

3.1.7

B-2 Central Business District

A. INTENT

The primary purpose of the Central Business District (CBD) is to establish and maintain the regulatory basis for a vibrant, pedestrian-oriented area that reflects a traditional small town urban form.

**i User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. CENTRAL BUSINESS DISTRICT USES

| Use   | Primary Street |             | Secondary Street |             |
|---|----------------|-------------|------------------|-------------|
|   | Ground Floor   | Upper Floor | Ground floor     | Upper Floor |
| <b>Commercial Uses</b>  |                |             |                  |             |
| Banks and financial institutions  | P              | P           | P                | P           |
| Bed and breakfast inn, <sup>🏠</sup> hotel   | P              | P           | P                | P           |
| Business support services   | P              | P           | P                | P           |
| Drive-through or drive-in establishments  |                |             | P                |             |
| General retail uses up to 6,000 sq. ft.   | P              | P           | P                | P           |
| General retail uses greater than 6,000 sq. ft.  | S              | S           | S                | S           |
| Grocery store up to 20,000 sq. ft.  | P              | P           | P                | P           |
| Grocery store greater than 20,000 sq. ft.   |                |             | S                | S           |
| <b>Medical offices and clinics</b> § 3.1.7.H  | P/S            | P           | P/S              | P           |
| Outdoor dining  | P              | P           | P                | P           |
| Parking lots or structures  |                | P           | P                | P           |
| Personal service establishments <sup>🏠</sup>  | P              | P           | P                | P           |
| <b>Professional &amp; administrative office uses</b> <sup>🏠</sup> § 3.1.7.H                         | P/S            | P           | P/S              | P           |
| Restaurant, bar, tavern, wineries, brewpub, live entertainment, with or without alcoholic beverages | P              | P           | P                | P           |
| <b>Recreation, Education &amp; Assembly</b>   |                |             |                  |             |
| Civic uses, library, museum   | P              | P           | P                | P           |
| Child care facilities, commercial   | P              | S           | P                | S           |
| Health/fitness facilities and studios   | P              | P           | P                | P           |
| Schools and other instruction centers for academic, fine arts, and vocational purposes              | S              | P           | P                | P           |
| Theater, cinema, performing arts, places of worship, indoor commercial recreation                   | S              | P           | P                | P           |
| Uses similar to the above uses, as determined by the Planning Commission                            | P/S            |             |                  |             |
| <b>Residential Uses</b>   |                |             |                  |             |
| Home occupations/live-work  |                | A           |                  | A           |
| Multiple family dwellings <sup>🏠</sup>  |                | P           | P                | P           |

A= Accessory Use    P=Permitted Use    S=Special Land Use    P/S= Permitted and Special Land Use



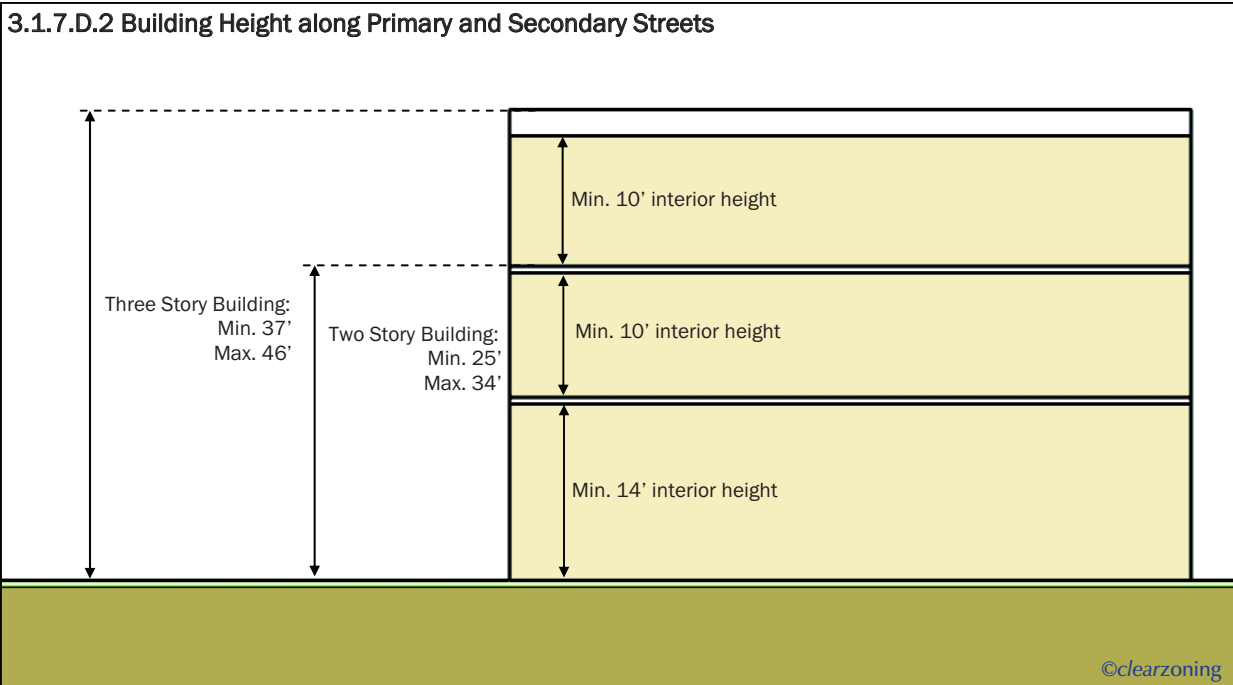
## C. STREET TYPES

Within the CBD, Primary Streets will encourage an environment where continuous building walls and a lively mix of uses, including retail, office, dining / entertainment and residential, will create an engaging street for pedestrians. Primary streets include Main Street, High Street, Huron River Drive, and Columbia Avenue West, where these streets are located in the CBD. Secondary streets will feature a mix of uses, but at a somewhat lower intensity than the Primary streets. Occasional gaps in the street-side building wall will permit vehicular and service uses, while still encouraging pedestrian traffic. All other streets found in the CBD and not identified as Primary streets shall be considered Secondary streets.

## D. BUILDING HEIGHT AND PLACEMENT

1. Intent. Building height along Primary and Secondary Streets will be regulated to ensure that buildings frame the street effectively and support the downtown area's sense of security and comfort. A minimum of two stories is required for new buildings.
2. Building height along primary and secondary streets is as follows:

| 3.1.7.D.2 Building Height along Primary and Secondary Streets                           |   |                  |
|---|---|------------------|
| <b>Building Height</b>  |   |                  |
| Stories<br>All stories shall contain habitable commercial, office or residential spaces | 2 Stories (min.)  | 3 Stories (max.) |
| Height  | 25 feet minimum   | 37 feet minimum  |
|   | 34 feet maximum   | 46 feet maximum  |
| <b>Building Floor Heights (measured floor to floor)</b>                                 |   |                  |
| Ground Floor  | Minimum: 14 feet; there shall be a clear interior height contiguous to the Build-to-Zone for at least a depth of 15 ft. |                  |
| Upper Floor(s)  | Minimum: 10 feet  |                  |



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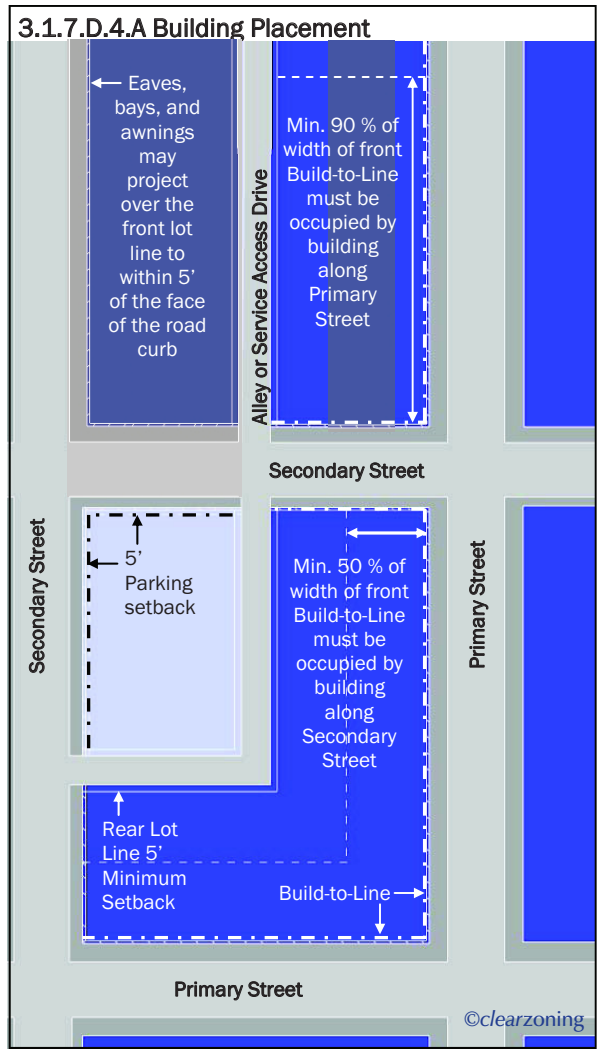
3. Existing One-story Buildings. The Planning Commission may allow the expansion or renovation of a one story building if the architectural style includes a parapet or other appropriate architectural embellishments that are compatible with adjacent buildings in particular and the CBD in general. In such instances, the minimum height of the one story building shall be eighteen (18) feet.

4. Corner or Gateway Buildings. Buildings located at a street corner shall have appropriate architectural features and details that accentuate its prominent location through additional building height and/or adding a building peak, tower element or similar feature at the corner. Special architectural features may be permitted to exceed the maximum building height by up to ten (10) feet, if deemed appropriate by the Planning Commission.

A. Building Placement.

- i. Primary Streets - Buildings shall occupy 90% or more of the full width of the parcel. Buildings shall be built at "build-to" lines (property lines) with no setbacks along Primary streets, or the average setback of other buildings on the block as determined by the Planning Commission. The Planning Commission may permit jogs of up to five (5) feet in the front façade plane for architectural variations that are consistent with meeting the intent of this district. Eaves, bays and awnings may project over the front lot line to within five ft. of the face of the road curb.
- ii. Secondary Streets - A building shall occupy 50% or more of the full frontage of the parcel along a secondary street. Off-street parking in lots along Secondary Streets shall be set back five (5) feet from the lot line to provide for vehicle overhang and pedestrian access.
- iii. Interior Side Setbacks - A side setback is not required in the CBD; however, where a building on an adjacent parcel is set back from the side yard property line, new buildings shall be situated so as to ensure adequate maintenance between buildings.

- iv. Paved Areas - All areas located between the building and the street shall be paved for pedestrians unless specific landscaped areas within the paved sections are required and approved.
- v. Alleys & Service Drives - There shall be a minimum building setback from the alley line of five (5) feet from the lot line.



E. BUILDING ELEMENTS

1. Intent. Architectural design of a building impacts the creation of a place. By developing requirements for the key components of a building that define the character of the CBD, resulting buildings will be more compatible



with each other, achieving consistency with the intent of the CBD, and be more appealing to those who may wish to live, work and play in the CBD.

- 2. Front and Street-side Façade Requirements. The requirements listed in this subsection 3.1.7.E.2, shall apply to all front facades as well as facades that directly face a public or private street, park, plaza or waterway. Walls shall not be blank. The following additional requirements shall apply:

A. Façade Requirements:

- i. Building Composition - Walls facing a public street shall include a façade frame, storefront opening, windows, canopy/awning, sign face, and architectural features customarily found on the front façade of a building such as awnings, cornice work edge detail or decorative finish materials. Facades shall be divided vertically into segments no greater than sixty (60) feet.
- ii. Building Materials & Colors - The buildings are to be constructed from permanent materials that will weather handsomely over time, such as brick, stone, masonry, or other natural materials. The use of aluminum siding, mirrored glass and plastic shall not be allowed. Imitation stucco (Dry-Vit, Sto-Wall, E.I.F.S. and other brands) shall not be allowed below 11' height. Imitation stucco type products may be allowed above 11' in height with Planning Commission approval provided the architecture is in character with the historic nature of the district, but shall not comprise more than 10% of the front façade, or more than 30% of a façade facing other buildings. The use of metal panels, wood siding, and cement board siding are generally discouraged but may be allowed by Planning Commission if the architecture is compatible with the character of the district. Colors shall be compatible with adjacent buildings. Brick shall not be painted.
- iii. Building Features - Significant protrusions (more than 6"), such as awnings, cornice lines, details at the top of windows and sills are

encouraged to create shadow lines or bands on the façade. Any building that terminates a view shall provide distinct and prominent architectural features of enhanced character and visibility to reflect the importance of the building's location.

B. Windows and Doors:

- i. Materials - Structural elements to support canopies or signage, along with mullion and frame systems for windows and doors shall be painted, powder-coated or stained (or the equivalent). Glass shall be clear or lightly tinted. Reflective glass is not permitted. Glass block windows shall not be permitted unless the approving body grants an exception for use as an accent along a rear façade. Window muttons shall be wood or metal and shall be painted or bronzed.
- ii. Shutters - When shutters are used, whether operating or decorative, they shall be equal to the width of one half of the adjacent window opening
- iii. Façade Openings - All porches, doors, colonnades, and upper floor windows, shall be vertically proportioned, in keeping with the traditional historic style. and shall maintain a consistent sill height, unless the Planning Commission approves an exception for a decorative window element or similar feature. Glass transom windows above doors are encouraged. Aluminum storefronts are prohibited.
- iv. Ground Floor Windows and Doors - All storefronts shall have doorways, windows, and signage that are integrally designed. Sliding doors and windows are prohibited.
- v. Transparency - Each storefront shall have transparent or lightly tinted areas, equal to at least 70 percent, but not more than 90 percent of its portion of the façade, between two (2) and eight (8) feet from the ground. These required window areas shall be either windows that allow views into retail space, dining areas, office work areas, lobbies, pedestrian entrances, merchandise display windows or other windows consistent with encouraging

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## 3.1.7.E .2.B Windows and Doors

Min. 30% transparent, non-reflective windows on upper floors

Orient windows vertically in upper floors and define edges of each window; group in relation to ground floor openings



Min. 70% and max. of 90% transparent, non-reflective windows on ground floor, measured between 2 and 8 ft above walk

Provide a minimum of one entrance for every 75 ft. of building frontage

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an active pedestrian environment along the storefront. ☞

- vi. Entry - At least one functioning doorway shall be provided for every street-facing storefront, with the primary entrance on the street. As applicable for a single ground floor use, one doorway shall be provided for every seventy-five (75) feet in horizontal building length. Recessed storefront entries are encouraged. Secondary entrances in the rear of buildings are encouraged. ☞
  - vii. Upper Floor Windows and Doors - The glazed area of a façade above the first floor shall be between 30 and 50%, with each façade being calculated separately, floor to floor. ☞
- C. Rear Facades. Rear facades - facades not facing a public or private street, park, plaza or waterway - are, in many cases, as important as street facades, as they are often located adjacent to parking and serve as an entrance to the building. They may also accommodate service and delivery functions. Rear facades shall exhibit the same components as street facades for building materials as noted in 3.1.7.E.2.A.ii. Components for windows and doors as noted in 3.1.7.E.2.B shall also be followed.
- D. Awnings and Canopies - Facades may be supplemented with awnings and canopies that do not serve as signage, but meet the following:
- i. Style and Height - Straight shed awnings or flat canopies shall be used. Awnings and canopies shall be at least eight (8) feet above sidewalk grade at the lower drip edge.
  - ii. Encroachment - Awnings and canopies may encroach beyond the Front or Street-side build-to lines and into the street right-of-way or easement, but must avoid the canopy area of street trees (based on tree maturity); and be set back a minimum of five (5) feet from the face of the road curb. Awnings shall be positioned immediately above the ground floor window, in scale with the window and overall building façade.
  - iii. Colors - Awnings and canopies shall be complementary to the building façade.
  - iv. Materials - Awnings shall be constructed of a durable material such as canvas or other material that will not fade or tear easily. Plastic and vinyl awnings are not permitted. The fascia trim for canopies shall be



- natural finish aluminum, bronze or painted metal. The canopy soffit shall be metal or cement plaster; support rods shall be metal.
  - v. Signage - The vertical drip of an awning may be professionally stenciled with signage a maximum of 8 inches by a horizontal length not to exceed 80 percent of the awning width.
- E. Lighting - All lighting in the B-2 district shall follow Section 5.13 and the following additional requirements:
- i. Type - Pedestrian-scale lighting to match the fixture(s) utilized by the Downtown Development Authority throughout the DDA district shall be used along collective walks. The DDA will provide the specifications for these fixtures. All building and parcel lighting shall be compatible with the DDA-specified fixtures. Floodlights, wall pack units, other types of unshielded lights and lights where the lens is visible outside of the light fixture shall be prohibited, except where historical-style lighting is used that is compatible with the DDA fixtures.
  - ii. All new electrical supply shall be located underground.
- F. Security Systems - Security systems shall not cover distinctive architectural features on the façade. Laminated glass or security film must be installed on the inside of the window or door glass. Security bars, solid metal security gates or solid roll-down windows shall be prohibited. Link or grill type security devices shall be permitted, only if installed from inside, within the window or door frames; or, if installed on the outside, if the coil box is recessed and concealed behind the building wall. Security grills shall be recessed and concealed during normal business hours. Models that provide a sense of transparency, in light colors, are encouraged. Other types of security devices fastened to the exterior walls are prohibited.
- G. Building Roof Types - As in most urban areas, the majority of roofs in the CBD are

'flat' (less than 3:1 roof slope) with parapets that conceal the roof itself.

- i. Existing flat roofs and parapets shall be maintained.
- ii. All new retail and office buildings shall have flat roofs and parapets.
- iii. Sloping roofs, gabled (6:12) or hipped, to be allowed only as special architectural features, especially for residential townhouse development subject to review and approval by the Planning Commission. A gable roof shall have no less than a six-twelve pitch. Mansard roofs, geodesic domes and "A" frames are prohibited.

### F. PARKING, CIRCULATION AND SIDEWALKS

1. Off-Street Parking. Off-street parking requirements for properties within the CBD shall comply with the requirements set forth in Section 5.1, with the following exceptions:

- A. Spaces Required - The number of spaces must meet a minimum of 50% and a maximum of 100% of the requirements of Section 5.1, provided, however, that all required parking does not have to be on-site, and uses may provide less than the required number of spaces through the use of shared parking (see D, below).

#### B. Location:

- i. Off-street parking is not permitted in front of a building.
- ii. Off-street parking shall be on the same lot as the principal use or within five hundred (500 ft) of the building (measured from the nearest point of the building or use to the nearest point of the parking.) If a public parking lot is used to satisfy this requirement, there shall be a parking study submitted by the applicant to verify that adequate spaces are available off-site for the proposed use.
- iii. Along Primary Streets, off-street parking facilities shall be located in the rear yard. Structured parking is permitted internally, but must be located behind occupied uses on the ground floor.
- iv. Along Secondary streets, surface parking lots are permitted in the rear

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or side of any lot and in structures and shall be setback a minimum of five (5) feet from the sidewalk.

- v. If parking in the rear of the lot is not feasible because the lot is too shallow, or other unique circumstances, and no other opportunities to share parking off-site within five hundred (500) feet of the principal use are reasonably available, then parking may be allowed on the side of the building if a screening wall and landscape treatment is installed along the frontage (see C below).
  - vi. Parking lot access shall not be permitted off a Primary street.
- C. Parking Lot Screening and Landscaping:
- i. Parking lots adjacent to public or private streets shall be screened from the road with a thirty-inch (30") high decorative brick, stone or other decorative masonry wall complementing the adjacent buildings. A continuous evergreen hedge or decorative ornamental fence with landscaping may be allowed with Planning Commission approval. Screen wall openings for vehicular and pedestrian access shall have a maximum width of (25') twenty-five feet.
  - ii. Parking located in the rear or side yards adjacent to residential districts shall be screened with a four to six foot high decorative brick, stone or other masonry wall complementing the adjacent buildings.
  - iii. When screening is required, there shall be a five (5) foot opening and paved connection to a sidewalk for pedestrian access.
  - iv. Surface parking lots shall be landscaped with a minimum of one and a half (1 ½) square feet of landscape area with a size no less than fifteen (15) square feet for each one hundred (100) square feet of paved area. In addition, there shall be one deciduous shade tree per ten (10) parking spaces with a minimum of one (1) tree per lot.
- D. Shared Parking - In a walkable, mixed-use district, there is an opportunity for uses to share parking spaces. Many uses have different peak parking periods, so when the demand from one use is down, the vacant spaces can be filled by another nearby use that is reaching its peak. The number of required parking spaces can typically be reduced from suburban parking requirements due to the unique features of this type of an environment.
- i. Parking requirements in the CBD shall be determined based upon shared parking principles and methodologies found in the latest edition of Shared Parking, by the Urban Land Institute. The City may require the applicant to submit a shared parking study by a qualified parking consultant.
  - ii. Required parking shall be provided on site or within five hundred (500) feet of the uses.
  - iii. Cross-access and shared parking easements shall be recorded prior to the issuance of any certificate of occupancy for any new building.
2. Bicycle Parking. Secure, visible, and accessible parking for bicycles shall be provided.
  3. Circulation. Loading docks, truck parking, utility meters, HVAC equipment, trash dumpsters, trash compaction and other service functions shall be incorporated into the overall design of buildings, circulation and landscaping.
  4. Service Alleys. A service alley or designed loading space shall be reserved at the rear of the building for service vehicles and deliveries/loading.
  5. Sidewalks.
    - A. Access - All buildings, public open spaces, and parking areas shall provide internal sidewalk connections from the public sidewalk.
    - B. Sidewalk Displays - Sidewalk displays of goods related to a ground floor business shall be permitted directly in front of the business establishment provided at least five (5) feet of clearance is maintained along pedestrian circulation routes. Displays are required to comply with the following:

- i. Size - Display cases shall be located against the building wall and shall not be more than two (2) feet deep. The display area shall not exceed fifty (50%) percent of the length of the storefront.
  - ii. Hours and Materials - Display cases shall be permitted only during normal business hours, and shall be removed at the end of the business day. Cardboard boxes, pallets & plastic containers shall not be used for sidewalk displays.
  - iii. Maintenance and Style - Sidewalk displays shall maintain a clean and well-kept appearance at all times and shall be compatible with the colors and character of the storefront from which the business operates.
- B. Variety - The species of street tree and exact locations shall be as specified on the future Master Street Tree Plan. In the event that a Master Street Tree Plan has not been prepared, then any of the following street trees shall be planted within the road right-of-way at 25-40 foot intervals: Norway Maple, Red Maple, Cleveland Pear, Aristocrat Pear or Little Leaf Linden.
  - C. Clear vision - Trees shall not be placed closer than thirty (30) feet from intersections, nor be placed in the clear vision triangle.
3. Open Space Standards. Public spaces are meant to provide a means for social interaction. In the CBD, public spaces shall be practically located so that the public is aware of their locations. For public or semi-public open space (including gardens, courtyards and plazas), such space should be functional and purposeful, yet flexible to provide for a variety of uses and shall be connected to the public sidewalk system.

### G. LANDSCAPE AND STREETScape STANDARDS

1. General. Sites should include landscaping as an integral part of the site design and should give consideration as to the use of landscaping for stormwater management. Landscaping shall comply with the provisions of Section 5.17 and 6.1 in addition to the requirements found in this Section.
  - A. Plantings - Plants should be selected for specific locations based on size and mass at maturation as well as ease of maintenance.
  - B. Irrigation - Irrigation systems must be installed at the time of development.
  - C. Maintenance of the public realm - The owner shall maintain the appearance of the portion of the street between the lot line and back-of-curb and, if applicable, the portion of the alley between the lot line and the edge of pavement
2. Street Trees. Trees shall be provided along the Primary and Secondary streets. A street tree plan shall be submitted for review and approval, and shall meet the following requirements
  - A. Spacing - On every site involving new development or redevelopment, street trees shall be provided at 25-40 foot intervals.

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4. Outdoor Dining.

- A. Size - Any outdoor dining area outside of the building footprint shall not exceed fifteen percent (15%) of the gross floor area of the ground floor level of the principal building.
- B. Location - Outdoor dining areas shall maintain a five (5) foot clearance for pedestrian circulation. Planters, posts with decorative chains or ropes, or other removable enclosures shall separate such eating areas from all circulation areas.
- C. Tables, chairs, planters, trash receptacles, and other elements of street furniture shall be compatible with the architectural character of the adjacent buildings. If table umbrellas will be used, they shall complement building colors.
- D. Location and Screening - The outdoor eating area shall not be located within fifty (50) feet of any properties used or zoned for single family residential purposes.
- E. Maintenance - The outdoor eating area shall be kept clean and void of litter at all times. Decorative fences or landscaping shall be provided to control blowing debris.

5. Mechanical Equipment, Trash Screening and Outdoor Storage

- A. All utility connections, including meters, shall be screened from public view subject to review and approval by the Planning Commission.
- B. Trash collection and/or compaction, loading and other such uses shall be screened so as not to be visible from public or private rights-of-way, or waterways, and shall be located at least twenty (20) feet from all streets and sidewalks, subject to review and approval by the Planning Commission. A decorative screening gate shall be provided for garbage and refuse collection receptacles and kept closed except for times of active refuse collection. In addition, one (1) vine that adheres to the screening wall, planted every four (4) lineal feet of masonry wall may be required.
- C. Mechanical Equipment - All air conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing and satellite dishes and other

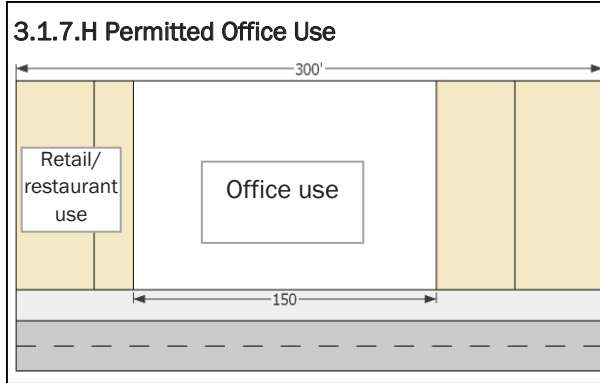
telecommunications receiving devices shall be thoroughly screened from view from the public right-of-way and from adjacent properties, by using walls, fences, roof elements, penthouse-type screening devices or landscaping.

- D. Fire Escapes - Fire escapes shall not be permitted on a building's front facade. In buildings requiring a second means of egress pursuant to the local building codes, internal stairs or other routes of egress shall be used.
- E. Outdoor Storage - Outdoors storage of materials sold onsite is permitted in the rear of the building, provided the storage area is no larger than 10% of the first floor building area, up to 500 sq. ft., it is screened from public view by a masonry screenwall or landscape wall that is no higher than six (6) feet, and the height of the material does not exceed the height of the screenwall. Any gate used for access, shall be kept closed when the material is not being accessed, and the material shall be obscuring and decorative. Such areas must be kept clean at all times.

H. OFFICE USES

- 1. Office uses are permitted on the ground floor of a building, provided that office uses do not comprise more than 50% of the street level building frontage within one block.
- 2. Office uses that exceed 50% of street level building frontage within one block may be permitted as a special land use if the following standards are met:
  - A. Building height, placement, elements, and façades meet the requirements Section 3.1.7, Central Business District. In the case of a building that was built prior to 1960, these standards may be relaxed by the Planning Commission if the applicant shows that the spirit of the regulations is being met.
  - B. The applicant will actively promote the use of ground floor windows that face the primary street to engage pedestrians and contribute to a lively street experience.
  - C. The applicant is able to show that the vacancy rate for existing ground floor space exceeds 20%.





**NOTES**

- For additions to the above requirements, refer to Section 3.7.2: **G, H, I, K, L** and **P**.

**SELECTED REFERENCES**

**3. Zoning Districts**

- **General Exceptions** § 3.13

**4. Use Standards**

- **Accessory Building** § 4.36
- **Uses Not Otherwise Included within a Specific Use District** § 4.37

**5. Site Standards**

- **Off-Street Parking Requirements** § 5.1
- **Parking Layout, Entrance & Exit** § 5.2
- **Off-Street Loading and Unloading** § 5.3
- **Plant Material** § 5.4
- **Storage** § 5.5
- **Glare and Radioactive Material** § 5.6
- **Noise** § 5.7
- **Fences and Walls** § 5.8

**6. Development Procedures**

- **Site Plan Review** § 6.1
- **Special Approval** § 6.8

**7.1 Admin. and Enforcement**

- **Non-Conformities** § 7.1
- **Uses Under Exception Provisions Not Non-Conforming** § 7.2

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