

46-5.5 Plant Materials  
 PROPOSED  
 46-5.5 Plant Materials

Plant materials are subject to the following:

- A. Whenever in this chapter greenbelts, landscaping, street trees, or other planting is required, it shall be planted within six months from the date of issuance of a certificate of occupancy and shall thereafter be reasonably maintained with permanent plant materials subject further to the requirements of the village ordinance, Ordinance No. 59.
- B. All areas to be landscaped shall comply with the following:
  - 1. No synthetic plant materials, such as artificial grass, shrubs, trees, or flowers, shall be used to fulfill any plant materials requirements.
  - 2. Whenever possible, the use of regionally native tree and plant species is required. For information and lists of native plants, visit [www.nativeplants.msu.edu](http://www.nativeplants.msu.edu).
  - 3. Plant materials required by this chapter shall meet the following minimum standards:

TABLE 5.5.B.3	
Plant Material	Minimum Size
Evergreen Trees	5 feet in height
Narrow Trees	5 feet in height
Large Deciduous Trees	2.5 inches in diameter, 1 foot above the ground
Small Deciduous Trees	2 inches in diameter, 1 foot above the ground
Large Shrubs	30 inches in height
Small Shrubs	24 inches diameter spread

- C. Existing trees with a trunk diameter of at least 6 inches shall be preserved and maintained.
  - 1. The zoning administrator may authorize the removal of a tree with a trunk diameter of six inches or greater, provided preservation of the tree presents a clear barrier to development and where the applicant demonstrates a minimum of a 1:1 replacement or relocation of the tree.
- D. The removal of trees is permitted in the following circumstances:
  - 1. The tree removal occurs on an occupied, single-household residential property of less than one acre.
  - 2. The removal of dead or diseased trees.
  - 3. The removal of trees to prevent human injury, property damage, or ecological damage.

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4. The removal of trees to perform maintenance or repair of lawfully located infrastructure or utilities.

## 46-3.1.5 RC Multiple-Household Residential

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# 46-3.1.5 RC Multiple-Household Residential

## A. Purpose and Intent

The RC multiple-household residential districts are designed to provide sites for multiple-household dwelling structures and related uses which will generally serve as zones of transition between the nonresidential districts and lower density single-household districts. The RC multiple-household district is further provided to serve the limited needs for the apartment type of unit in an otherwise medium density, single-household community.

## B. Permitted Uses

1. One-household attached dwellings (townhomes/rowhouses)
2. Multiple-household dwellings
  - a. Duplexes
  - b. Triplexes
  - c. Quadplexes
3. Publicly owned and operated parks, libraries, parkways and recreational facilities
4. Existing cemeteries
5. Public, parochial and private elementary schools (not for profit)
6. State-licensed residential facilities
7. Accessory buildings and uses & customarily incident to the above
8. Garage sales as temporary uses, accessory to the principal use of a dwelling
9. Home occupation

## C. Special Land Uses

1. Cottage housing/bungalow courts
2. General hospitals
3. Housing for the elderly
4. Convalescent or nursing homes
5. Medical offices
6. Accessory buildings and uses & customarily incident to the above

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D. Development Standards

TABLE 3.1.5.D	
RC-1 DEVELOPMENT STANDARDS	
<b>Minimum Lot Size Per Unit</b>	
Area (in square feet)	See Section 3.5.D
Width (in feet)	
<b>Maximum Percent of Lot Coverage</b>	
Percentage covered by all buildings	30
<b>Minimum Yard Setbacks Per Lot</b>	
Front (in feet)	25
Rear (in feet)	25
Side (in feet)	25
<b>Minimum Floor Area Per Unit</b>	
1 bedroom (square feet)	500
2 bedroom (square feet)	700
3 bedroom (square feet)	900
4 bedroom (square feet)	1,100
<b>Maximum Height of Structures</b>	
In stories	3
In feet	35

E. Additional Requirements

- See Section 46-3.3 Notes to District Standards subsection H for additional regulations.
- See Section 46-3.5 Multiple-household Residential Districts Additional Standards.
- See Requirement Guide for additional requirements to all districts.

## **46-3.1.8 B-1 COMMUNITY BUSINESS PROPOSED**

### **A. Purpose and Intent**

The B-1 Community Business District is established to direct development and to promote a vibrant public realm and the economic vitality of the community. The district encourages a mix of uses and the preservation of historic buildings which maintain the uniqueness and identity of the Village's character.

The district is intended to be developed, utilized, and maintained to promote public health, safety, and welfare, to meet the needs of the Village's commercial demands, and to promote a prosperous environment for the Village's business community.

### **B. Permitted Uses**

1. General retail
2. Artisan industrial (with retail storefront)
3. Banks, credit unions, savings and loan associations, and similar uses
4. Personal service establishments
5. Indoor Commercial Recreation
6. Professional and medical offices
7. Restaurants (without drive-in or drive-through)
8. Rehabilitation centers
9. Off-street parking lots
10. Residential dwellings (except on the ground floor)
11. Accessory buildings and uses & customarily incident to the above

### **C. Special Land Uses**

1. Publicly owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations, gas regulator stations with service yards but without storage yards, and water and sewage pumping stations
2. Private clubs, fraternal organizations, and lodge halls
3. Business schools, colleges, dance schools or private schools operated for profit
4. Hotels or motels
5. Theaters, assembly halls, concert halls, or similar places of assembly

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- 6. Places of worship
- 7. Mortuary establishments
- 8. Accessory buildings and uses & customarily incident to the above

D. Development Standards

TABLE 3.8.1.D	
B-1 DEVELOPMENT STANDARDS	
<b>Minimum Lot Size Per Unit</b>	
Area (in square feet)	None
Width (in feet)	None
<b>Yard Setbacks Per Lot</b>	
Front (in feet)	0 (Maximum)
Rear (in feet)	20 (Maximum)
Side (in feet)	None
Side, when abutting a residential district (in feet)	20
<b>Maximum Height of Structures</b>	
In feet	35
In stories	3
<b>Minimum Ground Floor Height</b>	
In feet	15

# **PROPOSED RA-1 Residential District Accessory Dwelling Units**

## **Section 46-2.2A**

### **46-2.2 Definitions**

- A.** An Accessory Dwelling Unit (ADU) means an independent residential accommodation for the principal owner, and any of their family members, as well as for a domestic worker, caretaker, or long-term tenant. An ADU may be unattached from the principal unit, attached to the principal unit, or internal within the principal unit.

## **Section 46-3.1.1**

### **RA-1 One-Family Residential**

#### **B. Permitted Uses**

9. Accessory Dwelling Units (ADUs), **see section 46-2.2A, 46-3.4**



## **46-3.4 One-Family Residential Districts (RA-1) Additional Standards**

### **C. Accessory Dwelling Units (ADUs)**

1. The ADU shall be no more than 40% of the principal dwelling unit's square footage, nor less than 375 square feet.
2. Unattached or attached ADUs shall be no higher than the principal dwelling unit, and no more than two stories.
3. An ADU may be added to or converted from an existing attached or unattached structure such as a carriage house, or garage, or may be of entirely new construction however, in all instances, it shall conform to all regulations applying to the principal dwelling unit.
4. Only one ADU per principal dwelling unit is allowed, and cannot be sold separately from the principal dwelling unit.
5. If the ADU's primary entrance is not the same as the principal dwelling unit, it shall be less visible from the street view than the main entrance of the principal dwelling unit. The attached ADU's stairway, if any, shall not be constructed on the front of the principal dwelling unit. If the ADU is constructed over an

existing accessory structure such as a carriage house or garage, any stairway to the ADU shall not be located on the front of the existing accessory structure.

6. An ADU, shall have no more than two bedrooms, provide a kitchen or kitchenette, a bathroom, and a living space.
7. The orientation of the proposed attached or unattached ADU shall, to the maximum extent practical maintain the privacy of residents in adjoining lots by: landscape screening, privacy fencing (six feet in height), and window and door placement.
8. For the ADU, one off street parking space is required and shall be compliant with **5.4 Off-Street Parking**.
9. The attached or unattached ADU exterior shall be constructed so as to reflect the materials, design, and colors representative of the principal dwelling unit and the surrounding neighborhood in which it is situated.
10. ADUs may be rented for a minimum of one year, and may be extended by renewable one-year leases.
11. Unattached ADUs shall be set back a minimum of 15 feet from the rear wall of the principal unit, and shall provide minimum rear and side lot set-backs of 6 feet.

## 46-5.4 Off-Street Parking

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#### 46-5.4 Off-Street Parking

For all zoning districts, there are no off-street parking minimum requirements. When constructed, the number of off-street parking spaces, in conjunction with all land or building uses, shall be provided with a site plan prior to the issuance of a certificate of occupancy, subject to the following standards:

- A. Off-street parking shall be either on the same lot or within 300 feet of the building it is intended to serve, measured from the nearest building face to the nearest parking spot.
- B. Parking spaces shall not be located in front of buildings.
- C. Off-street parking on the side of buildings shall be no closer to the street than the building façade.
- D. Access to off-street parking and loading areas, with the exception of one-household residential lots, is limited as follows:
  - 1. Access shall be from a rear alley, where available.
  - 2. Access may be from a street adjoining a rear or side property line if a rear alley is not available.
  - 3. If access is not possible from a rear alley or rear or side street, access may be provided from a driveway from the street.
  - 4. Curb cuts shall be minimized in number and length to prevent disruption to pedestrian traffic. No curb cut may exceed 24 feet in width for residential uses nor 35 feet for all other uses.
  - 5. Off-street parking lot entrances and exits shall be at least 20 feet from any single-household residential lot property line.
- E. Access to one-household residential parking spaces shall consist of a parking strip, driveway, parking bay, garage, or combination thereof and shall be located on the premises they are intended to serve. Any garage, parking bay, or like structure is subject to section 46-4.7 Accessory Buildings and Structures.
- F. Where constructed, off-street parking is subject to the following maximums:

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Table 5.4.F	
Uses	Maximum Parking Spaces
All Single-Household Residential Uses	2 spaces per household unit, plus one space for an ADU
All Multi-Household Residential Uses	1 space per unit, plus ½ space per additional unit bedroom, plus 1 visitor space for every three units
All Lodging Uses	1 space per lodging unit
All Assembly Uses	2 spaces per 4 installed seats
All Retail Uses	2 spaces per 300 sq. feet of display floor area
Medical Offices	2 spaces per 400 sq. feet of gross floor area
All Other Offices	2 spaces per 500 sq. feet of gross floor area
All Light and General Industrial Uses	2 spaces per 500 sq. feet of gross floor area
Restaurants/Taverns	2 spaces per 4 indoor seats

1. For retail, assembly, all office uses, each on-street space adjacent to the property line counts for two (2) off-street parking spaces toward the maximum off-street parking spaces.
  2. Single-household lots with an accessory dwelling unit may have one (1) additional space.
  3. The limit on maximum parking spaces be increased on a case-by-case basis by the planning commission during the site plan review process, provided that the property owner demonstrates a need for additional spaces through a parking study or comparable use.
- G. Off-street parking lots shall be constructed and maintained in accordance to the following standards:
1. No off-street parking lot shall be constructed unless and until a permit is issued by the zoning administrator. Applications for permits shall be accompanied by site plans for the development and construction of the parking lot, showing that the provisions of this section will be fully complied with.
  2. Plans for the layout of off-street parking facilities shall be in accord with the following minimum requirements:

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Table 5.4.G.2					
PARKING SPACE LAYOUT MINIMUM REQUIREMENTS					
Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Total Width of One Tier of Spaces, Plus Maneuvering Lane	Total Width of Two Tiers of Spaces, Plus Maneuvering Lane
0 (parallel parking)	12 feet	8 feet	23 feet	20 feet	28 feet
30 to 53	12 feet	8 feet, 6 inches	20 feet	32 feet	52 feet
54 to 74	15 feet	8 feet, 6 inches	20 feet	36 feet, 6 inches	58 feet
75 to 90	24 feet	9 feet	20 feet	40 feet	60 feet

3. All spaces shall be provided adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited.
4. Adequate ingress and egress to the parking lot and to all parking spaces shall be provided for all vehicles by means of clearly limited and defined drives.
5. Maneuvering lanes serving angle parking shall permit only one-way traffic movement; lanes serving the 90-degree pattern shall permit two-way movement. The direction of traffic flow must be clearly marked in each maneuvering lane.
6. Off-street parking lots, including parking spaces and maneuvering lanes required under this section, shall be provided with a durable and dustless surfacing in accordance with specifications approved by the zoning administrator. Permeable pavement types are preferred.
7. Off-street parking lots shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward buildings.
8. Off-street parking lots abutting a building shall have a pedestrian walkway no less than five (5) feet wide between the parking lot and the building.
9. Off-street parking lots abutting a public right-of-way shall have perimeter landscaping running the full length of the parking lot, excluding curb cuts, and extend at least eight (8) feet in width from the right-of-way, and are subject to section 46-5.5 Plant Materials.
10. Off-street parking lots with more than twenty (20) spaces shall conform to the following interior landscaping requirements subject to section 46-5.5 Plant Materials:
  - a. Parking islands shall cap the ends of every parking aisle, with a raised curb and minimum length and square footage equal to the parking spaces they are adjacent to.

## 46-5.4 Off-Street Parking

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- b. Trees shall be included in the interior landscaping, at a ratio of no less than one (1) tree per seven (7) spaces.
- 11. Off-street parking lots shall be provided with screening as required by section 46-5.6, Walls and Berms.
- 12. All lighting in off-street parking lots shall conform to section 46-5.12 Exterior Lighting.
- H. Developments requiring designated off-street loading and unloading spaces shall be constructed and maintained in accordance to the following standards:
  - 1. Standing or parked vehicle spaces for loading or unloading shall not impede public use of dedicated rights-of-way.
  - 2. Access to such spaces shall allow for vehicles to enter and leave without backing from or onto public streets or adjacent lots.
- I. The planning commission, upon receiving a completed site plan and application, may modify off-street parking lot requirements, if the applicant demonstrates a significant barrier to development, significant nuisance to neighboring property, or safety hazard presented by conforming with this ordinance.

## 46-3.1.1 RA-1 One-Household Residential

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## 46-3.1.1 RA-1 One-Household Residential

### A. Purpose and Intent

The RA-1 one-household residential district is designed to be the most restrictive of the residential districts. The intent is to provide for an environment of predominantly low-density, one-household dwellings along with other residentially related facilities which serve the residents in the RA-1 district.

### B. Permitted Uses

1. One-household detached dwellings
2. Accessory Dwelling Units (ADUs), see section 46-2.2A, 46-3.4
3. Publicly owned and operated parks, libraries, parkways and recreational facilities
4. Existing cemeteries
5. Public, parochial and private elementary schools (not for profit)
6. State-licensed residential facilities
7. Accessory buildings and uses & customarily incident to the above
8. Garage sales as temporary uses, accessory to the principal use of a dwelling
9. Home occupation

### C. Special Land Uses

1. One-household attached dwellings (townhomes/rowhouses)
2. Duplexes (two-household dwellings)
3. Places of worship
4. Public, parochial and private intermediate and/or secondary schools (not for profit)
5. Public utility & and public service buildings and uses (without storage yards)
6. Specialized medical facilities
7. Nursery schools, day nurseries and childcare centers
8. Private noncommercial recreational areas, institutional or community recreation centers, and nonprofit swimming pool clubs
9. Golf courses
10. Colleges and universities (not for profit)
11. Convalescent or nursing homes
12. Accessory buildings and uses & customarily incident to the above
13. Bed and breakfast
14. Funeral homes
15. Private pools

## 46-3.1.1 RA-1 One-Household Residential PROPOSED

### D. Development Standards

TABLE 3.1.1.D	
RA-1 DEVELOPMENT STANDARDS	
<b>Minimum Lot Size Per Unit</b>	
Area (in square feet)	8,500
Width (in feet)	60
<b>Maximum Percent of Lot Coverage</b>	
Percentage covered by all buildings	35
<b>Minimum Yard Setbacks Per Lot</b>	
Front (in feet)	25
Rear (in feet)	35
Side (in feet)	6
<b>Minimum Floor Area Per Unit</b>	
In square feet	850
<b>Maximum Height of Structures</b>	
In stories	2
In feet	35

### E. Additional Requirements

- See Section 46-3.3 Notes to District Standards subsections A and B for additional regulations
- See Section 46-3.4 One-Household Residential Districts Additional Standards
- See Requirement Guide for additional requirements to all districts



## **46-3.8 Community Business (B-1) Additional Standards**

### **COMPARISON**

#### **46-3.8 Community Business (B-1) Additional Standards**

- A. All business establishments shall be retail, artisan industrial, or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on premises where produced.
- B. All business, servicing, manufacturing, compounding or processing is conducted wholly within a completely enclosed building.
- C. Central dry-cleaning plants serving more than one retail outlet shall be prohibited.
- D. Dwelling and lodging units above the ground floor shall meet all applicable building, housing, fire and safety codes of the Village.
- E. There shall be no driveways on Main Street within the district. Vehicular access shall be from a side street or alley.
- F. Building Transparency (percentage of clear glazing)
  - 1. Ground floor (first story) between 2 feet and 8 feet above grade (min./max.) 60%/80%
  - 2. Upper stories (min./max.) with Main Street frontage 20%/50%
  - 3. Upper stories (min/max.) with side street frontage 20%/100%
  - 4. For buildings with ground floor residential uses fronting on a side street the Planning Commission may reduce the transparency requirement between 4 to 10 feet above grade in order to improve privacy.
  - 5. Mirrored and heavily tinted glass is prohibited at the ground (first story) floor and discouraged on all other floors.
- G. Building Entrances
  - 1. Pedestrian entrances (those which face the sidewalk) are required for all facades facing Main Street. For corner lots, only a Main Street entrance is required, unless more entrances are required due to building length (see 2. below).
  - 2. One pedestrian entrance shall be required for every 75 feet of total building façade frontage (one minimum entrance required).
- H. Parking

## **46-3.8 Community Business (B-1) Additional Standards**

### **COMPARISON**

1. There are no minimum parking requirements for lots in the district (see section 46-5.4).
  2. Parking lots are prohibited in the front of buildings within the district. Parking is allowed only in the rear yard or interior side yard.
- I. Building appearance. Any variation shall be specifically reviewed by the Planning Commission as part of site plan review. All buildings shall be subject to the following requirements:
1. Building walls visible from a public street shall be broken up with varying building materials and detailing, windows, and architectural accents. Walls facing a street, park, or plaza shall include windows and architectural features customarily found on the front of a building in the downtown district, such as awnings, cornice work, edge detailing, or decorative finish materials.
  2. Roof line. All buildings shall have suitable top element such as a cornice, parapet wall or similar feature. Roof lines shall be varied from building to building in a manner similar to the established pattern along Main Street in the district.
  3. Exterior finish. The exterior finish material on all facades that face a street or alley shall be limited to the following: glass, brick, cut stone, and cast stone. Molded polymer panels (e.g. Fypon) and similar materials in appearance and durability may be used as an accent material, not to exceed more than 10% of the ground floor. E.I.F.S. (exterior insulation finish system, i.e. Dryvit), coarsely textured stucco, and vinyl is not allowed as a façade surface material. Exterior finish applications of wood, vinyl, or E.I.F.S. may only be permitted in limited applications, up to 20% on upper floors, subject to Planning Commission review and approval, if deemed to enhance a building and in keeping with the established character of downtown.
  4. Any new building or building addition of significant size or bulk shall provide distinct and prominent architectural features which reflect the importance of the building's location and

## 46-3.8 Community Business (B-1) Additional Standards COMPARISON

which may create a visual landmark. Such distinct and prominent features may include:

- i. Historic detailing, use of vernacular architecture (design influenced by local tradition), and/or use of architectural styles associated with events significant in the village's history.
  - ii. Appropriate use of masonry brick.
  - iii. A building facade design that provides texture, rhythm, and ornament to a wall.
  - iv. Use of natural colors that are harmonious with the natural and manmade environment using nonvernacular color as accents.
5. Flat roofs (of less than a one to 12 slope) shall be encouraged on new buildings, as follows: (1) Where a new building is sited on a lot where at least one side yard is zero feet; and (2) Where such zero foot side yard abuts a right-of-way or property line, and (3) The roof shall slope away from the any street-facing lot line or open space and drain in the rear of the property. Mansard roof types are not allowed.
6. External gutters and gutter systems along street-facing yards and open space are prohibited.
7. Awning and canopies shall be made of quality materials, such as heavy canvas that will not fade or tear easily. When awnings are used on both upper and lower facades, they should be of compatible color, material and design with the building to which they are attached. Awnings shall be positioned immediately above ground floor windows, in scale with the window and the overall façade. Straight sheds that are horizontal to the ground and angled straight sheds are required. Prohibited awning types are: rigid plastic formed awnings (typically cubed or curved, with or without internal lighting); stock unpainted metal awnings; and mansard style canopy awnings. Storefront awnings shall be a minimum of eight feet

## **46-3.8 Community Business (B-1) Additional Standards COMPARISON**

above sidewalk grade and shall not extend above the second-floor windowsill.

8. Flower boxes shall be allowed, on a public sidewalk, without permit, provided that the planter containers be placed at the storefront entry and/or under storefront display windows and encroach upon the sidewalk no more than two feet from the building. Planters shall be maintained in good condition year-round.
9. Lighting. If any building lighting projects more than three inches from the building face, it shall be mounted at least eight feet above the sidewalk below. See Section 5.12 for additional lighting standards.