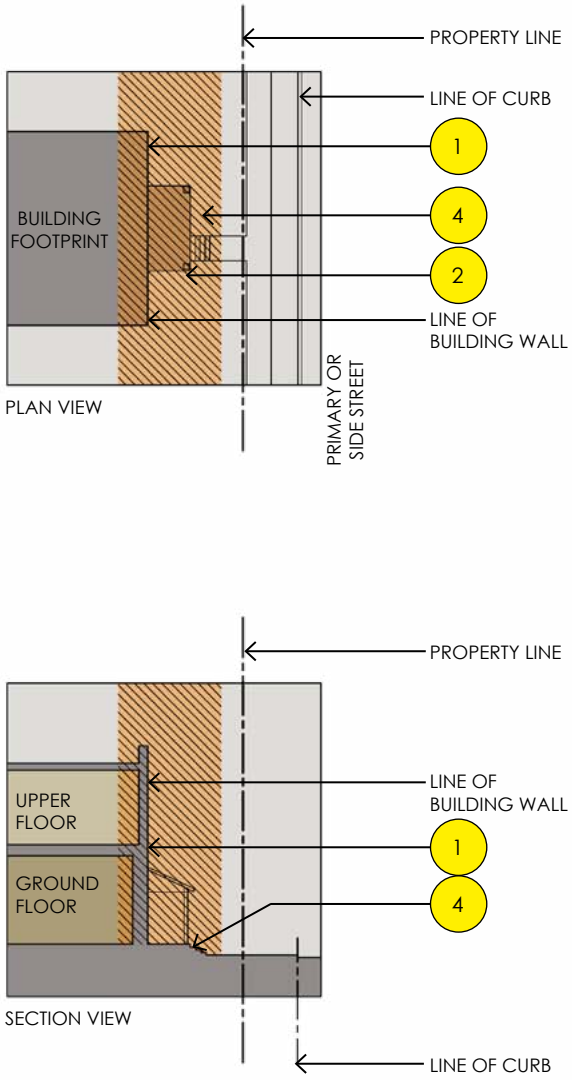
1. The building wall(s) are required to be placed within a Build-to-Zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

2. The ground area between the primary and side street property lines and the building walls shall landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width of five (5) feet.

3. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

4. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2005.

DIAGRAM 6.66 FRONTAGE LOCATION REQUIREMENTS

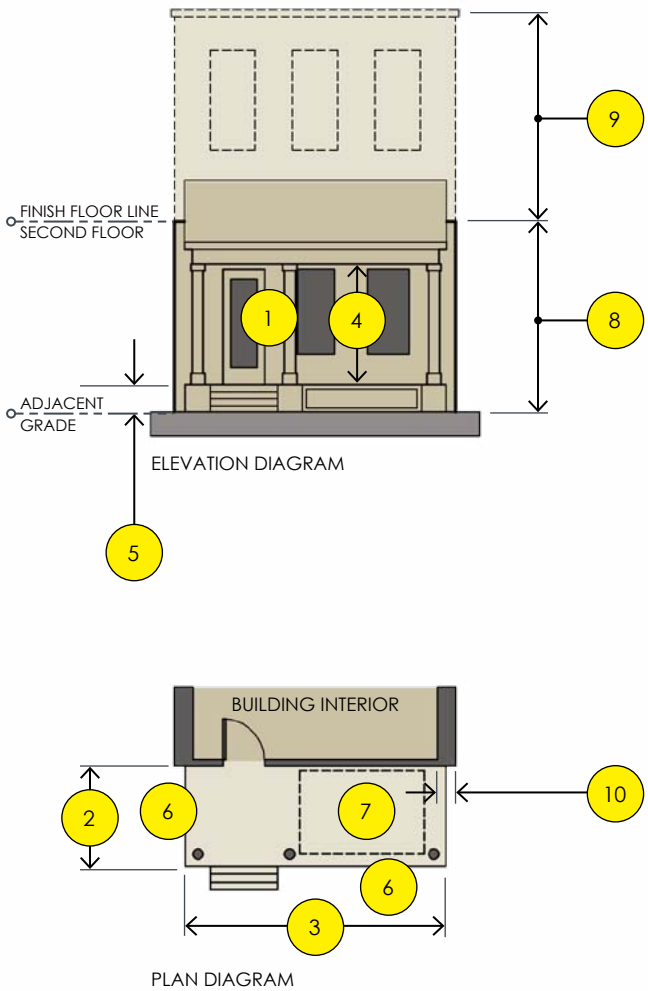


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.14 LARGE MULTI-PLEX BUILDING TYPE FRONTAGE OPTIONS

M. BUILDING TYPE FRONTAGE **OPTION 4: PROJECTING PORCH** (continued)

DIAGRAM 6.67 FRONTAGE COMPOSITION REQUIREMENTS



PROJECTING PORCH COMPOSITION REQUIREMENTS

Projecting porch frontage composition shall meet the following requirements and Diagram 6.67.

1. Entry door(s) shall have 25% minimum transparency.
2. Depth of porch shall be 6 feet minimum.
3. Width of porch shall be 8 feet minimum.
4. Height of porch ceiling, measured from porch floor shall be 8 feet minimum.
5. Porch shall be 18" minimum above adjacent grade.
6. Projecting porches shall be open on three sides (no walls on three sides).
7. Furniture area shall be 4 feet x 6 feet minimum clear area.
8. Transparency Ground Floor: Projecting porch frontage shall have minimum 12% of the façade be glass between the adjacent grade and the finish floor line of the second story. Entry door transparency shall not be included as part of the required transparency calculation.
9. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.
10. Required 18" to 42" wide pilaster or wall surface spaced as indicated by Building Type.

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2006.15 SMALL MULTI-PLEX BUILDING TYPE

A. BUILDING TYPE DESCRIPTION

The SMALL MULTI-PLEX BUILDING TYPE is a medium-sized structure that consists of 3 to 6 side-by-side and / or stacked dwelling units, typically with one shared entry or individual entries along the front. This Type has the appearance of a large single-family house and is appropriately scaled to fit in single family neighborhoods. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types and promoting walkability.

B. PRECEDENT OF SMALL MULTI-PLEX BUILDING TYPE

The following images represent precedent examples of the Small Multi-plex Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects within the Traverse City Form-Based Code area.

IMAGE 6.52 TRAVERSE CITY SMALL MULTI-PLEX WITH PROJECTING PORCH FRONTAGE

IMAGE 6.53 SMALL MULTI-PLEX WITH PROJECTING PORCH FRONTAGE

IMAGE 6.54 SMALL MULTI-PLEX WITH STOOP FRONTAGE

IMAGE 6.55 SMALL MULTI-PLEX WITH STOOP FRONTAGE

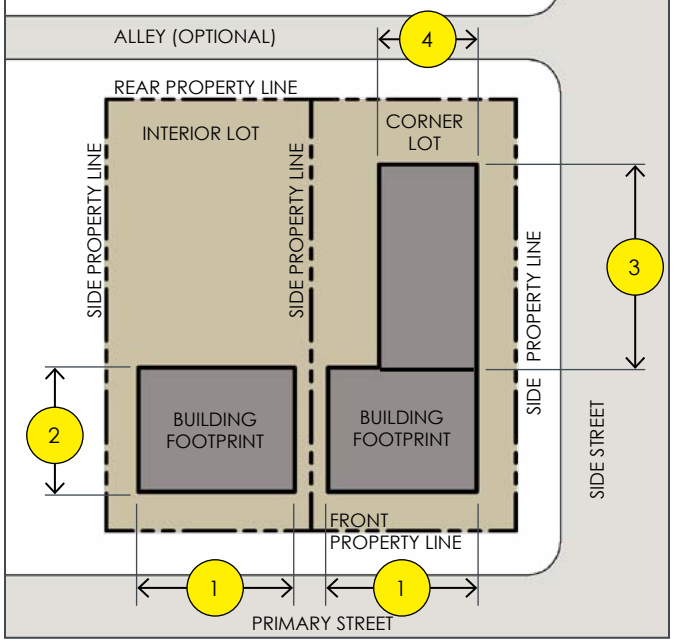
2006.15 SMALL MULTI-PLEX BUILDING TYPE

C. BUILDING SIZE AND MASSING

Building Type size and massing shall meet the following requirements and Diagram 6.68.

1. Building width at primary street: 48 feet maximum.
2. Building depth: 65 feet maximum.
3. Building secondary wing length (if secondary wing is used): 30 feet maximum.
4. Building secondary wing depth (if secondary wing is used): 30 feet maximum
5. Maximum site coverage: 70%

DIAGRAM 6.68 BUILDING SIZE AND MASS

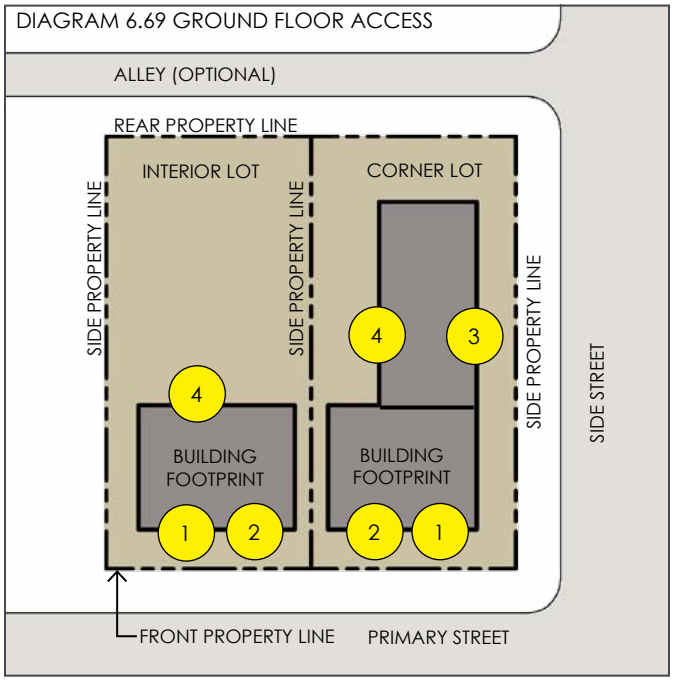


D. GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 6.69.

1. Main building entrance(s) is required to be located at the primary street and shall be directly accessed from and face the primary street.
2. Each unit may have an individual entrance or units may be accessed by a common entry with lobby.
3. At corner lots, units may be accessed from a secondary side street common entry or individual unit entry.
4. Units may be accessed from a secondary common or individual entry in the rear of the building.

DIAGRAM 6.69 GROUND FLOOR ACCESS



E. NUMBER OF UNITS

Number of units per Building Type:

1. 3 units minimum, 6 units maximum per building.

F. USE

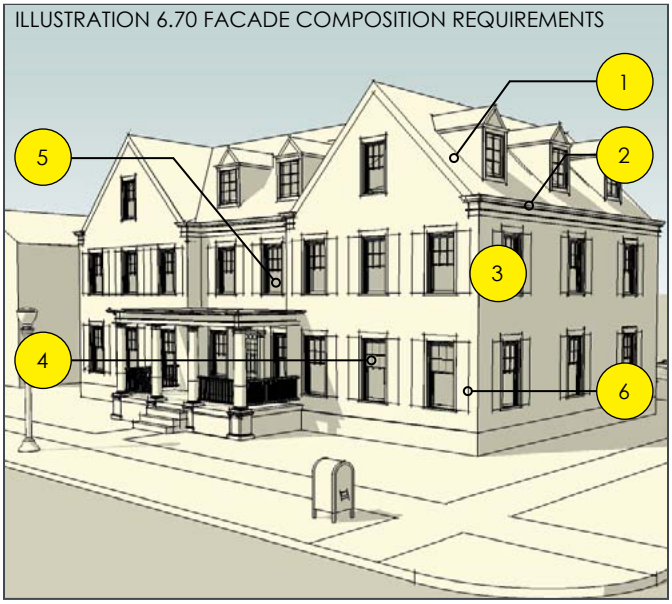
Building Type use:

1. Uses are regulated by Context Area. Refer to Section 2005 for permitted uses in each Context Area.

2006.15 SMALL MULTI-PLEX BUILDING TYPE

G. FACADE COMPOSITION REQUIREMENTS

ILLUSTRATION 6.70 FACADE COMPOSITION REQUIREMENTS

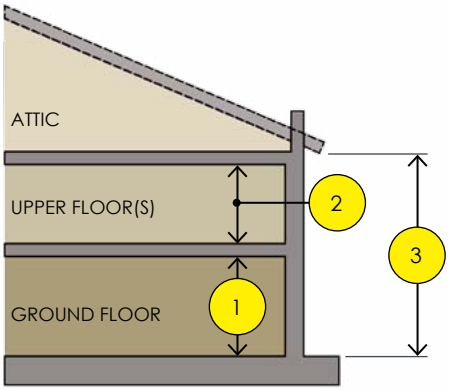


Building Type facade composition shall meet the following requirements and Diagram 6.70.

1. Building may have a flat roof with parapet or a pitched (sloped) roof.
2. Buildings with flat roof shall have a cornice expression line at roofline.
3. Transparency Upper Floors: Building facades facing streets shall have minimum 12% of the façade be glass between the finish floor line of the second story and bottom of cornice expression line or bottom of eave.
4. Transparency Ground Floor: Refer to Building Frontage options for transparency requirements at the ground floor.
5. Upper windows shall be square or vertically proportioned with clear glass. Refer to definitions in Section 2009 for clear glass requirements.
6. Building shall have an 16" to 36" pilaster or wall surface every 18 to 30 feet along building facades facing streets. Pilasters shall extend vertically from grade to cornice expression line.

H. BUILDING TYPE FLOOR HEIGHT REQUIREMENTS

DIAGRAM 6.71 BUILDING TYPE STORY HEIGHT



Building Type floor heights shall meet the following requirements and Diagram 6.71.

1. Ground floor: Floor to ceiling height shall be 10 feet minimum.
2. Upper floors: floor to ceiling height shall as required by Context Area.
3. Overall height of Building Type is regulated by Context Area, refer to Section 2005.

I. BUILDING TYPE FRONTAGE OPTIONS

The Small Multi-plex Building Type is required to have 1 of the following frontage configurations applied to the ground level floor where it abuts front and side streets, civic space, and / or public rights-of-way.

Frontage options for the Small Multi-plex Building Type are provided in the table below and described on the following pages of this sub-section.

SMALL MULTI-PLEX BUILDING TYPE	BUILDING TYPE FRONTAGE OPTION	CONTEXT AREAS			
		DE DOWNTOWN EDGE	MS MAINSTREET	GW GATEWAY	NE NEIGHBORHOOD EDGE
	with STOOP (2006.15.J)		By Right		By Right
	with PROJECTING PORCH (2006.15.K)		By Right		By Right
	with ENGAGED PORCH (2006.15.L)		By Right		By Right

Shaded areas represent Context Areas where Building Type with frontage option is not permitted.

2006.15 SMALL MULTI-PLEX BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE **OPTION 1: STOOP**

DESCRIPTION

In a Stoop Frontage Type, the facade of the building that faces the front and / or side streets is setback a small distance from the front and side streets, typically within a build-to-zone. The stoop is elevated above the sidewalk. Steps or a ramp from the stoop may lead directly to the sidewalk or may be side-loaded.

IMAGE 6.56 SMALL MULTI-PLEX BUILDING WITH STOOP FRONTAGE

STOOP LOCATION REQUIREMENTS

Stoop frontage shall be located per the following requirements and Diagram 6.72.

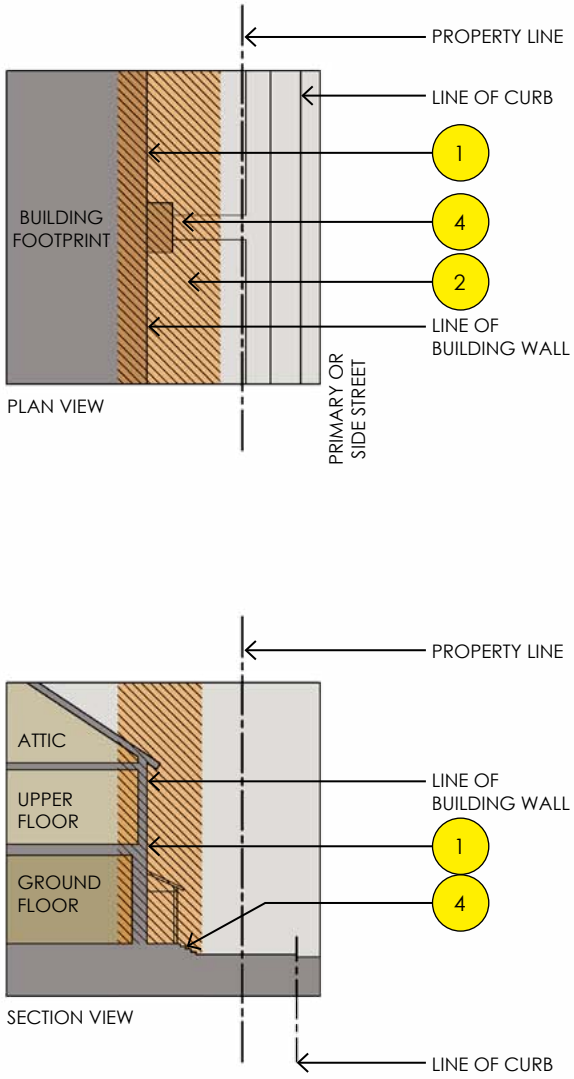
1. The building wall(s) are required to be placed within a Build-to-Zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

2. The ground area between the primary and side street property lines and the building walls shall be landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width of five (5) feet.

3. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

4. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2005.

DIAGRAM 6.72 FRONTAGE LOCATION REQUIREMENTS

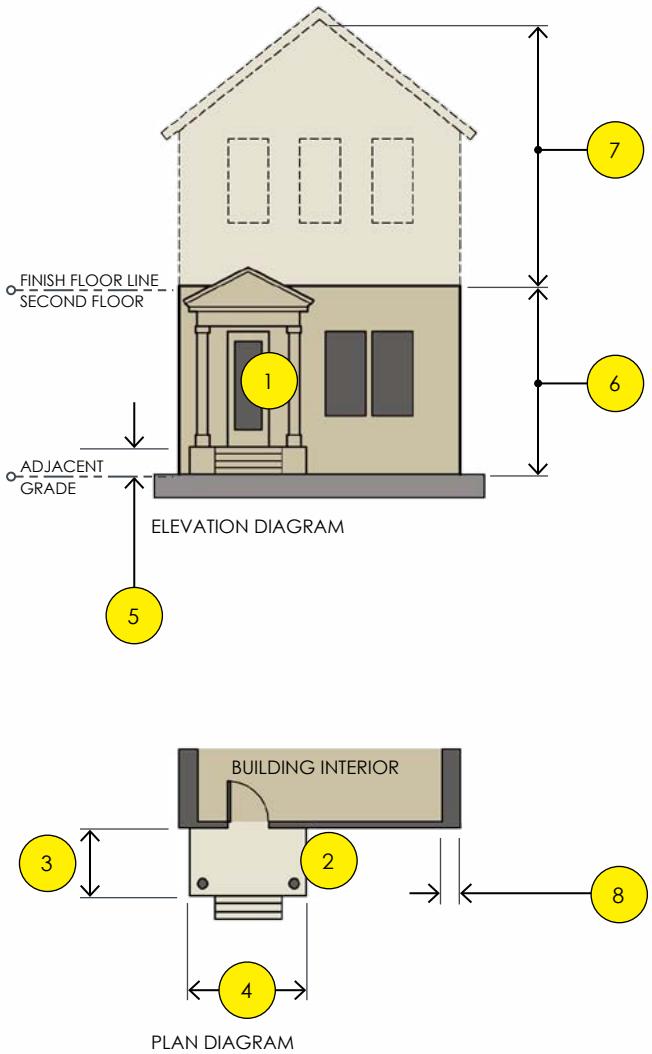


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.15 SMALL MULTI-PLEX BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE **OPTION 1: STOOP** (continued)

DIAGRAM 6.73 FRONTAGE COMPOSITION REQUIREMENTS



STOOP COMPOSITION REQUIREMENTS

Dooryard frontage composition shall meet the following requirements and Diagram 6.73.

1. Entry door(s) shall have 25% minimum transparency.

2. Entry door(s) are required to be elevated above adjacent grade. Elevated entry doors shall have one of the following treatments:
   a. Covered with a supported roof (as depicted in the graphic). Roof shall be supported with columns.
   b. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.

3. Depth of stoop landing shall be 4 feet minimum.

4. Width of stoop landing shall be 5 feet minimum.

5. Stoop shall be 12" minimum above adjacent grade.

6. Transparency Ground Floor: Stoop frontage shall have minimum 12% of the façade be glass between the adjacent grade and the finish floor line of the second story. Entry door transparency shall not be included as part of the required transparency calculation.

7. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper floors.

8. Required 16" to 36" wide pilaster or wall surface spaced as indicated by Building Type.

2006.15 SMALL MULTI-PLEX BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE **OPTION 2: PROJECTING PORCH**

DESCRIPTION

In a Projecting Porch Frontage Type, the facade of the building that faces the front and / or side streets is setback a medium distance from the front and side streets, typically within a build-to-zone. The resulting yard is typically small and can be defined by a fence or hedge to spatially maintain the street edge. The projecting porch is open on three sides and all habitable space of the building is located behind the rear edge of the porch. The porch is elevated above the sidewalk. Steps from the porch may be on the front or side of the porch and shall lead directly to the sidewalk.

IMAGE 6.57 SMALL MULTI-PLEX WITH PROJECTING PORCH FRONTAGE

PROJECTING PORCH LOCATION REQUIREMENTS

Projecting porch frontage shall be located per the following requirements and Diagram 6.74.

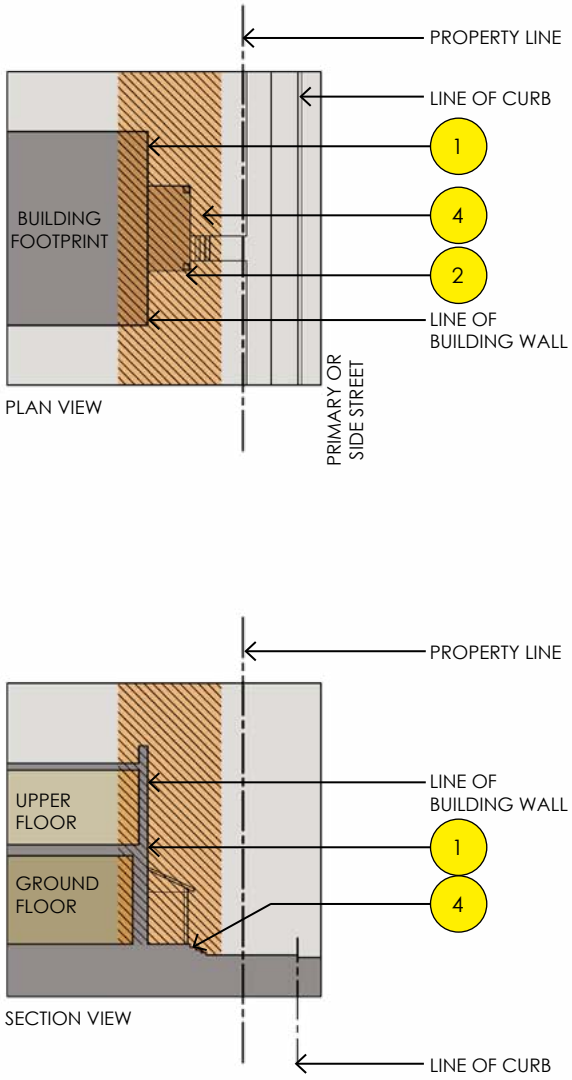
1. The building wall(s) are required to be placed within a Build-to-Zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

2. The ground area between the primary and side street property lines and the building walls shall landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width of five (5) feet.

3. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

4. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2005.

DIAGRAM 6.74 FRONTAGE LOCATION REQUIREMENTS

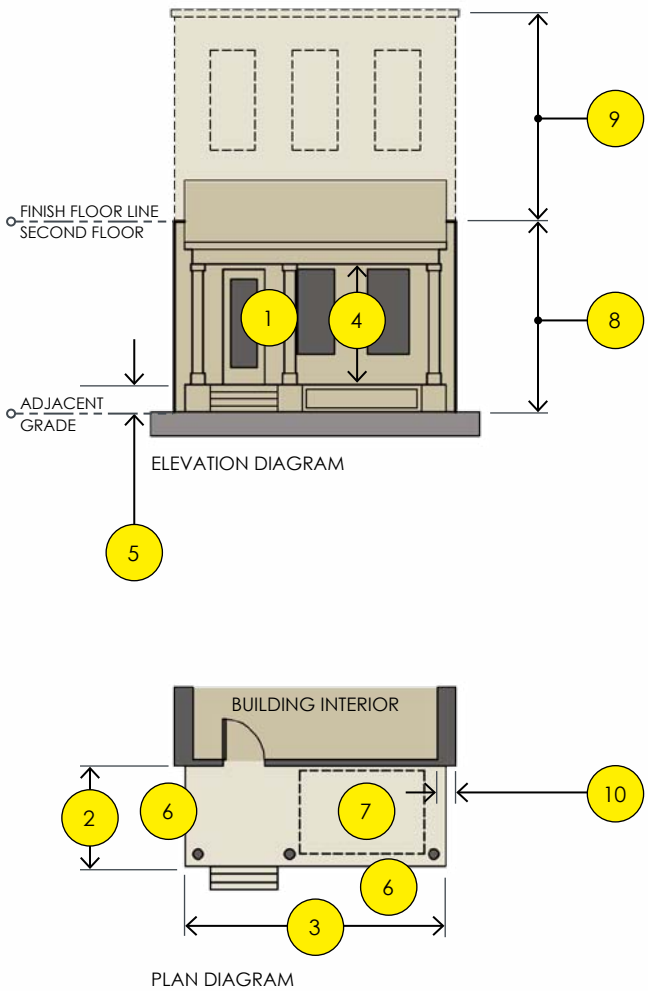


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.15 SMALL MULTI-PLEX BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE **OPTION 2: PROJECTING PORCH** (continued)

DIAGRAM 6.75 FRONTAGE COMPOSITION REQUIREMENTS



PROJECTING PORCH COMPOSITION REQUIREMENTS

Projecting porch frontage composition shall meet the following requirements and Diagram 6.75.

1. Entry door(s) shall have 25% minimum transparency.
2. Depth of porch shall be 6 feet minimum.
3. Width of porch shall be 8 feet minimum.
4. Height of porch ceiling, measured from porch floor shall be 8 feet minimum.
5. Porch shall be 18" minimum above adjacent grade.
6. Projecting porches shall be open on three sides (no walls on three sides).
7. Furniture area shall be 4 feet x 6 feet minimum clear area.
8. Transparency Ground Floor: Projecting porch frontage shall have minimum 12% of the façade be glass between the adjacent grade and the finish floor line of the second story. Entry door transparency shall not be included as part of the required transparency calculation.
9. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.
10. Required 16" to 36" wide pilaster or wall surface spaced as indicated by Building Type.

2006.15 SMALL MULTI-PLEX BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE **OPTION 3: ENGAGED PORCH**

DESCRIPTION

In an Engaged Porch Frontage Type, the facade of the building that faces the front and / or side streets is setback a medium distance from the front and side streets, typically within a build-to-zone. The resulting yard is typically small and can be defined by a fence or hedge to spatially maintain the street edge. The engaged porch has two adjacent sides of the porch that are engaged to the building (connected to and enclosed by building walls) while the other two sides are open. Steps from the porch may be on the front or side of the porch and shall lead directly to the sidewalk.

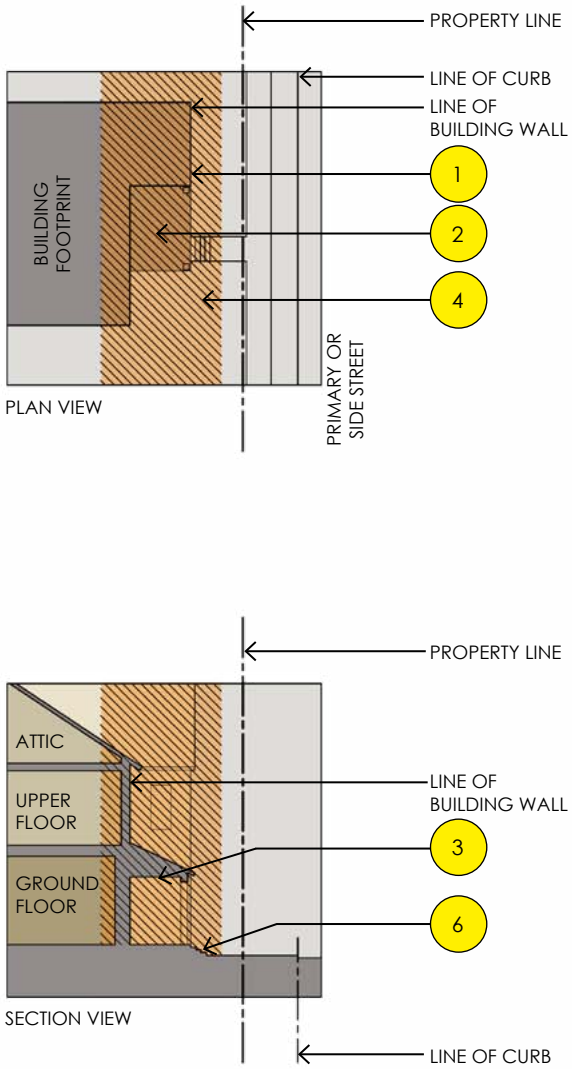
IMAGE 6.58 SMALL MULTI-PLEX WITH ENGAGED PORCH FRONTAGE

ENGAGED PORCH LOCATION REQUIREMENTS

Projecting porch frontage shall be located per the following requirements and Diagram 6.76.

1. The building wall(s) are required to be placed within a Build-to-Zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
2. Engaged porch shall be located within the Build-to-Zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
3. Engaged porch is required to be placed within the building mass with two sides connected and enclosed by the building walls.
4. The ground area between the primary and side street property lines and the building façade shall landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width of five (5) feet.
5. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.
6. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2005.

DIAGRAM 6.76 FRONTAGE LOCATION REQUIREMENTS

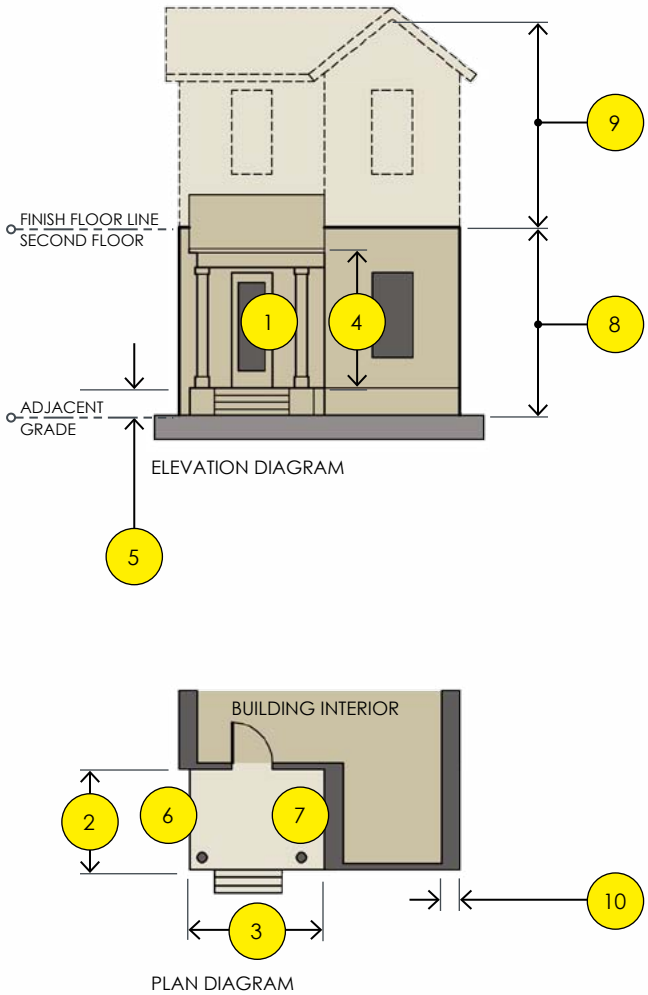


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.15 SMALL MULTI-PLEX BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE **OPTION 2: ENGAGED PORCH** (continued)

DIAGRAM 6.77 FRONTAGE COMPOSITION REQUIREMENTS



ENGAGED PORCH COMPOSITION REQUIREMENTS

Projecting porch frontage composition shall meet the following requirements and Diagram 6.77.

1. Entry door(s) shall have 25% minimum transparency.
2. Depth of porch shall be 6 feet minimum.
3. Width of porch shall be 8 feet minimum.
4. Height of porch ceiling, measured from porch floor shall be 8 feet minimum.
5. Porch shall be 18" minimum above adjacent grade.
6. Engaged porches shall be open on two sides (no walls on two sides).
7. Engaged porches shall be located within the building mass with two sides attached and enclosed by the building.
8. Transparency Ground Floor: Engaged porch frontage shall have minimum 12% of the façade be glass between the adjacent grade and the finish floor line of the second story. Entry door transparency shall not be included as part of the required transparency calculation.
9. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.
10. Required 16" to 36" wide pilaster or wall surface spaced as indicated by Building Type.

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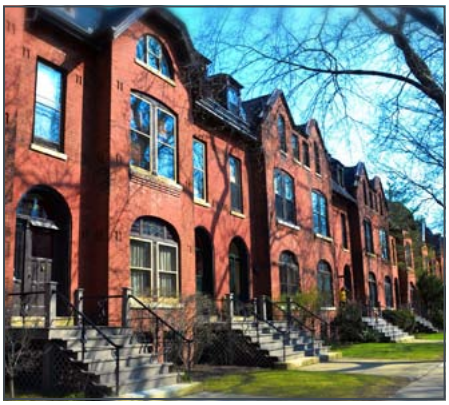
2006.16 ROWHOUSE BUILDING TYPE

A. BUILDING TYPE DESCRIPTION

The ROWHOUSE BUILDING TYPE is a small- to medium-sized attached structure that consists of 2 to 8 rowhouses placed side-by-side. This Type is typically located within medium-density neighborhoods or in a location that transitions from single-family to mixed-use. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types and promoting walkability.



B. PRECEDENT OF ROWHOUSE BUILDING TYPE

The following images represent precedent examples of the Rowhouse Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects within the Traverse City Form-Based Code area.

IMAGE 6.59 ROWHOUSE WITH STOOP FRONTAGE

IMAGE 6.60 ROWHOUSE WITH PORCH FRONTAGE

IMAGE 6.61 ROWHOUSE WITH LIGHTWELL FRONTAGE

IMAGE 6.62 ROWHOUSE WITH STOOP FRONTAGE

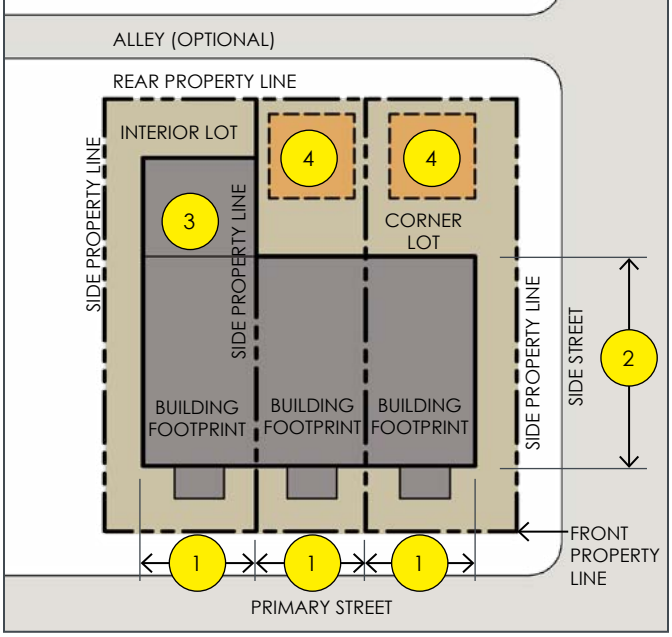
2006.16 ROWHOUSE BUILDING TYPE

C. BUILDING SIZE AND MASSING

Building Type size and massing shall meet the following requirements and Diagram 6.78.

1. Building width at primary street: 18 feet minimum and 36 feet maximum.
2. Building depth: 20 feet minimum.
3. Building may have an attached garage located in the rear of the building and accessed from an alley or side street. Attached garage is not permitted if a Carriage House is included on the parcel.
4. Building may have a Carriage House in lieu of an attached garage. Refer to Carriage House Building Type in Section 2006.19 for requirements.
5. Rowhouses per run of attached units: 2 minimum, 8 maximum.
6. Maximum site coverage: 80% including garage or Carriage House.

DIAGRAM 6.78 BUILDING SIZE AND MASS

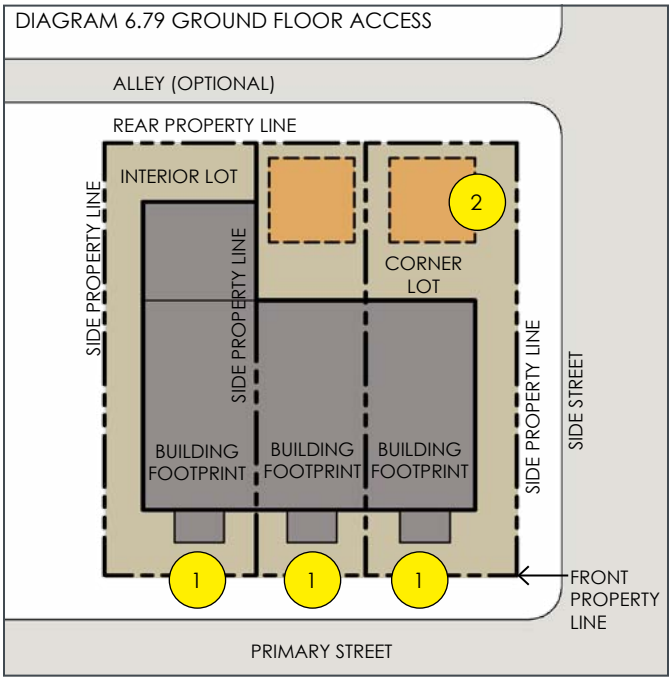


D. GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 6.79.

1. Entrances to each unit are required at the primary street and shall be directly accessed from and face the primary street.
2. Carriage House entrances shall be as required by the Carriage House Building Type in Section 2006.19.

DIAGRAM 6.79 GROUND FLOOR ACCESS



E. NUMBER OF UNITS

Number of units per Building Type:

1. Total of 2 units minimum and 8 units maximum per building.
2. An additional unit is permitted if Carriage House Building Type is used in conjunction with the Rowhouse Building.

F. USE

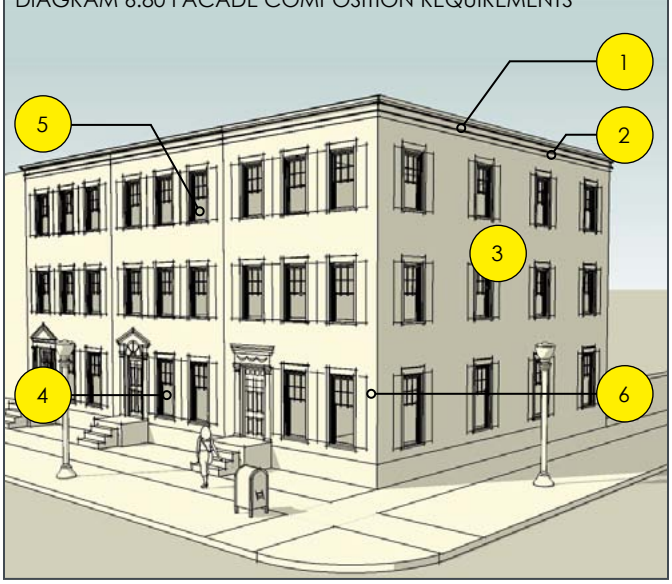
Building Type use:

A. Uses are regulated by Context Area. Refer to Section 2005 for permitted uses in each Context Area.

2006.16 ROWHOUSE BUILDING TYPE

G. FACADE COMPOSITION REQUIREMENTS

DIAGRAM 6.80 FACADE COMPOSITION REQUIREMENTS

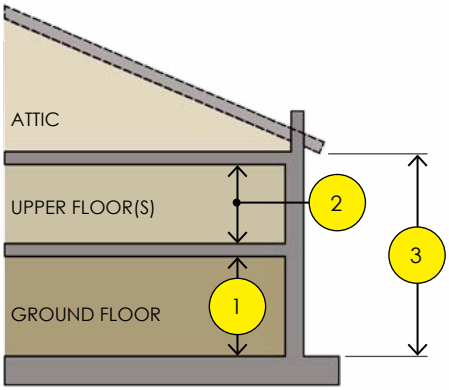


Building Type facade composition shall meet the following requirements and Diagram 6.80.

1. Building may have a flat roof with parapet or a pitched (sloped) roof.
2. Buildings with flat roof shall have a cornice expression line at roofline.
3. Transparency Upper Floors: Building facades facing streets shall have minimum 12% of the façade be glass between the finish floor line of the second story and bottom of cornice expression line or bottom of eave.
4. Transparency Ground Floor: Refer to Building Frontage options for transparency requirements at the ground floor.
5. Upper windows shall be square or vertically proportioned with clear glass. Refer to definitions in Section 2009 for clear glass requirements.
6. Building shall have an 16" to 24" pilaster or wall surface every 18 to 36 feet along building facades facing streets. Pilasters shall extend vertically from grade to cornice expression line.

H. BUILDING TYPE FLOOR HEIGHT REQUIREMENTS

DIAGRAM 6.81 BUILDING TYPE STORY HEIGHT



Building Type floor heights shall meet the following requirements and Diagram 6.81.

1. Ground floor: Floor to ceiling height shall be 10 feet minimum.
2. Upper floors: floor to ceiling height shall as required by Context Area.
3. Overall height of Building Type is regulated by Context Area, refer to Section 2005.

I. BUILDING TYPE FRONTAGE OPTIONS

The Rowhouse Building Type is required to have 1 of the following frontage configurations applied to the ground level floor where it abuts front and side streets, civic space, and / or public rights-of-way.

Combination of Frontages: For Rowhouse Building Types, more than one frontage may be used on the same building at both primary and side streets.

Frontage options for the Rowhouse Building Type are provided in the table below and described on the following pages of this sub-section.

ROWHOUSE BUILDING TYPE	BUILDING TYPE FRONTAGE OPTION	CONTEXT AREAS			
		DE DOWNTOWN EDGE	MS MAINSTREET	GW GATEWAY	NE NEIGHBORHOOD EDGE
	with LIGHTWELL (2006.16.J)		By Right		
	with STOOP (2006.16.K)		By Right		By Right
	with PROJECTING PORCH (2006.16.L)		By Right		By Right

Shaded areas represent Context Areas where Building Type with frontage option is not permitted.

2006.16 ROWHOUSE BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE **OPTION 1: LIGHTWELL**

DESCRIPTION

In a Lightwell Frontage Type, the facade of the building that faces the primary and / or side streets is setback a small distance from the primary and side streets, typically within a build-to-zone. This frontage has a combined elevated terrace and sunken lightwell between the building wall and property line. This frontage type buffers residential, retail, and service uses from urban sidewalks and removes the private yard from public encroachment.

IMAGE 6.63 ROWHOUSE BUILDING WITH LIGHTWELL FRONTAGE

LIGHTWELL LOCATION REQUIREMENTS

Lightwell frontage shall be located per the following requirements and Diagram 6.82.

1. The building wall(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

2. The ground area between the primary and side street property lines and the building walls shall have one of the following treatments depending on distance from the property line.
   a. Distance between building walls and property line is zero (0) to ten (10) feet: Ground area shall be paved to match public sidewalk.

   b. Distance between building walls and property line is greater than ten (10) feet: Ground area shall be landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width of five (5) feet.

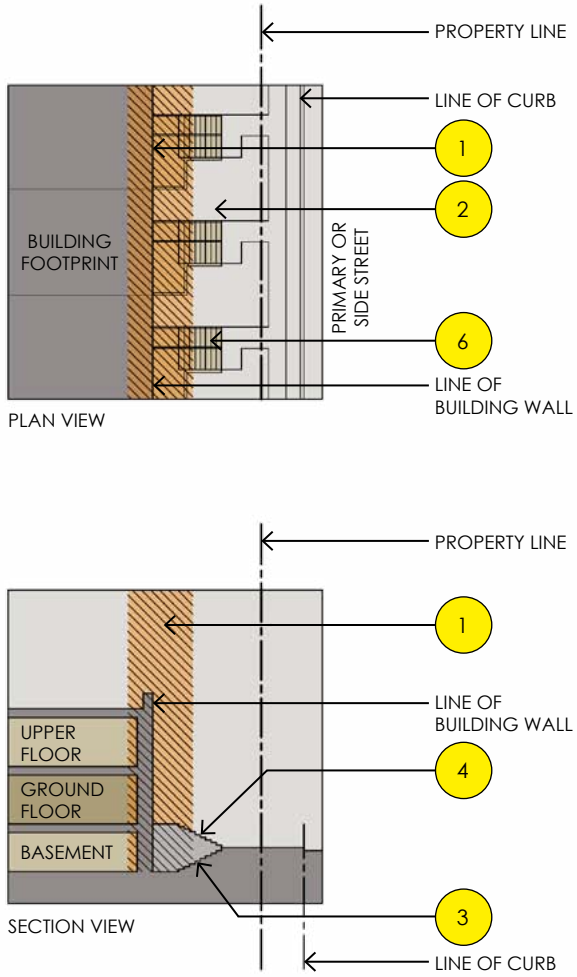
3. Required exterior stair from adjacent sidewalk grade down to sunken lightwell.

4. Required exterior stair from adjacent sidewalk grade to elevated terrace.

5. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

6. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2005.

DIAGRAM 6.82 FRONTAGE LOCATION REQUIREMENTS

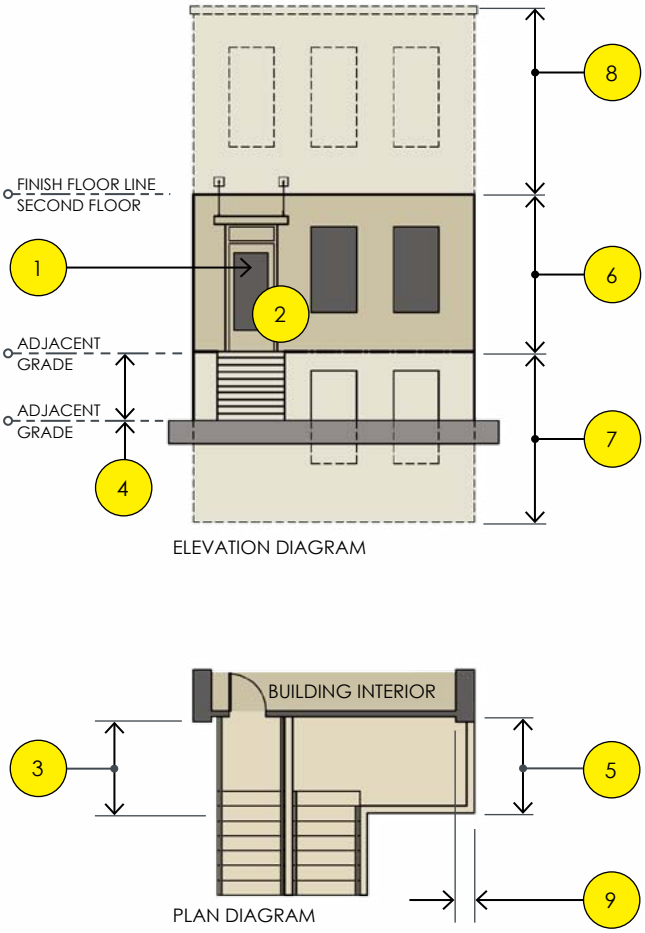


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.16 ROWHOUSE BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE **OPTION 1: LIGHTWELL** (continued)

DIAGRAM 6.83 FRONTAGE COMPOSITION REQUIREMENTS



LIGHTWELL COMPOSITION REQUIREMENTS

Lightwell frontage composition shall meet the following requirements and Diagram 6.83.

1. Entry door(s) shall have 25% minimum transparency.

2. Entry door(s) are required to be elevated. Elevated entry doors shall have one of the following treatments:
   a. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables. (As depicted in the graphic).
   b. Uncovered (with no canopy or supported roof).

3. Depth of required terrace shall be 4 feet minimum and 8 feet maximum.

4. Terrace shall be 3 feet minimum above adjacent grade.

5. Depth of required lightwell shall be 6 feet minimum and 10 feet maximum.

6. Transparency Ground Floor: Lightwell frontage shall have minimum 12% of the façade be glass between the finish floor line of the first story and the finish floor line of the second story. Entry door transparency shall not be included as part of the required transparency calculation.

7. Transparency Lightwell: Lightwell: A partial storefront window and entry door is required at the lightwell level (basement). Storefront shall have minimum 12% of the building wall be glass. Door is not required to have transparency. Door is required to have 25% transparency and shall not be included as part of the transparency calculation.

8. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper floors.

9. Required 16" to 24" wide pilaster or wall surface spaced as indicated by Building Type.

2006.16 ROWHOUSE BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE **OPTION 2: STOOP**

DESCRIPTION

In a Stoop Frontage Type, the facade of the building that faces the front and / or side streets is setback a small distance from the front and side streets, typically within a build-to-zone. The stoop is elevated above the sidewalk. Steps or a ramp from the stoop may lead directly to the sidewalk or may be side-loaded.

IMAGE 6.64 ROWHOUSE BUILDING WITH STOOP FRONTAGE

STOOP LOCATION REQUIREMENTS

Stoop frontage shall be located per the following requirements and Diagram 6.84.

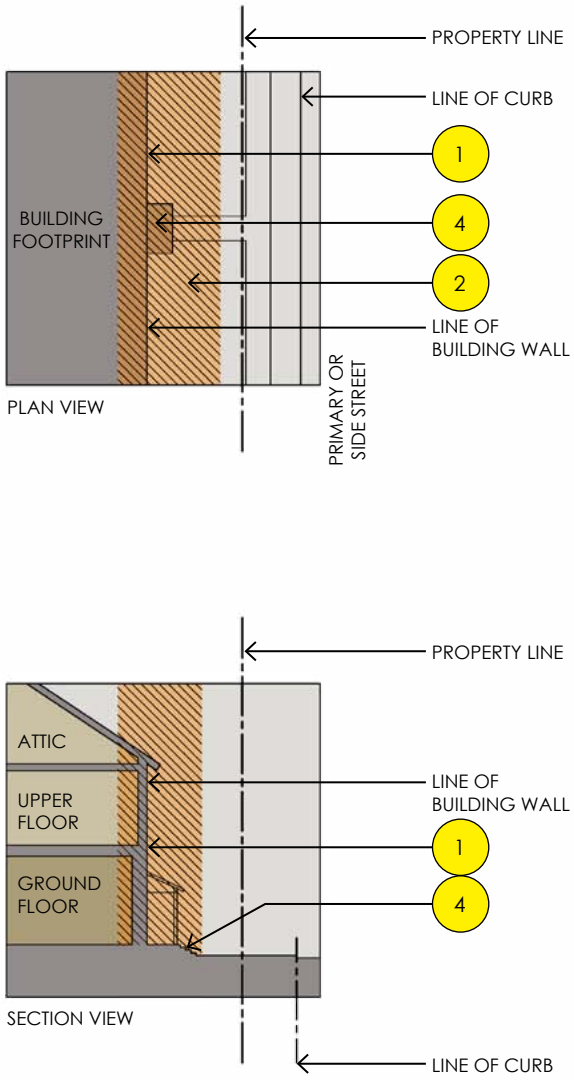
1. The building wall(s) are required to be placed within a Build-to-Zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

2. The ground area between the primary and side street property lines and the building walls shall be landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width of five (5) feet.

3. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

4. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2005.

DIAGRAM 6.84 FRONTAGE LOCATION REQUIREMENTS

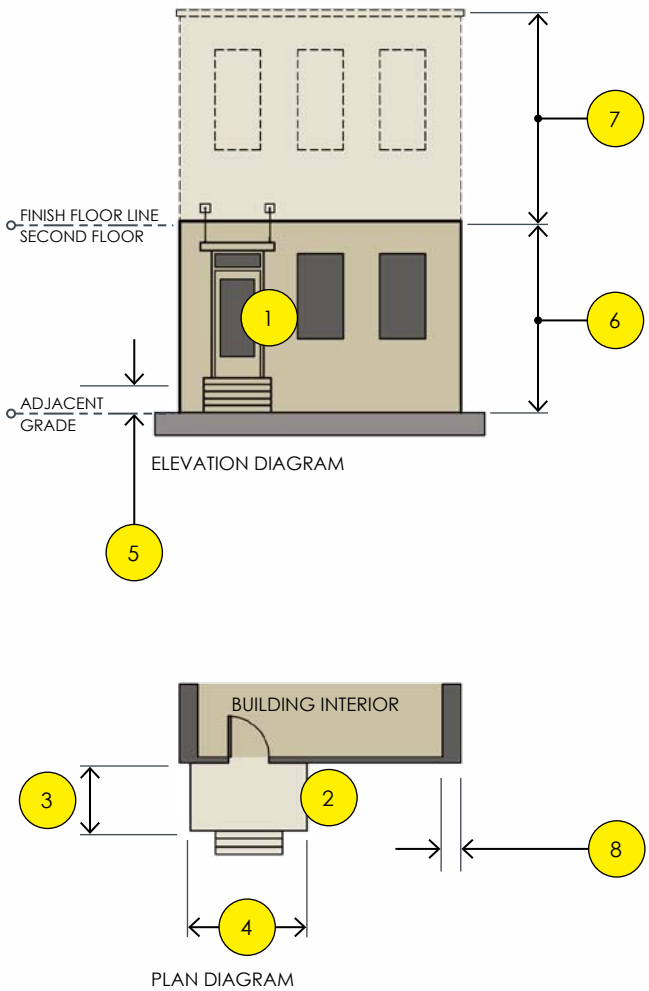


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.16 ROWHOUSE BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE **OPTION 2: STOOP** (continued)

DIAGRAM 6.85 FRONTAGE COMPOSITION REQUIREMENTS



STOOP COMPOSITION REQUIREMENTS

Dooryard frontage composition shall meet the following requirements and Diagram 6.85.

1. Entry door(s) shall have 25% minimum transparency.

2. Entry door(s) are required to be elevated above adjacent grade. Elevated entry doors shall have one of the following treatments:
   a. Covered with a supported roof. Roof shall be supported with columns.
   b. Covered with a canopy (as depicted in the graphic). Canopy shall be cantilevered or supported by brackets or cables.

3. Depth of stoop landing shall be 4 feet minimum.

4. Width of stoop landing shall be 5 feet minimum.

5. Stoop shall be 12" minimum above adjacent grade.

6. Transparency Ground Floor: Stoop frontage shall have minimum 12% of the façade be glass between the adjacent grade and the finish floor line of the second story. Entry door transparency shall not be included as part of the required transparency calculation.

7. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.

8. Required 16" to 24" wide pilaster or wall surface spaced as indicated by Building Type.

2006.16 ROWHOUSE BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE **OPTION 3: PROJECTING PORCH**

DESCRIPTION

In a Projecting Porch Frontage Type, the facade of the building that faces the front and / or side streets is setback a medium distance from the front and side streets, typically within a build-to-zone. The resulting yard is typically small and can be defined by a fence or hedge to spatially maintain the street edge. The projecting porch is open on three sides and all habitable space of the building is located behind the rear edge of the porch. The porch is elevated above the sidewalk. Steps from the porch may be on the front or side of the porch and shall lead directly to the sidewalk.

IMAGE 6.65 ROWHOUSE WITH PROJECTING PORCH FRONTAGE

PROJECTING PORCH LOCATION REQUIREMENTS

Projecting porch frontage shall be located per the following requirements and Diagram 6.86.

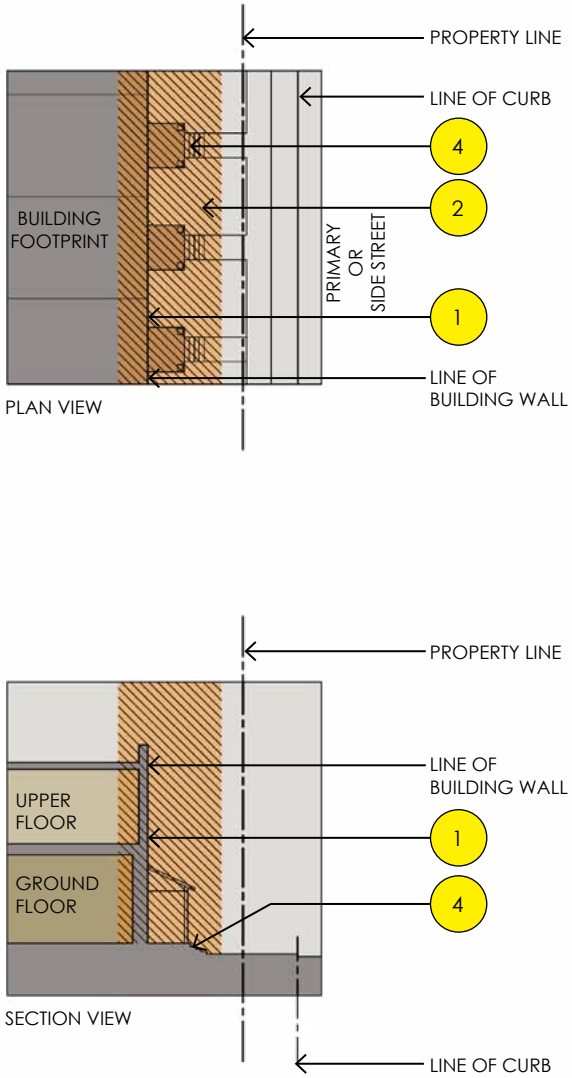
1. The building wall(s) are required to be placed within a Build-to-Zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

2. The ground area between the primary and side street property lines and the building walls shall be landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width of five (5) feet.

3. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

4. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2005.

DIAGRAM 6.86 FRONTAGE LOCATION REQUIREMENTS

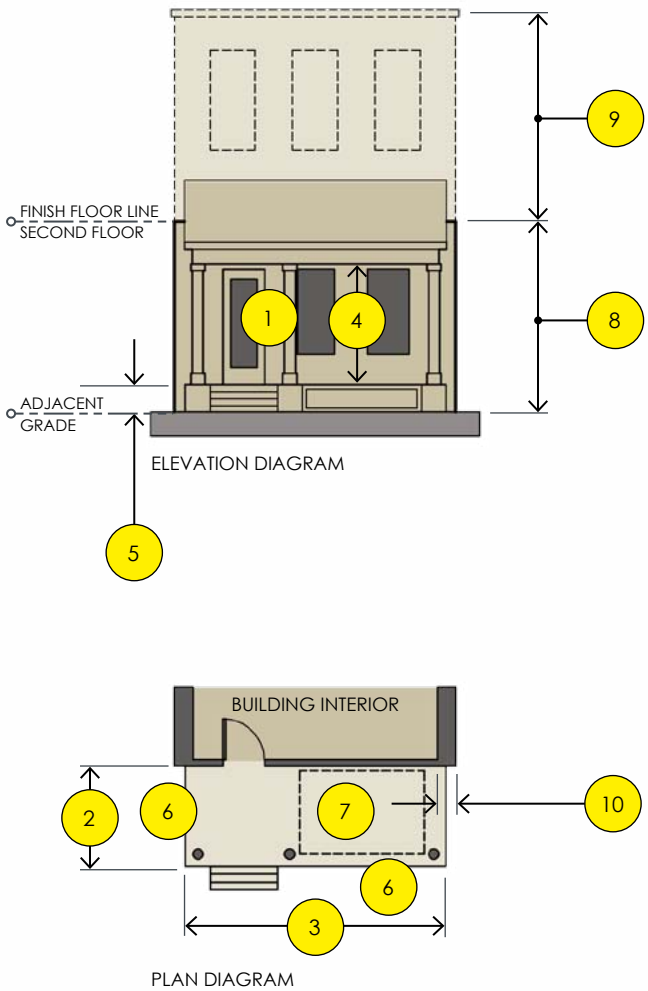


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.16 ROWHOUSE BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE **OPTION 3: PROJECTING PORCH** (continued)

DIAGRAM 6.87 FRONTAGE COMPOSITION REQUIREMENTS



PROJECTING PORCH COMPOSITION REQUIREMENTS

Projecting porch frontage composition shall meet the following requirements and Diagram 6.87.

1. Entry door(s) shall have 25% minimum transparency.
2. Depth of porch shall be 6 feet minimum.
3. Width of porch shall be 8 feet minimum.
4. Height of porch ceiling, measured from porch floor shall be 8 feet minimum.
5. Porch shall be 18" minimum above adjacent grade.
6. Projecting porches shall be open on three sides (no walls on three sides).
7. Furniture area shall be 4 feet x 6 feet minimum clear area.
8. Transparency Ground Floor: Projecting Porch frontage shall have minimum 12% of the façade be glass between the adjacent grade and the finish floor line of the second story. Entry door transparency shall not be included as part of the required transparency calculation.
9. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.
10. Required 16" to 24" wide pilaster or wall surface spaced as indicated by Building Type.

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2006.17 DUPLEX BUILDING TYPE

A. BUILDING TYPE DESCRIPTION

The DUPLEX BUILDING TYPE is a small- to medium-sized detached structure that consists of two side-by-side or stacked dwelling units, both facing the street and within a single building massing. This Type has the appearance of a medium-sized single-family house and is appropriately scaled to fit in single family neighborhoods. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types.

B. PRECEDENT OF DUPLEX BUILDING TYPE

The following images represent precedent examples of the Duplex Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects within the Traverse City Form-Based Code area.

IMAGE 6.66 SIDE-BY-SIDE DUPLEX BUILDING WITH SEPARATE ENGAGED PORCH FRONTAGE

IMAGE 6.67 SIDE-BY-SIDE DUPLEX BUILDING WITH SHARED STOOP FRONTAGE

IMAGE 6.68 STACKED DUPLEX BUILDING WITH SHARED PROJECTING PORCH FRONTAGE

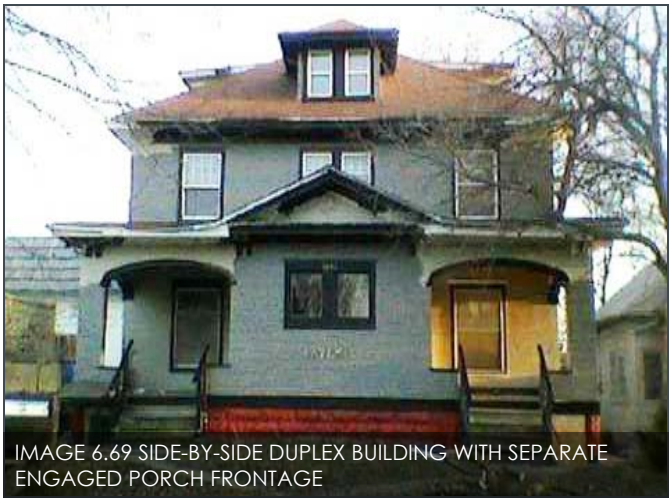


IMAGE 6.69 SIDE-BY-SIDE DUPLEX BUILDING WITH SEPARATE ENGAGED PORCH FRONTAGE

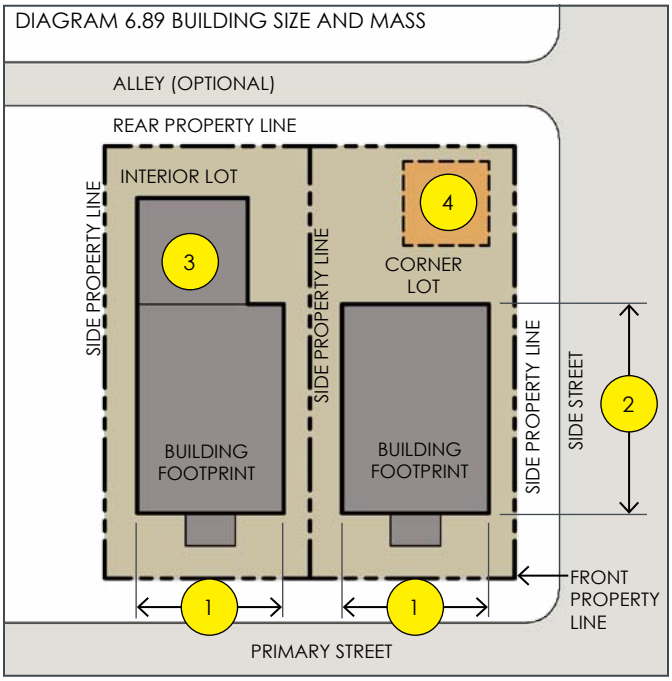
2006.17 DUPLEX BUILDING TYPE

C. BUILDING SIZE AND MASSING

Building Type size and massing shall meet the following requirements and Diagram 6.89.

1. Building width at primary street: 48 feet maximum.
2. Building depth: 20 feet minimum.
3. Building may have an attached garage located in the rear of the building and accessed from an alley or side street. Attached garage is not permitted if a Carriage House is included on the parcel.
4. Building may have a Carriage House in lieu of an attached garage. Refer to Carriage House Building Type in Section 2006.19 for requirements.
5. Maximum site coverage: 50% including garage or Carriage House.

DIAGRAM 6.89 BUILDING SIZE AND MASS

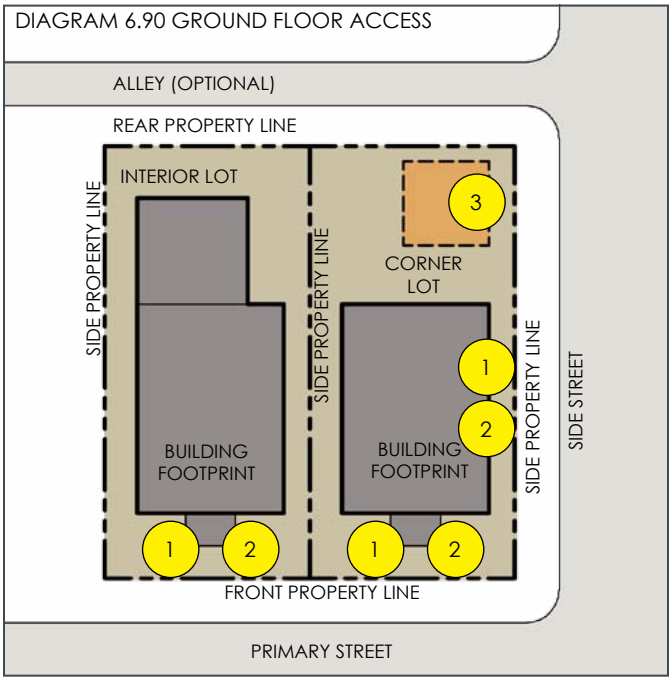


D. GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 6.90.

1. Entrances to ground floor unit(s) are required to be located at the primary and / or side street and shall be directly accessed from and face the primary and / or side street.
2. Entrances to upper floor unit(s) are required to be located at the primary and / or side street and shall be directly accessed from and face the primary and / or side street.
3. Carriage House entrances shall be as required by the Carriage House Building Type in Section 2006.19.

DIAGRAM 6.90 GROUND FLOOR ACCESS



E. NUMBER OF UNITS

Number of units per Building Type:

1. Total of 2 units per building.
2. An additional unit is permitted if Carriage House Building Type is used in conjunction with the Duplex Building.

F. USE

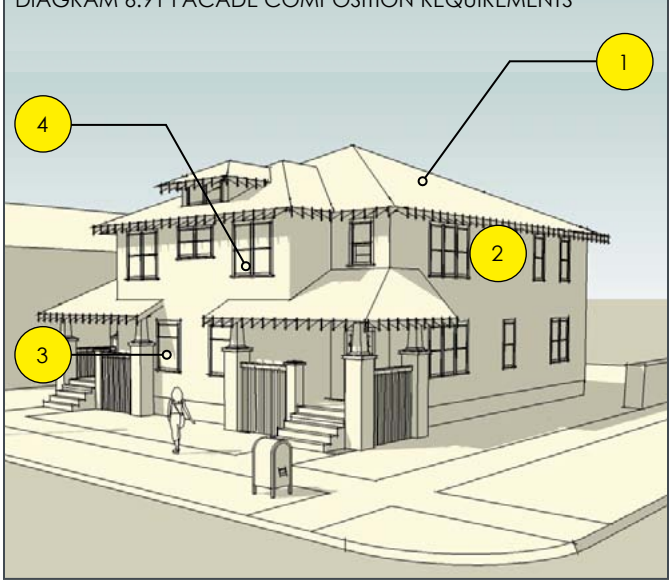
Building Type use:

A. Uses are regulated by Context Area. Refer to Section 2005 for permitted uses in each Context Area.

2006.17 DUPLEX BUILDING TYPE

G. FACADE COMPOSITION REQUIREMENTS

DIAGRAM 6.91 FACADE COMPOSITION REQUIREMENTS

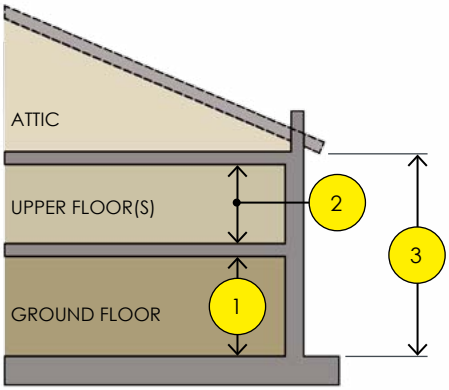


Building Type facade composition shall meet the following requirements and Diagram 6.91.

1. Building shall have a pitched (sloped) roof that is compatible to the surrounding residential architecture.
2. Transparency Upper Floor: Building facades facing streets shall have minimum 10% of the façade be glass between the finish floor line of the second story and bottom of eave.
3. Transparency Ground Floor: Refer to Building Frontage options for transparency requirements at the ground floor.
4. Upper windows shall be square or vertically proportioned with clear glass. Refer to definitions in Section 2009 for clear glass requirements.

H. BUILDING TYPE FLOOR HEIGHT REQUIREMENTS

DIAGRAM 6.92 BUILDING TYPE STORY HEIGHT



Building Type floor heights shall meet the following requirements and Diagram 6.92.

1. Ground floor: Floor to ceiling height shall be 9 feet minimum.
2. Upper floors: floor to ceiling height shall as required by Context Area.
3. Overall height of Building Type is regulated by Context Area, refer to Section 2005.

I. BUILDING TYPE FRONTAGE OPTIONS

The Duplex Building Type is required to have 1 of the following frontage configurations applied to the ground level floor where it abuts front and side streets, civic space, and / or public rights-of-way.

Frontage options for the Duplex Building Type are provided in the table below and described on the following pages of this sub-section.

DUPLEX BUILDING TYPE	BUILDING TYPE FRONTAGE OPTION	CONTEXT AREAS			
		DE DOWNTOWN EDGE	MS MAINSTREET	GW GATEWAY	NE NEIGHBORHOOD EDGE
	with STOOP (2006.17.J)				By Right
	with PROJECTING PORCH (2006.17.K)				By Right
	with ENGAGED PORCH (2006.17.L)				By Right

Shaded areas represent Context Areas where Building Type with frontage option is not permitted.

2006.17 DUPLEX BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE **OPTION 1: STOOP**

DESCRIPTION

In a Stoop Frontage Type, the facade of the building that faces the front and / or side streets is setback a small distance from the front and side streets, typically within a build-to-zone. The stoop is elevated above the sidewalk. Steps or a ramp from the stoop may lead directly to the sidewalk or may be side-loaded.

IMAGE 6.70 DUPLEX BUILDING WITH STOOP FRONTAGE

STOOP LOCATION REQUIREMENTS

Stoop frontage shall be located per the following requirements and Diagram 6.93.

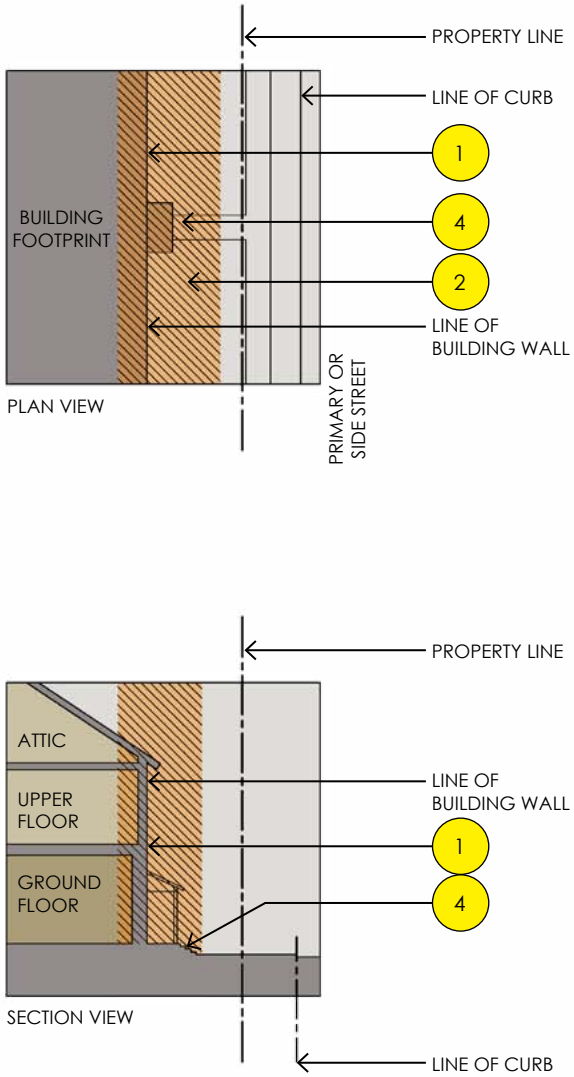
1. The building wall(s) are required to be placed within a Build-to-Zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

2. The ground area between the primary and side street property lines and the building walls shall be landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width of five (5) feet.

3. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

4. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2005.

DIAGRAM 6.93 FRONTAGE LOCATION REQUIREMENTS

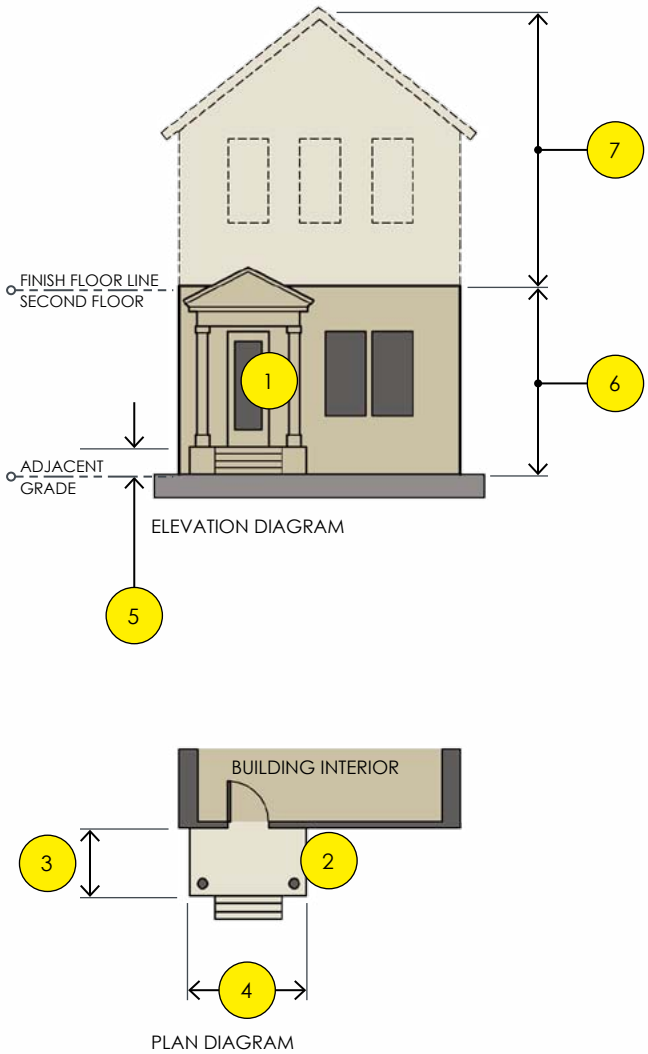


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.17 DUPLEX BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE **OPTION 1: STOOP** (continued)

DIAGRAM 6.94 FRONTAGE COMPOSITION REQUIREMENTS



STOOP COMPOSITION REQUIREMENTS

Dooryard frontage composition shall meet the following requirements and Diagram 6.94.

1. Entry door(s) shall have 25% minimum transparency.

2. Entry door(s) are required to be elevated above adjacent grade. Elevated entry doors shall have one of the following treatments:
   a. Covered with a supported roof (as depicted in the graphic). Roof shall be supported with columns.
   b. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.

3. Depth of stoop landing shall be 4 feet minimum.

4. Width of stoop landing shall be 5 feet minimum.

5. Stoop shall be 12" minimum above adjacent grade.

6. Transparency: Stoop frontage shall have minimum 10% of the façade be glass between the adjacent grade and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.

7. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.

2006.17 DUPLEX BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE **OPTION 2: PROJECTING PORCH**

DESCRIPTION

In a Projecting Porch Frontage Type, the facade of the building that faces the front and / or side streets is setback a medium distance from the front and side streets, typically within a build-to-zone. The resulting yard is typically small and can be defined by a fence or hedge to spatially maintain the street edge. The projecting porch is open on three sides and all habitable space of the building is located behind the rear edge of the porch. The porch is elevated above the sidewalk. Steps from the porch may be on the front or side of the porch and shall lead directly to the sidewalk.

IMAGE 6.71 DUPLEX WITH PROJECTING PORCH FRONTAGE

PROJECTING PORCH LOCATION REQUIREMENTS

Projecting porch frontage shall be located per the following requirements and Diagram 6.95.

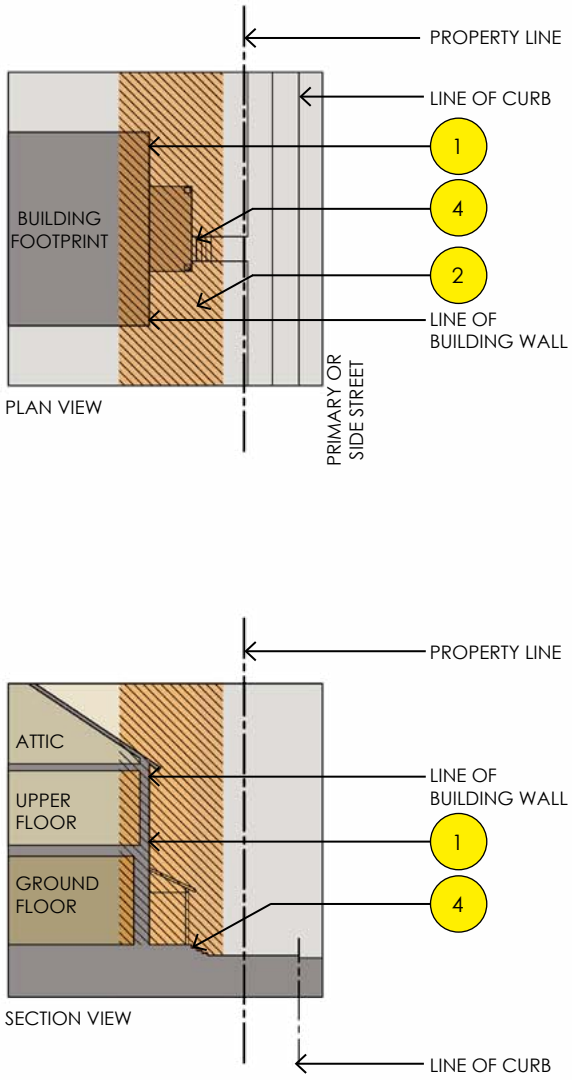
1. The building wall(s) are required to be placed within a Build-to-Zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

2. The ground area between the primary and side street property lines and the building walls shall be landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width of five (5) feet.

3. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

4. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2005.

DIAGRAM 6.95 FRONTAGE LOCATION REQUIREMENTS

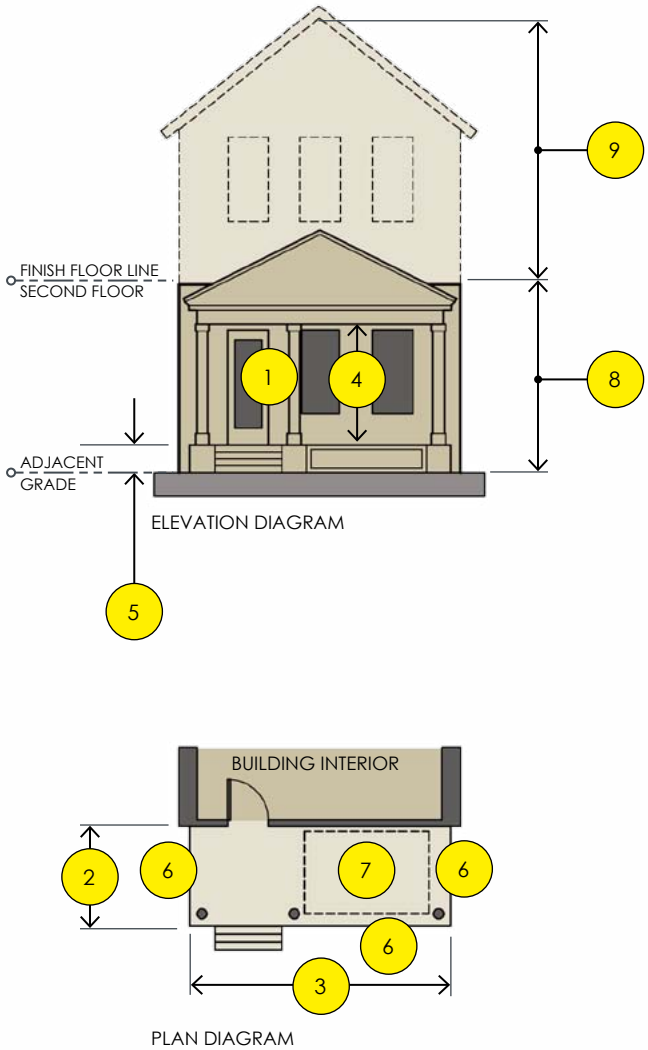


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.17 DUPLEX BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE **OPTION 2: PROJECTING PORCH** (continued)

DIAGRAM 6.96 FRONTAGE COMPOSITION REQUIREMENTS



PROJECTING PORCH COMPOSITION REQUIREMENTS

Projecting porch frontage composition shall meet the following requirements and Diagram 6.96.

1. Entry door(s) shall have 25% minimum transparency.
2. Depth of porch shall be 6 feet minimum.
3. Width of porch shall be 8 feet minimum.
4. Height of porch ceiling, measured from porch floor shall be 8 feet minimum.
5. Porch shall be 18" minimum above adjacent grade.
6. Projecting porches shall be open on three sides (no walls on three sides).
7. Furniture area shall be 4 feet x 6 feet minimum clear area.
8. Transparency Ground Floor: Projecting porch frontage shall have minimum 10% of the façade be glass between the adjacent grade and the finish floor line of the second story. Entry door transparency shall not be included as part of the required transparency calculation.
9. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.

2006.17 DUPLEX BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE **OPTION 3: ENGAGED PORCH**

DESCRIPTION

In an Engaged Porch Frontage Type, the facade of the building that faces the front and / or side streets is setback a medium distance from the front and side streets, typically within a build-to-zone. The resulting yard is typically small and can be defined by a fence or hedge to spatially maintain the street edge. The engaged porch has two adjacent sides of the porch that are engaged to the building (connected to and enclosed by building walls) while the other two sides are open. Steps from the porch may be on the front or side of the porch and shall lead directly to the sidewalk.

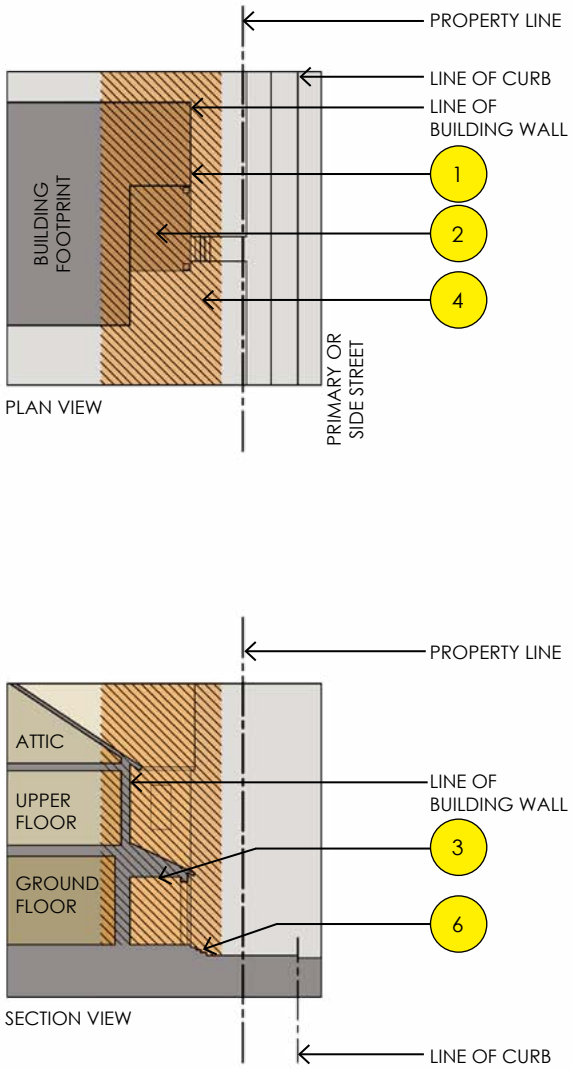
IMAGE 6.72 DUPLEX WITH ENGAGED PORCH FRONTAGE

ENGAGED PORCH LOCATION REQUIREMENTS

Projecting porch frontage shall be located per the following requirements and Diagram 6.97.

1. The building wall(s) are required to be placed within a Build-to-Zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
2. Engaged porch shall be located within the Build-to-Zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
3. Engaged porch is required to be placed within the building mass with two sides connected and enclosed by the building walls.
4. The ground area between the primary and side street property lines and the building walls shall be landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width of five (5) feet.
5. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.
6. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2005.

DIAGRAM 6.97 FRONTAGE LOCATION REQUIREMENTS

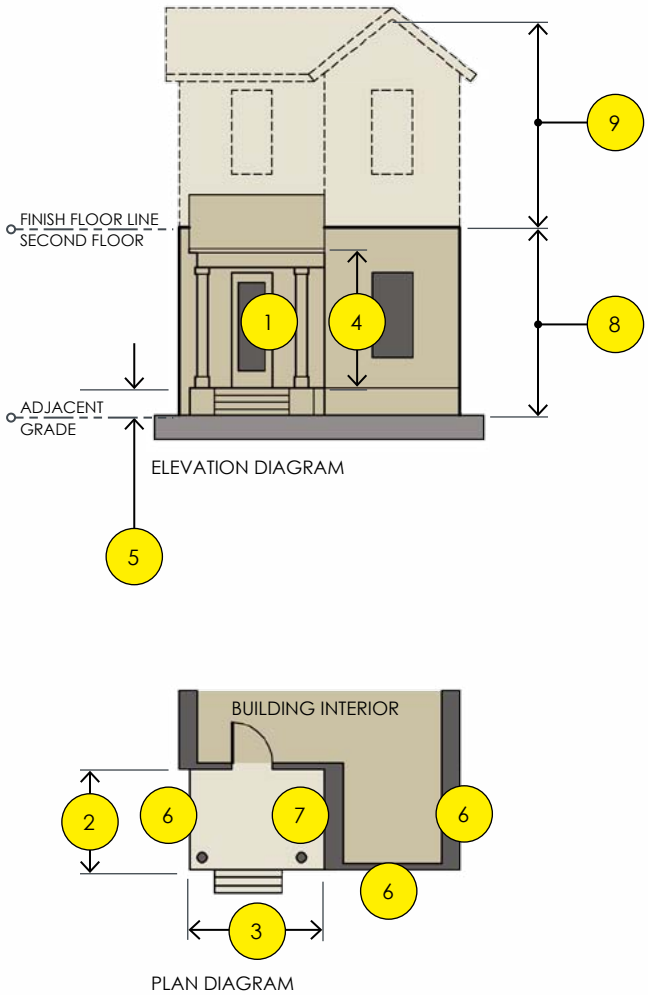


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.17 DUPLEX BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE **OPTION 2: ENGAGED PORCH** (continued)

DIAGRAM 6.98 FRONTAGE COMPOSITION REQUIREMENTS



ENGAGED PORCH COMPOSITION REQUIREMENTS

Projecting porch frontage composition shall meet the following requirements and Diagram 6.98.

1. Entry door(s) shall have 25% minimum transparency.
2. Depth of porch shall be 6 feet minimum.
3. Width of porch shall be 8 feet minimum.
4. Height of porch ceiling, measured from porch floor shall be 8 feet minimum.
5. Porch shall be 18" minimum above adjacent grade.
6. Engaged porches shall be open on two sides (no walls on two sides).
7. Engaged porches shall be located within the building mass with two sides attached and enclosed by the building.
8. Transparency Ground Floor: Engaged porch frontage shall have minimum 10% of the façade be glass between the adjacent grade and the finish floor line of the second story. Entry door transparency shall not be included as part of the required transparency calculation.
9. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.

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2006.18 DETACHED HOUSE BUILDING TYPE

A. BUILDING TYPE DESCRIPTION

The DETACHED HOUSE BUILDING TYPE is a small- to medium-sized detached structure that incorporates one dwelling unit. It is typically located within a primarily single-family neighborhood in a walkable urban setting. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types.

B. PRECEDENT OF DETACHED HOUSE BUILDING TYPE

The following images represent precedent examples of the Detached House Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects within the Traverse City Form-Based Code area.

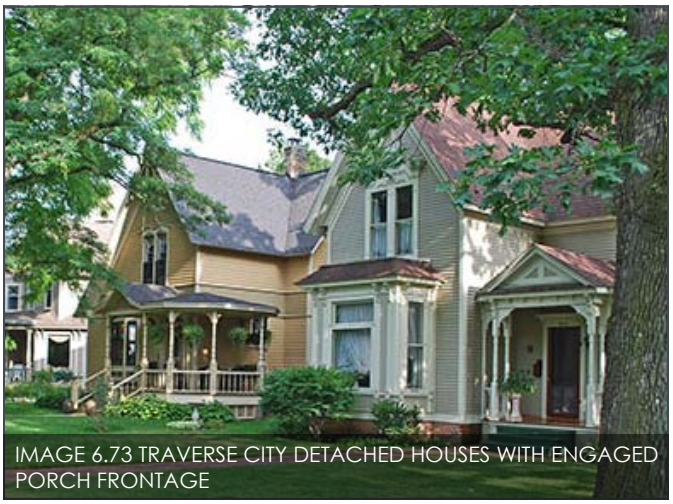


IMAGE 6.73 TRAVERSE CITY DETACHED HOUSES WITH ENGAGED PORCH FRONTAGE

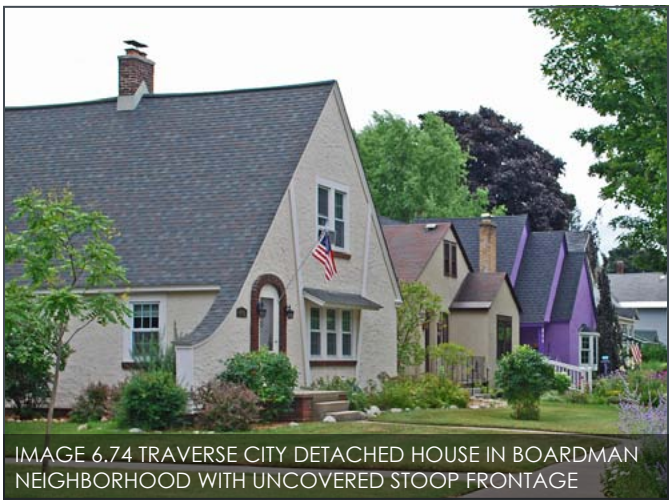


IMAGE 6.74 TRAVERSE CITY DETACHED HOUSE IN BOARDMAN NEIGHBORHOOD WITH UNCOVERED STOOP FRONTAGE

IMAGE 6.75 DETACHED HOUSE ON WITH COVERED STOOP FRONTAGE

IMAGE 6.76 TRAVERSE CITY DETACHED HOUSE IN CENTRAL NEIGHBORHOOD HISTORIC DISTRICT : PROJECTING PORCH FRONTAGE

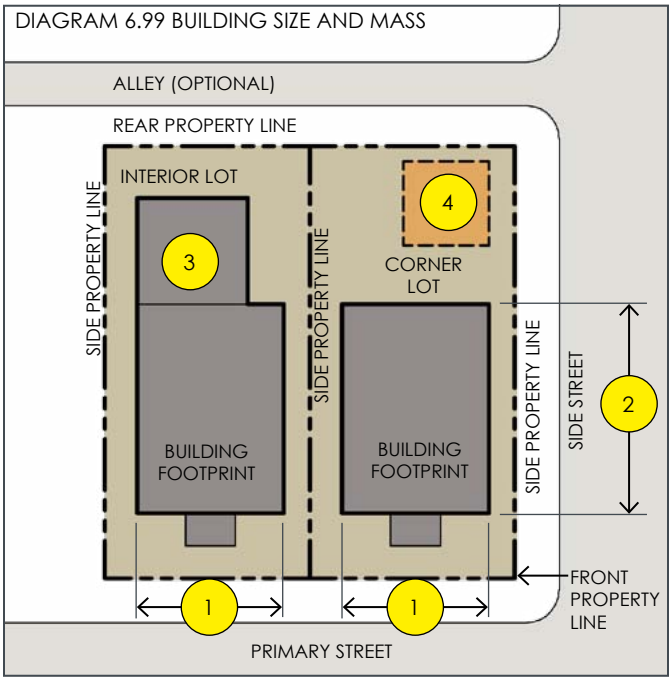
2006.18 DETACHED HOUSE BUILDING TYPE

C. BUILDING SIZE AND MASSING

Building Type size and massing shall meet the following requirements and Diagram 6.99.

1. Building width at primary street: 36 feet maximum.
2. Building depth: 20 feet minimum.
3. Building may have an attached garage located in the rear of the building and accessed from an alley or side street. Attached garage is not permitted if a Carriage House is included on the parcel.
4. Building may have a Carriage House in lieu of an attached garage. Refer to Carriage House Building Type in Section 2006.19 for requirements.
5. Maximum site coverage: 50% including garage or Carriage House.

DIAGRAM 6.99 BUILDING SIZE AND MASS

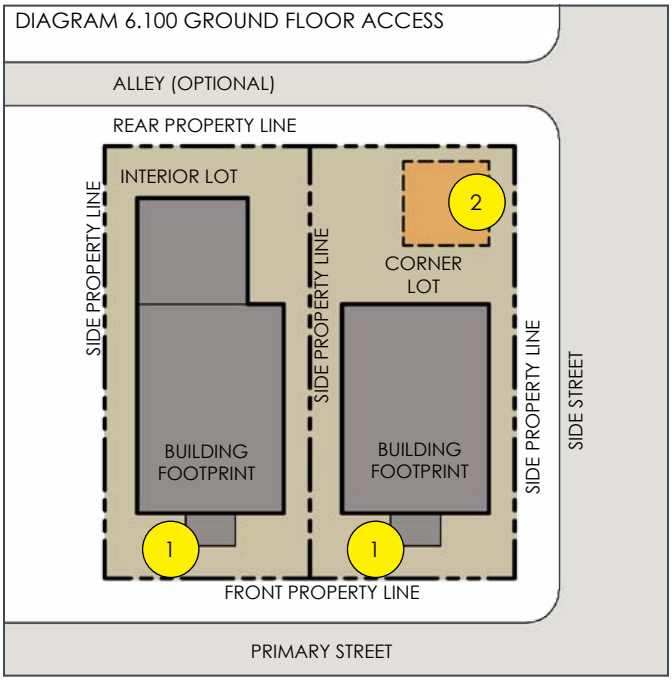


D. GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 6.100.

1. Entrances to each unit are required at the primary street and shall be directly accessed from and face the primary street.
2. Carriage House entrances shall be as required by the Carriage House Building Type in Section 2006.19.

DIAGRAM 6.100 GROUND FLOOR ACCESS



E. NUMBER OF UNITS

Number of units per Building Type:

1. Total of 1 unit per building.
2. An additional unit is permitted if Carriage House Building Type is used in conjunction with the Detached House Building.

F. USE

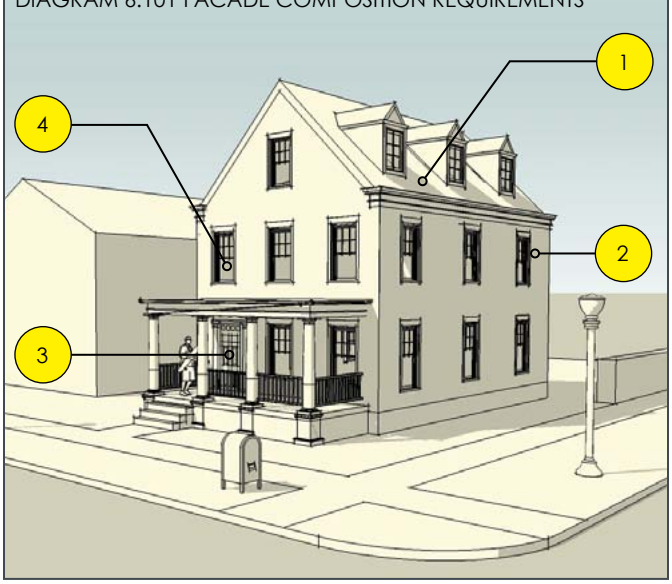
Building Type use:

A. Uses are regulated by Context Area. Refer to Section 2005 for permitted uses in each Context Area.

2006.18 DETACHED HOUSE BUILDING TYPE

G. FACADE COMPOSITION REQUIREMENTS

DIAGRAM 6.101 FACADE COMPOSITION REQUIREMENTS

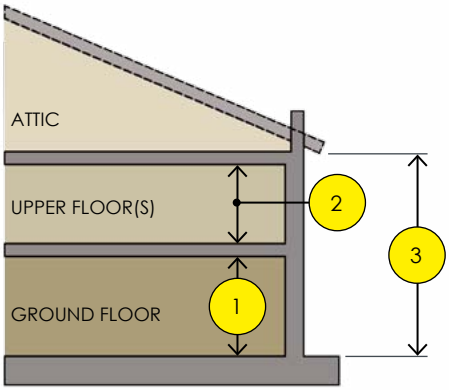


Building Type facade composition shall meet the following requirements and Diagram 6.101.

1. Building shall have a pitched (sloped) roof that is compatible to the surrounding residential architecture.
2. Transparency Upper Floor: Building facades facing streets shall have minimum 10% of the façade be glass between the finish floor line of the second story and bottom of eave.
3. Transparency Ground Floor: Refer to Building Frontage options for transparency requirements at the ground floor.
4. Upper windows shall be square or vertically proportioned with clear glass. Refer to definitions in Section 2009 for clear glass requirements.

H. BUILDING TYPE FLOOR HEIGHT REQUIREMENTS

DIAGRAM 6.102 BUILDING TYPE STORY HEIGHT



Building Type floor heights shall meet the following requirements and Diagram 6.102.

1. Ground floor: Floor to ceiling height shall be 9 feet minimum.
2. Upper floors: floor to ceiling height shall as required by Context Area.
3. Overall height of Building Type is regulated by Context Area, refer to Section 2005.

I. BUILDING TYPE FRONTAGE OPTIONS

The Detached House Building Type is required to have 1 of the following frontage configurations applied to the ground level floor where it abuts front and side streets, civic space, and / or public rights-of-way.

Frontage options for the Detached House Building Type are provided in the table below and described on the following pages of this sub-section.

DETACHED HOUSE BUILDING TYPE	BUILDING TYPE FRONTAGE OPTION	CONTEXT AREAS			
		DE DOWNTOWN EDGE	MS MAINSTREET	GW GATEWAY	NE NEIGHBORHOOD EDGE
	with STOOP (2006.18.J)				By Right
	with PROJECTING PORCH (2006.18.K)				By Right
	with ENGAGED PORCH (2006.18.L)				By Right

Shaded areas represent Context Areas where Building Type with frontage option is not permitted.

2006.18 DETACHED HOUSE BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE **OPTION 1: STOOP**

DESCRIPTION

In a Stoop Frontage Type, the facade of the building that faces the front and / or side streets is setback a small distance from the front and side streets, typically within a build-to-zone. The stoop is elevated above the sidewalk. Steps or a ramp from the stoop may lead directly to the sidewalk or may be side-loaded.

IMAGE 6.77 DETACHED HOUSE WITH STOOP FRONTAGE

STOOP LOCATION REQUIREMENTS

Stoop frontage shall be located per the following requirements and Diagram 6.103.

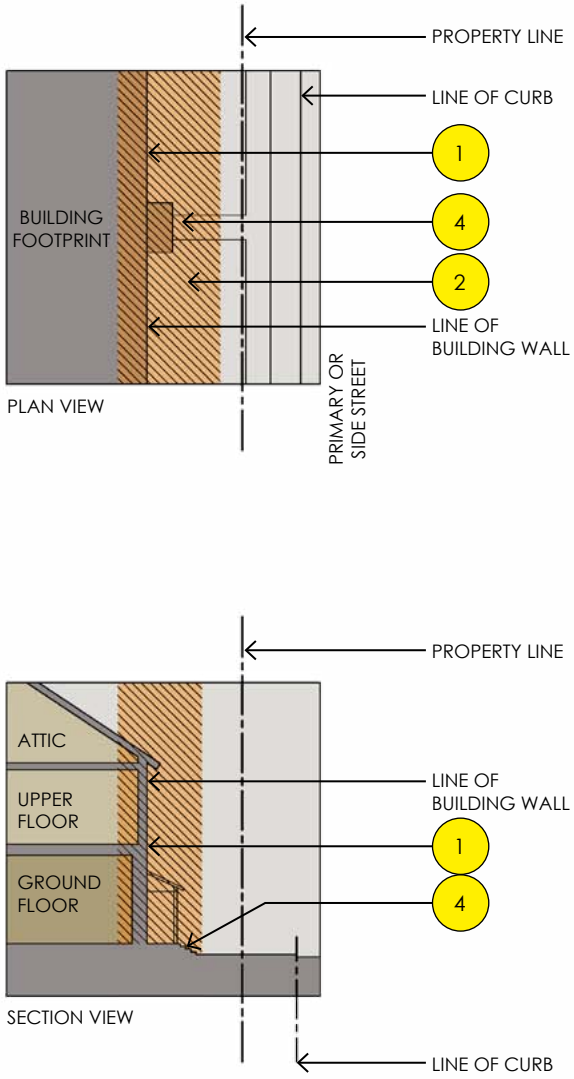
1. The building wall(s) are required to be placed within a Build-to-Zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

2. The ground area between the primary and side street property lines and the building walls shall be landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width of five (5) feet.

3. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

4. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2005.

DIAGRAM 6.103 FRONTAGE LOCATION REQUIREMENTS

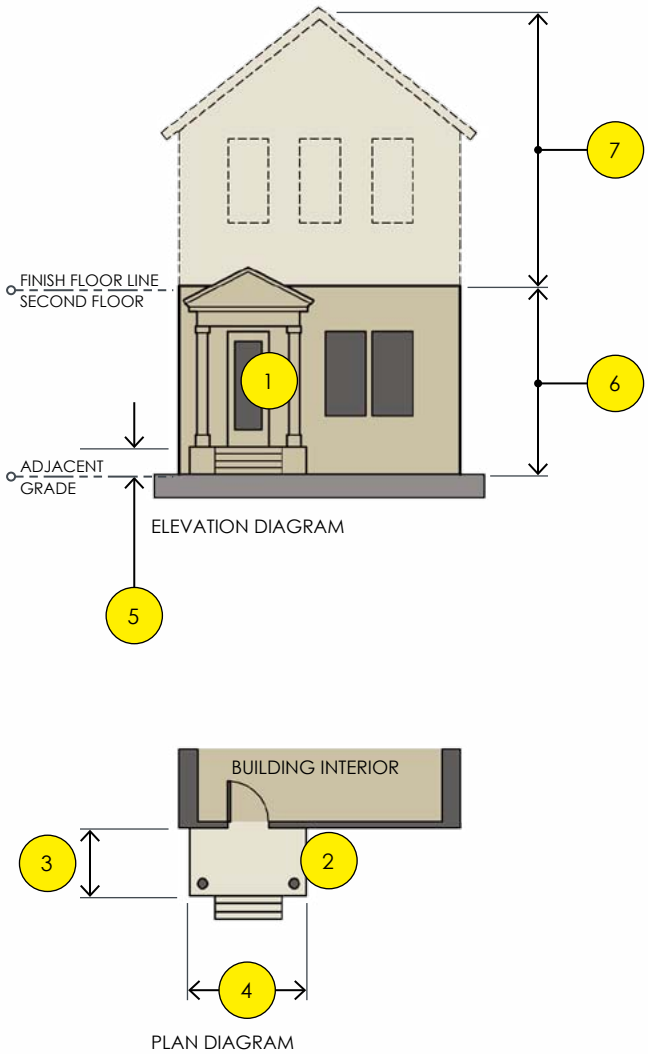


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.18 DETACHED HOUSE BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE **OPTION 1: STOOP** (continued)

DIAGRAM 6.104 FRONTAGE COMPOSITION REQUIREMENTS



STOOP COMPOSITION REQUIREMENTS

Dooryard frontage composition shall meet the following requirements and Diagram 6.104.

1. Entry door(s) shall have 25% minimum transparency.

2. Entry door(s) are required to be elevated above adjacent grade. Elevated entry doors shall have one of the following treatments:
   a. Covered with a supported roof. Roof shall be supported with columns.
   b. Uncovered (no roof).

3. Depth of stoop landing shall be 4 feet minimum.

4. Width of stoop landing shall be 5 feet minimum.

5. Stoop shall be 12" minimum above adjacent grade.

6. Transparency Ground Floor: Stoop frontage shall have minimum 10% of the façade be glass between the adjacent grade and the finish floor line of the second story. Entry door transparency shall not be included as part of the required transparency calculation.

7. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.

2006.18 DETACHED HOUSE BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE **OPTION 2: PROJECTING PORCH**

DESCRIPTION

In a Projecting Porch Frontage Type, the facade of the building that faces the front and / or side streets is setback a medium distance from the front and side streets, typically within a build-to-zone. The resulting yard is typically small and can be defined by a fence or hedge to spatially maintain the street edge. The projecting porch is open on three sides and all habitable space of the building is located behind the rear edge of the porch. The porch is elevated above the sidewalk. Steps from the porch may be on the front or side of the porch and shall lead directly to the sidewalk.

IMAGE 6.78 DETACHED HOUSE WITH PROJECTING PORCH

PROJECTING PORCH LOCATION REQUIREMENTS

Projecting porch frontage shall be located per the following requirements and Diagram 6.105.

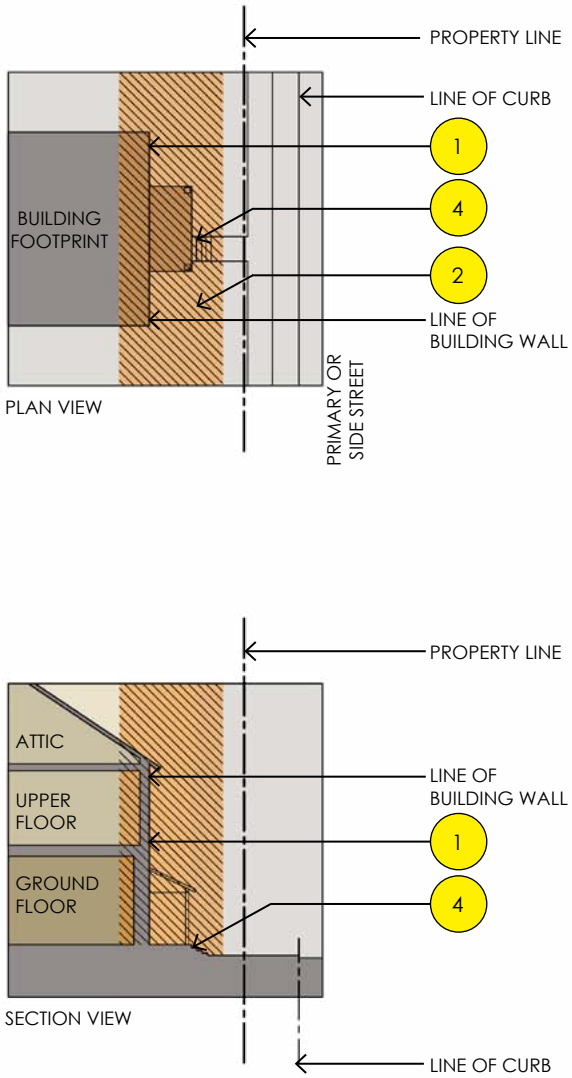
1. The building wall(s) are required to be placed within a Build-to-Zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.

2. The ground area between the primary and side street property lines and the building walls shall be landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width of five (5) feet.

3. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.

4. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2005.

DIAGRAM 6.105 FRONTAGE LOCATION REQUIREMENTS

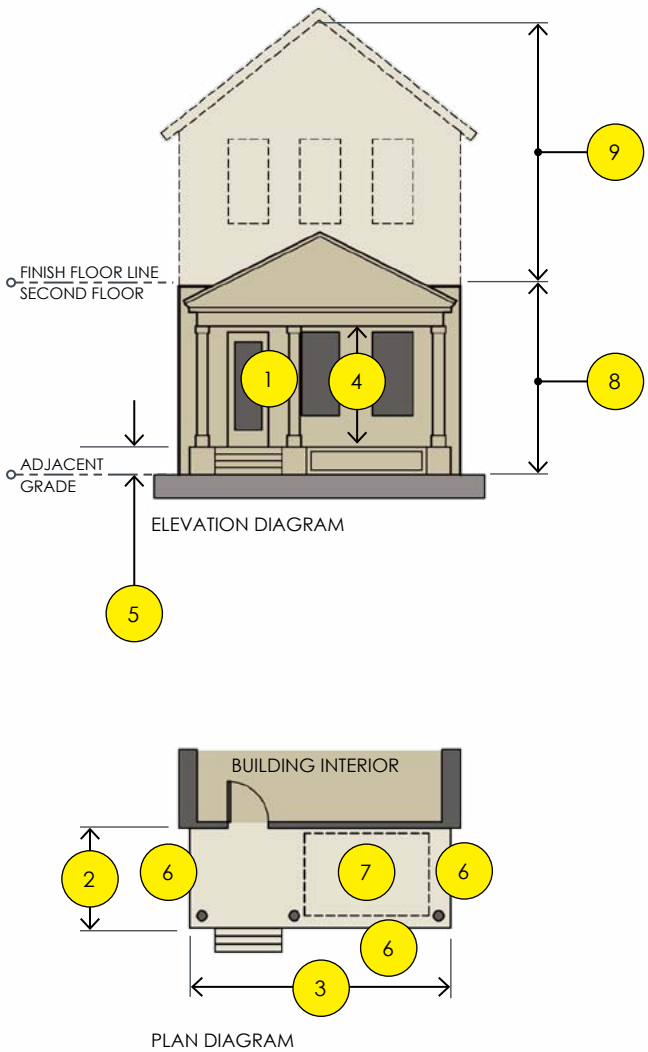


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.18 DETACHED HOUSE BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE **OPTION 2: PROJECTING PORCH** (continued)

DIAGRAM 6.106 FRONTAGE COMPOSITION REQUIREMENTS



PROJECTING PORCH COMPOSITION REQUIREMENTS

Projecting porch frontage composition shall meet the following requirements and Diagram 6.106.

1. Entry door(s) shall have 25% minimum transparency.
2. Depth of porch shall be 6 feet minimum.
3. Width of porch shall be 8 feet minimum.
4. Height of porch ceiling, measured from porch floor shall be 8 feet minimum.
5. Porch shall be 18" minimum above adjacent grade.
6. Projecting porches shall be open on three sides (no walls on three sides).
7. Furniture area shall be 4 feet x 6 feet minimum clear area.
8. Transparency Ground Floor: Projecting porch frontage shall have minimum 10% of the façade be glass between the adjacent grade and the finish floor line of the second story. Entry door transparency shall not be included as part of the required transparency calculation.
9. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.

2006.18 DETACHED HOUSE BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE **OPTION 3: ENGAGED PORCH**

DESCRIPTION

In an Engaged Porch Frontage Type, the facade of the building that faces the front and / or side streets is setback a medium distance from the front and side streets, typically within a build-to-zone. The resulting yard is typically small and can be defined by a fence or hedge to spatially maintain the street edge. The engaged porch has two adjacent sides of the porch that are engaged to the building (connected to and enclosed by building walls) while the other two sides are open. Steps from the porch may be on the front or side of the porch and shall lead directly to the sidewalk.

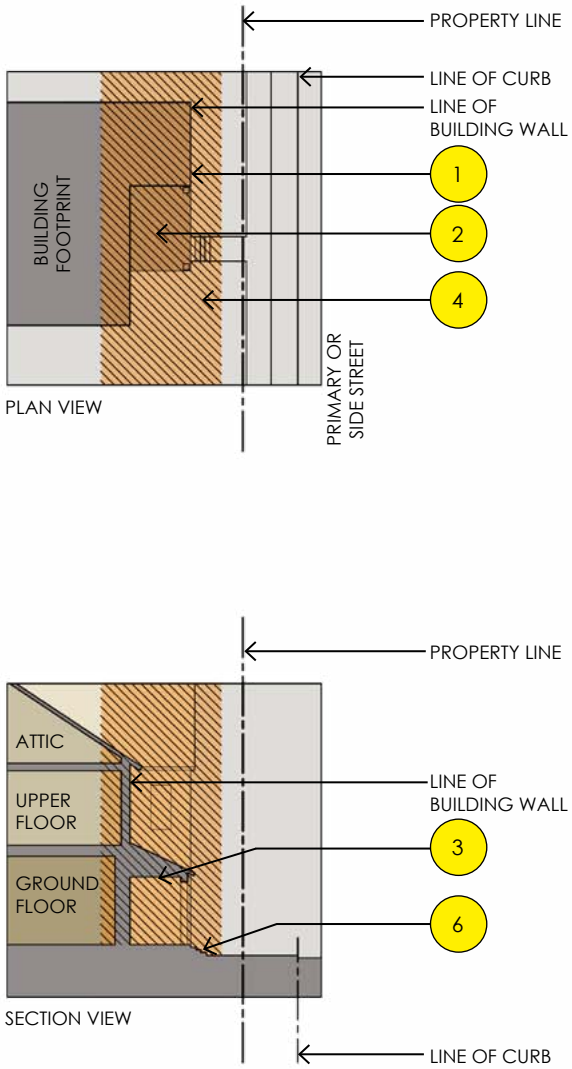
IMAGE 6.79 DETACHED HOUSE WITH ENGAGED PORCH

ENGAGED PORCH LOCATION REQUIREMENTS

Projecting porch frontage shall be located per the following requirements and Diagram 6.107.

1. The building wall(s) are required to be placed within a Build-to-Zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
2. Engaged porch shall be located within the Build-to-Zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
3. Engaged porch is required to be placed within the building mass with two sides connected and enclosed by the building walls.
4. The ground area between the primary and side street property lines and the building walls shall be landscaped. A sidewalk connecting the entry door to the public sidewalk is required. Sidewalk connecting entry door and public sidewalk shall have a minimum width of five (5) feet.
5. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the encroachment requirements in the Context Area section. Refer to Section 2005.
6. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2005.

DIAGRAM 6.107 FRONTAGE LOCATION REQUIREMENTS

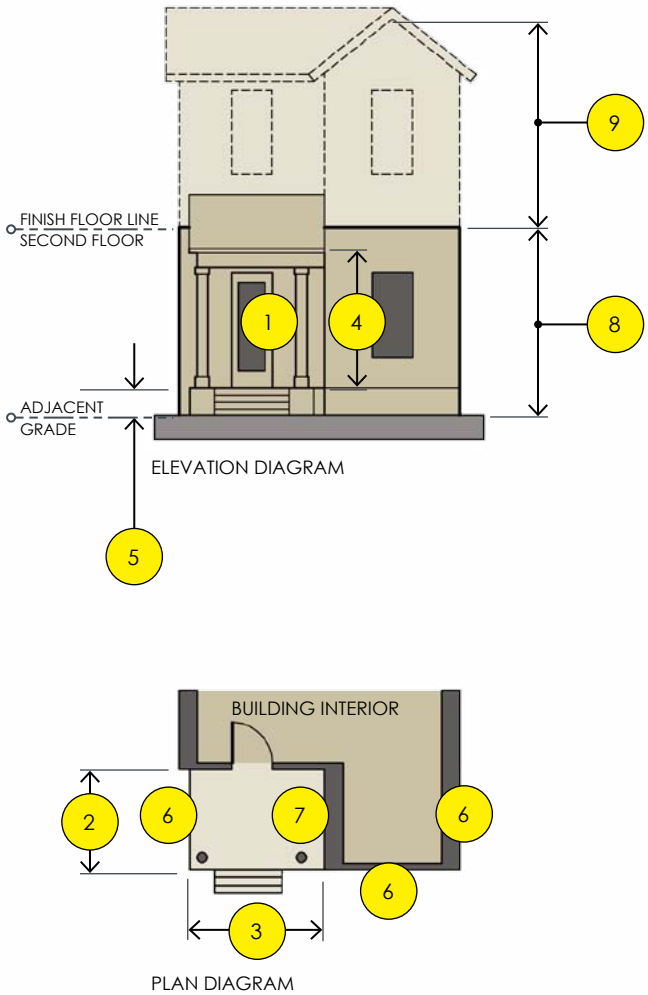


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.18 DETACHED HOUSE BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE **OPTION 2: ENGAGED PORCH** (continued)

DIAGRAM 6.108 FRONTAGE COMPOSITION REQUIREMENTS



ENGAGED PORCH COMPOSITION REQUIREMENTS

Projecting porch frontage composition shall meet the following requirements and Diagram 6.108.

1. Entry door(s) shall have 25% minimum transparency.
2. Depth of porch shall be 6 feet minimum.
3. Width of porch shall be 8 feet minimum.
4. Height of porch ceiling, measured from porch floor shall be 8 feet minimum.
5. Porch shall be 18" minimum above adjacent grade.
6. Engaged porches shall be open on two sides (no walls on two sides).
7. Engaged porches shall be located within the building mass with two sides attached and enclosed by the building.
8. Transparency Ground Floor: Engaged porch frontage shall have minimum 10% of the façade be windows between the adjacent grade and the finish floor line of the second story. Entry door transparency shall not be included as part of the required transparency calculation.
9. Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.

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2006.19 CARRIAGE HOUSE BUILDING TYPE

A. BUILDING TYPE DESCRIPTION

The CARRIAGE HOUSE BUILDING TYPE is an accessory structure typically located at the rear of a lot. It typically provides either a small residential unit or home office space above the first floor garage. This Type is important for providing affordable housing choices that are integrated into diverse neighborhoods. This Type shall only be used in conjunction with the Detached House, Duplex, Rowhouse, Live/Work, or Small Multi-plex Building Types.

B. PRECEDENT OF CARRIAGE HOUSE BUILDING TYPE

The following images represent precedent examples of the Carriage House Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects within the Traverse City Form-Based Code area.

IMAGE 6.80 CARRIAGE HOUSE BUILDING

IMAGE 6.81 CARRIAGE HOUSE BUILDING

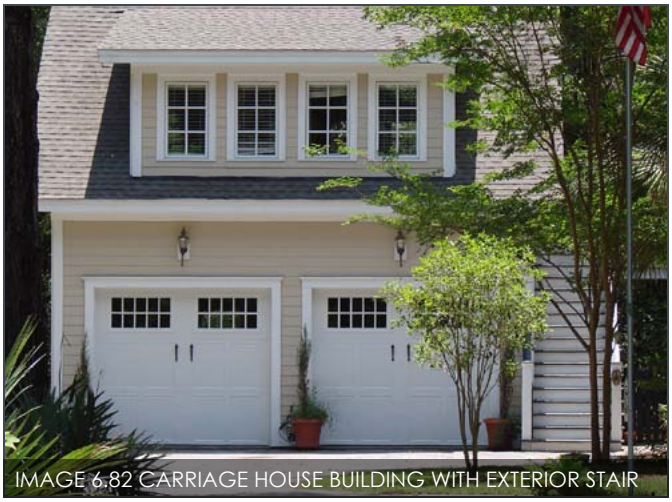


IMAGE 6.82 CARRIAGE HOUSE BUILDING WITH EXTERIOR STAIR

IMAGE 6.83 LARGE CARRIAGE HOUSE BUILDING SUITABLE FOR USE WITH LIVE/WORK BUILDING TYPE

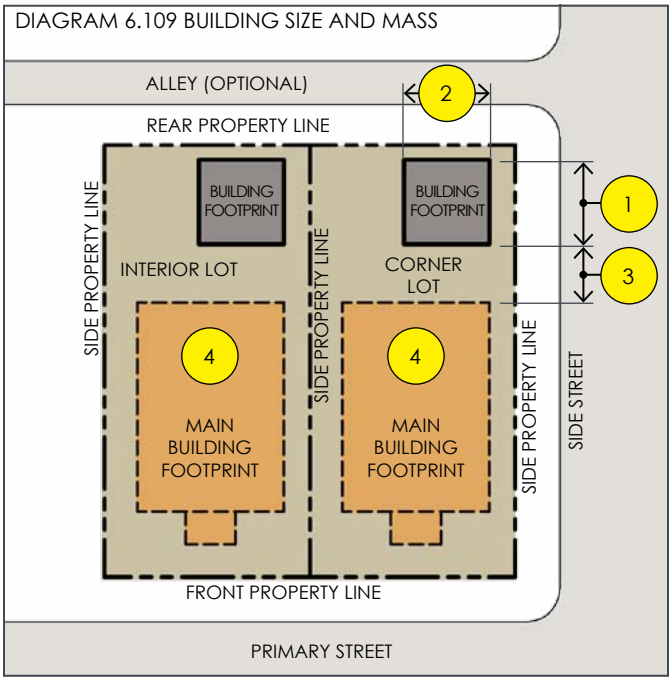
2006.19 CARRIAGE HOUSE BUILDING TYPE

C. BUILDING SIZE AND MASSING

Building Type size and massing shall meet the following requirements and Diagram 6.109.

1. Building width (side facing street): 30 feet maximum.
2. Building depth: 30 feet maximum.
3. Separation from main building: 10 feet minimum. Carriage house may be connected to the main building with an uninhabitable space such as a breezeway.
4. Carriage House Building Type is only allowed on lots where the main building has a residential use and is one of the following building types:
   a. Small Multi-plex Building Type
   b. Live / Work Building Type
   c. Rowhouse Building Type
   d. Duplex Building Type
   e. Detached House Building Type
5. Maximum site coverage: Lot coverage of carriage house shall be included in the lot coverage requirements of the main building.
6. Building footprint shall not exceed the footprint of the main building on the lot.

DIAGRAM 6.109 BUILDING SIZE AND MASS

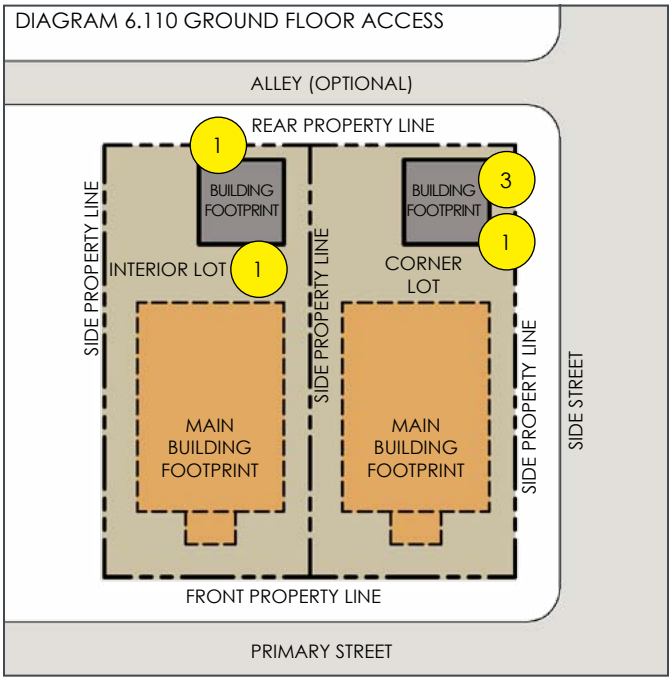


D. GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 6.110.

1. Entrance for upper unit is required to be accessed from the alley, side street, or internal to the lot.
2. Entrance for upper unit shall not be through a garage.
3. Parking may be accessed from the alley, side street, or primary street per the requirements for off-street parking access in the Context Area. Refer to Section 2005.
4. Parking may be accessed from the front street only when there is no adjacent alley or side street.

DIAGRAM 6.110 GROUND FLOOR ACCESS



E. NUMBER OF UNITS

Number of units per Building Type:

1. Total of 1 unit per building.

F. USE

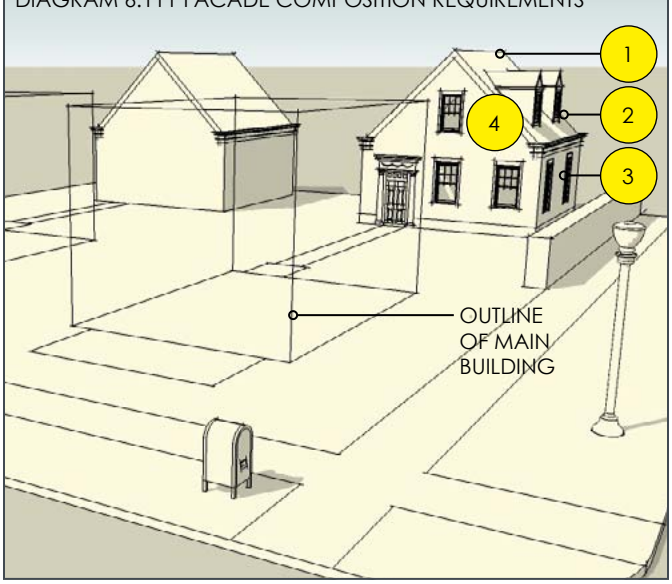
Building Type use:

A. Uses are regulated by Context Area. Refer to Section 2005 for permitted uses in each Context Area.

2006.19 CARRIAGE HOUSE BUILDING TYPE

G. FACADE COMPOSITION REQUIREMENTS

DIAGRAM 6.111 FACADE COMPOSITION REQUIREMENTS



Building Type facade composition shall meet the following requirements and Diagram 6.111.

1. Building shall have a flat roof with cornice expression line or pitched (sloped) roof that is compatible with the architecture of the main building.

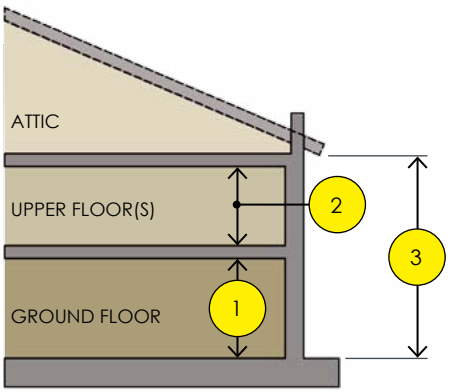
2. Transparency Upper Floor: Building facades facing streets shall have minimum 10% of the façade be glass between the finish floor line of the second story and bottom of the cornice expression line or bottom eave.

3. Transparency Ground Floor: Building facades facing streets shall have minimum 10% of the façade be glass between the adjacent grade and the finish floor line of the second story.

4. Upper windows shall be square or vertically proportioned with clear glass. Refer to definitions in Section 2009 for clear glass requirements.

H. BUILDING TYPE FLOOR HEIGHT REQUIREMENTS

DIAGRAM 6.112 BUILDING TYPE STORY HEIGHT



Building Type floor heights shall meet the following requirements and Diagram 6.112.

1. Ground floor: Floor to ceiling height shall be 8 feet minimum.

2. Upper floors: floor to ceiling height shall as required by Context Area.

3. Overall height of Building Type is regulated by Context Area, refer to Section 2005.

I. BUILDING TYPE FRONTAGE OPTIONS

The Carriage House Building Type is not required to have a frontage type.

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2006.20 CIVIC BUILDING TYPE

A. BUILDING TYPE DESCRIPTION

The CIVIC BUILDING TYPE is a small-, medium- or large-sized detached structure that incorporates uses of special public importance including, but not limited to municipal buildings, churches, libraries and schools. Civic Buildings typically have less form regulations than other Building Types because their prominence within the community requires more iconic and distinctive form.

B. PRECEDENT OF CIVIC BUILDING TYPE

The following images represent precedent examples of the Civic Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects within the Traverse City Form-Based Code area.

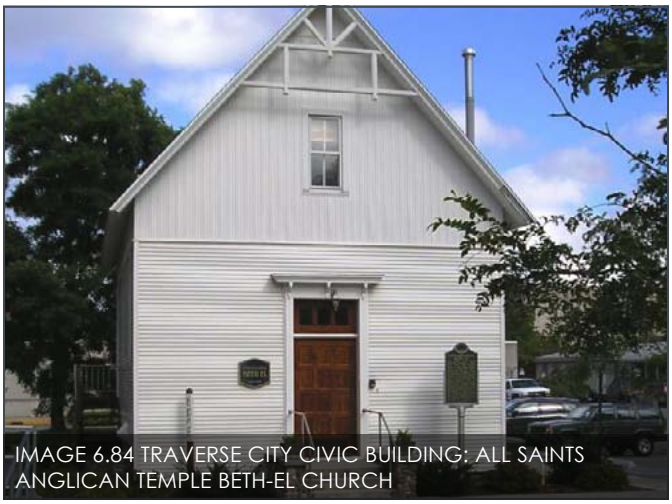

IMAGE 6.84 TRAVERSE CITY CIVIC BUILDING: ALL SAINTS ANGLICAN TEMPLE BETH-EL CHURCH

IMAGE 6.85 TRAVERSE CITY CIVIC BUILDING: CENTRAL GRADE SCHOOL ON WEST SEVENTH STREET

IMAGE 6.86 TRAVERSE CITY FIRST BAPTIST CHURCH WASHINGTON STREET

IMAGE 6.87 TRAVERSE CITY CIVIC BUILDING: OLD COURTHOUSE ON WASHINGTON STREET

2006.20 CIVIC BUILDING TYPE

C. BUILDING SIZE AND MASSING

Civic Building size and massing is not regulated by this Form Based Code. Generally Civic Buildings shall have a significant presence within the community.

D. GROUND FLOOR ACTIVATION

Civic Building ground floor activation is not regulated by this Form Based Code. Generally Civic Buildings shall have an activated ground floor with pedestrian entrances and windows facing street, rights-of-way, and civic space.

E. NUMBER OF UNITS

Number of units is not applicable to this Building Type.

F. USE

Building Type use:

A. Uses are regulated by Context Area. Refer to Section 2005 for permitted uses in each Context Area.

G. FACADE COMPOSITION REQUIREMENTS

Civic Building facade composition is not regulated by this Form Based Code. Generally Civic Buildings shall have a design elements and materials that represent their significant presence within the community.

Facade composition should be respectful and compatible with the surrounding context.

H. BUILDING HEIGHT

Overall height of Building Type is regulated by Context Area, refer to Section 2005.

I. BUILDING TYPE FRONTAGE OPTIONS

Civic Building frontages are not regulated by this Form Based Code. Generally Civic Buildings shall have a frontage that allows for pedestrian access and transparency that represent their significant presence within the community.

2009.00 APPLICABILITY

The following terms are defined for the purpose of the Traverse City Form Based Code.

In instances where terms are not defined here, they may be defined elsewhere in the existing municipal zoning ordinance. In such cases, the definitions contained within the existing zoning ordinance shall be used for the administration of the Traverse City Form Based Code.

In instances where terms are defined in both the existing ordinances and here, the definitions here shall prevail for the administration of the Traverse City Form Based Code.

A

DEFINITIONS "A"

Active Use: A use at the street level of a building that allows physical and visual activity to occur between the inside of the building and the sidewalk area. A group of buildings with active street level uses will generate pedestrian activity on the sidewalk and vehicular activity in the thoroughfare. Typical active uses include retail and restaurants at the street level.

Adjacent Grade: The exterior grade immediately adjacent to the building or structure from which measurements shall be taken.

Alley: Refer to Rear Alley.

Architectural Elements: Elements of a building that may project from the façade beyond required build-to-line, into required setbacks, beyond build-to-zones or into the public right-of-way as indicated in Section 2003.02. These include balconies, awnings, canopies, eaves, cornices, bays, and projecting signs.

At-Grade Entry: An entry door that has a zero-step entrance, typically associated with the Dooryard Frontage.

Attic: An interior space of a building that has only a single floor of habitable space and that occurs within the pitched roof structure, whether conditioned or not. Attic space is typically not among the number of stories regulated by Context Area or Building Type, unless otherwise noted.

Awning: A retractable or fixed shelter projecting from and supported by the exterior wall of a building and constructed of non-rigid materials on a supporting framework.

Awning Sign: A sign that typically includes letters, logos, symbols and/or designs that may be painted, screen printed, or appliquéd to the awning.

B

DEFINITIONS "B"

Balcony: An open outdoor portion of an upper floor.

Balcony Frontage: A frontage type that contains a recessed balcony that is applied to the upper level floor of a Building Type along the front street and a storefront that is applied to the ground level floor of a Building Type along the front and side streets. It is always associated with mixed use buildings. The balcony-storefront frontage shall be designed to include an open-air space that is recessed into the building mass on the upper level(s) and a storefront that is designed to promote an attractive, convenient shopping experience and transparent wall along the sidewalk.

Basement: An interior space of a building that has more than one half (1/2) of its height below grade.

Bay or Bay Window: An interior portion of an upper floor extending beyond the building's exterior wall plane that is not supported from below by vertical columns or piers.

Building Composition: The essential architectural characteristics that define a specific Building Type.

Building Façade: The exterior walls of a building that face either a front or side street, public right-of-way, or easement. A building can have more than one facade, if it is on a corner lot, on the waterfront, or adjacent to a public right-of-way or civic space.

Building Footprint: The shape and placement of the ground floor of a structure on the lot or parcel.

Building Footprint, Condominium Site: The area of the condominium site within which the main building or structure may be constructed as described in the master deed for the site condominium project.

Building Height: Refer to Height, Building.

Building Wall: In reference to the walls that face the right-of-way lines along front and side streets, public paths, or civic spaces. Specifically related to the requirements of building site placement.

Build-To-Line: A measurement that defines the edge in which the building walls that face front and side streets are required to be built to. When a build-to-line is indicated in the requirements for a Building Type frontage and / or Context Area, it is a requirement and not a permissive minimum as is a set back line.

Build-To-Zone: A measurement that defines the range (or

zone) in which the building walls that face front and side streets are required to be located within. When a build-to-zone is indicated on a Building Type frontage and / or Context Area, it is a requirement that the building walls are constructed within this range.

Building Type: Building Types describe the various forms of buildings that are permitted in the City of Muskegon Form Based Code. Each Building Type has its own specific massing, composition, vertical dimension, and frontage options that create its unique attributes. Building Types are regulated in Section 2006 and are allowable within various Context Areas.

Building Type and Frontage Zone: An element of the Public Realm Type Standards that represents the portion of the public realm that is defined by the building wall at the sidewalk. It is at this edge that private-sector development meets public-sector investment. It is also the location where the street wall can promote activity and vibrancy, while enhancing walkability.

C

DEFINITIONS "C"

Canopy: A fixed shelter projecting from and supported by the exterior wall of a building and constructed of metal or other rigid materials.

Canopy Sign: A sign that typically includes letters, logos, symbols and/or designs that is integrated into a canopy.

Carriage House Building Type: A Building Type that is an accessory structure typically located at the rear of a lot. It typically provides either a small residential unit or home office space above the first floor garage. This Type is important for providing affordable housing choices that are integrated into diverse neighborhoods. This Type shall only be used in conjunction with the Detached House, Duplex, Rowhouse, or Live/Work Building Types.

Civic Building Type: A Building Type that is a small-, medium- or large-sized detached structure that incorporates uses of special public importance including, but not limited to municipal buildings, churches, and libraries. Civic Buildings typically have less form regulations than other Building Types because their prominence within the community requires more iconic and distinctive form. Civic buildings are typically sited in locations of prominence, such as corners of major intersections, terminating a street vista or overlooking or within a civic space. The design of these Building Types is encouraged to have greater flexibility and distinctive architectural expression so that they can become landmarks.

Civic Space: An outdoor area dedicated to public use that is strategically placed to facilitate use by the surrounding community.

Clear Glass: Refer to Glass, Clear.

Context Area: Administratively similar to zoning districts in conventional codes, except that they integrate form-based elements, including Building Type, building site placement, and off-street parking placement into the regulation.

Cornice Expression Line: An architectural feature on buildings that acts as an upper termination or capital for the overall composition of the building.

Cottage Retail Building Type: A Building Type that is a small- to medium-sized detached structure. It is intended to provide retail or service uses at the ground floor. This Type will typically have a residential mass, scale, and composition that allows it to integrate into adjacent residential areas.

D

DEFINITIONS "D"

Detached House Building Type: A Building Type that is a small- to medium-sized detached structure that incorporates one dwelling unit. It is typically located within a primarily single-family neighborhood in a walkable urban setting. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types. Synonymous with single-family house.

Departure: A Minor or Major modification to selected Form Based Code requirements, refer to Section 2002, Tables 2002.03a and 2002.03b.

Dooryard Frontage: A frontage option where the facade of the building that faces the front street is setback a small distance from the street, typically within a build-to-zone. The front property line is oftentimes defined by a low wall, fence, or hedge, creating a small dooryard. The dooryard shall not provide public circulation along the rights-of-way. The dooryard may be raised or at-grade and is most often intended for ground floor residential.

Drive-through Frontage: A frontage option that is identical to the Storefront Frontage, however it includes an automobile drive-through at the rear or non-street facing sides. The drive-through may include a covered structure at the service window location. This structure is designed to be a secondary element to the building and is consistent with the massing, scale, and design of the building. This frontage is typically associated with retail and mixed-use buildings and includes a storefront that is designed in a way that promotes an attractive and convenient shopping experience.

Drive-through Zone: The area (or zone) in which a drive-through is permitted to be placed on a site. Drive-through zones are part of requirements of the Drive-Through Frontage.

Duplex Building Type: A Building Type that is a small- to medium-sized detached structure that consists of two side-by-side or stacked dwelling units, both facing the street and within a single building massing. This Type has the appearance of a medium-sized single-family house and is appropriately scaled to fit in single family neighborhoods. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types. Synonymous with two-family house.

E

DEFINITIONS"E"

Eave: The projecting overhang along the sloped edge of a pitched roof.

Engaged Porch Frontage: A frontage option where the facade of the building that faces the front and / or side streets is setback a medium distance from the front and side streets, typically within a build-to-zone. The resulting yard is typically small and can be defined by a fence or hedge to spatially maintain the street edge. The engaged porch has two adjacent sides of the porch that are engaged to the building (connected to and enclosed by building walls) while the other two sides are open. Steps from the porch may be on the front or side of the porch and shall lead directly to the sidewalk.

F

DEFINITIONS "F"

Façade: Refer to Building Façade.

Fascia: Horizontal board that terminates an eave edge of a sloped or pitched roof.

Finish Ceiling: The ceiling surface, usually installed over building structure or hung from the structure, which provides the completed ceiling surface.

Finish Floor: The floor, usually laid over a subfloor, which provides the completed floor surface.

Flex Building Type: A Building Type that is a medium- to large-sized attached or detached structure, typically built on a large lot. It can be used to provide a vertical mix of uses with ground floor industrial, service, retail, or residential uses; or it may be a single-use building. This Type is a primary component in a variety of urban context areas that provide a mix of Building Types.

Forecourt Frontage: A frontage option where the facade of the building that faces the front street is at or near the right-of-way line and a small percentage of the facade is set back, creating a small courtyard space. The courtyard area is not covered. Forecourts used in conjunction with Mixed-Use Building Types shall have a storefront where the forecourt and courtyard space shall be used as an additional shopping space or restaurant seating area.

Form Based Code Area: The area on the Traverse City Zoning Map (located in xxxxx of the City Zoning Ordinance) that is designated as a Form Based Code District. Lots or parcels located in the Form Based Code Area are regulated by the Traverse City Form Based Code.

Frontage Type: The privately owned area between the frontage line and the building façade. Private frontages are applied to Building Types to ensure that the building adequately engages the street, sidewalk and public realm. Private frontages are specific to Building Types and are defined in subsections for each specific Building Type in Section 2006. Each Building Type has many options for frontage types and therefore the specific project requirements will determine what frontage may be used. Selection of frontages are at the discretion of the land owner or development team.

G

DEFINITIONS "G"

Glass, Clear: Glass having a Visual Light Transmittance (VLT) of seventy (70) percent minimum. Heavily tinted or reflective glass shall not be considered clear.

Ground Cover: Grass, vegetative cover, or other living landscape.

Ground Sign: A free-standing permanent sign that is mounted directly on the ground or ground level foundation and is often used to mark a place of significance or the entrance to a location.

H

DEFINITIONS "H"

Height, Building: The number of stories permitted by the Context Area (Section 2005), with the actual measurement of individual story height determined according to specific Building Types in Section 2006. Measurement of story height is the distance between the floor and ceiling of that story.

Horizontal Expression Band: An architectural element on buildings that acts as an upper termination for the storefront frontage. Horizontal Expression Lines extend the entire width of the building facade above a storefront and may contain signs. Synonymous with Sign Band.

I

DEFINITIONS "I"

Illuminated Sign: A sign that is illuminated by an internal or external light fixture.

Internally Illuminated Sign: A sign that is illuminated by an internal light fixture.

J

DEFINITIONS "J"

No definitions for this section.

K

DEFINITIONS "K"

No definitions for this section.

L

DEFINITIONS "L"

Large Multi-plex Building Type: A Building Type that is a medium- to large-sized structure that consists of 7 or more side-by-side and / or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit in medium-density neighborhoods and enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types and promoting walkability. This Building Type is most closely related to apartment buildings or loft condominiums.

Lightwell: A component of the lightwell frontage that is recessed below the adjacent grade in order to provide a landing and access to the basement from the sidewalk. Typically used in association with a terrace. Refer to Terrace definition.

Lightwell Frontage: A frontage option where the facade of the building that faces the front and / or side streets is setback a small distance from the front and side streets, typically within a build-to-zone. This frontage has a combined elevated terrace and sunken lightwell between the building wall and property line. This frontage type buffers residential, retail, and service uses from urban sidewalks and removes the private yard from public encroachment.

Liner Building: A specialized building that is designed to conceal a parking structure or parking lot. The liner building may be an independent building or may be physically attached to a parking structure so that parking may be accessed directly from floor to floor between the building and structure.

Line of Curb: Face of curb.

Live / Work Building Type: A Building Type that is a small- to medium-sized attached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground floor space and the dwelling unit are owned by one entity. This Type is especially appropriate for incubating retail and service uses and allowing neighborhood retail to expand as the market demands.

Lot Coverage: The percentage of the lot that is taken up by buildings.

M

DEFINITIONS "M"

Mandatory: Refer to required.

Massing: The scale and proportions of a building or object.

Mixed Use Building Type: A Building Type that is a medium- to large-sized typically attached structure. It is intended to provide a vertical mix of uses with ground floor retail or service uses and upper floor service or residential uses. This Type makes up the primary component of a main street and downtown, and is a Building Type that can provide street vibrancy and enhanced walkability.

Multi-plex, Large: Refer to Large Multi-plex Building Type.

Multi-plex, Small: Refer to Small Multi-plex Building Type.

N

DEFINITIONS "N"

New Development: Development occurring on a vacant parcel of land.

Nonconforming sign:

1. A sign that is prohibited under the terms of this Article, but was erected lawfully and was in use on the date of enactment of this Article, or amendment thereto; or

2. A sign that does not conform to the requirements of this Article, but for which a variance has been granted.

O

DEFINITIONS "O"

Optional: A feature or element that is not required, but may be provided on the project at the applicant's discretion.

Outdoor Seating: Patio, terrace, walkway, sidewalk, lawn or garden or any other place (which is not enclosed) where seating is permitted, usually in association with a restaurant, bar or other related commercial uses.

P

DEFINITIONS "P"

Parapet: A part of the facade that extends above the roof, typically located on flat roof buildings. Parapet heights are measured from the roof line.

Pilaster: A required decorative or structural engaged column that is attached to the wall of a building and projects a short distance from the building wall. The projection helps to break up the horizontality of the building wall, giving it a human-scale. Pilasters may be round, in which case they are detailed exactly like a free-standing column. Square or rectangular pilasters may be detailed in a simpler manner that is consistent with the building wall. Pilasters are sometimes referred to as piers.

Porch: A slightly elevated partially enclosed area attached to a building and covered with a roof. A porch is typically wide and deep enough to accommodate some seating.

Porch, Engaged: A porch that has two adjacent sides that are engaged to the building (connected to and enclosed by building walls) while the other two sides are open. Steps from the porch may be on the front or side of the porch and shall lead directly to the sidewalk. Refer to Engaged Porch Frontage.

Porch, Projecting: A porch that is open on three sides and all habitable space of the building is located behind the rear edge of the porch. The porch is elevated above the sidewalk. Steps from the porch may be on the front or side of the porch and shall lead directly to the sidewalk. Refer to Projecting Porch Frontage.

Primary Street: The property lines of a parcel that are along the street of address for the parcel or building. Refer also to side street.

Projecting Porch Frontage: A frontage option where the facade of the building that faces the front and / or side streets is setback a medium distance from the front and side streets, typically within a build-to-zone. The resulting yard is typically small and can be defined by a fence or hedge to spatially maintain the street edge. The projecting porch is open on three sides and all habitable space of the building is located behind the rear edge of the porch. The porch is elevated above the sidewalk. Steps from the porch may be on the front or side of the porch and shall lead directly to the sidewalk.

Projecting Sign: A double faced sign that is attached to the face of a building and projects from the wall of the building at a ninety (90) degree angle. Projecting signs may include logos or creative art and graphics as part of the sign composition and may be fabricated of wood, metal, fabric, or other durable material.

Q

DEFINITIONS "Q"

No definitions for this section.

R

DEFINITIONS "R"

Rear alley: A dedicated right-of-way or easement providing access for service and parking at the rear of a parcel. Not intended for general traffic circulation.

Retail Building Type: A Building Type that is a medium- to large-sized typically attached structure. It is intended to provide a single story building with ground floor retail or service uses. This Type makes up the secondary component of a main street and is a Building Type that can provide street vibrancy and enhanced walkability.

Required: An element or feature that is required to be provided on the project. Synonymous with Mandatory.

Right-of-Way (ROW): An area owned or maintained by a local, county, state or federal entity, a public utility, a railroad or a private concern for the placement of utilities or facilities for the passage of vehicles or pedestrians, including roads, streets, pedestrian walkways, utilities or railroads.

Right-of-Way Line: A line that forms the boundary of the right-of-way.

Roof Line: The top of a flat roof adjacent to the required parapet. Used for measuring the height of the parapet.

Roof Surface: The average height of the roof surface surrounding adjacent elevators and stair enclosures that extend above the roof of a building. Used for measuring the height of elevators and stair enclosures

Rowhouse Building Type: A Building Type that is a small- to medium-sized attached structure that consists of 2 to 8 rowhouses placed side-by-side. This Type is typically located within medium-density neighborhoods or in a location that transitions from single-family to mixed-use. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types and promoting walkability.

S

DEFINITIONS "S"

Scale: Refers to the size of the building, street fixture, sign or other built or constructed element.

Secondary Wing: A portion of the Small Multi-Plex building that is subservient to the main building in site placement, size, mass, scale and sometimes height. The secondary wing is attached to the main building and in the rear of the site, typically along the secondary street.

Setback: The minimum horizontal distance required by this Form Based Code, measured from the front, side or rear lot line as applicable, to govern the location of buildings, structures or uses on the lot.

Side Street: The property lines of a parcel that are along any street other than the street of address for the parcel or building. Refer also to front street.

Sidewalk Sign: A temporary and portable sign that is not permanently affixed to a structure or ground and is placed on the sidewalk in front of a business during normal business hours. Synonymous with Sandwich Board Sign.

Sign Band: An architectural element on buildings that acts as a horizontal upper termination for the Storefront Private Frontage. Sign Bands extend the entire width of the building facade above a storefront and may contain signs. Synonymous with Horizontal Expression Band.

Sign Band Sign: A sign that is painted on, incorporated in, or attached directly to the sign band or horizontal expression band above a storefront window or transom on buildings types with the following frontages: Storefront, Balcony, or Drive-through.

Site Placement: The placement or location of a building footprint on a lot or parcel.

Small Multi-plex Building Type: A Building Type is a medium-sized structure that consists of 3 to 6 side-by-side and / or stacked dwelling units, typically with one shared entry or individual entries along the front. This Type has the appearance of a large single-family house and is appropriately scaled to fit in single family neighborhoods. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types and promoting walkability. This Building Type is most closely related to small apartment buildings.

Street of Address: The street that has the address of the building, lot, or parcel. Synonymous with Front Street.

Stoop: A slightly elevated unenclosed area attached to a building and corresponding to a door. A stoop is always covered with a roof, except in instances where it is used as a frontage on the Rowhouse and Detached House Building Types, where it may be used without a roof.

Stoop Frontage: A frontage option where the facade of the building that faces the front and / or side streets is setback a small distance from the front and side streets, typically within a build-to-zone. The stoop is elevated above the sidewalk. Steps or a ramp from the stoop may lead directly to the sidewalk or may be side-loaded.

Storefront Frontage: A frontage option at the ground level floor of a Building Type along the front and / or side streets. It is typically associated with retail and mixed use buildings. The storefront shall be designed in a way that promotes an attractive and convenient shopping experience and a transparent wall along the sidewalk. Storefronts are at grade with the sidewalk and are sometimes shaded by awnings.

Storefront Base: The knee wall located at the sidewalk that the storefront window sits on. Sometimes referred to as a bulkhead wall.

Story: The distance between any two adjacent floors or floor lines, measured as the distance between the finished floor and related finished ceiling in feet and inches. Actual story heights are regulated by Building Type (Section 2006). Number of stories are regulated by and Context Area (Section 2005).

T

DEFINITIONS "T"

Terrace: A component of the lightwell frontage that is elevated above the adjacent grade in order to provide a landing and access to the first floor from the sidewalk. Typically used in association with a lightwell. Refer to Lightwell definition. Note that the term Terrace is also associated with its own frontage type (refer to definition for Terrace Frontage).

Terrace Frontage: A frontage option where the facade of the building that faces the front street is set back from the right-of-way line to accommodate an elevated terrace. The terrace provides circulation along the facade. This Frontage Type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access. This frontage may also be used in historic industrial areas to mimic historic loading docks. This frontage type is conditionally permitted to be used when buildings are along a sloped grade that limits at grade access. When the frontage is used on Mixed-Use Building Types and Retail Building Types, it is required to have a storefront.

Terrace Leading Edge: The street side (side closest to street) of the Terrace Frontage wall on Mixed Use and Retail Building Types. This side of the wall is required to be placed at the property line (build-to-line).

Transom: A small horizontal window located above the storefront and entry door to allow light or air into the retail building.

Transparency: The ability to see through with clarity. An opening in a building wall allowing light and views between interior and exterior through the use of clear glass. Only clear or lightly tinted glass in windows, doors and display windows is considered clear. Heavily tinted glass or reflective glass shall not be considered clear. Interior display shelves and merchandise are not allowed to obstruct views into or out of any windows, doors or display areas that are considered part of the transparency calculation. Windows, doors and display areas provide clear views into and out of the building. Transparency is integral to the relationship of buildings and the street because of the permeable edge and dialogue that it creates between the interior and exterior of buildings. Refer to Glass, Clear.

U

DEFINITIONS "U"

No definitions for this section.

V

DEFINITIONS "V"

Vertically proportioned: Typically referring to the orientation of building windows, where the height of the window is taller than the width of the window.

W

DEFINITIONS "W"

Wall Sign: A sign that is painted on, incorporated in, or attached directly to a building wall, with the exposed face of the sign in place parallel to the building wall.

Window Sign: Window Signs are any sign, picture, symbol or combination thereof that is designed to communicate information about activity, business, commodity, event, sale, or service that is placed on the interior of the window and which is intended to be seen by the public from the outside. Window signs include neon tube signs that indicate "open" for business and other neon tube signs as indicated in this subsection.

X

DEFINITIONS "X"

No definitions for this section.

Y

DEFINITIONS "Y"

Yard: The space on a lot which is unoccupied by buildings and unobstructed from the ground to the sky.

Z

DEFINITIONS "Z"

No definitions for this section.

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DRAFT

Agenda Item No. 6A

Communication to the Planning Commission

FOR THE MEETING OF: DECEMBER 1, 2015

FROM: RUSS SOYRING, PLANNING DIRECTOR

SUBJECT: IMPERVIOUS SURFACE AMENDMENT FOR SCHOOLS

DATE: NOVEMBER 23, 2015

The Planning Commission discussed the impervious surface limits related to schools as well as impervious surface limits by zoning district on September 1, 2015 and October 20, 2015 respectively. Commission consensus was that it is important to keep schools in the city limits.

Based on input from the Planning Commission at the October 20, 2015 study session, staff prepared a text amendment to increase the impervious surface limit for schools. The amendment was structured similar to a previously approved amendment that increased the impervious surface limit for places of worship. A Public Hearing was scheduled at the November 3, 2015 meeting.

If you find, after the public hearing has been held, that you are in support of recommending the ordinance amendment as submitted, then the following motion would be appropriate:

> **I move that the amendment to the Traverse City Code of Ordinances, Special Land Use Regulations Chapter, Section 1364.08, *Special Land Use Permits Granted by the City Commission,* regarding increasing the impervious surface limit for schools be recommended to the City Commission for adoption.**

Attachment: Zoning Code Amendment

RS

TRAVERSE CITY CODE OF ORDINANCES

ORDINANCE AMENDMENT NO. _____
Effective date: _____

TITLE: IMPERVIOUS SURFACE AMENDMENT FOR SCHOOLS

THE CITY OF TRAVERSE CITY ORDAINS:

That the Special Land Use Regulations Chapter, Section 1364.08, *Special Land Use Permits Granted by the City Commission*, of the Zoning Code of the Traverse City Code of Ordinances, be amended to read in its entirety as follows:

1364.08 SPECIAL LAND USE PERMITS GRANTED BY THE CITY COMMISSION. The City Commission may grant a special land use permit for the following uses in any district, except as herein qualified:

(a) ***New buildings 3,000 square feet or larger in gross floor area for allowed uses in an OS or RC District*** subject to the following:
   (1) The building is for an allowed use;
   (2) The minimum yard requirements may be changed by the Planning Commission based upon topography and existing site limitations (i.e, water, roads, neighboring buildings).
   (3) Traffic related to the use shall not substantially increase congestion on surrounding streets and intersections.
   (4) The use is not likely to create excessive noise across the real property boundary.

(b) ***Clustered single family dwellings.*** The purpose of clustered housing is to provide owners of large parcels of single or two-family residential property the alternative to develop their properties in an environmentally sensitive and cost-effective manner by clustering single-family homes or townhouses rather than spreading development over the entire site. By clustering development, sensitive and attractive environmental features can be preserved as common open space to be enjoyed by future residents. Clustered housing is subject to the following:
   (1) The use is located in an R-1a, R-1b or R-2 district.
   (2) The property is of at least five contiguous acres under single ownership and control.
   (3) The development must meet the front, side and rear-yard setback requirements of the district on the periphery of the parcel. More than one building may be located on a single lot, but setback requirements for the district shall apply to each building based on hypothetical lot lines approved by the Planning Director as proposed by the applicant.
   (4) The overall density of the development shall not exceed the allowable density of the district; (4.4 dwelling units per acre in an R-1a district, 5.8 dwelling units per acre in an R-1b district and 10.9 dwelling units per acre in an R-2 district).
   (5) Townhouses are permitted, provided there are no more than four dwelling units per detached structure. The front building wall plane is interrupted and off-set in order to project the character and appearance of individual dwelling units;
   (6) A parking area shall be provided only at the side or the rear of the building for which it is designed to service. That portion of the parking area which is exposed

to the street shall be screened to minimize the visual impact of the parking area from the public street. Parking areas must also be screened along lot lines bordering residential uses or zones on the periphery of the parcel. Screening shall create an effective visual barrier consisting of a screenwall or a landscaped area at least six feet wide, densely planted with a mixture of deciduous and evergreen trees and shrubs, and shall create an effective visual barrier. All trees shall be a minimum of two-inch caliper when planted. Native trees and shrubs shall be planted whenever possible. In instances where healthy plant material exists on the site prior to development, in part or in whole, for purposes of off-street parking, the Planning Commission may adjust the application of the above-stated standard to allow credit for such plant material.

(7) Trash containers shall be properly screened.

(8) All other standards not specifically altered in the zoning district shall apply to clustered housing.

(c) **Communication towers**. The intent of this section is to ensure communication towers are constructed and placed in a manner which will protect the public health, safety and welfare and where visual impact will be minimized. Communication towers are permitted if all of the following requirements are met:

(1) The communication tower is located in a T, GP, C-3, NMC-2 (except on Grand Traverse Bay), H-2 or I district and properties owned by governmental agencies.

(2) The communication tower complies with all applicable FCC and FAA regulations and all applicable building codes.

(3) The tower is no higher than 20 feet above the height restrictions of the district in which it is located unless it can be demonstrated that additional height is necessary for the tower's intended purpose, but in no case shall the tower exceed 50 feet above the height restrictions of the district. Height is measured from the finished grade of the parcel to the highest point on the tower or other structure, including the base pad and any antenna.

(4) Communication towers must be set back a distance equal to at least 75 percent of the height of the tower from any adjoining lot line. Guys and accessory buildings must satisfy the minimum zoning district setback requirements. The City Commission may reduce the standard setback requirements if the goals of this chapter would be better served thereby.

(5) The design of the buildings and structures related to communication towers shall, to the extent possible, use materials, colors, textures, screening and landscaping that will blend them into the natural setting and surrounding buildings.

(6) The tower shall not use blinking or flashing lights, unless required by the FAA or other applicable authority. If lighting is required, the lighting and design chosen must cause the least disturbance to the surrounding views.

(7) Cabinets housing operating equipment shall be architecturally screened from adjacent properties and street level views.

(8) Existing mature trees and natural land forms on the site are preserved to the maximum extent possible.

(9) The communications tower and operating equipment shall comply with the general standards for approval contained in this chapter. Any tower that is not in operation for a continuous period of 12 months is considered abandoned, and the owner shall remove the same within 90 days of receipt of notice from the City. Failure to remove an abandoned tower within said 90 days may be removed by the

City at the owner's expense.

(d) ***Convention centers*** in a D district, subject to the following:

(1) The building is limited to 30,000 square feet;

(2) Thirty five percent of the building facade shall be windows or other street level activity;

(3) A traffic and economic impact analysis to assess impacts on neighboring streets is provided by the applicant.

(e) ***Conversions of one-family dwellings to two-family dwellings*** in a R-1a or R-1b district, subject to the following:

(1) The dwelling and lot existed prior to December 10, 1958, substantially as they exist at the time of the request for a special land use permit for purposes of complying or determining compliance with these requirements. Any change made after 1958 may not be used to demonstrate compliance with these requirements.

(2) The dwelling is a minimum of twenty percent larger than the average area of those neighboring single-family dwellings within 300 feet to each side of the subject property, including those dwellings along the opposite side of the street.

(3) The lot area is not less than 4,000 square feet per proposed dwelling unit.

(4) A minimum of 800 square feet of interior living area is required for a one bedroom dwelling unit and 1,200 square feet of living area is required for a two bedroom dwelling unit. In no case shall any secondary dwelling unit provide more than two bedrooms.

(5) The dwelling has a minimum of 2,800 square feet of living area exclusive of any basement or third story area.

(6) A dwelling unit or portion of a dwelling unit is not provided in the basement, and the basement area shall not be considered to fulfill any requirement of this Zoning Code.

(7) No part of a dwelling unit, other than storage, exists above the second story.

(8) Access to a second floor dwelling unit is provided from the interior of the structure.

(9) The exterior appearance of the structure is not altered from its single-family character.

(10) Off-street parking is provided as required by this Zoning Code.

(f) ***Correctional institutions*** subject to the following:

(1) The use is located in a GP district.

(2) All open recreational areas shall be in completely enclosed courtyards.

(3) Cell windows and openings shall be screened from the public street view.

(4) A master site and facilities plan shall be submitted.

(g) ***Drive-throughs for finance services in C-4 and D districts*** subject to the following:

(1) The drive-through meets all of the standards of Section 1374.06, unless a more restrictive standard is imposed by this section.

(2) The drive-through shall be accessed from an alley, not a street. However, a single lane driveway may exit onto a street if such driveway existed and was utilized prior to July 16, 1999, and it can be clearly demonstrated that alley egress for the drive-through is not practical.

(3) The drive-through shall be limited to two service lanes.

(4) The building associated with the drive-through shall be streetward of the approach lanes to screen the vehicle service lanes.

(h) ***Essential services structures.*** Are subject to the following:

(1) The structure and use are reasonably necessary for the public convenience or welfare and, where applicable, a certificate of public convenience and necessity has been obtained from the appropriate regulating agency.
(2) Noise, lights, glare and odor will not disturb the surrounding land uses or members of the public.
(3) Fencing or other adequate security is constructed to adequately protect the public.
(4) If potential adverse effects have been identified, alternative sites have been examined and the proposed site is reasonably necessary to provide the essential service to residents and visitors of the City.
(5) Evidence of the appropriate franchise, license or other required governmental permission is demonstrated.
(6) Setbacks of the district shall apply unless varied by the Planning Commission for good cause. Communication towers shall be regulated pursuant to Traverse City Code Section 1364.09.

(i) ***Group day care homes, including adult day care,*** in an R-1a, R-1b, R-2, R-9, R-15 and R-29 as defined by MCL 722.111 et seq, as amended, subject to the following specific requirements, except child care centers located in and operated by hospitals and churches having a valid special land use permit for off-street parking in any R-District:
(1) All necessary licenses are obtained and maintained. Expiration or revocation of a license automatically terminates the special land use permit and a change in the licensee requires a special land use permit renewal.
(2) The lot is not located within 1,500 feet of another lot devoted to such use.
(3) For child day centers, fenced outside recreation areas of 1,200 square feet or more of playable ground surface shall be located on premise where it will most effectively shield neighboring properties from noise and visual disruptions. Play equipment shall not be placed streetward of the principal structure unless specifically allowed by the Planning Commission for unique circumstances.
(4) The use is not allowed in an apartment.
(5) The use is limited to an established and recognized work or shift period and shall not be operated on a 24-hour basis unless approved by the Planning Commission.
(6) The premises are approved by the City Fire Marshal prior to the issuance of the special land use permit and at least annually thereafter to maintain the special land use permit.
(7) For child care centers, "Approved Child Care Provider" identification is prominently displayed in a street side window so as to be clearly identifiable from the public street, or as otherwise required by the City Commission.
(8) No additional parking is required for the Group Day Care Home provided on-street parking is allowed adjacent to the property. If on-street parking is not allowed, four parking spaces shall be provided on premise.
(9) As part of the application, a site plan shall be submitted showing the designated outside play area, primary drop off/pick up entrance and parking spaces.

(j) ***Residential care and treatment facilities*** subject to the following:
(1) The use is located in an R-9, R-15, R-29, HR, C-1, C-2, C-3 or H-1 or H-2 district.
(2) The facility shall be located on an arterial or collector street as shown on the Zoning Map if such facility has more than 12 residents.
(3) Off-street parking is provided as required by this Zoning Code, except that the Planning Commission may vary the number of parking spaces required.

(4) The design of the structure is approved by the Fire Marshall prior to the issuance of the special land use permit and at least annually thereafter to maintain the permit.
(5) The structure is not used as a medical clinic or for outpatient treatment unless located in a C-1, C-2 or C-3 District.
(6) The structure is not used primarily for office, administrative or regular meetings if located in a multiple family dwelling district, although occasional meetings may be allowed upon approval of the Planning Commission.
(7) All necessary licenses are obtained and maintained.
(8) The operators of the facility maintain a list of all persons residing at the facility and record their length of stay. State licensed residential facilities (e.g., adult foster care homes) with under seven residents are considered by State law to be single family residences, and State law preempts this Code. MCL 125.583(b); MSA 5.2933(2).

(k) ***Schools*** subject to the following:
(1) The use is located in an R-1a, R-1b, R-2, R-9, R-15, R-29, C-1, C-2 C-3 or GP district.
(2) A master site and facilities plan is submitted to and approved by the Planning Commission showing:
A. Existing facilities and planned facilities for the ensuing five years.
B. Adequate street crossing facilities, pedestrian routes and projected number of pedestrians.
C. Sufficient areas for motor vehicle and bus circulation routes, together with areas for pick up and drop off of students.
D. If child care use is provided, the facilities for such use shall be designated in the plan, together with the child care hours of operation.
E. The building and parking area shall not exceed 70 percent of the lot area.
(3) A traffic study must be submitted to the Planning Commission.

(l) ***Stores, retail, over 8,000 square feet per floor*** in a D district, subject to the following:
(1) The building is limited to 30,000 square feet;
(2) Thirty five percent of the building facade shall be windows or other street level activity;
(3) A traffic and economic impact analysis to assess impacts on neighboring streets is provided by the applicant.

(m) ***Taller buildings.*** "Taller buildings" mean those buildings greater than 60 feet in height. The purpose of this section is to encourage sensitive design for taller buildings. Since there are very few buildings taller than 60 feet in the City, it is of public interest that prominent buildings, simply by order of their height, are designed in a manner which will maintain the pedestrian scale at the street level. At the same time, the physical, visual and spatial characteristics of the City are encouraged to be promoted by consistent use, compatible urban design and architectural design elements. Taller buildings are allowed in a C-4b, C-4c, D, GP, NMC-2 or H-2 district subject to the following:
(1) The building's height is consistent with Section 1368.01.
(2) Roof top mechanical equipment and penthouse space that are an integral part of the architectural design are permitted. All mechanical equipment, appurtenances and access areas shall be completely architecturally screened from view and enclosed.
(3) Extended heights for steeples and other architectural embellishments less than 400

square feet each shall not be used to determine the height of the building.

(4) The applicant shall prepare and deliver to the Planning Director a scale model, video image or other similar depiction of the taller building in relation to surrounding land and buildings.

(n) ***Temporary accessory dwelling units (TAD)*** in an RC, R-1a or R-1b district, subject to the following:

(1) The existing site and use are substantially in compliance with this Zoning Code.

(2) The floor area of the TAD unit is not larger than 676 square feet.

(3) The applicant shall present sufficient evidence to the Planning Commission to establish a substantial need for the TAD unit. The TAD shall be discontinued when the person or persons with the substantial need permanently moves to a different domicile or when there is a change in the circumstances where the substantial need no longer exists.

(4) A TAD unit is developed within an existing single-family and/or usual accessory use under this Zoning Code.

(5) A special land use permit for a TAD unit is not assignable or transferable and will expire automatically unless the applicant submits written evidence that a substantial need continues to exist three years from the date of approval and thereafter every five years.

(6) Upon the expiration of the special land use permit the TAD unit shall be discontinued and the property shall be brought into full compliance with the use requirements of this Zoning Code.

(7) Individual site plans, floor plans, elevation drawings and building plans for both the proposed TAD unit and the subsequent reconversion to conventional single-family residence and/or accessory use shall be submitted with the application for a special land use permit and shall be prepared by a registered architect or engineer licensed to practice in the State.

(o) ***Transit centers,*** subject to the following:

(1) The center is located in a C-4, D-2, D-3 or GP district.

(2) Buses can directly access the center without being dependent upon an access or sub collector street in a residential district.

(3) Existing streets in the area accommodate the projected bus traffic.

(4) The location of the center lends itself to an integrated transportation system (i.e., walk, bus, bike, rail).

(5) The center is within one quarter mile to a high concentration of job sites or dwellings.

(6) Noise, lights, glare and odor will not unreasonably disturb the surrounding land uses or members of the public.

(7) If potential adverse effects have been identified, alternative sites have been examined and determined by the applicant not to be feasible.

(8) No transit vehicle fueling, repair or storage is allowed.

(p) ***Theaters, live, and performance art centers in an R-9, R-15, or R-29, Multiple Family Dwelling District,*** subject to the following conditions:

(1) The use must have existed prior to 2005.

(2) Minor additions are allowed provided the addition is for barrier free access, fire safety ort space that will not increase the seating capacity of the facility.

(3) Additions are architecturally compatible with the existing structure and the character of the neighborhood.

(4) The applicant submits a parking plan that demonstrates there is sufficient parking within 500 feet to meet the theater's parking demand.
(5) On-site exterior lighting is directed to minimize impacts on adjacent residential areas.
(6) Performances are not allowed between the hours of 12:00 midnight and 8:00 a.m.

(q) ***Transitional housing and Emergency shelters***, subject to the following:
(1) The facility is fully enclosed in a building located in an HR, C-1, C-2, C-3, D-1, D-2, D-3, H-1, H-2, or I District.
(2) The site is located within a ½ mile of a bus stop connected by sidewalks or bike trails.
(3) The lot is not located within 1,500 feet of another lot devoted to transitional housing or emergency shelter.
(4) The facility shall have a maximum of 100 beds and/or sleeping pads.
(5) The building provides 50 square feet of heated building space per person staying overnight at the facility.
(6) The operator of the Emergency shelter shall provide continuous, on-site supervision by an employee or volunteer during all hours of operation.
(7) The operator of the facility shall have a written management plan including, as applicable, staffing levels, provisions for staff and volunteer training, neighborhood outreach, length of stay of residents, hours of operation, crime prevention, security, screening of residents to insure compatibility and the mission of service provided at the facility. The management plan shall establish a maximum length of time which clients may be accommodated.
(8) The operator shall have an ongoing housing assistance program on the premises to place the residents into permanent housing and maintain a list of all persons residing at the facility.
(9) Parking requirements would be determined by the Planning Director based on the intensity of the operation described in the management plan.

(r) ***Wind energy system, pole or tower-mounted structures.*** The intent of this section is to ensure that free-standing wind energy systems are constructed and placed in a manner which will protect the public health, safety and welfare and where visual impact is minimized. Free-standing wind energy systems are permitted if all of the following requirements are met:
(1) The free-standing wind energy system is located in a T, GP, C-3, NMC-1, NMC-2, H-1, H-2 or I district and properties owned by governmental agencies.
(2) Guy wires are only permitted to be used in the I and T districts.
(3) The free-standing wind energy system complies with all applicable FCC and FAA regulations and all applicable building codes.
(4) The pole or tower is no higher than 20 feet above the height restrictions of the district in which it is located unless it can be demonstrated that additional height is necessary for the wind energy system's intended purpose, but in no case shall the wind energy system exceed 40 feet above the height restrictions of the district.
(5) Wind energy systems must be set back a distance equal to at least 75 percent of the height of the tower from any adjoining lot line. The setback can be reduced by up to 50% or a minimum of 20 feet from the lot line if it can be demonstrated through a registered architect or professional engineer that the tower is designed to collapse, fall, curl or bend within a distance or zone shorter than the height of the wind turbine. Accessory buildings must satisfy the minimum zoning district

setback requirements. The City Commission may reduce the standard setback requirements if the goals of this chapter would be better served thereby.

(6) The design of the wind energy system or buildings and structures related to the wind energy systems shall, to the extent possible, use materials, colors, textures, screening and landscaping that will blend them into the natural setting and surrounding buildings.

(7) The wind energy system shall not use blinking or flashing lights, unless required by the FAA or other applicable authority. If lighting is required, the lighting and design chosen must cause the least disturbance to the surrounding views.

(8) Wind energy system cabinets housing operating equipment shall be architecturally screened from adjacent properties and street level views.

(9) Existing mature trees and natural land forms on the site are preserved to the maximum extent possible.

(10) The wind energy pole or tower-mounted system and operating equipment shall comply with the general standards for approval contained in this chapter. Any wind energy system that is not in operation for a continuous period of 12 months is considered abandoned, and the owner shall remove the same within 90 days of receipt of notice from the City. Failure to remove an abandoned wind energy system within said 90 days may be removed by the City at the owner's expense.

(11) The wind energy system will meet the standards set in the City of Traverse City Code of Ordinances, Chapter 652, Noise Control, specifically section 652.04 (h). A wind energy system emits a pure tone and would be subject to a reduction of five dBA.

(s) ***Wind energy system, building-mounted structures.*** The intent of this section is to ensure that building-mounted wind energy systems are constructed and placed in a manner which will protect the public health, safety and welfare and where visual impact is minimized. Building-mounted wind energy systems may exceed the 20 feet above the height limitation of the district if all of the following requirements are met:

(1) Height exceptions to what is allowed by right will not be allowed in the GP, PR, RC, R-1a, R-1b, R-2, R-9, R-15, R-29 Districts.

(2) A taller building-mounted wind energy system may be located in NMC-1, NMC-2, I, T, H-1, H-2, C-1, C-2, C-3, C-4, D and HR districts.

(3) Guy wires are only permitted to be used in the I and T districts.

(4) The building-mounted wind energy system complies with all applicable FCC and FAA regulations and all applicable building codes.

(5) A building-mounted wind energy system is no higher than 20 feet above the height of the roof deck in which it is located unless it can be demonstrated that additional height is necessary for the wind energy system's intended purpose, but in no case shall the wind energy system exceed 40 feet above the height of the roof.

(6) The setback can be reduced by up to 50% or a minimum of 20 feet from the lot line if it can be demonstrated through a registered architect or professional engineer that the tower is designed to collapse, fall, curl or bend within a distance or zone shorter than the height of the wind turbine. Accessory buildings must satisfy the minimum zoning district setback requirements. The City Commission may reduce the standard setback requirements if the goals of this chapter would be better served thereby.

(7) The design of the wind energy system or buildings and structures related to the

wind energy systems shall, to the extent possible, use materials, colors, textures, screening and landscaping that will blend them into the natural setting and surrounding buildings.

(8) The wind energy system shall not use blinking or flashing lights, unless required by the FAA or other applicable authority. If lighting is required, the lighting and design chosen must cause the least disturbance to the surrounding views.

(9) Wind energy system cabinets housing operating equipment shall be architecturally screened from adjacent properties and street level views.

(10) Existing mature trees and natural land forms on the site are preserved to the maximum extent possible.

(11) The wind energy pole or tower-mounted system and operating equipment shall comply with the general standards for approval contained in this chapter. Any wind energy system that is not in operation for a continuous period of 12 months is considered abandoned, and the owner shall remove the same within 90 days of receipt of notice from the City. Failure to remove an abandoned wind energy system within said 90 days may be removed by the City at the owner's expense.

(12) The wind energy system will meet the standards set in the City of Traverse City Code of Ordinances, Chapter 652, Noise Control, specifically section 652.04 (h). A wind energy system emits a pure tone and would be subject to a reduction of five dBA.

The effective date of this Ordinance is the _____ day of _____, 2015.

I hereby certify the above ordinance amendment was introduced on _____, 2015, at a regular meeting of the City Commission and was enacted on _____, 2015, at a regular meeting of the City Commission by a vote of Yes: ____ No: ___ at the Commission Chambers, Governmental Center, 400 Boardman Avenue, Traverse City, Michigan.

_____

Michael Estes, Mayor

_____

Benjamin C. Marentette, City Clerk

I hereby certify that a notice of adoption of the above ordinance was published in the Traverse City Record Eagle, a daily newspaper published in Traverse City, Michigan, on _____.

_____

Benjamin C. Marentette, City Clerk

Agenda Item No. 6B

Communication to the Planning Commission

FOR THE MEETING OF: December 1, 2015

FROM: Russ Soyring, Planning Director

SUBJECT: Request from Grand Traverse Area Catholic Schools to vacate a portion of Vine and Second Streets

DATE: November 24, 2015

On September 15, 2015, the Planning Commission heard a request from Scott Jozwiak, representing Grand Traverse Area Catholic Schools to vacate a portion of Vine Street from a point 280 feet south of Randolph Street to Second Street and to vacate Second Street from Cedar to Vine Street and to grant a new right-of-way along the north property line of the campus connecting Vine to Cedar Street. The street vacation and granting new right-of-way would provide the property owner the ability to build a new early elementary education facility to be located together as one parcel, not bisected by any public streets or drive aisles.

In a related topic, the Planning Commission scheduled a public hearing to consider amending the zoning code to allow schools by special land use permit to have a higher impervious surface limits.

City departments impacted by this request reviewed the vacation request and provided comments to the Planning Department. Light and Power indicated that all the new easements and costs associated with relocating existing electrical facilities be borne by the applicant. City Engineering requested that all existing utility easements be retained or plan and pay for the relocated utilities and related easements.

The Streets Department stated they have no objection to the vacation provided all of Vine and that portion of Second Street west of Cedar Street are vacated. The reason cited is that the new alignment and layout of Second and Vine Street would be problematic for maintenance, especially in terms of snow plowing. The Street Department request that full width utility easements are retained should the streets be vacated.

Vacating the subject streets in their entirety would change traffic patterns and would increase the length of trips for some travelers. Retaining non-motorized easements would allow for shorter, more direct pedestrian and bicycle travel should the subject streets are vacated in their entirely.

The Michigan Municipal Planning Act states that a master plan shall include those subjects that reasonably can be considered as pertinent to the future development of the planning

jurisdiction. Included in the list of subjects is the vacating or extension of streets. The Traverse City Master Plan for the TC-3 Traditional Neighborhood states the area to be "Auto accessible with historic street grid." The Master Plan goes onto say that sidewalks, bike lanes and alleys are also appropriate as is public transportation. Although, formal review by the Planning Commission is not required, as a matter of practice, the Planning Commission has reviewed street and alley vacations since it impacts land use and circulation patterns. According to the Planning Commission Bylaws, the "(Planning) Commission may hold a public hearing as is deemed advisable for public street and alley vacations and openings." The City Commission is the body that formally makes a decision by resolution after holding a public hearing. The Planning Department is interested in receiving input from the Planning Commission on this matter.

If the Planning Commission is interested in holding a public hearing on this vacation request the following motion is appropriate:

> **I move that the request from Grand Traverse Area Catholic Schools, to vacate a portion of Vine Street and Second Street as requested by the applicant in their submittal be introduced and scheduled for a Public Hearing on January 5, 2016.**

If the Planning Commission concludes a public hearing is not necessary, the Planning Commission can formally make a recommendation to vacate or not vacate in a form of a motion. Such as:

Approval: **I move that the request from Grand Traverse Area Catholic Schools, to vacate a portion of Vine Street and Second Street as requested by the applicant in their submittal provided any and all utility easements and associated costs with the relocation of the utilities and are borne by the applicant be hereby approved by the Planning Commission and such recommendation be forwarded to the City Commission for their consideration.**

Denial: **I move that the request from Grand Traverse Area Catholic Schools, to vacate a portion of Vine Street and Second Street as requested by the applicant hereby be denied by the Planning Commission and such recommendation be forwarded to the City Commission for their consideration.**

As an alternative, the Planning Commission can also consider the request made from the City Streets Department to vacate all of Vine Street and that portion of Second Street west of Cedar Street. If this is the preferred recommendation of the Planning Commission, the Planning Commission can make a motion to recommend the vacation as requested by the City Streets Department Commission to the City Commission or set a public hearing on this request before sending a recommendation onto the City Commission. The applicant appears to be supportive of modifying their request to match the City Streets Department's recommendation on the vacationing.

Attachment: Map of Area

N Cedar St
Randolph Street
Vine St
Second Street
N Spruce St
Second Street
N Cedar St
North Maple Street
Third Street
Third Street
Spruce Street
© 2014 Pictometry

05/06/2014

jozwiak consulting po box 5342 | traverse city, mi 49696 | (231) 218-1201 | www.jozwiakconsulting.com

September 8, 2015

Russ Soyring
Planning Director
City of Traverse City

RE: Request for Street Abandonment and Preliminary Site Plan Review
Immaculate Conception Campus

Dear Russ:

In an effort to commence with the review process for the Immaculate Conception campus, we are asking to present a preliminary campus plan. We have discussed the many attempts to work around various obstacles that occur on this site with city staff in the recent past and would like to explain how those constraints led us to develop the plan we've prepared for review.

Property Constraints

Some of the constraints are:

- State regulations regarding the required footprint of the school as it pertains to Pre-K through First grades. These regulations dictate the overall size of the school's ground floor since all activities of this grade range must be located on the ground floor.
- A 21" sewer line bisects the property from the end of Second Street to Division. This gravity sewer line receives sewage from the Elmwood lift station and City Engineering advises against relocation.
- The campus includes parcels on both sides of Second and Vine Streets. This restricts the ability to locate a consolidated school with an appropriately sized footprint without some sort of concession.

In your packet, you will see a plan that depicts the current campus layout. This plan also illustrates the corridors where building cannot occur as result of the street right-of-way and the utility easements.

Alternative Options Considered

Alternative options that we considered include:

- An elevated pedestrian overpass to connect "two" schools on either side of Vine Street. This option was not possible due to the State regulations mentioned above.
- Relocating the existing 21" sewer to permit the school be located within the utility corridor was an option considered. This plan came close to serving the school's needs but it left the only room available for a playground to be placed across Vine Street. This resulted in a public street crossing to reach the playground which is very undesirable for safety reasons.
- Purchasing additional property. Property is not available for sale adjacent to the current properties, nor would those parcels cause the school to overcome the spatial needs that they are seeking.

Proposed Campus Plan

The constraints listed above have led to the preparation of a plan for the proposed campus that requires the school to request a street vacation of both Second and Vine Streets within the Diocese property limits.

The advantages of this plan include:

- It allows the campus of an early elementary education facility to be located together as one parcel, not bisected by any public streets or drive aisles.
- The school can stay within the city limits and continue to be in this location. As stated by the Planning Commission and by you, schools in the city neighborhoods are encouraged. Large tracts of contiguous land is not available in the community if relocation within the city were to be considered.

- Two distinct traffic patterns to minimize and disperse vehicles to various locations. We will be providing a traffic study as part of our full project submittal.
- Leaving the existing sewer in its current location, which the City Engineering staff have determined as the most optimal situation.

Thoughts on this plan as far as the communities' use of this right-of-way are:

- While we are sensitive to the fact that this will result in a change for some that use these street segments, we believe this change will not cause significant disruption.
- Second Street, nor Vine, is a through street. Use of these two streets are not significant to traffic circulation within this neighborhood.
- The elimination of this right of way will not cause hardship for the neighboring community.
- The proposed plan provides enhanced fire access to the church and the school and does not detrimentally affect the fire access to adjacent buildings or the neighborhood.

Adjacent Property Owners

We have reviewed and discussed this plan with Mr. and Mrs. Cairns, owners of Sleders and the building that houses Zany Consignment Shop. Their comments about the proposed plan were positive. We presented the idea of full abandonment of Vine and this segment of Second Street. They preferred to not have the street segment adjacent to their properties vacated. As a result of this request, we are proposing that a right-of-way be formed along our north property line that would connect Vine to Cedar. Simply put, the "L" shaped right-of-way currently formed by Second and Vine would be shortened.

The next concern Mr. and Mrs. Cairns had was to continue to have some additional parking available to them during their peak business hours. Currently, Sleders and IC have an agreement to share parking using the main parking lot located along Vine Street. In response to this request, parking will be situated along our north property line. This parking is proposed to be public parking and be located within the new right-of-way. Mr. and Mrs. Cairns are satisfied with this proposal.

Request for Consideration

Grand Traverse Area Catholic Schools (GTACS) is requesting to be on the September 15th Planning Commission meeting for the following:

- Continue discussion on the impervious area requirement
- Commence the process for street vacation
- Present the current site plan to initiate feedback.

We look forward to presenting on the 15th. If you have any questions or require additional information, please do not hesitate to call.

Sincerely,
Jozwiak Consulting, Inc.

Scott M. Jozwiak, P.E.
Principal

City of Traverse City

APPLICATION FOR ALLEY/STREET VACATION

400 Boardman Avenue, Traverse City, Michigan 49684 (p) 231-922-4778 (f) 231-922-4457

Applicant Name: Grand Traverse Area Catholic Schools (Diocese of Gaylord)

Address: 123 E. Eleventh St., Traverse City, MI 49684

Phone: 231-946-8100 Fax: _____

Description/location of alley/street to be vacated:

1. Vine Street from a point 280' south of Randolph to Second Street
2. Second Street from Cedar Street to Vine Street
3. Grant a new right-of-way along the north property line of the campus connecting Vine to Cedar.

Applicant Signature: _____ Date: 9-9-15

(Office Use Only)

Non-refundable fee of ☒ **$2,475** Street/Alley Vacations not requiring Circuit Court action

☐ **$2,715** Street/Alley Vacations requiring Circuit Court action

Application Fee received on: 10-21-15 ck. 18094

Planning Commission Public Hearing on: _____

Resolution Deeming Advisable to Vacate adopted by City Commission on: _____

Public Hearing and Resolution Vacating Alley/Street adopted by City Commission on:

EXISTING CONDITIONS

SITE ENGINEER:

jozwiak consulting
p.o. box 5342 | traverse city, mi 49696 | 231-216-1201
www.jozwiakconsulting.com

ISSUE DATE: 9-9-15
REVISIONS:
.

PROJECT: IMMACULATE CONCEPTION CAMPUS REDEVELOPMENT PLAN

CLIENT: GRAND TRAVERSE AREA CATHOLIC SCHOOLS

LOCATION: CITY OF TRAVERSE CITY

JOB NO.: 2014-107

EXISTING SITE PLAN

C1.1

DISCUSSION POINT:
LOCATION OF PROPOSED PANTRY/STORAGE BUILDING DOES NOT COMPLY WITH AVERAGE SETBACK REQUIREMENT ALONG THIRD STREET.

SITE PLAN

SITE ENGINEER:
jozwiak consulting
p.o. box 5342 | traverse city, mi 49696 | 231-218-1201
www.jozwiakconsulting.com

ISSUE DATE: 9-9-15
REVISIONS:

PROJECT: IMMACULATE CONCEPTION CAMPUS REDEVELOPMENT PLAN

CLIENT: GRAND TRAVERSE AREA CATHOLIC SCHOOLS

LOCATION: CITY OF TRAVERSE CITY

JOB NO.: 2014-107

CONCEPTUAL SITE PLAN

C1.2

SITE ENGINEER:

jozwiak consulting

p.o. box 5342 | traverse city, mi 49696 | 231-216-1201

www.jozwiakconsulting.com

ISSUE DATE: 9-9-15

REVISIONS:

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PROJECT: IMMACULATE CONCEPTION CAMPUS REDEVELOPMENT PLAN

CLIENT: GRAND TRAVERSE AREA CATHOLIC SCHOOLS

LOCATION: CITY OF TRAVERSE CITY

JOB NO.: **2014-107**

EXISTING PROPERTY CONSTRAINTS

EXH 1

NORTH

0 30′ 60′

SITE ENGINEER:

jozwiak consulting

p.o. box 5342 | traverse city, mi 49696 | 231-218-1201

www.jozwiakconsulting.com

ISSUE DATE: 9-9-15

REVISIONS:

PROJECT: IMMACULATE CONCEPTION CAMPUS REDEVELOPMENT PLAN

CLIENT: GRAND TRAVERSE AREA CATHOLIC SCHOOLS

LOCATION: CITY OF TRAVERSE CITY

JOB NO.: **2014-107**

PROPOSED RIGHT-OF-WAY

EXH 2

Agenda Item No._____6C_____

Communication to the Planning Commission

FOR THE MEETING OF: December 1, 2015

FROM: Russ Soyring, Planning Director

SUBJECT: Appointments

DATE: November 24, 2015

Currently, the Planning Commission does not have a representative on the Board of Zoning Appeals. The seat was previously held by former Planning Commissioner Jody Bergman.

The Planning Commission is required to make a recommendation for the Board of Zoning Appeals Planning Commission representative, which needs to be approved by the City Commission.

Chairperson Serratelli indicated he would be willing to serve as the Planning Commission representative on the Board of Zoning Appeals in the short term.

If you agree that Mr. Serratelli should represent the Planning Commission on the Board of Zoning Appeals, the following motion would be appropriate:

> **I move that John Serratelli, a member of the Planning Commission, shall serve on the Board of Zoning Appeals as the Planning Commission representative be recommended to the City Commission for approval.**

In addition, former Planning Commissioners Jody Bergman and Bill Twietmeyer also served on the Master Plan Review Committee and there are currently 2 vacancies on that committee.

> **I move that Commissioners_____ and _____ serve on the Master Plan Review Committee.**

RAS/mll