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Municipality:	City of Grand Rapids
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Community Type - applicable to:	Urban; Suburban
Title:	City of Grand Rapids Mixed-Use Commercial Zone Districts
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Abstract

The city code of Grand Rapids, Michigan provides for several different types of mixed-use districts under the overarching category known as mixed-use commercial zone districts. Grand Rapids is located on the Grand River, about 30 miles east of Lake Michigan, and the city has a population of approximately 193,627 people. In 2007, the city adopted a master planning process called "Green Grand Rapids," and created a new zoning ordinance that incorporated tenets of Transit Oriented Development, LEED criteria and Smart Growth principles.

Under the ordinance, each of the mixed-use zones implement building design requirements that are intended to reduce automobile dependence by encouraging alternative methods of transportation such as biking, walking and transit. The majority of the mixed-use zones require that street-level building facades have a minimum transparency of 60% of the wall area in order to add to pedestrian visual interest. Metal may only be used on facades for beams, lintels, trim elements and ornamentation, and there is to be no covering of stone or brick facades already in existence with any artificial siding or panels. In each zone, a building may be awarded a height-bonus (more stories than the statutory maximum) for fulfilling certain criteria – and the criteria are related to creating a more sustainable community. For example, in the TN-TBA and TN-TOD districts, if a development devotes at least 50% of the site to urban open space with direct public access from the sidewalk at ground level, there is a 2-story height increase bonus.

The mixed-use zones are categorized in the following manner: TN-CC (traditional neighborhood city center zone) has the purpose of enhancing the vitality of the existing downtown area while improving pedestrian circulation; TN-TBA (traditional neighborhood business area zone district) intends to increase density with small-scale retail, entertainment, service and office uses on the ground floor and residences located on the upper floors; TN-TOD (traditional neighborhood transit-oriented development) aims to

cluster ground-level retail uses with upper-level residences along for the purpose of creating a shopping destination with neighborhood activity along transit route; MCN-C (mid-20th century neighborhood commercial zone); MON-C (modern era neighborhood commercial zone); SD-NOS (neighborhood office service special district). Each district shares the goal of encouraging a pedestrian-friendly environment with increased transit use by providing for a mixture of commercial and high-density residential uses.

Resource

CITY CODE OF GRAND RAPIDS, MICHIGAN
CHAPTER 61 – ZONING ORDINANCE, as amended September 21, 2009
ARTICLE 6: MIXED-USE COMMERCIAL ZONE DISTRICTS
§ 5.6.01 to § 5.6.08

§ 5.6.01. Mixed-Use Commercial Zone Districts: Purpose and Intent.

Mixed-Use Commercial Districts are intended to accommodate commercial and high-density residential uses that are compatible with the character of existing neighborhoods. The preservation and reuse of existing buildings, construction of new buildings on underutilized sites and the continuation of a compact development pattern are key objectives for these Zone Districts as reflected in the *Master Plan*.

There are three types of Commercial Districts: City Center, Linear and Core.

A. City Center.

City Center acknowledges downtown Grand Rapids as the business and cultural heart of the metropolitan region. A dense development pattern focused on the close proximity of services, a diversity of uses and dynamic building styles characterize this Zone District. The compatibility of such intense development with surrounding neighborhoods is emphasized through the use of a transitional Zone District.

B. Linear Commercial Areas.

Linear commercial areas may pass through more than one Neighborhood Classification and front on a Major Street, as defined by the *City of Grand Rapids Street Classification Policy*. The scale of new development and the transportation orientation of these Zone Districts are important factors in establishing the use requirements and building element requirements contained in this Article.

C. Core Commercial Areas.

Core commercial areas are primarily focused around a particular intersection, with defined edges that abut less intense uses. Transit-Oriented Development Zone Districts are focused on creating viable areas for transit and transit stations. The scale and intensity of those core areas, however, varies depending upon the Neighborhood Classification, the available

land area, proximity of established residential neighborhoods and street capacity. Rezoning requests to a Transit-Oriented Development require the installation of a qualifying transit station, as described in Section 5.6.08.B.3.e.

§ 5.6.02. Traditional Neighborhood Mixed-Use Commercial Districts: Purpose and Intent.

A. TN-CC, Traditional Neighborhood - City Center Zone District.

The intent of this District is to maintain and enhance the vitality of downtown, reinforce its intense development pattern, provide services in close proximity to one another, allow diverse uses, and maintain the presence of older, often historic, buildings. The compact development pattern of downtown establishes a pedestrian-oriented and transit-friendly environment. The City Center Zone District stresses pedestrian circulation, urban and civic design, protection of natural features, and encourages the reuse of existing buildings. Specific objectives are intended to:

- (1) Accommodate and promote commercial, residential, entertainment, educational, cultural, artistic, health care-related and governmental uses within the City Center Zone District;
- (2) Improve mobility options downtown, and to reduce the need for on-site parking by encouraging alternative means of transportation, including use of mass transit, bicycle use and other traffic demand management options;
- (3) Preserve and reuse older buildings, as well as establish standards for the construction of new ones;
- (4) Expand the employment base and residential population of downtown;
- (5) Improve walkability and pedestrian interest;
- (6) Reinforce the unique physical character of downtown, focusing on the design context; and
- (7) Express the community's special commitment to the visual quality of downtown by establishing minimum criteria for building design compatibility while promoting amenities necessary to attract business, residents and visitors.

B. TN-TCC, Traditional Neighborhood - Transitional City Center Zone District.

The Transitional City Center (TCC) District is the buffer district between the dense City Center Zone District and surrounding near-downtown neighborhoods. This District provides a transition in the intensity of the downtown development pattern for adjacent areas, however, it allows for more development than would ordinarily be allowed in general neighborhood commercial locations. The presence of older, often historic, large

warehouse buildings in such transition areas requires dense development for proper reuse of these structures. Sensitivity in the redevelopment of these structures and in new development is necessary to reinforce the unique physical characteristics of downtown and surrounding neighborhoods; ensure compatibility with adjacent land uses and structures; and to maintain neighborhood stability. Structures within this Zone District shall create and maintain a compact, transit-friendly, walkable mixed-use environment.

C. TN-TBA, Traditional Neighborhood - Traditional Business Area Zone District (Linear).

The TN-TBA Zone District is designed to reinforce a pedestrian- and transit-friendly environment in a compact area characterized by a mix of uses. Small lot sizes, storefront windows, observable building entrances, structures that abut the sidewalk and on-street or hidden off-street parking all contribute towards the establishment of a pedestrian-oriented Zone District. A mix of small-scale retail, service, entertainment, civic, office and upper-level residential uses are encouraged to enhance the vitality of the areas. High quality architectural design and materials are important components of all structures to reinforce existing neighborhood character. New development on primary and secondary street frontages shall be compatible in use and scale with surrounding, existing uses and structures. The recommendations for *Traditional Business Area in a Pre-World War II Neighborhood Context*, Chapter 10, Section 10.4. of the *Master Plan* applies to these areas.

D. TN-TOD, Traditional Neighborhood - Transit-Oriented Development Zone District (Core).

The intent of the TN-TOD District is to preserve and create, compact, walkable, transit-oriented, mixed-use centers in existing commercial areas by encouraging the clustering of ground floor retail uses as a shopping destination and focus of neighborhood activity. Transit-Oriented Development Zone Districts shall be located on a transit route and may contain public spaces for shared activities. Building height, density and parking concessions are provided to encourage transit ridership. Street-level retail and services, with upper-story residential and office use is desired. Parking shall be provided both onstreet and in screened, off-street business district lots. The TOD District shall be compatible in use and scale with surrounding, existing uses and structures located at the edge of the Zone District; particularly residential uses. High quality architectural design and materials are important components of all structures to support a sense of place.

§ 5.6.03. Mid-20th Century Neighborhood Mixed-Use Commercial Districts: Purpose and Intent.

A. MCN-C, Mid-20th Century Neighborhood - Commercial Zone District (Linear).

The MCN-C Zone District is intended to accommodate the automobile in a limited manner, while still emphasizing the importance of pedestrians and public transportation in the built environment. Moderate lot sizes and setbacks, building orientation and transparency are important characteristics of this Zone District. Small and medium-scale businesses, service

and commercial uses that serve the immediate neighborhood and surrounding area are desired. Mixed-use commercial areas that include a residential component are encouraged; including the redevelopment of older commercial sites for moderate- to high-density residential uses. New development on primary and secondary street frontages shall be compatible in use and scale with surrounding, existing uses and structures.

B. MCN-TOD, Mid-20th Century Neighborhood – Transit-Oriented Development Zone District (Core).

The MCN-TOD Zone District is intended to allow uses and densities that are more intense than that permitted in the TN-TOD Zone District. The reconfiguration of existing shopping centers into mixed-use developments that are pedestrian- and transit-friendly, and which still reasonably accommodate the automobile, is desired. Building height, density and parking concessions are provided to encourage transit-oriented development and increase transit ridership. Larger lot sizes, available parking and parcels generally under single ownership provide for an assortment of redevelopment opportunities for commercial, office and residential uses. Individual store footprints are limited in size to ensure a diversity of shops and to maintain a pedestrian-scale environment. New residential development above storefronts and/or provided as a buffer to existing residential uses is desired. Edge areas in the Zone District shall be sensitive to surrounding neighborhoods to limit any adverse impacts.

§ 5.6.04. Modern Era Neighborhood Mixed-Use Commercial Districts: Purpose and Intent.

A. MON-C, Modern Era Neighborhood - Commercial Zone District (Linear).

The purpose of the MON-C Zone District is to accommodate a very broad range of business, service and commercial uses. Development in this District is generally more destination-oriented; with a greater dependence upon the automobile. Off-street parking, drive-through and automobile uses are more prominent. High-intensity business, service and commercial uses are allowed on larger sites that have primary access to major streets. Medium- and high-density residential development is encouraged on underutilized commercial sites, and particularly in areas adjacent to a Transit-Oriented Development Zone District. Pedestrian and public transportation accommodations shall remain important considerations in site design.

B. MON-TOD, Modern Era Neighborhood – Transit-Oriented Development Zone District (Core).

The MON-TOD Zone District supports compact sub-regional mixed-use centers that consist of intense, multi-level commercial, office and residential uses on major streets. Large parcels, generally under single ownership, provide for an assortment of redevelopment opportunities in commercial strip and shopping center locations. A Transit-Oriented Development Zone District may be located on a transit route and may contain public spaces for shared activities. Building height, density and parking concessions are provided to

encourage transit ridership. Individual store footprints are limited in size to ensure a diversity of shops and to maintain a pedestrian-scale environment. Particular emphasis is placed on pedestrian, bike and transit accommodations; the presence of automobiles is discouraged. At important intersections buildings shall anchor and define street corners as well as conceal surface parking lots. The consolidation of driveways, increased pedestrian connections and additional landscaping to buffer parking areas shall promote a safe and attractive environment. New residential development above storefronts and/or provided as midrise structures integrated into a mixed-use environment are desired.

§ 5.6.05. Neighborhood Office Service Special District Purpose and Intent.

SD-NOS, Special District - Neighborhood Office Service Zone District.

The purpose of the SD-NOS Zone District is to allow for small-scale office and service uses that serve the immediate neighborhood and which, by their nature, have minimal impact upon surrounding land uses and public infrastructure. This District may be used on major streets to serve as a transition zone from a more intense commercial Zone District to a residential Zone District. Development shall be residential in character and complement the features of nearby structures. The SD-NOS District shall not be applied as a precursor for commercial development or used to systematically eliminate residential properties.

§ 5.6.06. Uses of Land.

Article 16 Definitions shall be referred to for clarity on the uses as listed. Use groups, such as “Group Living” or “Retail Sales” can be found under the definition of “Uses” in Section 5.16.02.U.

A. Land Uses.

Uses are allowed in mixed-use commercial Zone Districts in accordance with Table 5.6.06.B. Uses: Mixed-Use Commercial Zone Districts. The following key is to be used in conjunction with the Use Table.

(1) Permitted Uses. Uses permitted by right in the Zone District, subject to compliance with all other applicable requirements of this Chapter. These uses are identified with a “P.”

(2) Special Land Uses. Uses which may be allowed subject to review and approval by the Planning Commission in accordance with Section 5.12.12., and with all other applicable requirements of this Chapter. These uses are identified with an “S.”

(3) Existing Uses. Uses that were in existence prior to November 5, 2007 may continue to exist as nonconforming uses. These uses are identified with an “E.”

(4) Uses Not Allowed. A cell marked with An “X” indicates that the listed use under a Zone District heading is not allowed. Uses not listed in the Table 5.6.06.B. are also prohibited.

(5) Use Regulations. Many allowed uses, whether permitted by right or as a Special Land Use, are subject to compliance with Article 9. These uses are identified in the Table 5.6.06.B. under Use Regulations. A cell marked with a dash “-” under this heading indicates that there are no additional use requirements in Article 9.

(6) Outdoor Activities. All permitted uses and activities shall be conducted wholly within an enclosed building, unless a particular use is expressly permitted by this Chapter.

(7) Unlisted Uses. If an application is submitted for a use not listed, the Planning Director shall make a determination as to the proper Zone District and use classification for the new or unlisted use.

(8) Parking Standards. Parking requirements are located in Article 10 Parking, Loading and Circulation.

(9) Exception. An exception may be given to permit non-retail uses within the ground floor of a commercial building if the building was constructed for purposes or uses other than retail sales. For example, a building constructed for offices may be used for ground floor offices or a dance studio.

B. Allowed Uses Table.

P = Permitted; S = Special Land Use; E = Existing; X = Not Permitted; “-” = Not Applicable; GFA = Gross Floor Area

Table 5.6.06.B. Uses: Mixed-Use Commercial Zone Districts

Use Category	Specific Use	TN			TN MCN MON	MCN MON	SD	Use or Other Regulations	
		CC	TCC	TBA	TOD	C	NOS		
RESIDENTIAL									
Household Living	Dwellings	Ground floor	P	P	E	E	E	P	Exception
		Above ground floor	P	P	P	P	P	P	-
	Household Living	P	P	P	P	P	P	5.9.03., 5.9.17.	
	Lodging, Extended Stay	P	P	S	S	S	X	-	
	Manufactured Housing Community	X	X	X	X	X	X	5.9.15.	
Group Living	Group Living (including residential care)	P	P	S	S	S	S	5.9.04., 5.9.26., 5.9.27., 5.9.29., 5.9.33.	
Ancillary Uses	Accessory Dwelling Unit	P	P	P	P	P	S	5.9.03.	
	Accessory Structure	X	X	S	X	S	P	5.2.09.	
	Home Occupation	P	P	P	P	P	P	5.9.13.	
EDUCATIONAL, GOVERNMENT AND INSTITUTIONAL									
Educational Uses	All Educational Uses, Including Residential & Accessory Facilities	P	S	S	S	S	S	-	
Government and Institutional	Adult Day Care Center	P	S	S	S	S	S	5.9.04.	
	Amphitheatre, Outdoor	S	S	X	X	X	X	-	
	Cemetery	X	X	X	X	X	X	-	
	Child Care Center	P	S	S	S	S	S	5.9.08.	
	Community Center	P	S	S	S	P	S	-	
	Community Garden	P	P	P	P	P	P	-	
	Government & Institutional Uses	Ground floor	P	P	S	S	P	P	-
		Above ground floor	P	P	P	P	P	P	-
		Hospital, Clinic, Medical Center, Rehabilitation Center, Administrative Offices	P	P	S	S	P	X	5.9.26.
		Library	P	P	P	P	P	S	-
		Park, Playground, Plaza, Square, Urban Open Space, Walkway	P	P	P	P	P	P	5.11.13.
		Religious Institution	P	S	S	S	S	S	-
Social Service Facility	Ground floor	P	P	S	S	P	P	5.9.31.	
	Above ground floor	P	P	P	P	P	P		
COMMERCIAL, OFFICE, RETAIL									
Auto-Oriented	Automobile Rental, Short-Term	S	S	S	S	P	X	5.9.35.	
	Auto Supply/Accessory Sales (new or used)	X	X	P	X	P	X	-	
	Car Wash	X	X	S	X	P	X	-	
	Drive-In or Drive-Through Facility	S	S	S	S	S	X	5.9.09.	
	Vehicle Service or Repair	S	S	S	X	P	X	5.9.36.	
	Vehicle Fuel Station (without vehicle repair, may include C-Store)	S	S	S	X	P	X	5.9.34.	
Entertainment, Hospitality and Recreation	Vehicle Towing and Storage (including auto, RV, boat) – Indoor and Outdoor	S	S	S	X	S	X	5.9.16.	
	Vehicle Sale/Lease (including auto, RV, boat)	Indoor showroom	P	P	P	X	P	X	5.9.35.
		Outdoor display	X	X	X	X	S	X	
		Alcohol Sales for On-Site Consumption (LCC Permit)	P/S	S	S	S	S	X	5.9.05.
		Arcade, Amusement Devices, Gaming, Pool Hall	P	S	S	S	P	X	-

Table 5.6.06.B. Uses: Mixed-Use Commercial Zone Districts

Use Category	Specific Use	TN			TN MCN MON	MCN MON	SD	Use or Other Regulations	
		CC	TCC	TBA	TOD	C	NOS		
Entertainment, Hospitality and Recreation Entertainment, Hospitality and Recreation	Auditorium, Cinema, Concert Hall, Theater, Banquet Hall	P	S	S	S	S	X	5.9.05., 5.9.06., 5.9.11.	
	Bar, Tavern	S	S	S	S	S	X	5.9.05., 5.9.11.	
	Boat House, Marina	P	S	X	X	X	X	-	
	Bowling Alley, Skating Rink	P	S	S	S	P	X	-	
	Catering Business	P	S	S	S	P	X	Exception	
	Convention Center	P	X	X	X	X	X	-	
	Dance Club, Night Club, Youth Club	S	S	S	S	S	X	5.9.05., 5.9.11.	
	Dance, Entertainment (LCC Permit), including After Hours (LCC Permit)	S	S	S	S	S	X	5.9.05., 5.9.11.	
	Entertainment, Live (except Regulated Uses)	P	S	S	S	S	X	5.9.11.	
	Golf Course, Country Club	P	P	P	P	P	P	-	
	Health or Athletic Club, Sports Complex (e.g. tennis, swimming, golf, soccer)	P	P	S	S	P	X	Exception	
	Lodging, Short-Term (hotel, motel, bed & breakfast)	P	P	P	P	P	X	5.9.07.	
	Outdoor Food Preparation and Cooking	S	S	S	S	S	X	5.9.19.	
	Regulated Uses (See Definitions)	X	X	X	X	S	X	5.9.25.	
	Restaurant (except Regulated Uses) With Alcohol (beer, wine and/or liquor)	P/S	S	S	S	S	X	5.9.05., 5.9.11.	
	Restaurant (except Regulated Uses) Without Alcohol	P	P	P	P	P	X	-	
	24-Hour Operations	P/S	S	S	S	S	X	5.9.05., 5.9.11.	
	Outdoor Seating	On Ground Level, abutting front façade and public right-of-way	P	P	P	P	P	X	5.9.21.
On Ground Level, not abutting front façade and public right-of-way; or located above ground level		S	S	S	S	S	X	5.9.21.	
	Social or Service Club	P	S	S	S	S	X	5.9.05., 5.9.06., 5.9.30.	
	Sports and Entertainment Arena	P	X	X	X	X	X	-	
Office	Bank, Credit Union, Financial Services	Less than 2,000 sq ft GFA	P	P	P	P	P	-	
		2,000 sq ft or more GFA at ground level	P	P	S	S	P	P	-
	Film Production, Photography, Radio, TV Studio	Ground Floor	P	P	S	X	P	X	Exception
		Above Ground Floor	P	P	P	P	P	X	-
	General or Professional Uses	Ground Floor	P	P	S	S	P	P	Exception
		Above Ground Floor	P	P	P	P	P	P	-

Live/Work Unit		P	P	P	P	P	X	5.9.14.
Medical or Dental Uses	Ground Floor	P	P	S	S	P	P	Exception
	Above Ground Floor	P	P	P	P	P	P	-
Medical Laboratory Collection		P	P	P	S	P	P	-
Copying, Mailing, Courier Services, Parcel Receiving, Shipping Station		P	P	P	P	P	X	-

Table 5.6.06.B. Uses: Mixed-Use Commercial Zone Districts

Use Category	Specific Use	TN			TN MCN MON	MCN MON	SD	Use or Other Regulations	
		CC	TCC	TBA	TOD	C	NOS		
Office	Research Institution, Medical Laboratory Processing	P	P	S	X	P	P	-	
Personal Services	Animal Day Care (w/o boarding)	S	S	S	S	S	X	-	
	Barber Shop, Beauty Salon, Nail Salon, Tanning Salon, Day Spa	P	P	P	P	P	P	-	
	Funeral Home, Mortuary	P	P	S	X	P	P	Exception	
	Informational, Instructional Services (including music instruction)	P	P	S	S	P	S	-	
	Kennel (w/ boarding and/or grooming)	X	X	X	X	S	X	-	
	Massage, Licensed Therapeutic	P	P	P	P	P	P	-	
	Photo Finishing Service	P	P	P	P	P	X	-	
	Shoe Repair, Shoeshine Parlor	P	P	P	P	P	X	-	
	Studio for Aerobics, Dance Yoga, Karate	Ground Floor	P	P	S	S	P	S	Exception
		Above Ground Floor	P	P	P	P	P	S	Exception
	Tailor, Dry Cleaning Drop/Pick Up Station, Coin Operated Laundry	P	P	P	P	P	X	-	
	Tattoo Shop, Piercing Service	P	P	P	P	P	X	-	
	Veterinary Clinic or Hospital (with or w/o boarding)	S	S	S	S	S	S	Exception	
Retail Sales	Retail Sales, Single Tenant on Ground Floor (except as noted below)	14,999 sq ft or less GFA	P	P	P	P	P	X	-
		15,000 - 24,999 sq ft GFA	P	P	P	S	P	X	-
		25,000 sq ft or more GFA	S	S	S	S	P	X	-
	Retail Sales, Upper Level, Any Size (except as noted below)	P	P	P	P	P	X	-	
	Alcohol Sales for Off-Site Consumption (including Package Good Store - LCC Permit)	25,000 sq ft or less GFA	S	S	S	S	S	X	5.9.05.
		More than 25,000 sq ft GFA	P	P	P	P	P	X	5.9.05.
	Antique, Second-Hand Store (except pawn shop)	P	S	S	S	P	X	-	
	Art Studio, Gallery	P	P	P	P	P	X	-	

Commercial Bakery, Brewery, Micro Brewery or Similar Product Less than 15,000 sq ft GFA	P	S	P	S	S	X	-	
Contractor, Building (e.g. plumbing, heating, electrical)	P	S	S	X	P	X	Exception	
Fire Arms Sales	25,000 sq ft or less GFA	S	S	S	S	S	X	-
	More than 25,000 sq ft GFA	P	P	P	P	P	X	-
Landscaping, Nursery Services	X	X	X	X	S	X	-	
Outdoor Activities (display/sales of products, not including vehicles or food)	P	P	P	P	P	X	5.9.19.	
Pawn Broker, Pawnshop	S	S	S	S	S	X	-	
24-Hour Operations	P	S	S	S	S	X	-	

INDUSTRIAL, TRANSPORTATION AND UTILITIES								
Industrial	Assembly, Manufacturing, or Production of food, textile products, technology, wood products, furniture and fixtures, paper, clay, glass or fabricated metal	X	S	E	X	X	X	-

Table 5.6.06.B. Uses: Mixed-Use Commercial Zone Districts								
Use Category	Specific Use	TN			TN MCN MON	MCN MON	SD	Use or Other Regulations
		CC	TCC	TBA	TOD	C	NOS	
Industrial	Commercial Laundry, Dry Cleaning Processing	X	S	X	X	X	X	-
	Materials Recovery and Recycling	X	S	X	X	X	X	5.9.16.
	Printing, Publishing and Allied Industries	X	S	E	X	X	X	-
	Self-Storage Facility	S	X	X	X	S	X	5.9.28.
	Stone Monument Works	X	S	S	X	S	X	-
	Warehousing, Storage	X	E	E	X	X	X	-
	Wholesaling Activities	X	S	E	X	X	X	-
Transportation	Helistop (not to include Heliport)	S	S	X	X	X	X	5.9.12.
	Car-Share Lots	P	S	S	P	P	X	-
	Inter-Modal Transportation Facility	P	S	S	P	S	X	-
	Off-street Surface Parking, accessory and on same lot	P	P	P	P	P	P	5.11.07.
	Off-street Surface Parking, primary use on separate lot	S	S	S	S	P	S	5.11.07.
	Overhead Walkway	S	S	X	S	S	X	5.9.22.
	Parking Structure	P	P	S	P	S	X	5.9.23.
	Transit Center or Station	P	S	S	P	S	X	-
Transit Stop	P	P	P	P	P	P	-	
Utilities	Electrical Substations and Private Utilities	P	P	P	P	P	P	5.9.10.
Wireless Communication Facilities	Co-Located Antenna	P	P	P	P	P	P	5.9.37.
	Freestanding Tower	X	X	X	X	S	X	

C. The Planning Director may determine whether other, similar uses shall be considered permitted by right or Special Land Uses in accordance with this Chapter.

§ 5.6.07. Site Layout and Building Placement Requirements.

A. Site Dimensions Table.

All development in Mixed-Use Commercial Zone Districts shall comply with the requirements in the Table 5.6.07.A. unless otherwise expressly stated, or unless a different requirement is contained in an applicable Overlay District. Lot area and lot width requirements in Table 5.6.07.A. shall be used for parcels where there is not an established lot size. The intent of these requirements is to promote mixed-use development and rehabilitation that:

- (1) Encourages the location of new buildings to anchor corners and screen parking at important street intersections;
- (2) Ensures that new buildings relate well to each other, existing buildings and the abutting street;
- (3) Maintains or creates a continuous street wall that contributes to the unique character of the Zone District;
- (4) Organizes out-lot development on larger parcels to improve visual and functional coherence;
- (5) Encourages parking located to the side and rear of main buildings;
- (6) Consolidates driveways on primary streets and encourages vehicular access from secondary streets; and
- (7) Provides adequate sidewalk space for pedestrian access and comfort.

Table 5.6.07.A. Site Layout and Building Placement: Mixed-Use Commercial Zone Districts											
Neighborhood Classification	TN				MCN		MON		SD	Other Regulations	
Zone District	CC	TCC	TBA	TOD	C	TOD	C	TOD	NOS		
Minimum Lot Area											
Residential (sq ft/unit)	-	750	1,250	-	1,750	-	2,000	1,000	3,000	5.6.07.B.,	
Mixed-use (base sq ft)	-	-	3,000 ²	-	4,000 ²	-	4,000 ²	-	5,000	5.2.06.B.	
All non-residential (sq ft)	-	-	3,000	3,000	4,000	3,000	5,000	3,000	5,000		
Minimum Lot Width (feet)											
Ground floor residential	25	25	36	36	40	36	60	40	60	5.2.06.C.	
Mixed-use and non-residential	25	25	25	25	40	25	60	25	60		
Setbacks (feet)											
Required Building Line, as measured from back of curb										5.6.07.C.	
Ground floor residential	14 ¹	19	19	19	-	19	-	19	-		
Regional or Major Street with on-street parking	14 ¹	14 ¹	12 ¹	14 ¹	-	14 ¹	-	14 ¹	-		
Regional or Major Street without on-street parking	14 ¹	14 ¹	17 ¹	14 ¹	-	17 ¹	-	17 ¹	-		
All other streets	14 ¹	14 ¹	12 ¹	14 ¹	-	14 ¹	-	14 ¹	-		
Minimum Front Setback	-	-	-	-	20 ¹	-	25 ¹	-	25 ¹	5.6.07.D.	
Minimum Side Setback											
Commercial use abutting ground-floor residential use	-	10	10	10	15	10	15	10	15	5.6.07.E. 5.11.11.C.	
See Section 5.11.11.C. for minimum buffer widths where non-residential uses abutting residential uses.											
All Others	-	0 or 5	0 or 5	0 or 5	10	0 or 5	10	0 or 5	10		
Minimum Rear Setback	-	10	18	18	25	18	25	18	25	5.6.07.F.	
See Section 5.11.11.C. for minimum buffer widths where non-residential uses abutting residential uses.										5.11.11.C.	
Building Façade Along RBL	90%	80%	70%	70%	-	70%	-	70%	-	5.6.07.G.	
Minimum Greenspace (% of lot area)											
Residential	5%	10%	15%	5%	20%	5%	20%	5%	30%	5.6.07.H.	
Mixed-use and non-residential	5%	10%	10%	5%	15%	5%	15%	5%	20%		

¹ This dimension shall apply in areas not established, per Section 5.6.07.C.
² Minimum residential lot area requirements for three (3) or more residential units shall apply in addition to the minimum dimension for a mixed use project.
³ See Section 5.11.11.C. for minimum buffer widths where non-residential uses abut residential uses.
⁴ A side yard setback of 0 (zero) shall mean as close to the lot line as practicable.

B. Lot Area.

The minimum lot area requirements may not permit allowed densities on every lot. Other factors, such as off-street parking, height limits, dwelling unit sizes and lot configuration may limit the overall density.

C. Required Building Line (RBL).

The following RBL requirements shall be utilized to ensure consistent building placement from public streets, reinforce Neighborhood Classification designations, recognize the appropriate positioning of varying land uses within a Zone District, permit access to the subject site from the public right-of-way, and provide property owners greater flexibility in the maximum use of a constrained site than would otherwise be possible with a minimum setback requirement.

(1) Established Setback. The RBL shall be consistent with the established dimension of existing main buildings fronting on the same block and in the same Zone District, except where existing buildings are setback more than twenty (20) feet from the public right-of-way. The requirements for RBLs do not apply to the MCN-C, MON-C or SD-NOS Districts.

(2) RBL. If no uniform setback has been established, an RBL shall be provided for all new structures, measured from the back of the street curb without regard to the location of the lot line. The RBL defined in Table 5.6.07.A. shall be met. This RBL provision applies only to the first twenty (20) feet of building height. Above twenty (20) feet, buildings may be built out to the lot line. Columns shall not be placed in the sidewalk area to support the building above the twenty (20) foot height.

(3) Maximum RBL. New structures shall be located within three (3) feet of the established minimum uniform setback. If no uniform setback has been established, in no case shall the building line be further back than ten (10) feet from the RBL for all new structures. This maximum setback provision shall not apply to residential structures, to the residential portion of multi-use structures, nor to any level of the building above the second story.

(4) Exceptions:

(a) Where a lot line abuts three (3) or more streets, the RBL provisions shall apply to only two (2) streets.

(b) Additions to existing structures and portions of new structures in residential use shall be exempt from the RBL provisions.

(5) Administrative Departures. An Administrative Departure from RBL requirements may be approved to allow:

(a) An adjustment in the established RBL up to ten (10) feet to accommodate individual site conditions, such as mature trees, topography, or other similar physical conditions.

(b) An adjustment in the RBL of up to thirty (30) feet for buildings constructed for the exclusive purpose of ground-floor residential use.

D. Minimum Front Yard Setback.

The minimum front yard setback applies in the MCN-C, MON-C and SD-NOS Zone Districts. Buildings and structures in these districts shall be located anywhere behind the required front setback so long as all other setback requirements are met.

(1) A landscape buffer, per Section 5.11.11., shall be utilized in the side yard when adjacent to a residential use. Landscape buffer requirements may increase the required side yard setback.

(2) Side yard setbacks shall be zero or shall be of sufficient width to permit building maintenance.

E. Side Yard Setback.

(1) A landscape buffer, per Section 5.11.11., shall be utilized in the side yard when adjacent to a residential use. Landscape buffer requirements may increase the required side yard setback.

(2) Side yard setbacks shall be zero or shall be of sufficient width to permit building maintenance.

F. Rear Yard Setback.

(1) Encroachments into the rear yard may be permitted to accommodate parallel parking, waste receptacles, or other similar activities, provided that alleys or other vehicular or pedestrian access ways are not blocked or impeded.

(2) A landscape buffer, per Section 5.11.11., shall be utilized in the rear yard when abutting a residential use. Landscape buffer requirements may increase the required rear yard setback. Encroachments are not permitted in the landscape buffer.

G. Building Façade Along RBL.

(1) RBL Requirements. The building façade along RBLs shall meet the requirements of Table 5.6.08.A. Building Elements.

(2) RBL Reduction. For buildings with more than seventy five (75) feet of street frontage, up to thirty (30) percent of the façade along the RBL may be exempt from the RBL requirements contained in Table 5.6.08.A., provided the area is used for a building entrance or urban open space complying with the standards of Section 5.11.13.

(3) Ancillary Use. An ancillary use to hospital and institutional campuses, such as a coffee shop or gift shop, shall be placed on the public right-of-way or sidewalk to contribute to the creation of a Traditional Neighborhood streetscape. Storefront windows, door entrances and façade treatments shall comply with the TN-TBA Zone District requirements of Table 5.6.08.A.

(4) Multiple Buildings. Where multiple buildings are placed on a site and not all buildings are placed at the RBL, the linear building frontage of any structure located along the RBL shall be at least equal in width to the linear building frontage of the largest structure located on the same lot.

H. Minimum Required Greenspace.

(1) Purpose. The minimum greenspace requirements are designed to ensure a sufficient amount of area for recreation, nature, and greenspace as well as to provide a pervious surface to assist in stormwater management.

(2) Applicability. The minimum required greenspace provision shall apply to each lot in its entirety. Greenspace includes all natural pervious land surfaces that are covered with soil (and usually with lawns, landscaping, or other plant materials) or water bodies; and does not include permanent structures, sidewalks, patios, decks, or pavement of any type including gravel except as permitted for a stormwater credit.

(3) Stormwater Credit. No more than twenty five (25) percent of pervious surfaces, such as grass pavers, uncovered decks, brick pavers with a sand base, pervious concrete and asphalt, may be applied toward the greenspace requirements of this Section.

(4) Front Yards. Front yards shall consist of greenspace, and impervious surfaces shall be limited to driveways and private sidewalks, except in the MON-C Zone District where hard surfacing for parking areas is allowed.

(5) Greenspace Credits. Landscape buffers, permanent planters, landscape islands, rain gardens, vegetated walls and green roofs that are readily accessible and usable by building tenants may be included in greenspace calculations.

(6) Exception. A reduction of not more than fifty (50) percent of the required greenspace listed in Table 5.6.07.A. is permitted for development projects that satisfy at least one of the following criteria:

(a) The submission of a stormwater mitigation plan that retains one hundred (100) percent of all stormwater on site, as approved by the City's Environmental Protection Services Department (EPSD); and submittal of a LEED checklist and proof of registration that demonstrates the intent to apply for LEED building certification, or other generally recognized sustainable building certification.

(b) Payment in lieu to the Grand Valley Regional Biosolids Authority Purchase of Development Rights (PDR) program. The payment shall be the percentage of the Market Value of the total amount of property equivalent to that percent of the property being used for the greenspace reduction. For example, a given property with a Market Value of \$200,000 and a 10% greenspace requirement may reduce greenspace by 5% with a payment of \$10,000 to the Regional Biosolids Authority (5% of \$200,000).

§ 5.6.08. Building Element Requirements.

A. Building Elements Table.

(1) Purpose. The intent of these requirements is to promote mixed-use development and rehabilitation that shall:

(a) Establish a development pattern in which new buildings and building modifications enhance the character of the existing built environment;

(b) Increase transparency (windows) to add visual interest, increase pedestrian traffic and to reduce crime through increased surveillance;

(c) Enhance a sense of place and contribute to the sustainability of the City;

(d) Orient building entrances and storefronts to the street;

(e) Articulate longer building façades into more human-scale increments;

(f) Distinguish commercial uses based on scale and auto-orientation; and

(g) Encourage transportation alternatives (walking, biking and transit) to reduce automobile dependence and fuel consumption.

(2) Applicability. All development in the Mixed-Use Commercial Zone Districts shall comply with the requirements in Table 5.6.08.A. unless otherwise expressly stated, or unless a different requirement is contained in an applicable Overlay District. Residential uses are subject to the building element requirements in Section 5.5.07.A.

Neighborhood Classification	TN				MCN		MON		SD	Other Regulations
	CC	TCC	TBA	TOD	C	TOD	C	TOD	NOS	
Height (stories)										
Minimum	3	2	2	2	-	-	-	-	-	5.6.08.B., 5.2.07.
Maximum, by right	See text	3	3	3	3	4	3	4	2.5	
Maximum, with bonuses		5	4	7	6	7	6	8	-	
Materials	✓	✓	✓	✓	✓	✓	-	✓	-	5.6.08.C.
Façade, Preservation and Variation	✓	✓	✓	✓	-	✓	-	✓	-	5.6.08.D.
Building Orientation	✓	✓	✓	✓	✓	✓	-	✓	-	5.6.08.E.
Entrance	✓	✓	✓	✓	✓	✓	-	✓	✓	5.6.08.F.
Expression Line	✓	✓	✓	✓	-	✓	-	✓	-	5.6.08.G.
Minimum Transparency (% of building wall area)										
Ground-floor, non-residential building façade	60%	60%	60%	60%	40%	60%	30%	60%	30%	5.6.08.H, 5.2.15.
Upper floors, building sides and residential uses	30%	30%	30%	30%	20%	30%	15%	30%	30%	
Transitional Features	-	✓	✓	✓	✓	✓	-	✓	✓	5.6.08.I.
Streetscape Design	✓	✓	✓	✓	✓	✓	✓	✓	✓	5.6.08.J. 5.11.12.

P = Permitted; S = Special Land Use; ✓ = Rules Apply; “-” = Not Applicable.

B. Building Height.

(1) Adjacent Buildings. Building height shall not vary from the height of adjacent building(s) by more than two (2) stories in mixed-use commercial Zone Districts, except for the TN-CC and TN-TOD Zone Districts.

(2) Dual Height Requirements. The TN-CC Zone District assigns two (2) different building height boundaries within the District through the use of the OD-DT Downtown Height Overlay District, Section 5.8.02. The height of buildings in the TNCC Zone District shall comply with the following:

(a) Base District. Structures in the base Zone District are not subject to a height limitation.

(b) Height Overlay District. Structures in the Height Overlay District shall not exceed eighty five (85) feet in height, except that a project may qualify for increased height based upon the bonus height allowance(s) provided in Section 5.8.02.C.

(3) Bonus Height Allowances. Height bonuses are offered as incentives to encourage uses and amenities that implement the *Master Plan*. Buildings may qualify for a bonus height allowance based upon the Gross Floor Area (GFA) of the development devoted to such features and the criteria established in this Section. Bonus allowances may be used in combination; however, building heights shall not exceed the maximum number of stories as listed in Table 5.6.08.A. Building Elements for each Zone District.

Table 5.6.08.B.3. Bonus Height Table			
Activity	District(s)	Incentive/Bonus	Bonus
Urban Open Space (5.6.08.B.3.a.)	TCC, TBA, TOD	At least twenty five (25) percent of the site area is designed and committed to urban open space.	1 story
		At least fifty (50) percent of the site area is designed and committed to urban open space.	2 stories
Ground Floor Retail (5.6.08.B.3.b.)	TBA, TOD	At least twenty (20) percent of the gross floor area of the ground floor designed and committed to retail use.	1 story
		At least forty (40) percent of the gross floor area of the ground floor designed and committed to retail use.	2 stories
Residential Use (5.6.08.B.3.c.)	TCC, TBA, TOD	At least thirty (30) percent of the gross floor area is designed and committed to residential use.	1 story
		At least sixty (60) percent of the gross floor area is designed and committed to residential use.	2 stories
Mixed-Income Housing (5.6.08.B.3.d.)	TCC, TBA, TOD, C	Minimum lot area/dwelling unit may be reduced by up to five hundred (500) square feet per unit for providing a mix of affordable and market rate.	# of units
		One additional floor may be added to a building for providing a mix of affordable and market rate dwelling units.	1 story
Transit Station (5.6.08.B.3.e.)	TOD, PRD	Provide one (1) transit station along the assigned Bus Rapid Transit (BRT) route as approved by The Rapid.	3 stories
Note: Bonus heights for the TN-CC Zone District are described in Section 5.8.02.C. under the OD-DH Overlay District.			

(a) Urban Open Space Bonus. Development projects may qualify for this bonus provision if urban open space is provided on the site, with public access directly from the sidewalk at ground level. For purposes of this Section, any urban open space provided shall conform to the requirements of Section 5.11.13. The façade along the RBL requirement of Section 5.6.08.D. may be reduced to sixty (60) percent in order to accommodate the installation of qualifying urban open space.

(b) Ground Floor Retail Bonus. Development projects may qualify for this bonus provision where retail uses have access directly from the sidewalk at ground level.

For purposes of this Section, retail use shall include the use groups as defined in Section 5.16.02.U. under Commercial Retail Sales.

(c) Residential Use Bonus. Development projects shall receive a bonus height allowance if residential use is included in the project. To qualify for this bonus, the development shall include one or more dwelling units, as defined in Section 5.16.02.H. Household Living.

(d) Mixed-Income Housing Bonus. Two bonus options are available for development projects that satisfy the criteria below: 1) the minimum lot area per dwelling unit in a multi-family development may be reduced by up to five hundred (500) square feet per unit, and/or 2) one additional story above the maximum permitted by the Zone District:

(i) Project is located within three hundred (300) feet of a transit line;

(ii) At least twenty (20) dwelling units are developed as part of the project;

(iii) If rental units, not less than fifteen (15) percent nor more than thirty (30) percent of the total number of units are priced for households at or below sixty (60) percent of Area Median Income, as adjusted for family size, with rental charges remaining affordable for at least fifteen (15) years.

(iv) If owner units, not less than fifteen (15) percent nor more than thirty (30) percent of the total number of units are priced for households at or below eighty (80) percent of Area Median Income, as adjusted for family size.

(v) The remaining units are priced at market rate.

(vi) The affordable units shall be comparable in unit sizes, amenities and location with the market rate units.

(vii) Provisions shall be made for certification of eligible tenants and purchasers, annual certification of rental property and monitoring of affordable housing requirements. A density agreement shall be approved by the City Commission.

(e) Transit Station Bonus. The transit station bonus shall only be approved as part of a submittal for a large development project at a location recognized by The Rapid as a desirable transit station for bus rapid transit (BRT) or trolley. A notarized statement verifying that the proposed transit station location is acceptable from The Rapid is required. The minimum dollar amount dedicated for this purpose shall be commensurate with the median cost of land per buildable square foot in the general vicinity. Transit station development shall reflect the intent of urban open space requirements in Section 5.11.13. Development of the station shall be accomplished using one of the following methods:

(i) Construction by the developer shall require the submittal of appropriate drawings, detailed acceptable to the City for completion of the improvements, to be approved by the City Engineer and the transit authority.

(ii) Cash contribution for transit station improvements that are to be undertaken by agencies such as The Rapid, shall enter into an agreement with the City of Grand Rapids and the agency undertaking the improvement. All agreements shall be in a form approved by the City Attorney.

(4) Administrative Departures. An Administrative Departure from building height requirement may be permitted for:

(a) A reduction in the minimum height requirement for auto-oriented uses and for buildings in those Zone Districts where seventy (70) percent or more of existing buildings and structures located on the same block are single story.

(b) Reconstruction to the former building height (that exceeds the maximum permitted height in Table 5.6.08.A.) where a building is partially destroyed by an Act of God. The determination shall consider factors such as the extent of destruction, character of the building and its surroundings and cost of reconstruction.

C. Materials.

(1) Durable building materials, simple configurations and solid craftsmanship are required. Fifty (50) percent of walls visible from public streets, exclusive of wall areas devoted to meeting transparency requirements shall be constructed of: brick, glass; fiber cement siding, metal (beams, lintels, trim elements and ornamentation only); wood lap, stucco, split-faced block, or stone. DriVit, and vinyl or aluminum siding should only be used for accents.

(2) Administrative Departure. The Planning Director may approve materials of equivalent or better quality, as determined appropriate for the building, site, and area.

D. Façade Preservation and Variation.

(1) Exterior Alterations. Exterior changes and façade renovations shall not destroy or cover original details on a building, wherever practicable. Brick and stone façades shall not be covered with artificial siding or panels.

(2) Window and Door Openings. Existing window and door openings shall be maintained wherever practicable. New window and door openings shall maintain a similar horizontal and vertical relationship as the originals.

(3) Vertical and Horizontal Lines. The vertical lines of columns and piers, and the horizontal definition of spandrels and cornices, and other primary structural elements shall be maintained wherever practicable.

(4) Uninterrupted Façade. The maximum linear length of an uninterrupted building façade facing public streets and/or parks shall be thirty (30) feet. Façade articulation or architectural design variations for building walls facing the street are required to ensure that the building is not monotonous in appearance. Building wall offsets (projections and recesses), cornices, varying building materials or pilasters shall be used to break up the mass of a single building.

(5) Large Developments. Developments composed of one or more structures engaged in retail or wholesale sales, each exceeding thirty thousand (30,000) square feet GFA, or developments with a single large commercial establishment exceeding thirty thousand (30,000) square feet GFA, shall:

(a) Create a series of smaller “liner buildings” that are positioned along the primary façade of the large structure to break up the building mass; or

(b) Design the primary façade so that it appears to have a series of multiple small storefronts without individual doorways.

(6) Administrative Departures. An Administrative Departure may be approved to allow the following:

(a) To reduce up to five (5) feet of the thirty (30) foot requirement may be approved, depending on actual building design, entrance placement, and other factors that make the thirty (30) foot requirement impractical; or

(b) Other methods to provide adequate articulation, provided that the visual effect of articulation is maintained. Examples of acceptable variations may include architectural or artistic details or features, a variation in color or materials and enhanced ornamentation around building entranceways.

E. Building Orientation.

(1) Primary Entrance. The primary building entrance shall be located in the front façade parallel to the street. Main building entrances and exits shall be located on the primary street.

(2) Administrative Departure. Alternative orientations may be permitted where such alternative orientations are consistent with existing adjacent development.

F. Entrances.

(1) Identifiable Entrance. A clearly identifiable and usable building entrance is required for every sixty (60) feet of a building’s frontage on a primary street.

(2) Recessed Doorways. Where the building entrance is located on or within five (5) feet of a lot line, doorways shall be recessed into the face of the building to provide a sense of entrance and to add variety to the streetscape.

(a) The entrance recess shall not be less than the width of the door(s) when opened outward.

(b) The entrance recess may not exceed the entrance width; and

(c) The entrance may not exceed two (2) stories in height.

(3) Residential Dwellings. Entrances for all residential dwellings shall be clearly defined by at least one (1) of the following:

(a) Projecting or recessed entrance. A recessed entrance is required if the building entrance is located on or within five (5) feet of the lot line.

(b) Stoop or enclosed or covered porch.

(c) Transom and/or side light window panels framing the door opening.

(d) Architectural trim framing the door opening.

(e) Administrative Departure. An Administrative Departure may be permitted for other methods, such as unique color treatments, provided the same effect is achieved.

(4) Administrative Departure. An Administrative Departure may be granted to permit non-recessed service doors where no safety hazard exists.

G. Expression Line (EL).

(1) A horizontal line on the façade known as the Expression Line (EL) shall distinguish the base of the building from the remainder to enhance the pedestrian environment. The EL shall be created by a change in material, a change in design, or by a continuous setback, recess, or projection above or below the Expression Line. Such elements as cornices, belt courses, corbelling, molding, stringcourses, ornamentation, and changes in material or color or other sculpturing of the base, are appropriate design elements for ELs.

(2) If applicable, the height of the Expression Line shall be related to the prevailing scale of development in the area. A change of scale may require a transitional design element between existing and proposed features.

H. Transparency.

(1) Purpose. The first floors of all buildings shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally by the use of windows and doors arranged so that active uses within the building are visible from or accessible to the street, and parking areas are visible to occupants of the building.

(2) Applicability.

(a) The minimum transparency requirement shall apply to all sides of a building that abut an urban open space or public right-of-way. Transparency requirements shall not apply to sides which abut an alley.

(b) Windows for building sides (non-front) shall be concentrated toward the front edge of the building, in locations most visible from an urban open space or public right-of-way.

(3) General Requirements. The General Provision requirements of Section 5.2.15. Transparency shall apply.

(4) Windows and Displays.

(c) Ground level storefront windows shall be horizontal, divided into vertical segments.

(d) Product display windows shall be internally lit.

(e) Interior displays shall be set back a minimum of one (1) foot from the window and shall not cover more than fifty (50) percent of the window opening.

I. Transitional Features.

(1) Purpose. Transitional features are architectural elements, site features or alterations to building massing that are used to provide a transition between higher intensity uses and low- or moderate-density residential areas. These features assist in mitigating potential conflicts between those uses in lieu of conventional landscape buffers or large setbacks. It is the intent of these standards to:

(a) Reduce land consumption;

(b) Create a compatible mixed-use environment;

(c) Limit interruptions in vehicular and pedestrian connections created by efforts to segregate uses; and

(d) Establish or maintain vibrant pedestrian- and transit-oriented areas where differing uses can operate in close proximity to one another.

(2) Applicability. Transitional features shall be required for buildings or structures that:

(a) Are adjacent to a residential Zone District where a permitted building or structure would be one (1) or more stories higher than adjacent buildings or structures located in the LDR or MDR Zone Districts.

(b) Contain higher-intensity land uses that would adversely affect the livability of an area. The Planning Commission, Board of Zoning Appeals, or City Commission may require transitional features as part of a Special Land Use, Variance, Planned Redevelopment District or Conditional Rezoning approval.

(3) Landscape Buffer. The Planning Commission, Board of Zoning Appeals, City Commission or Planning Director may require the use of a landscape buffer in lieu of, or in addition to, a transitional feature where such landscape buffer would reduce potentially adverse impacts between incompatible uses or different building types.

(4) Intensity. A continuum of use intensity, where moderate intensity uses are sited between high-intensity uses and low-intensity uses, shall be developed for multibuilding developments on one (1) or more lots. An example would be an office use between commercial and residential uses.

(5) Height and Mass. Building height and mass in the form of building step-backs, recess lines or other techniques shall be graduated so that structures with higher intensity uses are comparable in scale with adjacent structures of lower-intensity uses.

(6) Orientation. Primary building façades shall be placed away from the residential use.

(7) Architectural Features. Similarly sized and patterned architectural features such as windows, doors, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on the lower-intensity use shall be incorporated in the transitional features.

(8) Parking and Loading. Off-street parking, loading, service and utility areas shall be located away from the lower-intensity use and, where possible, adjacent to similar site features on surrounding sites.

(9) Lighting and Noise. Incompatible outdoor lighting or sources of audible noise shall be prevented whenever practicable.

J. Streetscape.

Standards utilized by the City Engineer to determine appropriate street tree plantings, walking surfaces and parkway landscaping shall be referenced where a city-recognized streetscape plan for a defined area has not been adopted, see Section 5.11.12.