



redevelopment ready
communities®

ENABLING BETTER PLACES:

USERS' GUIDE TO ZONING REFORM

MICHIGAN
MUNICIPAL
LEAGUE

&

MICHIGAN
ASSOCIATION OF
PLANNING
CONFERENCE

September 21, 2018

CNU

Building Places People Love.

SPEAKERS

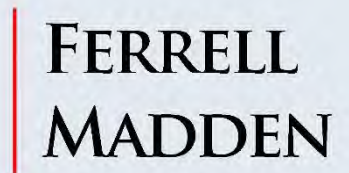
Richard Murphy, AICP

Michigan Municipal League



Mary Madden, AICP

Ferrell Madden



Heather Seyfarth, AICP

Michigan Association of Planning



American Planning Association
Michigan Chapter

Making Great Communities Happen

Brett Hanlon, AICP

MEDC



MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

Mallory Baches, AICP, LEED-AP, CNU-A

Congress for the New Urbanism



PARTNER ORGANIZATIONS

CNU Congress for the
New Urbanism



THE RICHARD H.
AT THE UNIVERSITY



DRIEHAUS PRIZE
OF NOTRE DAME



MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION



American Planning Association
Michigan Chapter

Making Great Communities Happen



AARP®

Real Possibilities

PROJECT FOR CODE REFORM

1. Introduction to PCR
2. The “Users’ Guide”
break
3. Your Case Studies
4. Future Work
(suburban context)
5. Office Hours





Project for
Code Reform:
Why
Michigan?

CNU

Building Places People Love.



"I don't separate place making from economic development. They are intertwined."

- Gov. Rick Snyder

Address to MMU
Board of Trustees
December 12, 2013 (in this room)

Handwritten notes and diagrams on whiteboards, including a flowchart and various text-based notes.

Code	Lean	Trans	Limited	Full
FBC				
Character				
Hybrid				
Design Standards				
Euclid				
PW Standards				
Sub-division				
Form Use				
By Right/Streamlined Procedures				
User-friendly				
Form Use Standards	3			
Place-based Zone Designations	3	*	*	
Form Use				
Form Use				
Form Use				

Standards

- Form Use (Zoning)
- Use
- PW
- Sub-division

(UDC)

	Lean	Trans	Zone	Full
By Right/Streamlined Procedures		*	*	*
User-friendly				*

any one of these

Explaining Standards & Options

Format Elements Process

Code Programs

FOOD - HERE
ELSEWHERE ?
LATER

Form Activity

Auto-oriented walkable
walk, maintain, transform
plus space

GAAP

Generally Accepted Coding Principles

related to other parts of municipal code & operations

Standard City Coding Zoning Enabling Legislation

Adoption by Reference

RRC 1.1

+ MAP/Identify

Compact

Auto oriented

- mapping what you have
- mapping what you want

TO DO DEVELOPER'S QUESTIONS TO LEAD PEOPLE TO SELECT THE MAPPING ISSUES

→ EVOLVE
→ MAINTAIN
→ TRANSFORM

OPTIONAL

→ PLACE TYPES

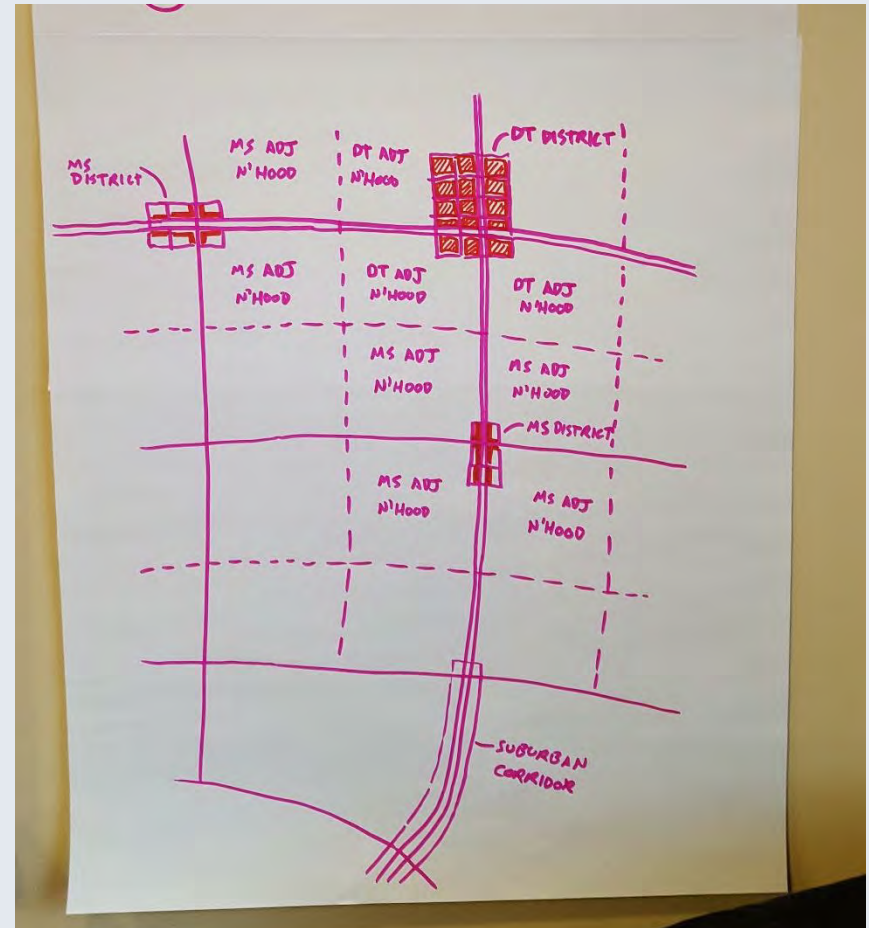
PRIORITY PLACE TYPES

Now:

- Main Street
- Downtown
- Adjacent neighborhood

Later:

- Suburban corridor (with potential to change)



TACTICS TO MAKE THE GOOD STUFF EASIER



THE GUIDE

1. Background

2. Guide

3. Resources



redevelopment ready
communities*

ENABLING BETTER PLACES

USERS' GUIDE TO
ZONING REFORM





ARC OF ENGAGEMENT

BACKGROUND

CNU

Building Places People Love.

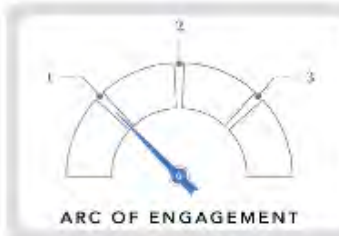
USING THIS GUIDE

This Guide is structured to enable a planning department or local government to address a series of steps in determining where and how to engage in the code reform process and enact change.



1. Determine the Place Type

Determine the Place Type where changes will be targeted. See the section describing Place Types on page 14. This Guide provides tools for downtowns, main streets, and adjacent neighborhoods.



2. Gauge Support and Capacity

Determine the municipality's point in the arc of engagement, see page 5, level of political support, and staff capacity. Building Support on page 11 describes building capacity amongst all stakeholders.

A diagram of an arc of engagement with a blue needle pointing to the first segment, labeled "1".

Initial Steps of Code Reform

Use the incremental fixes detailed in this section to make small improvements to your existing code. Add new fixes over time and as you build more capacity and support, graduate from Stage 1 to Stage 2 Fixes.

A diagram of an arc of engagement with a blue needle pointing to the second segment, labeled "2".

Strong Political Support and Staff Capacity

Select the model zoning district[s] from the Resources section of this Guide and edit them for local use. Explanatory text for various topics is found in the blue side bar of each model district.

BACKGROUND

CNU

Building Places People Love.

PRINCIPLES OF CODE REFORM

Code reform is not a one-size-fits-all solution. This Guide will help you get started with an incremental process that is unique for each place and condition, yet built on a foundation of shared principles.

Know who you are.

Understand what is possible!

- What is the staff capacity to administer, or the political will to enforce proposed code changes?
- Does the local market support the changes?

Know where you are.

Localize solutions!

- Customize decisions about height and mapping for the local context.
- Pay attention to the local market – how much retail space or downtown housing can the community support?

Keep it simple.

Don't overcomplicate the effort!

- Don't regulate things that are addressed by other health and safety codes.
- Don't try to anticipate every possible situation.
- Don't attempt to predict future market demands.

Focus on the basics.

A little change can go a long way!

- Get quality buildings in the right places to define the public realm – the uses can and will change over time.
- Locate parking on the street or behind the buildings.
- Design for people; accommodate cars.

Use the correct tool.

Code reform is not a silver bullet!

- Don't expect zoning changes to fulfill every community aspiration or solve every community problem.

Change can be difficult.

Move forward together!

- Make sure the key players understand why code reform is being undertaken.
- Recognize that "business as usual" will produce the usual results.
- Let go of regulations that are no longer relevant. These may include legacy standards that were put in place to micromanage a specific use or to address a specific problem that no longer exists.

Don't bite off more than you can chew.

This is just a beginning!

- Focus on key areas – this Guide will not address your entire city or village.
- There are many other important issues that are not covered here, but may be important for you to consider now or in the future.

- **Building Support**
- **Concept Definitions**

BACKGROUND
Lessons Learned

CNU
Building Places People Love.

PLACE TYPES



Main Streets



Downtowns



Adjacent Neighborhoods

scale, intensity, range of uses, and other physical characteristics

AREAS OF REFORM



Streetscape

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



Form

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



Use

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



Frontage

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



Parking

The amount and location of parking. The effects of parking requirements are often underestimated in their ability to improve or detract from the success of downtowns and main streets.



STREETSCAPE

CNU

Building Places People Love.



FORM

CNU

Building Places People Love.



Looking west along Chicago River from an Illinois Central Elevator, 1908.



USE

CNU
Building Places People Love.



FRONTAGE

CNU

Building Places People Love.



PARKING

CNU

Building Places People Love.

INCREMENTAL FIXES

CNU

Building Places People Love.

FOR EACH AREA OF REFORM & EACH PLACE TYPE



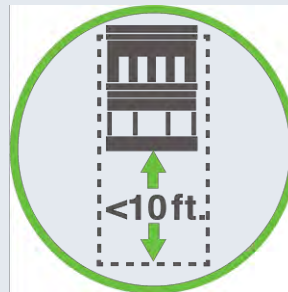
Stage 1: Short Term

- Simple policy changes
- Text amendments
- Minimal cost
- Quick implementation



Stage 2: Mid-Term

- More political capital
- Physical changes
- [Some] Monetary investment
- Longer timeline



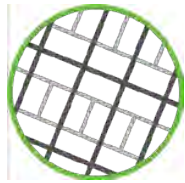
MAIN STREETS AND DOWNTOWNS

Streetscape

Streets provide the public space for any main street or downtown. Simple changes to the zoning code and street design standards can help transform streets from being primarily places for cars to being places for people. Some of the following recommendations require coordination with additional agencies and are likely difficult to achieve if attempted on state funded roadways. Changes on locally controlled roadways are a good first step.

Stage 1: Short-term fixes

1. Maintain existing streets and alleys.



Small blocks with separate service access via alleys are integral to the success of downtowns and main streets. Abandoning streets and alleys reduces walkability and a district's future potential for success. In most instances, abandonment is at the request of large users. In some rare cases alley or street

abandonment may be justifiable, but the process should not be easy or used frequently.

2. Permit encroachments into public rights-of-way.

Many downtown and main street businesses rely on awnings and signage that project into the public right-of-way and use of the sidewalk for seating. In some locations, encroachments have been disallowed or subject to a revocable permit. The ability to encroach and the guarantee of a reasonable permit duration are important to the success of urban businesses.



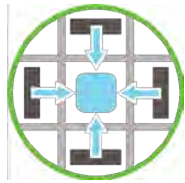
3. Establish on-street parking.

On-street parking supports businesses and provides a layer of safety to pedestrians. On-street parking spaces represent significant revenue as well as cost savings for businesses. Rather than building off-street parking at additional cost,



Stage 2: Mid-term fixes

1. Provide off-site stormwater options.



Stormwater is an outlier in the streetscape category, but streets play a significant role in stormwater management. When downtowns and main streets were first established, stormwater was not regulated. It is a reasonable expectation that buildings will cover the vast majority of these properties. As

private investment attempts to revitalize these areas, stormwater management cannot easily be added on site, and where it can be added it comes at a significant cost, in the form of underground storage. To allow for revitalization, off-site stormwater options should be made available within downtowns and main streets. Ideally, stormwater is managed collectively over a larger area. Where this is not the case, fee in lieu options may be added, which may fund streetscape retrofits to add storage and address water quality or fund area-wide facilities.

2. Develop public realm standards.



The quality of sidewalks, lighting, furnishing, and plants in streets and open space impacts the success and vibrancy of downtowns and main streets. Districts should have a relatively unified look and feel, supporting a comfortable pedestrian environment. Where standards are missing, each new development

might miss the mark or create a character that detracts from a cohesive environment. Careful attention should be paid to

INCREMENTAL FIXES

CNU

Building Places People Love.

MAIN STREETS AND DOWNTOWNS

Use

Zoning's purpose has historically been to separate incompatible uses. Regulations cleaning up industry and manufacturing in the last century this has become almost irrelevant, particularly in the main street or downtown context. To encourage economic development and a robust local economy, uses should be able to change within a single building without the barriers of a change of use permit. The short-term fixes below can enable that to happen.

Stage 1: Short-term fixes

1. Permit mixed-use.



Main streets and downtowns include a mix of uses within the district and often within the same property or building. Mixed-use must be permitted within the district, and should be permitted within the property and building, but not required. The building code addresses issues of use separation and

compatibility; additional regulations concerning the mix of uses are not necessary, and could stifle development if the market shifts.

Ground floor commercial requirements are a common pitfall when establishing mixed-use districts. Non-residential ground floor uses may be required along the primary retail corridor, typically no longer than $\frac{1}{4}$ mile, but should not be required throughout the district. In the greater downtown area, permitting residential as a single use should be allowed, which provides population support for area businesses.

2. Simplify uses.

In main street and downtown areas, a very broad collection of uses is necessary to ensure a vibrant business and pedestrian environment. These uses change frequently over time. When businesses change tenants or ownership, they should not be subject to new zoning requirements. Ideally, uses are regulated by category, such as commercial, office, lodging, residential, civic, institutional, and industrial, and not specifically, such as coffee shop, ice cream parlor, and barber shop. Where there



Stage 2: Mid-term fixes

1. Permit temporary uses.



Activating and maintaining a vibrant main street or downtown requires experimentation from time to time as public preferences change. Allowing temporary uses and structures lowers the barrier to business success in adaptation. Temporary uses permit short term, unplanned uses and does not

trigger parking requirements and other use-specific conditions. Temporary structures should permit small, non-permanent structures to test business ideas or activate underutilized spaces without the cost of site and building development. Temporary uses and structures should be permitted for at least 2 years with the option to renew.

2. Publicly accessible parking.



Surface parking lots and parking garages that are not lined with active uses are detrimental to the vibrancy of main street and downtown districts. However, in many cases parking demand necessitates parking as a primary use to service the district. To discourage underutilized parking facilities and provide parking

for the district, require private parking lots and structures to provide publicly accessible parking. This encourages shared parking and park-once function for the district.

3. Permit multi-family.



Housing within walking distance of downtowns and main streets is vital to

INCREMENTAL
FIXES

CNU

Building Places People Love.

ADJACENT NEIGHBORHOODS

Form

A primary concern in historic neighborhoods is how lot size and setback regulations applied in the mid-20th century and after have created non-conforming conditions for existing properties and structures. It should be a priority to match the zoning regulations to the existing context.

Stage 1: Short-term fixes

1. Make existing lots conforming.



In many cities, historic lots with existing buildings have been made non-conforming through zoning. In the mid-20th century, many communities adopted suburban standards that did not reflect the existing platting. With this process, many existing lots became non-conforming. Adopt language to

bring existing lots with structures into conformance with zoning. Example: *Existing lots with dwellings made non-conforming by zoning standards specifying minimum lot size or dimension are hereby deemed to be conforming lots instead. Existing dwellings made non-conforming by zoning standards specifying minimum setbacks are hereby deemed to be in conformance with setback requirements and may be modified in their present position.*



2. Permit new buildings to align with existing buildings.

Broad adoption of suburban zoning standards has often resulted in front setback requirements that exceed the average front setback in existing neighborhoods.

Setting new buildings back further than existing buildings is detrimental to neighborhood character. To address this, permit new buildings to either meet the minimum setback or align with neighboring buildings.

Stage 2: Mid-term fixes

1. Modify minimum lot size and setback standards to match existing lots.



As discussed in Stage 1, historic lots with existing buildings made non-conforming through zoning should be made conforming. To fully protect the historic pattern that originally established the neighborhoods they are in, lot size and setback standards should be modified to reflect existing lots and

structures in the neighborhood.

2. Eliminate specific design standards for townhouses and multi-family buildings.



Design standards that require vertical or horizontal alignment changes in townhouses and multi-family buildings, intended to avoid large or monotonous building facades, result in erratic design that is more visually distracting than monotonous buildings.

3. Eliminate density / FAR and unit size restrictions.



Per-property density or floor area ratio restrictions are unnecessary in adjacent neighborhoods. Height, setback, and building footprint requirements address issues of building bulk. The building code and fire code address issues of residential unit size and life safety. Additionally, parking

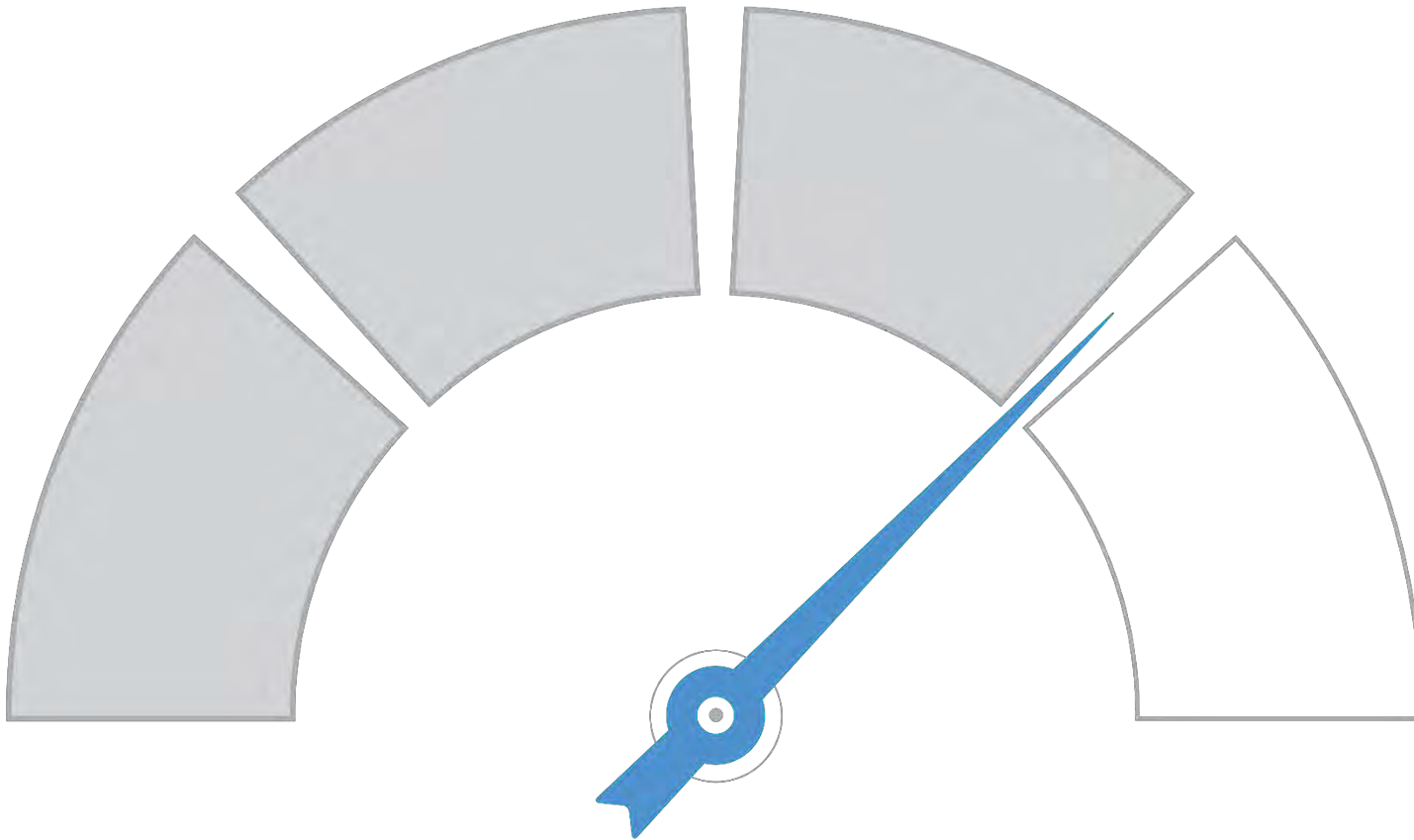
requirements often restrict development intensity.

INCREMENTAL
FIXES

CNU

Building Places People Love.

Arc of Engagement



RESOURCES

CNU

Building Places People Love.

MAIN STREET DISTRICT [M]

- A. Scope**
- District boundaries are assigned according to the District Boundary Map.
 - The Primary Retail Corridor is assigned according to the District Boundary Map.
- B. Conflicting Ordinances**
- Where there appears to be a conflict between these standards and any other sections of the Zoning Ordinance, Subdivision Standards, or Public Works Standards, the requirements specifically set forth in this district prevail. This district does not prevail over Life Safety Codes.
- C. Intent**
- These regulations are designed for the following purposes:
 - To promote the health, safety, and welfare of the general populace;
 - To implement the Master Plan;
 - To provide for walkable streetscapes where active facades address sidewalks and parking and loading are located behind buildings;
 - To promote small, incremental development, alongside larger developments;
 - To promote infill redevelopment that results in a walkable, vibrant, and diverse mixed-use corridor, allowing for shopfronts, sidewalk cafes, and other commercial uses at the street level with offices and residences overlooking the main street; and
 - To promote a park once environment in a compact, walkable form.
 - Additionally these regulations seek to reduce barriers that may disadvantage individuals unfamiliar with the complexities of development, land use regulations, and the myriad requirements, agencies, and goals involved in maintaining a stable city, region, and state.
- D. Permitted Uses**
- Multiple uses within a single site or building is permitted.
 - Uses are designated with (P), (R), (C), or (N), indicating the following:
 - (P) The use is permitted.
 - (R) The use is permitted, provided it complies with the use restrictions specified.
 - (N) The use is not permitted.
 - Temporary Uses
 - Temporary uses require a Special Use Permit.
 - Special Use Permits for temporary uses have a period of 2 years after which point they may be renewed.

Scope

Successful main streets tend to be around 1/4 mile in length, but may be as short as a single block.

Depending on the community, a Main Street District may include more than one primary retail corridor. The Main Street District should be mapped along both sides of the street including one or more lots in depth but generally not more than one block to either side of the main street.

Restricted Uses

Conditional uses can be unpredictable in implementation. Restricted uses are a preferred method where the restrictions are clearly defined and can be implemented by right if complied with.

DOWNTOWN DISTRICT [D]

- A. Scope**
- District boundaries are assigned according to the District Boundary Map.
 - The Primary Retail Corridor is assigned according to the District Boundary Map.
- B. Conflicting Ordinances**
- Where there appears to be a conflict between these standards and any other sections of the Zoning Ordinance, Subdivision Standards, or Public Works Standards, the requirements specifically set forth in this district prevail. This district does not prevail over Life Safety Codes.
- C. Intent**
- These regulations are designed for the following purposes:
 - To promote the health, safety, and welfare of the general populace;
 - To implement the Master Plan;
 - To provide for walkable streetscapes where active facades address sidewalks and parking and loading are located behind buildings;
 - To promote small, incremental development, alongside larger developments;
 - To promote economic opportunity/viability, consumer services, and housing options for the [city/village] and surrounding area;
 - To promote infill redevelopment that results in a walkable, vibrant, and diverse mixed-use district, including retail, office, institutional, and residential; and
 - To promote a park once environment in a compact, walkable form.
 - Additionally these regulations seek to reduce barriers that may disadvantage individuals unfamiliar with the complexities of development, land use regulations, and the myriad requirements, agencies, and goals involved in maintaining a stable city, region, and state.
- D. Permitted Uses**
- Multiple uses within a single site or building is permitted.
 - Uses are designated with (P), (R), (C), or (N), indicating the following:
 - (P) The use is permitted.
 - (R) The use is permitted, provided it complies with the use restrictions specified.
 - (C) The use may be permitted, subject to administrative approval.
 - (N) The use is not permitted.
 - Temporary Uses
 - Temporary uses require a Special Use Permit.
 - Special Use Permits for temporary uses have a period of 2 years after which point they may be renewed.

Scope

Larger cities and villages include a downtown area that is more than 2 blocks deep and 4 blocks long. In those instances, the Downtown District applies. The Downtown District include one or more primary retail corridors, similar to the Main Street District. In the Downtown District, the primary retail corridor is supported by a larger mixed-use district which permits but has less emphasis/focus on retail.

The Downtown District may be only a few blocks larger than a Main Street District, or it may be a large mixed-use district. The Downtown differs from the Main Street in that it anticipates a larger and more intensive mixed-use area. This must be locally analyzed and mapped.

Restricted Uses

Conditional uses can be unpredictable in implementation. Restricted uses are a preferred method where the restrictions are clearly defined and can be implemented by right if complied with.

ADJACENT NEIGHBORHOODS [A]

- A. Scope**
- District boundaries are assigned according to the District Boundary Map.
 - The Transition District is assigned according to the District Boundary Map.
- B. Conflicting Ordinances**
- Where there appears to be a conflict between these standards and any other sections of the Zoning Ordinance, Subdivision Standards, or Public Works Standards, the requirements specifically set forth in this district prevail. This district does not prevail over Life Safety Codes.
- C. Intent**
- These regulations are designed for the following purposes:
 - To promote the health, safety, and welfare of the general populace;
 - To implement the Master Plan;
 - To provide for walkable streetscapes where active facades address sidewalks and parking and loading are located behind buildings;
 - To promote small, incremental development, alongside larger developments;
 - To promote infill redevelopment that supports main streets and downtowns by providing for a sufficient residential population within walking distance;
 - To provide a transition in intensity from main streets and downtowns to adjacent residential neighborhoods.
 - Additionally these regulations seek to reduce barriers that may disadvantage individuals unfamiliar with the complexities of development, land use regulations, and the myriad requirements, agencies, and goals involved in maintaining a stable city, region, and state.
- D. Permitted Uses**
- Multiple uses within a single site or building is permitted.
 - Uses are designated with (P), (R), (C), or (N), indicating the following:
 - (P) The use is permitted.
 - (R) The use is permitted, provided it complies with the use restrictions specified.
 - (C) The use may be permitted, subject to the approval of the Hearings Office.
 - (N) The use is not permitted.
 - Temporary Uses
 - Temporary uses require a Special Use Permit.
 - Special Use Permits for temporary uses have a period of 2 years after which point they may be renewed.

Scope

Many place types include a primary retail corridor or main street district (see Main Street District) that is surrounded by single-family residential neighborhoods.

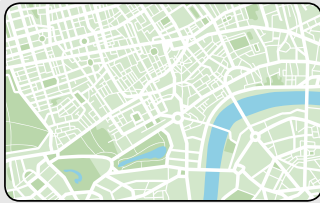
The Transition District may be as shallow as a 1/2 block area that steps down from the main street to the single-family area. This must be locally analyzed and mapped.

Restricted Uses

Conditional uses can be unpredictable in implementation. Restricted uses are a preferred method where the restrictions are clearly defined and can be implemented by right if complied with.

QUICK START

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



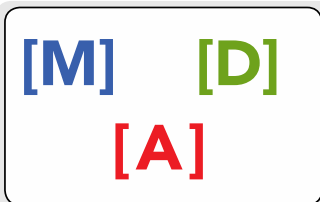
1. Determine Place Type

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



2. Determine Scope

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



3. Select the District[s]

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



4. Map the District[s]

Applying the districts is the final step in the process and requires both observation and negotiation with landowners and neighbors. See the mapping examples that begin on page 52.

GETTING
STARTED

CNU

Building Places People Love.

DETERMINE THE PLACE TYPE



Who and Where are you?

DETERMINE SCOPE & SELECT DISTRICT[S]

[M]

[D]

[A]

How much change?

MODEL DISTRICT CONTENTS

MAIN STREET

- A. Scope**
- District Bound
 - The Plan Bound
- B. Conflicting Ordinances**
- Where and are Standard specifications prevail
- C. Intent**
- These
 -
 -
 -
 -
 -
 - Additions may be required to stabilize
- D. Permitted Uses**
- Multiple Uses and follow
 -
 -
 - Temporary
 -
 -

MAIN STREET CORRIDOR

Use	Perm
Residential	
Single-family detached	N
Single-family attached	R
Duplex, Triplex	R
Multi-family	R
Accessory dwelling units	P
Commercial	
Automobile sales	R
Adult entertainment	N
Gas stations	N
Storage facilities	N
Off-street parking facilities	R
General Office	P
Personal and Professional Services	P
All other commercial uses	R

E. Lots and Yards

- Lot Area:
 - No more than
 - Front Yard:
 - No front yard less than required to achieve building along of the Planning i.
 - Building along of the Planning i.
 - Front paved which Fencing Retail
 - Side Yard: No side yard
 - Rear Yard:
 - Lots are 40 feet rear
- F. Site Development**
- Existing street
 - Street trees minimum 8 feet of the curb
 - Street furniture of the curb.
- G. Off-street Parking and**
- On-site parking managed and authority)
 - Any parking required lines and within
 - Off-street parking
 - Off-street parking
 - Parking available
 - Parking an alley
 - Where the front width.
 -
 -
 - Cross-access to
 - Alleys adjacent

MAIN STREET

H. Building Height

- Building height is
 - Ground floor two stories
 - Mezzanine counted as one story
 - Upper stories, are 8 feet.
- Building height is 12 feet
- Building height is adjacent resident
- Building facades the Primary Retail
- Rooftop equipment height.

I. Signs

- Projecting signs
 - Vertical clearance
- Sidewalk signs and
- The following signs
 - Off-premise
 - Free standing

J. Building Standards

- Buildings must have facade along the lot lines, or facade
- Building facades minimum of 15%
- The ground floor Corridor must be
 - 50% clear facade.
 - Building 8 feet clear
 - Awnings 8 feet of the
 - Display window
 - The first 3 the Primary related display office.
- Facade elements
- Commercial activity occupy yards.

MAIN STREET DISTRICT [M]

DEFINITIONS

PRIMARY RETAIL CORRIDOR: The principal retail street that accommodates a mix of uses in a compact, walkable form.

PLAZA: A publicly accessible open space that is primarily paved and oriented towards group assembly and activities. The space is defined by building frontages.

SQUARE: A publicly accessible open space that is primarily landscaped and oriented towards passive recreation. The space is defined by building frontages.

GREEN: A publicly accessible open space for unstructured recreation, spatially defined by landscaping rather than building frontages.

FORECOURT: A portion of the front yard that is extended in depth up to 30 feet from the front lot line to provide for pedestrian access and use in commercial activities.

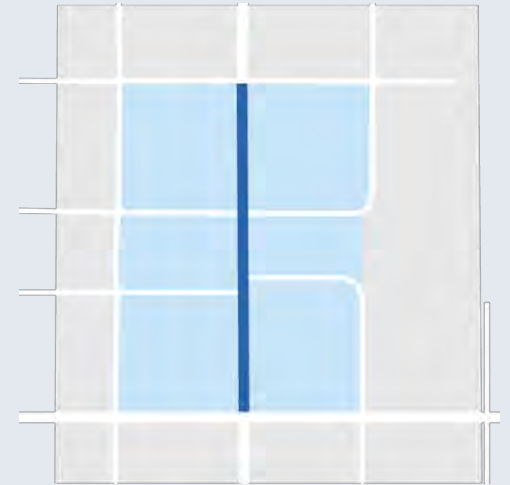
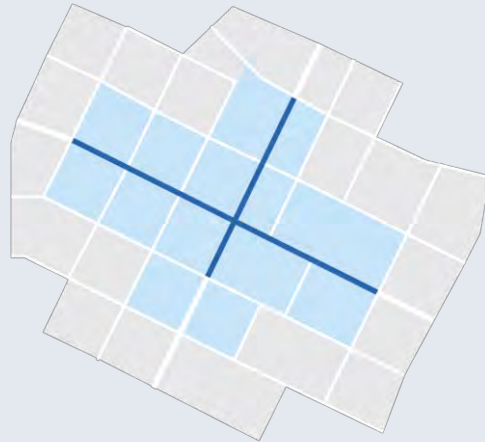
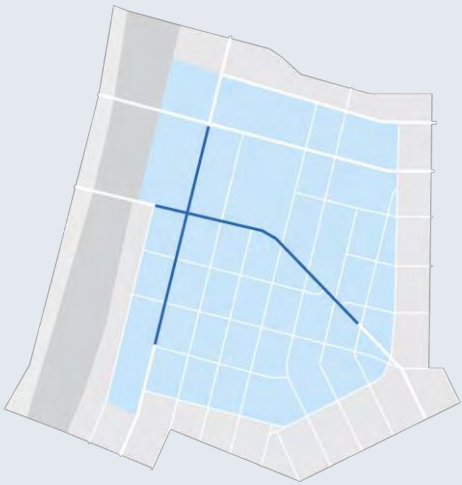
STREET FURNITURE: Elements located within the right of way between the curb and lot lines including, but not limited to, lighting, bike racks, seating, newspaper boxes, and mailboxes.

SIDEWALK SIGN: A temporary sign, which may be an A-frame or sandwich board type sign, placed on the sidewalk area within the public right-of-way and associated with the abutting commercial establishment.

Definitions

The definitions provided are likely needed for updating the existing zoning code. Other words are considered to be used as commonly defined.

MAP THE DISTRICT[S]



Where will the districts apply?

BRANDS BEHAVING

Most national chain restaurants, stores, and hotels have multiple building prototypes, including those that are appropriate for an urban, pedestrian-friendly context: street-oriented, compact building footprints with limited or shared off-site parking. This Resource establishes the preferred format for such development within Main Street or Downtown Districts.



Hampton Inn



Holiday Inn Express



Courtyard by Marriott



Target



H&M



Trader Joe's



Waffle House



Chili's



Taco Bell



CVS



Kroger



Kroger

Bottom left image courtesy of Geoff Ferrell, all other images on this page courtesy of Mary Madden

ADDITIONAL RESOURCES

Web links to other organizations and tools

CNU

Building Places People Love.



CNU

Building Places People Love.

DOWNLOAD THE GUIDE

- <https://www.cnu.org/our-projects/project-code-reform>
- <http://placemaking.mml.org/>
- <https://www.miplace.org/resources/> -> search “RRC”

(YOUR CASE STUDY HERE)

CNU
Building Places People Love.



SUBURBAN PLACES?



SUBURBAN PLACES?



SUBURBAN PLACES?

- Scale: mall sites redevelopment vs incremental corridor infill?
- Surrounding context: traditional grid vs arterials & cul-de-sacs?
- Road jurisdiction: local vs state/county?

DOWNLOAD THE GUIDE

- <https://www.cnu.org/our-projects/project-code-reform>
- <http://placemaking.mml.org/>
- <https://www.miplace.org/resources/> -> search “RRC”