

TRAVERSE CITY FORM-BASED CODE



FEBRUARY 22, 2016



Traverse City Form-Based Code

Adopted: xxxxxx

Effective: xxxxxx

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

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Cover photo courtesy of Dr. Gary Kaberle.

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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:



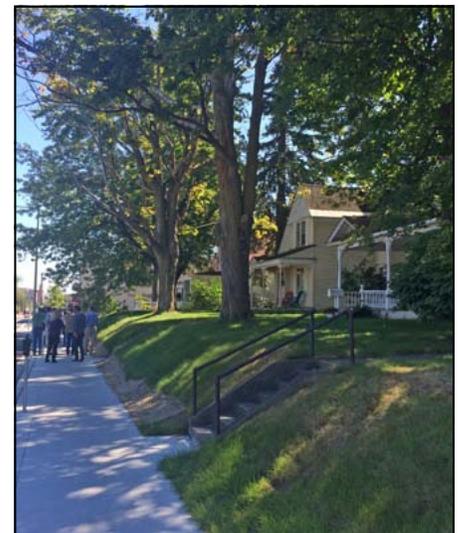
Form Based Codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. These codes are adopted into city or county law as regulations, not mere guidelines. Form-Based Codes are an alternative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

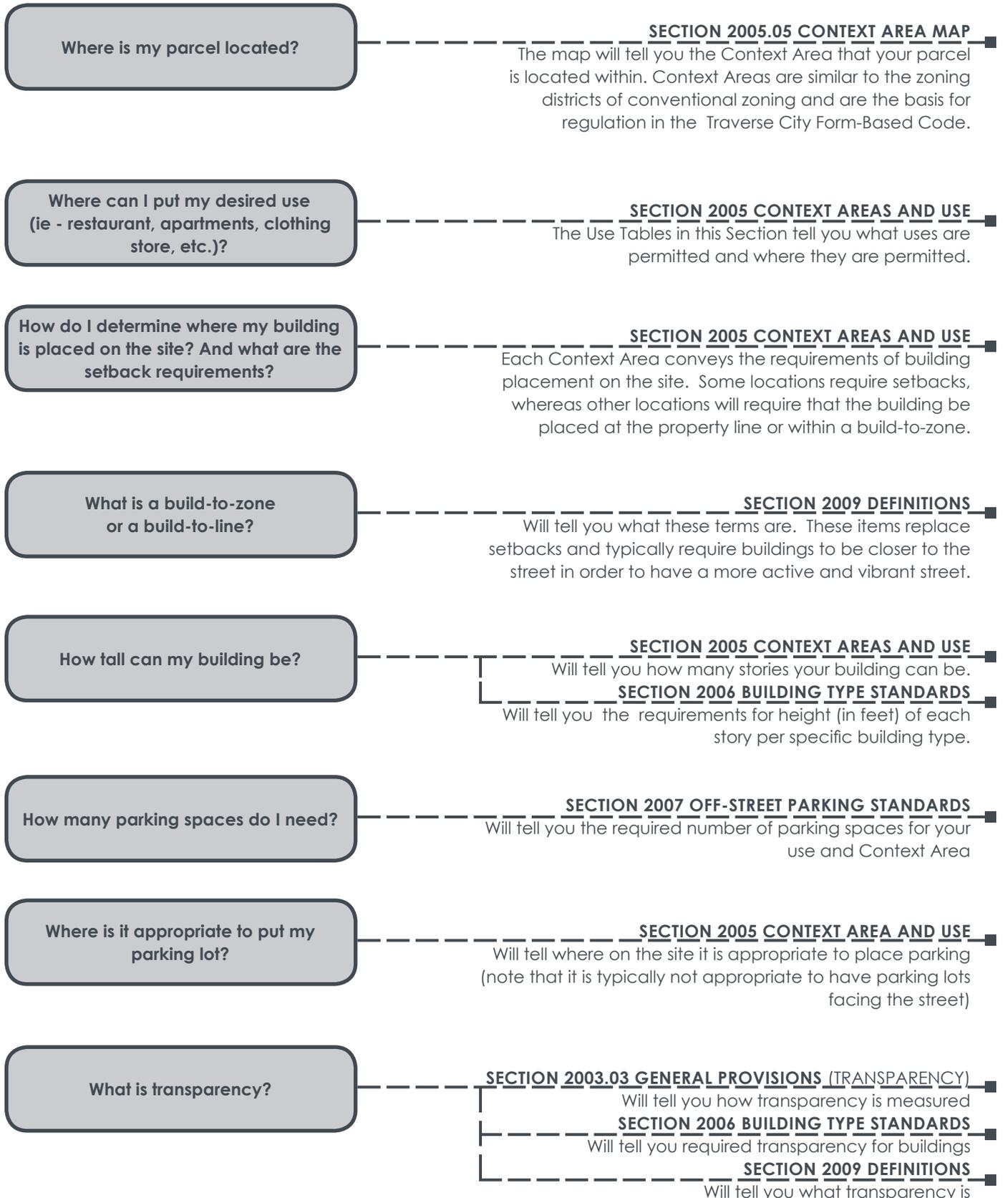
It is also important to note that while FBCs primarily regulate an intended physical form, they also regulate use secondarily. FBCs often allow a range of uses that are carefully chosen to maximize compatibility between use and the intended physical form. The use tables are simplified and categorized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



INTRODUCTION

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.



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 emphasizes 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-Based 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.

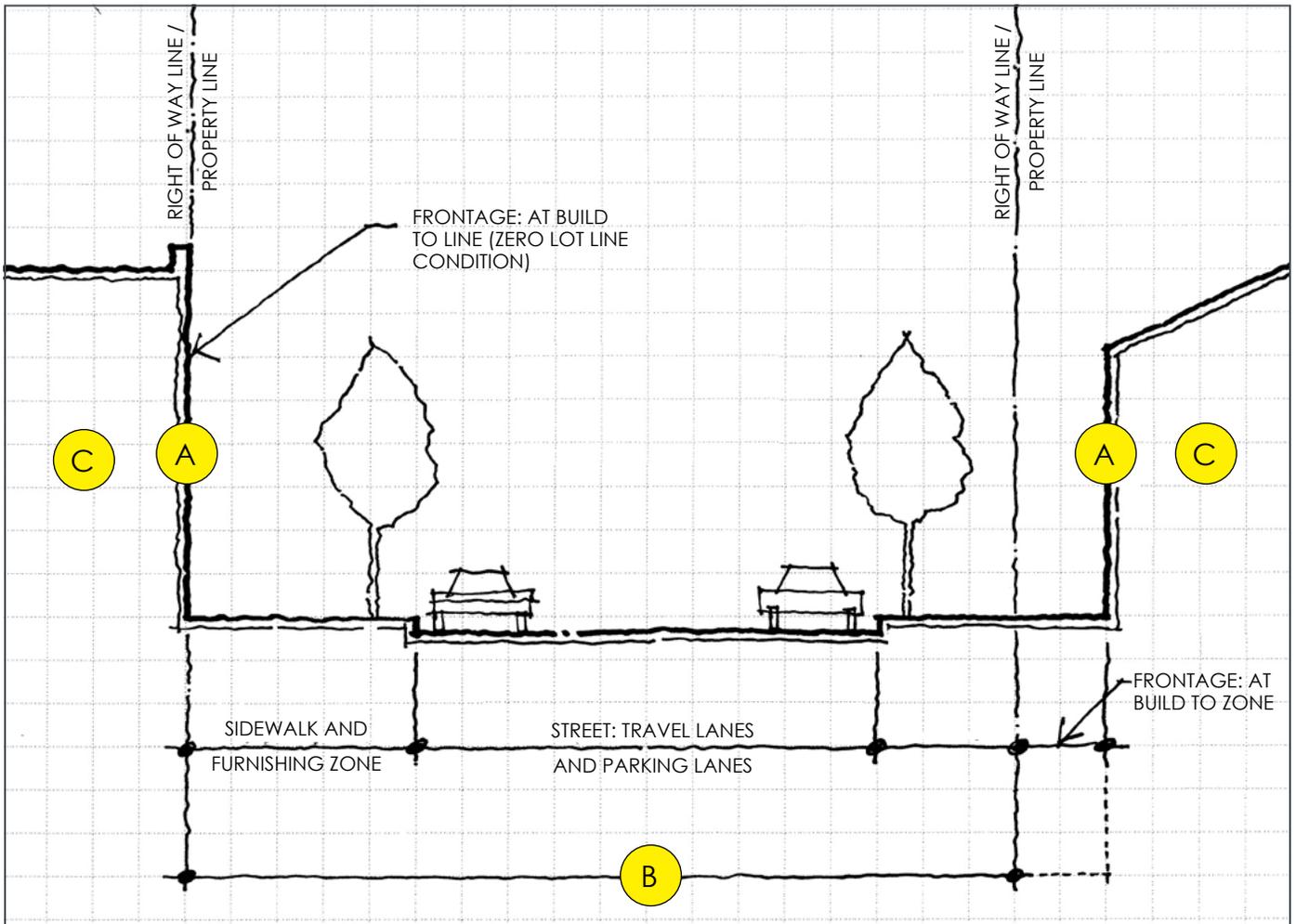
A Building Type: Section 2006 contains standards for Building Types that describe the various forms of buildings that are permitted as part of this Form-Based Code. Each Building Type has its own specific massing, composition, and vertical dimension.

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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2002.00 APPLICABILITY

The Traverse City Form-Based Code shall apply to development within the boundaries of the Form-Based Code District depicted on the Traverse City official Zoning Map. Development shall include the following:

- A. New development.
- B. Modifications to existing buildings:
 - 1. Building Footprint. Increasing or decreasing a building footprint by twenty-five percent (25%) or greater in area or when the cost of the addition is greater than or equal to fifty percent (50%) of the current assessed value of the building or structure. Phased construction to avoid compliance with this standard or breaking up construction such that the thresholds are avoided shall be prohibited.
 - 2. Building Facade.
 - i. Increasing or decreasing the building façade transparency by more than fifty percent (50%). Phased construction to avoid compliance with this standard or breaking up construction such that the 50% threshold is avoided shall be prohibited.
 - ii. For properties listed in the State or National Register of Historic Places or are located within a Local Historic District, the Secretary of Interior Standards for Rehabilitation shall supercede this Form-Based Code.
- C. Any change in land use impacting parking requirements.
- D. The Planning Commission may, at the request of the applicant, waive the applicability of this Code upon a finding that adhering to the Code would place undue hardship on the applicant. Should the Planning Commission waive the applicability of the Form-Based Code, the underlying district provisions shall apply. Underlying district provisions shall be determined as the previous zoning district prior to the rezoning to the Form-Based Code district.

2002.01 SITE PLAN REVIEW

- A. Full Site plan/plot plan. To expedite the development process, development zoned Form-Based Code that comply with the provisions of this Code shall require site plan review and approval by the City's Planning Director or Zoning Administrator.
 - 1. Section 1366.01 in the Traverse City Zoning Ordinance shall govern the type of submittal required, being either a full site plan or site diagram, and the waiver process.
 - 2. Review and approval shall be conducted by the City's Building Official for single-family detached dwellings and modifications to comply with accessibility requirements.
- B. Site Plan review procedures and requirements. Site plan submittal and review shall follow the processes set forth in Section 1366.02 of the Traverse City Zoning Ordinance, except review and approval shall be conducted by the City's Planning Director or his or her designee. Site plan required data shall adhere to Section 1366.03 of the Traverse City Zoning Ordinance, unless waived or required by the City's Planning Director per Section 1366.03, b.
- C. Standards for Granting Site Plan Approval. Site plan approval shall follow the standards of Sections 1366.04 and 1366.05.
- D. Planning Commission review. Full site plan review by the Planning Commission shall be required for any Master Site and Facilities Plan. Review standards are included in Section 1366.08 for Master Site and Facilities Plans.

2002.02 SPECIAL LAND USES

- A. Special Land Uses. Certain uses may require special land use review and approval by the Planning Commission. The special land use review and approval process shall adhere to Section 1364 of the Traverse City Zoning Ordinance. Specific standards for special land uses are determined by Context Area and Use, refer to Section 2005.

2002.03 FORM-BASED CODE DEPARTURES

- A. Minor Departures. The Zoning Administrator may, at the request of an applicant, waive certain minor adjustments to context area boundaries, building frontage standards and building type standards as outlined in Table 2002.03a.
- B. Major Departures. The Planning Commission may, at the request of the Zoning Administrator or applicant, waive certain major deviations to context area boundaries, building frontage standards and building type standards. Table 2002.03b provides a summary of major departures.
- C. Findings for Code Departures. The applicable reviewing body shall find that a departures to the Form-Based Code:
 - 1. Does not materially change the circulation and building location on the site;
 - 2. Does not alter the relationship between the buildings and the street;
 - 3. Does not allow a use not otherwise permitted in this Form-Based Code; and
 - 4. The departure is the minimum required necessary to meet the intent of the Form-Based Code.

2002.04 ADOPTION AND EFFECTIVE DATE

- A. City of Traverse City
 - 1. Adoption. The City of Traverse City Form-Based Code was adopted at a regular meeting of the Traverse City City Commission on xxxx.
 - 2. Effective Date. The City of Traverse City Form-Based Code shall take effect and be in force on and after xxxx in the City of Traverse City.

2002.03a MINOR DEPARTURES (by Zoning Administrator)			
SECTION	TYPE	MODIFICATION	FINDINGS
SECTION 2005 CONTEXT AREA	Area or boundary of context area	Not to exceed 15% increase or decrease in area or dimension	Changed conditions, existing development pattern, or consistency with Master Plan, When possible, boundaries shall follow parcel lines
SECTION 2006 BUILDING FRONTAGE	Location requirement, including required building line	Not to exceed 1' deviation in standard	Constraints related to topography, pattern of existing adjacent facades, or lot dimensions
SECTION 2006 BUILDING COMPOSITION	Transparency	deviation ≤ 5%	Constraints related to topography, pattern of existing adjacent facades, or lot dimensions
	Sign Band/ Horizontal Expression Line	deviation ≤ 6"	
SECTION 2006 BUILDING TYPE	Storefront base or pilaster	deviation ≤ 2"	Constraints related to topography, pattern of existing adjacent facades, or lot dimensions
	Size and massing	Not to exceed 5% deviation in standard	
SECTION 2006 BUILDING TYPE	Entrance intervals	Not to exceed 10% deviation in standard	Constraints related to topography, pattern of existing adjacent facades, or lot dimensions
	Story height		

2002.03b MAJOR DEPARTURES (by Planning Commission)			
SECTION	TYPE	MODIFICATION	FINDINGS
SECTION 2005 CONTEXT AREA	Area or boundary of context area	Not to exceed 30% increase or decrease in area or dimension	Changed conditions, existing development pattern, or consistency with Master Plan, When possible, boundaries shall follow parcel lines
SECTION 2006 BUILDING FRONTAGE	Location requirement, including required building line	Not to exceed 2' deviation in standard	Constraints related to topography, pattern of existing adjacent facades, or lot dimensions
SECTION 2006 BUILDING COMPOSITION	Transparency	deviation ≤ 10%	Constraints related to topography, pattern of existing adjacent facades, or lot dimensions
	Sign Band/ Horizontal Expression Line	deviation ≤ 1'	
SECTION 2006 BUILDING TYPE	Storefront base or pilaster	deviation ≤ 4"	Constraints related to topography, pattern of existing adjacent facades, or lot dimensions
	Size and massing	Not to exceed 10% deviation in standard	
SECTION 2006 BUILDING TYPE	Entrance intervals	Not to exceed 10% deviation in standard	Constraints related to topography, pattern of existing adjacent facades, or lot dimensions
	Story height		

2003.00 APPLICABILITY

Section 2003 identifies provisions that are general to all Traverse City Form-Based Code Context Areas.

Each Context Area established in this code shall meet the requirements of Section 2003. If there is a conflict between this Section and the individual requirements of the Context Area or Building Size and Massing Standards, the requirements of the Context Areas or Building Size and Massing Standards shall govern.

2003.01 HEIGHT MEASUREMENT OF BUILDINGS

- A. Building heights shall be measured in number of stories.
- B. Story height shall be measured from floor to ceiling for each floor of a building as indicated by specific building type.
- C. Attic and basements are not counted as stories.
- D. Overall building height (in feet) shall be measured as the vertical distance from the established grade to the highest point of the roof for flat roofs, to the deck line for mansard roofs, and to the mean height for gable, hip, gambrel and A-frame roofs.

2003.02 OUTDOOR SEATING

- A. Outdoor seating shall be permitted with the following building envelope types:
 1. Mixed Use Building
 2. Retail Building
 3. Flex Building
 4. Cottage Retail Building
 5. Live/Work Building
 6. Civic Building
- B. Outdoor seating shall require sketch plot review and approval by the Zoning Administrator.
- C. A minimum pedestrian clear space of six (6) feet shall be provided at all times.
- D. Outdoor dining areas shall be designed so as to be architecturally compatible with existing structures on the site.
- E. If located on public property or within the public right-of-way, an encroachment permit shall be required. Such permit shall be obtained through the applicable City department(s).

2003.03 TRANSPARENCY

Facade Transparency requirements for building elevations facing principal and secondary frontage lines are indicated as a percentage of clear glass to solid wall in Section 2006 Building Type Standards. Transparency shall be subject to the following requirements:

- A. Clear Glass. Only clear or lightly tinted glass in windows, doors and display windows shall be considered transparent.
- B. Calculation. The calculation of the percentage of transparency shall include only the glass within the windows, doors and display windows.
- C. Reflective Surfaces. The use of highly reflective surfaces, including reflective glass and mirrors is prohibited on the ground floor.
- D. Security Shutters. Exterior steel barriers, hurricane curtains and other security devices are not permitted on the exterior of the building. If they are located in the interior of the building, they may not be visible from the sidewalk or public right-of-way during business hours.
- E. Interior Display. Interior display shelves and merchandise are not permitted to block or obscure clear views into or out of the building at windows, doors or display windows that are included as part of the required transparency.
- F. Stairwells. Where stairwells are introduced to building walls that face streets or public rights-of-way, the exterior wall of the stairwell and exit door shall be at least forty (40) percent transparent at the ground floor and twenty (20) percent transparent at upper floors.

2003.04 ROOF TOP SCREENING

All rooftop mechanical, communication, and similar devices shall be screened from view of adjacent properties and streets. Screening shall be so designed as to be an integral part of the building. The screening material shall match the building's material and color or be another material or color that is compatible with the building exterior.

2003.05 TRASH ENCLOSURES

Open storage or refuse areas, including trash enclosures shall adhere to the following:

- A. Opaque Screen Wall. An opaque screen wall (vertical structured barrier to visibility at all times such as a fence or wall) is required around three (3) sides of the dumpster and trash bin area. Height shall not exceed six (6) feet.
- B. Trash enclosures shall not be placed or face a primary or side street.
- C. Trash enclosures shall be located behind the front building wall.

2003.06 ACCESSORY BUILDINGS, STRUCTURES AND USE

A. Accessory buildings and structures shall adhere to the following when accessory to these building types:

ACCESSORY BUILDINGS AND STRUCTURES		
ATTRIBUTE	DETACHED HOUSE	OTHER BUILDING TYPES
NUMBER OF UNITS	One per lot	Two; review and approval by Zoning Administrator is required
SIZE OF UNIT	Up to 1080 square feet	Less than principal building; review and approval by Zoning Administrator is required
HEIGHT OF UNIT	One story, up to 14', unless Carriage House Building Type (Refer to Carriage House Building Type in Section 2006.19 for height requirements)	
ACCESSORY BUILDING SETBACKS	Setbacks shall adhere to those of the applicable Context Area and shall be setback from front property line by 40' Shall be separated from main building by 10' Shall not be closer to property lines than the main building	
ACCESSORY BUILDING COMPOSITION	Any part of accessory building facing a front or side street shall adhere to the transparency requirements of the main building, per Building Type Standards, Section 2006.	
EXCEPTIONS	Accessory buildings shall not be permitted with detached house containing a carriage house on the same property.	Accessory buildings and structures are permitted in all Context Areas.

B. Drive-through Uses. Drive-through and related auto-oriented accessory uses are required to use the Drive-Through Frontage. Refer to Section 2005 Context Areas and 2006 Building Type Standards

2003.07 NONCONFORMITIES

Any lawful use of any land or building existing on **INSERT ADOPTION DATE** and located in a zoning district in which it would not be permitted as a new use under the regulations of the Traverse City Form-Based Code is hereby declared a nonconforming use and not in violation of this section, subject to the regulations of this Section.

- A. Nonconforming Uses of Buildings and Structures. Nonconforming uses of buildings and structures in the Form-Based Code shall adhere to the provisions of Chapter 1370.
- B. Nonconforming Due to Building Size and Massing. For buildings and structures that do not conform to the building size and massing standards of this Form-Based Code, but are otherwise conforming to use, certain relief is provided and such buildings and structures shall be deemed conforming. Alterations, repair, maintenance or other activities requiring building permit shall conform to the provisions of this Form-Based Code when such actions meet the Applicability provisions contained in Section 2002.
- C. Nonconforming Signs. Nonconforming signs shall meet the provisions of Chapter 1476.
 - 1. Nonconforming Sign Removal Incentive. In an effort to encourage the eventual elimination of nonconforming signs, protect public health, safety, and welfare, as well as reduce visual clutter and improve the aesthetics of the area, the following incentive is established to encourage conformance with Section 2009. The removal of a non-conforming sign and replacement with a conforming sign shall afford the applicant an additional 10% of sign area, exceeding the maximum permitted in Section 2009.

2003.08 LIGHTING

- A. Exterior site lighting, other than flag and decorative lighting, shall be confined to the development site and conform to the following:
1. Lamps and luminaries shall be shielded, hooded and/or louvered to provide a glare free area beyond the property line and beyond any public right-of-way, and the light source are not directly visible from beyond the boundary of the site.
 2. The light from any illumination source shall be designed so that the light intensity or brightness at any property line shall not exceed one (1) foot candle.
 3. Lighting fixtures shall have one hundred percent (100%) cut off above the horizontal plane at the lowest part of the point light source. The light rays may not be emitted by the installed fixture at angles above the horizontal plane. No light fixture shall be mounted higher than fifteen (15) feet above the average grade of the site.
 4. There shall be no lighting of a blinking, flashing, or fluttering nature, including changes in light intensity, brightness or color. Beacon and search lights are not permitted.
 5. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.

2003.09 FENCING

Fencing shall be permitted with approval of the Zoning Administrator. Fencing shall adhere to the following additional provisions:

- A. Fencing shall be permitted in rear and side yards only, and located behind the front building wall.
- B. Fencing shall be a maximum of three (3) feet in height along side property lines; and six (6) feet in height at rear property lines and permitted in the NE context area for detached house building types only.
- C. Chain link fencing shall be prohibited.

2003.10 BUILDING WALLS FACING WATERWAYS

Building walls that face waterways shall have the same frontage requirements as the primary street frontage requirement for the Building Type. Refer to specific Building Type in Section 2006.

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2004.00 APPLICABILITY

The subdivision of lands within the Form-Based Code district shall adhere to Chapter 1244 and 1246 of the Traverse City Code of Ordinances, except as provided herein. Note that where the Design Standards within Chapter 1246 contradict the standards herein, the standards herein shall take precedence.

2004.01 PROCESS AND PROCEDURES

The subdivision process and procedures shall adhere to those identified in Chapter 1244, as amended.

2004.02 STREETS, CROSSWALKS AND PEDESTRIAN WALKWAYS

- A. Alleys. Alleys may be permitted in plats intended for all building types.
- B. Cul-de-sacs. Cul-de-sacs shall not be permitted within the Form-Based Code district.
- C. Curvilinear pattern. Residential streets may be curvilinear or rectilinear.

2004.03 BLOCKS

Block length shall not be less than 350 nor more than 800 feet, centerline of street to centerline of street.

2004.04 LOTS

- A. Corner lots. Corner lots in a residential plat shall have sufficient extra width to permit building setbacks and build-to requirements on both primary and side streets.
- B. Residential lots for detached house and duplex types shall have frontage not less than 40' on at least one street.
- C. Residential lots serving live/work and/or rowhouse building types shall be not less than 18' width on the primary street.
- D. Residential lots not listed above, shall be not less than 50' width on primary street.
- E. Lots for non-residential building types, including mixed use, shall be at least 20' in width on primary street.
- F. Refer to Section 2005 for minimum lot sizes per Building Type.

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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.

- A. 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.
- B. 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.
- C. 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.
- D. 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

- A. 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.
- B. 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.

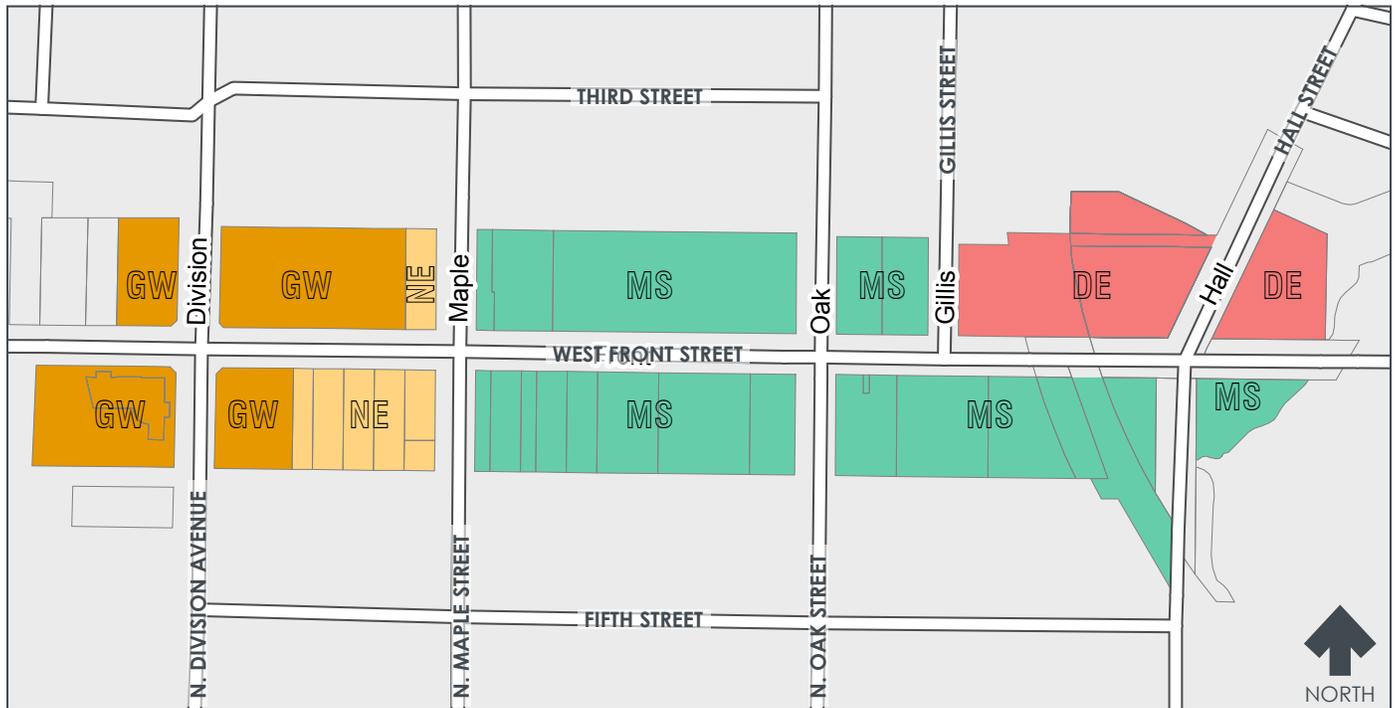
2005.04 SITES WITH MULTIPLE BUILDINGS

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

- A. Leave the excess land open, in compliance with the requirements of the Context Area; or
- B. 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	MS MAIN STREET	GW GATEWAY	NE NEIGHBORHOOD EDGE
			
<p>FORM and CHARACTER</p> <ul style="list-style-type: none"> A. Attached buildings B. Medium to large building footprint C. Building frontage at Build-to-Line (BTL) D. No side setbacks E. Storefront frontages 	<p>FORM and CHARACTER</p> <ul style="list-style-type: none"> 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 	<p>FORM and CHARACTER</p> <ul style="list-style-type: none"> 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 	<p>FORM and CHARACTER</p> <ul style="list-style-type: none"> 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
<p>USES</p> <p>Commercial uses required on the ground floor with mix of uses on upper floors.</p>	<p>USES</p> <p>Mix of uses throughout with an emphasis on commercial uses on the ground floor.</p>	<p>USES</p> <p>Mix of uses throughout with an emphasis on commercial uses on the ground floor.</p>	<p>USES</p> <p>Limited and/or small scale commercial uses with an emphasis on residential uses.</p>
<p>BUILDING HEIGHT</p> <p>2 to 5 stories with floor heights per the requirements of specific Building Types. Also refer to Section 2005.07.</p>	<p>BUILDING HEIGHT</p> <p>2 to 3 stories with floor heights per the requirements of specific Building Types. Also refer to Section 2005.07.</p>	<p>BUILDING HEIGHT</p> <p>2 to 3 stories with floor heights per the requirements of specific Building Types. Also refer to Section 2005.07.</p>	<p>BUILDING HEIGHT</p> <p>2 story maximum with floor heights per the requirements of specific Building Types. Also refer to Section 2005.07.</p>
<p>BUILDING TYPES PERMITTED</p> <ul style="list-style-type: none"> ■ Mixed Use ■ Civic 	<p>BUILDING TYPES PERMITTED</p> <ul style="list-style-type: none"> ■ Mixed Use ■ Retail ■ Flex ■ Live / Work ■ Large Multi-plex ■ Small Multi-plex ■ Rowhouse ■ Carriage House ■ Civic 	<p>BUILDING TYPES PERMITTED</p> <ul style="list-style-type: none"> ■ Mixed Use ■ Flex ■ Live / Work 	<p>BUILDING TYPES PERMITTED</p> <ul style="list-style-type: none"> ■ Cottage Retail ■ Live / Work ■ Small Multi-plex ■ Rowhouse ■ Duplex ■ Detached House ■ Carriage House ■ Civic
<p>PARKING</p> <p>Off-street parking shall be provided in the rear of buildings with access by side streets and/or rear alleys.</p>	<p>PARKING</p> <p>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.</p>	<p>PARKING</p> <p>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.</p>	<p>PARKING</p> <p>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.</p>

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 required		
	with LIGHTWELL		1 Story building required		
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
DUPLIX 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	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

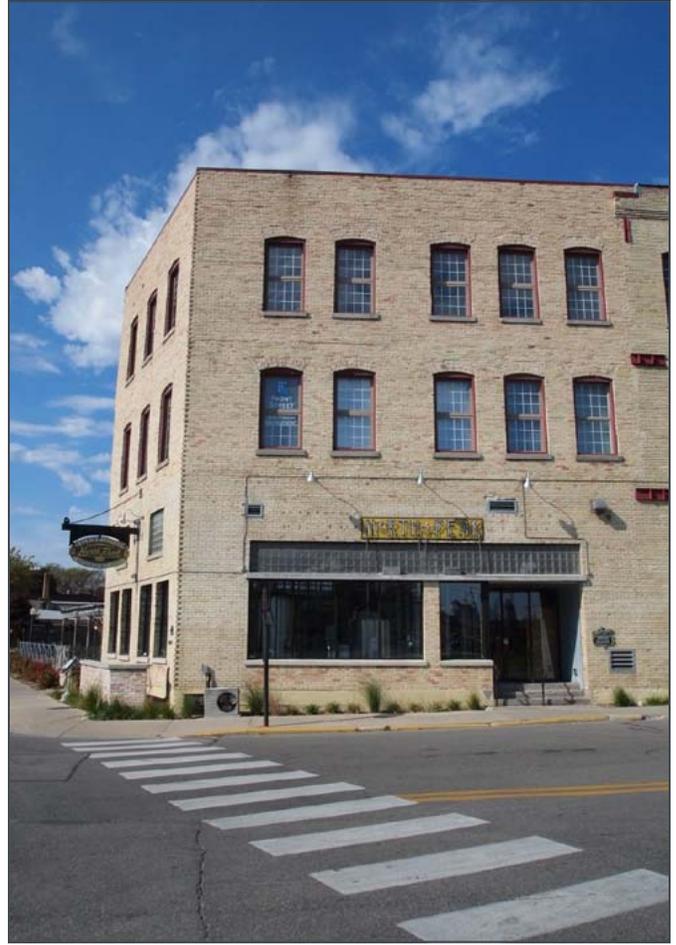
The DE Context Area is applied to parcels adjacent to the downtown core to provide a transition into downtown from other less intense areas. The Context Area promotes mixed-use commercial activities that reinforce and enhance a vibrant and walkable city.

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).

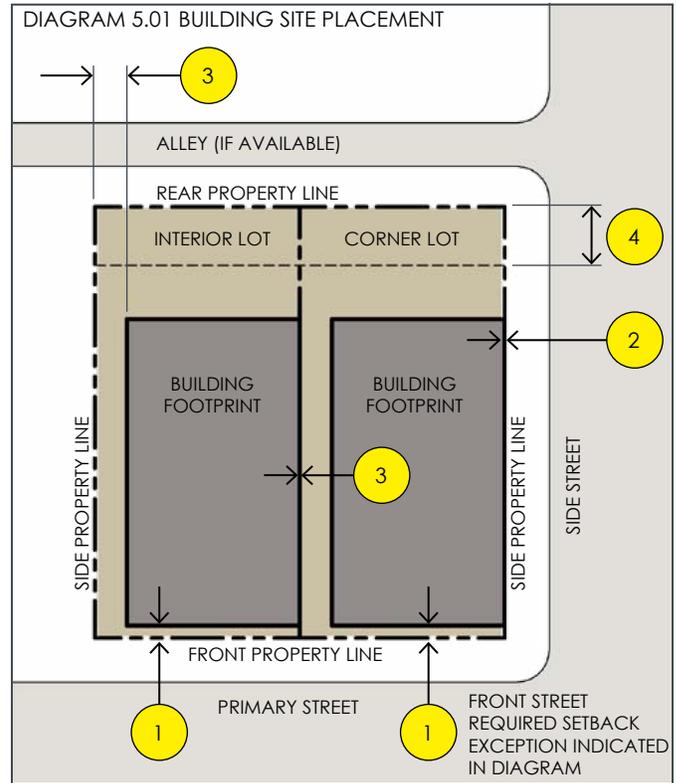
Exception: Properties with Front Street as primary street shall have the BTL setback 4 feet from front property line. (Depicted in Diagram 5.01)

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 from rear property line when alley or street is present.



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

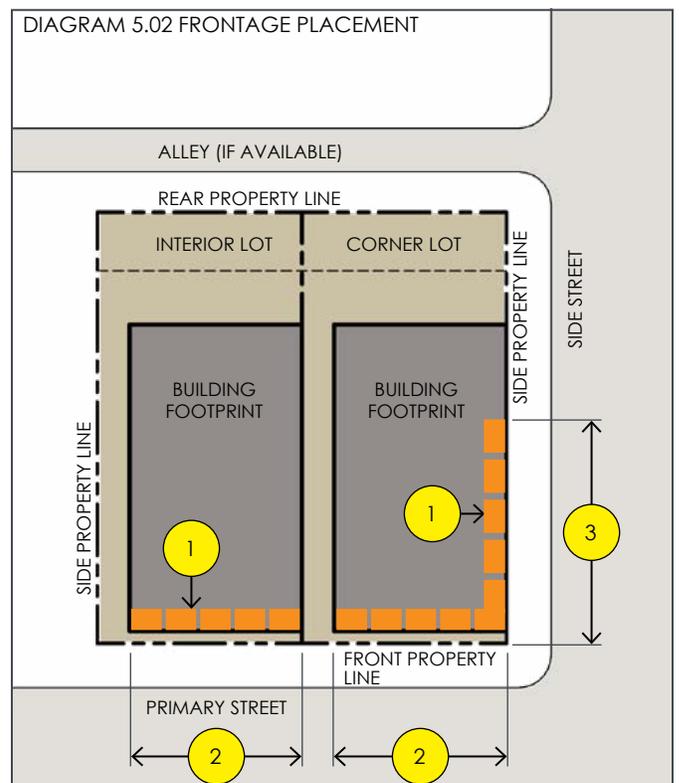
Building frontages shall be located per the following requirements and Diagram 5.02.

■■■■■ 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.

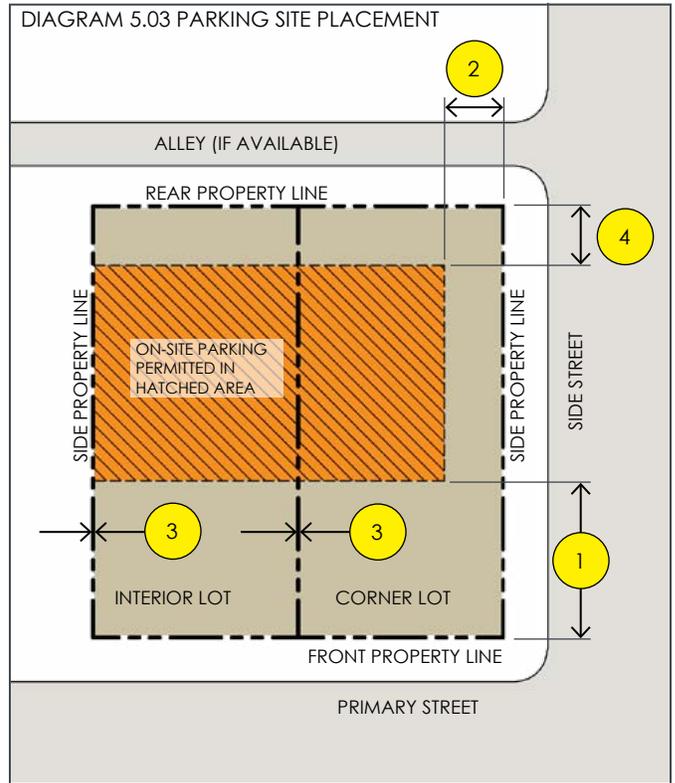


2005.08 DOWNTOWN EDGE (DE) CONTEXT AREA

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 2007.04).
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 2007.04).
4. Rear Setback:
 - 0 feet from rear property line.
 - Parking is not required to be screened, except when adjacent to existing detached houses (refer to 2007.04).



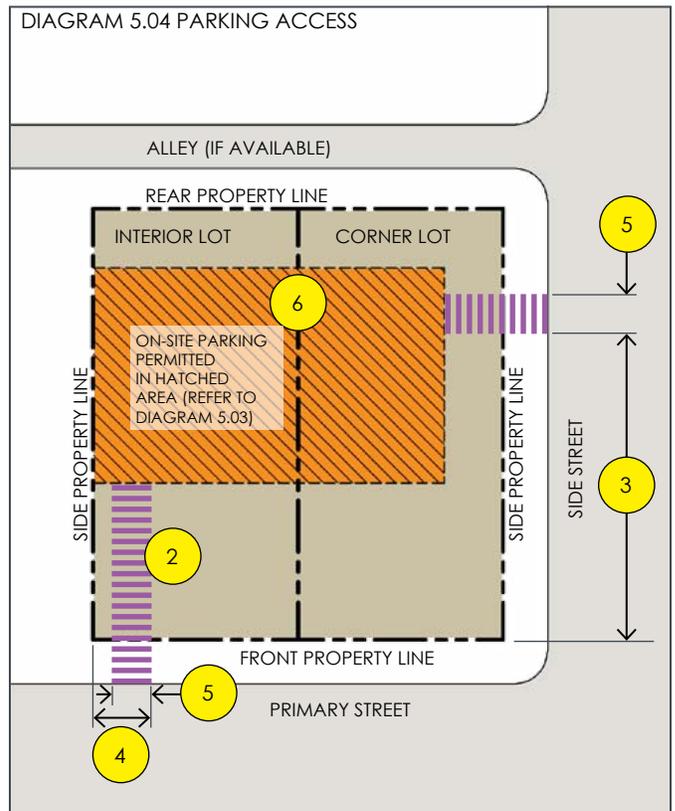
G. OFF-STREET PARKING ACCESS

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.

Exception: Parking / service areas may be accessed from a primary street if there is no available access from an alley, rear street, or side street.
2. If parking / service areas are accessed from a primary street, only one parking entry is permitted per lot.
3. Parking Entry Location for Corner Lot:
 - 50 feet minimum from street corner at side streets.
4. Parking Entry Location for Interior Lot (when alley or rear street is not available):
 - Not to exceed 25 feet to outer edge of pavement from property line.
 - Entry locations shall be separated by a minimum of 100 feet, measured from pavement edge. Shared access is strongly encouraged.
5. Parking entry width shall be 20 feet maximum, measured from pavement edge.
6. Cross access between parking / service areas is strongly encouraged.



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).

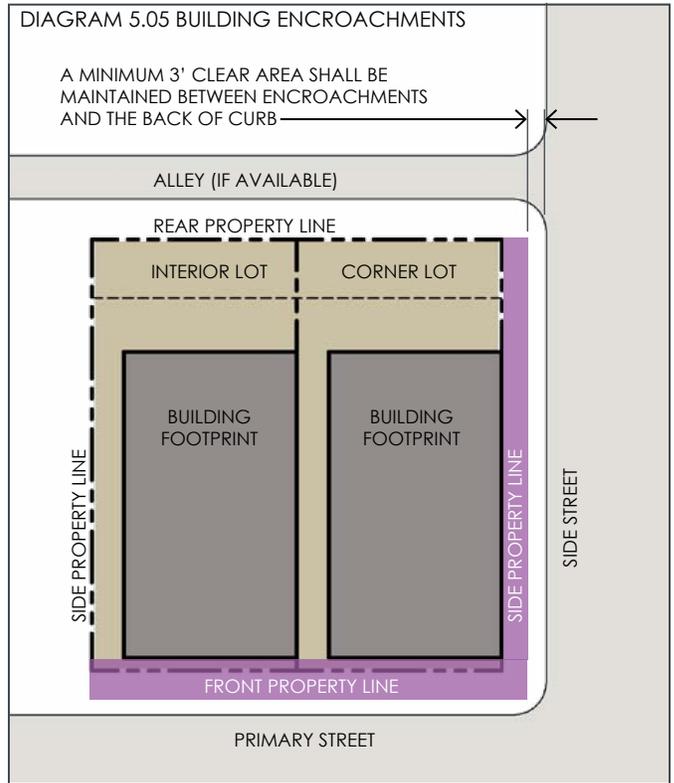
Balconies: A balcony with a minimum ground clearance of twelve (12) feet above adjacent grade may extend six (6) feet maximum from the exterior wall of the building.

Awnings and Canopies: An awning or canopy with a minimum ground clearance of ten (10) 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 eighteen (18) inches 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.

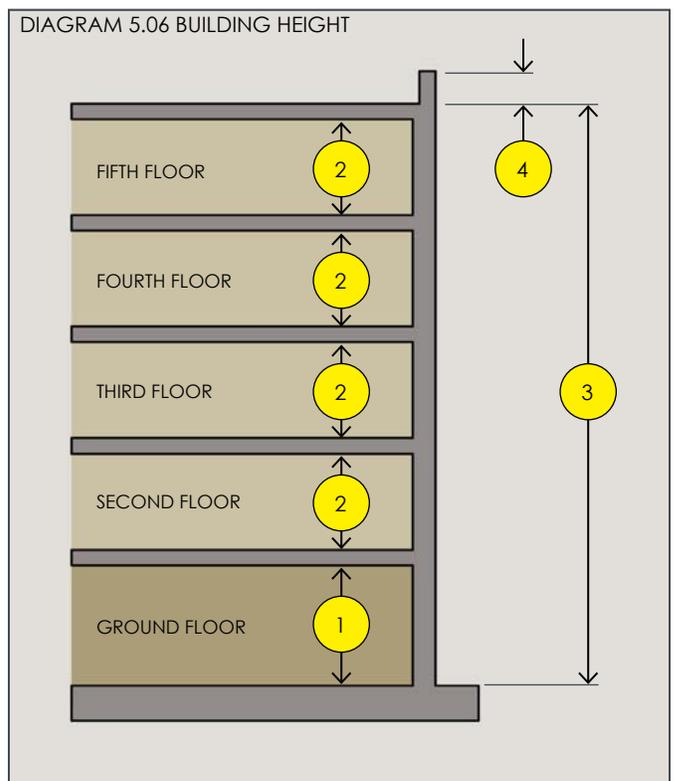
Projecting Signs: Projecting signs with a minimum ground clearance of eight (8) feet above adjacent grade may extend two (2) feet maximum from the exterior wall of the building.



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 roof deck: 75 feet.
4. Parapet height:
 - Maximum: 4 feet, measured from roof deck.
 - Minimum: 1 foot, measured from roof deck.



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 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 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 Lot Depth: 80' MIN	Ground floor not to exceed 6,000 gross square feet
RETAIL BUILDING TYPE	 with STOREFRONT (depicted in photo)			
	with LIGHTWELL			
FLEX BUILDING TYPE	 with STOREFRONT (depicted in photo)		Lot Width: 20' MIN Lot Depth: 80' MIN	Ground floor retail use not to exceed 6,000 gross square feet
	with TERRACE		Lot Width: 20' MIN Lot Depth: 80' MIN	Ground floor retail use not to exceed 6,000 gross square feet
	with FORECOURT		Lot Width: 20' MIN 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 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		
DUPLIX 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 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
 P¹ = Permitted Use on first floor only
 P²⁺ = 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
 P¹ = Permitted Use on first floor only
 P²⁺ = 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

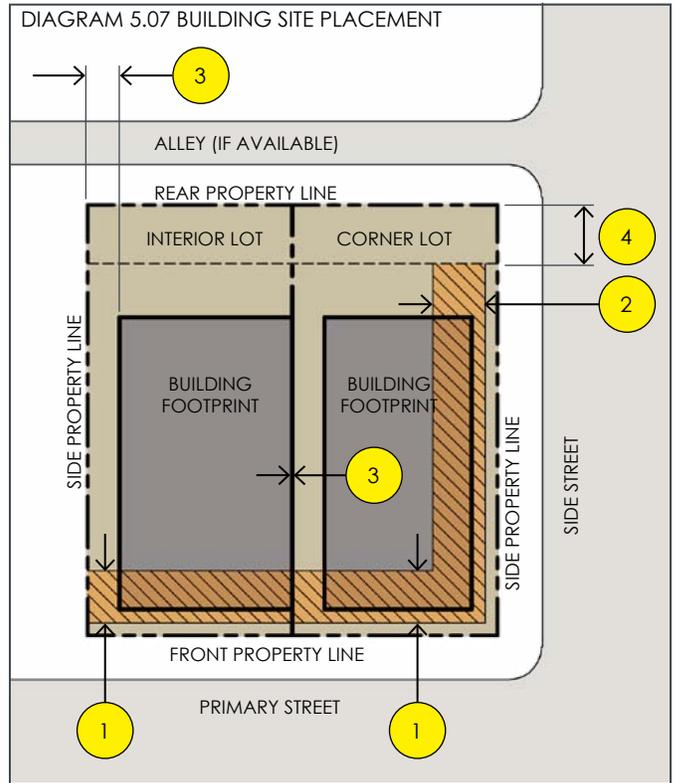
To determine permitted Land Uses in this Context Area refer to Section 2005.09.K.

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 4 to 16 feet from front property line.
 - Mixed-Use and Retail Building Types in this Context Area shall have facade placed *shall be at a BTL of 4'* from the front property line (the placement of these two building types is not permitted to vary within the BTZ).
2. Side Build-to-Zone (BTZ) (at side street):
 - Required BTZ from 4 to 16 feet from side property line.
 - Mixed-Use and Retail Building Types in this Context Area shall have facade placed *shall be at a BTL of 4'* from the side property line (the placement of these two building types is not permitted to vary within the BTZ).
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 from rear property line when alley or street is present.



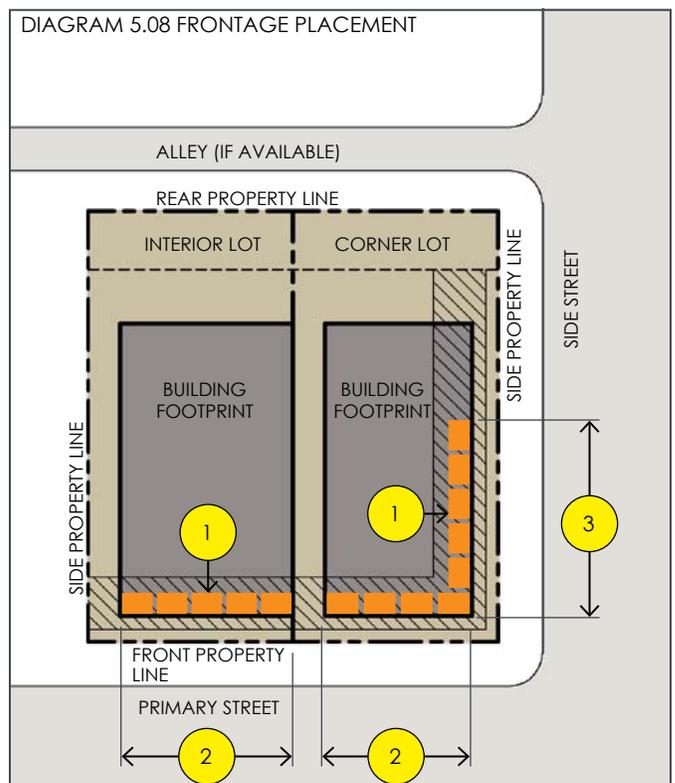
E. BUILDING FRONTAGE SITE PLACEMENT (refer to Building Types in Section 2006 for permitted frontages)

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.

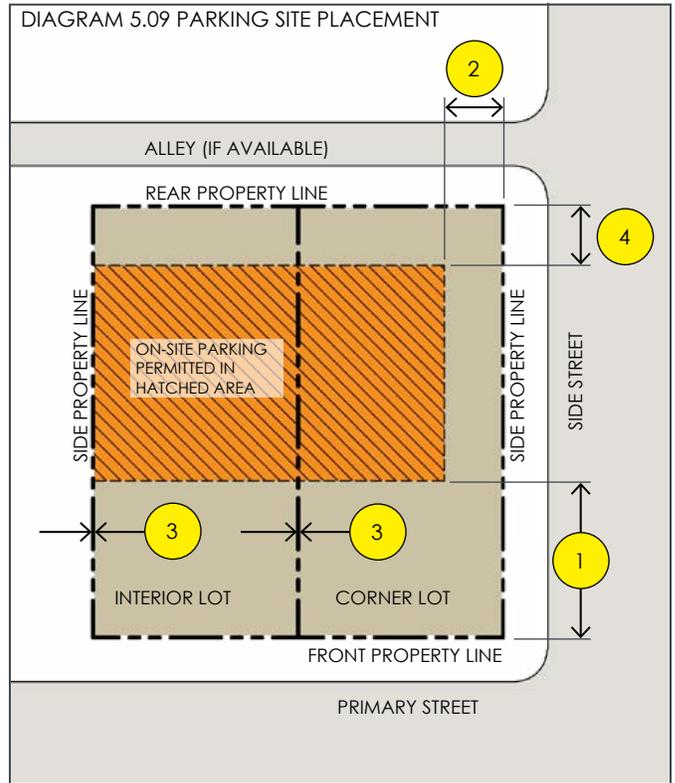


2005.09 MAIN STREET (MS) CONTEXT AREA

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 2007.04).
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 2007.04).
4. Rear Setback:
 - 0 feet from rear property line.
 - Parking is not required to be screened, except when adjacent to existing detached houses (refer to 2007.04).



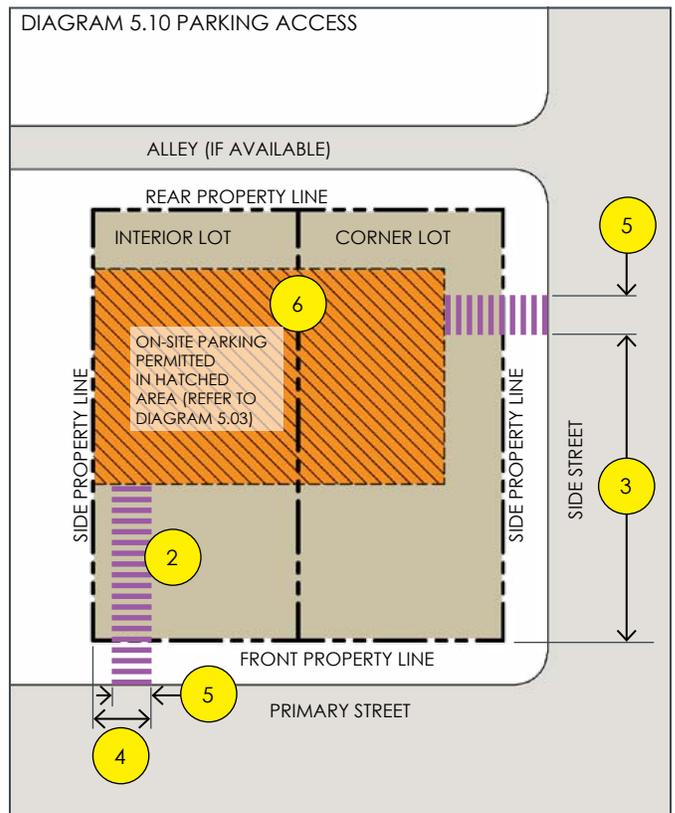
G. OFF-STREET PARKING ACCESS

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.

Exception: Parking / service areas may be accessed from a primary street if there is no available access from an alley, rear street, or side street.
2. If parking / service areas are accessed from a primary street, only one parking entry is permitted.
3. Parking Entry Location for Corner Lot:
 - 50 feet minimum from street corner at side streets.
4. Parking Entry Location for Interior Lot (when alley or rear street is not available):
 - Not to exceed 25 feet to outer edge of pavement from property line.
 - Entry locations shall be separated by a minimum of 100 feet, measured from pavement edge. Shared access is strongly encouraged.
5. Parking entry width shall be 20 feet maximum, measured from pavement edge.
6. Cross access between parking / service areas is strongly encouraged.



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).

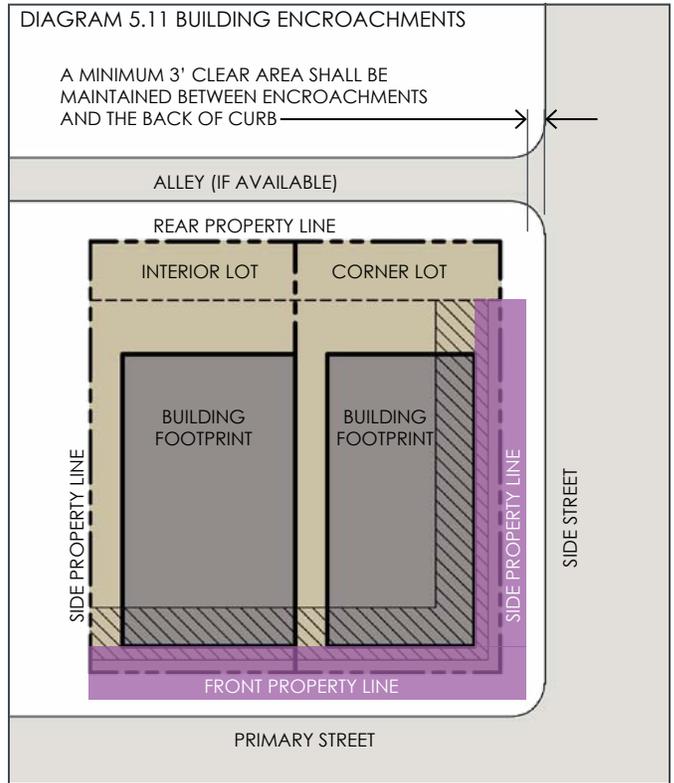
Balconies: A balcony with a minimum ground clearance of twelve (12) feet above adjacent grade may extend six (6) feet maximum from the exterior wall of the building.

Awnings and Canopies: An awning or canopy with a minimum ground clearance of ten (10) 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 eighteen (18) inches 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.

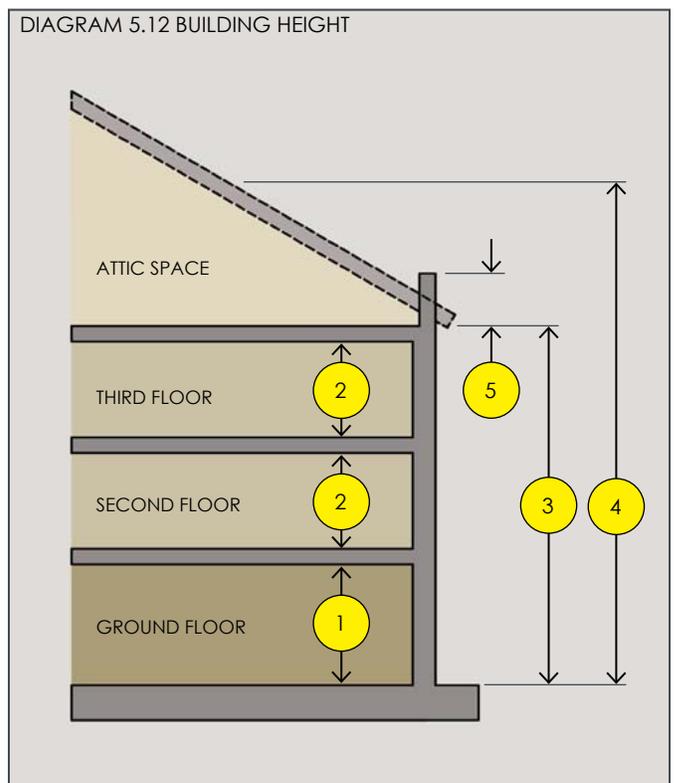
Projecting Signs: Projecting signs with a minimum ground clearance of eight (8) feet above adjacent grade may extend two (2) feet maximum from the exterior wall of the building.



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 roof deck: 45 feet.
4. Overall building height (sloped roof buildings):
 - Maximum, number of floors: 3.
 - Maximum, feet to midpoint of slope: 45 feet.
 - Attic space does not count as a floor and may be used as habitable space for residential use.
5. Parapet height (for flat roof buildings):
 - Maximum: 4 feet, measured from roof deck.
 - Minimum: 1 foot, measured from roof deck.



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 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 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 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 required	Lot Width: 20' MIN Lot Depth: 80' MIN	Ground floor not to exceed 6,000 gross square feet
		with LIGHTWELL	1 STORY building required	Lot Width: 20' MIN 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 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 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 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 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 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 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 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 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: 50' MIN Lot Depth: 100' MIN	Not Applicable
	with DOORYARD	3 Story MAX 2 Story MIN	Lot Width: 50' MIN Lot Depth: 100' MIN	Not Applicable
	with STOOP (depicted in photo)	3 Story MAX 2 Story MIN	Lot Width: 50' MIN Lot Depth: 100' MIN	Not Applicable
	with PROJECTING PORCH	3 Story MAX 2 Story MIN	Lot Width: 50' MIN Lot Depth: 100' MIN	Not Applicable
SMALL MULTI-PLEX BUILDING TYPE	 with STOOP	3 Story MAX 2 Story MIN	Lot Width: 50' MIN Lot Depth: 100' MIN	Not Applicable
	with PROJECTING PORCH (depicted in photo)	3 Story MAX 2 Story MIN	Lot Width: 50' MIN Lot Depth: 100' MIN	Not Applicable
	with ENGAGED PORCH	3 Story MAX 2 Story MIN	Lot Width: 50' MIN Lot Depth: 100' MIN	Not Applicable
ROWHOUSE BUILDING TYPE	 with LIGHTWELL	3 Story MAX 2 Story MIN	Lot Width: 18' MIN Lot Depth: 80' MIN	Not Applicable
	with STOOP (depicted in photo)	3 Story MAX 2 Story MIN	Lot Width: 18' MIN Lot Depth: 80' MIN	Not Applicable
	with PROJECTING PORCH	3 Story MAX 2 Story MIN	Lot Width: 18' MIN Lot Depth: 80' MIN	Not Applicable
DUPLIX 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 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		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
 P¹ = Permitted Use on first floor only
 P²⁺ = 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
 P¹ = Permitted Use on first floor only
 P²⁺ = 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.

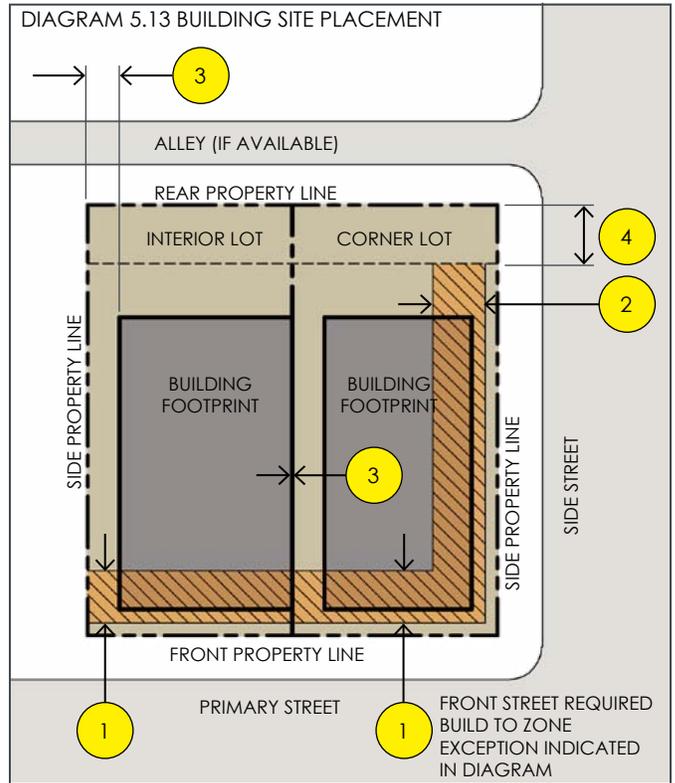
2005.10 GATEWAY (GW) CONTEXT AREA

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 12 feet from front property line.
 - Mixed-Use and Retail Building Types in this Context Area shall have facade placed at front property line (the placement of these two building types is not permitted to vary within the BTZ).

Exception: Properties with Front Street as primary street shall have the BTZ from 4 to 12 feet and Mixed-Use and Retail Building Types shall be at a BTL of 4 feet from front property line.
2. Side Build-to-Zone (BTZ) (at side street):
 - Required BTZ from 4 to 12 feet from side property line.
 - Mixed-Use and Retail Building Types in this Context Area shall have facade placed 4' from the side property line (the placement of these two building types is not permitted to vary within the BTZ).
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 from rear property line when alley or street is present.



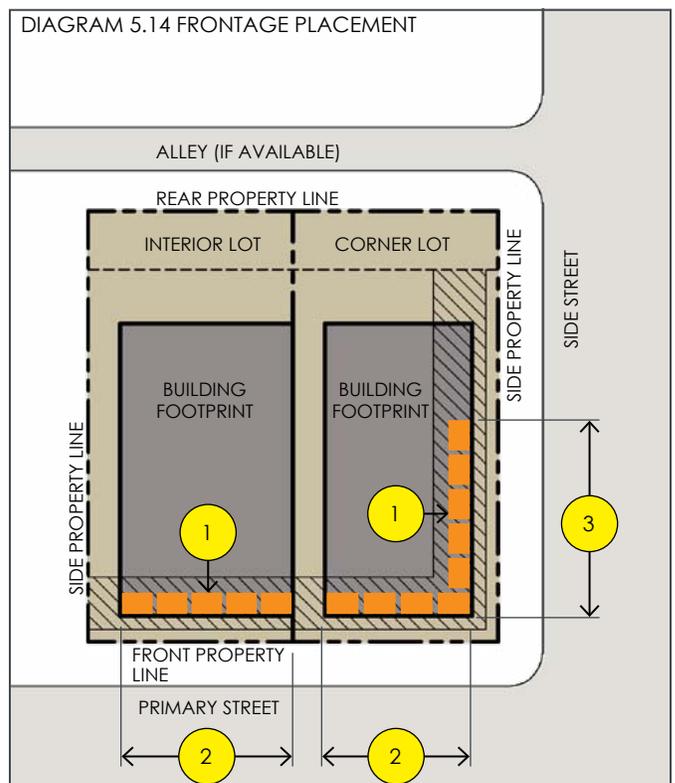
E. BUILDING FRONTAGE SITE PLACEMENT (refer to Building Types in Section 2006 for permitted frontages)

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.

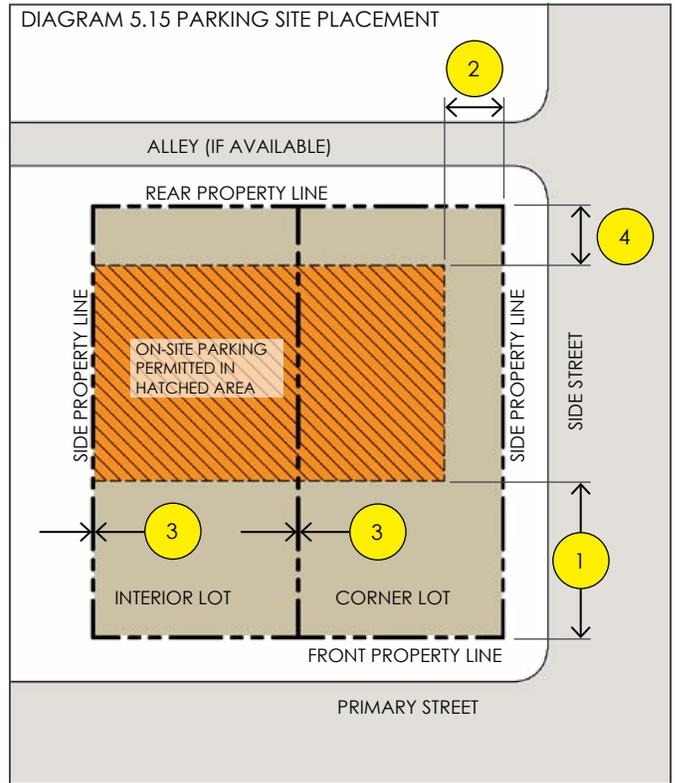


2005.10 GATEWAY (GW) CONTEXT AREA

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 2007.04).
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 2007.04).
4. Rear Setback:
 - 0 feet from rear property line.
 - Parking is not required to be screened, except when adjacent to existing detached houses (refer to 2007.04).



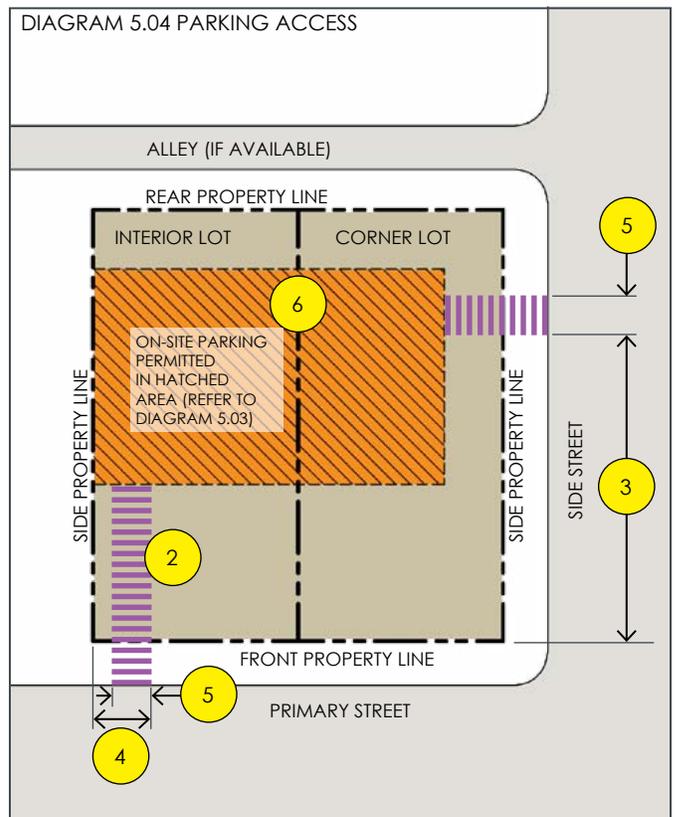
G. OFF-STREET PARKING ACCESS

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.

Exception: Parking / service areas may be accessed from a primary street if there is no available access from an alley, rear street, or side street.
2. If parking / service areas are accessed from a primary street, only one parking entry is permitted.
3. Parking Entry Location for Corner Lot:
 - 50 feet minimum from street corner at side streets.
4. Parking Entry Location for Interior Lot (when alley or rear street is not available):
 - Not to exceed 25 feet to outer edge of pavement from property line.
 - Entry locations shall be separated by a minimum of 100 feet, measured from pavement edge. Shared access is strongly encouraged.
5. Parking entry width shall be 20 feet maximum, measured from pavement edge.
6. Cross access between parking / service areas is strongly encouraged.



2005.10 GATEWAY (GW) CONTEXT AREA

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).

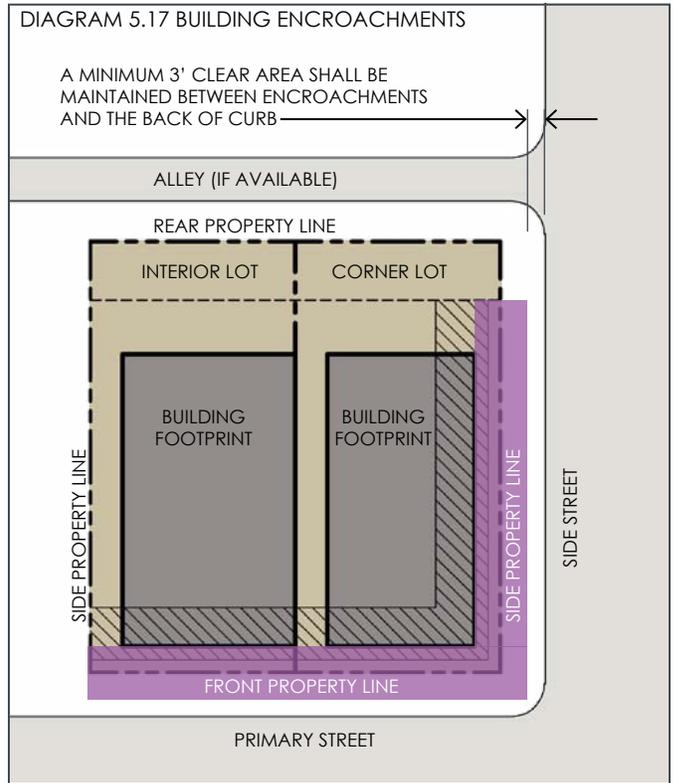
Balconies: A balcony with a minimum ground clearance of twelve (12) feet above adjacent grade may extend six (6) feet maximum from the exterior wall of the building.

Awnings and Canopies: An awning or canopy with a minimum ground clearance of ten (10) 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 eighteen (18) inches 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.

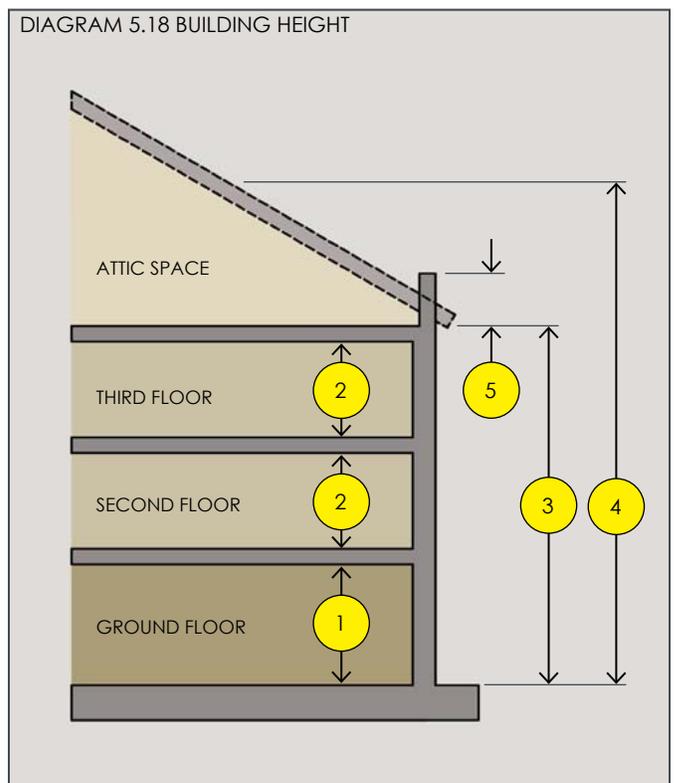
Projecting Signs: Projecting signs with a minimum ground clearance of eight (8) feet above adjacent grade may extend two (2) feet maximum from the exterior wall of the building.



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 roof deck: 45 feet.
4. Overall building height (sloped roof buildings):
 - Maximum, number of floors: 3.
 - Maximum, feet to midpoint of slope: 45 feet.
 - Attic space does not count as a floor and may be used as habitable space for residential use.
5. Parapet height (for flat roof buildings):
 - Maximum: 4 feet, measured from roof deck.
 - Minimum: 1 foot, measured from roof deck.



2005.10 GATEWAY (GW) 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 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 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 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 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 required	Lot Width: 20' MIN Lot Depth: 80' MIN	Ground floor not to exceed 6,000 gross square feet
		with LIGHTWELL	1 STORY building required	Lot Width: 20' MIN 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 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 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 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 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 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 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 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 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 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		
DUPLIX 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 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						
Accessory dwelling												
Adult foster care family home and small group home												
Art gallery	P		P		P							
Banquet hall and conference room	P		P									
Brewpub	P		P									
Coffee shop	P		P									
Convenience store	P		P									
Day care facility			P									
Drinking places without entertainment	P		P									
Drinking places with entertainment	P ¹		P									
Dwelling	P ²⁺				P							
Essential service			P									P
Funeral service, excepting crematory			P									
Grocery store	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									
Office	P ²⁺		P									
Personal service	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 = Permitted Use
 P¹ = Permitted Use on first floor only
 P²⁺ = 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	RETAIL	FLEX	COTTAGE RETAIL	LIVE / WORK	LARGE MULTI-PLEX	SMALL MULTI-PLEX	ROWHOUSE	DUPLEX	DETACHED HOUSE	CARRIAGE HOUSE	CIVIC
	BUILDING TYPE	BUILDING TYPE	BUILDING TYPE	BUILDING TYPE	BUILDING TYPE	BUILDING TYPE	BUILDING TYPE	BUILDING TYPE	BUILDING TYPE	BUILDING TYPE	BUILDING TYPE	BUILDING TYPE
Restaurant, fine	P		P									
Service station and repair shop	P		P									
Store, retail and miscellaneous	P		P		P							
Veterinary service			P									
Other similar uses	P		P									P

P = Permitted Use

P¹ = Permitted Use on first floor onlyP²⁺ = 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

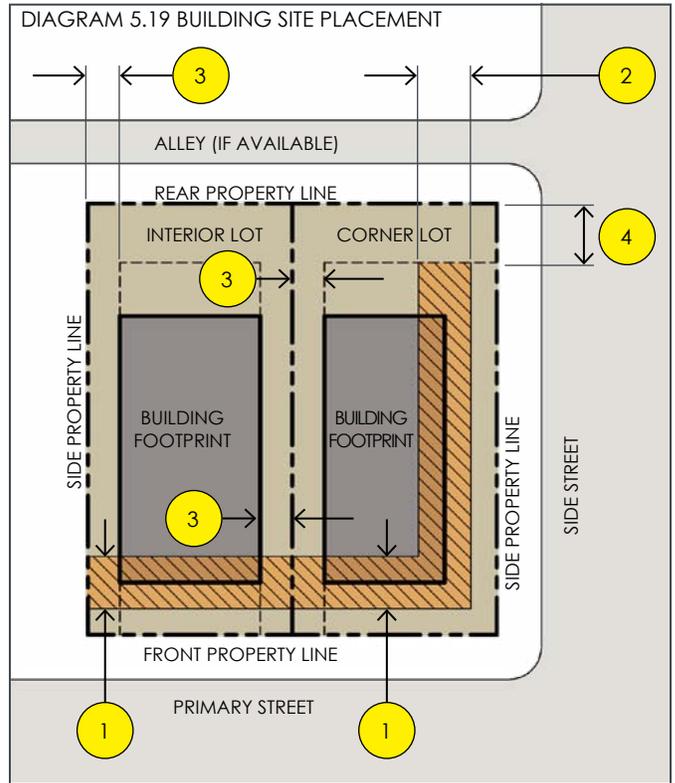
To determine permitted Land Uses in this Context Area refer to Section 2005.11.K.

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 20 feet from front property line.
 - Cottage Retail Building Types in this Context Area shall have facade placed at front BTZ from 5 to 10 feet from front property line.
2. Side Build-to-Zone (BTZ) (at side street):
 - Required BTZ from 5 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 10 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 from rear property line when alley or street is present.



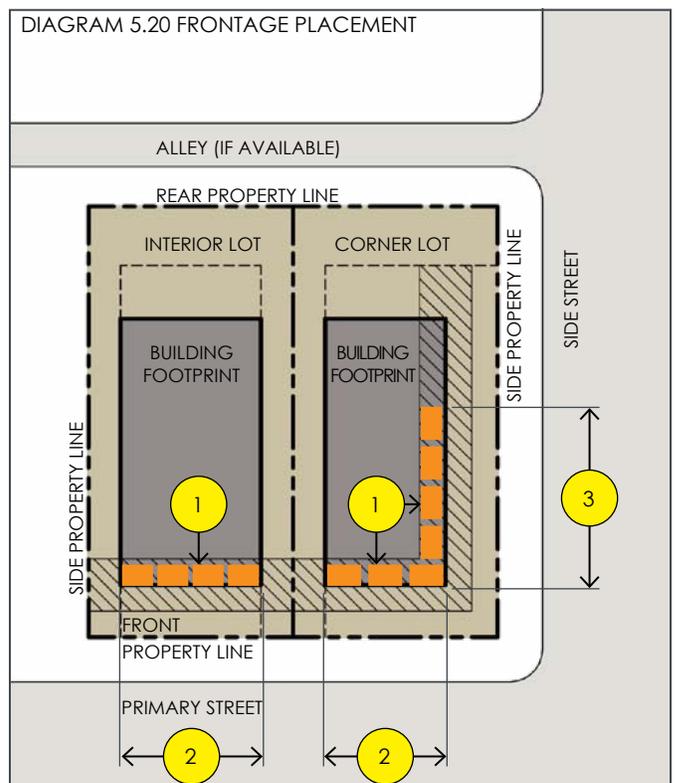
E. BUILDING FRONTAGE SITE PLACEMENT (refer to Building Types in Section 2006 for permitted frontages)

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.

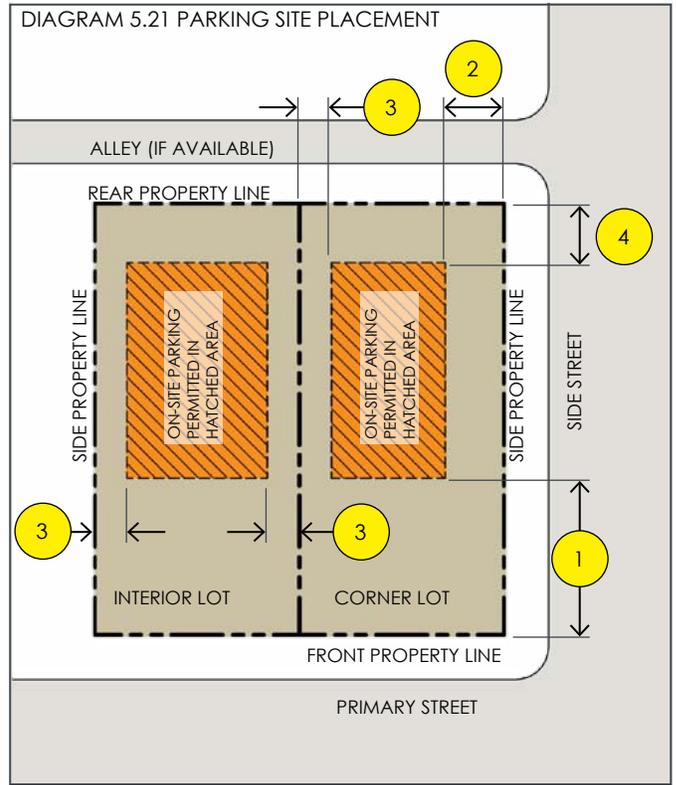


2005.11 NEIGHBORHOOD EDGE CONTEXT AREA

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 2007.04).
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 2007.04).
4. Rear Setback:
 - 0 feet from rear property line.
 - Parking is not required to be screened, except when adjacent to existing detached houses (refer to 2007.04).



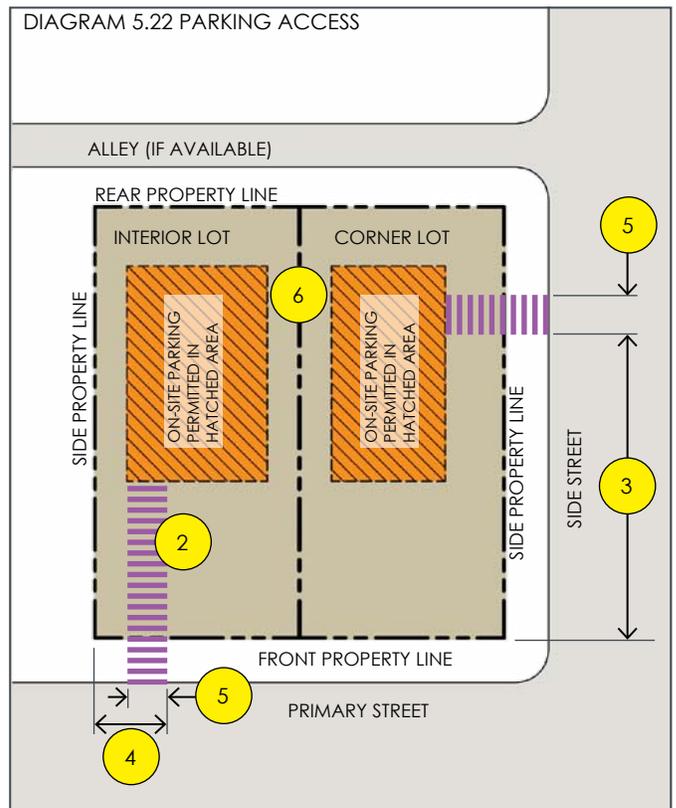
G. OFF-STREET PARKING ACCESS

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.

Exception: Parking / service areas may be accessed from a primary street if there is no available access from an alley, rear street, or side street.
2. If parking / service areas are accessed from a primary street, only one parking entry is permitted.
3. Parking Entry Location for Corner Lot:
 - 50 feet minimum from street corner at side streets.
4. Parking Entry Location for Interior Lot (when alley or rear street is not available):
 - Not to exceed 25 feet to outer edge of pavement from property line.
 - Entry locations shall be separated by a minimum of 100 feet, measured from pavement edge. Shared access is strongly encouraged.
5. Parking entry width shall be 20 feet maximum, measured from pavement edge.
6. Cross access between parking / service areas is strongly encouraged.



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).

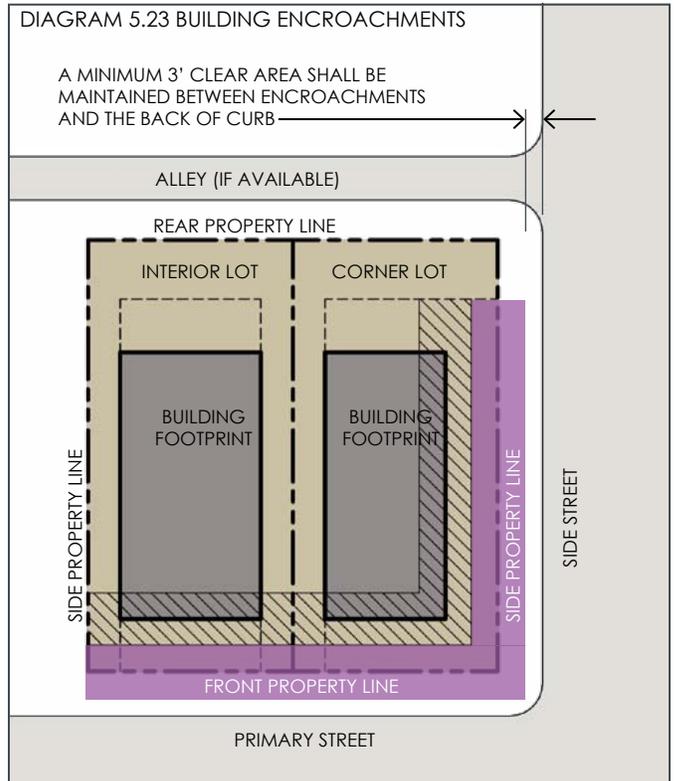
Balconies: A balcony with a minimum ground clearance of twelve (12) feet above adjacent grade may extend six (6) feet maximum from the exterior wall of the building.

Awnings and Canopies: An awning or canopy with a minimum ground clearance of ten (10) 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 eighteen (18) inches 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.

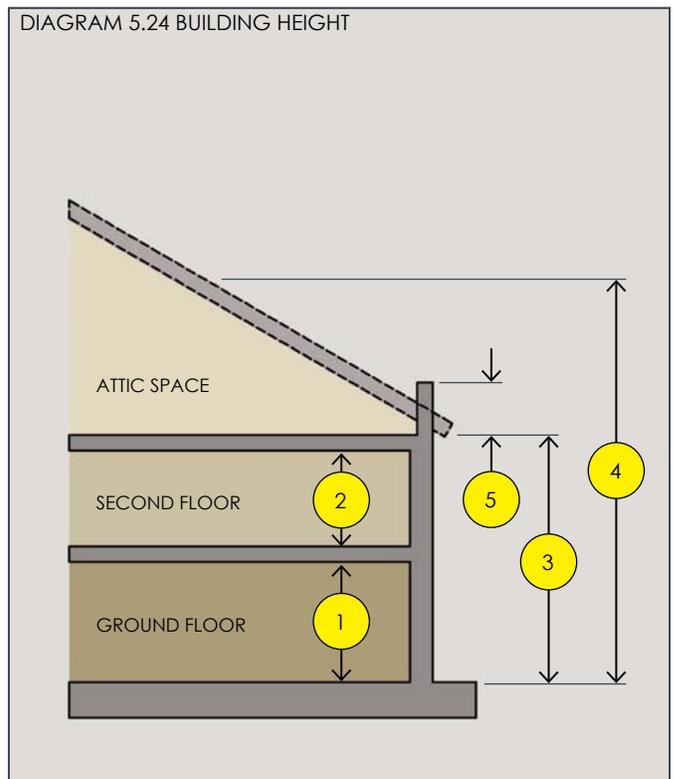
Projecting Signs: Projecting signs with a minimum ground clearance of eight (8) feet above adjacent grade may extend two (2) feet maximum from the exterior wall of the building.



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 roof deck: 35 feet.
4. Overall building height (sloped roof buildings):
 - Maximum, number of floors: 2.
 - Maximum, feet to midpoint of slope: 35 feet.
 - Attic space does not count as a floor and may be used as habitable space for residential use.
5. Parapet height (for flat roof buildings):
 - Maximum: 4 feet, measured from roof deck.
 - Minimum: 1 foot, measured from roof deck.



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 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 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 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 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 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 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 Lot Depth: 100' MIN	Not Applicable
	 with PROJECTING PORCH (depicted in photo)	2 Story building required	Lot Width: 50' MIN Lot Depth: 100' MIN	Not Applicable
	 with ENGAGED PORCH	2 Story building required	Lot Width: 50' MIN Lot Depth: 100' MIN	Not Applicable
ROWHOUSE BUILDING TYPE	 with LIGHTWELL			
	with STOOP (depicted in photo)	2 Story building required	Lot Width: 18' MIN Lot Depth: 80' MIN	Not Applicable
	with PROJECTING PORCH	2 Story building required	Lot Width: 18' MIN Lot Depth: 80' MIN	Not Applicable
DUPLEX BUILDING TYPE	with STOOP (depicted in photo)	2 Story MAX	Lot Width: 40' MIN Lot Depth: 80' MIN	Not Applicable
	with PROJECTING PORCH	2 Story MAX	Lot Width: 40' MIN Lot Depth: 80' MIN	Not Applicable
	with ENGAGED PORCH	2 Story MAX	Lot Width: 40' MIN Lot Depth: 80' MIN	Not Applicable
DETACHED HOUSE BUILDING TYPE	with STOOP	2 Story MAX	Lot Width: 40' MIN Lot Depth: 80' MIN	Not Applicable
	with PROJECTING PORCH	2 Story MAX	Lot Width: 40' MIN Lot Depth: 80' MIN	Not Applicable
	with ENGAGED PORCH (depicted in photo)	2 Story MAX	Lot Width: 40' MIN 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 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				P	P							
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
 P¹ = Permitted Use on first floor only
 P²⁺ = 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
 P¹ = Permitted Use on first floor only
 P²⁺ = 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.

- A. 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
- B. 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:

- A. Mixed-Use Building Type (2006.09)
- B. Retail Building Type (2006.10)
- C. Flex Building Type (2006.11)
- D. Cottage Retail Building Type (2006.12)
- E. Live / Work Building Type (2006.13)
- F. Large Multi-plex Building Type (2006.14)
- G. Small Multi-plex Building Type (2006.15)
- H. Rowhouse Building Type (2006.16)
- I. Duplex Building Type (2006.17)
- J. Detached House Building Type (2006.18)
- K. Carriage House Building Type (2006.19)
- L. Civic Building Type (2006.20)

2006.04 SITES WITH MULTIPLE BUILDINGS

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

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



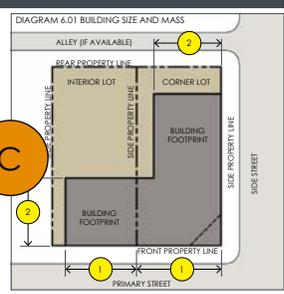
TRaverse CITY Form-Based Code **6.13**

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.

- 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.
Exception: When parking access is not available on an alley, rear street, or side street and is only available at primary street, the required percentage indicated above may be reduced to allow access that meets the requirements indicated in the Context Area (Section 2005).
- Building depth: 20 feet minimum
- Maximum site coverage: 100%

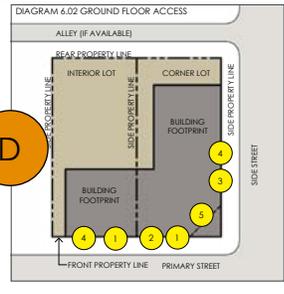
DIAGRAM 6.01 BUILDING SIZE AND MASS



D. GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION
Building type ground floor entrances shall meet the following requirements and Diagram 6.02.

- Entrances to ground floor unit(s) are required at the primary street and shall be directly accessed from and face the primary street.
- Entrances to ground floor unit(s) shall occur at intervals of not greater than 75 feet along the primary street.
- Entrances to ground floor unit(s) at the side street (if provided) shall be directly accessed from and face the side street.
- Upper floor units shall be accessed by common entry along the primary or side street.
- 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 units: minimum (1 unit at ground floor and one 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.

TRaverse CITY Form-Based Code **6.14**

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 facade 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 14" 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

Each Mixed-Use Building Type is required to have only 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		
		DF DOWNTOWN MAIN STREET	GW GROWING SUBURBAN	NE NEIGHBORHOOD EDGE
MIXED-USE BUILDING TYPE	with STOREFRONT (2006.09.J)	By Right	By Right	
	with BALCONY (2006.09.K)	By Right	By Right	
	with DRIVE-THROUGH (2006.09.L)			
	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 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, Large Multi-plex, Small Multi-plex, 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 entries are at grade with the sidewalk and are sometimes shaded by awnings.

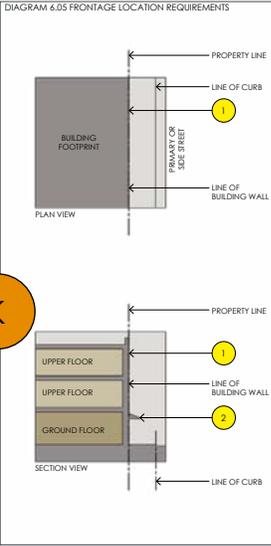


IMAGE 6.04 MIXED-USE BUILDING WITH STOREFRONT FRONTAGE

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.

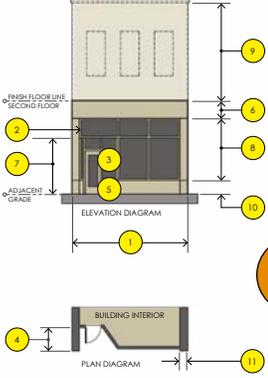
DIAGRAM 6.05 FRONTAGE LOCATION REQUIREMENTS



6.16 TRVERSE 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



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 facade 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.



IMAGE 6.05 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

TRVERSE CITY Form-Based Code 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)

STOREFRONT
BALCONY
DRIVE-THROUGH
LIGHTWELL

CONTEXT AREAS
(refer to Section 2005)

DE DOWNTOWN EDGE	MS MAIN STREET
GW GATEWAY	NE NEIGHBORHOOD EDGE



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)

STOREFRONT
DRIVE-THROUGH
LIGHTWELL

CONTEXT AREAS
(refer to Section 2005)

DE DOWNTOWN EDGE	MS MAIN STREET
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)

STOREFRONT
TERRACE
FORE COURT
DOORYARD

CONTEXT AREAS
(refer to Section 2005)

DE DOWNTOWN EDGE	MS MAIN STREET
GW GATEWAY	NE NEIGHBORHOOD EDGE



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)

STOREFRONT
DOORYARD
STOOP

CONTEXT AREAS
(refer to Section 2005)

DE DOWNTOWN EDGE	MS MAIN STREET
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)

STOREFRONT
LIGHTWELL
DOORYARD
STOOP

CONTEXT AREAS
(refer to Section 2005)

DE DOWNTOWN EDGE	MS MAIN STREET
GW GATEWAY	NE NEIGHBORHOOD EDGE



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)

FORECOURT
DOORYARD
STOOP
PROJECTING PORCH

CONTEXT AREAS
(refer to Section 2005)

DE DOWNTOWN EDGE	MS MAIN STREET
GW GATEWAY	NE NEIGHBORHOOD EDGE

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)

STOOP
PROJECTING PORCH
ENGAGED PORCH

CONTEXT AREAS
(refer to Section 2005)

DE DOWNTOWN EDGE	MS MAIN STREET
GW GATEWAY	NE NEIGHBORHOOD EDGE



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)

LIGHTWELL
STOOP
PROJECTING PORCH

CONTEXT AREAS
(refer to Section 2005)

DE DOWNTOWN EDGE	MS MAIN STREET
GW GATEWAY	NE NEIGHBORHOOD EDGE



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)

STOOP
PROJECTING PORCH
ENGAGED PORCH

CONTEXT AREAS
(refer to Section 2005)

DE DOWNTOWN EDGE	MS MAIN STREET
GW GATEWAY	NE NEIGHBORHOOD EDGE



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)

STOOP
PROJECTING PORCH
ENGAGED PORCH

CONTEXT AREAS
(refer to Section 2005)

DE DOWNTOWN EDGE	MS MAIN STREET
GW GATEWAY	NE NEIGHBORHOOD EDGE



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)

Not applicable to this Building Type

CONTEXT AREAS
(refer to Section 2005)

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)

Not applicable to this Building Type

CONTEXT AREAS
(refer to Section 2005)

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
FRONTAGE OPTIONS					
STOREFRONT FRONTAGE					
BALCONY FRONTAGE					
DRIVE-THROUGH FRONTAGE					
TERRACE FRONTAGE					
FORECOURT FRONTAGE					

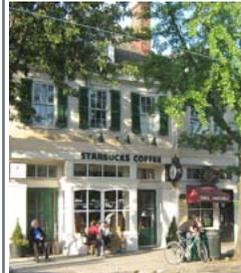
2006.08 FRONTAGE TYPE OVERVIEW (continued)

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-THROUGH 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
FRONTAGE OPTIONS					
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					FRONTAGE OPTIONS
LARGE MULTI-PLEX BUILDING TYPE	SMALL MULTI-PLEX BUILDING TYPE	ROWHOUSE BUILDING TYPE	DUPLEX BUILDING TYPE	DETACHED HOUSE BUILDING TYPE	
					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

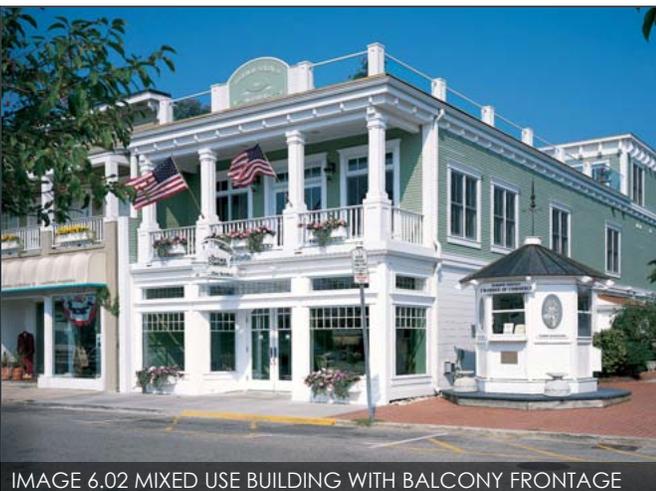


IMAGE 6.02 MIXED USE BUILDING WITH BALCONY FRONTAGE



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

2006.09 MIXED USE BUILDING TYPE

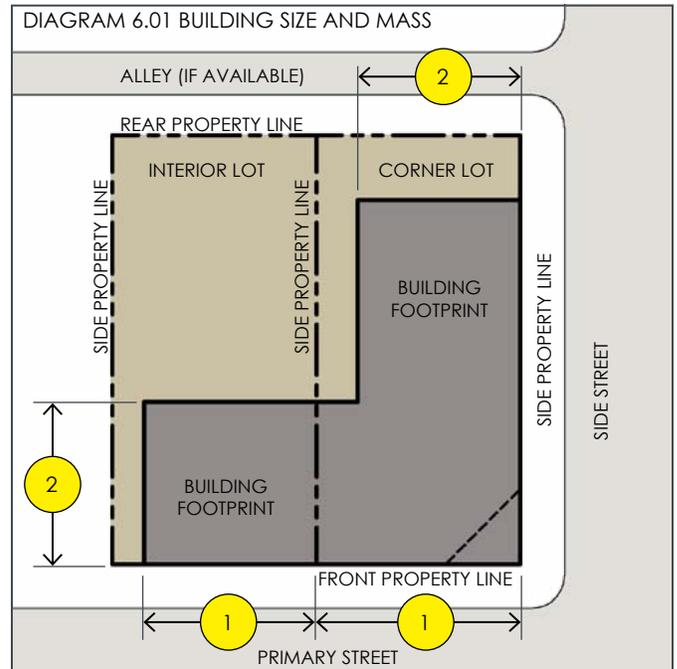
C. BUILDING SIZE AND MASSING

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.

Exception: When parking access is not available on an alley, rear street, or side street and is only available at primary street, the required percentage indicated above may be reduced to allow access that meets the requirements indicated in the Context Area (Section 2005).

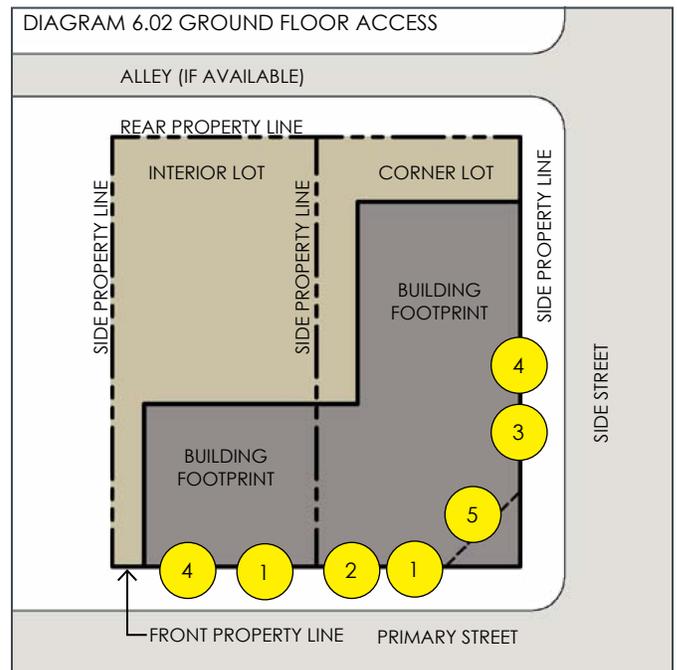
2. Building depth: 20 feet minimum
3. Maximum site coverage: 100%



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.



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

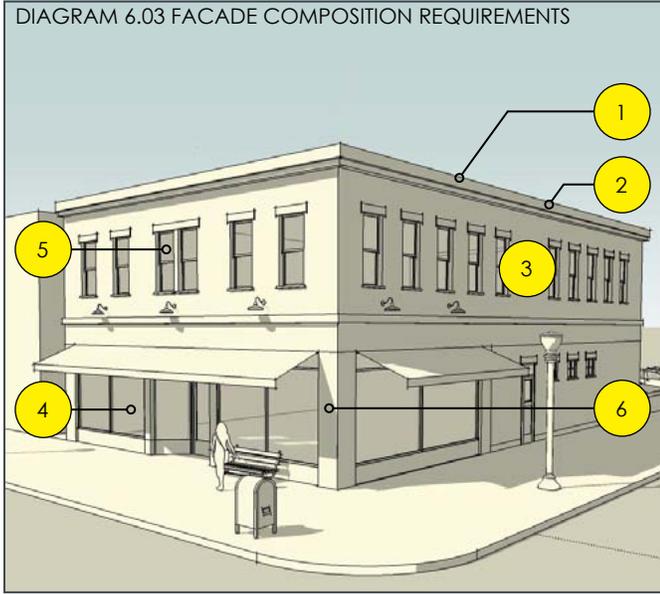
Building Type use:

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

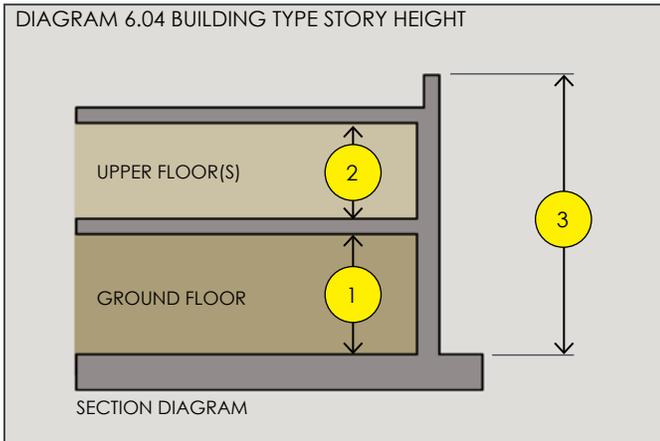


Building Type facade composition shall meet the following requirements and Diagram 6.03.

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

Each Mixed-Use Building Type is required to have only 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.



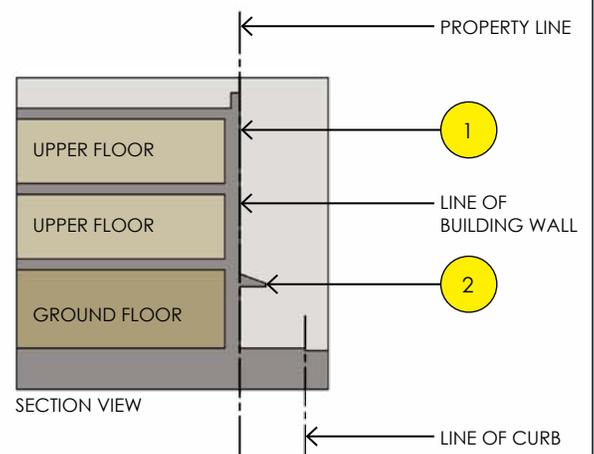
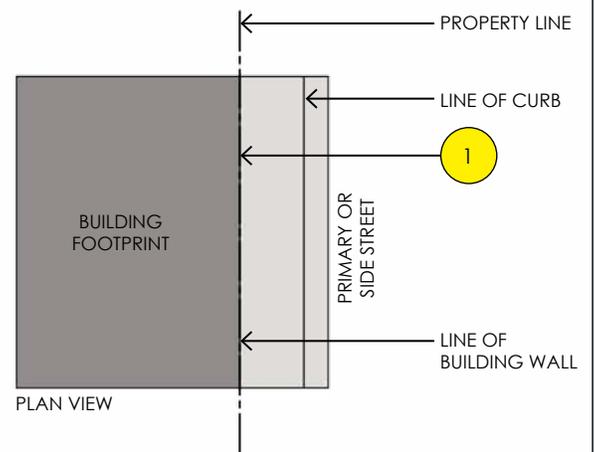
IMAGE 6.04 MIXED-USE BUILDING WITH STOREFRONT FRONTAGE

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.

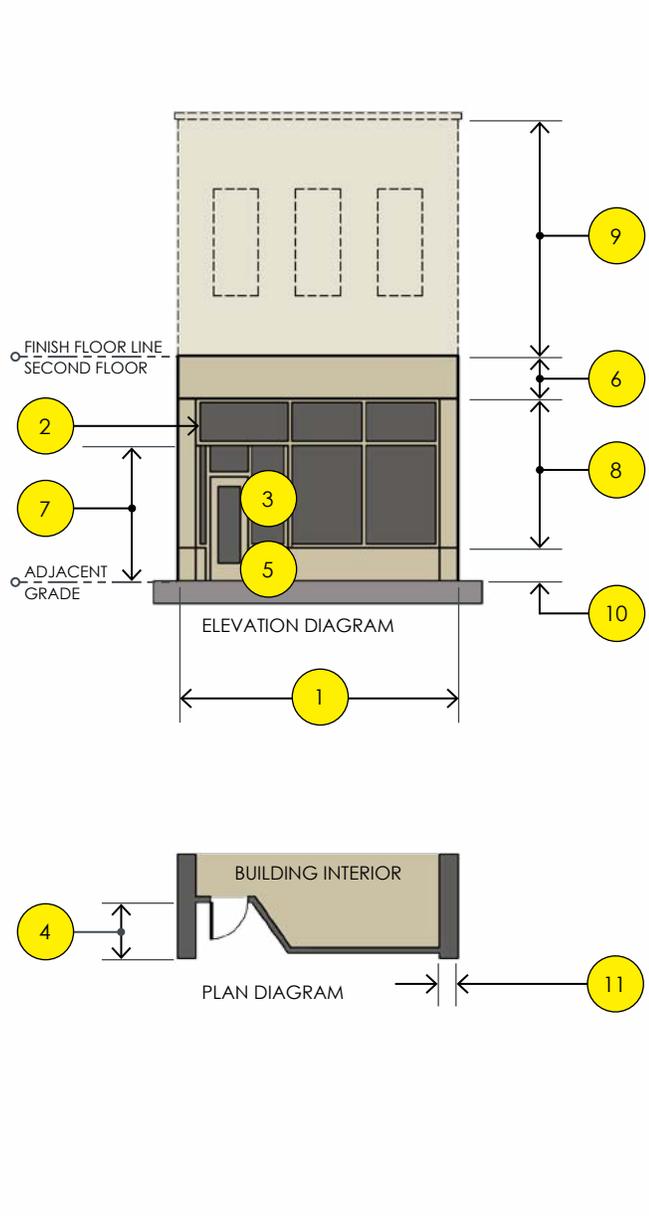
DIAGRAM 6.05 FRONTAGE LOCATION REQUIREMENTS



2006.09 MIXED USE BUILDING TYPE FRONTAGE OPTIONS

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

DIAGRAM 6.06 FRONTAGE COMPOSITION REQUIREMENTS



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.



IMAGE 6.05 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

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.



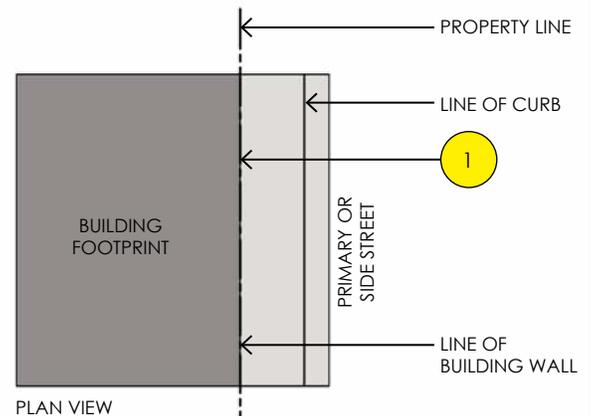
IMAGE 6.06 MIXED-USE BUILDING WITH BALCONY FRONTAGE

BALCONY LOCATION REQUIREMENTS

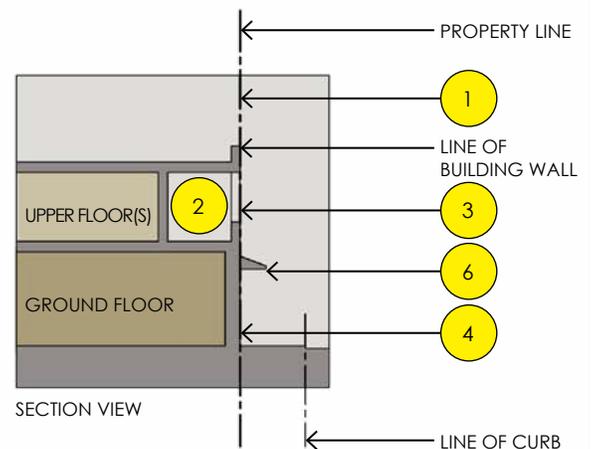
Storefront frontage shall be located per the following requirements and Diagram 6.07.

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



PLAN VIEW

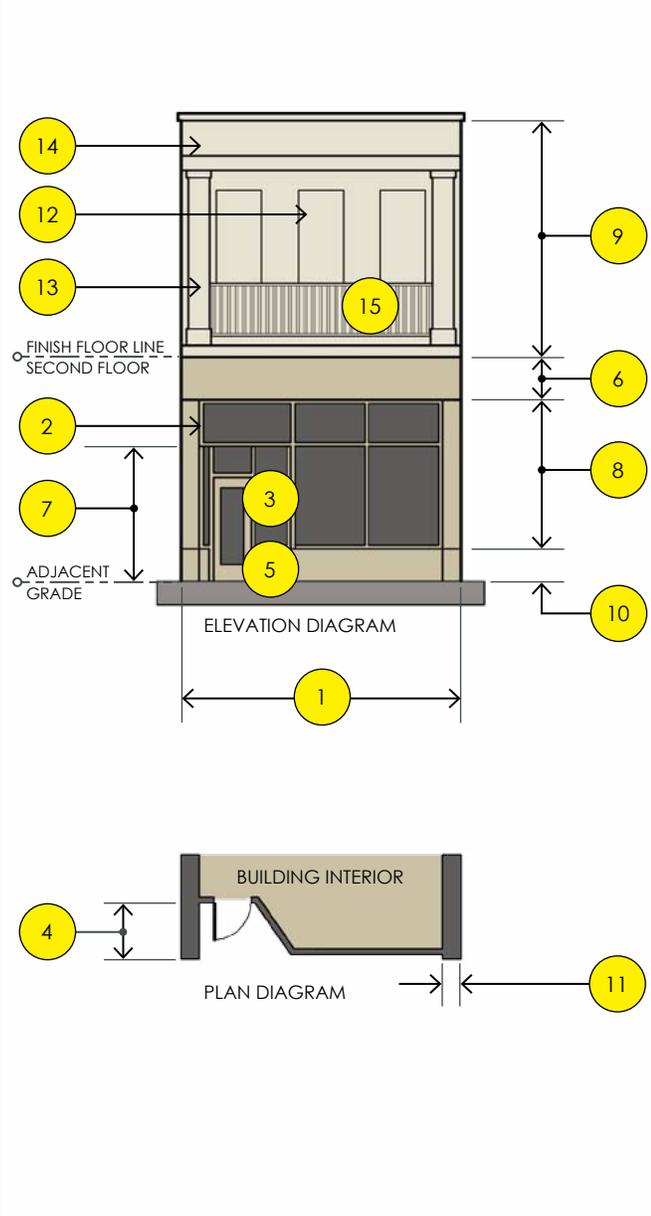


SECTION VIEW

2006.09 MIXED USE BUILDING TYPE FRONTAGE OPTIONS

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

DIAGRAM 6.08 FRONTAGE COMPOSITION REQUIREMENTS

**BALCONY COMPOSITION REQUIREMENTS**

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

- Frontage shall extend across the overall length of the ground floor as required by the Context Area frontage placement requirements in Section 2005.
- Optional transom window may extend over entry recess (as depicted) or follow entry recess.
- Required entry door shall have fifty (50) percent minimum transparency.
- 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.
- Entry door is required to be at adjacent sidewalk grade.
- 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.
- Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade.
- 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.
- Transparency Upper Floors: Refer to Building Type for transparency requirements of upper floors.
- Required 18" to 24" high storefront base.
- 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.
- Required recessed open-air balcony located within the mass of the building.
- Required balcony columns spaced to match pilaster or wall surface of building (item 10. above).
- Building roof and / or parapet wall at balcony shall extend over balcony and align with building facade.
- Required guardrail or knee-wall shall align with building facade.
- 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.

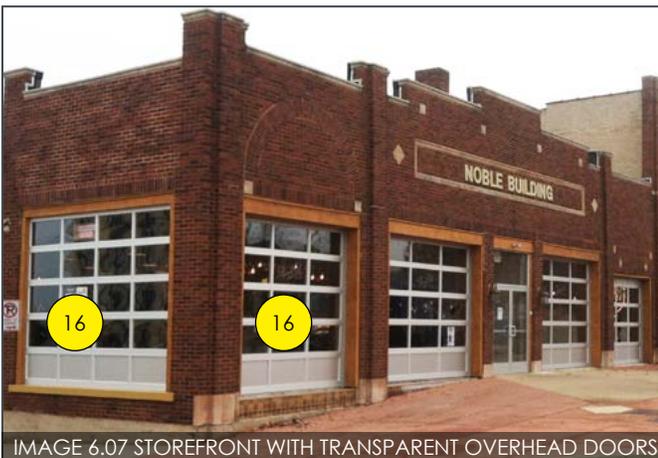


IMAGE 6.07 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

2006.09 MIXED USE BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE OPTION 3: DRIVE-THROUGH

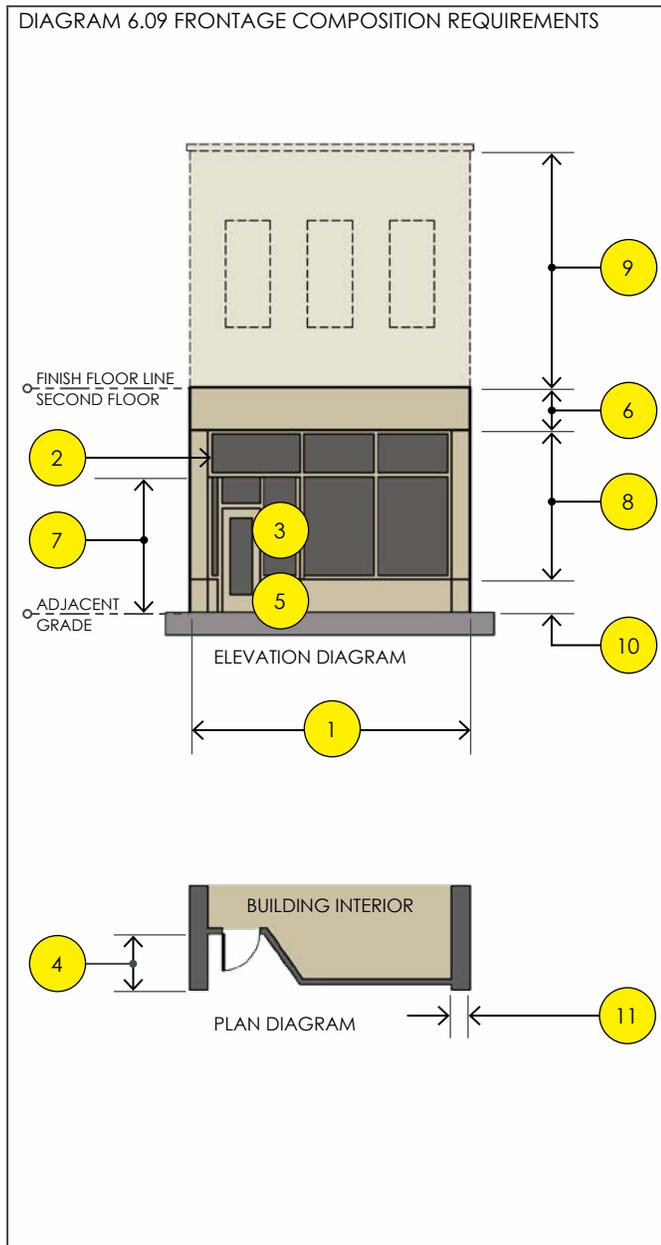
DESCRIPTION

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

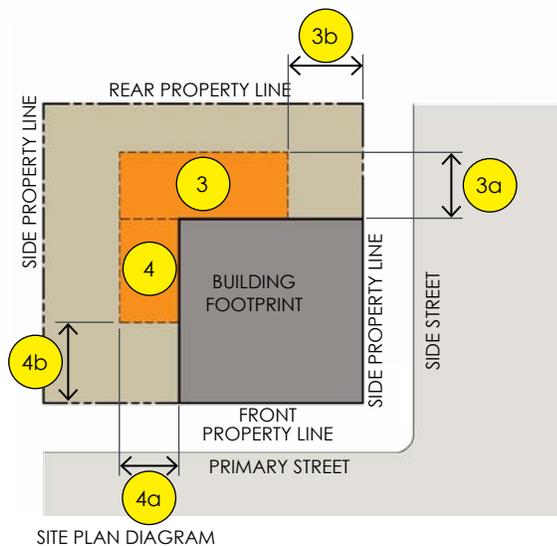
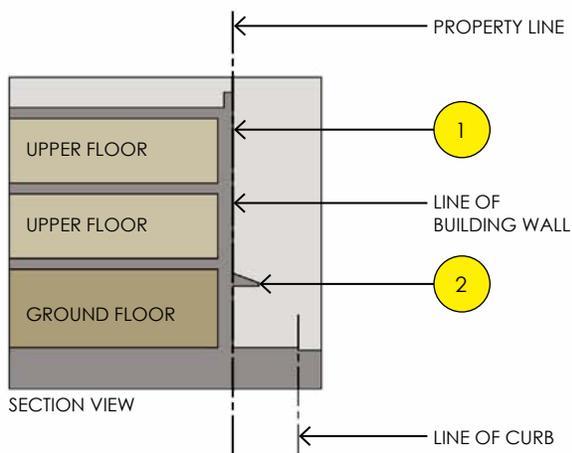
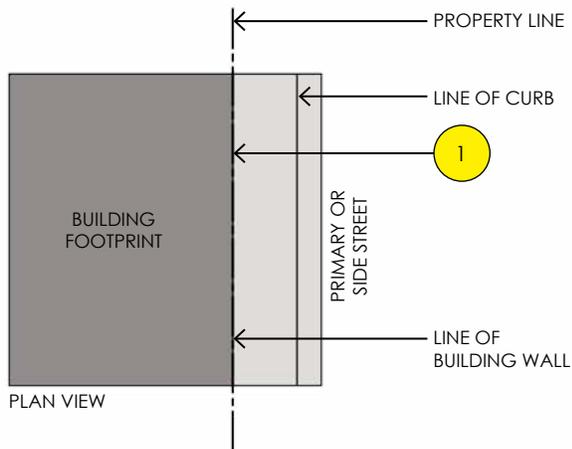
Drive-through frontage composition shall meet the following requirements and Diagram 6.09.

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.

2006.09 MIXED USE BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE OPTION 3: DRIVE-THROUGH (continued)

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.



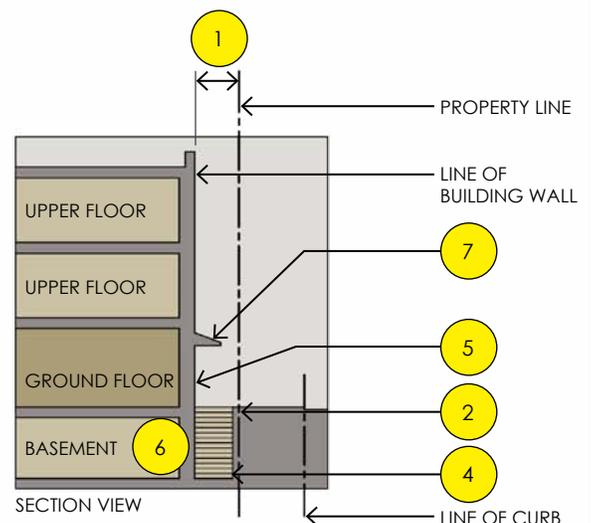
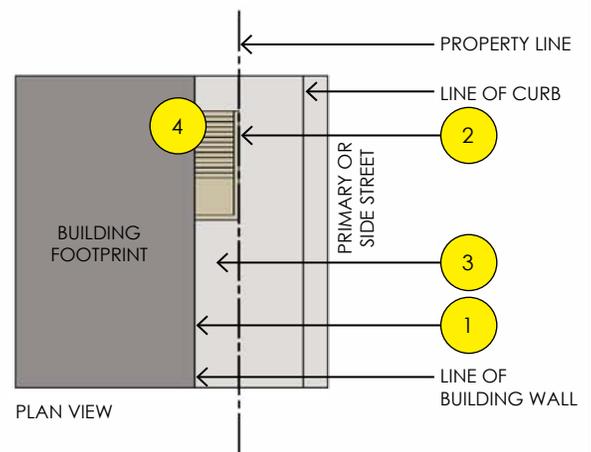
IMAGE 6.09 MIXED-USE BUILDING WITH LIGHTWELL FRONTAGE

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.

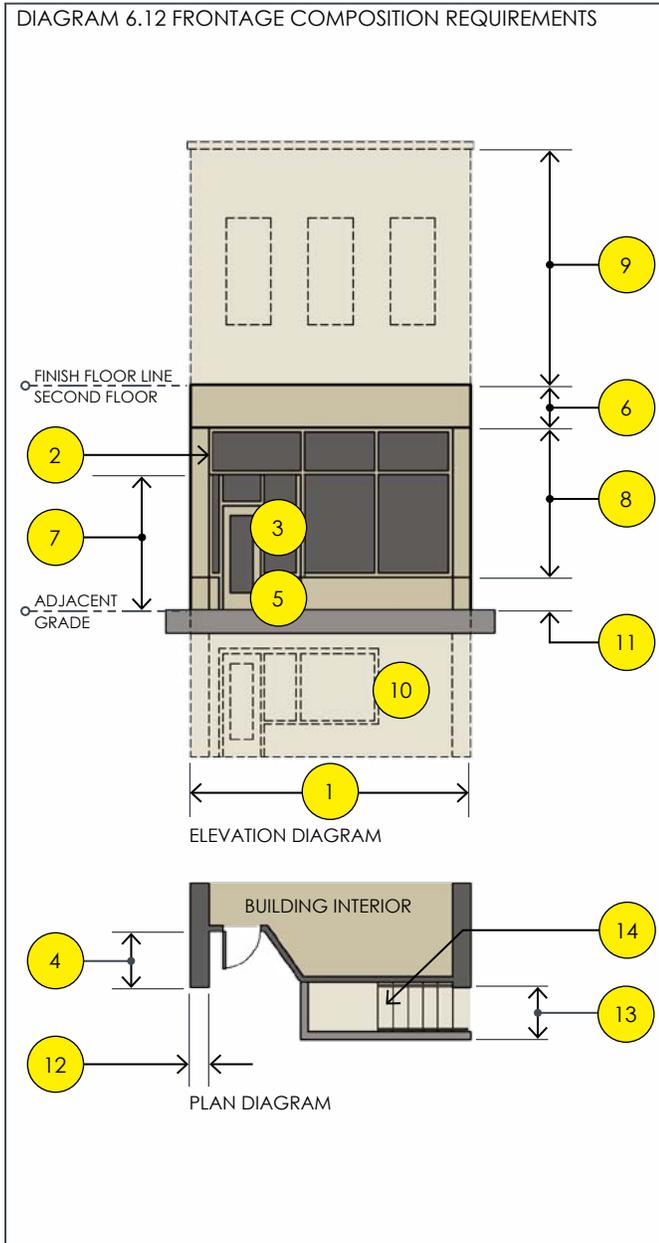
DIAGRAM 6.11 FRONTAGE LOCATION REQUIREMENTS



2006.09 MIXED USE BUILDING TYPE FRONTAGE OPTIONS

M. BUILDING TYPE FRONTAGE OPTION 4: LIGHTWELL (continued)

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. Base may also be a horizontal expression line or sign band between ground floor storefront and lightwell storefront (refer to Image 6.09).
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

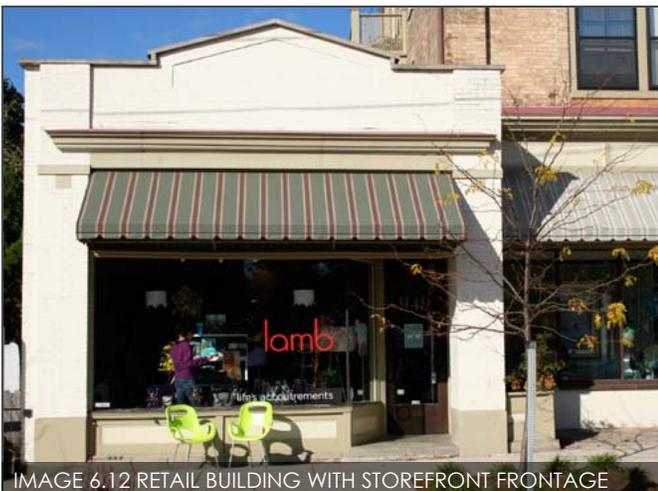


IMAGE 6.12 RETAIL BUILDING WITH STOREFRONT FRONTAGE

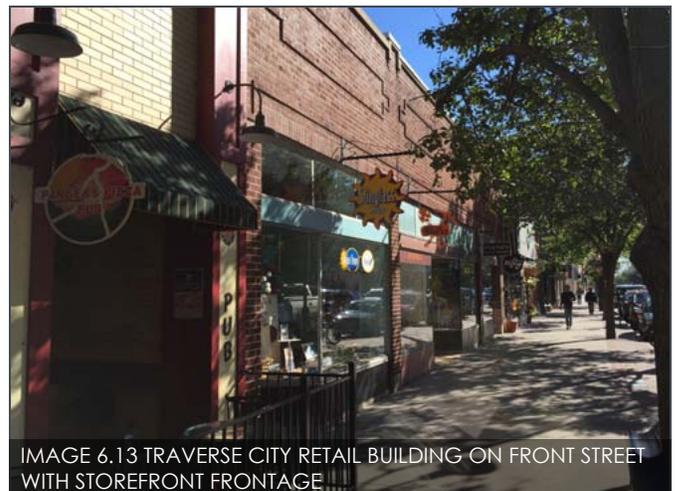


IMAGE 6.13 TRAVERSE CITY RETAIL BUILDING ON FRONT STREET WITH STOREFRONT FRONTAGE

2006.10 RETAIL BUILDING TYPE

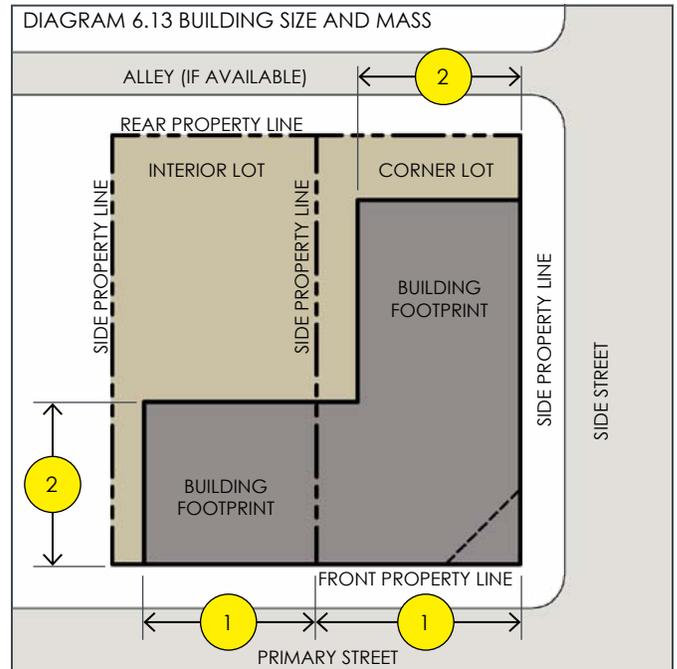
C. BUILDING SIZE AND MASSING

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.

Exception: When parking access is not available on an alley, rear street, or side street and is only available at primary street, the required percentage indicated above may be reduced to allow access that meets the requirements indicated in the Context Area (Section 2005).

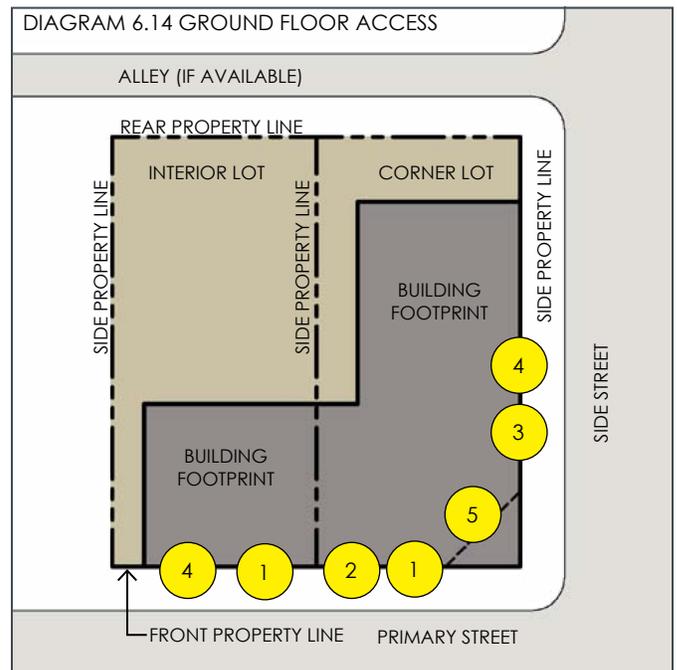
2. Building depth: 20 feet minimum
3. Maximum site coverage: 100%



D. GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

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

1. Entrances are required at the primary street and shall be directly accessed from and face the primary street.
2. Entrances shall occur at intervals of not greater than 75 feet along the primary street.
3. Entrances at the side street (if provided) shall be directly accessed from and face the side street.
4. Optional angled building corner with required entry door. Maximum length of angled wall shall be 8 feet.



E. NUMBER OF UNITS

Number of units per Building Type:

1. Required total of 1 unit minimum.

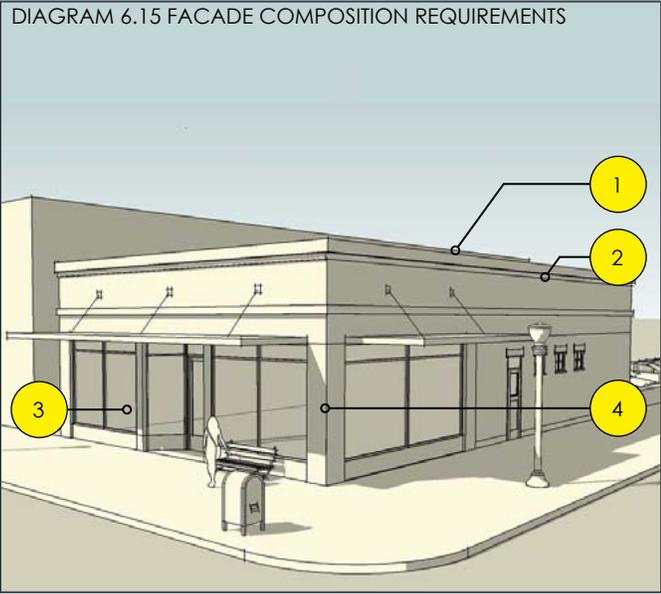
F. USE

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

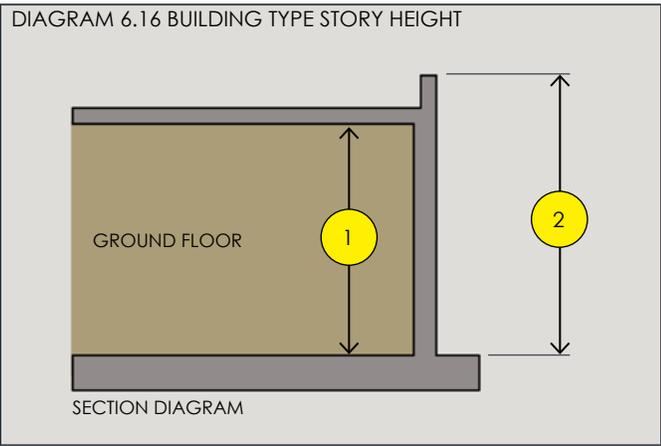
G. FACADE COMPOSITION REQUIREMENTS



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



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.
3. Retail Building Type is required to be one-story.

I. BUILDING TYPE FRONTAGE OPTIONS

Each Retail Building Type is required to have only 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)	with STOREFRONT (2006.10.J)		By Right		
	with LIGHTWELL (2006.10.K)		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.



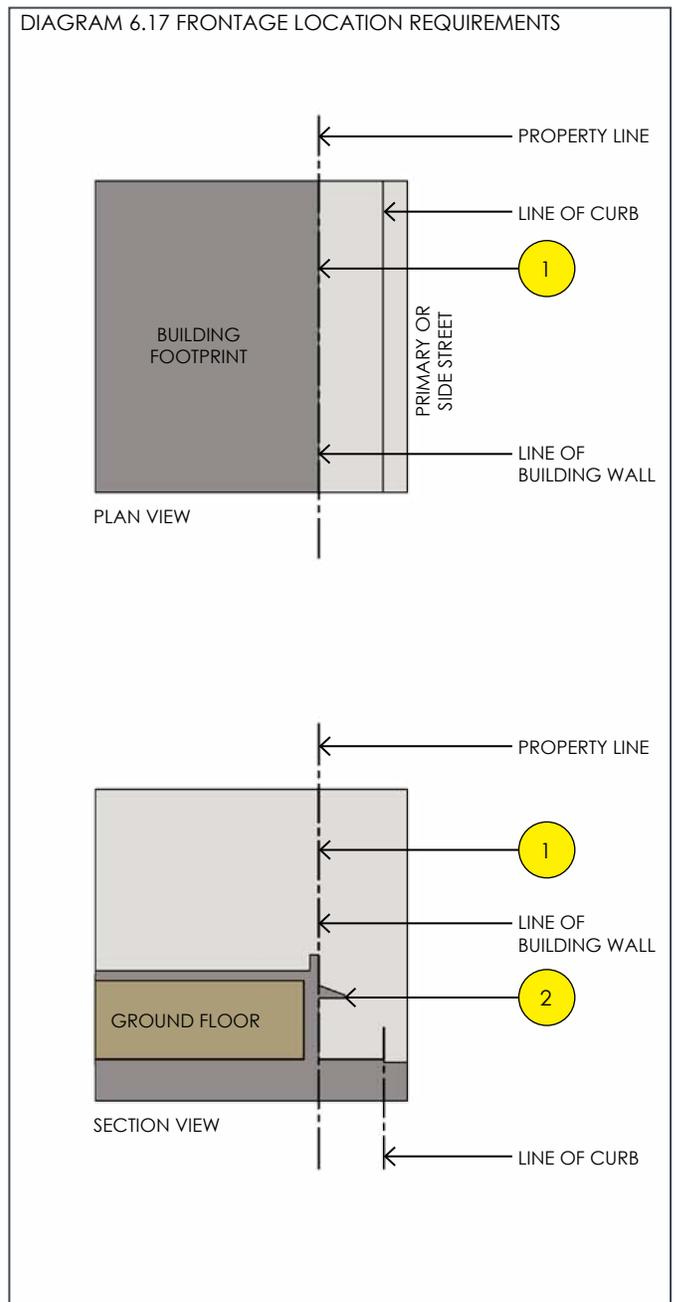
IMAGE 6.14 RETAIL BUILDING WITH STOREFRONT FRONTAGE

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.

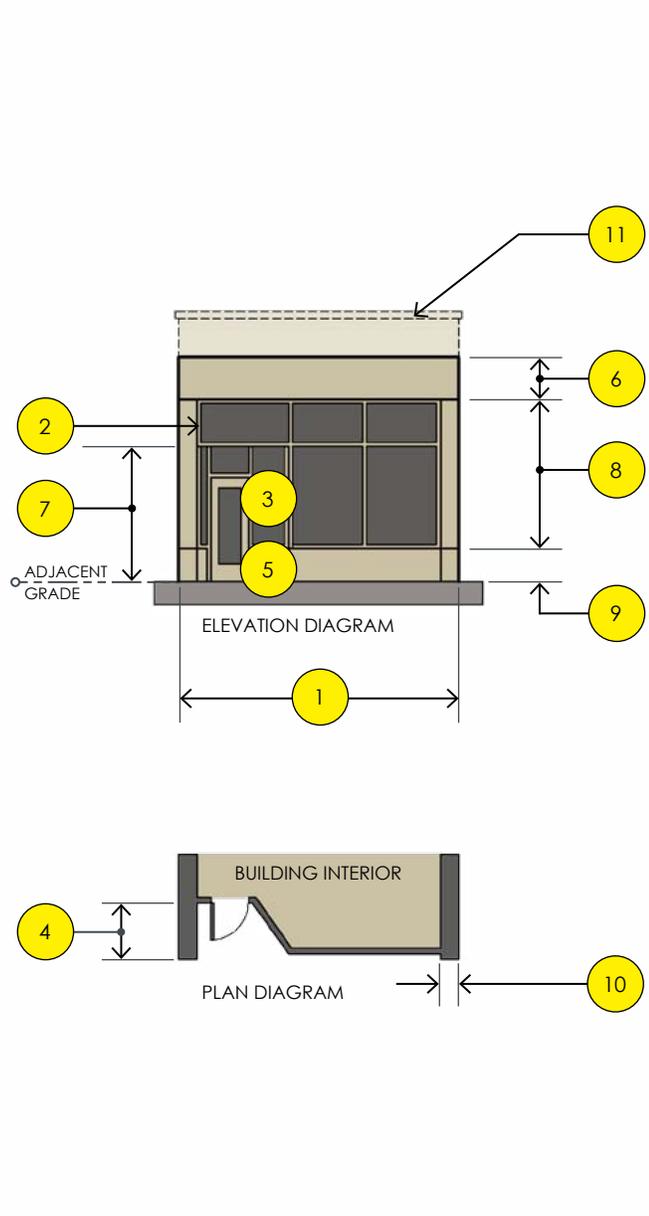
DIAGRAM 6.17 FRONTAGE LOCATION REQUIREMENTS



2006.10 RETAIL BUILDING TYPE FRONTAGE OPTIONS

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

DIAGRAM 6.18 FRONTAGE COMPOSITION REQUIREMENTS



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.



IMAGE 6.15 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

2006.10 RETAIL BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE OPTION 2: 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.



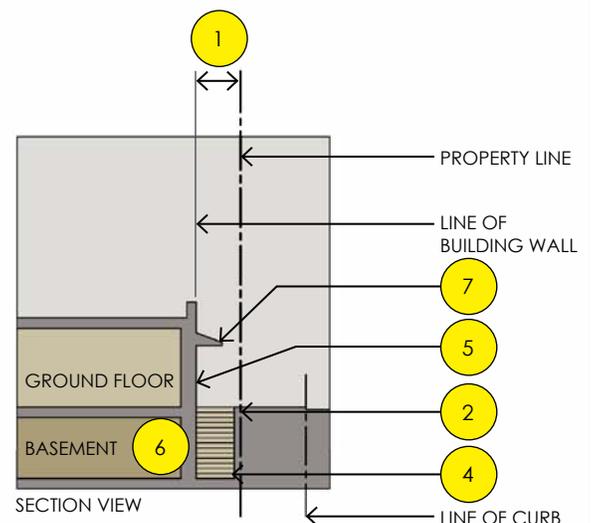
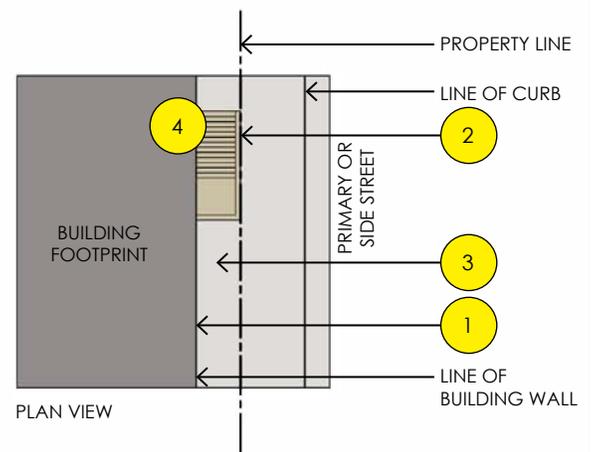
IMAGE 6.16 LIGHTWELL FRONTAGE

LIGHTWELL LOCATION REQUIREMENTS

Lightwell frontage shall be located per the following requirements and Diagram 6.19.

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.

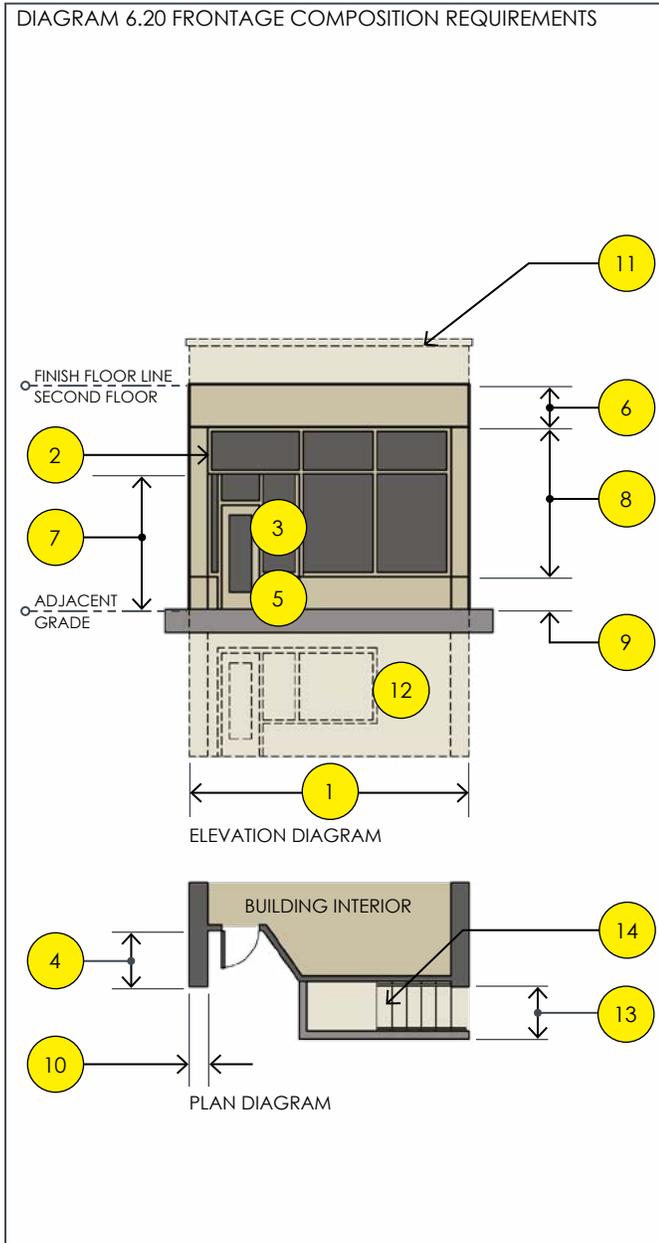
DIAGRAM 6.19 FRONTAGE LOCATION REQUIREMENTS



2006.10 RETAIL BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE OPTION 2: LIGHTWELL (continued)

DIAGRAM 6.20 FRONTAGE COMPOSITION REQUIREMENTS

**LIGHTWELL COMPOSITION REQUIREMENTS**

Lightwell frontage composition shall meet the following requirements and Diagram 6.20.

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. Base may also be a horizontal expression line or sign band between ground floor storefront and lightwell storefront (refer to Image 6.17).
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 6.17 TRAVERSE CITY FLEX BUILDING ON CASS STREET WITH STOREFRONT AND DOORYARD FRONTAGE COMBINATION



IMAGE 6.18 TRAVERSE CITY FLEX BUILDING ON LAKE STREET WITH STOREFRONT FRONTAGE

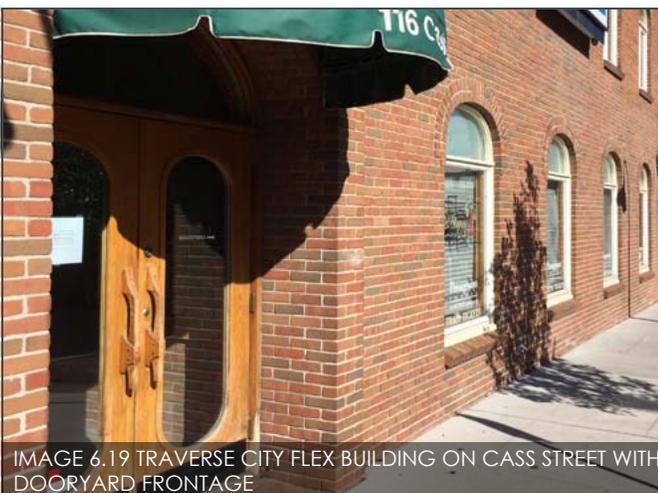


IMAGE 6.19 TRAVERSE CITY FLEX BUILDING ON CASS STREET WITH DOORYARD FRONTAGE

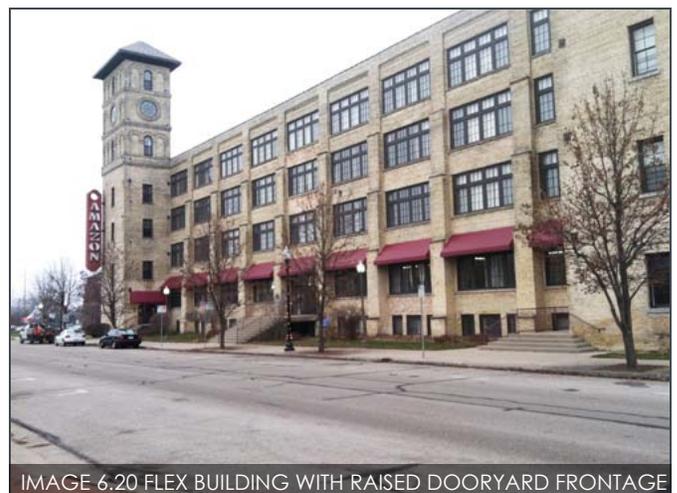


IMAGE 6.20 FLEX BUILDING WITH RAISED DOORYARD FRONTAGE

2006.11 FLEX BUILDING TYPE

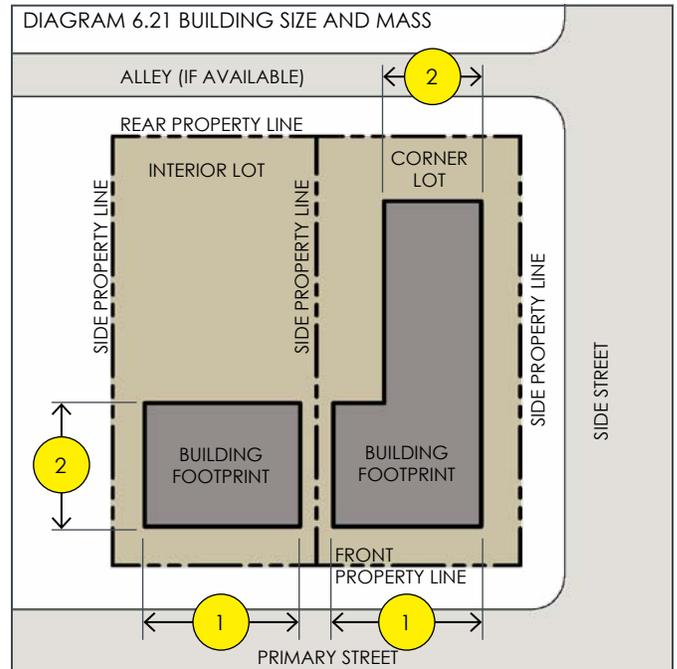
C. BUILDING SIZE AND MASSING

Building Type size and massing shall meet the following requirements and Diagram 6.21.

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.

Exception: When parking access is not available on an alley, rear street, or side street and is only available at primary street, the required percentage indicated above may be reduced to allow access that meets the requirements indicated in the Context Area (Section 2005).

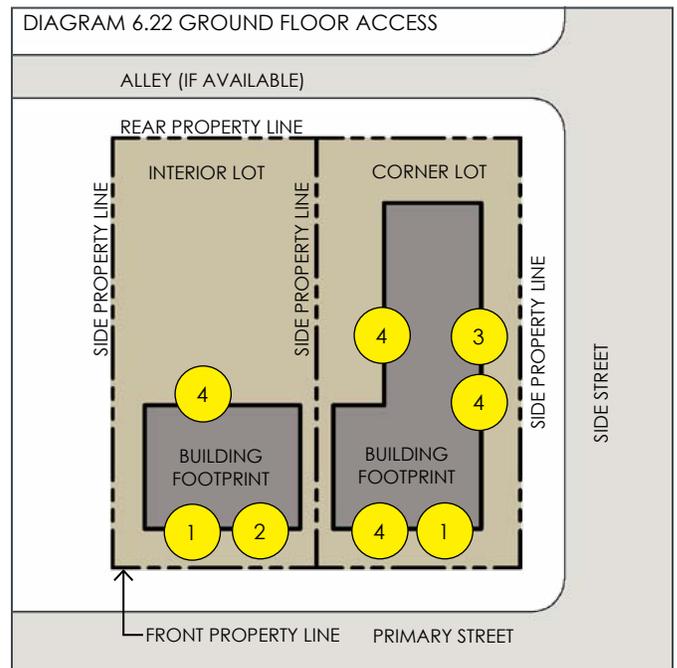
2. Building depth: 20 feet minimum
3. Maximum site coverage: 100%



D. GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 6.22.

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.



E. NUMBER OF UNITS

Number of units per Building Type:

1. Required total of 1 unit minimum.

F. USE

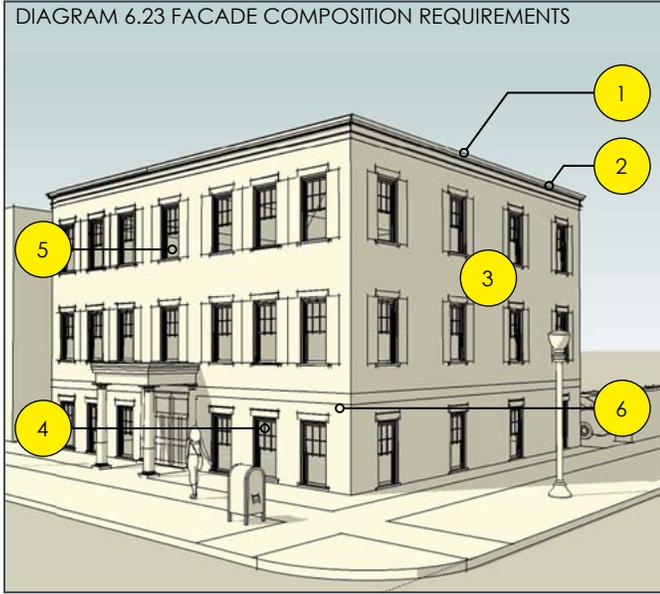
Building Type use:

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 6.23 FACADE COMPOSITION REQUIREMENTS

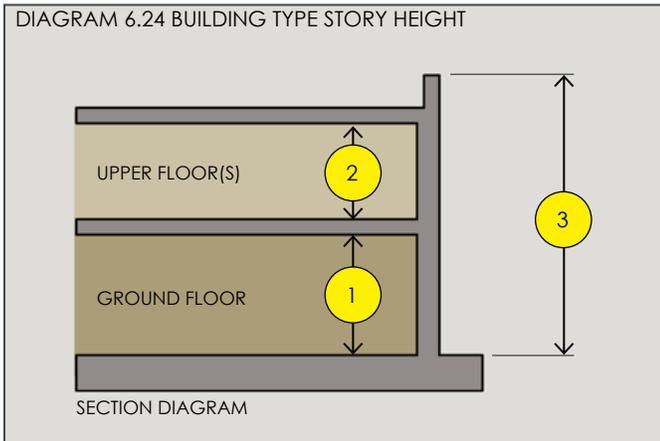


Building Type facade composition shall meet the following requirements and Diagram 6.23.

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 6.24 BUILDING TYPE STORY HEIGHT



Building Type floor heights shall meet the following requirements and Diagram 6.24.

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

Each Flex Building Type is required to have at least 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.



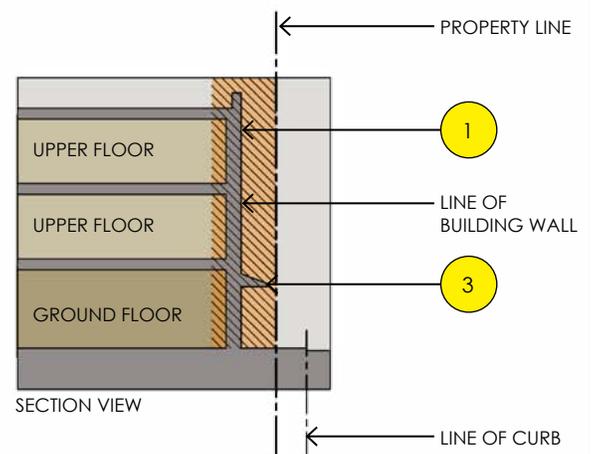
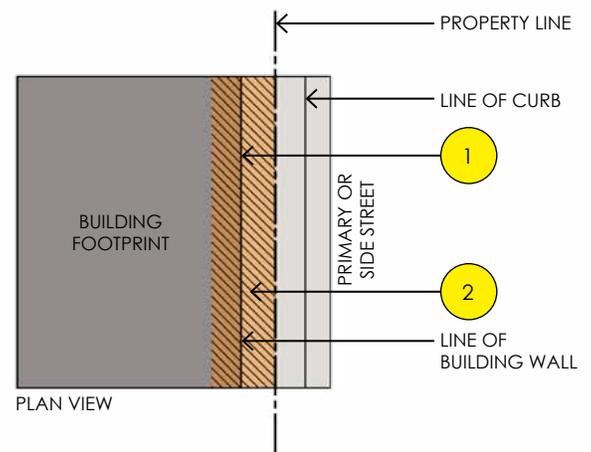
IMAGE 6.21 FLEX BUILDING WITH STOREFRONT FRONTAGE

STOREFRONT LOCATION REQUIREMENTS

Storefront frontage shall be located per the following requirements and Diagram 6.25.

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 6.25 FRONTAGE LOCATION REQUIREMENTS

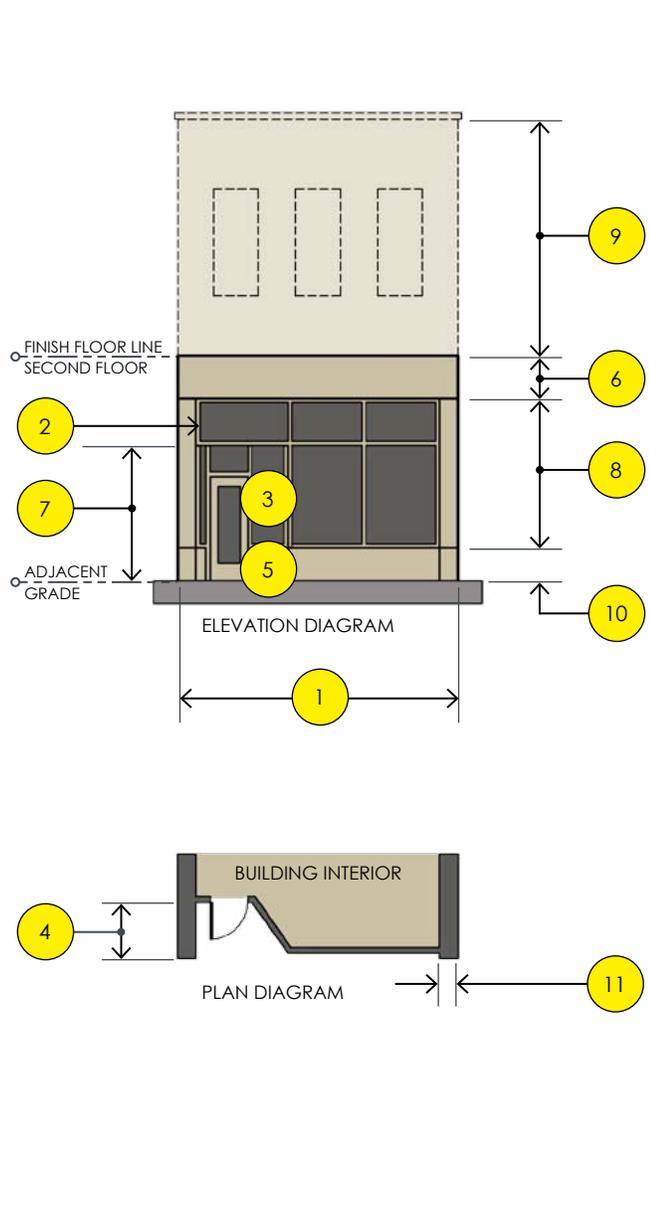


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.11 FLEX BUILDING TYPE FRONTAGE OPTIONS

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

DIAGRAM 6.26 FRONTAGE COMPOSITION REQUIREMENTS

**STOREFRONT COMPOSITION REQUIREMENTS**

Storefront frontage composition shall meet the following requirements and Diagram 6.26.

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 6.22.



IMAGE 6.22 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

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.



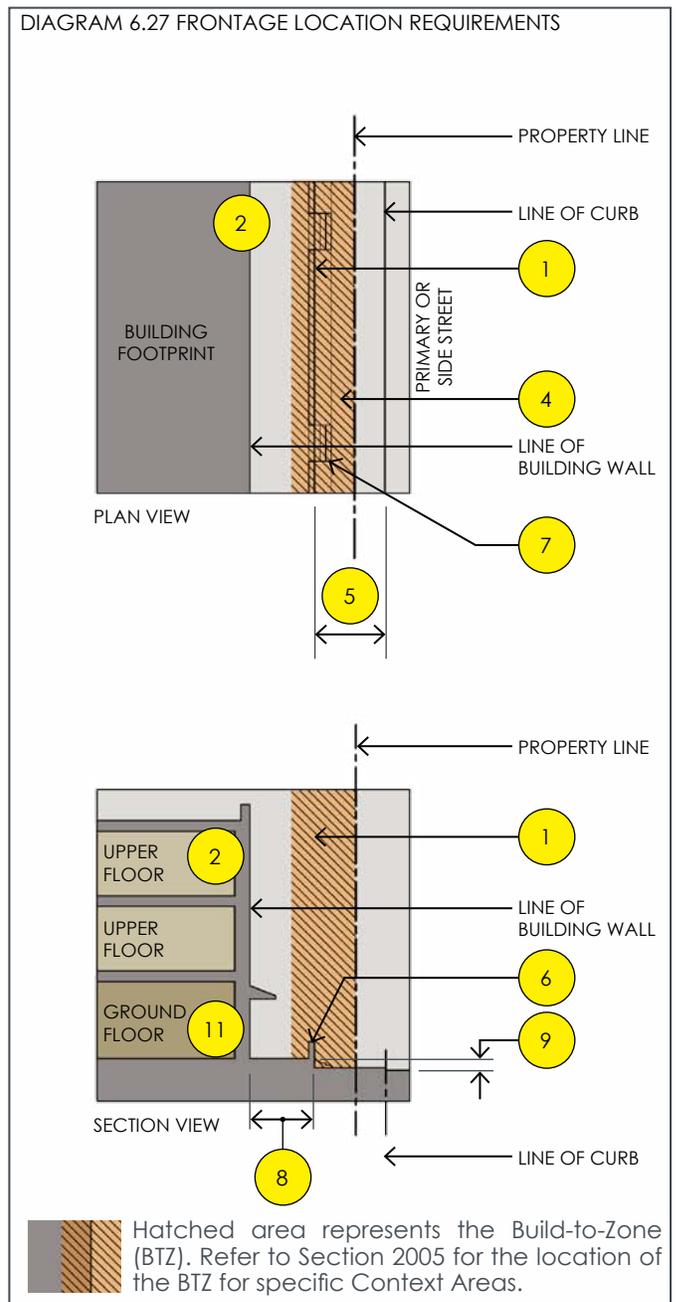
IMAGE 6.23 FLEX BUILDING WITH TERRACE FRONTAGE

TERRACE LOCATION REQUIREMENTS

Terrace frontage shall be located per the following requirements and Diagram 6.27.

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.

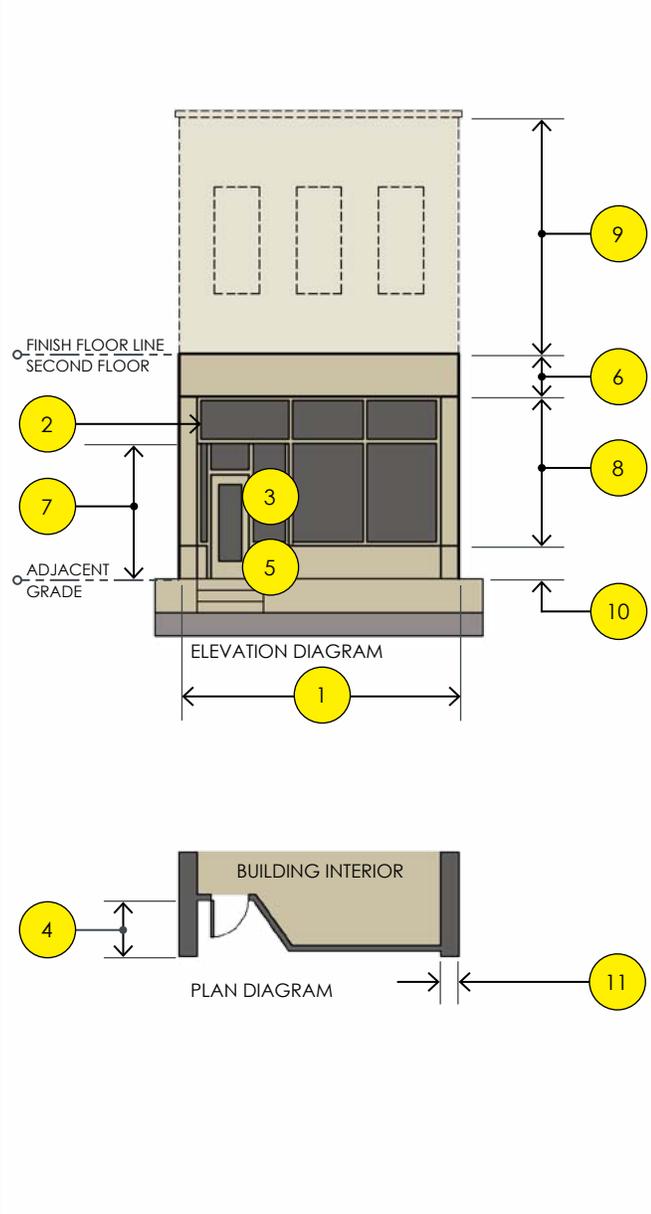
DIAGRAM 6.27 FRONTAGE LOCATION REQUIREMENTS



2006.11 FLEX BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE OPTION 2: TERRACE (continued)

DIAGRAM 6.28 FRONTAGE COMPOSITION REQUIREMENTS

**TERRACE 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 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 6.24.
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.



IMAGE 6.24 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

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.



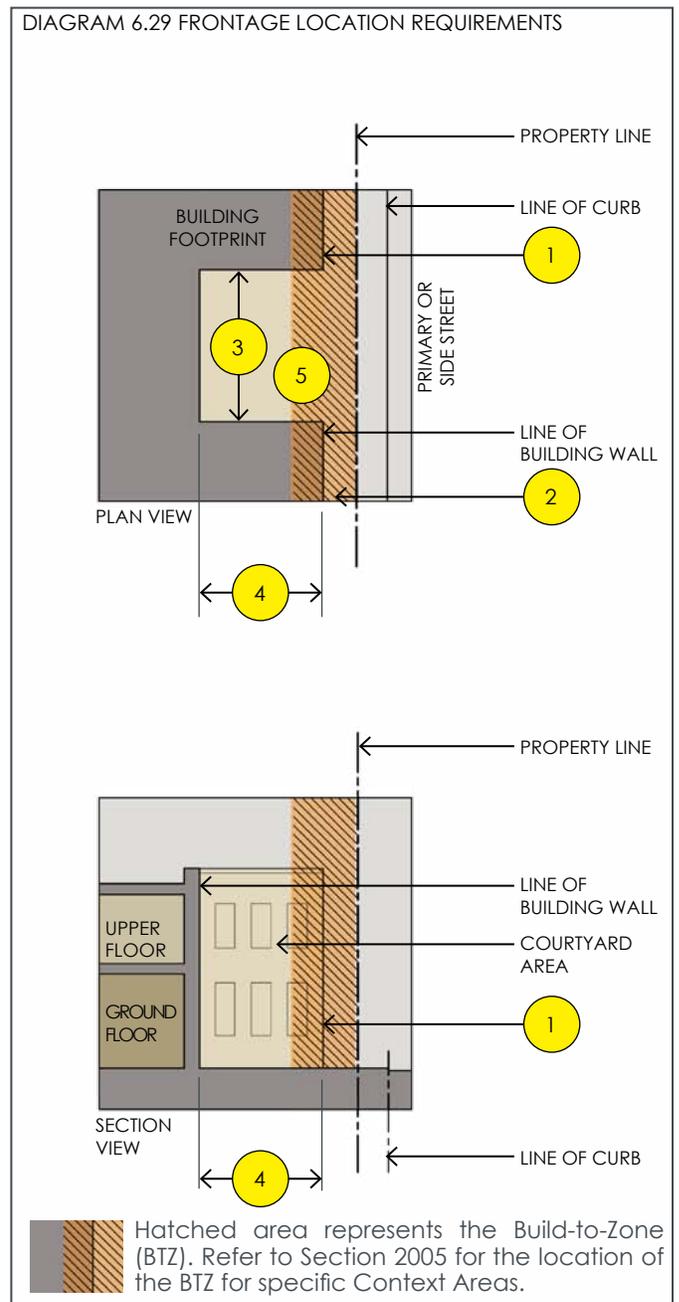
IMAGE 6.25 FLEX BUILDING WITH FORECOURT FRONTAGE

FORECOURT LOCATION REQUIREMENTS

Forecourt frontage shall be located per the following requirements and Diagram 6.29.

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.

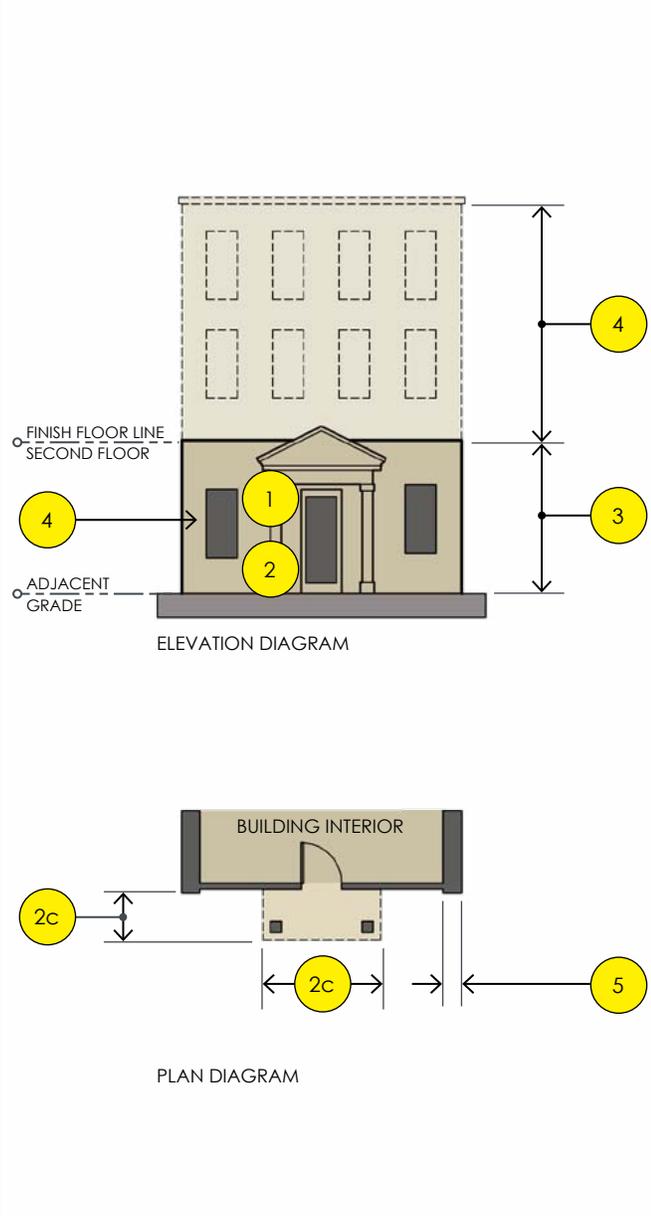
DIAGRAM 6.29 FRONTAGE LOCATION REQUIREMENTS



2006.11 FLEX BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE OPTION 3: FORECOURT (continued)

DIAGRAM 6.30 FRONTAGE COMPOSITION REQUIREMENTS

**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 6.30.

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 6.26 FLEX BUILDING WITH DOORYARD FRONTAGE

DOORYARD LOCATION REQUIREMENTS

Dooryard frontage shall be located per the following requirements and Diagram 6.31.

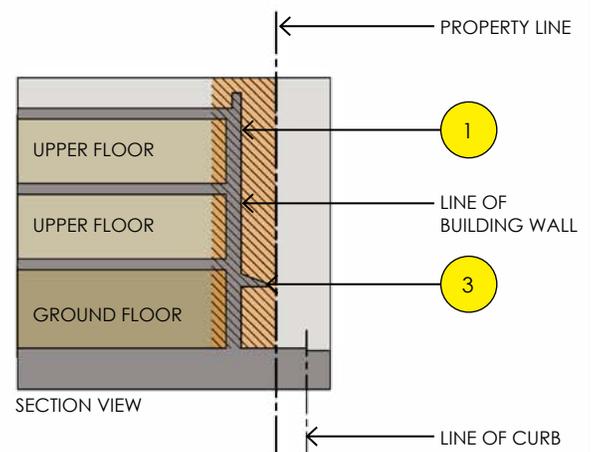
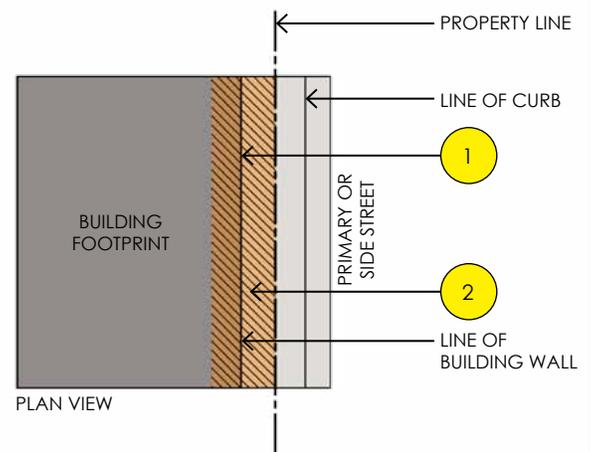
1. The building wall(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
2. The ground area between the primary and side street property lines and the building wall shall have one of the following 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 6.31 FRONTAGE LOCATION REQUIREMENTS

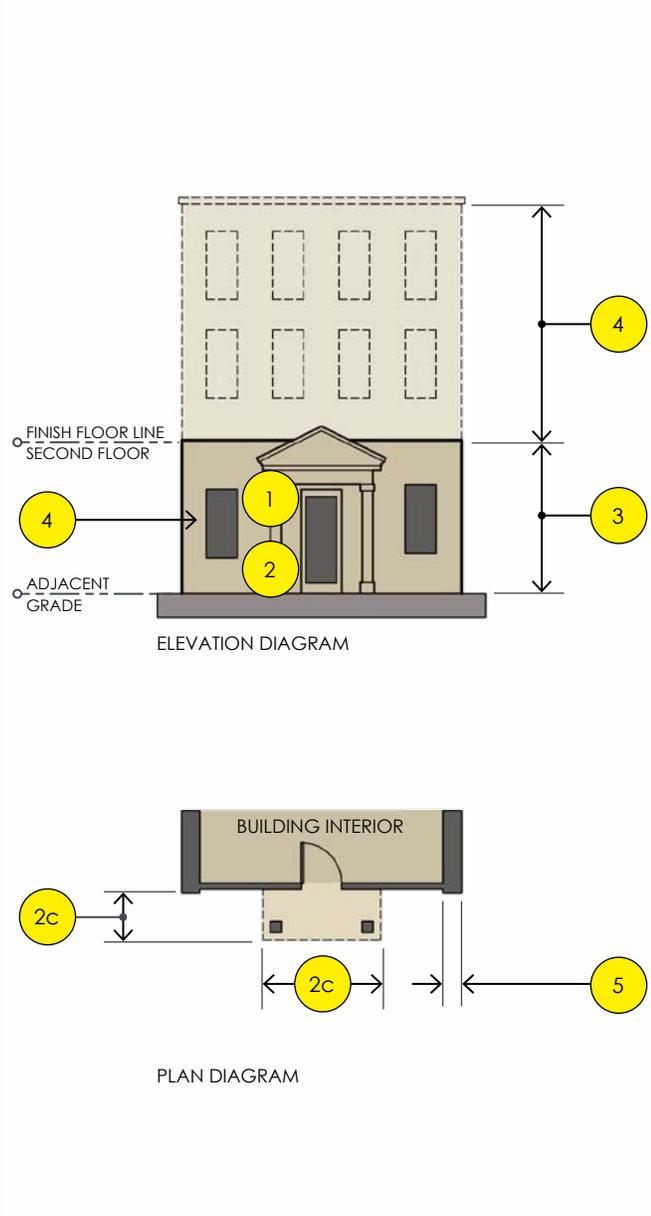


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.11 FLEX BUILDING TYPE FRONTAGE OPTIONS

M. BUILDING TYPE FRONTAGE OPTION 4: DOORYARD (continued)

DIAGRAM 6.32 FRONTAGE COMPOSITION REQUIREMENTS

**DOORYARD COMPOSITION REQUIREMENTS**

Dooryard 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: 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

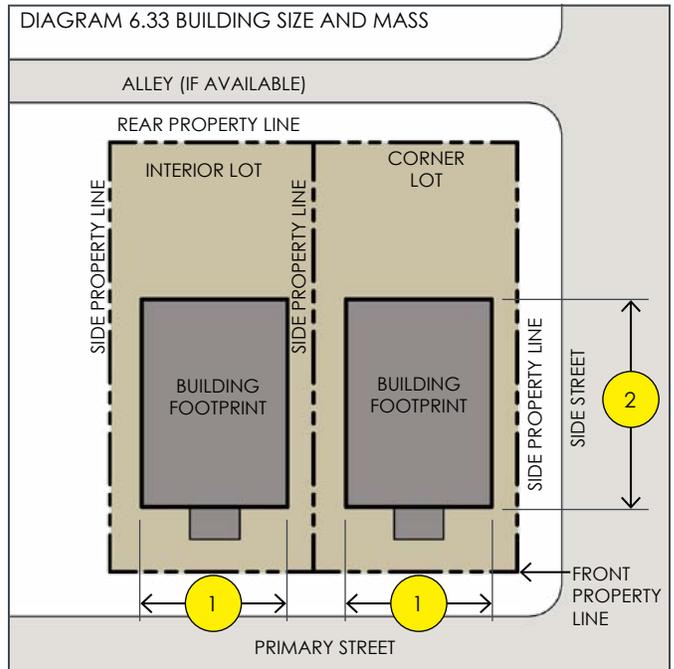
The following images represent precedent examples of the Cottage Retail Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects within the Traverse City Form-Based Code area.



2006.12 COTTAGE RETAIL BUILDING TYPE**C. BUILDING SIZE AND MASSING**

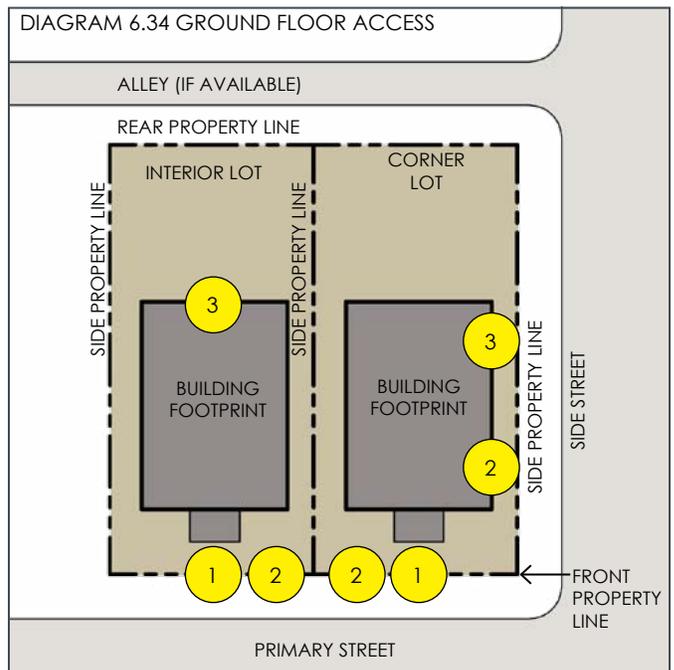
Building Type size and massing shall meet the following requirements and Diagram 6.33.

1. Building width at primary street: 30 feet maximum
2. Building depth: 20 feet minimum
3. Maximum site coverage: 70%

**D. GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION**

Building Type ground floor entrances shall meet the following requirements and Diagram 6.34.

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.

**E. NUMBER OF UNITS**

Number of units per Building Type:

1. Required total of 1 unit minimum.

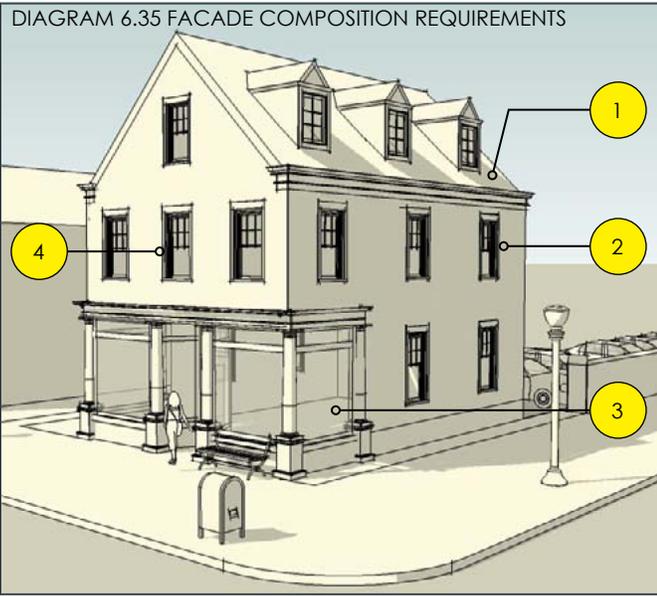
F. USE

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

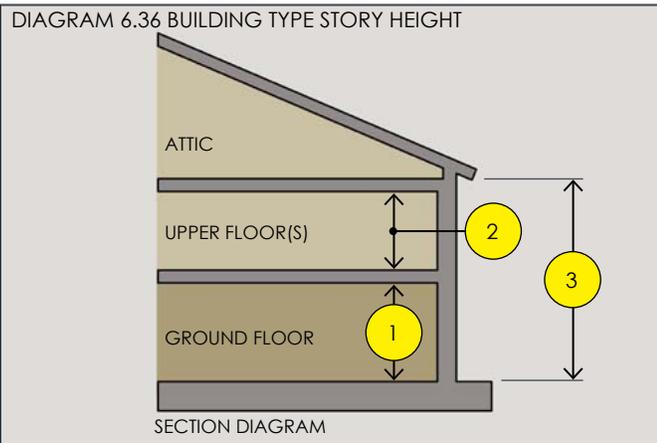
G. FACADE COMPOSITION REQUIREMENTS



Building Type facade composition shall meet the following requirements and Diagram 6.35.

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



Building Type floor heights shall meet the following requirements and Diagram 6.36.

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

Each Cottage Retail Building Type is required to have only 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.



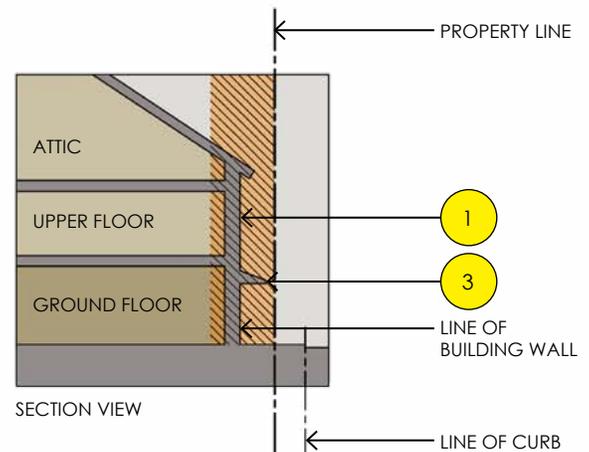
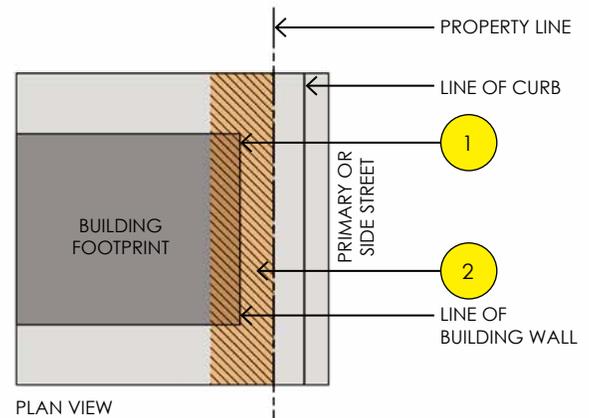
IMAGE 6.31 COTTAGE RETAIL BUILDING WITH STOREFRONT FRONTAGE

STOREFRONT LOCATION REQUIREMENTS

Storefront frontage shall be located per the following requirements and Diagram 6.37.

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 6.37 FRONTAGE LOCATION REQUIREMENTS

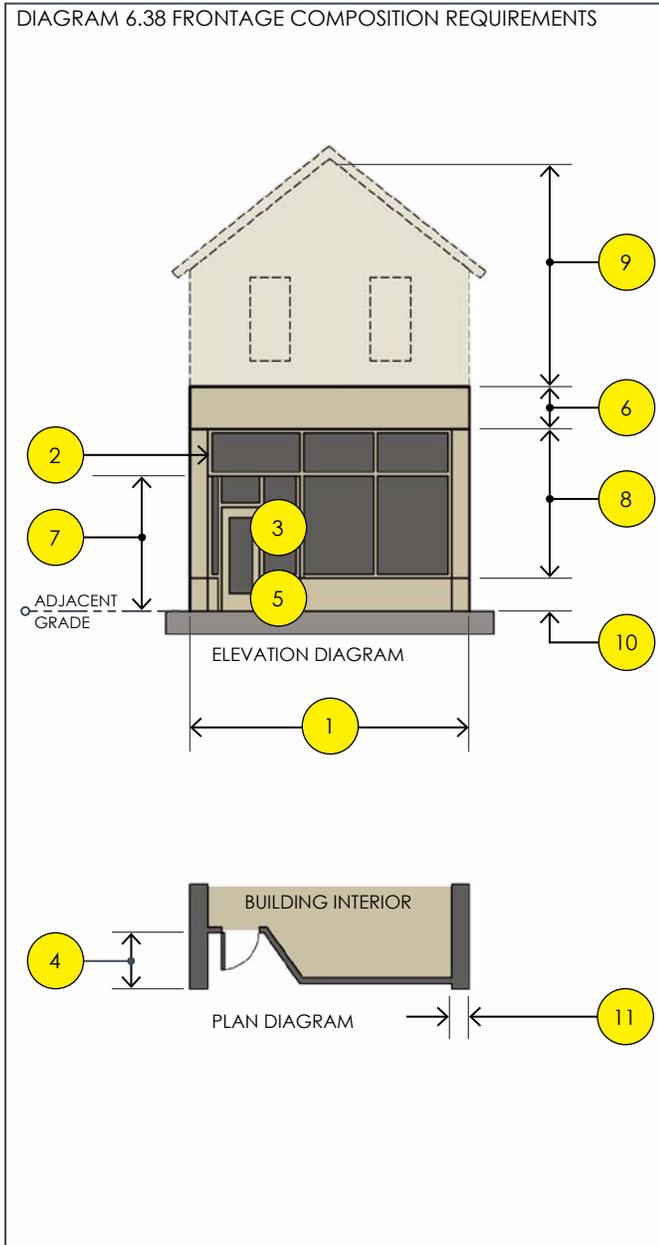


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.12 COTTAGE RETAIL BUILDING TYPE FRONTAGE OPTIONS

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

DIAGRAM 6.38 FRONTAGE COMPOSITION REQUIREMENTS

**STOREFRONT COMPOSITION REQUIREMENTS**

Storefront frontage composition shall meet the following requirements and Diagram 6.38.

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.

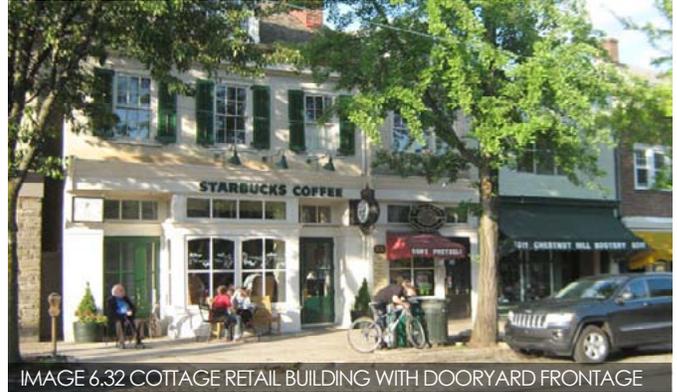


IMAGE 6.32 COTTAGE RETAIL BUILDING WITH DOORYARD FRONTAGE

DOORYARD LOCATION REQUIREMENTS

Dooryard frontage shall be located per the following requirements and Diagram 6.39.

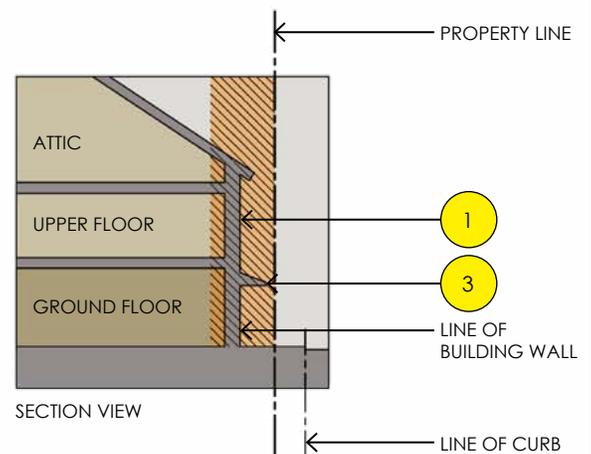
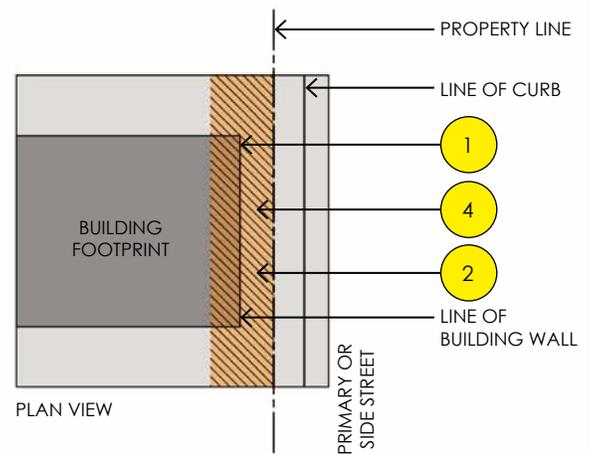
1. The building wall(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
2. The ground area between the primary and side street property lines and the building walls shall have one of the following 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 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 6.39 FRONTAGE LOCATION REQUIREMENTS

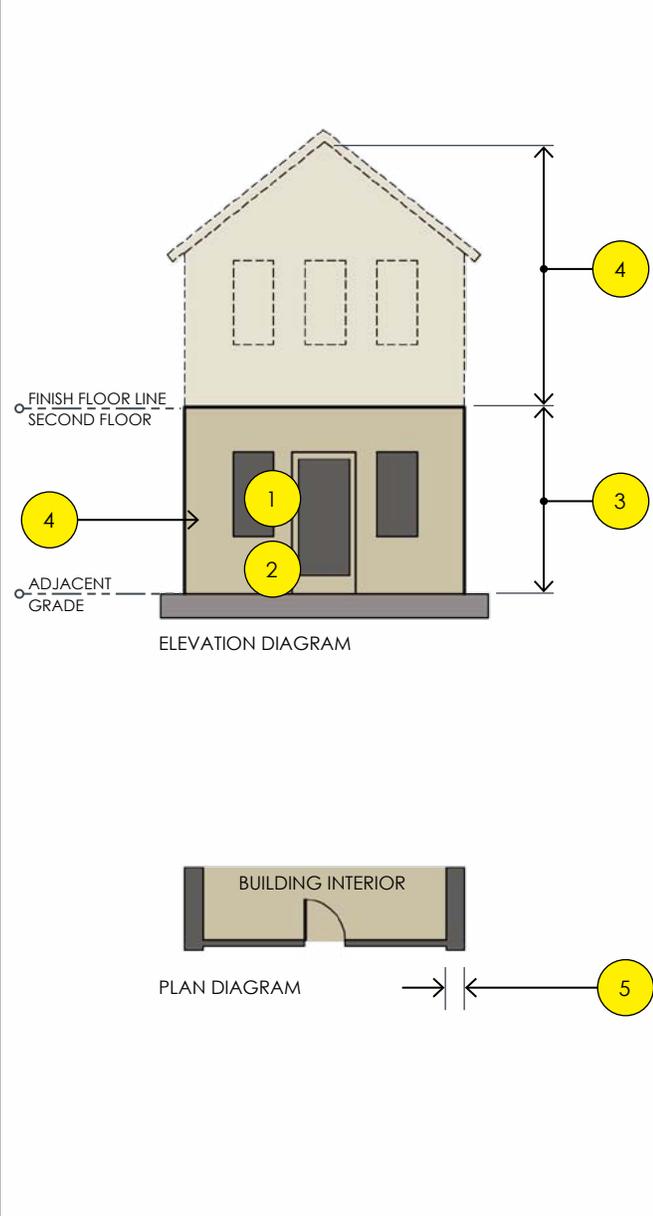


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.12 COTTAGE RETAIL BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE OPTION 2: DOORYARD (continued)

DIAGRAM 6.40 FRONTAGE COMPOSITION REQUIREMENTS

**DOORYARD COMPOSITION REQUIREMENTS**

Dooryard frontage composition shall meet the following requirements and Diagram 6.40.

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.



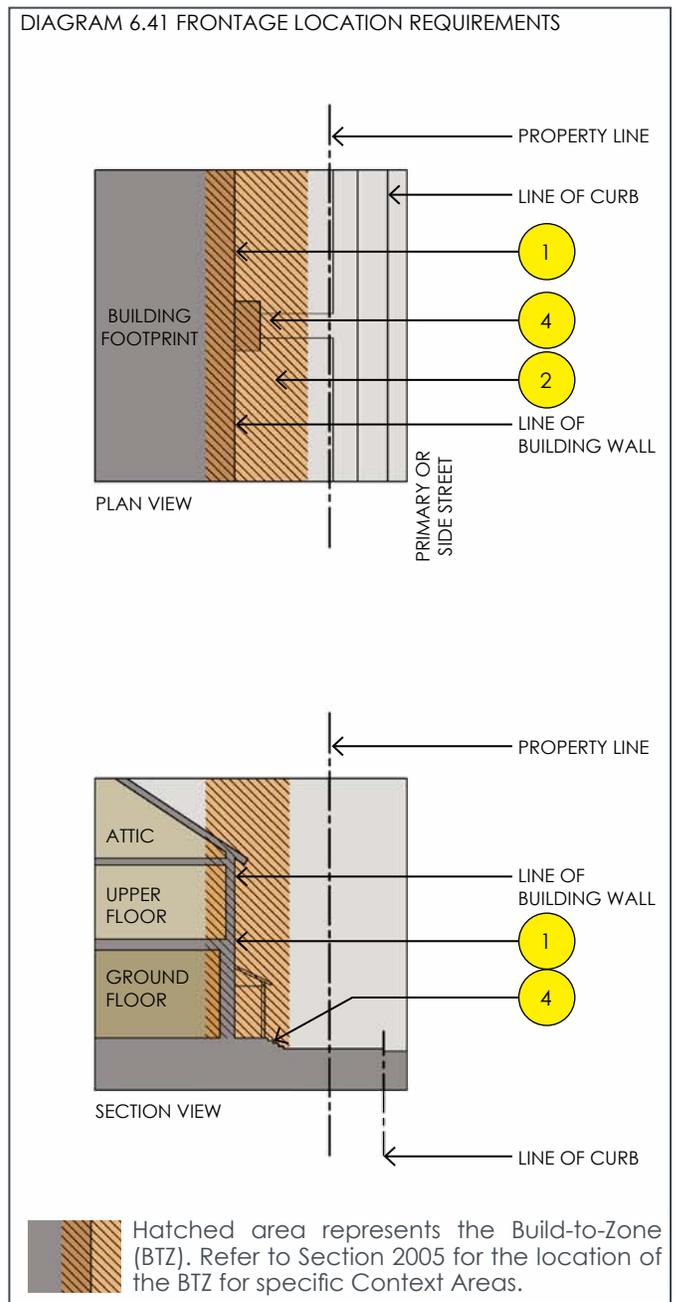
IMAGE 6.33 COTTAGE RETAIL BUILDING WITH STOOP FRONTAGE

STOOP LOCATION REQUIREMENTS

Stoop 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 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.

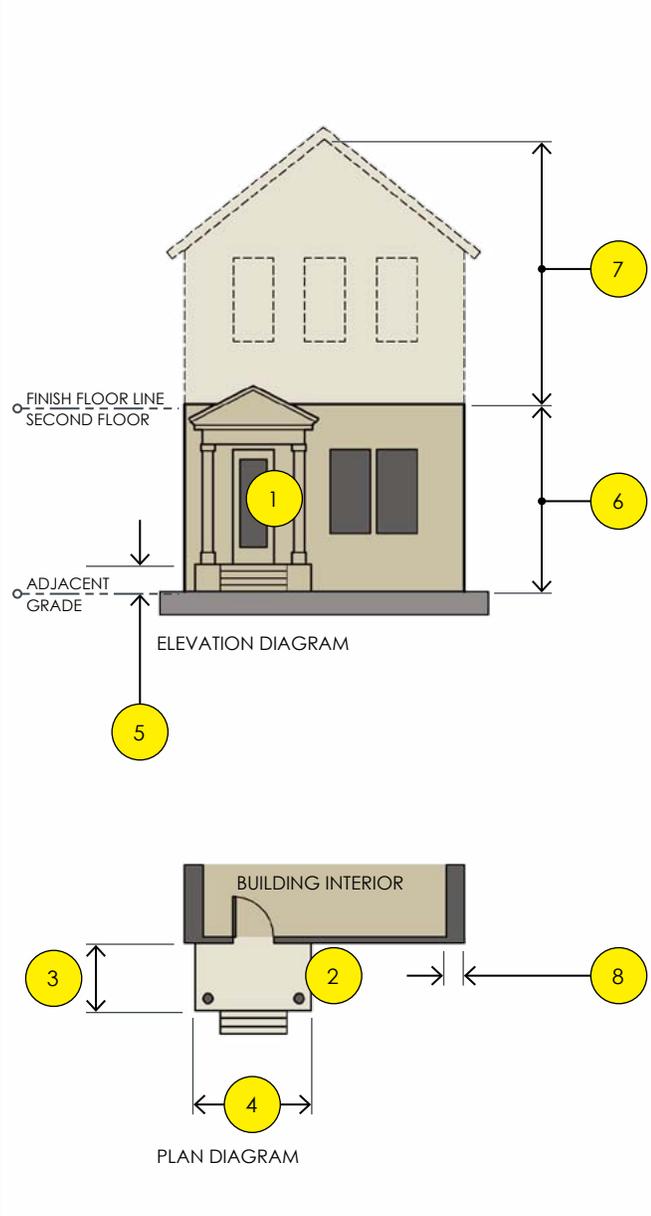
DIAGRAM 6.41 FRONTAGE LOCATION REQUIREMENTS



2006.12 COTTAGE RETAIL BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE OPTION 3: STOOP (continued)

DIAGRAM 6.42 FRONTAGE COMPOSITION REQUIREMENTS

**STOOP 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 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 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 6.34 RENDERING OF PROPOSED TRAVERSE CITY LIVE/WORK BUILDINGS WITH STOOP & DOORYARD FRONTAGES ON STATE STREET



IMAGE 6.35 LIVE / WORK BUILDING WITH STOREFRONT FRONTAGE



IMAGE 6.36 LIVE / WORK BUILDINGS WITH STOREFRONT AND DOORYARD FRONTAGES

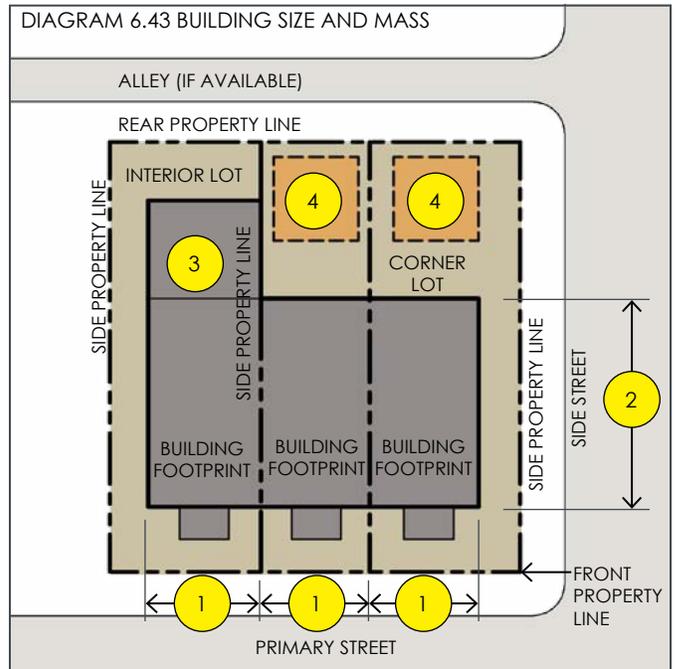


IMAGE 6.37 LIVE / WORK BUILDING WITH STOREFRONT FRONTAGE

2006.13 LIVE / WORK BUILDING TYPE**C. BUILDING SIZE AND MASSING**

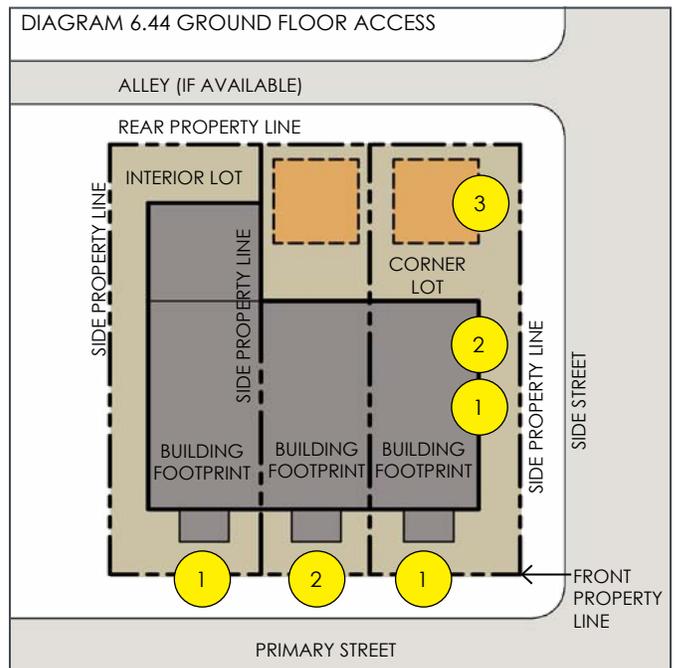
Building Type size and massing shall meet the following requirements and Diagram 6.43.

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.

**D. GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION**

Building Type ground floor entrances shall meet the following requirements and Diagram 6.44.

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.

**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:

1. 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 6.45 FACADE COMPOSITION REQUIREMENTS

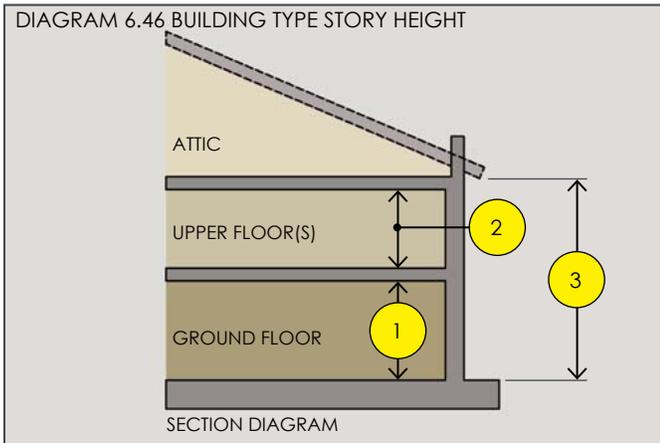


Building Type facade composition shall meet the following requirements and Diagram 6.45.

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 6.46 BUILDING TYPE STORY HEIGHT



Building Type floor heights shall meet the following requirements and Diagram 6.46.

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

Each Live / Work Building Type is required to have at least 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.



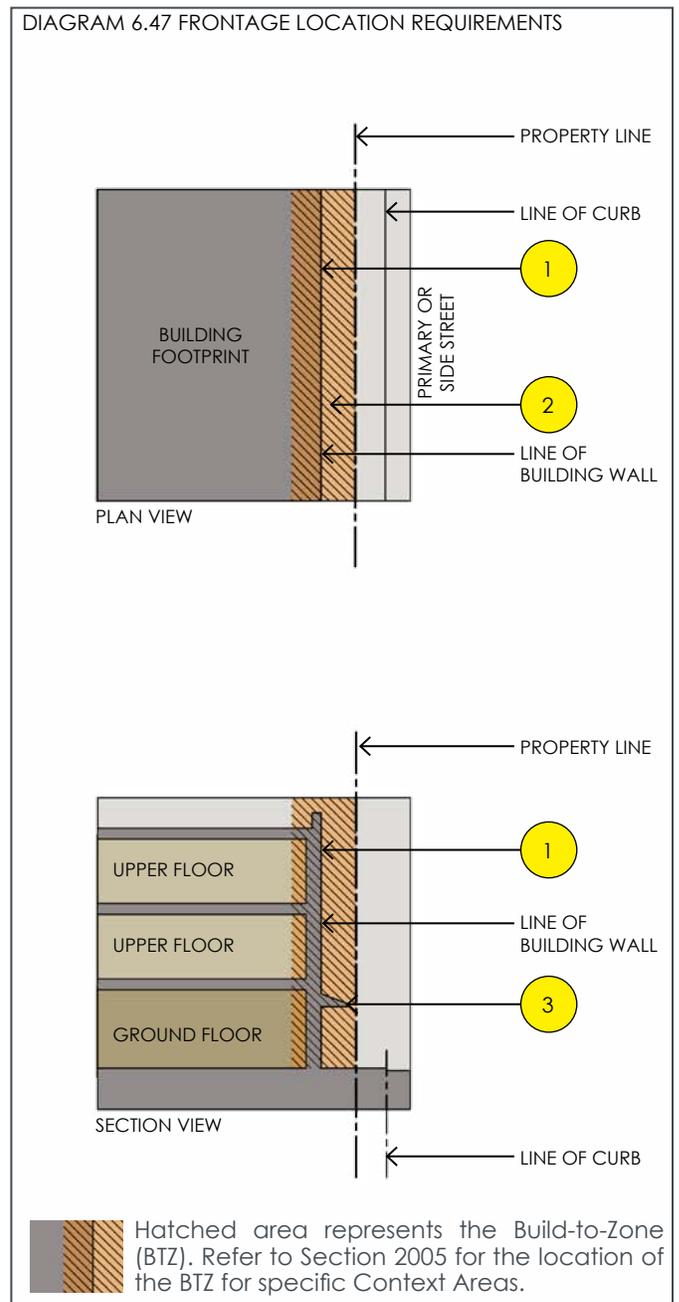
IMAGE 6.38 LIVE / WORK BUILDING WITH STOREFRONT FRONTAGE

STOREFRONT LOCATION REQUIREMENTS

Storefront frontage shall be located per the following requirements and Diagram 6.47.

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.

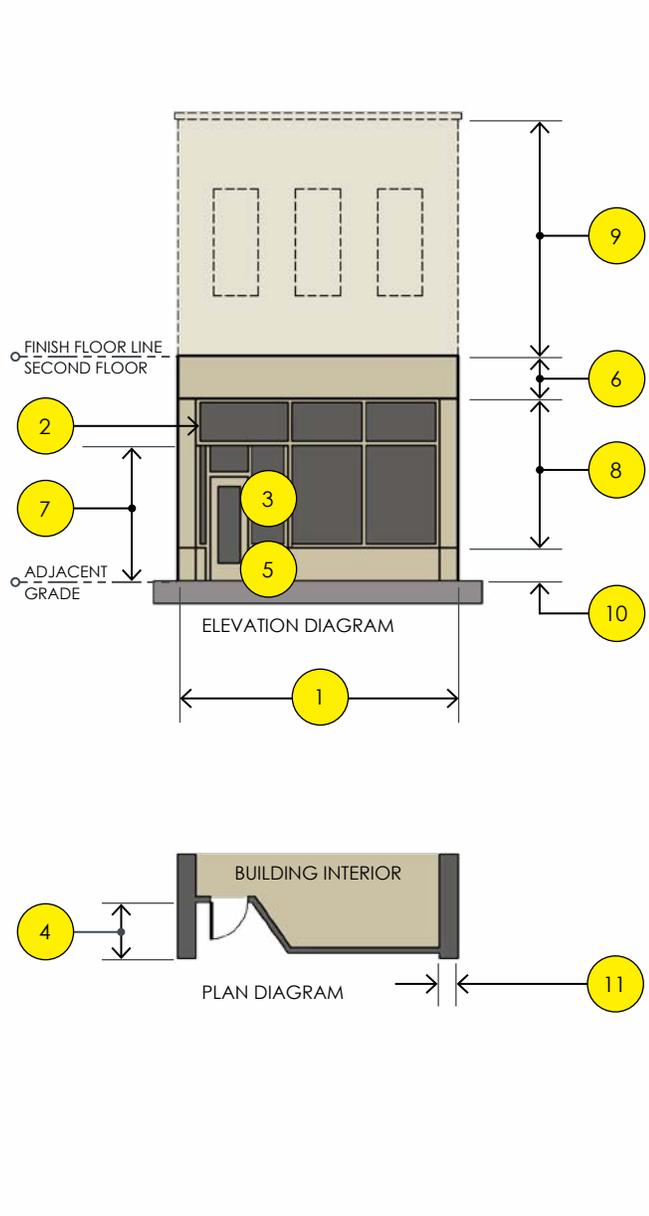
DIAGRAM 6.47 FRONTAGE LOCATION REQUIREMENTS



2006.13 LIVE / WORK BUILDING TYPE FRONTAGE OPTIONS

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

DIAGRAM 6.48 FRONTAGE COMPOSITION REQUIREMENTS



STOREFRONT COMPOSITION REQUIREMENTS

Storefront frontage composition shall meet the following requirements and Diagram 6.48.

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 6.39.



IMAGE 6.39 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

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.

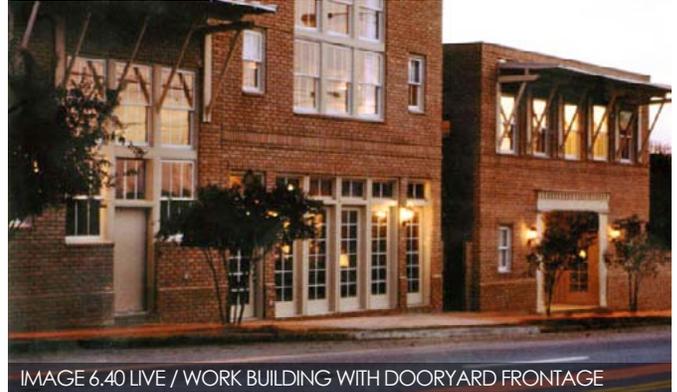


IMAGE 6.40 LIVE / WORK BUILDING WITH DOORYARD FRONTAGE

DOORYARD LOCATION REQUIREMENTS

Dooryard frontage shall be located per the following requirements and Diagram 6.49.

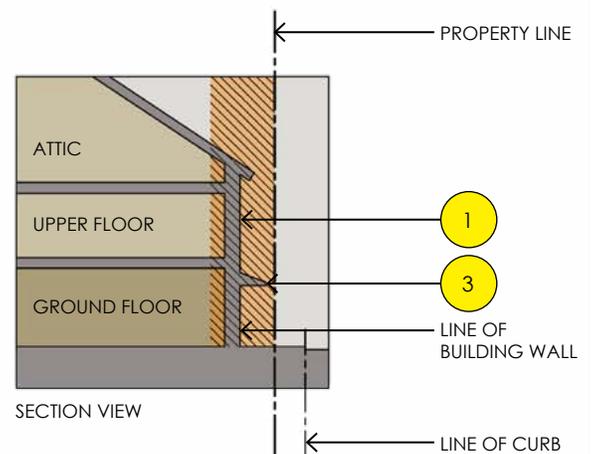
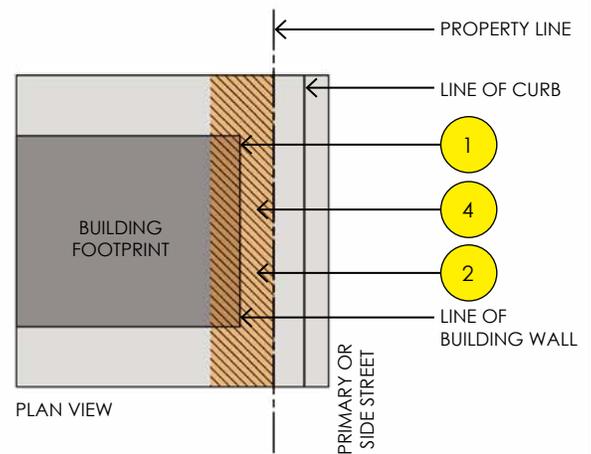
1. The building wall(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
2. The ground area between the primary and side street property lines and the building walls shall have one of the following 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.

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 6.49 FRONTAGE LOCATION REQUIREMENTS

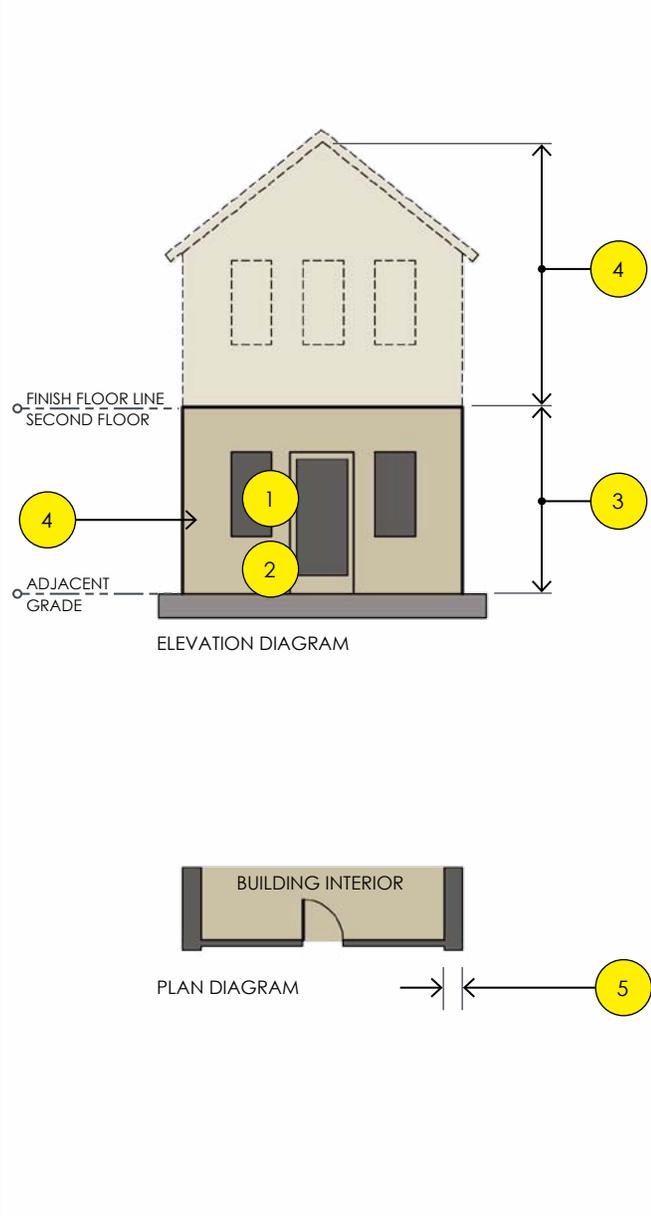


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.13 LIVE / WORK BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE OPTION 2: DOORYARD (continued)

DIAGRAM 6.50 FRONTAGE COMPOSITION REQUIREMENTS

**DOORYARD COMPOSITION REQUIREMENTS**

Dooryard frontage composition shall meet the following requirements and Diagram 6.50.

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.



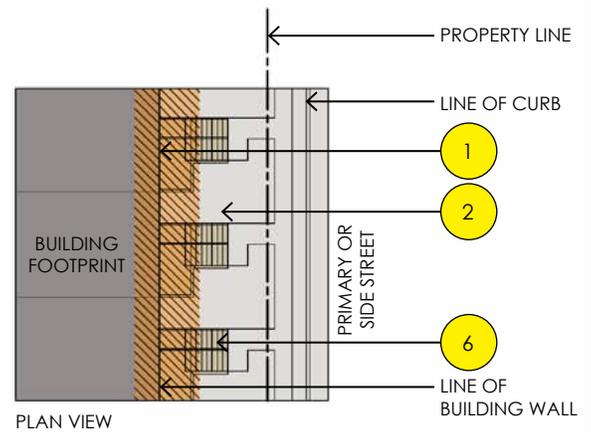
IMAGE 6.41 LIVE / WORK BUILDING WITH LIGHTWELL FRONTAGE

LIGHTWELL LOCATION REQUIREMENTS

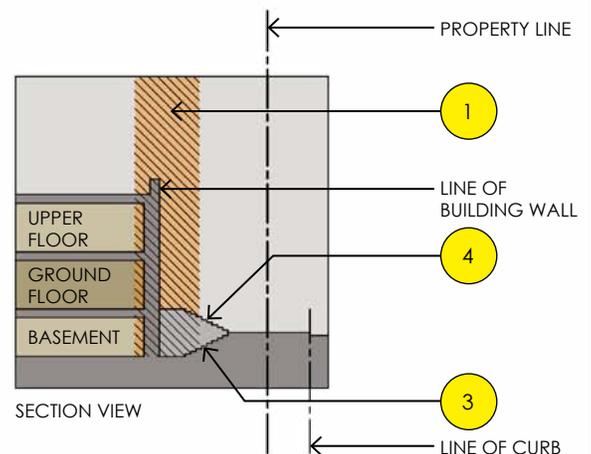
Lightwell frontage shall be located per the following requirements and Diagram 6.51.

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.
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 6.51 FRONTAGE LOCATION REQUIREMENTS



PLAN VIEW



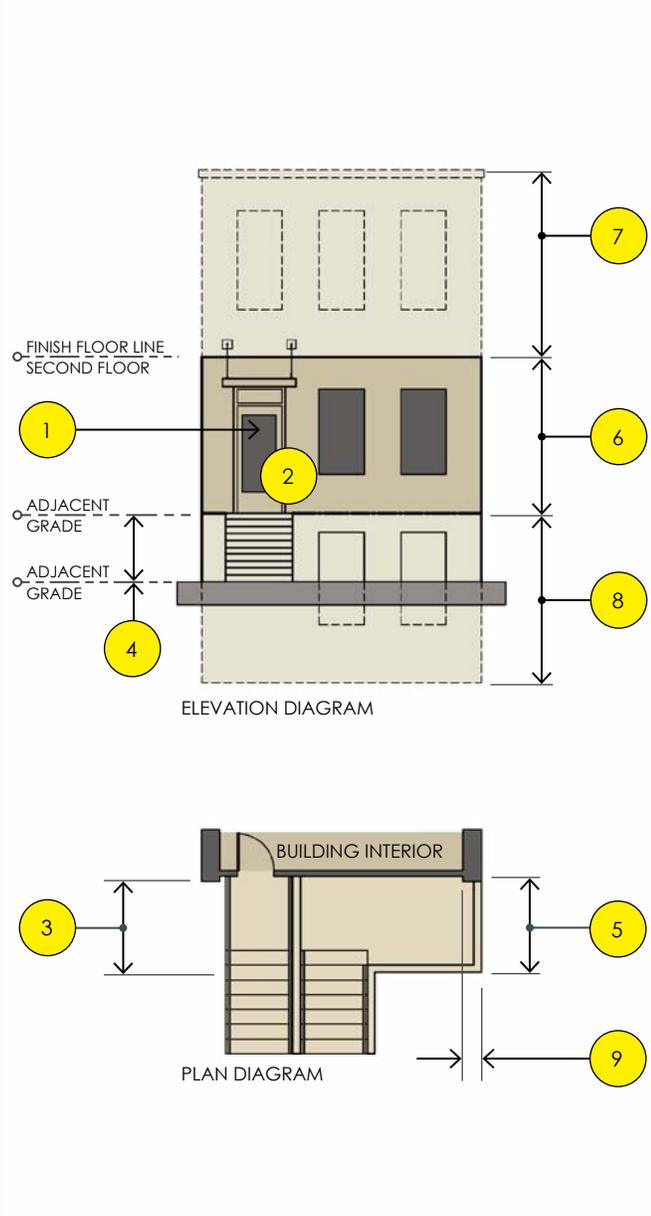
SECTION VIEW

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 6.52 FRONTAGE COMPOSITION REQUIREMENTS

**LIGHTWELL COMPOSITION REQUIREMENTS**

Lightwell frontage composition shall meet the following requirements and Diagram 6.52.

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.



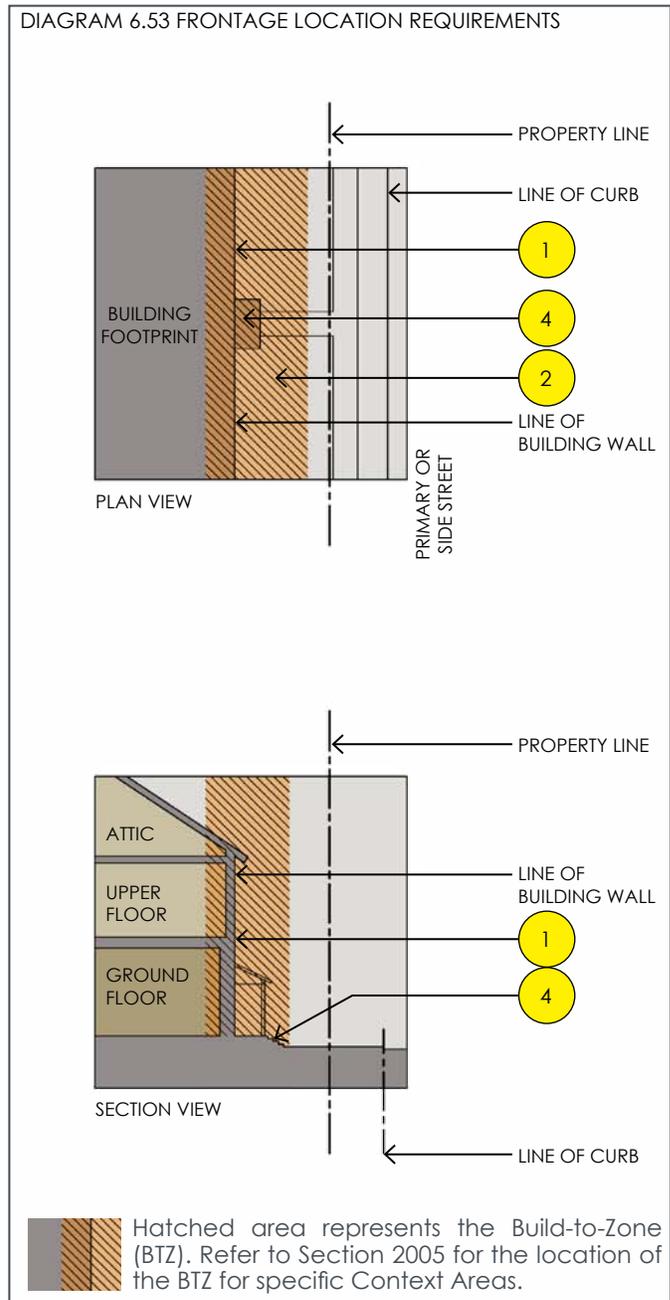
IMAGE 6.42 LIVE / WORK BUILDING WITH STOOP FRONTAGE

STOOP LOCATION REQUIREMENTS

Stoop 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. 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.

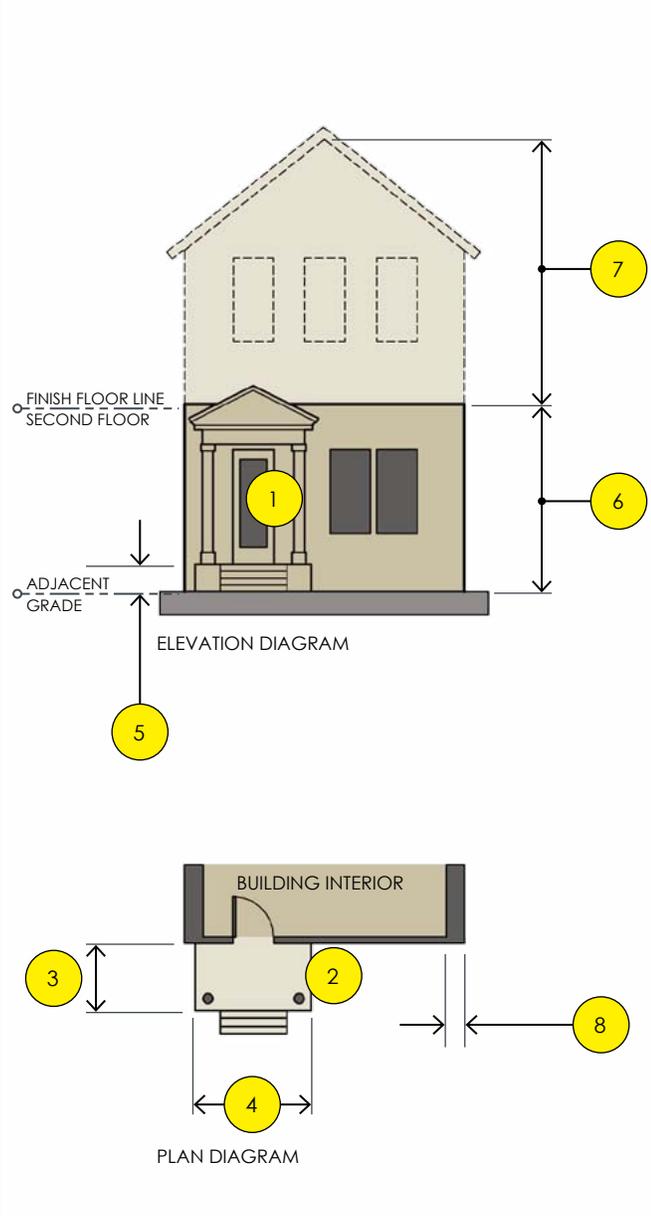
DIAGRAM 6.53 FRONTAGE LOCATION REQUIREMENTS



2006.13 LIVE / WORK BUILDING TYPE FRONTAGE OPTIONS

M. BUILDING TYPE FRONTAGE OPTION 4: STOOP (continued)

DIAGRAM 6.54 FRONTAGE COMPOSITION REQUIREMENTS

**STOOP COMPOSITION REQUIREMENTS**

Dooryard frontage composition shall meet the following requirements and Diagram 6.54.

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

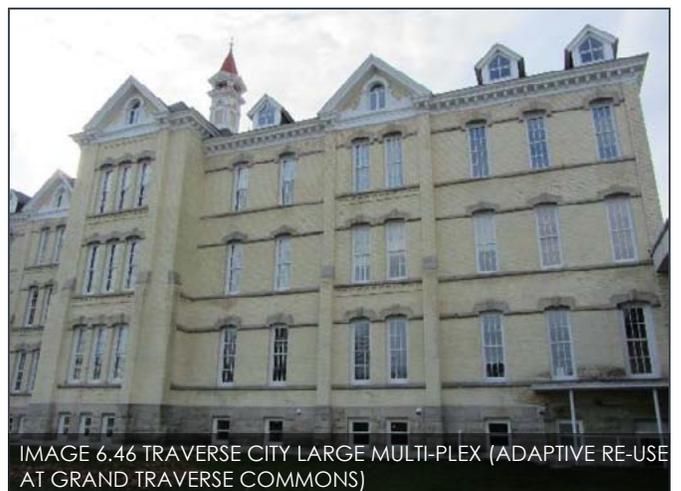
A. BUILDING TYPE DESCRIPTION

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.



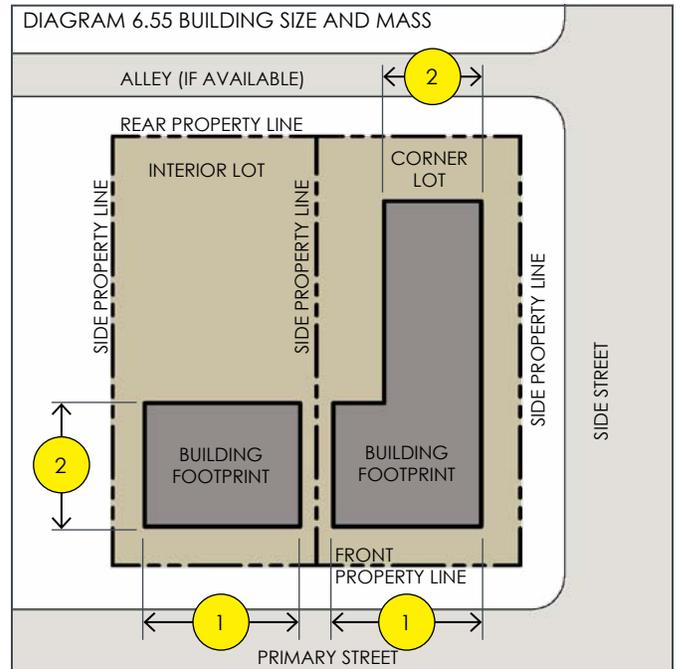
2006.14 LARGE MULTI-PLEX BUILDING TYPE**C. BUILDING SIZE AND MASSING**

Building Type size and massing shall meet the following requirements and Diagram 6.55.

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.

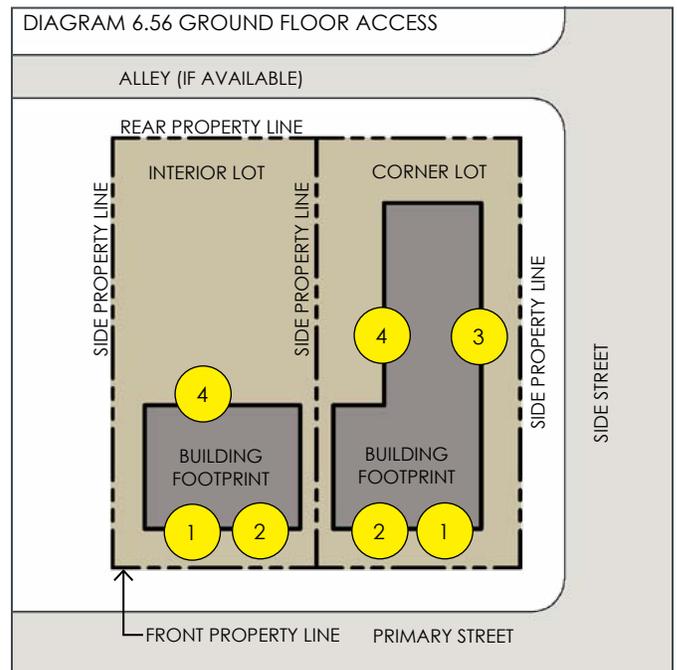
Exception: When parking access is not available on an alley, rear street, or side street and is only available at primary street, the required percentage indicated above may be reduced to allow access that meets the requirements indicated in the Context Area (Section 2005).

2. Building depth: 20 feet minimum
3. Maximum site coverage: 80%

**D. GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION**

Building Type ground floor entrances shall meet the following requirements and Diagram 6.56.

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.

**E. NUMBER OF UNITS**

Number of units per Building Type:

1. Required total of 7 units minimum per building.

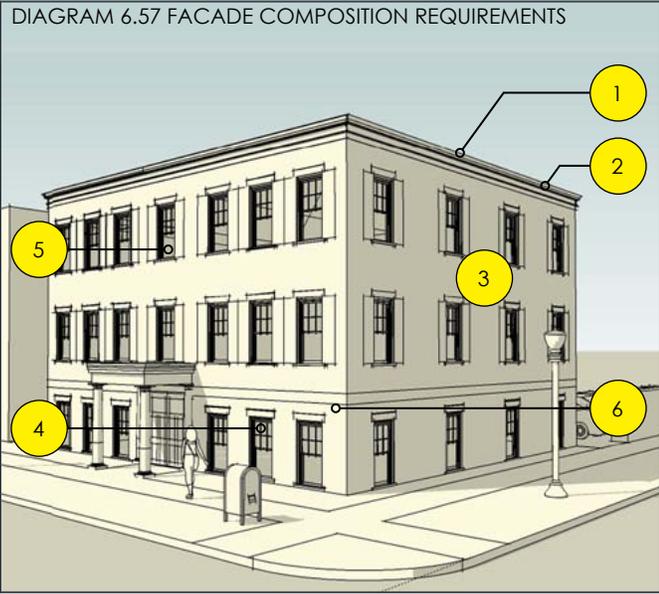
F. USE

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

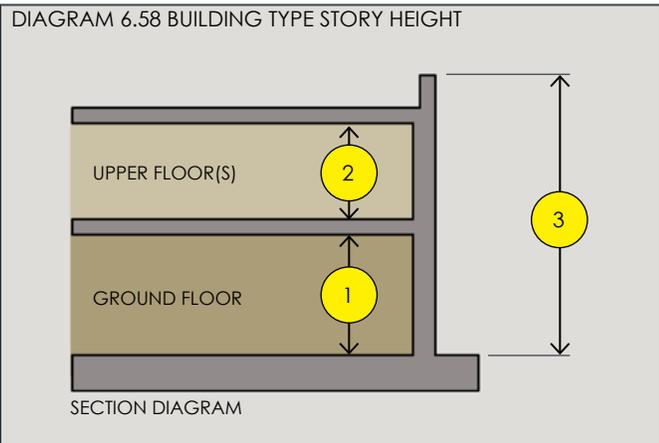
G. FACADE COMPOSITION REQUIREMENTS



Building Type facade composition shall meet the following requirements and Diagram 6.57.

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



Building Type floor heights shall meet the following requirements and Diagram 6.58.

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

Each Large Multi-plex Building Type is required to have at least 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 Large Multi-plex Building Types, more than one frontage may be used on the same building at both primary and side streets.

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.



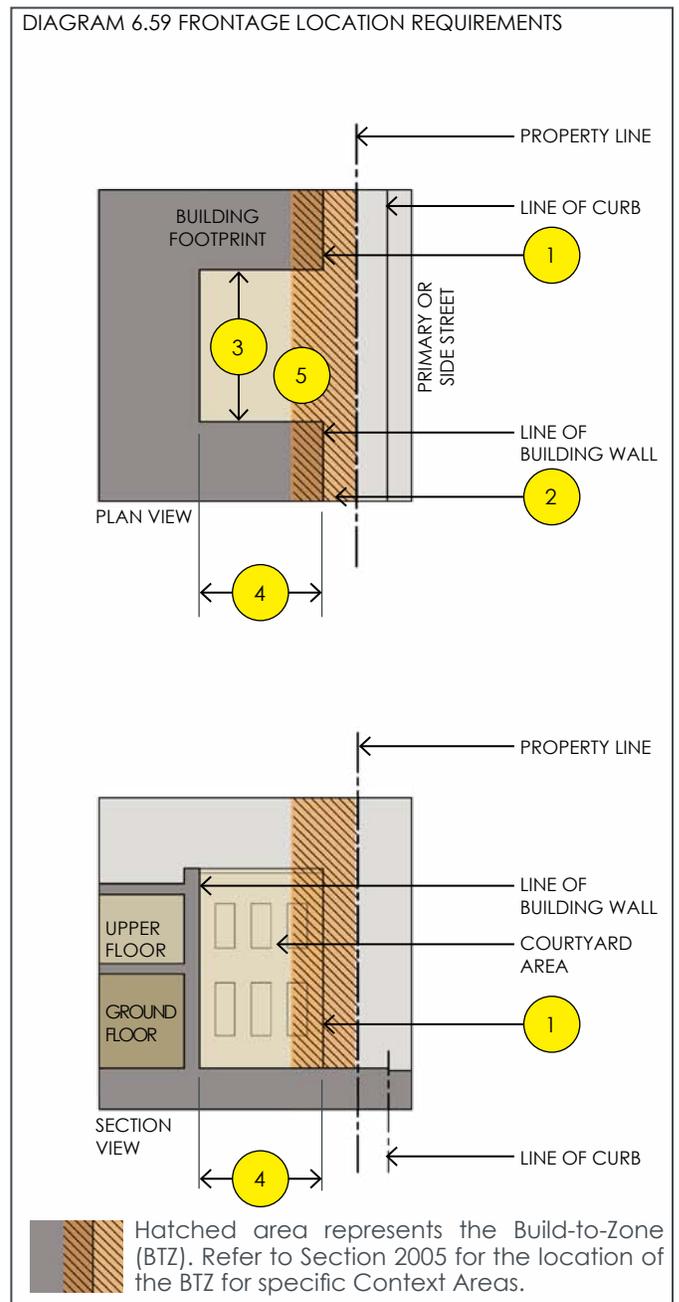
IMAGE 6.47 LARGE MULTI-PLEX WITH FORECOURT FRONTAGE

FORECOURT LOCATION REQUIREMENTS

Forecourt frontage shall be located per the following requirements and Diagram 6.59.

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.

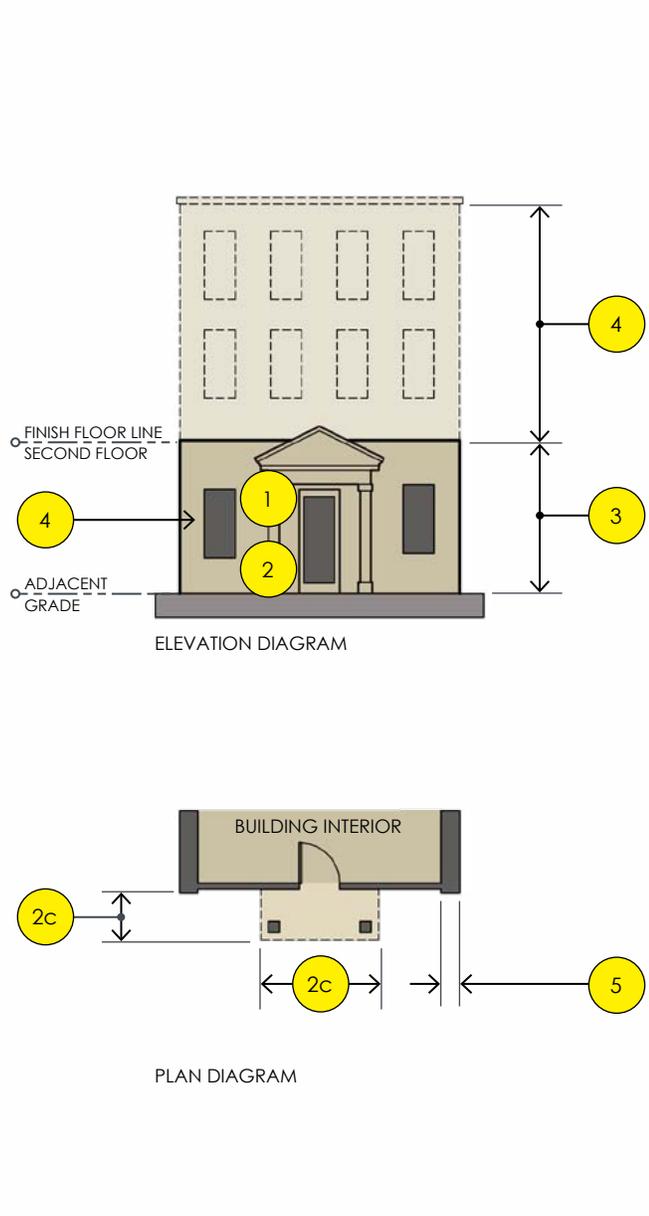
DIAGRAM 6.59 FRONTAGE LOCATION REQUIREMENTS



2006.14 LARGE MULTI-PLEX BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE OPTION 1: FORECOURT (continued)

DIAGRAM 6.60 FRONTAGE COMPOSITION REQUIREMENTS

**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 6.60.

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 6.48 LARGE MULTI-PLEX WITH DOORYARD FRONTAGE

DOORYARD LOCATION REQUIREMENTS

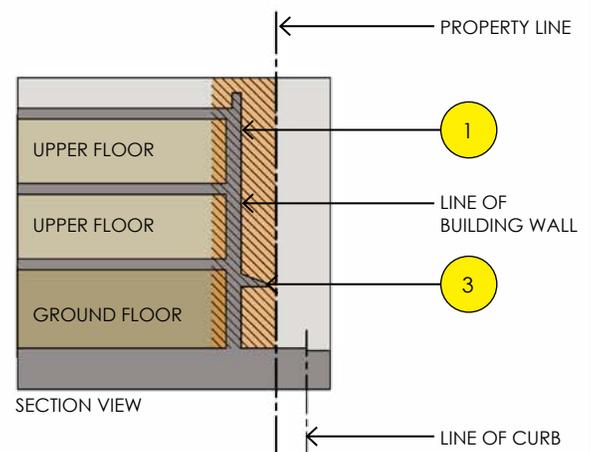
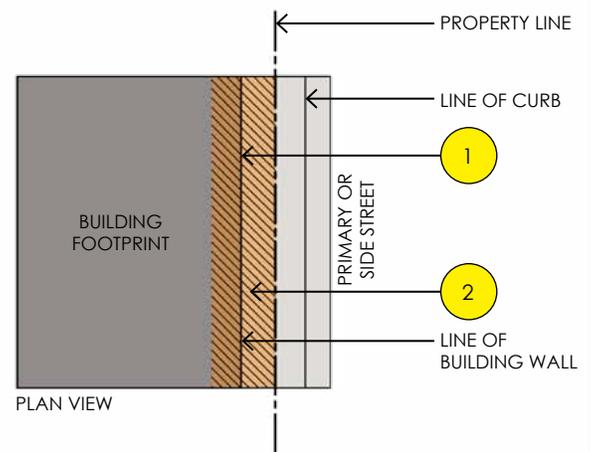
Dooryard frontage shall be located per the following requirements and Diagram 6.61.

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 6.61 FRONTAGE LOCATION REQUIREMENTS

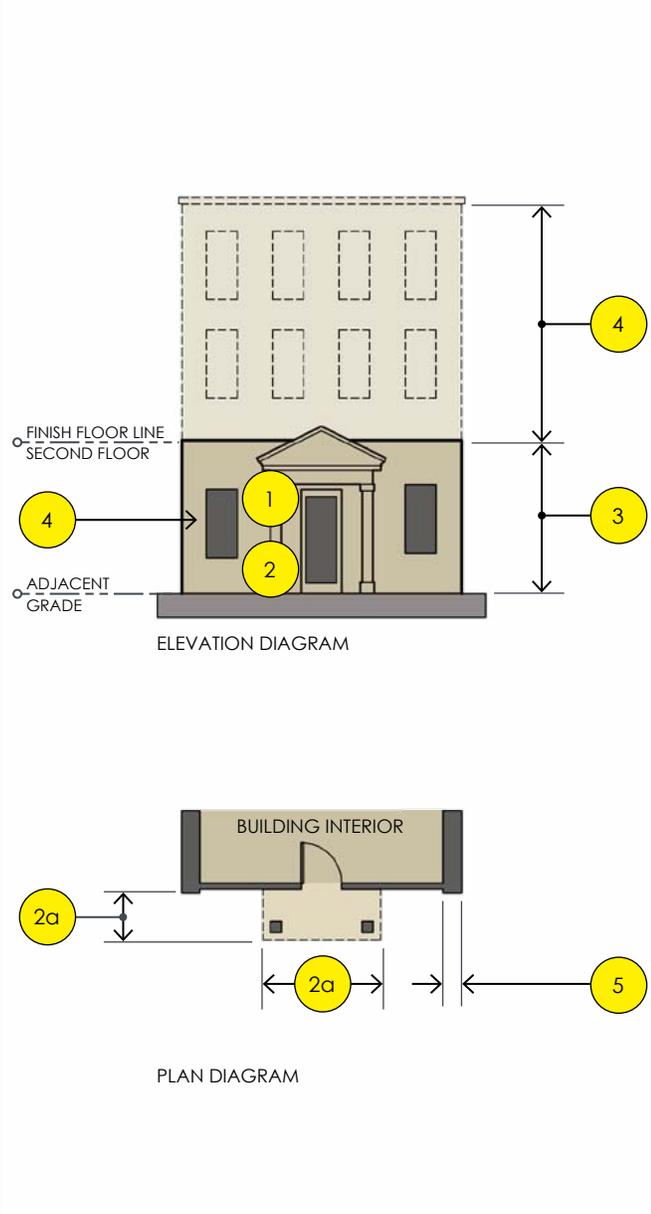


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.14 LARGE MULTI-PLEX BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE OPTION 2: DOORYARD (continued)

DIAGRAM 6.62 FRONTAGE COMPOSITION REQUIREMENTS

**DOORYARD COMPOSITION REQUIREMENTS**

Dooryard frontage composition shall meet the following requirements and Diagram 6.62.

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.



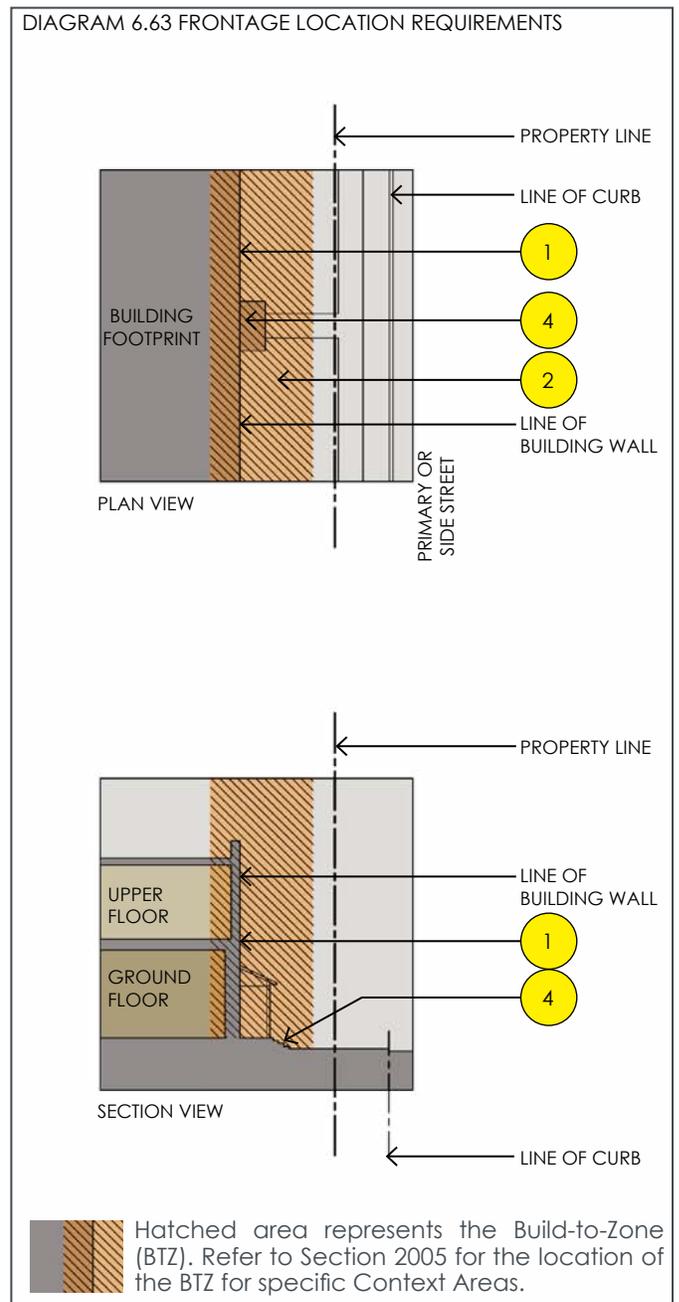
IMAGE 6.49 LARGE MULTI-PLEX WITH STOOP FRONTAGE

STOOP LOCATION REQUIREMENTS

Stoop frontage shall be located per the following requirements and Diagram 6.63.

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.

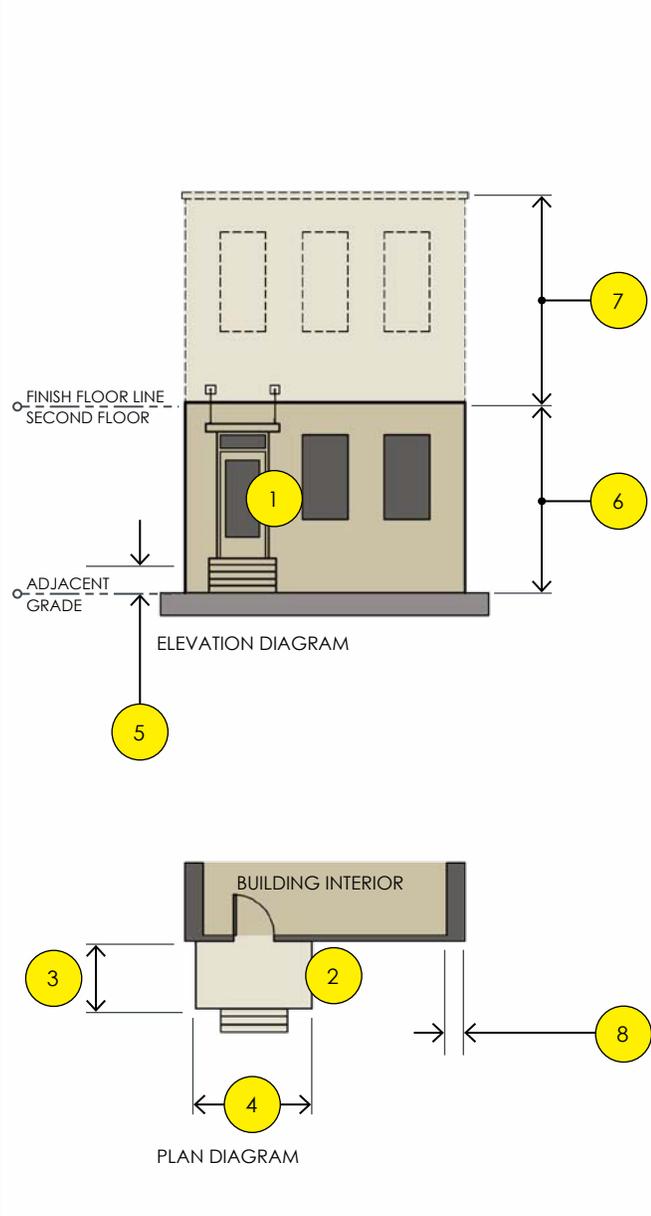
DIAGRAM 6.63 FRONTAGE LOCATION REQUIREMENTS



2006.14 LARGE MULTI-PLEX BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE OPTION 3: STOOP (continued)

DIAGRAM 6.64 FRONTAGE COMPOSITION REQUIREMENTS

**STOOP COMPOSITION REQUIREMENTS**

Stoop frontage composition shall meet the following requirements and Diagram 6.64.

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.



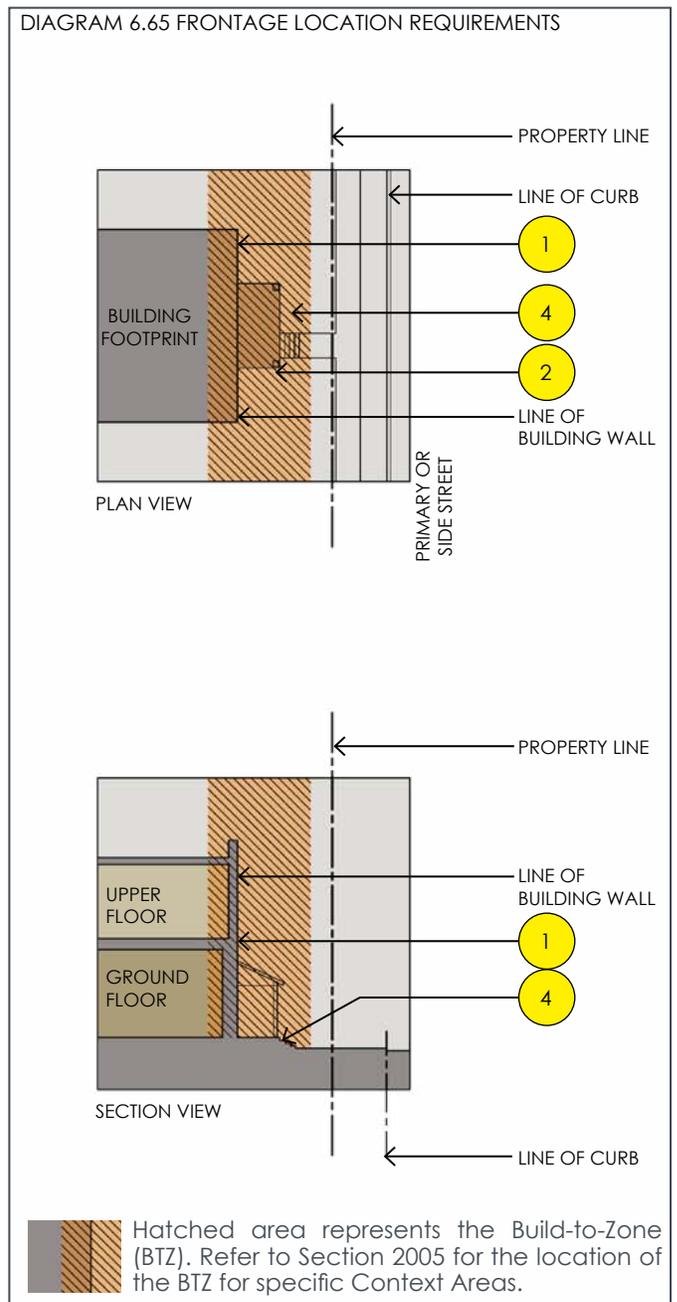
IMAGE 6.50 LARGE MULTI-PLEX WITH PROJECTING PORCH FRONTAGE

PROJECTING PORCH LOCATION REQUIREMENTS

Projecting porch frontage shall be located per the following requirements and Diagram 6.65.

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.

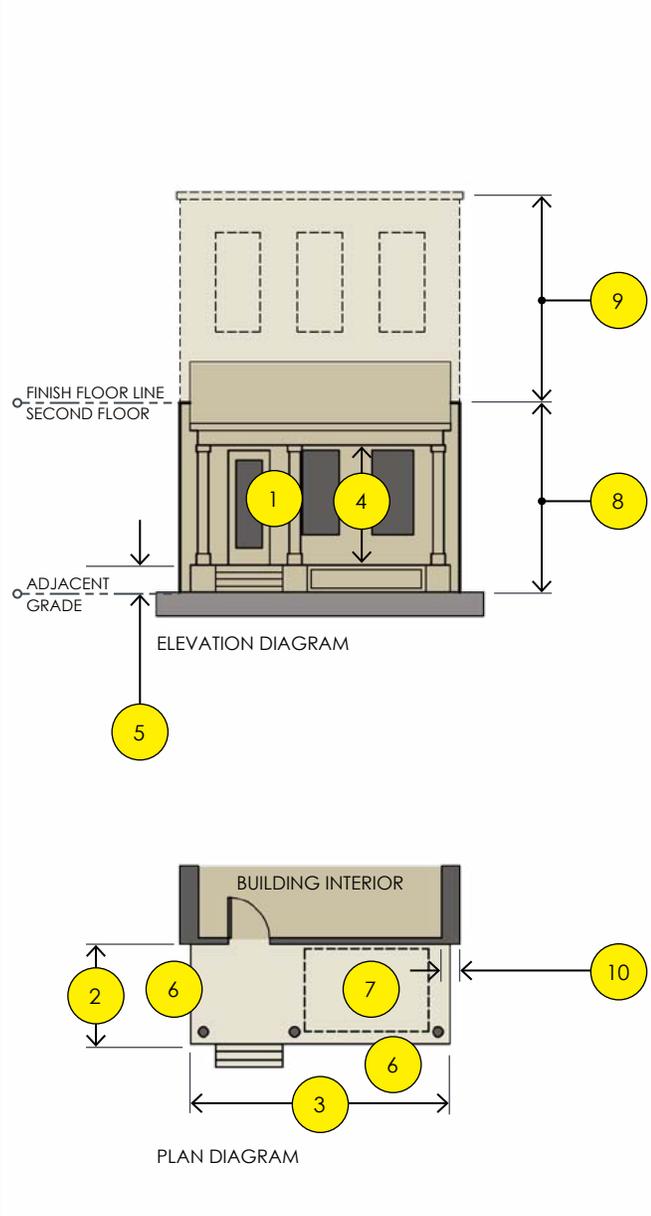
DIAGRAM 6.65 FRONTAGE LOCATION REQUIREMENTS



2006.14 LARGE MULTI-PLEX BUILDING TYPE FRONTAGE OPTIONS

M. BUILDING TYPE FRONTAGE OPTION 4: PROJECTING PORCH (continued)

DIAGRAM 6.66 FRONTAGE COMPOSITION REQUIREMENTS

**PROJECTING PORCH COMPOSITION REQUIREMENTS**

Projecting porch frontage composition shall meet the following requirements and Diagram 6.66.

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

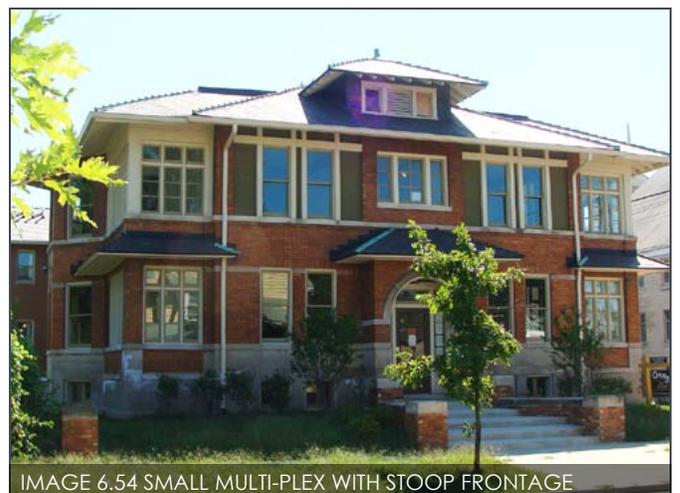
A. BUILDING TYPE DESCRIPTION

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.

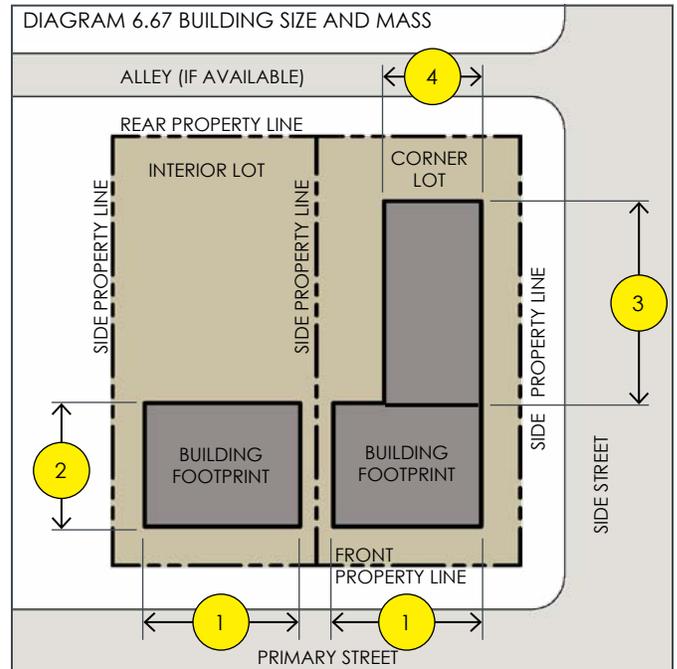


2006.15 SMALL MULTI-PLEX BUILDING TYPE

C. BUILDING SIZE AND MASSING

Building Type size and massing shall meet the following requirements and Diagram 6.67.

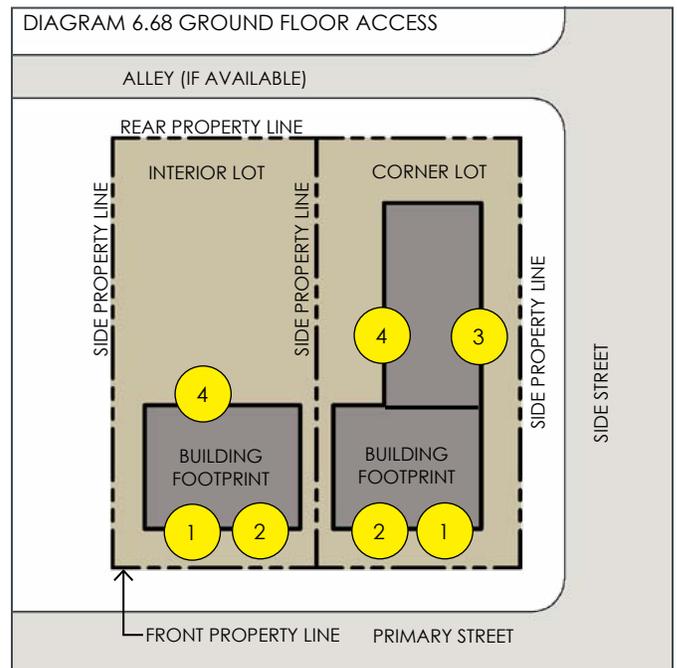
1. Building width at primary street: 48 feet maximum.
2. Building depth: 65 feet maximum.
3. Building secondary wing length (if secondary wing is used): 30 feet maximum.
4. Building secondary wing depth (if secondary wing is used): 30 feet maximum
5. Maximum site coverage: 70%



D. GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 6.68.

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.



E. NUMBER OF UNITS

Number of units per Building Type:

1. 3 units minimum, 6 units maximum per building.

F. USE

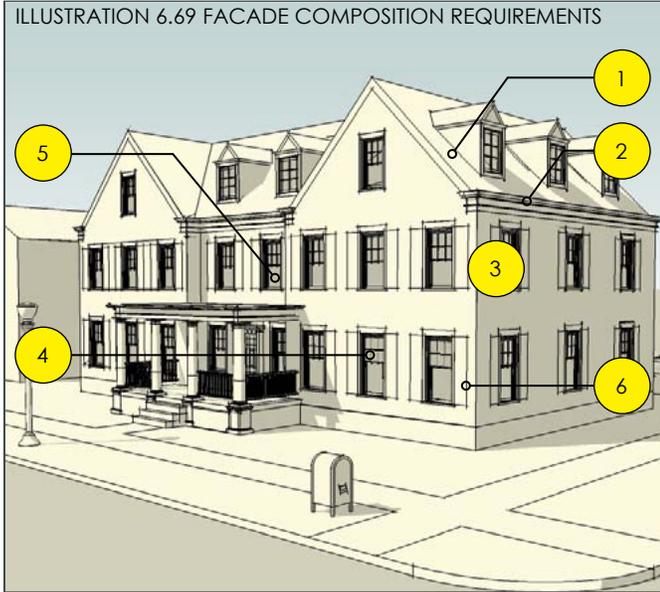
Building Type use:

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 6.69 FACADE COMPOSITION REQUIREMENTS

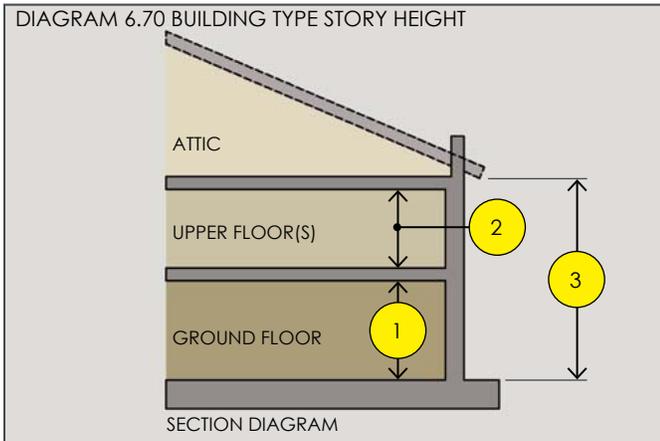


Building Type facade composition shall meet the following requirements and Diagram 6.69.

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 6.70 BUILDING TYPE STORY HEIGHT



Building Type floor heights shall meet the following requirements and Diagram 6.70.

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

Each Small Multi-plex Building Type is required to have at least 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 Small Multi-plex Building Types, more than one frontage may be used on the same building at both primary and side streets.

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.



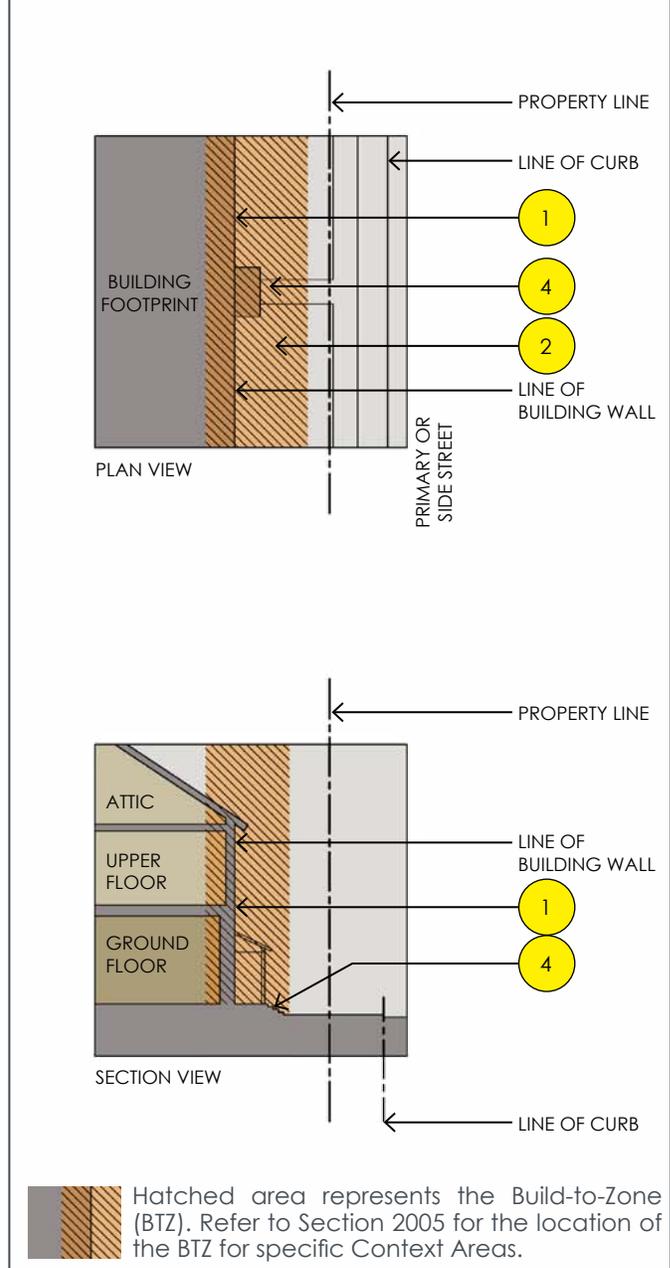
IMAGE 6.55 SMALL MULTI-PLEX BUILDING WITH STOOP FRONTAGE

STOOP LOCATION REQUIREMENTS

Stoop frontage shall be located per the following requirements and Diagram 6.71.

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.

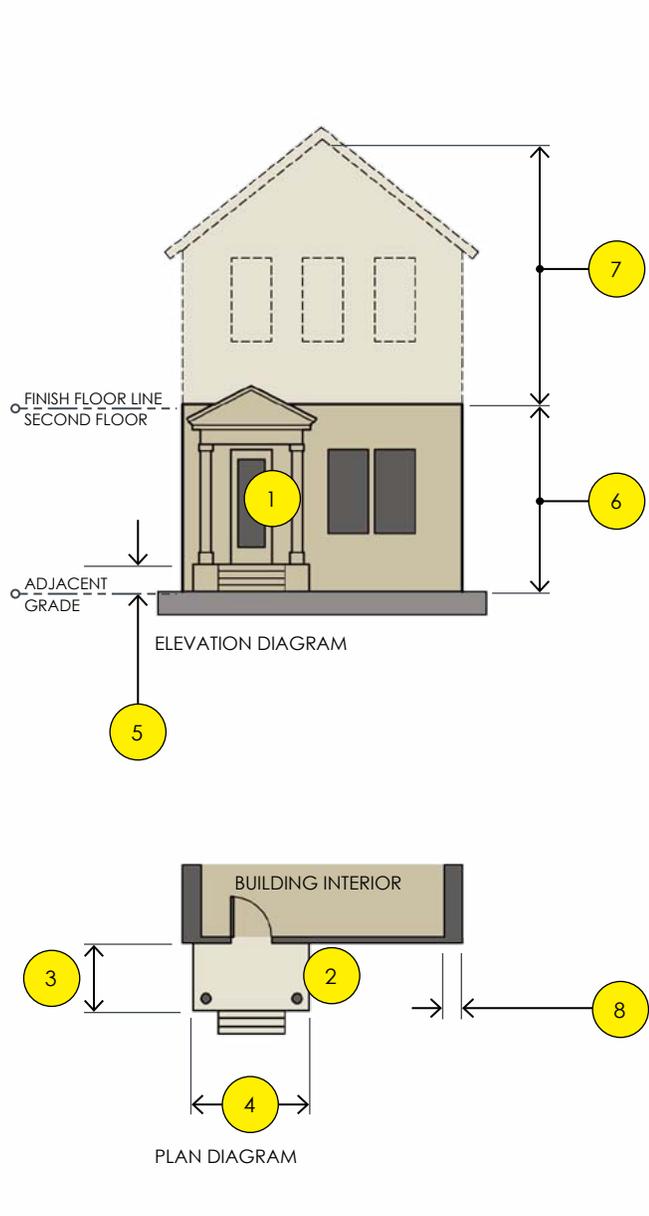
DIAGRAM 6.71 FRONTAGE LOCATION REQUIREMENTS



2006.15 SMALL MULTI-PLEX BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE OPTION 1: STOOP (continued)

DIAGRAM 6.72 FRONTAGE COMPOSITION REQUIREMENTS

**STOOP COMPOSITION REQUIREMENTS**

Dooryard frontage composition shall meet the following requirements and Diagram 6.72.

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.



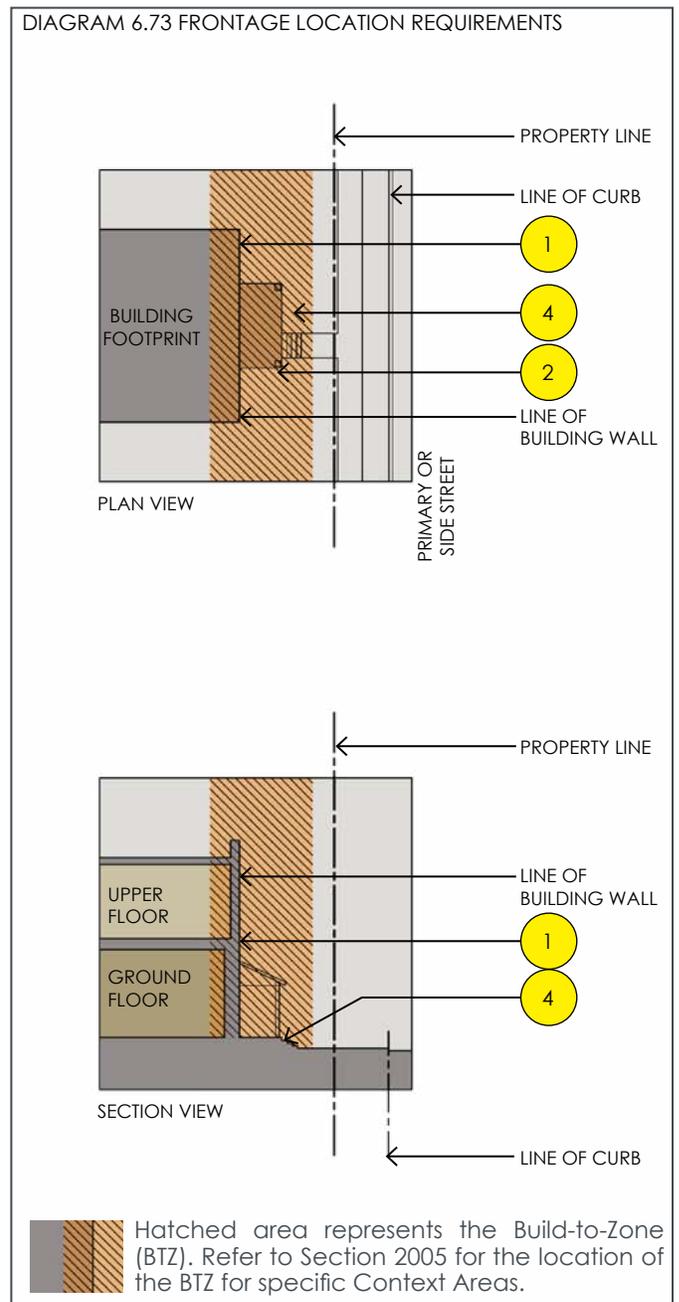
IMAGE 6.56 SMALL MULTI-PLEX WITH PROJECTING PORCH FRONTAGE

PROJECTING PORCH LOCATION REQUIREMENTS

Projecting porch frontage shall be located per the following requirements and Diagram 6.73.

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.

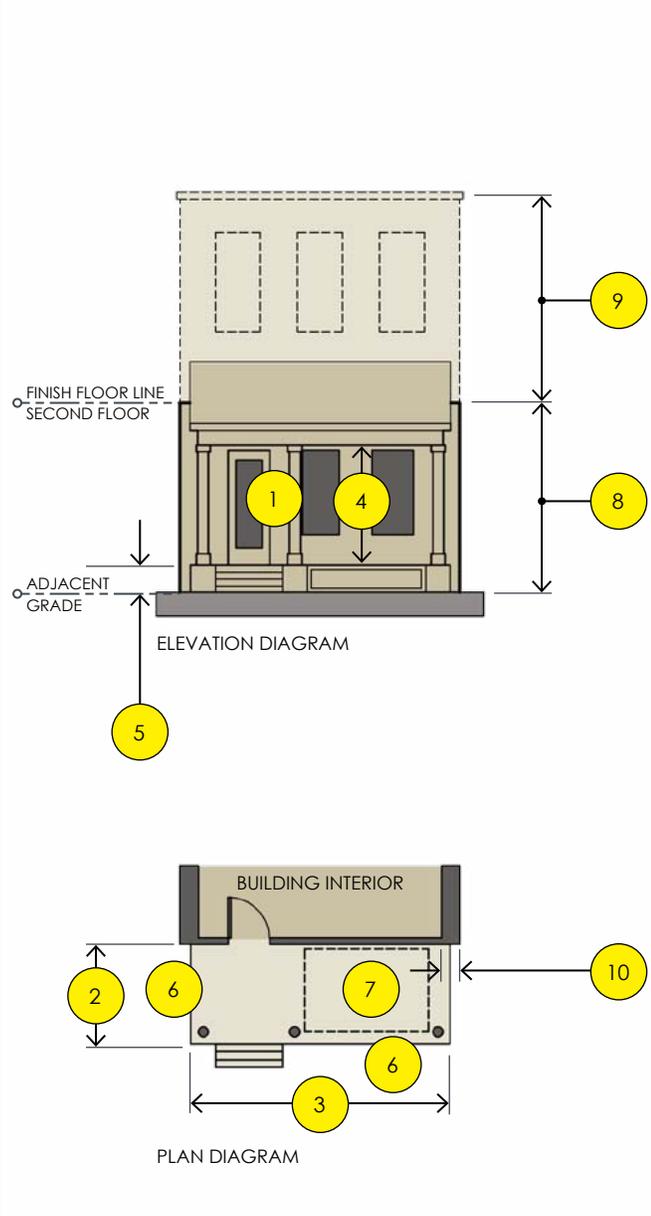
DIAGRAM 6.73 FRONTAGE LOCATION REQUIREMENTS



2006.15 SMALL MULTI-PLEX BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE OPTION 2: PROJECTING PORCH (continued)

DIAGRAM 6.74 FRONTAGE COMPOSITION REQUIREMENTS

**PROJECTING PORCH COMPOSITION REQUIREMENTS**

Projecting porch frontage composition shall meet the following requirements and Diagram 6.74.

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.



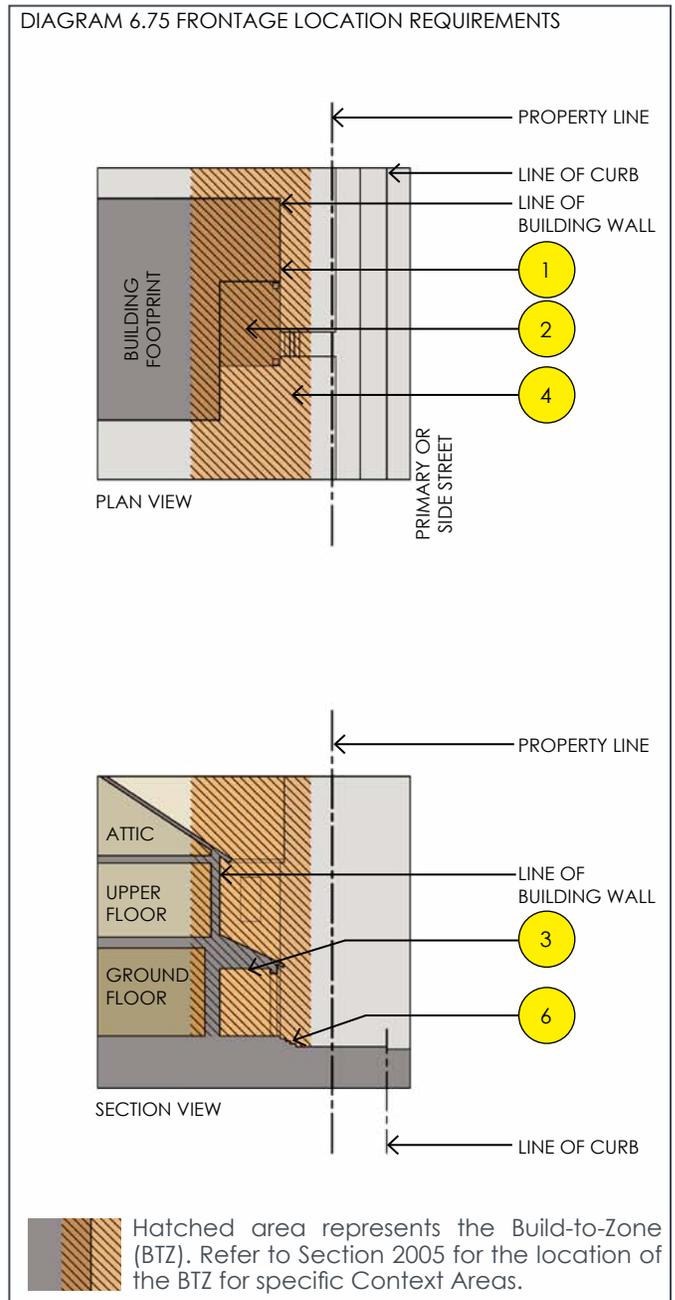
IMAGE 6.57 SMALL MULTI-PLEX WITH ENGAGED PORCH FRONTAGE

ENGAGED PORCH LOCATION REQUIREMENTS

Projecting porch frontage shall be located per the following requirements and Diagram 6.75.

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.

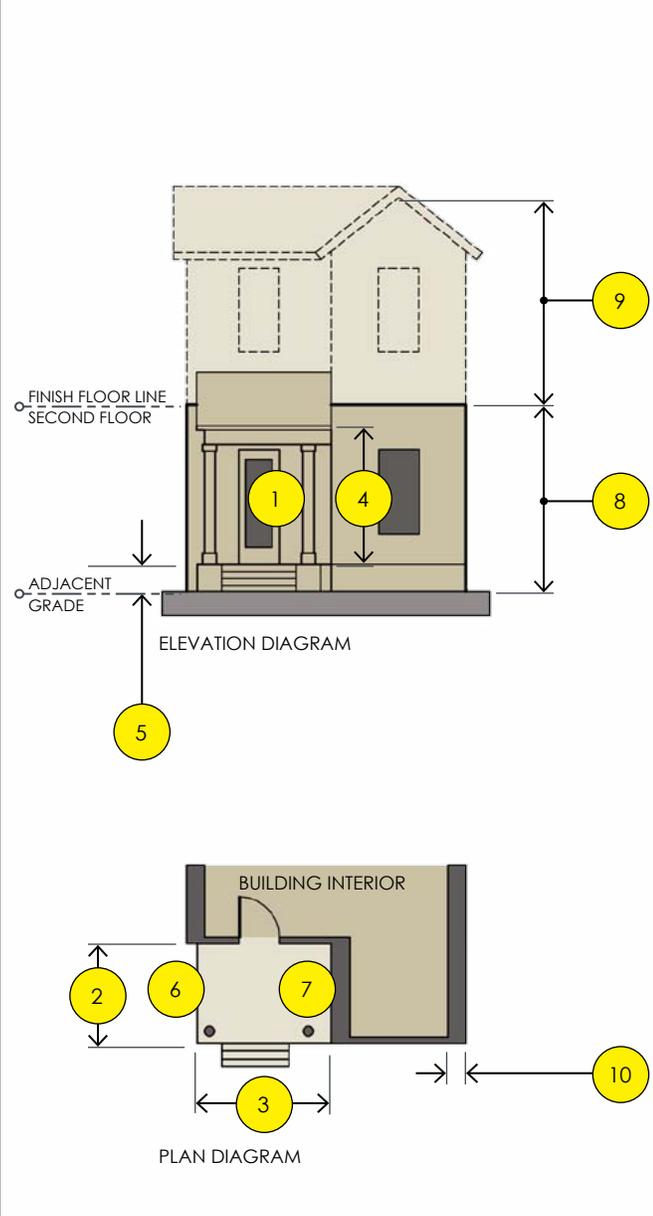
DIAGRAM 6.75 FRONTAGE LOCATION REQUIREMENTS



2006.15 SMALL MULTI-PLEX BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE OPTION 2: ENGAGED PORCH (continued)

DIAGRAM 6.76 FRONTAGE COMPOSITION REQUIREMENTS

**ENGAGED PORCH COMPOSITION REQUIREMENTS**

Projecting porch frontage composition shall meet the following requirements and Diagram 6.76.

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 6.58 ROWHOUSE WITH STOOP FRONTAGE



IMAGE 6.59 ROWHOUSE WITH PORCH FRONTAGE



IMAGE 6.60 ROWHOUSE WITH LIGHTWELL FRONTAGE

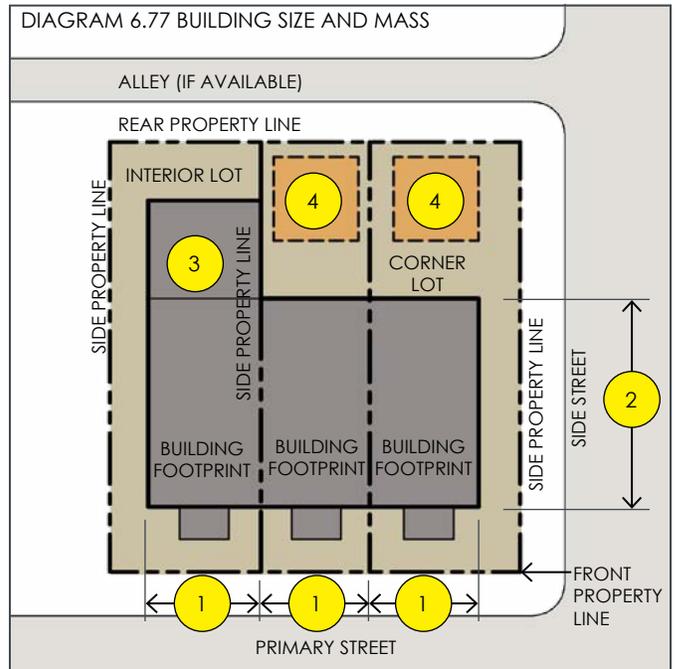


IMAGE 6.61 ROWHOUSE WITH STOOP FRONTAGE

2006.16 ROWHOUSE BUILDING TYPE**C. BUILDING SIZE AND MASSING**

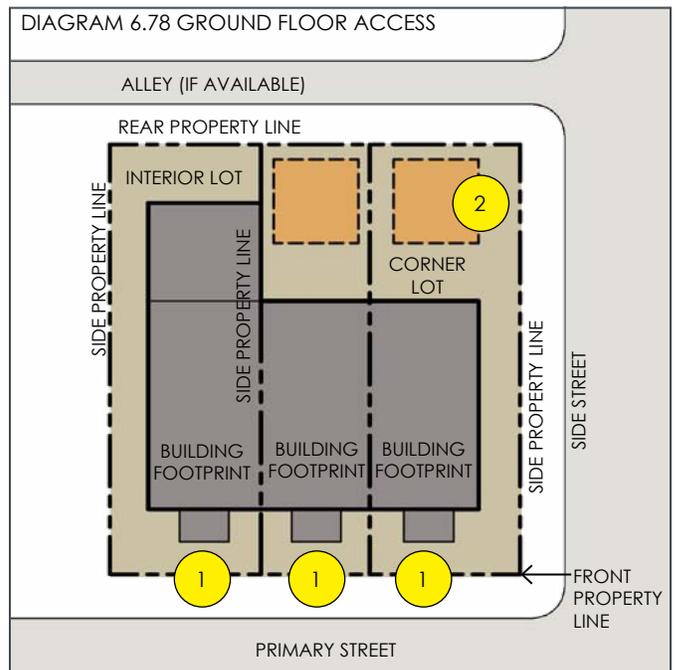
Building Type size and massing shall meet the following requirements and Diagram 6.77.

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.

**D. GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION**

Building Type ground floor entrances shall meet the following requirements and Diagram 6.78.

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.

**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.

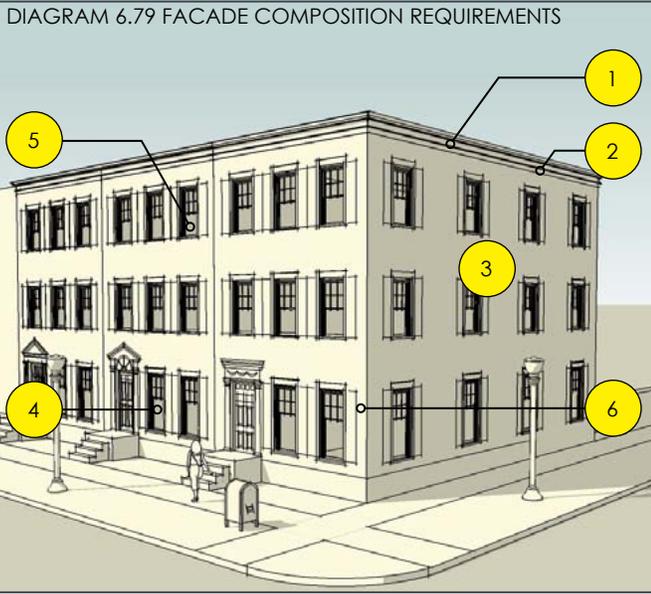
F. USE

Building Type use:

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

2006.16 ROWHOUSE BUILDING TYPE

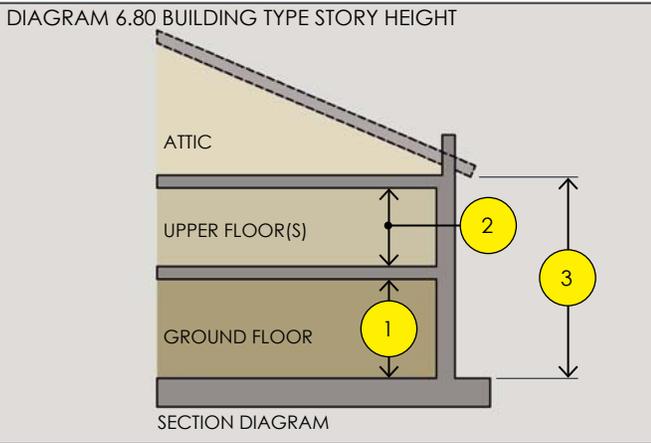
G. FACADE COMPOSITION REQUIREMENTS



Building Type facade composition shall meet the following requirements and Diagram 6.79.

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



Building Type floor heights shall meet the following requirements and Diagram 6.80.

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

Each Rowhouse Building Type is required to have at least 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.



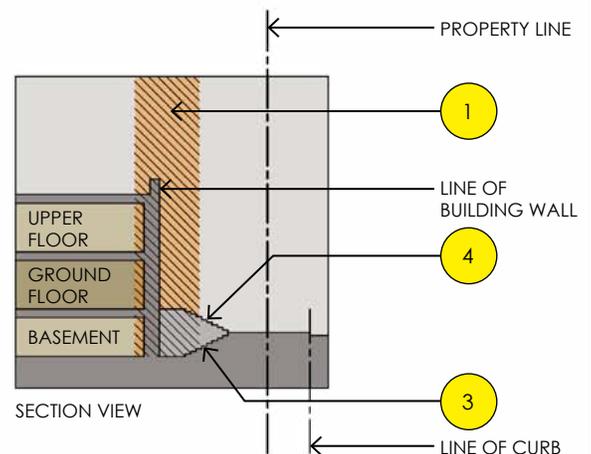
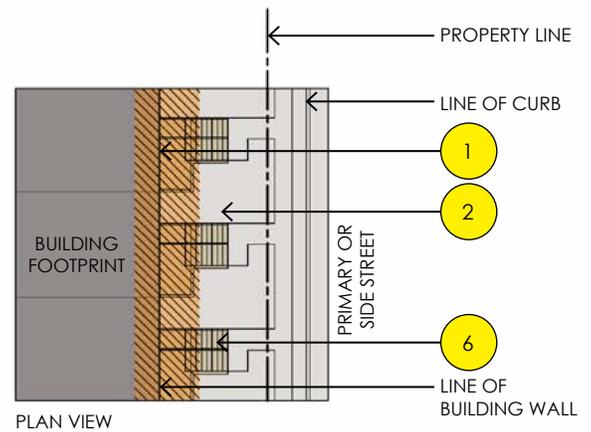
IMAGE 6.62 ROWHOUSE BUILDING WITH LIGHTWELL FRONTAGE

LIGHTWELL LOCATION REQUIREMENTS

Lightwell frontage shall be located per the following requirements and Diagram 6.81.

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 6.81 FRONTAGE LOCATION REQUIREMENTS

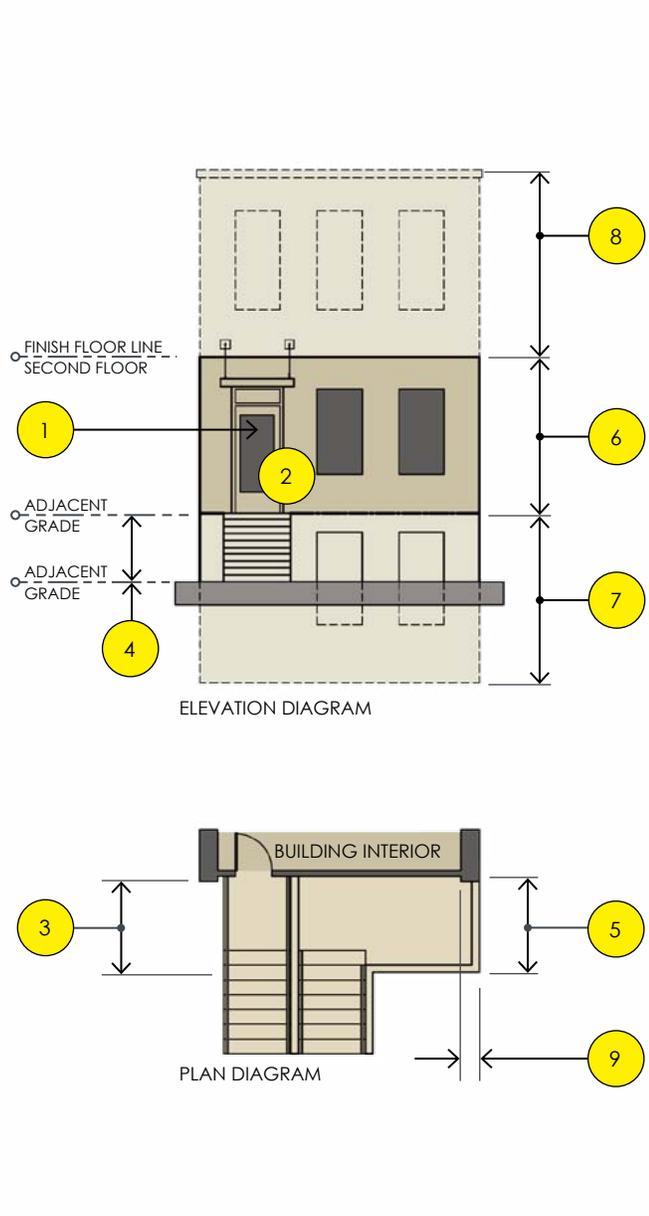


Hatched area represents the Build-to-Zone (BTZ). Refer to Section 2005 for the location of the BTZ for specific Context Areas.

2006.16 ROWHOUSE BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE OPTION 1: LIGHTWELL (continued)

DIAGRAM 6.82 FRONTAGE COMPOSITION REQUIREMENTS

**LIGHTWELL COMPOSITION REQUIREMENTS**

Lightwell frontage composition shall meet the following requirements and Diagram 6.82.

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.



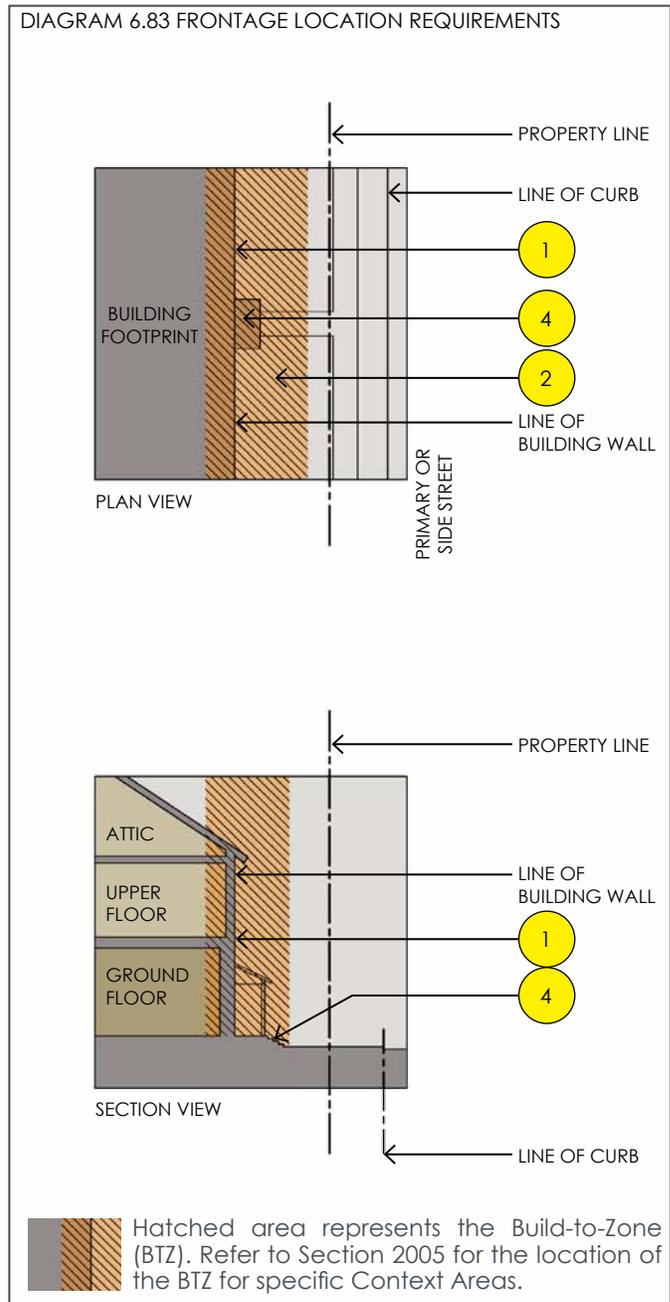
IMAGE 6.63 ROWHOUSE BUILDING WITH STOOP FRONTAGE

STOOP LOCATION REQUIREMENTS

Stoop frontage shall be located per the following requirements and Diagram 6.83.

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.

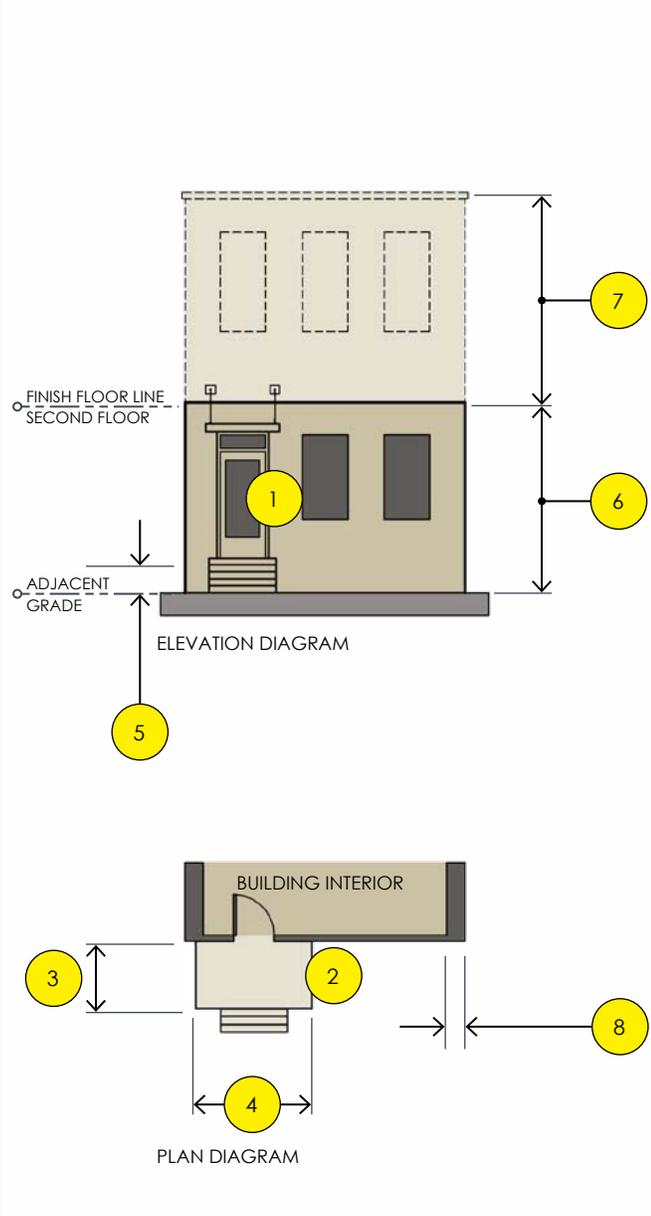
DIAGRAM 6.83 FRONTAGE LOCATION REQUIREMENTS



2006.16 ROWHOUSE BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE OPTION 2: STOOP (continued)

DIAGRAM 6.84 FRONTAGE COMPOSITION REQUIREMENTS

**STOOP COMPOSITION REQUIREMENTS**

Dooryard frontage composition shall meet the following requirements and Diagram 6.84.

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.



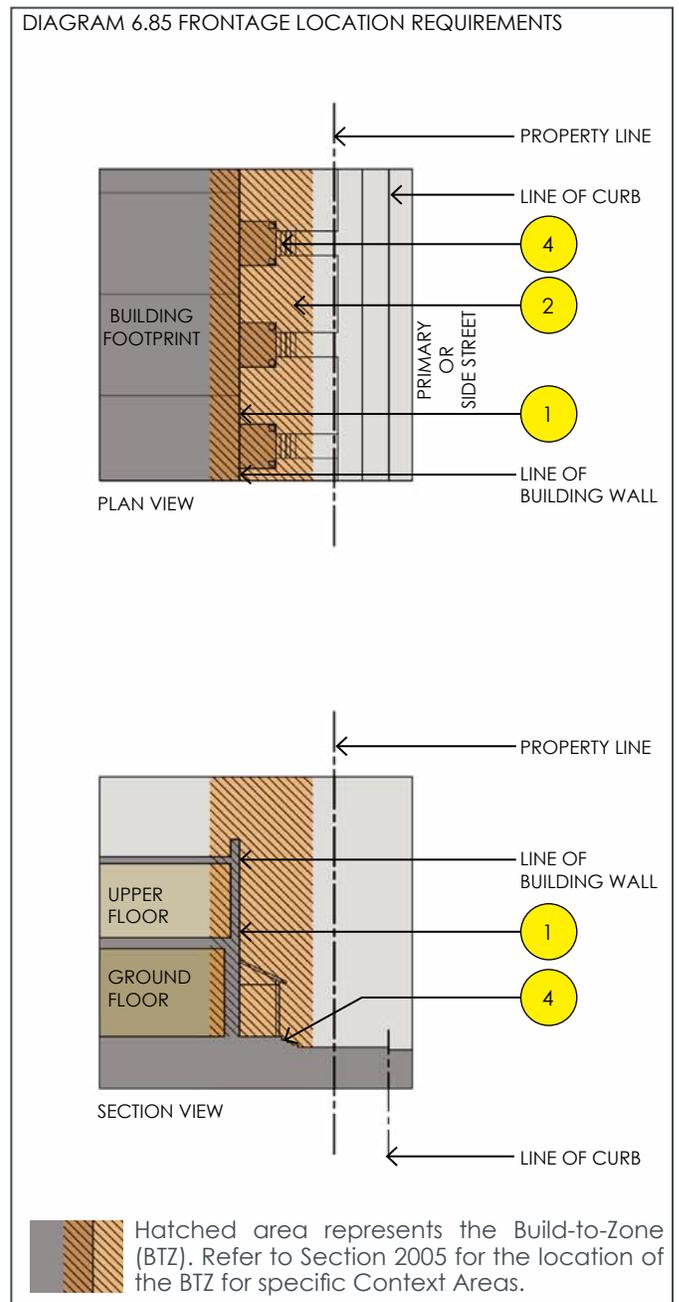
IMAGE 6.64 ROWHOUSE WITH PROJECTING PORCH FRONTAGE

PROJECTING PORCH LOCATION REQUIREMENTS

Projecting porch frontage shall be located per the following requirements and Diagram 6.85.

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.

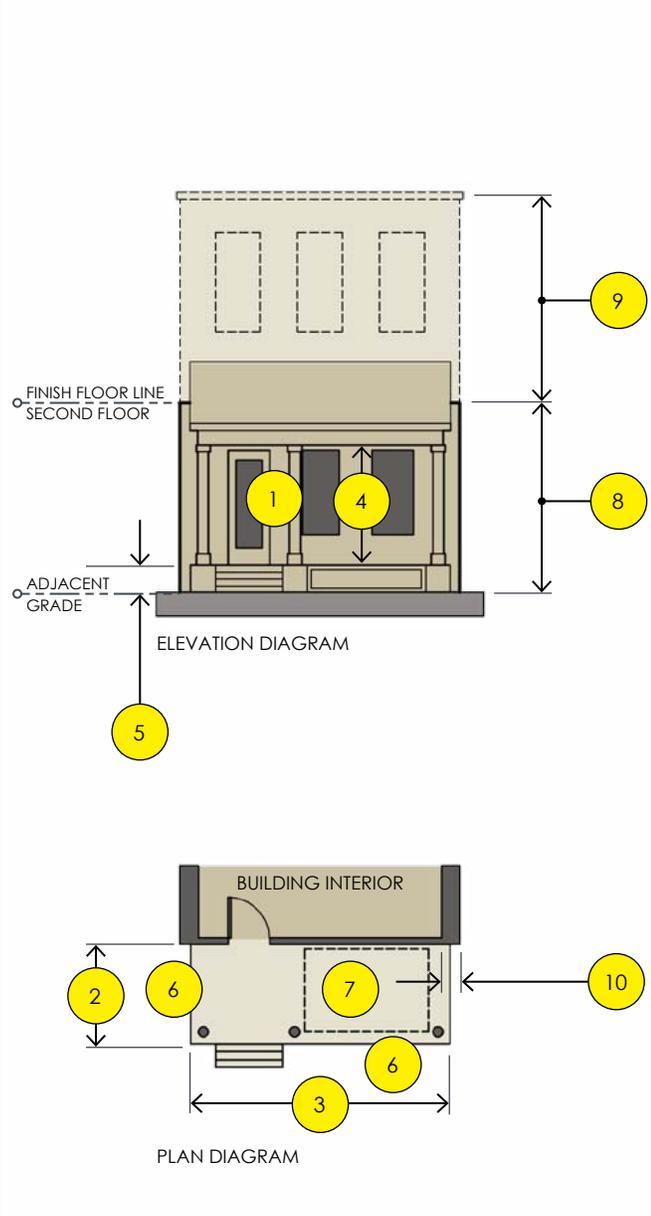
DIAGRAM 6.85 FRONTAGE LOCATION REQUIREMENTS



2006.16 ROWHOUSE BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE OPTION 3: PROJECTING PORCH (continued)

DIAGRAM 6.86 FRONTAGE COMPOSITION REQUIREMENTS

**PROJECTING PORCH COMPOSITION REQUIREMENTS**

Projecting porch frontage composition shall meet the following requirements and Diagram 6.86.

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 6.65 SIDE-BY-SIDE DUPLEX BUILDING WITH SEPARATE ENGAGED PORCH FRONTAGE



IMAGE 6.66 SIDE-BY-SIDE DUPLEX BUILDING WITH SHARED STOOP FRONTAGE



IMAGE 6.67 STACKED DUPLEX BUILDING WITH SHARED PROJECTING PORCH FRONTAGE



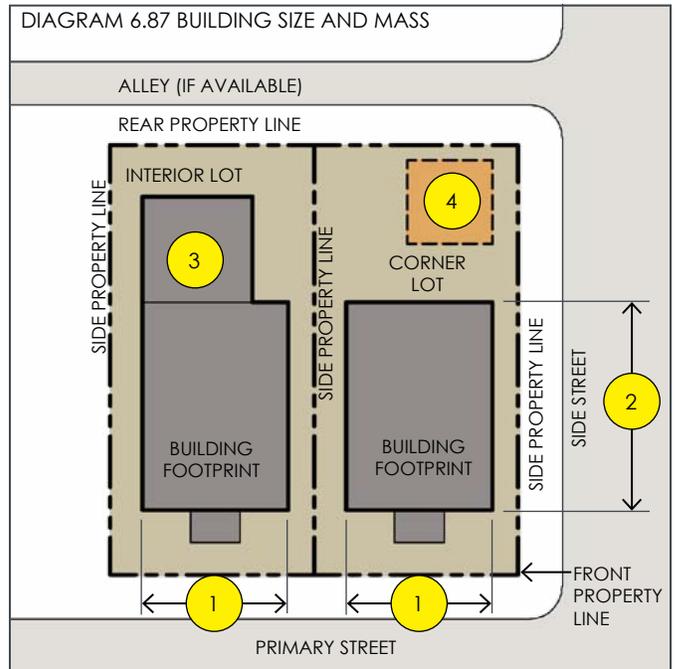
IMAGE 6.68 SIDE-BY-SIDE DUPLEX BUILDING WITH SEPARATE ENGAGED PORCH FRONTAGE

2006.17 DUPLEX BUILDING TYPE

C. BUILDING SIZE AND MASSING

Building Type size and massing shall meet the following requirements and Diagram 6.87.

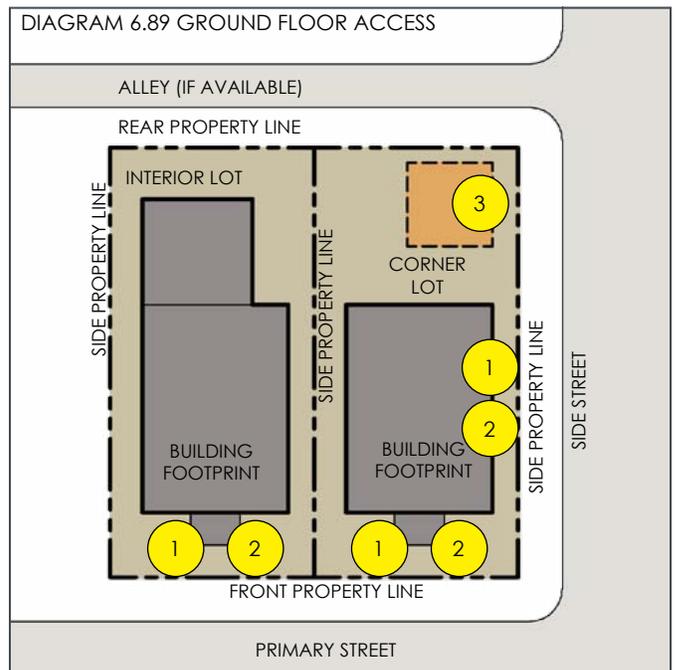
1. Building width at primary street: 48 feet maximum.
2. Building depth: 20 feet minimum.
3. Building may have an attached garage located in the rear of the building and accessed from an alley or side street. Attached garage is not permitted if a Carriage House is included on the parcel.
4. Building 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.



D. GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 6.88.

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.



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.

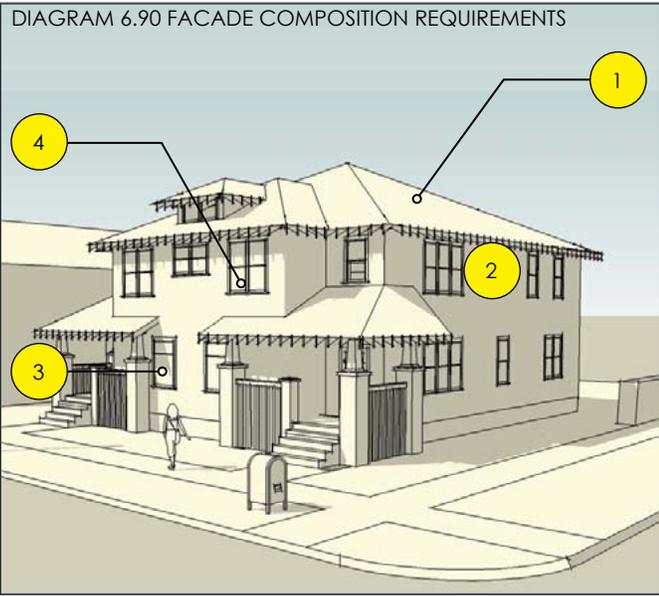
F. USE

Building Type use:

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

2006.17 DUPLEX BUILDING TYPE

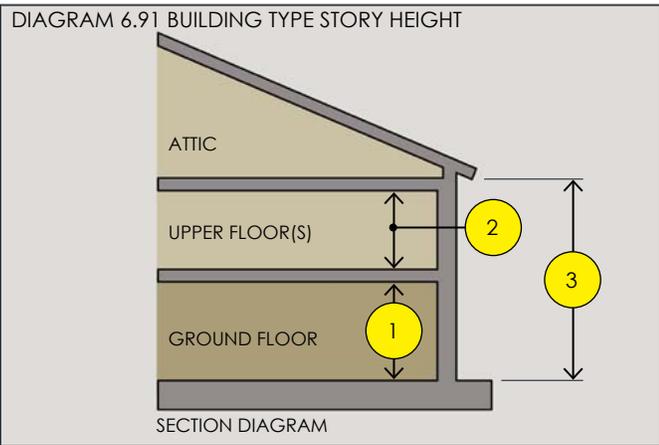
G. FACADE COMPOSITION REQUIREMENTS



Building Type facade composition shall meet the following requirements and Diagram 6.90.

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



Building Type floor heights shall meet the following requirements and Diagram 6.91.

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

Each Duplex Building Type is required to have only 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.



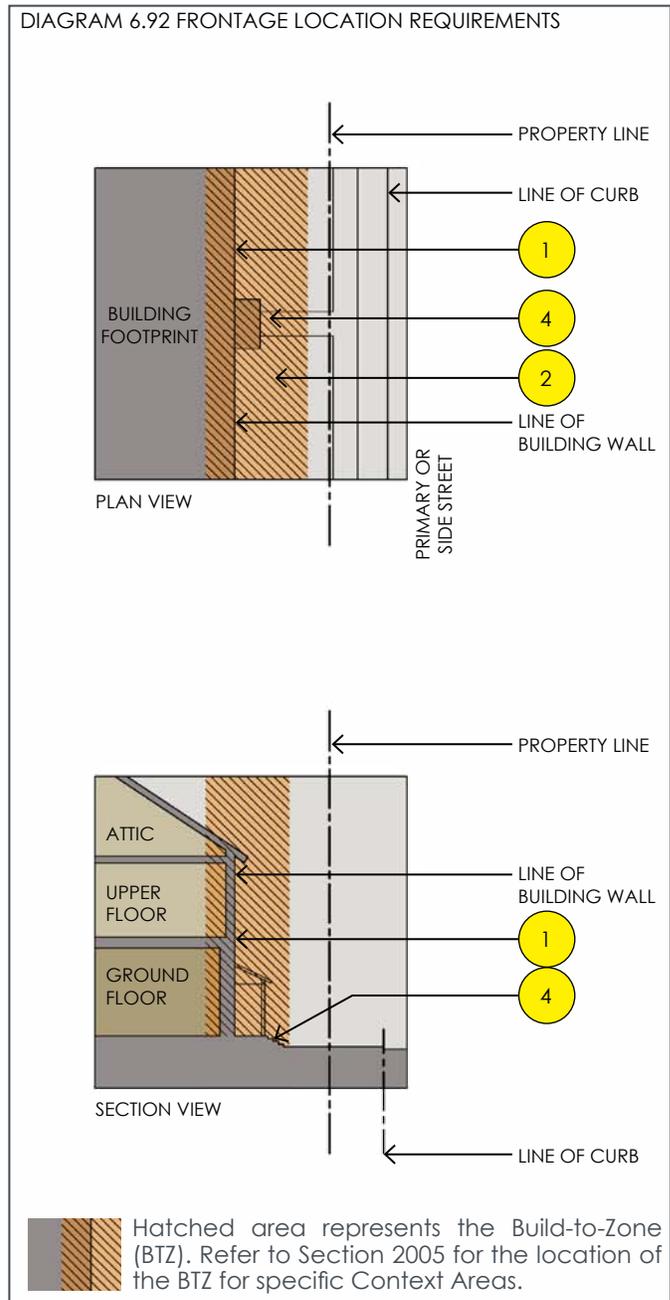
IMAGE 6.69 DUPLEX BUILDING WITH STOOP FRONTAGE

STOOP LOCATION REQUIREMENTS

Stoop frontage shall be located per the following requirements and Diagram 6.92.

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.

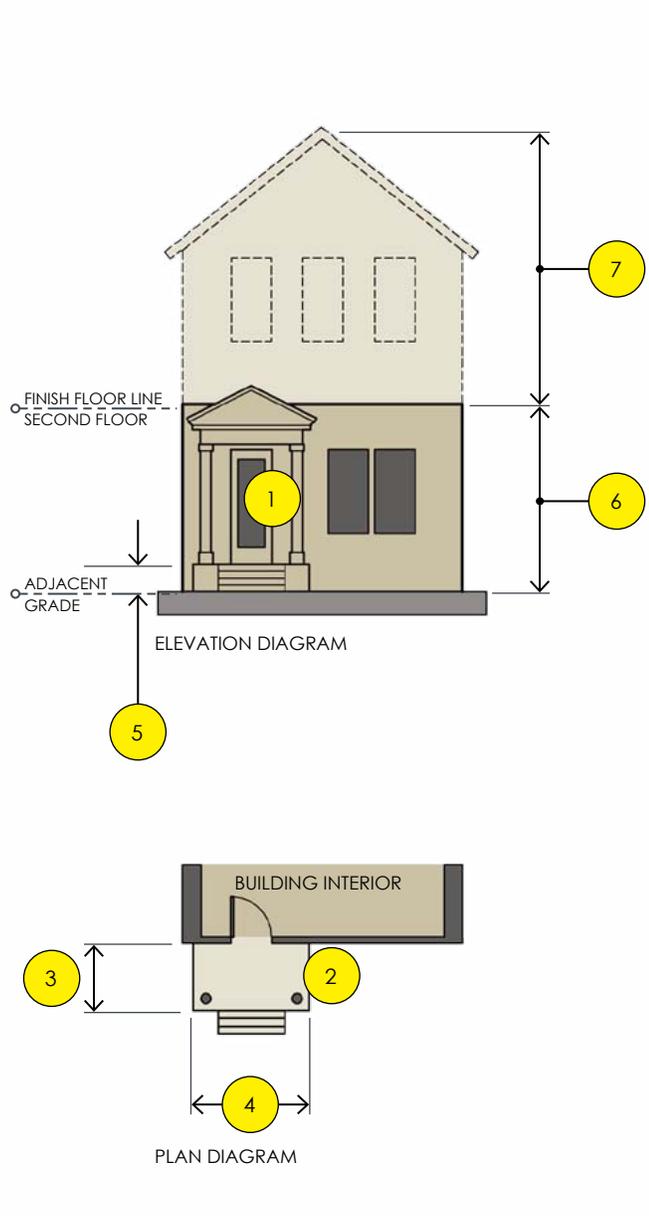
DIAGRAM 6.92 FRONTAGE LOCATION REQUIREMENTS



2006.17 DUPLEX BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE OPTION 1: STOOP (continued)

DIAGRAM 6.93 FRONTAGE COMPOSITION REQUIREMENTS

**STOOP COMPOSITION REQUIREMENTS**

Dooryard frontage composition shall meet the following requirements and Diagram 6.93.

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.



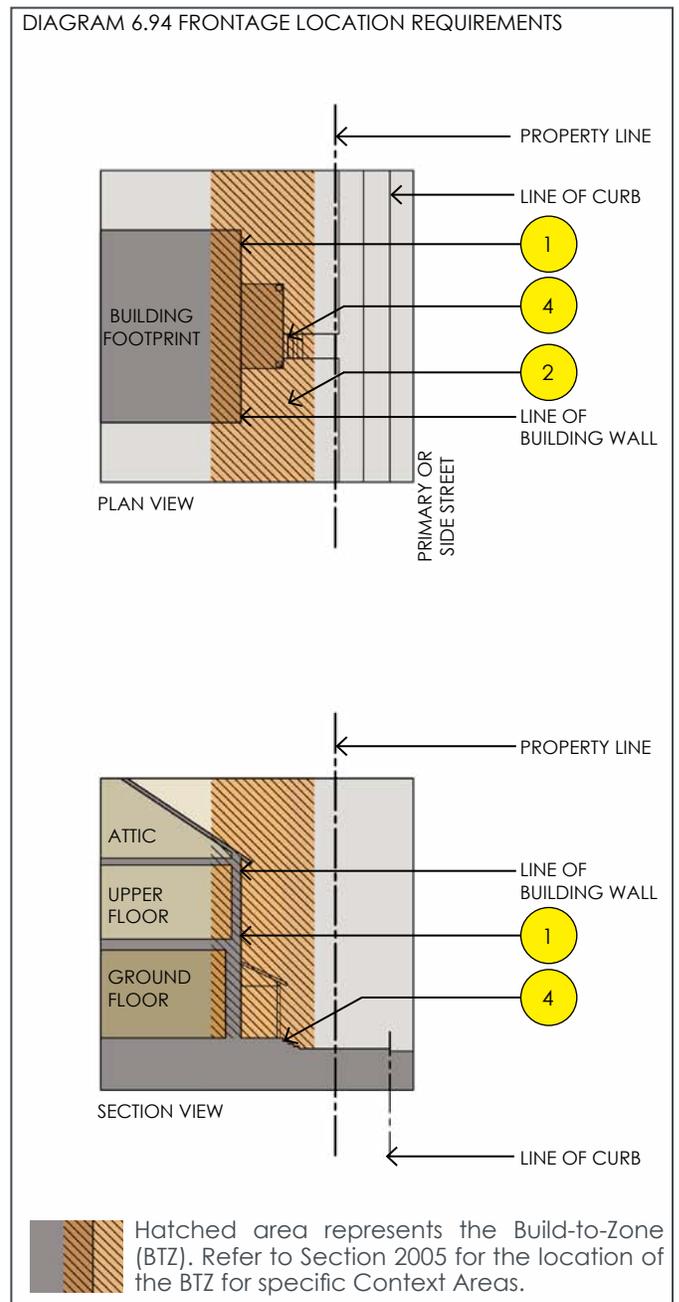
IMAGE 6.70 DUPLEX WITH PROJECTING PORCH FRONTAGE

PROJECTING PORCH LOCATION REQUIREMENTS

Projecting porch frontage shall be located per the following requirements and Diagram 6.94.

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.

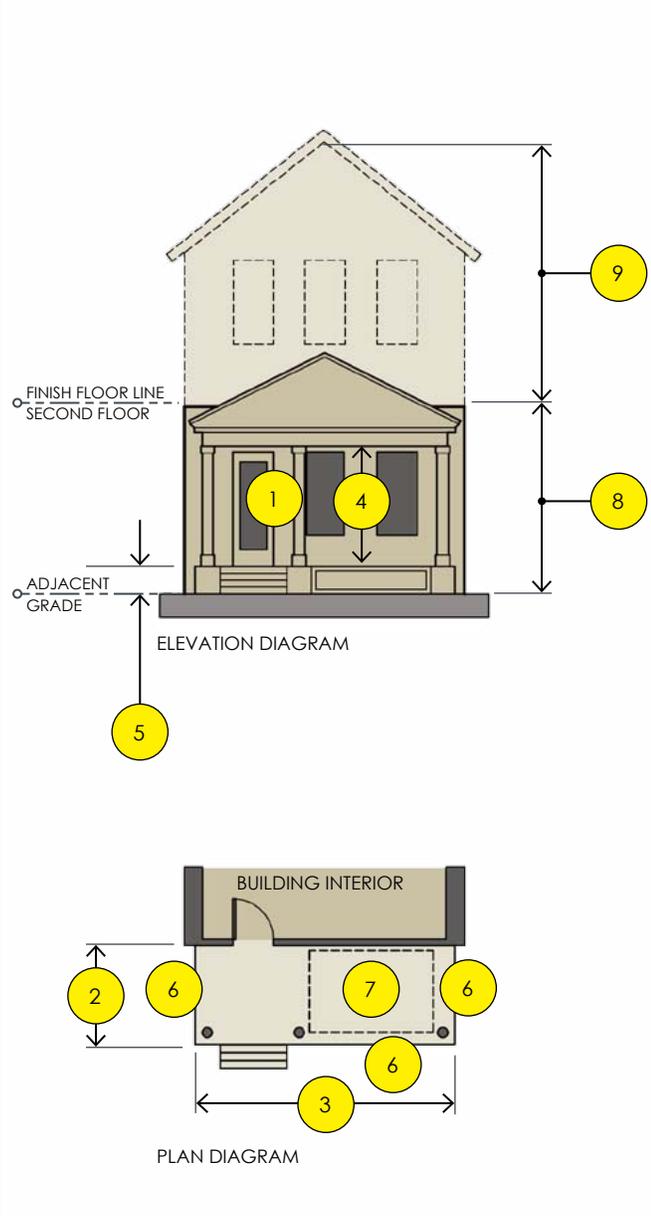
DIAGRAM 6.94 FRONTAGE LOCATION REQUIREMENTS



2006.17 DUPLEX BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE OPTION 2: PROJECTING PORCH (continued)

DIAGRAM 6.95 FRONTAGE COMPOSITION REQUIREMENTS

**PROJECTING PORCH COMPOSITION REQUIREMENTS**

Projecting porch frontage composition shall meet the following requirements and Diagram 6.95.

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.



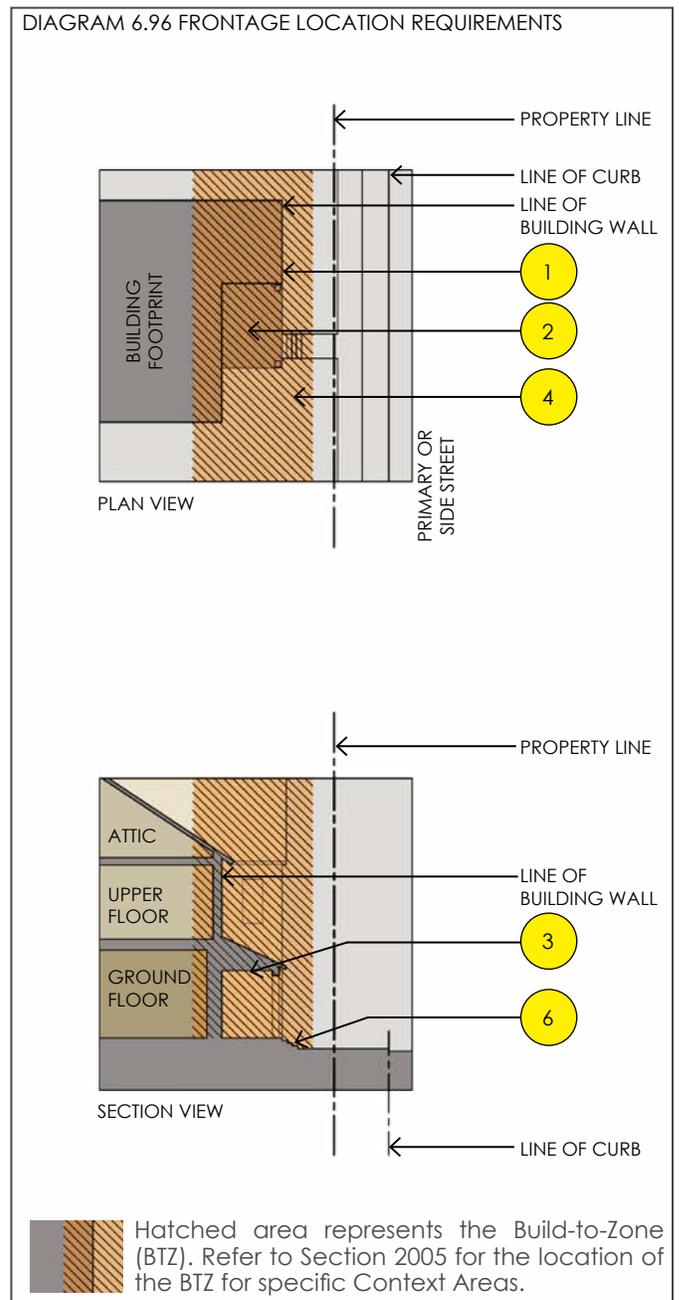
IMAGE 6.71 DUPLEX WITH ENGAGED PORCH FRONTAGE

ENGAGED PORCH LOCATION REQUIREMENTS

Projecting porch frontage shall be located per the following requirements and Diagram 6.96.

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.

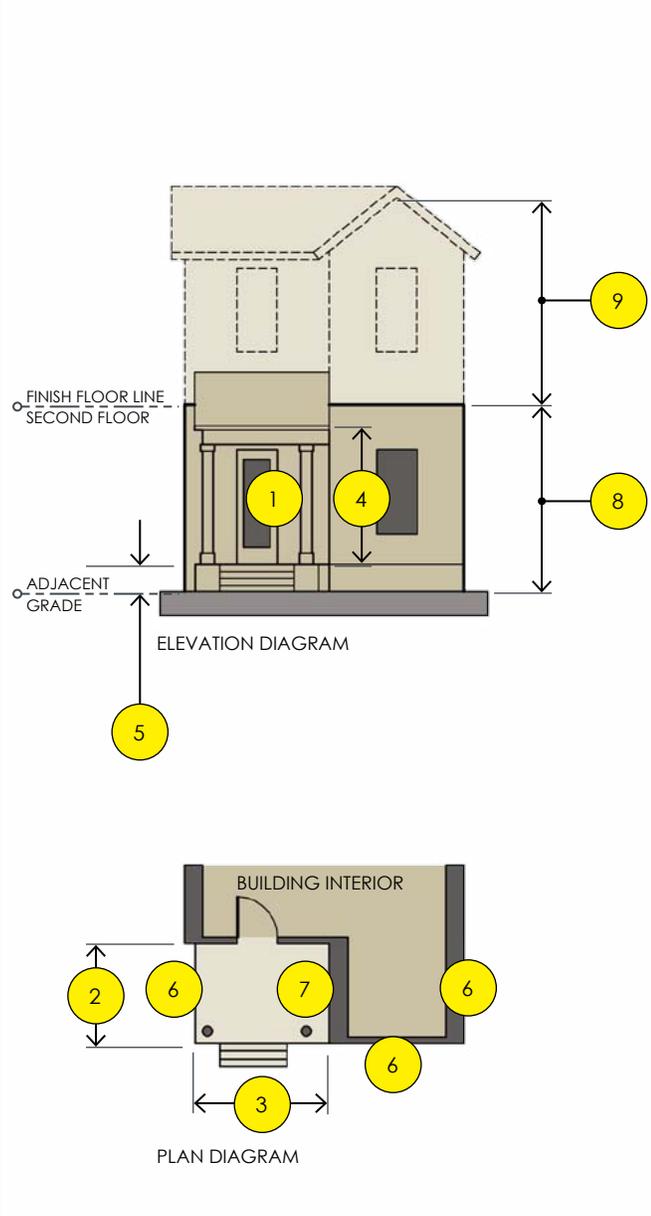
DIAGRAM 6.96 FRONTAGE LOCATION REQUIREMENTS



2006.17 DUPLEX BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE OPTION 2: ENGAGED PORCH (continued)

DIAGRAM 6.97 FRONTAGE COMPOSITION REQUIREMENTS

**ENGAGED PORCH COMPOSITION REQUIREMENTS**

Projecting porch frontage composition shall meet the following requirements and Diagram 6.97.

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.

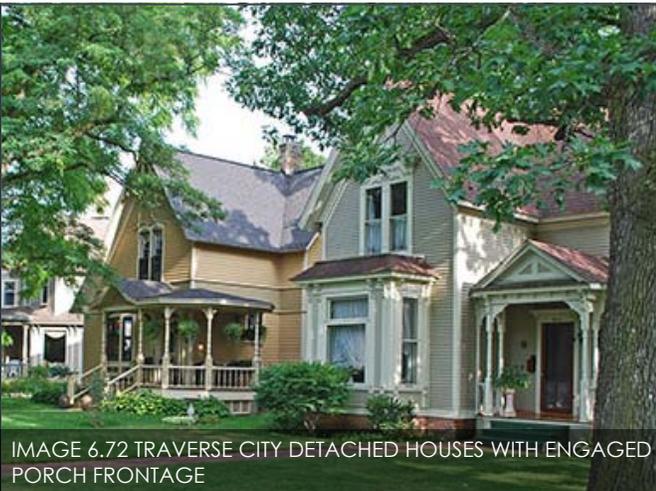


IMAGE 6.72 TRAVERSE CITY DETACHED HOUSES WITH ENGAGED PORCH FRONTAGE

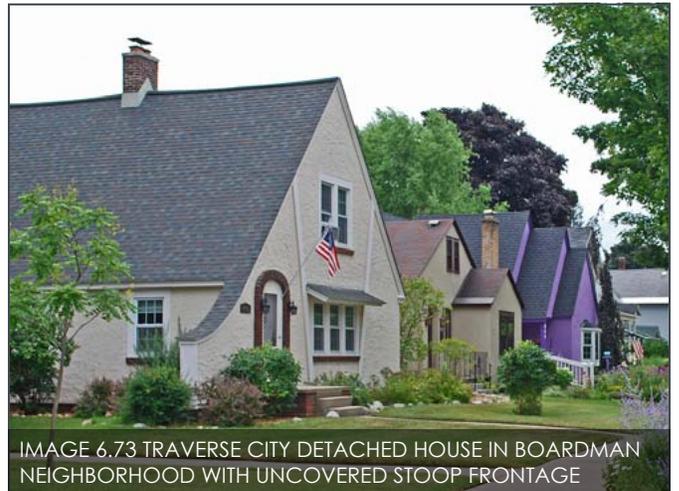


IMAGE 6.73 TRAVERSE CITY DETACHED HOUSE IN BOARDMAN NEIGHBORHOOD WITH UNCOVERED STOOP FRONTAGE



IMAGE 6.74 DETACHED HOUSE WITH COVERED STOOP FRONTAGE

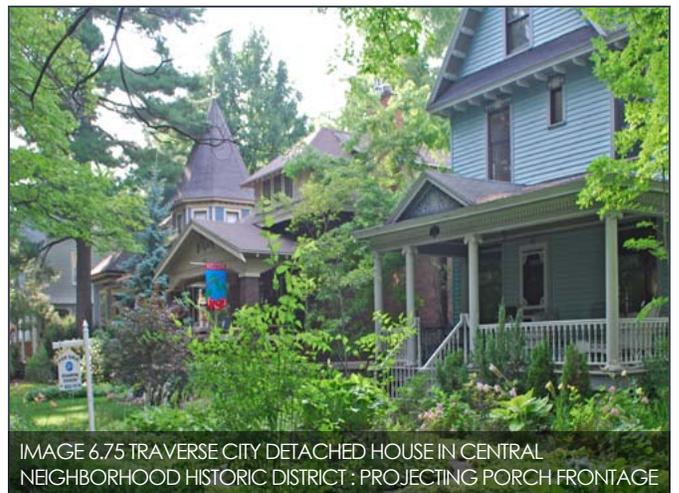
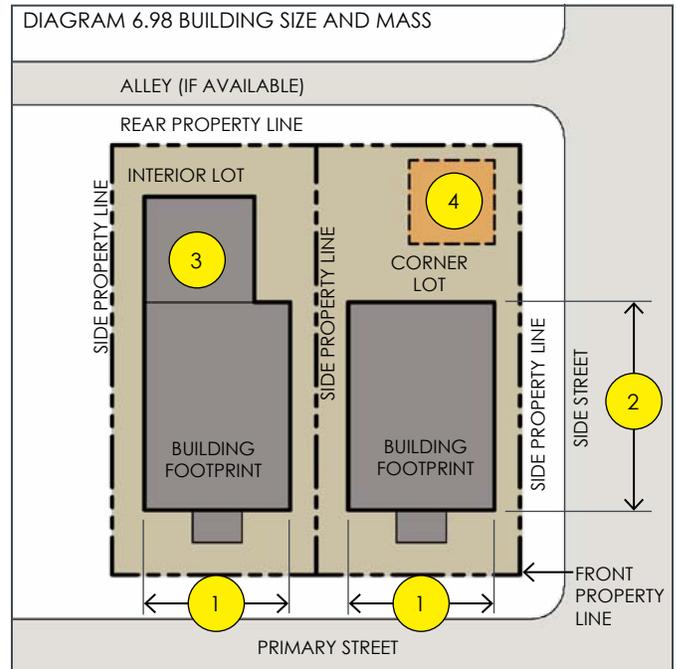


IMAGE 6.75 TRAVERSE CITY DETACHED HOUSE IN CENTRAL NEIGHBORHOOD HISTORIC DISTRICT : PROJECTING PORCH FRONTAGE

2006.18 DETACHED HOUSE BUILDING TYPE**C. BUILDING SIZE AND MASSING**

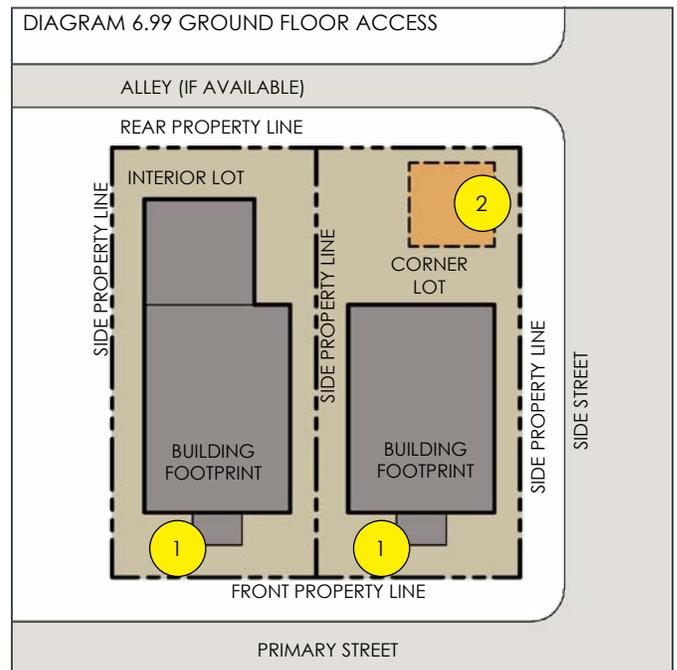
Building Type size and massing shall meet the following requirements and Diagram 6.98.

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.

**D. GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION**

Building Type ground floor entrances shall meet the following requirements and Diagram 6.99.

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.

**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.

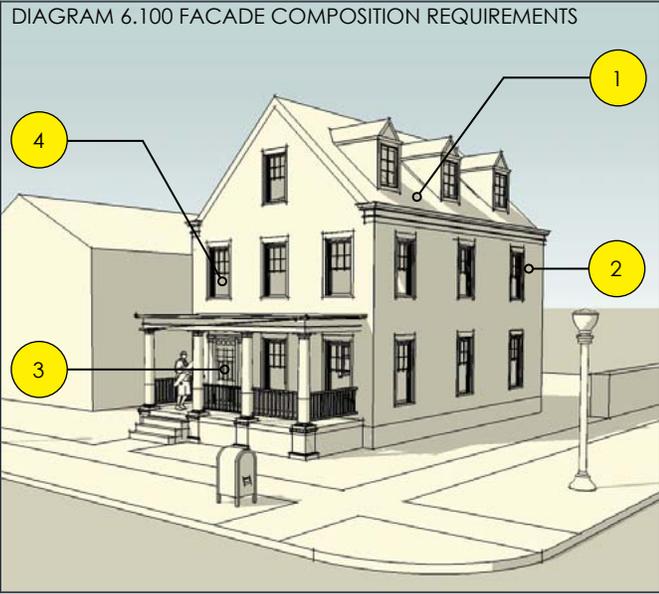
F. USE

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

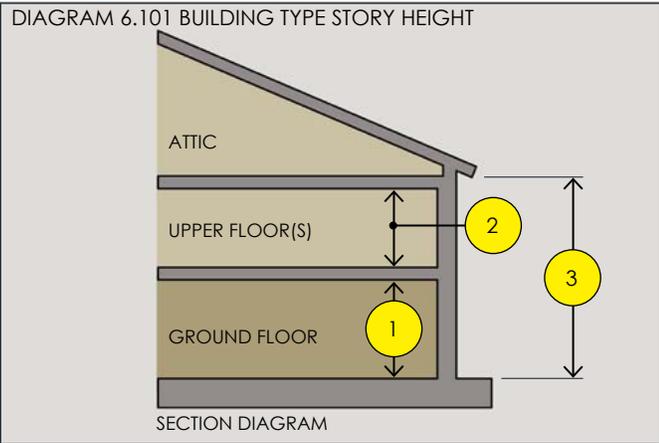
G. FACADE COMPOSITION REQUIREMENTS



Building Type facade composition shall meet the following requirements and Diagram 6.100.

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



Building Type floor heights shall meet the following requirements and Diagram 6.101.

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

Each Detached House Building Type is required to have only 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.



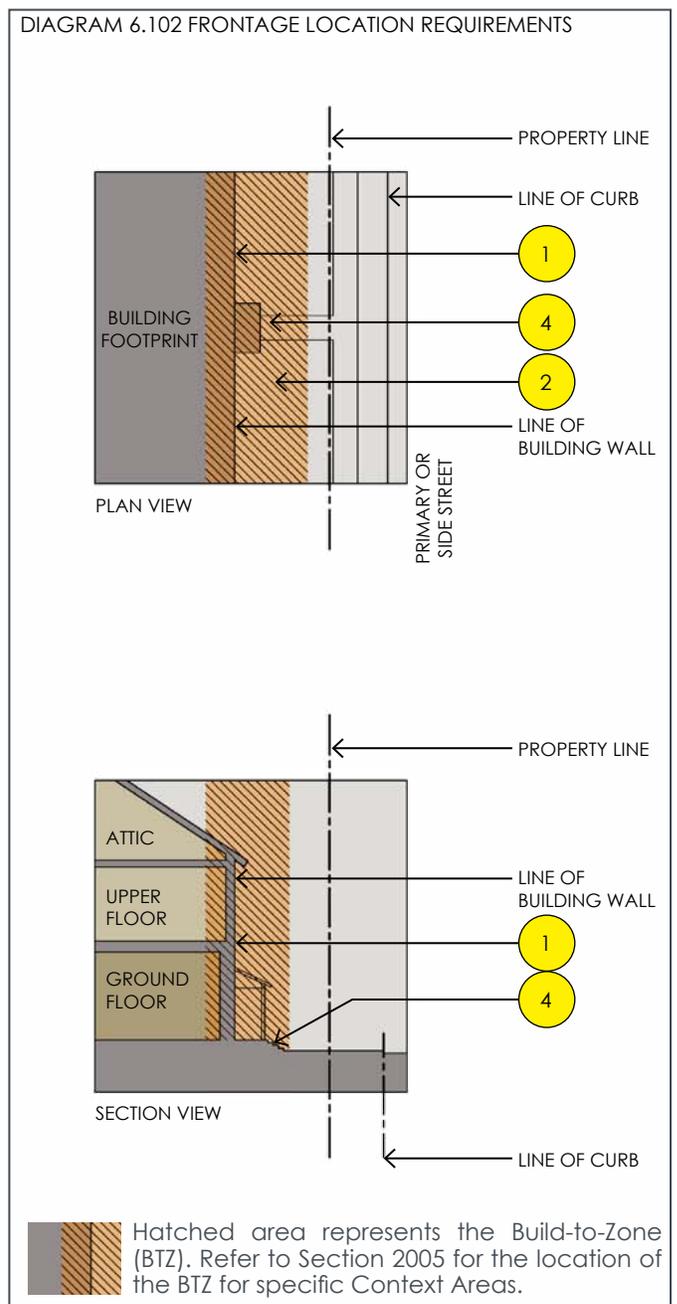
IMAGE 6.76 DETACHED HOUSE WITH STOOP FRONTAGE

STOOP LOCATION REQUIREMENTS

Stoop frontage shall be located per the following requirements and Diagram 6.102.

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.

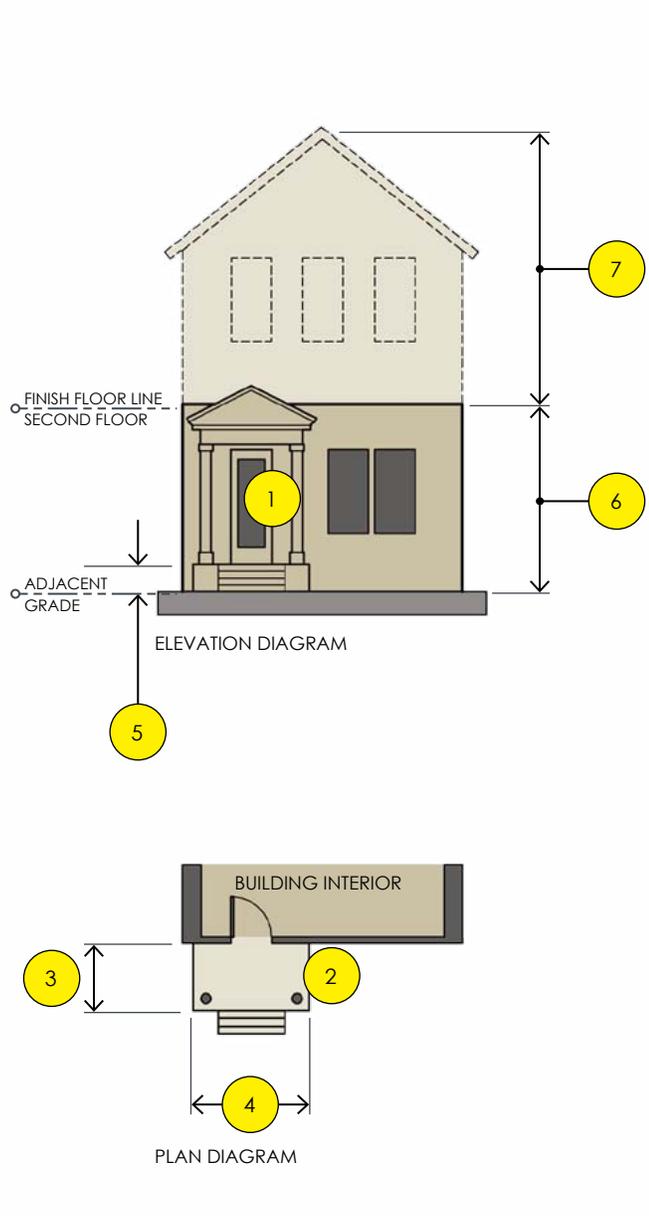
DIAGRAM 6.102 FRONTAGE LOCATION REQUIREMENTS



2006.18 DETACHED HOUSE BUILDING TYPE FRONTAGE OPTIONS

J. BUILDING TYPE FRONTAGE OPTION 1: STOOP (continued)

DIAGRAM 6.103 FRONTAGE COMPOSITION REQUIREMENTS

**STOOP COMPOSITION REQUIREMENTS**

Dooryard frontage composition shall meet the following requirements and Diagram 6.103.

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.



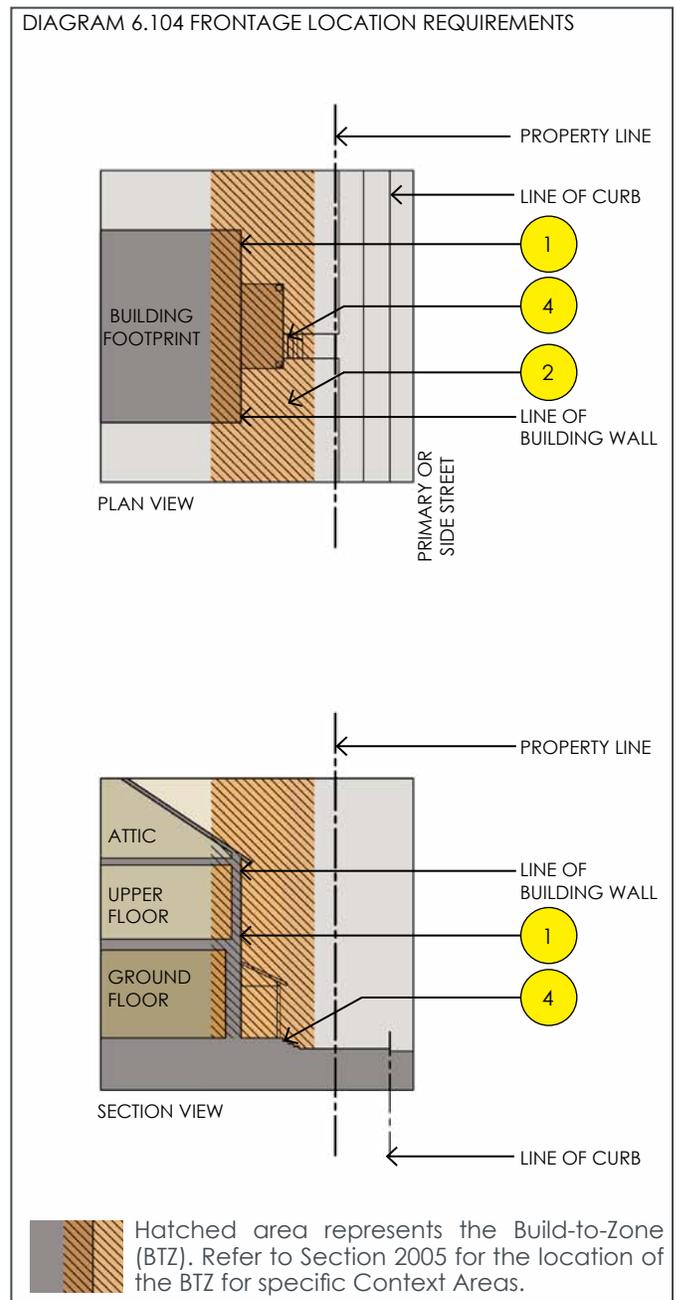
IMAGE 6.77 DETACHED HOUSE WITH PROJECTING PORCH

PROJECTING PORCH LOCATION REQUIREMENTS

Projecting porch frontage shall be located per the following requirements and Diagram 6.104.

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.

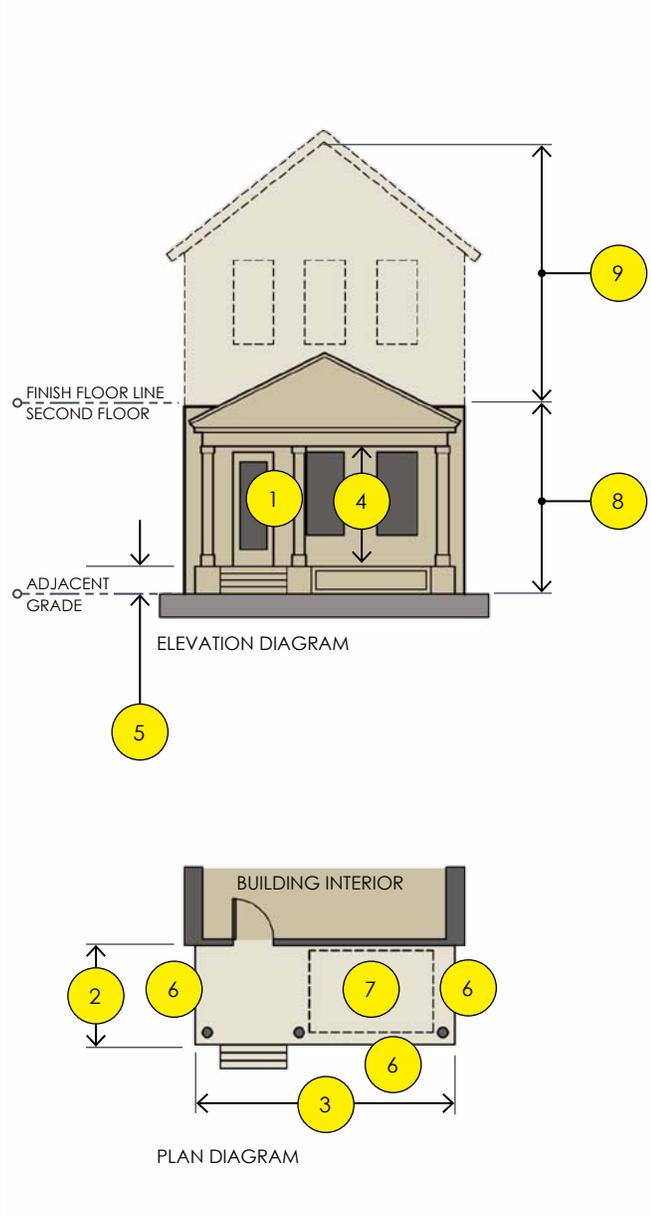
DIAGRAM 6.104 FRONTAGE LOCATION REQUIREMENTS



2006.18 DETACHED HOUSE BUILDING TYPE FRONTAGE OPTIONS

K. BUILDING TYPE FRONTAGE OPTION 2: PROJECTING PORCH (continued)

DIAGRAM 6.105 FRONTAGE COMPOSITION REQUIREMENTS

**PROJECTING PORCH COMPOSITION REQUIREMENTS**

Projecting porch frontage composition shall meet the following requirements and Diagram 6.105.

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.



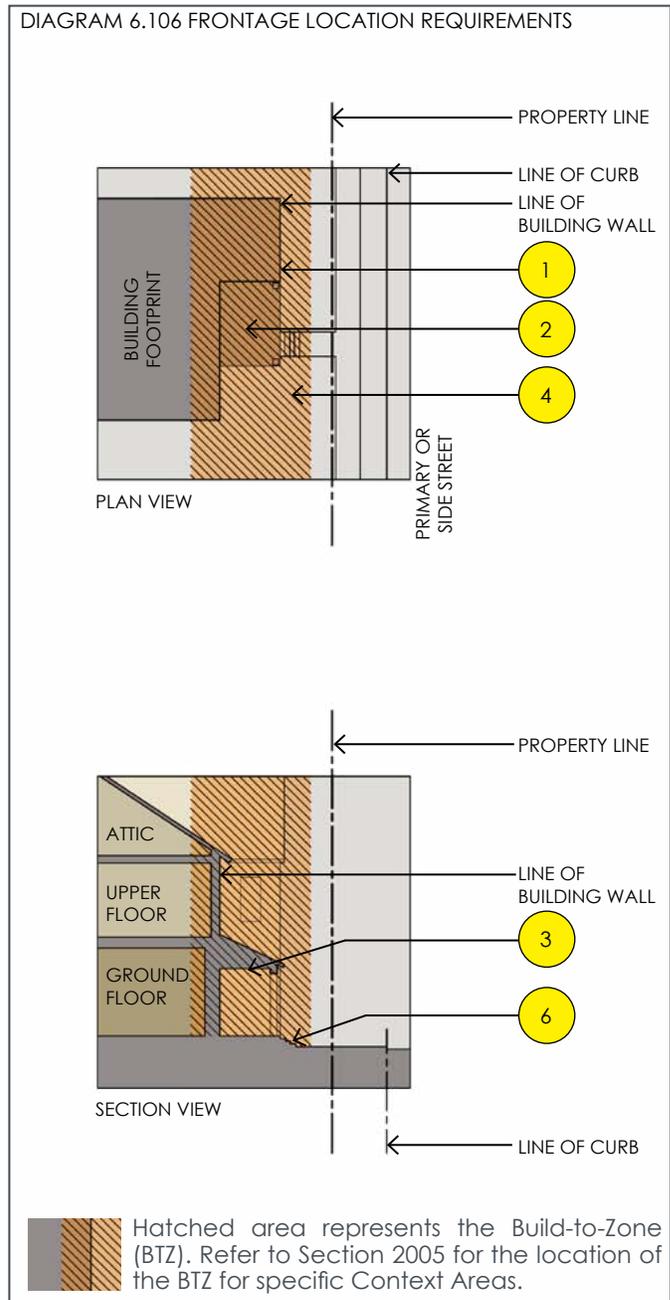
IMAGE 6.78 DETACHED HOUSE WITH ENGAGED PORCH

ENGAGED PORCH LOCATION REQUIREMENTS

Projecting porch frontage shall be located per the following requirements and Diagram 6.106.

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.

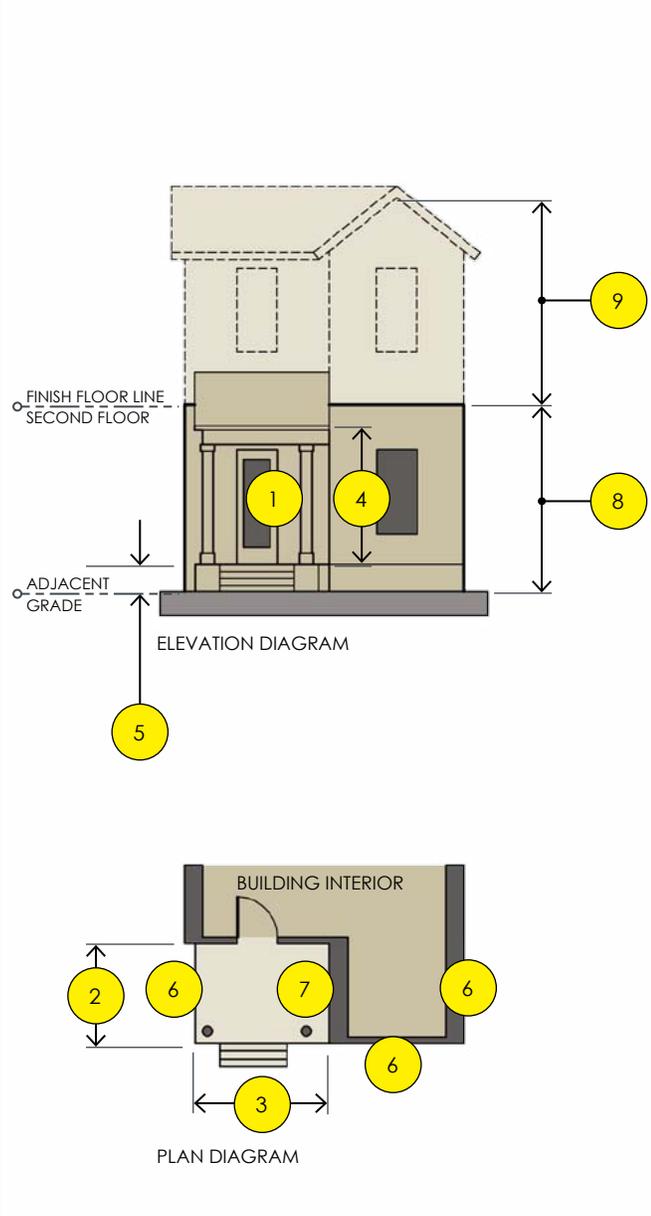
DIAGRAM 6.106 FRONTAGE LOCATION REQUIREMENTS



2006.18 DETACHED HOUSE BUILDING TYPE FRONTAGE OPTIONS

L. BUILDING TYPE FRONTAGE OPTION 2: ENGAGED PORCH (continued)

DIAGRAM 6.107 FRONTAGE COMPOSITION REQUIREMENTS

**ENGAGED PORCH COMPOSITION REQUIREMENTS**

Projecting porch frontage composition shall meet the following requirements and Diagram 6.107.

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, or Live/Work 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 6.79 CARRIAGE HOUSE BUILDING



IMAGE 6.80 CARRIAGE HOUSE BUILDING



IMAGE 6.81 CARRIAGE HOUSE BUILDING WITH EXTERIOR STAIR

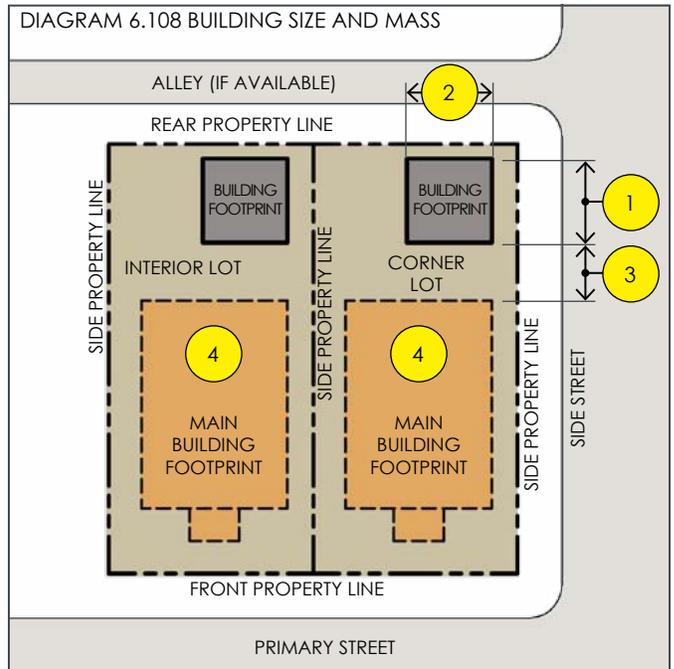


IMAGE 6.82 LARGE CARRIAGE HOUSE BUILDING SUITABLE FOR USE WITH LIVE/WORK BUILDING TYPE

2006.19 CARRIAGE HOUSE BUILDING TYPE**C. BUILDING SIZE AND MASSING**

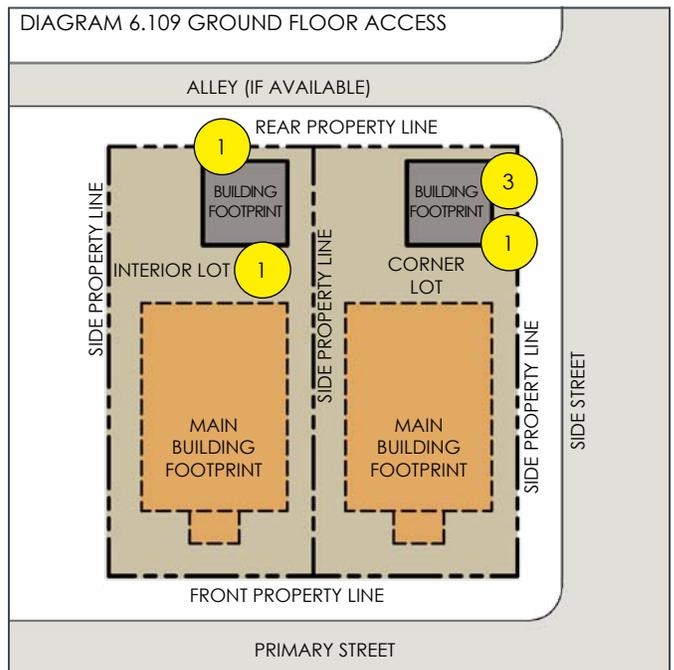
Building Type size and massing shall meet the following requirements and Diagram 6.108.

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. Live / Work Building Type
 - b. Rowhouse Building Type
 - c. Duplex Building Type
 - d. 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.

**D. GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION**

Building Type ground floor entrances shall meet the following requirements and Diagram 6.109.

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.

**E. NUMBER OF UNITS**

Number of units per Building Type:

1. Total of 1 unit per building.

F. USE

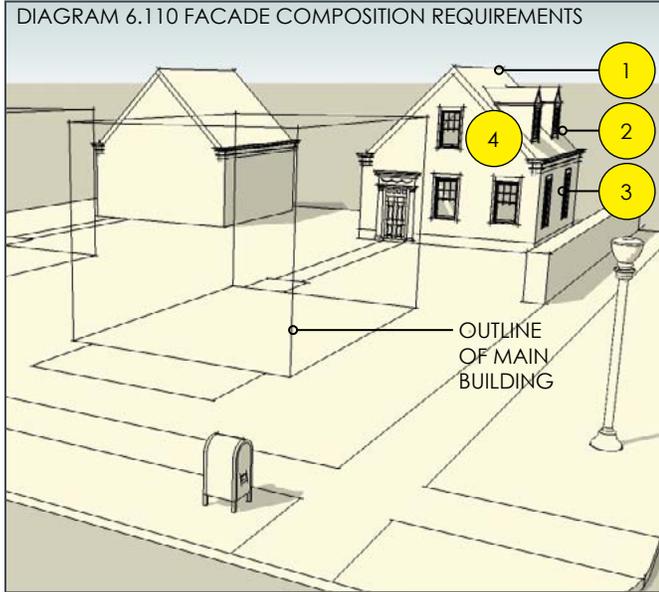
Building Type use:

- 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 6.110 FACADE COMPOSITION REQUIREMENTS

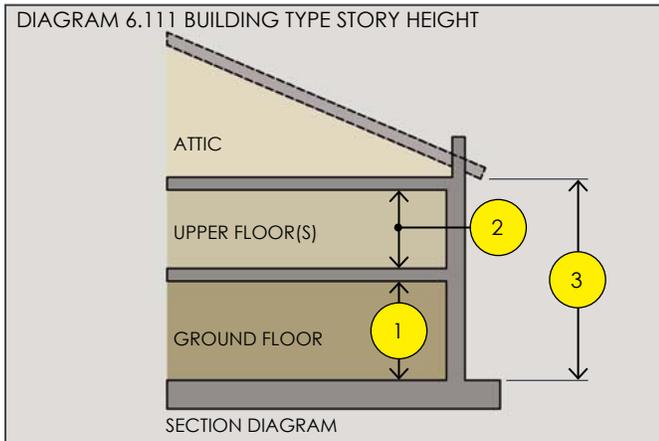


Building Type facade composition shall meet the following requirements and Diagram 6.110.

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 6.111 BUILDING TYPE STORY HEIGHT



Building Type floor heights shall meet the following requirements and Diagram 6.111.

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.

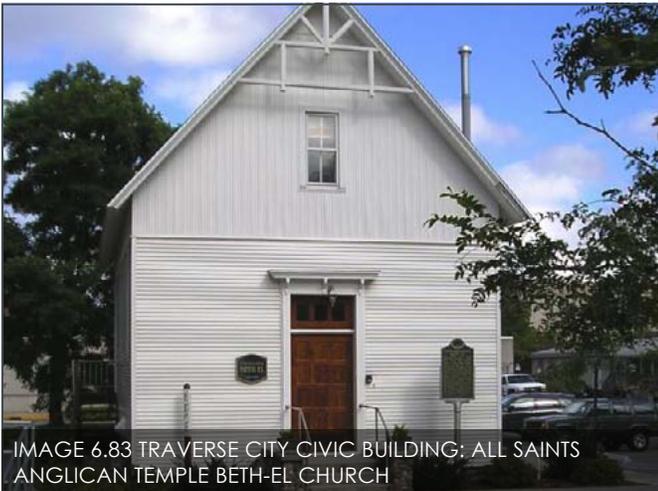


IMAGE 6.83 TRAVERSE CITY CIVIC BUILDING: ALL SAINTS ANGLICAN TEMPLE BETH-EL CHURCH



IMAGE 6.84 TRAVERSE CITY CIVIC BUILDING: CENTRAL GRADE SCHOOL ON WEST SEVENTH STREET

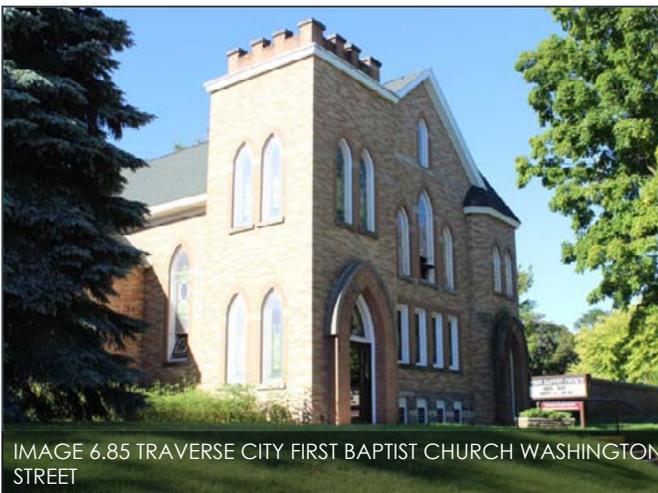


IMAGE 6.85 TRAVERSE CITY FIRST BAPTIST CHURCH WASHINGTON STREET



IMAGE 6.86 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.

E. NUMBER OF UNITS

Number of units is not applicable to this Building Type.

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.

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.

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.

F. USE

Building Type Use:

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

H. BUILDING HEIGHT

Overall height of Building Type is regulated by Context Area, refer to Section 2005.

2007.00 APPLICABILITY

Standards within the City of Traverse City Zoning Ordinance, Chapter 1374 shall apply and govern circulation and parking except where regulated in the Form-Based Code.

2007.01 PARKING AREA LOCATION

Vehicular parking shall be located per the standards of Section 2005, Context Areas.

2007.02 PARKING MAXIMUM

Vehicular parking requirements in the Form-Based Code district shall not exceed the maximum permitted per Table 2007.02, based on parking use class established in Section 2007.03.

2007.03 PARKING USE CLASS

Vehicular parking maximums are based on use class. Use class categories shall be as indicated below. Specific uses are indicated for each use class. Similar uses, not listed as specific use shall be at the discretion of the Zoning Administrator.

PARKING USE CLASS	
RESIDENTIAL	<ul style="list-style-type: none"> Accessory dwelling (parking not required) Adult foster care family home and small group home Dwelling Home occupation
RETAIL	<ul style="list-style-type: none"> Art gallery Convenience store Grocery store Store, retail, miscellaneous
LODGING	<ul style="list-style-type: none"> Lodging

PARKING USE CLASS (continued)

OFFICE	<ul style="list-style-type: none"> Day care facility Essential service Funeral service, excepting crematory Health service, except hospital sales and rentals Kennel Laundromat Membership organization Office Personal service Pet grooming service without runs or kennels Preschool Private club, lodges fraternity or sorority Repair service Service station and repair shop
FOOD/BEVERAGE	<ul style="list-style-type: none"> Banquet hall and conference room Brewpub Coffee shop Drinking places without entertainment Drinking places with entertainment Microbrewery/Distillery Restaurant, family Restaurant, fine
CIVIC	<ul style="list-style-type: none"> Place of worship Public administration

Table 2007.02 PARKING MAXIMUM

PARKING MAXIMUM	PARKING USE CLASS	CONTEXT AREAS			
		DE DOWNTOWN EDGE	MS MAINSTREET	GW GATEWAY	NE NEIGHBORHOOD EDGE
	RESIDENTIAL	1.25 per DU	1.25 per DU	1.5 per DU	1.5 per DU
	RETAIL	1 per 500 SF of floor area	1 per 500 SF of floor area	1 per 350 SF of floor area	1 per 350 SF of floor area
	LODGING	1 per guest room	1 per guest room	1 per guest room	
	OFFICE	1 per 500 SF of floor area	1 per 500 SF of floor area	1 per 350 SF of floor area	1 per 350 SF of floor area
	FOOD/BEVERAGE	1 per 500 SF of usable floor area	1 per 500 SF of usable floor area	1 per 350 SF of usable floor area	1 per 350 SF of usable floor area
	CIVIC	1 per 6 people by fire code	1 per 6 people by fire code	1 per 4 people by fire code	1 per 4 people by fire code

SECTION 2007 OFF-STREET PARKING STANDARDS

2007.04 PARKING AREA LANDSCAPE BUFFER

Parking screening is required at side and rear setbacks per Section 2005, Context Areas.

1. Wall (with or without landscape):
 - Height: 24" to 36"
 - Material: Stone or brick masonry
 - Optional Landscaping: Shrubs, trees or grasses shall be at least 24" tall at time of planting. Landscaping shall be planted on street or public side of wall.
2. Fence and Landscaping:
 - Height: 36" to 42"
 - Material: Wood or metal
 - Required Landscaping: Perennial and/or evergreen plant materials shall be at least 24" tall at time of planting. Landscaping shall be planted on street or public side of fence.
3. Hedge:
 - Height: maintained at 36"
 - Landscaping: Perennial, evergreen plant materials shall be at least 24" tall at time of planting, and shall form and be maintained as an opaque manicured edge.

2007.05 PEDESTRIAN TRAVEL WAYS

Properties within the FBC district shall comply with the requirements of Section 1374.01.

2007.06 BICYCLE PARKING

The requirements of Section 1374.02 do not apply for residential building types in the MS, GW and NE context areas. All other standards of Section 1374.02 apply to properties within the FBC district.

2007.07 MOTOR VEHICLE PARKING

Properties within the FBC district shall comply with the requirements of Section 1374.03, except parking setbacks shall be as provided in Section 2005 (Context Areas) and parking calculation shall be as per 2007.02. Screening shall be as provided in Sections 2007.04 and 1372.

2007.08 DRIVEWAYS AND ACCESS REQUIREMENTS

Driveways and access requirements shall be as per Section 2005, Context Areas and Section 1374.04. Wherever there is a conflict between Section 1374.04 and this Form-Based Code, the requirements specifically set forth in the Form-Based Code shall prevail.

2007.09 DELIVERY TRUCK LOADING REQUIREMENTS

Properties within the FBC district shall comply with the requirements of Section 1374.05, except when within the DE or MS Context Areas, or where provisions of this section would be impractical due to lot area, building placement or access limitations.

2007.10 DRIVE-THROUGH STANDARDS

Drive-throughs within the FBC district are regulated as an accessory use per Section 2003 and as frontage types per Section 2006.

2008.00 PURPOSE

Section 2008 identifies sign standards that are intended to appropriately limit the placement, type, size, construction, illumination, and number of signs allowed within a specific Context Area and to require the proper maintenance of signs. The regulations and standards of this Section are intended to be content neutral and are considered the minimum necessary to achieve a substantial government interest for public safety, aesthetics, and protection of property values. The purpose of these limitations and requirements are to:

- A. Protect the public right to receive messages and information protected by the First Amendment of the U.S. Constitution;
- B. Safeguard and protect the public health, safety, and general welfare;
- C. Promote aesthetic and environmental values of the community by providing for signs that do not impair the attractiveness of the City as a place to live, work and shop;
- D. Avoid traffic safety hazards to motorists, bicyclists, and pedestrians, caused by visual distractions and obstructions;
- E. Enable the public to locate goods, services and facilities without excessive difficulty and confusion by restricting the number and placement of signs;
- F. Provide for signs as an effective channel of communication, while ensuring that signs are aesthetically designed and proportioned in relation to adjacent structures and the structures to which they are attached;
- G. Recognize that the principal intent of commercial signs is for identification of an establishment on the premises, and not for advertising off-premises activities; and
- H. Regulate portable commercial signs in recognition of their significant negative impact on traffic safety and aesthetics.

2008.01 APPLICABILITY

- A. Chapter 1476 of the Traverse City Code of Ordinances regulates signs as well as this Section 2008 for signs within the FBC district.
- B. Temporary signs shall be regulated per Section 1476.06 of the Traverse City Code of Ordinances.
- C. No person, firm, or corporation shall erect, repair, alter, relocate, display or maintain any sign which

does not comply with the standards set forth in this Section or Chapter 1476 of the Traverse City Code, and no permit shall be issued for any such sign.

2008.02 SIGNS AUTHORIZED WITH A PERMIT

- A. Sign types, quantities, and sizes shall be as provided herein for the FBC district. Signs listed as prohibited in Section 1476.05 shall also be prohibited in the FBC district.
- B. Within the FBC district, the following Sign Types established and are limited to the following:
 1. Sign Band Signs.
 2. Wall Signs.
 3. Projecting and Suspended Signs.
 4. Awning and Canopy Signs.
 5. Window Signs.
 6. Ground Signs.
- C. Section 1476.07 a-f shall apply to signs within the FBC district. Permitting shall be required except for those signs included in Section 1476.06.

2008.03 PORTABLE SIGNS

Portable signs shall be regulated per Section 1476.08 of the Traverse City Sign Ordinance.

2008.04 MASTER SIGN PLAN

A master sign plan shall be required per Chapter 1476, Section 10, a-d of the Traverse City Code.

2008.05 SIGN ILLUMINATION REGULATIONS

Sign illumination shall comply with Chapter 1476, Section 11, a-f of the Traverse City Code.

2008.06 SIGN STRUCTURES

Sign structures shall comply with Chapter 1476, Section 12, a-c of the Traverse City Code.

2008.07 NONCONFORMING SIGNS

Nonconforming sign provisions shall be as prescribed in Chapter 1476, Section 13, a-c of the Traverse City Code.

2008.08 VIOLATIONS

Sign violation provisions shall be as prescribed in Chapter 1476, Section 14, a-e of the Traverse City Code.

2008.09 APPEALS

Appeals to the sign provisions shall be as prescribed in Chapter 1476, Section 15, a-h of the Traverse City Code.

2008.10 ENFORCEMENT

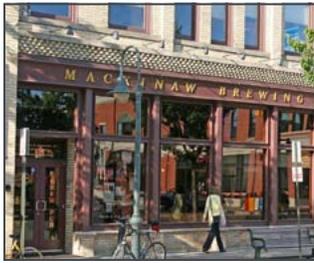
Enforcement of the sign provisions shall be as prescribed in Chapter 1476, Section 16 of the Traverse City Code.

2008.11 PENALTY

Penalties shall be as prescribed in Section 202.99 of the Traverse City Code.

2008.12 SIGN TYPE OVERVIEW

Sign types for the Traverse City Form-Based Code are as follows:



SIGN BAND (refer to 2008.13)
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 Building Types with the following frontages: Storefront, Balcony, Drive-through, Lightwell, or Terrace.

BUILDING TYPES (refer to Section 2006)
MIXED-USE RETAIL FLEX COTTAGE RETAIL LIVE / WORK

CONTEXT AREAS (refer to Section 2005)	
DE DOWNTOWN EDGE	MS MAIN STREET
GW GATEWAY	NE NEIGHBORHOOD EDGE



WALL SIGN (refer to 2008.14)
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.

BUILDING TYPES (refer to Section 2006)
MIXED-USE RETAIL FLEX COTTAGE RETAIL LIVE / WORK LARGE MULTI-PLEX CIVIC

CONTEXT AREAS (refer to Section 2005)	
DE DOWNTOWN EDGE	MS MAIN STREET
GW GATEWAY	NE NEIGHBORHOOD EDGE



PROJECTING & SUSPENDED SIGN (refer to 2008.15)
Projecting Signs are double faced signs that project from the building wall at a 90 degree angle. Suspended Signs are double or single faced signs that hang from brackets attached to the building at a 90 degree angle or hang parallel to the building wall above openings (similar to right side image).

BUILDING TYPES (refer to Section 2006)
MIXED-USE RETAIL FLEX COTTAGE RETAIL LIVE / WORK LARGE MULTI-PLEX

CONTEXT AREAS (refer to Section 2005)	
DE DOWNTOWN EDGE	MS MAIN STREET
GW GATEWAY	NE NEIGHBORHOOD EDGE



AWNING & CANOPY SIGN (refer to 2008.16)
Awning Signs may be painted, screen printed or applied to the awning. Canopy Signs shall be attached upon the face or above the face of metal canopies. Awning and Canopy Signs shall be placed on canopies or awnings that are above doors and/or windows.

BUILDING TYPES (refer to Section 2006)
MIXED-USE RETAIL FLEX COTTAGE RETAIL LIVE / WORK LARGE MULTI-PLEX

CONTEXT AREAS (refer to Section 2005)	
DE DOWNTOWN EDGE	MS MAIN STREET
GW GATEWAY	NE NEIGHBORHOOD EDGE



WINDOW SIGN (refer to 2008.17)
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.

BUILDING TYPES (refer to Section 2006)
MIXED-USE RETAIL FLEX COTTAGE RETAIL LIVE / WORK LARGE MULTI-PLEX

CONTEXT AREAS (refer to Section 2005)	
DE DOWNTOWN EDGE	MS MAIN STREET
GW GATEWAY	NE NEIGHBORHOOD EDGE

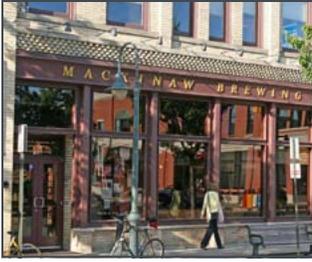


GROUND SIGN (refer to 2008.18)
A free-standing permanent sign that is mounted directly on the ground or ground level foundation and is often used to mark a place of significance or the entrance to a location.

BUILDING TYPES (refer to Section 2006)
FLEX COTTAGE RETAIL LARGE MULTI-PLEX CIVIC

CONTEXT AREAS (refer to Section 2005)	
DE DOWNTOWN EDGE	MS MAIN STREET
GW GATEWAY	NE NEIGHBORHOOD EDGE

2008.13 SIGN BAND

**SIGN BAND**

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 Building Types with the following frontages: Storefront, Balcony, Drive-through, Lightwell, or Terrace.

BUILDING TYPES
(refer to Section 2006)

MIXED-USE
RETAIL
FLEX
COTTAGE RETAIL
LIVE / WORK

CONTEXT AREAS
(refer to Section 2005)

DE
DOWNTOWN
EDGE

MS
MAIN STREET

GW
GATEWAY

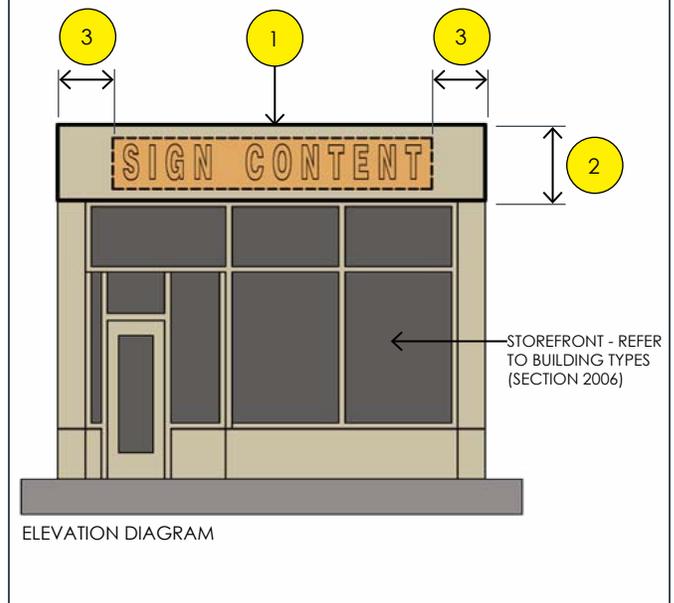
NE
NEIGHBORHOOD
EDGE

A. SIGN BAND SIZE AND PROPORTION

Refer to Diagram 8.01 for graphic representation of the dimensional requirements regarding Sign Band Signs.

1. Sign Band Sign sizes and proportions are relative to the size of the building's sign band or horizontal expression band.
2. Vertical Placement: Sign content height shall not exceed 80% of the overall height of the sign band or horizontal expression band.
3. Horizontal Placement: Sign content within the sign band or horizontal expression band shall not come closer than two (2) feet to the side edges of the sign band.
4. Sign content shall not extend more than three (3) inches from the face of the sign band or horizontal expression line.

DIAGRAM 8.01 SIGN BAND SIZE

**B. SIGN BAND STANDARDS**

1. Sign content (letters, corporate logos, symbols or designs) may be engraved, painted, or surface mounted on the building's sign band or horizontal expression band. Sign content shall be made of materials visually compatible with the display surface.
2. Dimensional requirements of sign band Section 2008.19.
3. Sign content is not required to be placed in sign band or horizontal expression line.

C. SIGN BAND QUANTITY

1. The number of Sign Band Signs allowed per building shall not exceed the quantities indicated in Section 2008.20.
2. Sign Bands may be used in conjunction with other Sign Types.

D. SIGN BAND LOCATION

1. Sign Band Signs are permitted to be installed at the sign band or horizontal expression band above a storefront window or transom on buildings that have Storefront, Balcony, or Drive-through Frontage.
2. At corner lot buildings, Sign Band Signs are also permitted to be installed at the sign band or horizontal expression line above storefronts or transoms along side streets.

E. SIGN BAND ILLUMINATION

1. Sign Band Signs may be externally illuminated per the requirements of Section 2008.05.
2. Sign Band Signs are not permitted to be internally illuminated. Sign Band is not permitted to be illuminated with neon illumination.

2008.14 WALL SIGN



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.

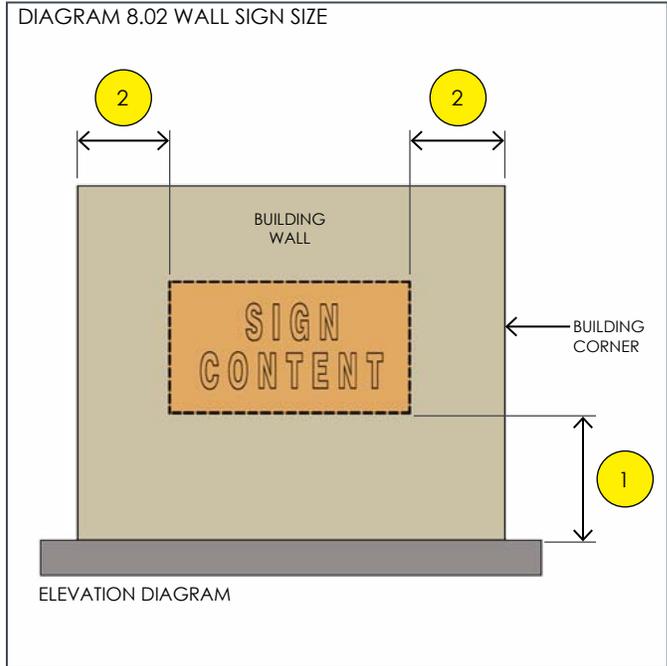
BUILDING TYPES (refer to Section 2006)	CONTEXT AREAS (refer to Section 2005)	
MIXED-USE RETAIL FLEX COTTAGE RETAIL LIVE / WORK LARGE MULTI-PLEX CIVIC	DE DOWNTOWN EDGE	MS MAIN STREET
	GW GATEWAY	NE NEIGHBORHOOD EDGE

A. WALL SIGN SIZE AND PROPORTION

Refer to Diagram 8.02 for graphic representation of the dimensional requirements regarding Wall Signs.

Refer to Section 2008.19 for dimensional requirements.

1. Wall Signs shall be a minimum of three (3) feet above the adjacent grade.
2. Wall Signs shall not come closer than two (2) feet to the corner of the building.



B. WALL SIGN STANDARDS

1. Wall Signs shall be designed to be compatible with the character of the building and building materials in order to promote a unified design which compliments the building's massing, scale and character.
2. Wall Sign content may include letters, corporate logos, symbols or designs that are painted or applied to the building wall.

C. WALL SIGN QUANTITY

1. The number of Wall Signs allowed per building shall not exceed the quantities indicated in Section 2008.20.
2. Wall Signs may be used in conjunction with other Sign Types.

D. WALL SIGN LOCATION

1. Wall Signs are permitted on the fronts of the following Building Types:
 - a. Live / Work
 - b. Flex
 - c. Large Multi-plex
 - d. Civic
2. Wall Signs are permitted on the sides (along side street) of the following buildings:
 - a. Mixed Use
 - b. Retail
 - c. Cottage Retail
 - d. Live / Work
 - e. Large Multi-plex
 - f. Civic

E. WALL SIGN ILLUMINATION

1. Wall Signs may be externally illuminated per the requirements of Section 2008.05.

2008.15 PROJECTING AND SUSPENDED SIGN

**PROJECTING & SUSPENDED SIGN**

Projecting Signs are double faced signs that project from the building wall at a 90 degree angle. Suspended Signs are double or single faced signs that hang from brackets attached to the building at a 90 degree angle or hang parallel to the building wall above openings.

BUILDING TYPES
(refer to Section 2006)

MIXED-USE
RETAIL
FLEX
COTTAGE RETAIL
LIVE / WORK
LARGE MULTI-PLEX

CONTEXT AREAS
(refer to Section 2005)

DE
DOWNTOWN
EDGE

MS
MAIN STREET

GW
GATEWAY

NE
NEIGHBORHOOD
EDGE

A. PROJECTING AND SUSPENDED SIGN LOCATION AND SIZE

Refer to Diagram 8.03 for graphic representation of the dimensional requirements regarding Projecting Signs.

Refer to Section 2008.19 for dimensional requirements.

1. Maximum height of Projecting Signs shall be four (4) feet.
2. Maximum height of Suspended Signs shall be two (2) feet if in opening, three (3) feet if hung from perpendicular (90 degrees) from building wall.
3. Maximum width of Projecting or Suspended Signs shall be three (3) feet.
4. Projecting and Suspended Signs shall not extend more than four (4) feet from the face of building.
5. Projecting and Suspended Signs shall be a minimum of eight (8) feet above the adjacent grade.
6. Projecting Signs shall be perpendicular to the building face. Suspended Signs may be parallel or perpendicular to the building face.
7. Suspended Signs shall not be located beyond the outside limits of the arcade, marquee or eve to which they are attached.

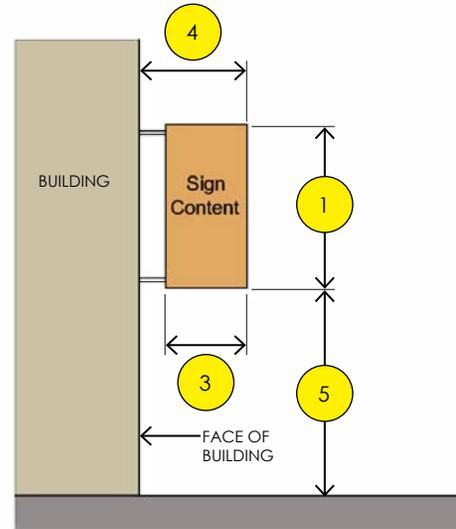
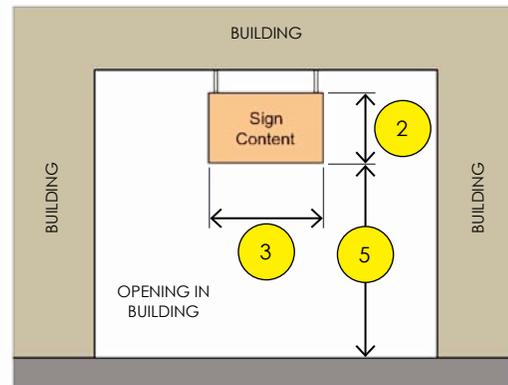
B. PROJECTING & SUSPENDED SIGN STANDARDS

1. Projecting and Suspended Signs shall be designed to be compatible with the character of the building and building materials in order to promote a unified design which compliments the building's massing, scale and character.
2. Projecting and Suspended Sign content may include letters, corporate logos, symbols or designs and shall have content on both sides of the sign.
3. Projecting and Suspended Signs placed on fabric, cloth or canvas shall be securely anchored to a sign frame.

C. PROJECTING AND SUSPENDED SIGN QUANTITY

1. The number of Projecting Signs allowed per building shall not exceed the quantities indicated in Section 2008.20.
2. Projecting Signs may be used in conjunction with other Sign Types.

Diagram 8.03 PROJECTING AND SUSPENDED SIGN SIZE

ELEVATION DIAGRAM
PROJECTING SIGNELEVATION DIAGRAM
SUSPENDED SIGN**D. PROJECTING AND SUSPENDED SIGN ILLUMINATION**

1. Projecting and Suspended Signs may be externally or internally illuminated per the requirements of Section 2008.05

Exception: Suspended Signs that hang in openings shall not be internally illuminated.

2008.16 AWNING AND CANOPY SIGN



AWNING AND CANOPY SIGN

Awning Signs may be painted, screen printed or appliquéd to the awning. Canopy Signs shall be attached upon the face or above the face of metal canopies. Awning and Canopy Signs shall be placed on canopies or awnings that are above doors and/or windows.

BUILDING TYPES (refer to Section 2006)
MIXED-USE RETAIL FLEX COTTAGE RETAIL LIVE / WORK LARGE MULTI-PLEX

CONTEXT AREAS (refer to Section 2005)	
DE DOWNTOWN EDGE	MS MAIN STREET
GW GATEWAY	NE NEIGHBORHOOD EDGE

A. AWNING AND CANOPY SIGN LOCATION AND SIZE

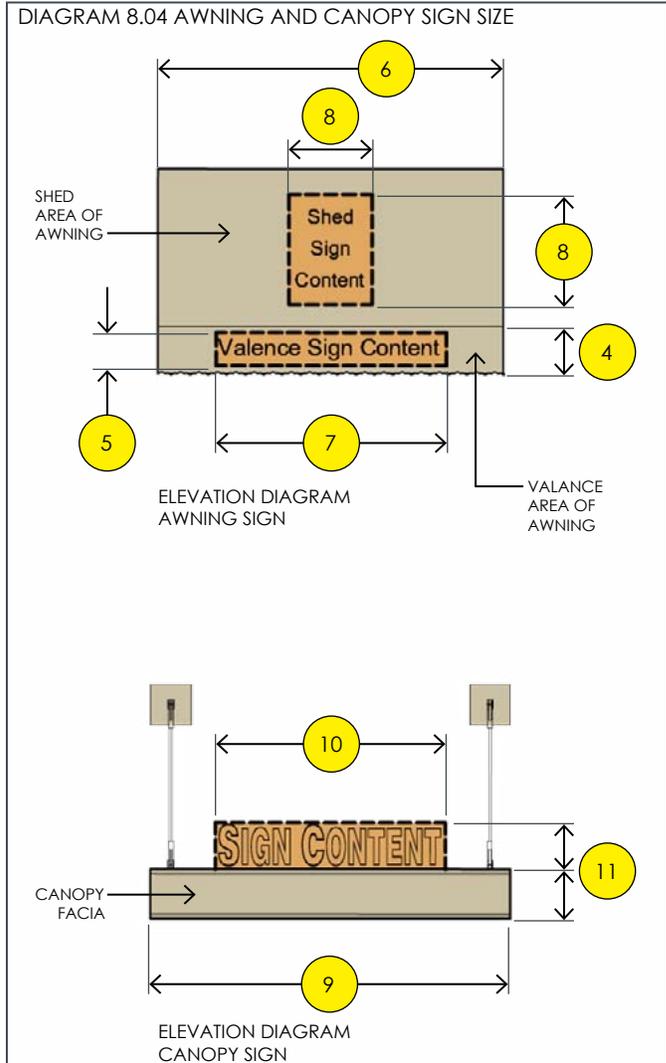
Refer to Diagram 8.04 for graphic representation of the dimensional requirements regarding Awning and Canopy Signs.

Refer to Section 2008.19 for dimensional requirements.

1. Awning Signs are permitted on the fronts and sides of buildings above any windows and/or doors where awnings are placed.
2. Canopy Signs are permitted on the fronts and sides of buildings above doors where canopies are placed.
3. Awning and Canopies shall be a minimum of eight (8) feet above the adjacent grade.
4. Height of awning valance shall be between eight (8) and fourteen (14) inches.
5. Height of sign content on awning valance shall not exceed 80% of the valence height.
6. Width of awning shall not exceed the width of the door or window that it is above.
7. Width of sign content on awning valance shall not exceed 90% of the valence width.
8. Area of sign content located on the shed (sloped) area of the awning shall not exceed 30% of the overall shed area.
9. Width of canopy shall not exceed the width of the door that it is above.
10. Sign content may be placed on or above the canopy fascia and shall not exceed 90% of the width of the canopy.
11. Height of canopy sign content shall not exceed 90% of the height of the canopy.

B. AWNING AND CANOPY SIGN STANDARDS

1. Awning and Canopy Sign content may include letters, corporate logos, symbols, or designs that are painted, applied or surface mounted on the awning or canopy surface. Sign content on canopy signs may also be located above the canopy sign.



C. AWNING AND CANOPY SIGN QUANTITY

1. The number of Awning and Canopy Signs allowed per building shall not exceed the quantities indicated in Section 2008.20.
2. Awning and Canopy Signs may be used in conjunction with other Sign Types.

D. AWNING AND CANOPY SIGN ILLUMINATION

1. Awning and Canopy Signs shall not be illuminated.

2008.17 WINDOW SIGN

**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.

BUILDING TYPES
(refer to Section 2006)

MIXED-USE
RETAIL
FLEX
COTTAGE RETAIL
LIVE / WORK
LARGE MULTI-PLEX

CONTEXT AREAS
(refer to Section 2005)

DE
DOWNTOWN
EDGE

MS
MAIN STREET

GW
GATEWAY

NE
NEIGHBORHOOD
EDGE

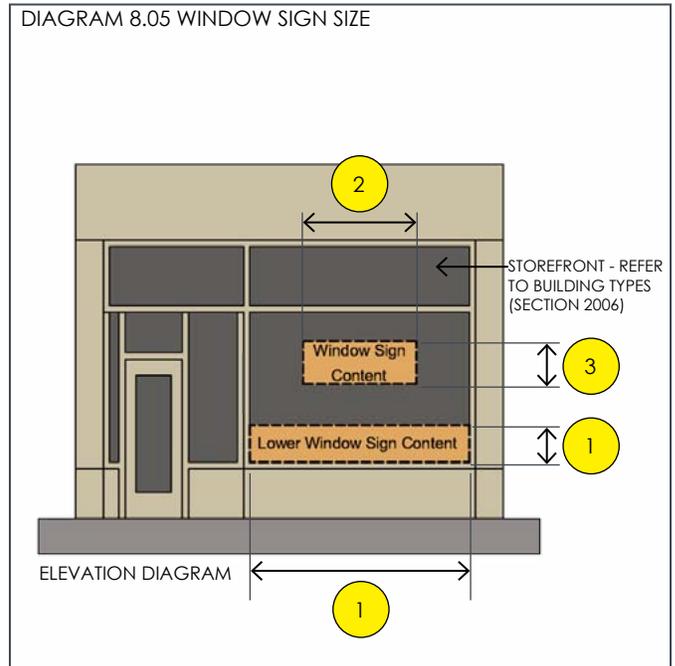
A. WINDOW SIGN SIZE AND PROPORTION

Refer to Diagram 8.05 for graphic representation of the dimensional requirements regarding Window Signs.

Refer to Section 2008.19 for dimensional requirements.

1. Lower Surface Applied Window Signs shall be within 12" of the sill and may span the entire width of the storefront.
2. Width of Surface Applied Window Signs above twelve (12) inches from the sill shall not exceed four (4) feet in width.
3. Height of Surface Applied Window Signs above twelve (12) inches from the bottom of the sill shall not exceed three (3) feet.

DIAGRAM 8.05 WINDOW SIGN SIZE

**B. WINDOW SIGN STANDARDS**

1. Surface Applied Window Signs shall be professionally painted or applied letters, corporate logos, symbols or designs.

C. WINDOW SIGN QUANTITY

1. The number of Window Signs allowed per building shall not exceed the quantities indicated in Section 2008.20.
2. Window Signs may be used in conjunction with other Sign Types.

D. WINDOW SIGN LOCATION

1. Surface Applied Window Signs are permitted on the ground and upper floor front and street side windows of the following Building Types:
 - a. Mixed-Use
 - b. Retail
 - c. Cottage Retail
 - d. Flex
 - e. Live / Work
 - f. Large Multi-plex
2. Window Signs shall be installed on the inside face of the window.

E. WINDOW SIGN ILLUMINATION

1. Window Signs shall not be illuminated.

2008.18 GROUND SIGN



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.

BUILDING TYPES
(refer to Section 2006)

FLEX
COTTAGE RETAIL
LARGE MULTI-PLEX
CIVIC

CONTEXT AREAS
(refer to Section 2005)

DE
DOWNTOWN
EDGE

MS
MAIN STREET

GW
GATEWAY

NE
NEIGHBORHOOD
EDGE

A. GROUND SIGN SIZE AND PROPORTION

Refer to Illustration 8.06 for graphic representation of the dimensional requirements regarding Ground Signs.

Refer to Section 2008.19 for dimensional requirements.

1. Maximum height of Ground Signs shall be four (4) feet except multi-tenant Ground Signs may increase to five (5) feet.
2. Maximum width of Ground Signs shall be three (3) feet except multi-tenant Ground Signs may increase to five (5) feet.

B. GROUND SIGN STANDARDS

1. Ground Signs shall be designed to be compatible with the character of the surrounding buildings and building materials in order to promote a unified design which compliments the buildings' massing, scale and character.
2. Ground Sign content may include letters and corporate logos that are permanently affixed to the sign.
3. Ground Sign content is not permitted to be changeable copy, except for gasoline price signs, directory signs listing more than one tenant, and signs advertising restaurant food specials, films, and live entertainment, which change on a regular basis.
4. Ground Signs shall have content on both sides of the sign with building address clearly depicted.

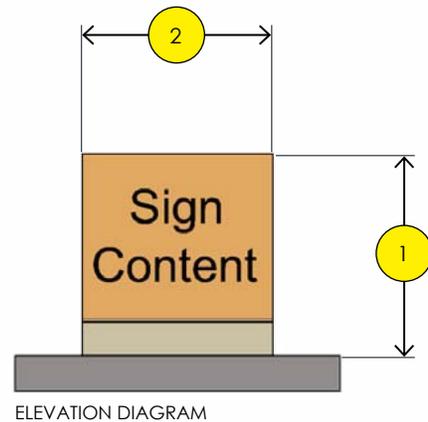
C. GROUND SIGN QUANTITY

1. The number of Ground Signs allowed per building shall not exceed the quantities indicated in Section 2008.20.
2. Ground Signs may be used in conjunction with other Sign Types.

D. GROUND SIGN ILLUMINATION

1. Ground Signs may be externally or internally illuminated per the requirements of Section 2008.05.

ILLUSTRATION 8.06 GROUND SIGN SIZE



E. GROUND SIGN LOCATION

1. Ground Signs are permitted in the front yard setback of the following buildings:
 - a. Cottage Retail
 - b. Large Multi-Plex
 - c. Civic
2. Ground Signs shall be setback a minimum 5' from front property line.

2008.19 DIMENSIONAL REQUIREMENTS

2008.19 SUMMARY DIMENSIONAL REQUIREMENTS FOR SIGNS

SIGN TYPE WITH BUILDING TYPE		CONTEXT AREAS			
		DT DOWNTOWN	MS MAINSTREET	GW GATEWAY	NE NEIGHBORHOOD EDGE
SIGN BAND	MIXED-USE	Shall fit within sign band or expression line per 2008.13, A			
	RETAIL		Shall fit within sign band or expression line per 2008.13, A		
	FLEX		Shall fit within sign band or expression line per 2008.13, A		
	COTTAGE RETAIL				Shall fit within sign band or expression line per 2008.13, A
	LIVE / WORK		Shall fit within sign band or expression line per 2008.13, A		
WALL	MIXED-USE	15 % of building wall, NTE 32 SF		15 % of building wall, NTE 24 SF	
	RETAIL		15 % of building wall, NTE 32 SF	15 % of building wall, NTE 24 SF	
	FLEX		15 % of building wall, NTE 32 SF	15 % of building wall, NTE 24 SF	
	COTTAGE RETAIL				15 % of building wall, NTE 24 SF
	LIVE / WORK		15 % of building wall, NTE 24 SF		
	LARGE MULTI-PLEX		15 % of building wall, NTE 24 SF		15 % of building wall, NTE 24 SF
	CIVIC	15 % of building wall, NTE 36 SF	15 % of building wall, NTE 24 SF		
PROJECTING AND SUSPENDED	MIXED-USE	12 SF	8 SF	8 SF	
	RETAIL		8 SF	8 SF	
	FLEX		8 SF	8 SF	
	COTTAGE RETAIL				8 SF
	LIVE / WORK		8 SF	8 SF	8 SF
	LARGE MULTI-PLEX		8 SF		8 SF
AWNING AND CANOPY	MIXED-USE	Shall fit within awning or canopy per 2008.16, A			
	RETAIL		Shall fit within awning or canopy per 2008.16, A		
	FLEX		Shall fit within awning or canopy per 2008.16, A		
	COTTAGE RETAIL				Shall fit within awning or canopy per 2008.16, A
	LIVE / WORK		Shall fit within awning or canopy per 2008.16, A		
	LARGE MULTI-PLEX		Shall fit within awning or canopy per 2008.16, A		Shall fit within awning or canopy per 2008.16, A
WINDOW	MIXED-USE	Above 12" from bottom of window: NTE 25% of total glass area			
	RETAIL		Above 12" from bottom of window: NTE 25% of total glass area		
	FLEX		Above 12" from bottom of window: NTE 25% of total glass area		
	COTTAGE RETAIL				Above 12" from bottom of window: NTE 25% of total glass area
	LIVE / WORK		Above 12" from bottom of window: NTE 25% of total glass area		
	LARGE MULTI-PLEX		Above 12" from bottom of window: NTE 25% of total glass area		Above 12" from bottom of window: NTE 25% of total glass area
GROUND	COTTAGE RETAIL				24 SF
	LARGE MULTI-PLEX		24 SF		24 SF
	CIVIC		24 SF		

Shaded cell indicates signs that are not permitted in Context Area.

2008.20 SIGN QUANTITIES

2008.20 SUMMARY SIGN QUANTITIES

SIGN TYPE WITH BUILDING TYPE		CONTEXT AREAS			
		DT DOWNTOWN	MS MAINSTREET	GW GATEWAY	NE NEIGHBORHOOD EDGE
SIGN BAND	MIXED-USE	1 per sign band or expression line on primary or side street			
	RETAIL		1 per sign band or expression line on primary or side street		
	FLEX		1 per sign band or expression line on primary or side street		
	COTTAGE RETAIL			1 per sign band or expression line on primary or side street	
	LIVE / WORK		1 per sign band or expression line on primary or side street		
WALL	MIXED-USE	1 per side along primary or side street; 1 per alley front			
	RETAIL		1 per side along primary or side street; 1 per alley front		
	FLEX		1 per side along primary or side street; 1 per alley front		
	COTTAGE RETAIL			1 per side along primary or side street; 1 per alley front	
	LIVE / WORK		1 per side along primary or side street; 1 per alley front		
	LARGE MULTI-PLEX		1 per side along primary or side street; 1 per alley front		1 per side along primary or side street; 1 per alley front
	CIVIC	1 per side along primary or side street; 1 per alley front			
PROJECTING AND SUSPENDED	MIXED-USE	1 per entry			
	RETAIL		1 per entry		
	FLEX		1 per entry		
	COTTAGE RETAIL			1 per entry	
	LIVE / WORK		1 per entry		
	LARGE MULTI-PLEX		1 per entry; (ground floor only; for commercial use)		1 per entry; (ground floor only; for commercial use)
AWNING AND CANOPY	MIXED-USE	1 per awning or canopy			
	RETAIL		1 per awning or canopy		
	FLEX		1 per awning or canopy		
	COTTAGE RETAIL			1 per awning or canopy	
	LIVE / WORK		1 per awning or canopy		
	LARGE MULTI-PLEX		1 / awning or canopy; (ground floor only; for commercial use)		1 / awning or canopy; (ground floor only; for commercial use)
WINDOW	MIXED-USE	1 per window			
	RETAIL		1 per window		
	FLEX		1 per window		
	COTTAGE RETAIL			1 per window	
	LIVE / WORK		1 per window		
	LARGE MULTI-PLEX		1 per window; (ground floor only; for commercial use)		1 per window; (ground floor only; for commercial use)
GROUND	COTTAGE RETAIL			1 per building	
	LARGE MULTI-PLEX		1 per building	1 per building	
	CIVIC	1 per building			

Shaded cell indicates signs that are not permitted in Context Area.

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”**

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 Context Areas (Section 2005). 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 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-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 primary 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 a riparian way, or adjacent to a public right-of-way or civic space. Synonymous with Building Wall.

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 primary and side streets, public paths, or civic spaces. Specifically related to the requirements of building site placement. Synonymous with Building Façade.

Build-To-Line: A measurement that defines the edge in which the building walls that face primary 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 primary 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 Traverse City 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.

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 primary 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 Use: An auto-oriented accessory use that provides service or access for customers in automobiles. Drive-through uses may be accessory uses for fast food, banks, gas stations, dry cleaners, pharmacies, or similar instances. Drive-through uses are required to use the Drive-Through Frontage. Refer Section 2003.06.

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 primary and / or side streets is setback a medium distance from the primary 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.

Floor Area: The gross floor area of the building. Used for parking calculations in Section 2007. Refer also to Usable Floor Area.

Forecourt Frontage: A frontage option where 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 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 Chapter 1326 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 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.

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”

Main Building: The primary building or structure on the parcel.

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 primary and / or side streets is setback a medium distance from the primary 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.

SECTION 2009 DEFINITIONS

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 Deck: The top of a flat roof adjacent to the required parapet. Used for measuring the height of the parapet and the height of the building.

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 primary street.

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 Primary 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 primary and / or side streets is setback a small distance from the primary 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 primary 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).

Suspended Sign: A double faced sign that is hung from brackets attached to the face of a building and projects from the wall of the building at a ninety (90) degree angle; or a single or double faced sign that is hung above the opening to a door, arcade, or eave and is parallel to the building wall. Suspended 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.

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 primary 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"

Usable Floor Area: That area used for or intended to be used for the sale of merchandise or services, or for use to serve patrons, clients or customers and all that area devoted to employee workspace. Used for parking calculations in Section 2007. Refer also to Floor Area.

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.

Waterway: A stream, river, lake, or similar body of water. In this Form-Based Code, waterways are treated similar to the primary street frontage for building placement and frontages to ensure that the waterway is included in the public realm. This treatment allows waterways to become active edges within the block structure.

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.

End of Traverse City Form-Based Code



TRAVERSE CITY Form-Based Code