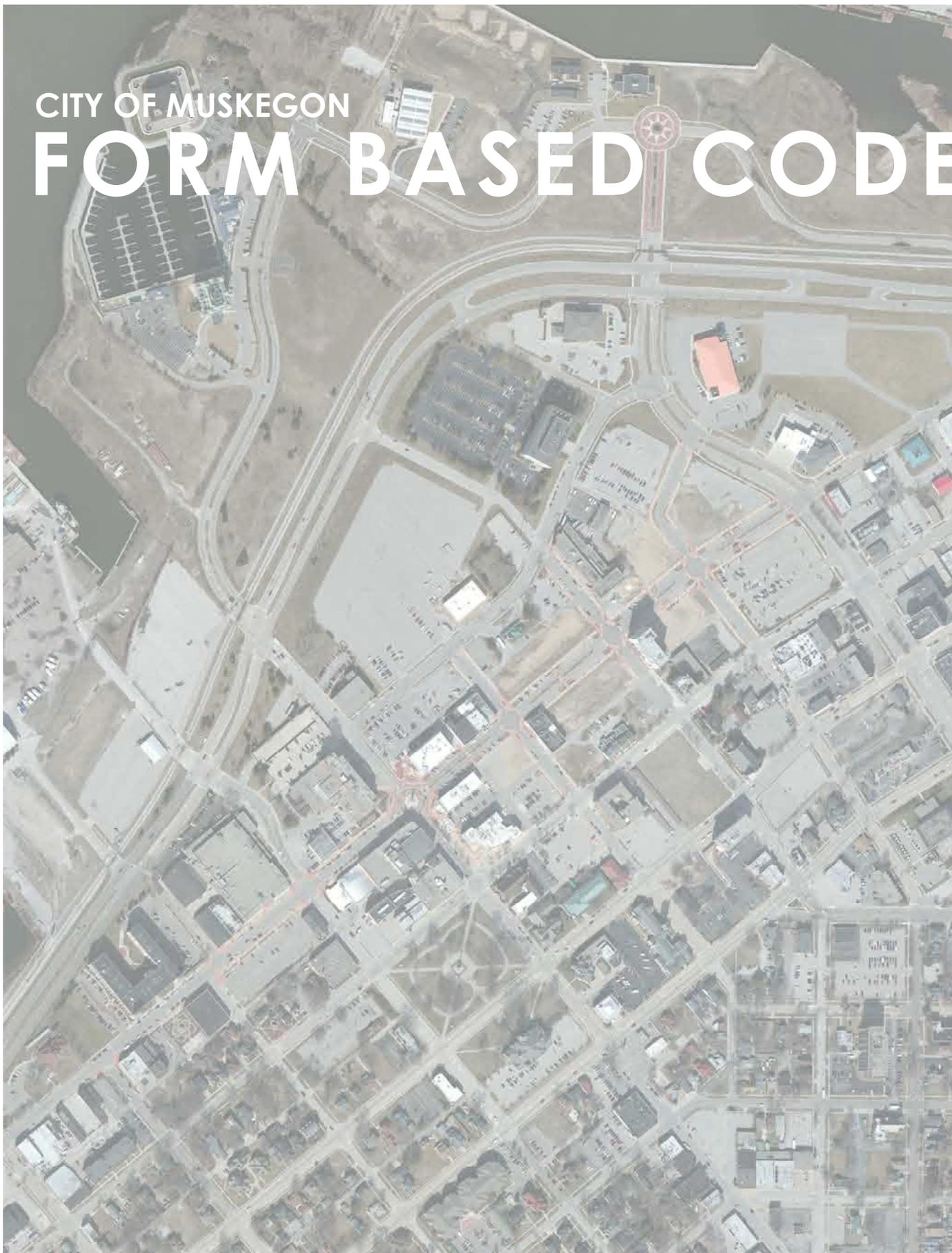


CITY OF MUSKEGON

FORM BASED CODE



FINAL DRAFT APRIL 28, 2015



The Muskegon Form Based Code was a collaborative effort between the City of Muskegon, the Muskegon Community Foundation, Downtown Muskegon Now, the Downtown Muskegon Development Corporation, and the Muskegon Lakeshore Chamber of Commerce.

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WHAT IS A FORM BASED CODE?

Form Based Codes (FBC) represent a paradigm shift in the way that we regulate the built environment. This shift was necessary because the conventional, use-based approach to zoning has been shown to be ineffective for regulating diverse, urban, mixed-use environments.

The City of Muskegon is using Form Based Coding to achieve the vision, goals, and outcomes for downtown that were established by previous planning endeavors conducted by the City and her citizens. These plans include the 2003 Imagine Muskegon Plan, the 2008 Downtown and Lakeshore Redevelopment Plan, and the 2015 City of Muskegon Parking Strategy. These plans and strategies envision a downtown that is a walkable, mixed-use, urban place with a diversity of housing choices, vibrant retail, restaurants, and services, and a mix of job opportunities.

The formal short definition of a Form-Based Code is as follows:

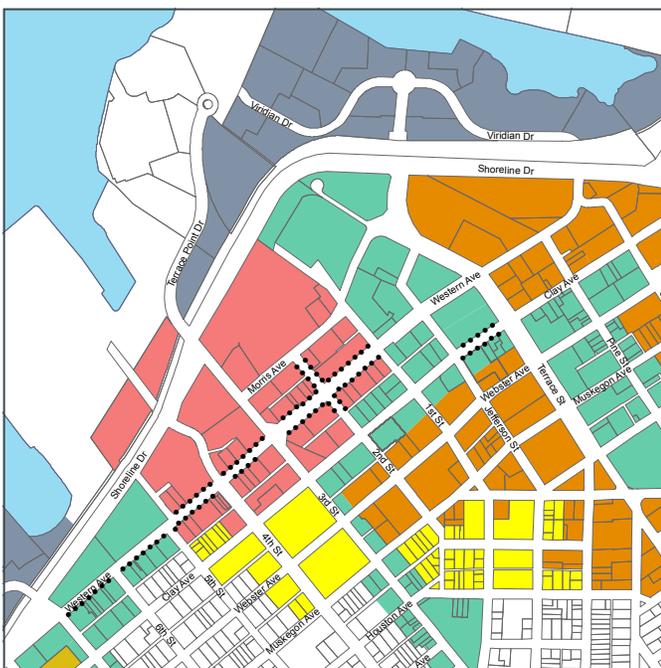
Form Based Codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. These codes are adopted into city or county law as regulations, not mere guidelines. Form-Based Codes are an alternative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

- Form Based Codes Institute

Unlike conventional codes, FBCs use the intended form and character of a place (or context) as the organizing principle or framework of the code (rather than use) and regulate a series of important elements not just to create a good individual building, but rather a high-quality urban place.

The naming conventions in FBCs reflect the intended physical form and hierarchy of different places, so instead of a zone being labeled "single-family residential," it might be called "Neighborhood Edge," and instead of a zone being called "commercial" or "mixed use," it might be called "Main Street." The terms "neighborhood" and "main street" tie back to the intended physical form or place, both of which may include a mix of uses and different building types that create vibrant walkable urbanism.

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



CREATING A SOLID FOUNDATION FOR THE MUSKEGON FORM BASED CODE

Many plans have been completed during the last decade to re-envision downtown Muskegon. These plans provide the foundation for the Muskegon Form Based Code. While the community-created plans provide a broad series of goals and help to paint a community-supported vision for the future, the FBC is intended as a tool to implement that vision.

IMAGINE MUSKEGON

In 2003, the City of Muskegon completed the 2003 Imagine Muskegon Plan with the intent of developing a conceptual design that reflected a broad range of community input and that sparked the imagination of the greater Muskegon community. This plan established a concept design that envisioned downtown as follows:

- 1 Destination:** Muskegon as a focal point for the region, offering events, services, shops, and dining, not found elsewhere. The area should be designed so that people are attracted to the downtown for its unique blend of entertainment, dining, and specialty stores.
- 2 Diverse and Inclusive:** Downtown should be designed to accommodate various age groups, socio-economic backgrounds, and cultural and racial heritages.
- 3 Walkable:** Infrastructure shall facilitate pedestrian activity along the waterfront and through downtown. The ambiance of the lakefront views and the context of the Heritage District should be central to this pedestrian activity. Streetscapes should reinforce walkability with outdoor amenities and landscape.
- 4 Connected and Multi-modal:** Provide interconnections so bicyclists, joggers, and walkers have attractive paths to enjoy. Provide for alternative transportation like trolleys so that more people can share the road with cars. While cars are accommodated downtown, they should not dominate the environment.
- 5 Livable:** A mix of housing opportunities that provide choices to a wide range of people, including high-quality, affordable apartments, condominiums, cottages, and single-family homes.
- 6 Distinctive:** New development should fit in to the historic context of downtown. The pattern of development shall have identifiable centers and edges that respect historic and contextual block structures and street networks.



IMAGINE MUSKEGON

CREATING A SOLID FOUNDATION FOR THE MUSKEGON FORM BASED CODE

2008 DOWNTOWN AND LAKESHORE REDEVELOPMENT PLAN

In 2008, the City of Muskegon completed the Downtown and Lakeshore Redevelopment Plan with the intent to advance the redevelopment and improvement of the downtown and lakeshore areas. This Plan established a clear goal (vision) and included a series of objectives and programs to implement and achieve that vision. Additionally, the Downtown and Lakeshore Redevelopment Plan created a Future Land Use Plan that became the foundation for the Context Area Map (Section 2005) of the FBC.

The Plan's Vision:

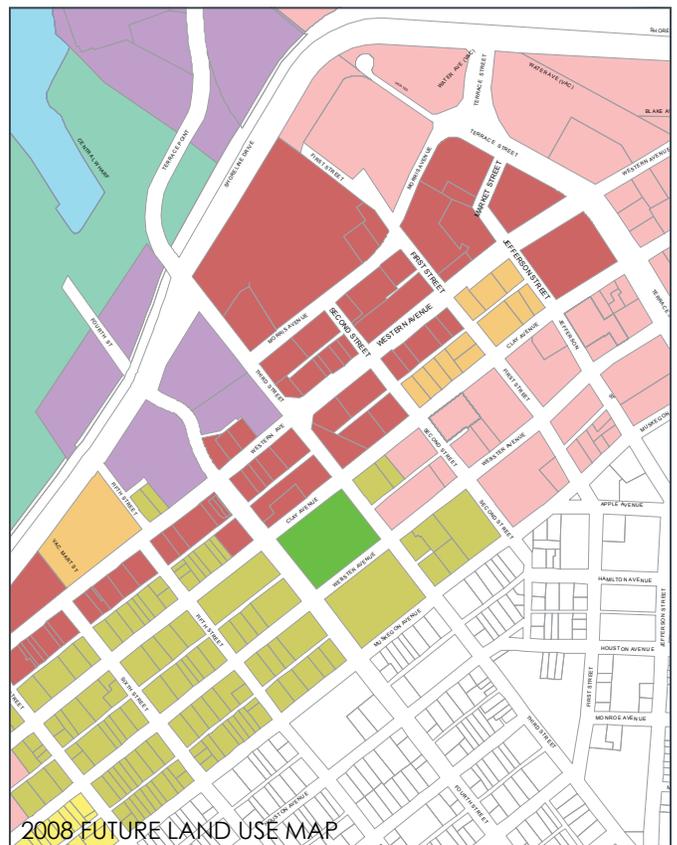
In 2025, downtown Muskegon and its adjoining lakefront will be an attractive and vibrant community asset with a healthy and prosperous mix of retail, office, housing, arts and cultural institutions, and other land uses to serve the needs of permanent residents and visitors alike. The character of Downtown developments will reflect the unique culture and history of Muskegon and will compliment existing facilities. Downtown will have an urban feel with convenient parking, public transportation, walkable streets, and strong connections to neighborhoods.

Selected Objectives of the Plan:

- 1 The downtown lakeshore will be redeveloped as a mixed use district including office, retail, housing, and educational/research uses with frequent public access points and public open space.
- 2 Downtown will have strong non-motorized transportation facilities to connect destination points and provide linkages to neighborhoods including bike paths, bike lanes, and designated bike routes on low volume roads.
- 3 Downtown will have a balanced transportation system that facilitates ease of movement with two-way streets, mass transit, and traffic calming features to enhance pedestrian circulation and provide strong visual and physical connections to adjoining neighborhoods.
- 4 Context sensitive architecture will be used in the development of new facilities to reflect the character of existing buildings and the working waterfront.

Selected Programs (Implementation Steps) of the Plan:

- A Amend the Zoning Ordinance to provide standards regulating architecture, site utilization, landscaping, window coverage, pedestrian amenities, and building form, so new buildings integrate well with existing structures.
- B Implement a shared use parking system through incentives and zoning requirements to increase the use of parking while potentially reducing the quantity of downtown surface parking required.
- C Transform Webster Street and Muskegon Street into neighborhood streets with strong pedestrian amenities.
- D Add a system of bike lanes where space allows to public streets.



2008 FUTURE LAND USE MAP

CREATING A SOLID FOUNDATION FOR THE MUSKEGON FORM BASED CODE

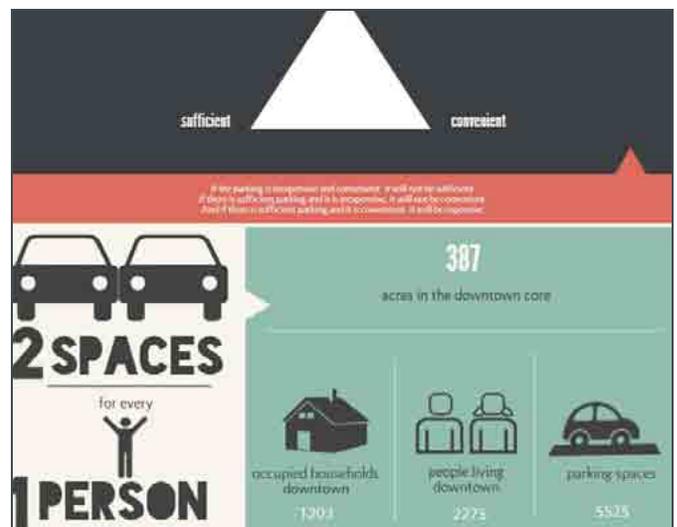
MUSKEGON PARKING STRATEGY

In 2014, in anticipation of completion of this Form Based Code, the City of Muskegon commissioned a downtown parking study to implement a series of short-, mid-, and long-term policies to address the future of downtown's parking. These policies provided an opportunity to proactively shape the future of downtown Muskegon by:

1. Supporting commerce and economic development,
2. Creating and providing mobility choice,
3. Building quality of life and business vitality,
4. Reinforcing a wide range of lifestyle choices,
5. Optimizing access and opportunities, and
6. Promoting convenience, turnover, and predictability while being responsive to customers.

These six opportunities were based on the vision and goals of previously completed plans and led to a series of solutions that created tools that can be implemented in order to foster a more livable and vibrant downtown. These solutions include:

- 1 Management Based Solutions** to provide effective means to gather and analyze downtown parking conditions as they evolve, allowing the system to proactively respond to both short- and long-term trends.
- 2 Demand Based Solutions** to diminish the demand for parking by reducing the number of total vehicle trips downtown, which in turn reduces the parking required for those vehicles.
- 3 Supply Based Solutions** to adjust the amount of new parking supplied by establishing a "market-based" approach to setting parking standards that is consistent with desired urban densities and character while also supporting alternative modes of transportation.
- 4 Place Based Solutions** to transform the public realm from a single-mode system to a multi-mode system that can improve the walkability of the downtown and create more mobility options and choice. These tools make it easier for users to find parking opportunities, which improve access to existing parking and ease perceived congestion of parking facilities.
- 5 Time Based Solutions** to encourage turnover in higher demand areas and shift users with longer term parking needs into off-street facilities or more remote locations. Factors that can influence time based tools include the surrounding land use, time of day, and availability of supply.
- 6 Price Based Solutions** to shift demands and use patterns to reduce occupancy in high demand areas and create a market for off-street parking.



THE PUBLIC PROCESS FOR THE MUSKEGON FORM BASED CODE

The public process for the Muskegon Form Based Code is summarized below:

DOWNTOWN DESIGN WORKSHOP

On March 26, 2014, the City of Muskegon convened a Downtown Design Workshop to determine the following:

- 1 Gauge level of understanding about Form Based Codes.
- 2 Educate residents about the fundamentals of urban design and building a great city.
- 3 Gather feedback about project boundaries and proposed context areas.
- 4 Inform residents about current parking supply.
- 5 Prioritize project goals.
- 5 Provide participants an understanding about walkable urbanism and the qualities of a walkable place.

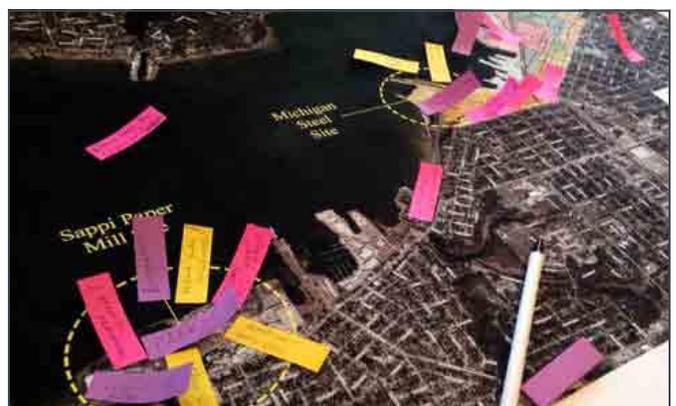
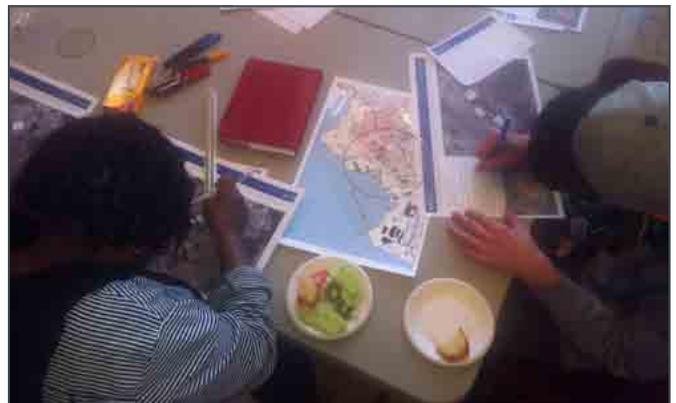
Participants were asked to rank their priorities for the City of Muskegon Form Based Code. Below are the results, in order of highest priority:

- #1 Facilitating higher density development/adding new residents to the downtown.
- Fostering economic development/building the tax base for the city.
- Balancing transportation modes/enhancing choices (ie. walk, bike, transit, vehicle).
- Providing access to businesses, community attractions, and schools.
- Supporting transit ridership through available parking (park n' ride).
- #6 Providing ample and affordable parking.

Project Boundaries were examined and discussed during the Workshop. Participants identified areas to be removed from the proposed Form Based Code boundary. Participants also added blocks to the project area. An example of some of the suggested modifications included:

The area between Spring and Pine Streets, south of Muskegon Avenue was deemed as an important area to add to the FBC boundary.

Many of the areas along Muskegon Lake, adjacent to downtown were suggested to be removed from the boundary.



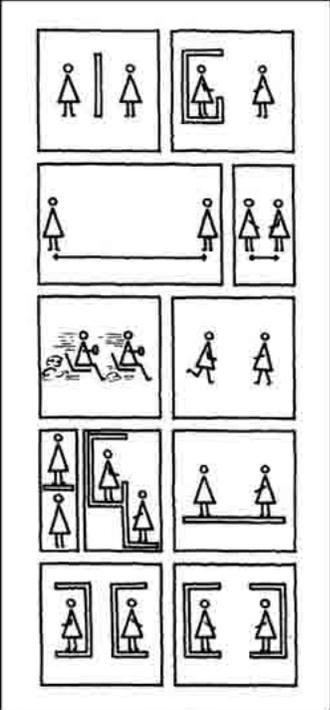
THE PUBLIC PROCESS FOR THE MUSKEGON FORM BASED CODE

ROTARY PRESENTATION

On January 15, 2015, the Muskegon Rotary hosted the consultant team for a presentation and overview of the Muskegon Form Based Code.

This presentation included references to previously completed City Master Plans, the FBC process to date, and how the code can foster the visions established by the Master Plans. Additionally, the consultants provided an overview of changing national demographics that are impacting cities and the financial and economic benefits of building authentic urban places. The informational session was followed by dialogue with the audience and a question and answer session regarding the FBC. The dialogue focused on the form of the future city and its spaces - addressing the importance of active street edges, slow traffic speeds, compact development, and building orientation.

PHYSICAL ARRANGEMENT OF SPACE
THE INTERRELATION OF CAREFUL DETAILS, SMALL DIMENSIONS AND SLOW SPEEDS TO HUMAN SENSES

 <p style="font-size: small;">Images courtesy of Jan Gehl</p>	<p>AUTO-SCALED (Inhibiting Contact)</p> <p>BLANK WALLS</p> <p>LONG DISTANCES Too spread out to create interactions</p> <p>HIGH SPEEDS 50 + miles per hour</p> <p>MULTIPLE LEVELS Plazas Sunken courts Steps</p> <p>BACK TO BACK ORIENTATION Clear front for each building</p>	<p>HUMAN-SCALED (Promoting Contact)</p> <p>TRANSPARENCY Storefronts Clear glass</p> <p>SHORT DISTANCES ¼ mile walk (5 minutes)</p> <p>LOW SPEEDS 3 miles per hour</p> <p>ONE LEVEL Human perception occurs primarily within a horizontal plane</p> <p>FACE TO FACE ORIENTATION Fronts of buildings facing fronts of buildings across the street</p>
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SLIDE FROM ROTARY PRESENTATION

PROJECT REVIEW MEETINGS

Monthly meetings were conducted during the development of the Form Based Code with City staff and steering committee members. Participants varied during these meetings depending on the code content that was discussed and included the City Planning Department, the City Engineering Department, the Community Foundation Muskegon County, Downtown Muskegon Now, and the Muskegon Lakeshore Chamber of Commerce.

These meetings allowed staff to review the progress of the code and provide feedback regarding content and intent, while also facilitating a broad discussion of how existing development and hypothetical development scenarios would fit into the administration of the Form Based Code. The Project Review Meetings also included discussion of best practices, FBC integration and administration, urban context review, and urban design and architecture content within the Form Based Code. This process also allowed staff to become familiar with the nuances of the code as they played a role in the creation of the document.

THE PUBLIC PROCESS FOR THE MUSKEGON FORM BASED CODE

FINAL DRAFT CODE REVIEW

A final draft copy of the Muskegon Form Based Code was distributed for comment on March 26, 2015. This draft provided an opportunity for City staff, the City attorney, and City leadership to review and comment. The draft review period ended on April 15, 2015, and provided approximately 2 weeks for review and comments.

PLANNING COMMISSION REVIEW AND PUBLIC HEARING

The Muskegon Form Based Code was presented to the Muskegon Planning Commission during a public hearing on May 14, 2015. A Community Code Workshop was conducted prior to the Planning Commission on May 14, 2015.

COMMUNITY CODE WORKSHOP

This workshop allowed key stakeholders, including developers, property owners, citizens, and city officials, to learn about the Muskegon Form Based Code. Areas of focus included an overview of the transition from the current Zoning Ordinance to the Form Based Code for downtown Muskegon, the benefits of the flexibility and efficiency of the FBC, and how to use the code for future development. Case studies were presented to walk participants through the various development scenarios.

Participants were introduced to the Form Based Code as an implementation tool to achieve development consistent with the City's existing plans, policies, and vision. Key concepts, such as building type, form and frontage, and the public realm were introduced and reaffirmed. Participants were offered opportunities to provide comment and ask questions regarding the Code.

CITY COMMISSION MEETING

The Muskegon Form Based Code was presented to the Muskegon City Commission during a meeting on May 26, 2015.

INTRODUCTION

GUIDING PRINCIPLES FOR THE MUSKEGON FORM BASED CODE

The Muskegon Form Based Code is designed to be applied to the downtown to meet the following principles:

THE DOWNTOWN GUIDING PRINCIPLES

1. Reinforce a pattern of walkable urban neighborhoods by supporting existing walkable neighborhoods and providing a tool to retrofit those that are not walkable or have been compromised;
2. Provide incentives and remove barriers for revitalization of neighborhoods;
3. Prevent the development of incompatible suburban development in urban areas;
4. Build upon and enhance the unique character of each neighborhood;
5. Encourage appropriately-scaled infill and development;
6. Provide context-sensitive design of streets and public realms that will reinforce the walkable urban neighborhoods; and
7. Support a range of vibrant places within the City.



THE NEIGHBORHOOD GUIDING PRINCIPLES

1. Enable neighborhood main streets to remain or become vibrant social and commercial centers;
2. Support a diversity of urban housing choices appropriate to the urban context;
3. Balance pedestrian comfort and placemaking with traffic efficiency along major corridors;
4. Encourage and incubate small local businesses as an important part of the local economy;
5. Place services within a safe, comfortable walking distance of homes; and
6. Create a framework of well-designed streets that are safe and secure for pedestrians and bicycles.



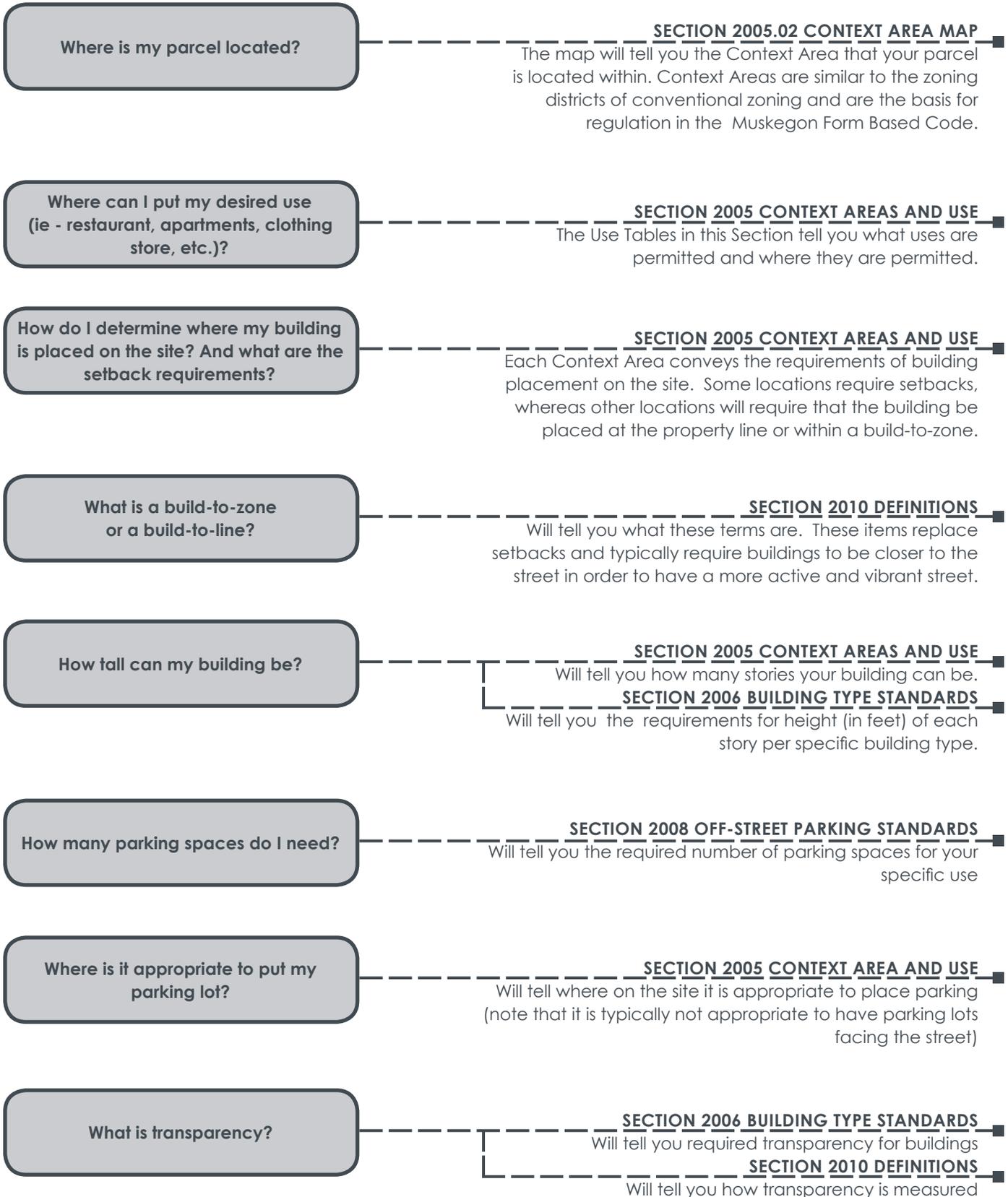
THE BLOCK AND BUILDING GUIDING PRINCIPLES

1. Build upon and reinforce the unique and diverse collection of urban building types within the City;
2. Ensure that each building plays a role in creating a better whole, not just a good building;
3. Meet the changing needs of residents;
4. Ensure that architecture and landscape grow from local climate, history, and building practice; and
5. Choose important/prominent locations for civic buildings to reinforce their civic stature.



MUSKEGON FORM BASED CODE WAYFINDING

The following graphic is a guide to finding your way around the Muskegon Form Based Code by providing a quick reference to where to find the answers to common questions that a user of this code may have.



HOW TO USE THE MUSKEGON FORM BASED CODE

FORM BASED CODES AND THE PUBLIC REALM

The Muskegon Form Based Code is a development regulation (a type of zoning code) that emphasizes the physical character of development (its form) and de-emphasizes the regulation of land use.

The Muskegon FBC emphasize the design of the public realm by regulating individual building character, streetscapes, and public spaces.

The public realm is the area defined by the building walls, the streetscape and the street.

The Muskegon Form Based Code is organized by Context Areas (similar to conventional zoning districts), Building Types (with Frontage Types), and Public Realm Standards (the streetscape). These elements provide standards for the creation of a public realm that is consistent with that envisioned for downtown Muskegon, as outlined in the introduction to this FBC.

The Muskegon Form Base Code also regulates land use, parking requirements, signs, and subdivision standards.

The Context Areas in the Muskegon FBC are within a Form Based Code Area, which is the area on the City of Muskegon Zoning Map (located in Article III, Section 300 of the City Zoning Ordinance) that is zoned as a Form Based Code District.

The **Public Realm** illustration on this page indicates the components of the public realm and also references where each component is regulated within the Muskegon Form Based Code.

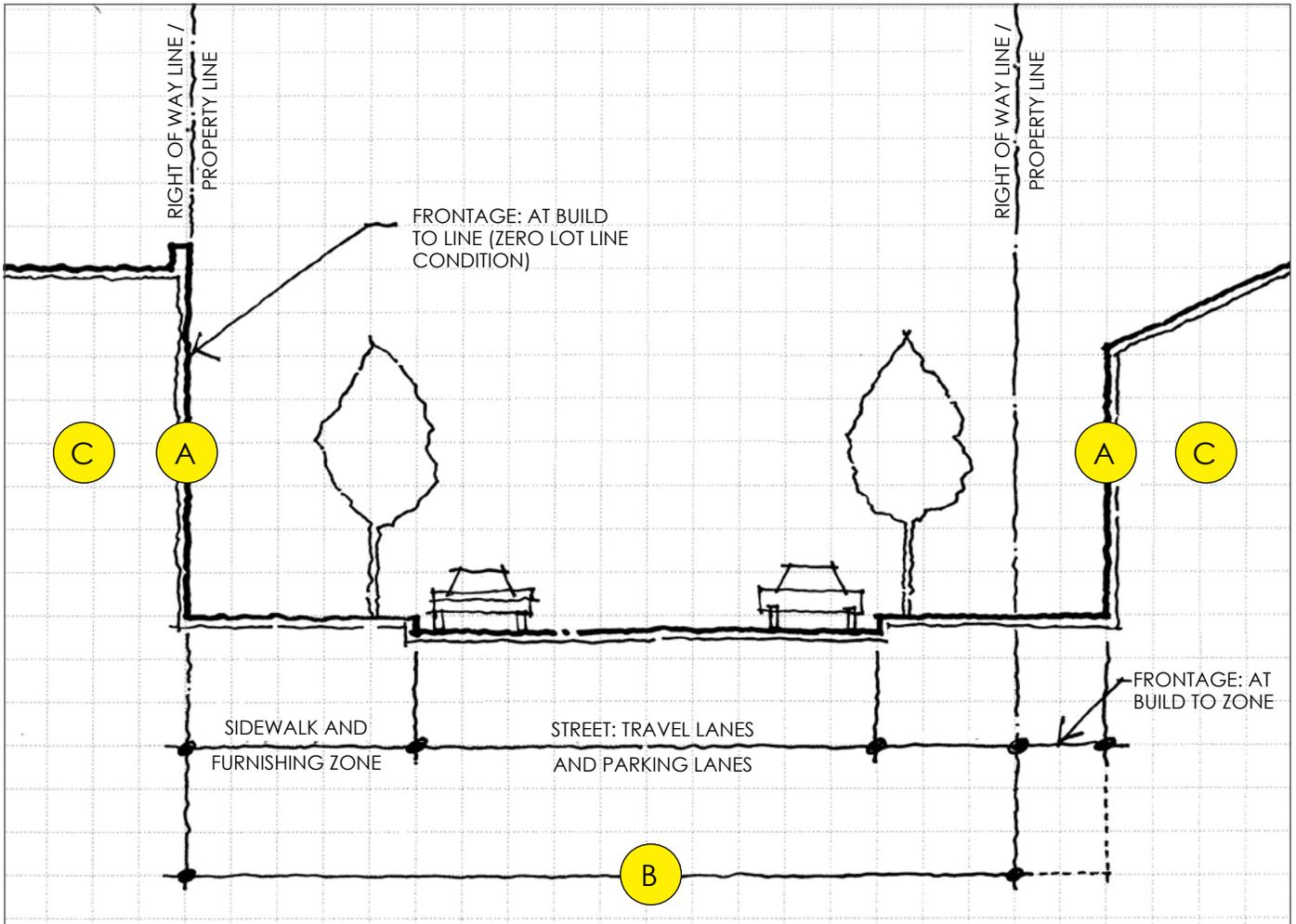
A Building Type: Section 2006 contains standards for Building Types that describe the various forms of buildings that are permitted as part of this Form Based Code. Each Building Type has its own specific massing, composition, and vertical dimension.

Building Types also offer a variety of Frontage options that can be selected as part of the development. Frontages define the architecture and design components for the buildings entrance and street-facing facade.

B Public Realm (streets): Section 2007 contains standards for the space between the right-of-way lines, including the sidewalk, parkway, furnishing zone, parking lanes, and travel lanes.

C Use: Section 2005 contains use requirements for each Context Area. Context Areas are similar to conventional land use zoning districts. Each Context Area includes permitted Building Types, building height, site placement, and includes permitted and special uses.

ILLUSTRATION: PUBLIC REALM AND RELATED FORM BASED REGULATIONS



HOW TO USE THE MUSKEGON FORM BASED CODE

START HERE: Choose one of the following three scenarios that best fits your proposed development project



SECTION 2010 DEFINITIONS
Some terms for the Muskegon Form Based Code are different or have different meanings than similar terms in conventional zoning ordinances. If you encounter terms that you are unfamiliar with, refer to this Section for more information.

SECTIONS 2002, 2003, and 2004
Review Section 2002, Applicability and Procedures to understand the procedural requirements of the Muskegon Form Based Code.
Review Section 2003, General Provisions for regulations that apply to all projects within the Form Based Code Area.
Review Section 2005, Subdivision and Access Standards for regulations that apply to all projects within the Form Based Code Area.

SECTION 2005 CONTEXT AREAS & USE
Each Context Area has uses which are permitted, not permitted, and conditionally permitted.

Determine which of the Context Areas that your specific parcel is located in.

Once you have determined the Context Area, you can determine the uses that are most appropriate within the Context Area.

SECTION 2005 CONTEXT AREAS & USE
Each Context Area has uses which are permitted, not permitted, and conditionally permitted.

Determine which of the Context Areas that the use you are considering is permitted in, this will allow you to determine the Context Areas and parcels within the Form Based Code Area that are most appropriate for your project.

SECTION 2006 BUILDING TYPE STANDARDS
Determine which of the Building Types best fit the building that you want to develop. Consider required massing, composition, vertical dimensions, appropriate building frontages, and the Context Areas where the Building Type is permitted when making your decision.

SECTION 2004 CONTEXT AREAS & USE
Each Context Area has uses which are permitted, not permitted, and conditionally permitted.

Determine which of the Context Areas that the Building Type you are considering is permitted in, this will help determine the parcels within the Form Based Code Area that are most appropriate for your project, the types of uses that are permitted for your project, and the requirements for building site placement.

SECTION 2006 BUILDING TYPE STANDARDS
Determine which of the Building Types best fit the parcel or use that you want to develop. Consider required massing, composition, vertical dimensions, appropriate building frontages, and the Context Areas where the Building Type is permitted when making your decision.

You will need to consult Section 2005 Context Areas and Use to determine the requirements of building site placement.

SECTION 2007 PUBLIC REALM STANDARDS
These standards provide design guidance and establish dimensional requirements for street and streetscape attributes, include vehicular travel lanes, on-street parking, furnishing zones, and pedestrian zones. These standards will help you determine which streets and streetscapes are best suited to your project. While the Public Realm standard are typically associated with public investment, there may be aspects of specific requirements (like attributes in pedestrian zones or furnishing zones) that impact your project

SECTION 2008 OFF-STREET PARKING STANDARDS
The Off-Street Parking Standards will help you determine the parking requirements for your project.

SECTION 2009 SIGN STANDARDS
Each Building Type has specific sign quantities and sign sizes that are relative to the Context Area where it is located. This Section will assist you in determining the types, sizes, placement, and quantity of signs permitted for your project.

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2001.00 TITLE

The following document shall be known as the City of Muskegon Form Based Code.

2001.01 PURPOSE

The City of Muskegon Form Based Code is intended to support redevelopment within downtown Muskegon, including key waterfront areas and commercial districts through the establishment of building types, frontage types and street guidelines by creating a compact, transit-oriented development pattern that fosters walkable corridors, mixed uses, and a diversity of residential development. The City of Muskegon Form Based Code reflects the desires and outcomes of the 2003 Imagine Muskegon Plan, the 2008 Downtown and Lakeshore Redevelopment Plan, and the 2014 City of Muskegon Parking Strategy.

Redevelopment within the project area shall adhere to the provisions and standards established in this form based code in order to realize the vision set forth in the 2008 Downtown and Lakeshore Redevelopment Plan which was subsequently adopted as part of the city's Master Plan.

The City of Muskegon Form Based Code is a legal document regulating building types, frontage types and thoroughfare types wherever its Context Areas are applied. It shall do so in conjunction with the municipal Zoning Ordinance for areas zoned Form Based Code (FBC) on the zoning map, by regulating land development to ensure a compact, urban form.

2001.02 SCOPE

The City of Muskegon Form Based Code is a mandatory code that applies to all new development and redevelopment within the boundaries of the Zoning Map or other locations within the municipality where the applicable Context Areas have been applied as outlined in 2002.00, Applicability.

The boundaries generally include all lands that abut Muskegon Lake to the west, Spring Street to the north, Shoreline Drive to the south, and Muskegon Avenue to the east, as well as the 3rd Street Business District.

Within the City of Muskegon Zoning Ordinance, properties zoned and thus regulated by the City of Muskegon Form Based Code are within the Form Based Code (FBC) district. This district directs property owners and applicants to this Code for development standards. Wherever there is a conflict between the City of Muskegon Form Based Code and other sections of the City's Zoning Ordinance (as applied to particular development within the FBC district), the requirements specifically set forth in the Form Based Code shall prevail.

For development standards not covered by the City of Muskegon Form Based Code, the other applicable sections in the municipal Zoning Ordinance shall apply. All development shall also comply with all other local, state or federal regulations and ordinances.

Throughout this Form Based Code, photographs are used for illustrative purposes only.

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2002.00 APPLICABILITY

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

- A. New development.

- B. Modifications to existing buildings:
 - 1. Building Footprint. Increasing or decreasing a building footprint by twenty-five percent (25%) or greater in area or when the cost of the addition is greater than or equal to fifty percent (50%) of the current assessed value of the building or structure. Phased construction to avoid compliance with this standard or breaking up construction such that the thresholds are avoided shall be prohibited.
 - 2. Building Facade.
 - i. Increasing or decreasing the building façade transparency by more than fifty percent (50%). Phased construction to avoid compliance with this standard or breaking up construction such that the 50% threshold is avoided shall be prohibited.
 - ii. Building facades over 50 years are exempt from the City of Muskegon Form Based Code, except existing window and door openings shall remain, in addition to existing building materials, unless the Planning Commission deems the frontage as not having historic value.
 - iii. For properties listed in the State or National Register of Historic Places or are located within a Local Historic District, the Secretary of Interior Standards for Rehabilitation shall supercede this Form Based Code.

- C. Any change in land use impacting parking requirements.

- D. The Planning Commission may, at the request of the applicant, waive the applicability of this Code upon a finding that adhering to the Code would place undue hardship on the applicant. Should the Planning Commission waive the applicability of the Form Based Code, the underlying district provisions shall apply.

2002.01 SITE PLAN / PLOT PLAN PROCEDURES

- A. Full Site plan/plot plan. To expedite the development process, development within the City of Muskegon Form Based Code that complies with the provisions of this Code shall require full site plan or plot plan review and approval by the City's Zoning Administrator or Building Official.
 - 1. Section 2303 in the City of Muskegon Zoning Ordinance shall govern the type of submittal required, being either a full site plan or plot plan.
 - 2. Review and approval shall be conducted by the City's Building Official for single-family detached dwellings and modifications to comply with accessibility requirements.
 - 3. All other development activities outlined in Section 2303 shall require review and approval of the City's Zoning Administrator.

- B. Site Plan review procedures and requirements. Site plan submittal and review shall follow the processes set forth in Sections 2303 of the City of Muskegon Zoning Ordinance. Site plan required data shall adhere to Section 2303 of the City of Muskegon Zoning Ordinance, unless waived or required by the City's Zoning Administrator per Section 2303, 8.

- C. Planning Commission review. Full site plan review by the Planning Commission shall be required for any Special Land Use or Specific Development Plan. Review standards are included in Section 2303, 11 of the City of Muskegon Zoning Ordinance. Special Land Use standards specific to special uses regulated in this Form Based Code are included in Section 2005.

- D. Specific Development Plan. A Specific Development Plan is intended to allow applicants development flexibility to address market conditions and opportunities, including the master planning of large lots exceeding the maximum block dimensions as outlined in Section 2004, as well as the consolidation of multiple properties to create predictable and market responsive development for the area. Specific Development Plans shall be required for any Major Departure as outlined in this Section 2002.03 (form based code departures).
 - 1. Specific Development Plan requirements. A Specific Development Plan shall include a full site plan and required data as outlined in Section 2303, 11.

2. Additional requirements include: A plan depicting the proposed Context Areas for the subject site(s) if major departures from the Context Area boundaries are requested.
3. Public Hearing: The applicant and/or Planning Commission may request a public hearing for a Specific Development Plan. A public hearing, pursuant to the Michigan Zoning Enabling Act, shall be required for a major departure of Context Area boundary.
4. Planning Commission action: The Planning Commission shall review and approve, with or without conditions, the full site plan upon the following findings:
 - i. The Context Areas provide a seamless transition from adjacent, existing districts and uses to the proposed subject site(s).
 - ii. Internal circulation and layout of lots fosters a walkable, urban area by adhering to the maximum block lengths as outlined in Section 2004.
 - iii. Roadways are interconnected and provide safe areas for walking and biking.

- C. Findings for Code Departures. The applicable reviewing body shall find that a departures to the Form Based Code:
1. Does not materially change the circulation and building location on the site;
 2. Does not alter the relationship between the buildings and the street;
 3. Does not allow a use not otherwise permitted in this Form Based Code; and
 4. The departure is the minimum required necessary to meet the intent of the Form Based Code.

2002.02 SPECIAL LAND USES

A. Special Land Uses. As per Section 2005 of the City of Muskegon Form Based Code, certain uses require special land use review and approval by the Planning Commission. The special land use review and approval process shall adhere to Section 2332 of the City of Muskegon Zoning Ordinance. Specific standards for special land uses are determined by Context Area and Use, refer to Section 2005.

2002.03 FORM BASED CODE DEPARTURES

- A. Minor Departures. The Zoning Administrator may, at the request of an applicant, waive certain minor adjustments to context area boundaries, building frontage standards and building type standards as outlined in Table 2002.03a.
- B. Major Departures. The Planning Commission may, at the request of the Zoning Administrator or applicant, waive certain major deviations to context area boundaries, building frontage standards and building type standards. Table 2002.03b provides a summary of major departures.

2002.03a MINOR DEPARTURES			
	TYPE	MODIFICATION	FINDINGS
CONTEXT AREA	Area or boundary of context area	No more than 15% increase or decrease in area	When possible, boundaries shall follow parcel lines
BUILDING FRONTAGE	Location requirement, including required building line	No more than 1' deviation in standard	Constraints related to topography, pattern of existing adjacent facades, or lot dimensions
BUILDING TYPE	Size and massing Entrance intervals Story height	No more than 5% deviation in standard	Constraints related to topography, pattern of existing adjacent facades, or lot dimensions

2002.03b MAJOR DEPARTURES			
	TYPE	MODIFICATION	FINDINGS
CONTEXT AREA	Area or boundary of context area	No more than 30% increase or decrease	When possible, boundaries shall follow parcel lines
BUILDING FRONTAGE	Location requirement, including required building line	More than 1' and less than 2' deviation in standard	Constraints related to topography, pattern of existing adjacent facades, or lot dimensions
BUILDING TYPE	Size and massing Entrance intervals Story height	No more than 10% deviation in standard	Constraints related to topography, pattern of existing adjacent facades, or lot dimensions

2003.00 APPLICABILITY

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

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

2003.01 BONUSES AND INCENTIVES

- A. Purpose and Intent. The Planning Commission may grant development incentives to applicants to encourage the provision of certain community benefits or amenities that are in compliance with 2003.01.
- B. Incentives Restricted to Added Benefits. Incentives shall be granted only when the community benefits or amenities offered would not otherwise be required or are likely to result from the planning process.
- C. Incentives Permitted. The Planning Commission may grant the following incentives commensurate with the benefit provided:
 1. Downtown Context Area: Building height may be increased up to 2 additional stories.
 2. Building height increase bonuses shall require a site plan review and approval through the Planning Commission.
 3. The Planning Commission reserves the right to determine the extent of the increase in height, up to the maximum bonus allowed, based on the extent of the benefit provided.
- D. Civic Space Benefit. An increase in building height may be granted for the creation of dedicated Civic Space, including greenway connections either along 3rd Street and/or over Shoreline Drive connecting the downtown to the downtown waterfront context area. Civic Space shall meet one of the following requirements to be considered for an incentive:
 1. Civic Space shall be in the form of plazas, squares, greens, linear parks, green alleys, parklets or parks. Civic spaces do not include community gardens.

E. Parking Structure Benefit. An increase in building height may be granted for projects that incorporate parking structures as part of the development. Parking structures shall meet the following requirements to be considered for an incentive:

1. The parking structures shall meet the requirements of Section 2008 Parking Standards.
2. The parking structures shall provide a minimum of fifty percent (50%) of its parking spaces as parking available to the public at market rate.
3. The parking structures shall provide bicycle amenities including bike racks and/or bike lockers that are easily accessed from the public right-of-way.

2003.02 ENCROACHMENTS

- A. The following architectural elements may project into required setbacks, beyond required build-to-zones or into the public right-of-way as indicated below. For encroachments into the public right-of-way, an encroachment permit shall be obtained from the applicable City department(s).
 1. Balconies. A balcony with a minimum ground clearance of twelve (12) feet above adjacent grade may extend six (6) feet maximum from the exterior wall of the building.
 2. Awnings and Canopies. An awning or canopy with a minimum ground clearance of eight (8) feet above adjacent grade may extend five (5) feet maximum from the exterior wall of the building.
 3. Eaves. Building eaves with a minimum ground clearance of twelve (12) feet above adjacent grade may extend two (2) feet maximum from the exterior wall of the building.
 4. Cornice. Building cornices with a minimum ground clearance of twelve (12) feet above adjacent grade may extend up to a two (2) foot maximum from the exterior wall of the building.
 5. Bay Windows. Bay windows with a minimum ground clearance of twelve (12) feet above adjacent grade may extend three (3) feet maximum from the exterior wall of the building.
 6. Projecting Signs. Projecting signs with a minimum ground clearance of eight (8) feet above adjacent grade may extend three (3) feet maximum from the exterior wall of the building.

- B. Unenclosed porches, stoops, wells and steps may project into required setbacks and beyond required build-to-zones as indicated below. Unenclosed porches, stoops, wells and steps shall not project into the public right-of-way.
 - 1. Along principal frontage lines: Unenclosed porches, stoops and wells (not including steps) may project into the front yard or front build-to-zone by no more than ten (10) feet, but shall be no closer than five (5) feet to the principal frontage line. Steps may completely encroach into the front yard or front build-to-zone but shall not extend beyond the principal frontage line.
 - 2. Along secondary frontage lines: Unenclosed porches, stoops, wells and steps may project into the side yard or side build-to-zone provided that they are not closer than three (3) feet to the secondary frontage line.
 - 3. Along any side or rear non-frontage property line: Unenclosed porches, stoops, wells and steps may project into the side or rear yard setback areas by no more than three (3) feet.
 - 4. Decorative walls and fences may project into setbacks or yards as allowed in Section 2331 Landscaping, Fencing, Walls, Screens and Lighting.

2003.03 HEIGHT MEASUREMENT OF BUILDINGS

- A. Building heights shall be measured in number of stories.
- B. Story height shall be measured from floor to ceiling for each floor of a building as indicated by specific building type.
- C. Attic and basements are not counted as stories.
- D. Penthouses that are required for elevators and stair enclosures for roof access are not counted as stories. Penthouses and stair enclosures shall not extend more than 12 feet from the adjacent roof surface.

2003.04 OUTDOOR SEATING

- A. Outdoor seating shall be permitted with the following building envelope types:
 - 1. Mixed Use Building
 - 2. Retail Building
 - 3. Flex Building
 - 4. Cottage Retail Building
 - 5. Live/Work Building
 - 6. Civic Building

- B. Outdoor seating shall require sketch plot review and approval by the Zoning Administrator.
- C. A minimum pedestrian clear space of six (6) feet shall be provided at all times.
- D. Outdoor dining areas shall be designed so as to be architecturally compatible with existing structures on the site.
- E. If located on public property or within the public right-of-way, an encroachment permit shall be required. Such permit shall be obtained through the applicable City department(s).
- F. All other standards of Section 2308, Outdoor Dining, found in City's Zoning Ordinance shall apply.

2003.05 TRANSPARENCY

- A. Facade Transparency requirements for building elevations facing principal and secondary frontage lines are indicated as a percentage of clear glass to solid wall in Section 2006 Building Type Standards. Transparency shall be subject to the following requirements:
 - 1. Clear Glass. Only clear or lightly tinted glass in windows, doors and display windows shall be considered transparent.
 - 2. Calculation. The calculation of the percentage of transparency shall include only the glass within the windows, doors and display windows.
 - 3. Reflective Surfaces. The use of highly reflective surfaces, including reflective glass and mirrors is prohibited on the ground floor.
 - 4. Security Shutters. Exterior steel barriers, hurricane curtains and other security devices are not permitted on the exterior of the building. If they are located in the interior of the building, they may not be visible from the sidewalk or public right-of-way during business hours.
 - 5. Interior Display. Interior display shelves and merchandise are not permitted to block or obscure clear views into or out of the building at windows, doors or display windows that are included as part of the required transparency.
 - 6. Stairwells. Where stairwells are introduced to the outer building wall of a building, the exterior of the stairwell and exit door shall be at least seventy (70) percent transparent.

2003.06 ACCESSORY BUILDINGS AND STRUCTURES

Accessory buildings and structures shall adhere to the following:

ACCESSORY BUILDINGS AND STRUCTURES		
	DETACHED HOUSE	OTHER BUILDING TYPES
NUMBER	One per lot	No limit; however review and approval by Zoning Administrator is required
SIZE	Up to 600 square feet	No limit; however review and approval by Zoning Administrator is required
HEIGHT	One story, up to 14'	
SETBACKS	Setbacks shall adhere to those of the applicable context area and shall be setback from front property line by 40' Shall be separated from main building by 10' Shall not be closer to property lines than the main building	
COMPOSITION	Any part of accessory building facing a front or side street shall adhere to the transparency requirements of the main building, per Building Type Standards, Section 2006.	
EXCEPTIONS	Accessory buildings shall not be permitted with detached house containing a carriage house on the same property.	Accessory buildings and structures are permitted in all context areas except the Downtown (DT).

2003.07 ROOF TOP SCREENING

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

2003.08 NONCONFORMITIES

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

- A. Nonconforming Uses of Buildings and Structures. Nonconforming uses of buildings and structures in the Form Based Code shall adhere to the provisions of Article XXII.

- B. Nonconforming Due to Building Size and Massing. For buildings and structures that do not conform to the building size and massing standards of this Form Based Code, but are otherwise conforming to use, certain relief is provided and such buildings and structures shall be deemed conforming. Alterations, repair, maintenance or other activities requiring building permit shall conform to the provisions of this Form Based Code when such actions meet the Applicability provisions contained in Section 2002.

- C. Nonconforming Signs. Nonconforming signs shall meet the provisions of Section 2334, 13.

- 1. Nonconforming Sign Removal Incentive. In an effort to encourage the eventual elimination of nonconforming signs, protect public health, safety, and welfare, as well as reduce visual clutter and improve the aesthetics of the area, the following incentive is established to encourage conformance with Section 2009. When a non-conforming sign is removed and replaced with a conforming sign per Section 2009 of the Form Based Code, the applicant shall be eligible for an increase in total sign area not to exceed twenty percent (20%) of the permitted sign area of the replacement sign.

2003.09 LIGHTING

- A. Exterior site lighting, other than flag and decorative lighting, shall be confined to the development site and conform to the following:

- 1. Lamps and luminaries shall be shielded, hooded and/or louvered to provide a glare free area beyond the property line and beyond any public right-of-way, and the light source are not directly visible from beyond the boundary of the site.
- 2. The light from any illumination source shall be designed so that the light intensity or brightness at any property line shall not exceed one (1) foot candle.
- 3. Lighting fixtures shall have one hundred percent (100%) cut off above the horizontal plane at the lowest part of the point light source. The light rays may not be emitted by the installed fixture at angles above the horizontal plane. No light fixture shall be mounted higher than fifteen (15) feet above the average grade of the site.

4. There shall be no lighting of a blinking, flashing, or fluttering nature, including changes in light intensity, brightness or color. Beacon and search lights are not permitted.
5. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.

2003.10 APPEALS

An appeal may be taken to the Zoning Board of Appeals by any person, firm or corporation, or by any officer, department, board or bureau affected by a decision of the Zoning Administrator. Such appeal process shall follow the process and procedures of Article XXV of the City of Muskegon Zoning Ordinance.

2003.11 FENCING

Fencing shall be permitted with approval of the Zoning Administrator. Fencing shall adhere to Section 2331, 12-19 and the following additional provisions:

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

2003.12 TRASH ENCLOSURES

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

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

2004.00 APPLICABILITY

The subdivision of lands within the Form Based Code district shall adhere to Chapter 78 of the City of Muskegon Code of Ordinances, except as provided herein. Note that where the Design and Layout Standards within Chapter 78 contradict the standards herein, the standards herein shall take precedence.

2004.01 LOT REQUIREMENTS

- A. Access. Blocks and Lots shall abut a Street, Avenue or Alley, as defined in Section 2005, Public Realm Context Areas and Uses. Double frontage lots shall be permitted, provided that the applicant identify a principal frontage to orient building types. Buildings shall face streets, right-of-ways, or civic spaces.
- B. Width and Depth. Lot width shall be as follows:
 - 1. Residential. Residential lots for detached house types shall be at least 40' in width. Live/work and/or rowhouse lots shall be at least 18' in width.
 - 2. Commercial. Commercial or mixed use lots within all Context Areas shall be at least 25' in width.
 - 3. The maximum lot width to depth ratio shall be 1:4.
 - 4. Applicant is encouraged to verify site dimensional requirements for desired building type and applicable frontage standards prior to platting.

2004.02 BLOCK REQUIREMENTS

- A. Length. Blocks shall be not less than 500 feet nor more than 1,250 feet.
- B. Width. Width shall be as necessary to meet site dimensional requirements for applicable building types. Applicants are encouraged to consider providing civic space in the form of plazas, pocket parks, or other public gathering areas dispersed in 1/4 mile increments and not less than 2,500 square feet in area.
- C. Block Frontage. Blocks shall be bounded by public right-of-way, civic space, public access easements, or the waterfront.
- D. Connectivity. New streets shall connect to existing streets where ever possible. Cul-de-sacs shall not be permitted.

2004.03 ACCESS REQUIREMENTS

- A. Alley access is encouraged within all Context Areas.
- B. Existing alleys are encouraged to be maintained.
- C. Cross access easements shall be provided when feasible as an access management strategy, especially within the Mainstreet Waterfront Context Area. Cross access ways shall be designed as Rear Alleys.
- D. Cross access agreements shall be legally binding and allow interconnected vehicular and pedestrian access in perpetuity.
- E. Rear alleys shall be contiguous along adjacent property lines, forming a travel way parallel to the primary thoroughfare.
- F. Similar building types shall face each other across a Street or Avenue, while Alleys may be used to transition between building types.

2004.04 DRIVEWAY REQUIREMENTS

- A. Commercial.
 - 1. For access management purposes, driveways shall be shared and connect to a rear alley when available.
 - 2. A shared driveway access agreement shall be reviewed and approved by the City Attorney prior to subdivision approval.

2004.05 PLATTING REQUIREMENTS

The subdivision of lands shall follow the review and approval process as provided in Chapter 78.

2004.06 SIDEWALKS

Sidewalks shall be provided in accordance with the Street Space Standards for the applicable Context Area.

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2005.00 PURPOSE

Section 2005 identifies the Context Areas and Uses established for the City of Muskegon Form Based Code and provides the attributes that are allowed in each Area. These attributes include use, building types, and building height. These Context Areas ensure that proposed development is consistent with the desires and outcomes of the 2003 Imagine Muskegon Plan, the 2008 Downtown and Lakeshore Redevelopment Plan, and the 2015 City of Muskegon Parking Strategy.

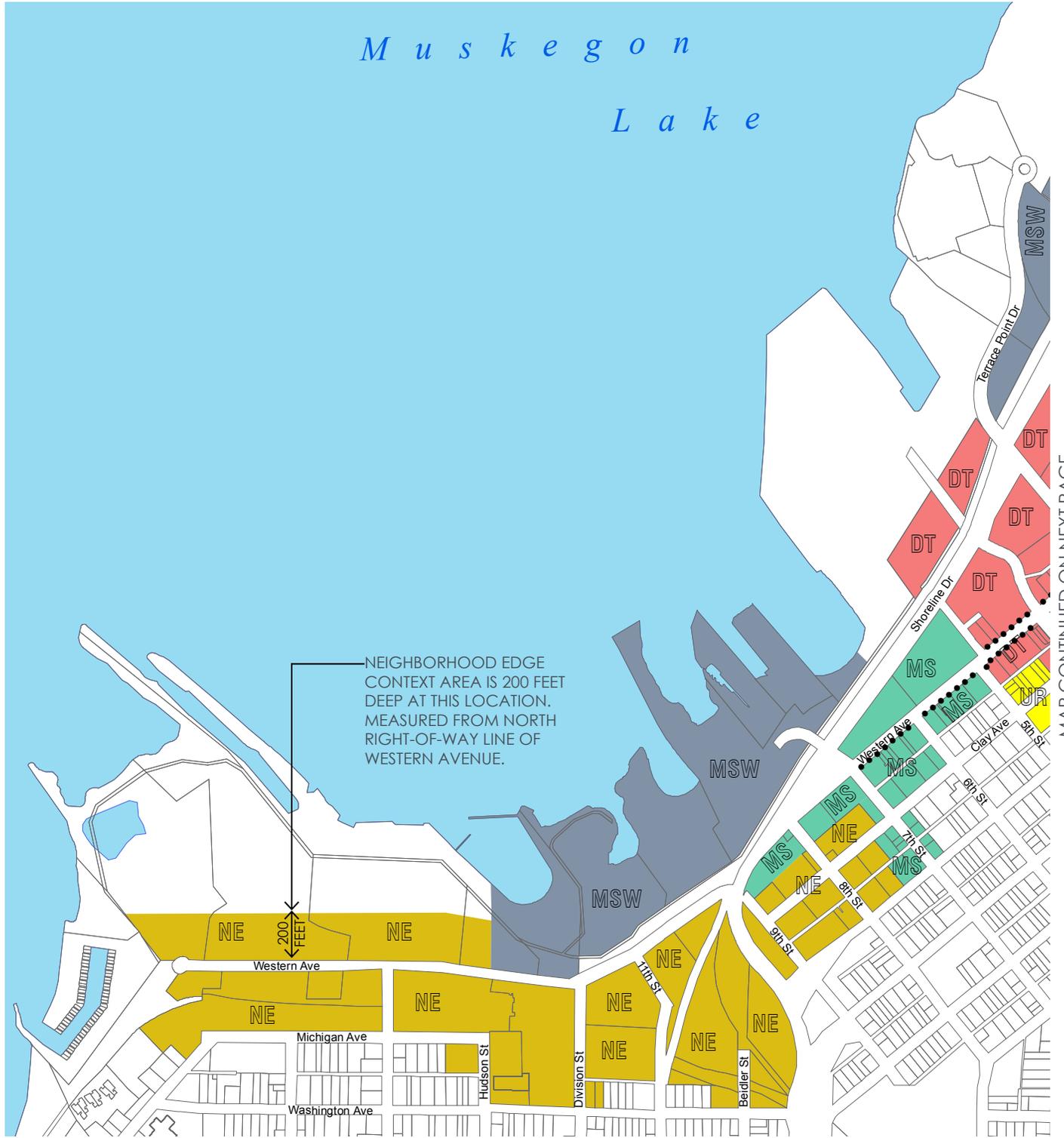
Each of the Context Areas described in this Section represent a spectrum of development character and intensity, ranging from the most urban intense (Downtown) to the least urban intense (Residential). Each Context Area establishes character through its use of Building Types (Section 2006).

2005.01 APPLICABILITY

Each Context Area established in the Context Area Map shall meet the standards of this Section. Each Context Area includes permitted and special uses (if applicable), Building Types, and building height. Key maps are provided to quickly discern the context area location within the City of Muskegon.

2005.02 CONTEXT AREA MAP

This Map contains Context Areas for the Muskegon Form Based Code



MAP CONTINUED ON NEXT PAGE

PUBLIC REALM CONTEXT AREA MAP LEGEND

- DT DOWNTOWN (DT)
- MSW MAINSTREET WATERFRONT (MSW)
- NE NEIGHBORHOOD EDGE (NE)
- MS MAINSTREET (MS)
- NC NEIGHBORHOOD CORE (NC)
- UR URBAN RESIDENTIAL (UR)

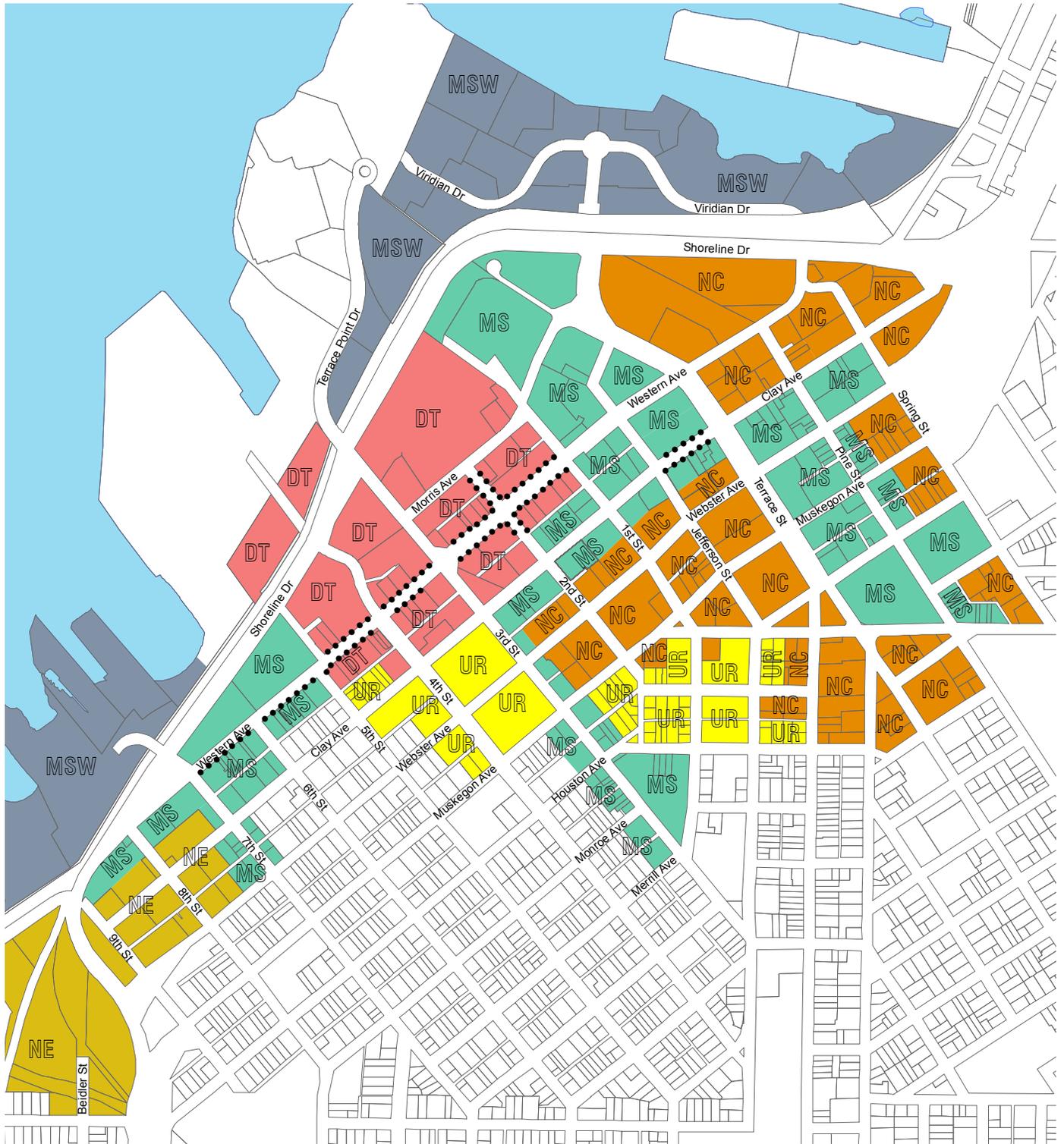
..... REQUIRED GROUND FLOOR ACTIVE USES (REFER TO PERMITTED USES IN SECTION 2005 AND DEFINITIONS IN SECTION 2010)



2005.02 CONTEXT AREA MAP (continued)

This Map contains Context Areas for the Muskegon Form Based Code

MAP CONTINUED ON NEXT PAGE



PUBLIC REALM CONTEXT AREA MAP LEGEND



DOWNTOWN (DT)
 MAINSTREET (MS)

MAINSTREET WATERFRONT (MSW)
 NEIGHBORHOOD CORE (NC)

NEIGHBORHOOD EDGE (NE)
 URBAN RESIDENTIAL (UR)

..... REQUIRED GROUND FLOOR ACTIVE USES (REFER TO PERMITTED USES IN SECTION 2005 AND DEFINITIONS IN SECTION 2010)

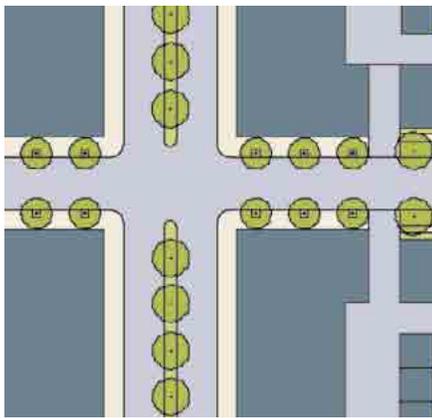
2005.03 CONTEXT AREAS OVERVIEW

Context Areas for the Muskegon Form Based Code are summarized as follows:

MORE URBAN



DT
DOWNTOWN



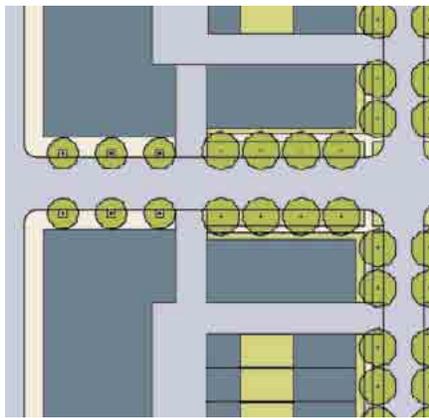
DOWNTOWN DESCRIPTION

This Context Area is characterized by mixed use buildings set next to the sidewalk in order to create a street wall and promote commerce and shopping. These buildings contain street level retail uses with residential and office uses on the upper floors. This Context Area has a high level of transit service that can help off-set the need for off-street parking and promote walkability.

The following are generally appropriate form elements in this Context Area:

- A. Attached buildings
- B. Medium to large building footprint
- C. Building at the Right-of-Way
- D. No side setbacks
- E. Storefront frontages

MS
MAINSTREET



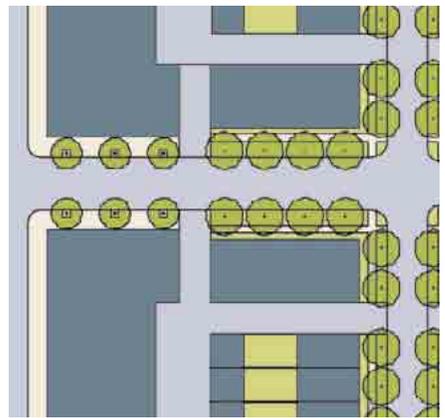
MAINSTREET DESCRIPTION

This Context Area is characterized by mixed use buildings set next to the sidewalk in order to create a street wall and promote commerce and shopping. These buildings contain primarily street level retail uses, however, residential and service uses may occur on the ground floor so that the area can mature over time. This Context Area has a high level of walkability and vibrancy at the street level.

The following are generally appropriate form elements in this Context Area:

- A. Attached buildings
- B. Medium to large building footprint
- C. Building at or near the Right-of-Way
- D. Small side setbacks
- E. Varied frontages with an emphasis on commercial

MSW
MAINSTREET WATERFRONT



MS WATERFRONT DESCRIPTION

This Context Area is similar to the Mainstreet Context Area and is characterized by mixed use buildings set next to the sidewalk in order to create a street wall and promote commerce and shopping. Buildings in this district are required to have setbacks on the upper floors so that lakeshore views are maintained.

The following are generally appropriate form elements in this Context Area:

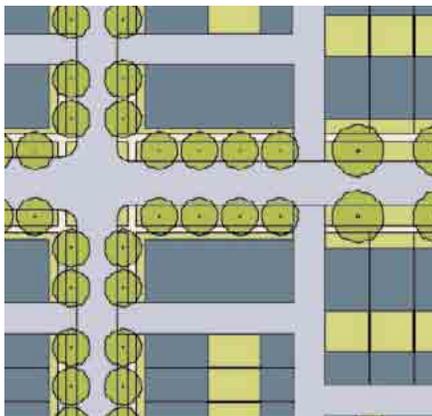
- A. Attached buildings
- B. Medium to large building footprint
- C. Building at or near the Right-of-Way
- D. Small side setbacks
- E. Varied frontages with an emphasis on commercial

2005.03 CONTEXT AREAS OVERVIEW (continued)

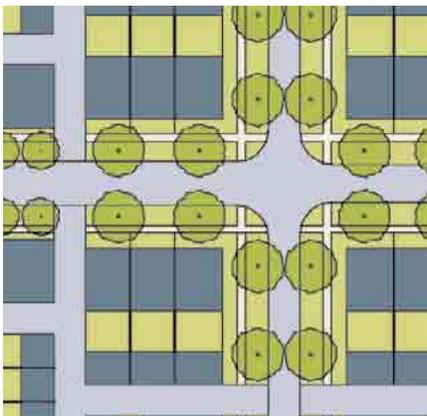
Context Areas for the Muskegon Form Based Code are summarized as follows:

LESS URBAN

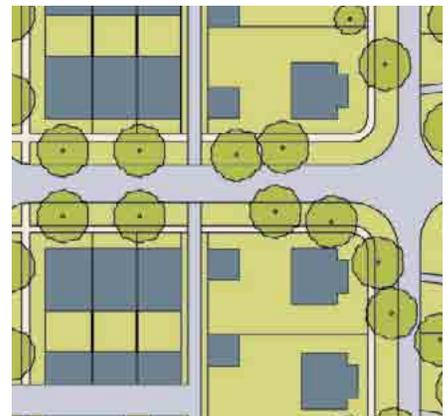
NC
NEIGHBORHOOD CORE



NE
NEIGHBORHOOD EDGE



UR
URBAN RESIDENTIAL



NEIGHBORHOOD CORE DESCRIPTION

This Context Area is characterized by a wide variety of building types that can accommodate retail, service, office, and residential uses. Buildings are typically close to the street and form nodes of activity at key intersections. This Context Area forms a transitional area between the more intense Context Areas of the Form Based Code area and the existing residential neighborhoods that are adjacent to downtown Muskegon.

The following are generally appropriate form elements in this Context Area:

- A. Primarily attached buildings
- B. Medium to large building footprint
- C. Varied front setbacks
- D. Small side setbacks
- E. Varied frontages

NEIGHBORHOOD EDGE DESCRIPTION

This Context Area is characterized by a wide range of residential building types that have a variety of setback conditions within a compact walkable block structure. Retail and office enterprises may occur in various locations within the block structure. This Context Area provides a variety of medium and small residential building types that transition between the existing neighborhoods.

The following are generally appropriate form elements in this Context Area:

- A. Attached and detached buildings
- B. Medium building footprints
- C. Varied front setbacks
- D. Medium to small side setbacks
- E. Varied frontages

URBAN RESIDENTIAL DESCRIPTION

This Context Area is characterized by a wide variety of residential buildings types that have a range of setback conditions within a compact walkable block structure. Small retail enterprises may occur at strategic corner locations within live / work buildings. This Context Area is typically adjacent to single family residential districts.

The following are generally appropriate form elements in this Context Area:

- A. Attached and detached residential buildings
- B. Medium to small building footprint
- C. Varied front setbacks
- D. Medium side setbacks
- E. Primarily stoops and porch frontages

2005.04 SUMMARY OF BUILDING TYPES PERMITTED IN EACH CONTEXT AREA

BUILDING TYPE WITH FRONTAGE OPTION		CONTEXT AREAS					
		DT DOWNTOWN	MS MAINSTREET	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL
MIXED-USE BUILDING TYPE	with STOREFRONT	By Right	By Right	By Right	By Right	By Right	
	with BALCONY	By Right	By Right	By Right	By Right	By Right	
	with TERRACE	Conditional	Conditional	Conditional	Conditional	Conditional	
	with FORECOURT	By Right	By Right	By Right	By Right	By Right	
	with DRIVE-THROUGH				By Right	By Right	
RETAIL BUILDING TYPE	with STOREFRONT		By Right	By Right	By Right	By Right	
	with TERRACE		Conditional	Conditional	Conditional	Conditional	
	with DRIVE-THROUGH				By Right	By Right	
FLEX BUILDING TYPE	with STOREFRONT		By Right	By Right	By Right	By Right	
	with TERRACE		Conditional	Conditional	Conditional	Conditional	
	with FORECOURT		By Right	By Right	By Right	By Right	
	with DOORYARD		By Right	By Right	By Right	By Right	
COTTAGE RETAIL BUILDING	with STOREFRONT				By Right	By Right	
	with DOORYARD				By Right	By Right	
	with STOOP				By Right	By Right	
LIVE / WORK BUILDING TYPE	with STOREFRONT		By Right	By Right	By Right	By Right	
	with DOORYARD		By Right	By Right	By Right	By Right	At corner lots only
	with LIGHTWELL		By Right	By Right	By Right	By Right	
	with STOOP		By Right	By Right	By Right	By Right	At corner lots only
LARGE MULTI-PLEX BUILDING TYPE	with FORECOURT		By Right	By Right	By Right		
	with DOORYARD		By Right	By Right	By Right		
	with STOOP				By Right		
	with PROJECTING PORCH				By Right		
SMALL MULTI-PLEX BUILDING TYPE	with STOOP				By Right	By Right	
	with PROJECTING PORCH				By Right	By Right	
	with ENGAGED PORCH				By Right	By Right	
ROWHOUSE BUILDING TYPE	with LIGHTWELL		By Right	By Right	By Right		
	with STOOP		By Right	By Right	By Right	By Right	By Right
	with PROJECTING PORCH				By Right	By Right	By Right
DUPLEX BUILDING TYPE	with STOOP					By Right	By Right
	with PROJECTING PORCH					By Right	By Right
	with ENGAGED PORCH					By Right	By Right
DETACHED HOUSE BUILDING TYPE	with STOOP					By Right	By Right
	with PROJECTING PORCH					By Right	By Right
	with ENGAGED PORCH					By Right	By Right
CARRIAGE HOUSE BUILDING TYPE						By Right	By Right
CIVIC BUILDING TYPE		By Right	By Right	By Right	By Right	By Right	By Right

Shaded areas represent Building Types that are not permitted in specified Public Realm Context Area.

1.0 CONTEXT AREA INTENT AND DESCRIPTION

INTENT

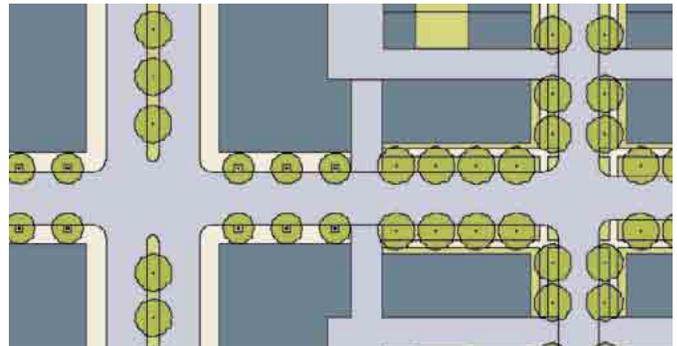
To reinforce and enhance the downtown city core and to enable it to evolve into a complete neighborhood that provides local and regional service, retail, entertainment, civic, and public uses, as well as a variety of urban housing choices.

DESCRIPTION

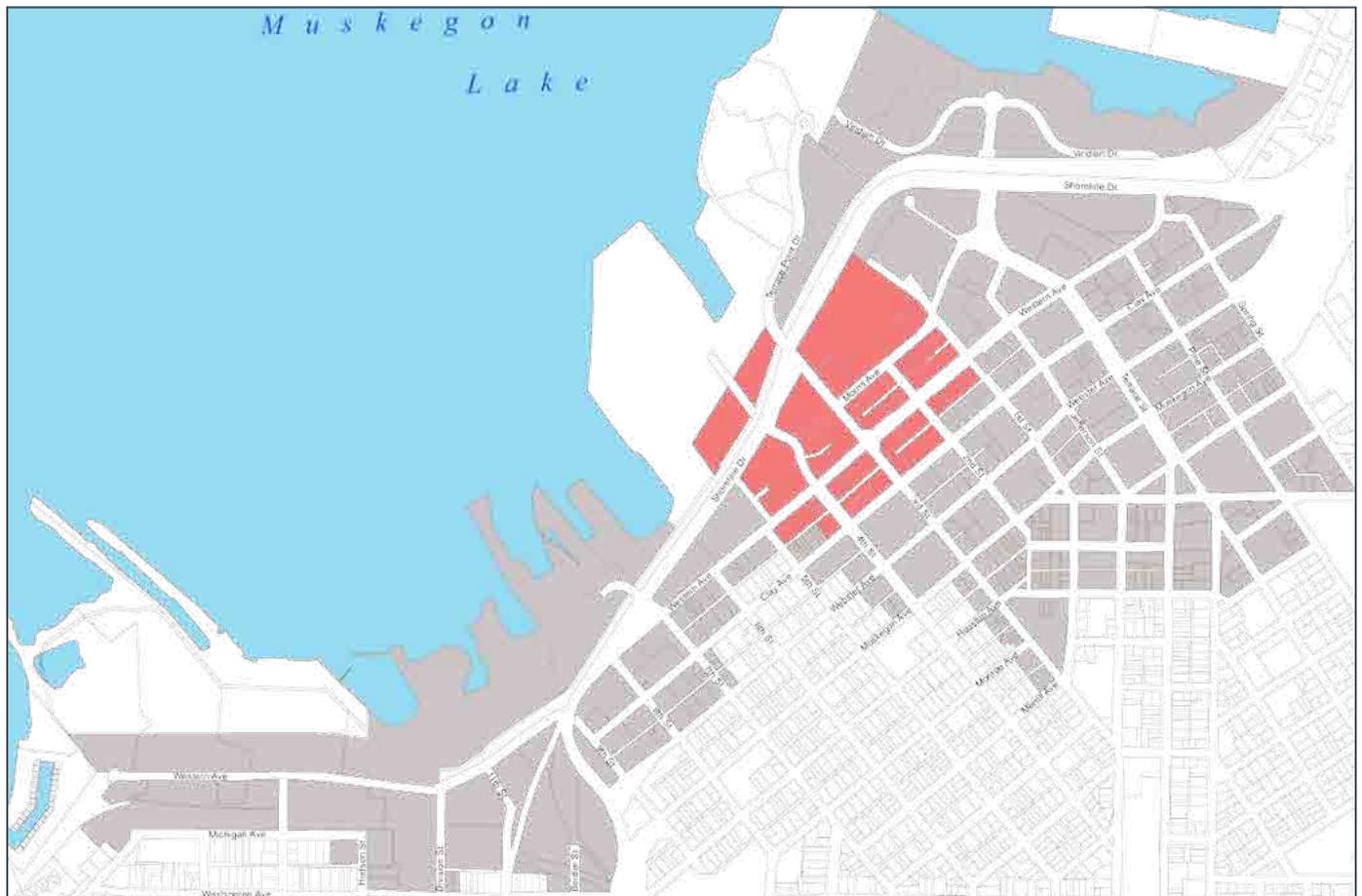
This Context Area is characterized by mixed use buildings set next to the sidewalk in order to create a street wall and promote commerce and shopping. These buildings contain street level retail uses with residential and office uses on the upper floors. This context area has a high level of transit service that can help off-set the need for off-street parking and promote walkability.

The following are generally appropriate form elements in this Context Area:

- A. Attached buildings
- B. Medium to large building footprint
- C. Building at the Right-of-Way
- D. No side setbacks
- E. Storefront frontages



2.0 CONTEXT AREA LOCATION



2005.05 DOWNTOWN (DT) CONTEXT AREA

3.0 PERMITTED BUILDING TYPES, BUILDING TYPE HEIGHTS, AND BUILDING TYPE LOT SIZES

BUILDING TYPE WITH FRONTAGE OPTION		DOWNTOWN (DT) CONTEXT AREA		
		PERMITTED IN CONTEXT AREA	BUILDING HEIGHT	BUILDING LOT SIZE
MIXED-USE BUILDING TYPE	with STOREFRONT	By Right	12 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with BALCONY	By Right	12 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with TERRACE	Conditional *	12 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with FORECOURT	By Right	12 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with DRIVE-THROUGH			
RETAIL BUILDING TYPE	with STOREFRONT			
	with TERRACE			
	with DRIVE-THROUGH			
FLEX BUILDING TYPE	with STOREFRONT			
	with TERRACE			
	with FORECOURT			
	with DOORYARD			
COTTAGE RETAIL BUILDING	with STOREFRONT			
	with DOORYARD			
	with STOOP			
LIVE / WORK BUILDING TYPE	with STOREFRONT			
	with DOORYARD			
	with LIGHTWELL			
	with STOOP			
LARGE MULTI-PLEX BUILDING TYPE	with FORECOURT			
	with DOORYARD			
	with STOOP			
	with PROJECTING PORCH			
SMALL MULTI-PLEX BUILDING TYPE	with STOOP			
	with PROJECTING PORCH			
	with ENGAGED PORCH			
ROWHOUSE BUILDING TYPE	with LIGHTWELL			
	with STOOP			
	with PROJECTING PORCH			
DUPLEX BUILDING TYPE	with STOOP			
	with PROJECTING PORCH			
	with ENGAGED PORCH			
DETACHED HOUSE BUILDING TYPE	with STOOP			
	with PROJECTING PORCH			
	with ENGAGED PORCH			
CARRIAGE HOUSE BUILDING TYPE				
CIVIC BUILDING TYPE		By Right	4 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.

Shaded areas represent Building Types and / or frontages that are not permitted in specified Context Area.

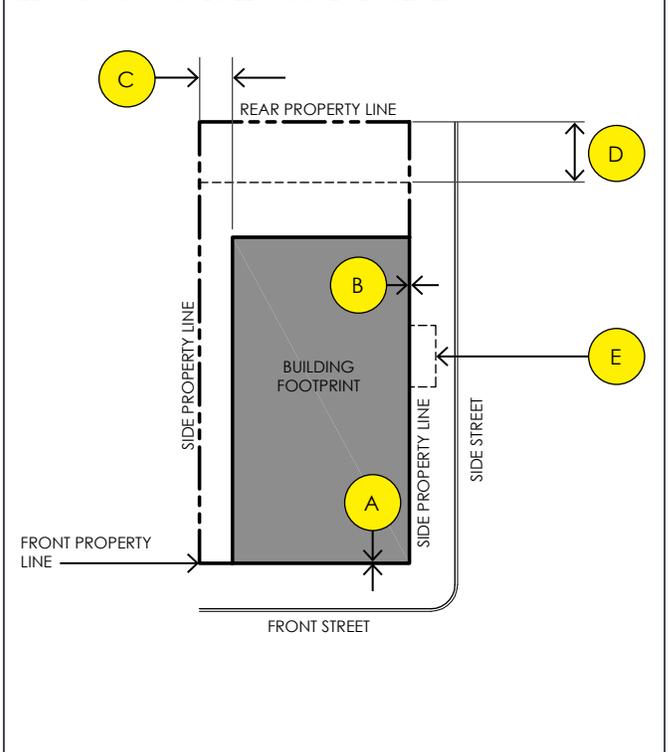
* Refer to the Building Type with specific frontage option in Section 2006 for buildings and frontages labeled as Conditional.

4.0 BUILDING SITE PLACEMENT

Refer to Illustration 5.01 for building site placement.

- A. Front Build-to-Line (at front street):
 - 0 feet - required build-to-line (no setback is permitted in this Context Area, building facade shall be at front property line).
- B. Side Build-to-Line (at side street):
 - 0 feet - required build-to-line (no setback is permitted in this Context Area, building facade shall be at side property line).
- C. Side Setback (at non-street locations):
 - 0 feet from side property line.
- D. Rear Setback:
 - 0 feet from rear property line.
- E. Encroachments: Balconies, awnings, canopies, eaves, cornices, and bay windows may project into required setbacks, beyond required build-to-zones, or into the public right-of-way as indicated in Section 2003.02.

ILLUSTRATION 5.01 BUILDING SITE PLACEMENT

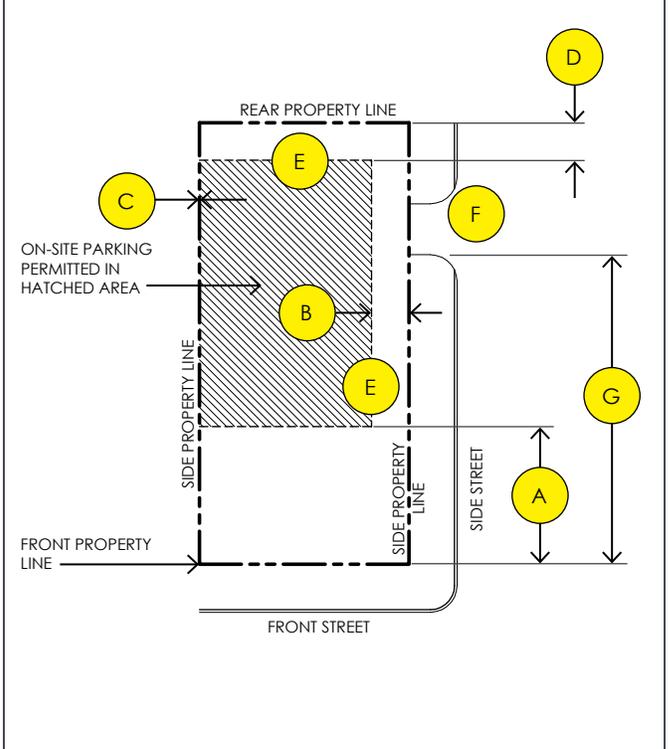


5.0 PARKING PLACEMENT

Refer to Illustration 5.02 for on-site parking placement.

- A. Front Setback:
 - 40 feet minimum from front property line.
- B. Side Setback (from side street):
 - 5 feet minimum from side property line.
- C. Side Setback (from non-street locations):
 - 0 feet from side property line.
- D. Rear Setback:
 - 0 feet from rear property line at non-street locations.
 - 5 feet from rear property line at street locations.
- E. Parking located at side or rear street locations shall be screened from the street as required by Section 2008.14.
- F. Parking / service areas shall not be accessed from front streets, unless an alley or side street is not available for driveway placement. Maximum width of driveway is 20 feet.
- G. Driveway access location:
 - Corner lot: 40 feet minimum from street corner.
 - Interior lot: within 5 feet of side property line, when alley is not available.

ILLUSTRATION 5.02 PARKING PLACEMENT



2005.05 DOWNTOWN (DT) CONTEXT AREA

6.0 PERMITTED USES

DOWNTOWN (DT) CONTEXT AREA PERMITTED USES

Specific Use	MIXED USE BUILDING TYPE	RETAIL BUILDING TYPE	FLEX BUILDING TYPE	COTTAGE RETAIL BUILDING TYPE	LIVE / WORK BUILDING TYPE	LARGE MULTI-PLEX BUILDING TYPE	SMALL MULTI-PLEX BUILDING TYPE	ROWHOUSE BUILDING TYPE	DUPLEX BUILDING TYPE	DETACHED HOUSE BUILDING TYPE	CARRIAGE HOUSE BUILDING TYPE	CIVIC BUILDING TYPE
Accessory buildings and uses	P											
Amusement and recreation facility	P											
Auto service station												
Bank	P											
Business school/private or public school/higher ed.	S											
Church												
Club, lodge, hall												
Gallery/museum	P											P
Hotel/motel	P											
Indoor theater/live music concert hall	P											
Light manufacturing												
Machine shop												
Micro brewery, distillery, winery under 2500 barrels	P											
Micro brewery, distillery, winery over 2500 barrels	P											
Multi-family	P											
Office	P											
Outdoor recreation												
Outdoor theater												
Parking structure	S											
Personal service	P											
Railway terminal												P
Research and development												
Restaurant, cocktail lounge, brewpub	P											
Retail	P											
Shipping, port related activity												

P = Permitted Use

P* = Permitted Use on floors two and above

P# = Permitted Use on first floor only

S = Special Land Use (refer to Section 2002.02)

Active uses per the Context Area Map (2005.02) include retail, restaurant/cocktail lounge/brewpub, personal service, and micro brewery/distillery/winery.

Blank cell = Use not permitted in this Context Area

Shaded areas represent Building Types that are not permitted in this Context Area.

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2005.06 MAINSTREET (MS) CONTEXT AREA

1.0 CONTEXT AREA INTENT AND DESCRIPTION

INTENT

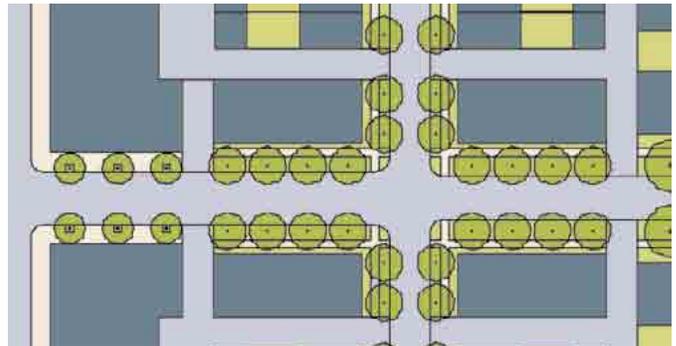
To provide a focal point that serves the city's neighborhoods by accommodating retail, service, and residential uses in a compact, walkable urban form.

DESCRIPTION

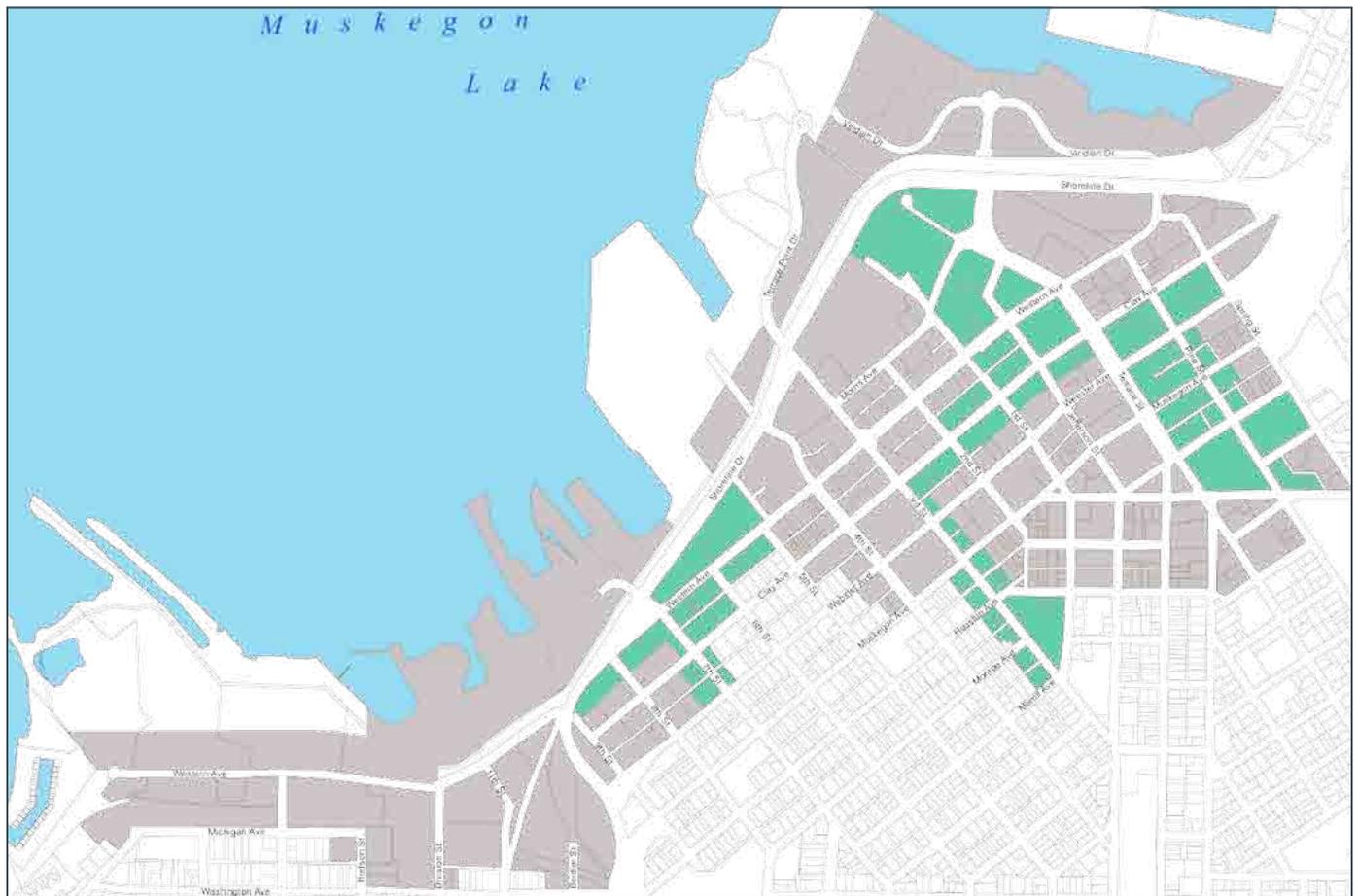
This Context Area is characterized by mixed use buildings set next to the sidewalk in order to create a street wall and promote commerce and shopping. These buildings contain primarily street level retail uses, however, residential and service uses may occur on the ground floor so that the area can mature over time. This Context Area has a high level of walkability and vibrancy at the street level.

The following are generally appropriate form elements in this Context Area:

- A. Attached buildings
- B. Medium to large building footprint
- C. Building at or near the Right-of-Way
- D. Small side setbacks
- E. Varied frontages with an emphasis on commercial



2.0 CONTEXT AREA LOCATION



2005.06 MAINSTREET (MS) CONTEXT AREA

3.0 PERMITTED BUILDING TYPES, BUILDING TYPE HEIGHTS, AND BUILDING TYPE LOT SIZES

BUILDING TYPE WITH FRONTAGE OPTION		MAINSTREET (MS) CONTEXT AREA		
		PERMITTED IN CONTEXT AREA	BUILDING HEIGHT	BUILDING LOT SIZE
MIXED-USE BUILDING TYPE	with STOREFRONT	By Right	8 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with BALCONY	By Right	8 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with TERRACE	Conditional *	8 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with FORECOURT	By Right	8 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with DRIVE-THROUGH			
RETAIL BUILDING TYPE	with STOREFRONT	By Right	1 story building limit	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with TERRACE	Conditional*	1 story building limit	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with DRIVE-THROUGH			
FLEX BUILDING TYPE	with STOREFRONT	By Right	6 story max. / 2 story min.	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
	with TERRACE	Conditional*	6 story max. / 2 story min.	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
	with FORECOURT	By Right	6 story max. / 2 story min.	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
	with DOORYARD	By Right	6 story max. / 2 story min.	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
COTTAGE RETAIL BUILDING	with STOREFRONT			
	with DOORYARD			
	with STOOP			
LIVE / WORK BUILDING TYPE	with STOREFRONT	By Right	3 story max. / 2 story min.	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
	with DOORYARD	By Right	3 story max. / 2 story min.	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
	with LIGHTWELL	By Right	3 story max. / 2 story min.	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
	with STOOP	By Right	3 story max. / 2 story min.	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
LARGE MULTI-PLEX BUILDING TYPE	with FORECOURT	By Right	6 story max. / 2 story min.	Lot Width: 75' min. / 150' max. Lot Depth: 100' min.
	with DOORYARD	By Right	6 story max. / 2 story min.	Lot Width: 75' min. / 150' max. Lot Depth: 100' min.
	with STOOP			
	with PROJECTING PORCH			
SMALL MULTI-PLEX BUILDING TYPE	with STOOP			
	with PROJECTING PORCH			
	with ENGAGED PORCH			
ROWHOUSE BUILDING TYPE	with LIGHTWELL	By Right	2 story building required	Lot Width: 18' min. / 30' max. Lot Depth: 100' min.
	with STOOP	By Right	2 story building required	Lot Width: 18' min. / 30' max. Lot Depth: 100' min.
	with PROJECTING PORCH			
DUPLEX BUILDING TYPE	with STOOP			
	with PROJECTING PORCH			
	with ENGAGED PORCH			
DETACHED HOUSE BUILDING TYPE	with STOOP			
	with PROJECTING PORCH			
	with ENGAGED PORCH			
CARRIAGE HOUSE BUILDING TYPE				
CIVIC BUILDING TYPE		By Right	4 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.

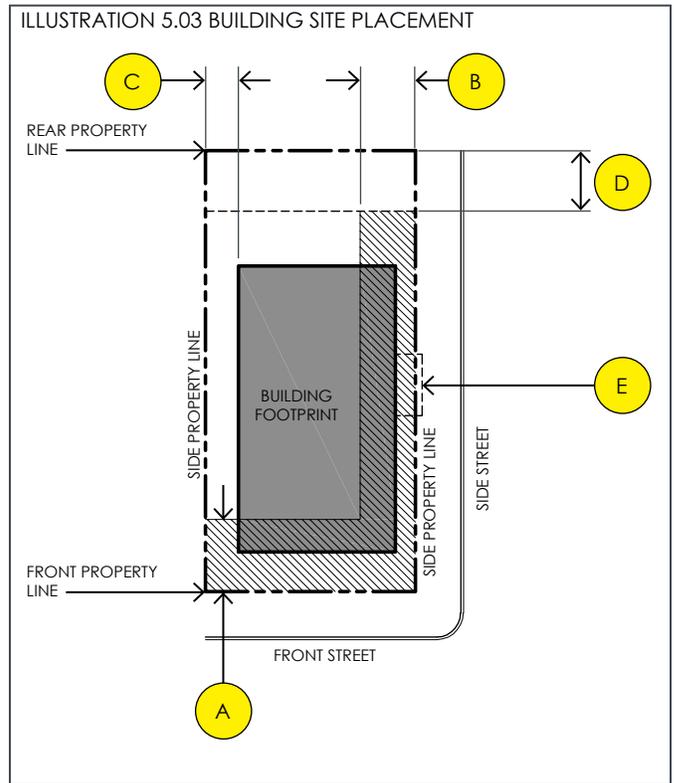
Shaded areas represent Building Types and / or frontages that are not permitted in specified Context Area.

* Refer to the Building Type with specific frontage option in Section 2006 for buildings and frontages labeled as Conditional.

4.0 BUILDING SITE PLACEMENT

Refer to Illustration 5.03 for building site placement.

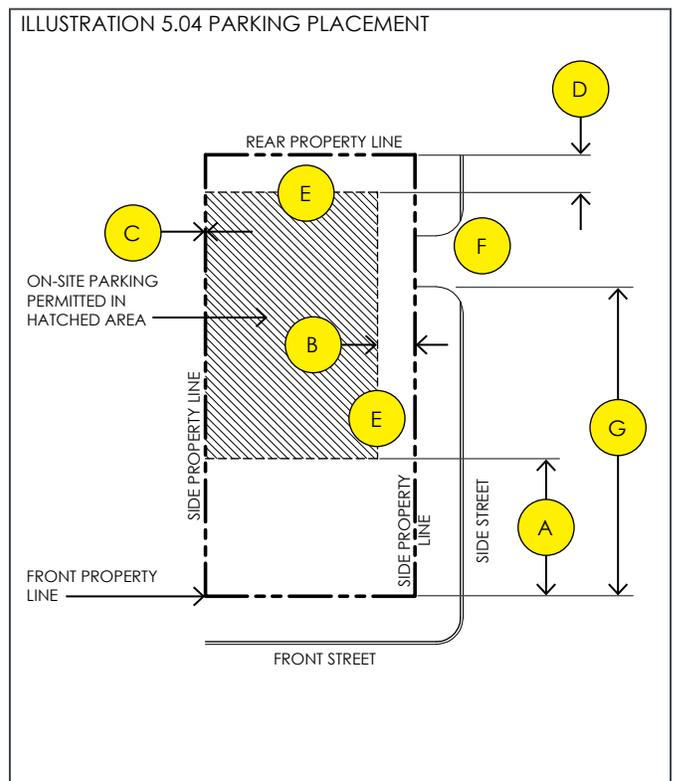
- A. Front Build-to-Zone (at front street):
- Required build-to-zone from 0 to 15 feet from front property line.
 - Mixed-Use and Retail Building Types in this Context Area shall have facade placed at front property line (required build-to-line at front property line).
- B. Side Build-to-Zone (at side street):
- Required build-to-zone from 0 to 15 feet from side property line.
 - Mixed-Use and Retail Building Types in this Context Area shall have facade placed at side property line (required build-to-line at side property line).
- C. Side Setback (at non-street locations):
- 0 feet from side property line.
- D. Rear Setback:
- 0 feet from rear property line.
- E. Encroachments: Balconies, awnings, canopies, eaves, cornices, and bay windows, may project into required setbacks, beyond required build-to-zones, or into the public right-of-way as indicated in Section 2003.02.



5.0 PARKING PLACEMENT

Refer to Illustration 5.04 for on-site parking placement.

- A. Front Setback:
- 40 feet minimum from front property line.
- B. Side Setback (from side street):
- 5 feet minimum from side property line.
- C. Side Setback (from non-street locations):
- 0 feet from side property line.
- D. Rear Setback:
- 0 feet from rear property line at non-street locations.
 - 5 feet from rear property line at street locations.
- E. Parking located at side or rear street locations shall be screened from the street as required by Section 2008.14.
- F. Parking / service areas shall not be accessed from front streets, unless an alley or side street is not available for driveway placement. Maximum width of driveway is 20 feet.
- G. Driveway access location:
- Corner lot: 40 feet minimum from street corner.
 - Interior lot: within 5 feet of side property line, when alley is not available.



2005.06 MAINSTREET (MS) CONTEXT AREA

6.0 PERMITTED USES

MAINSTREET (MS) CONTEXT AREA PERMITTED USES

Specific Use	MIXED USE BUILDING TYPE	RETAIL BUILDING TYPE	FLEX BUILDING TYPE	COTTAGE RETAIL BUILDING TYPE	LIVE / WORK BUILDING TYPE	LARGE MULTI-PLEX BUILDING TYPE	SMALL MULTI-PLEX BUILDING TYPE	ROWHOUSE BUILDING TYPE	DUPLEX BUILDING TYPE	DETACHED HOUSE BUILDING TYPE	CARRIAGE HOUSE BUILDING TYPE	CIVIC BUILDING TYPE
Accessory buildings and uses	P	P	P		P	P		P				
Amusement and recreation facility	P	P	P									
Auto service station												
Bank	P	P	P									
Business school/private or public school/higher ed.	P	P	P									
Church												P
Club, lodge, hall			P									
Gallery/museum	P		P									P
Hotel/motel	P											
Indoor theater/live music concert hall	P		P									
Light manufacturing												
Machine shop												
Micro brewery, distillery, winery under 2500 barrels	P	P	P									
Micro brewery, distillery, winery over 2500 barrels	P	P	P									
Multi-family	P					P						
Office	P	P	P		P	P#						
Outdoor recreation												
Outdoor theater												
Parking structure	S											
Personal service	P	P	P		P	P#						
Railway terminal												P
Research and development												
Restaurant, cocktail lounge, brewpub	P	P	P			P#						
Retail	P	P	P		P	P#						
Shipping, port related activity												

P = Permitted Use

P* = Permitted Use on floors two and above

P# = Permitted Use on first floor only

S = Special Land Use (refer to Section 2002.02)

Active uses per the Context Area Map (2005.02) include retail, restaurant/cocktail lounge/brewpub, personal service, and micro brewery/distillery/winery.

Blank cell = Use not permitted in this Context Area

Shaded areas represent Building Types that are not permitted in this Context Area.

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2005.07 MAINSTREET WATERFRONT (MSW) CONTEXT AREA

1.0 CONTEXT AREA INTENT AND DESCRIPTION

INTENT

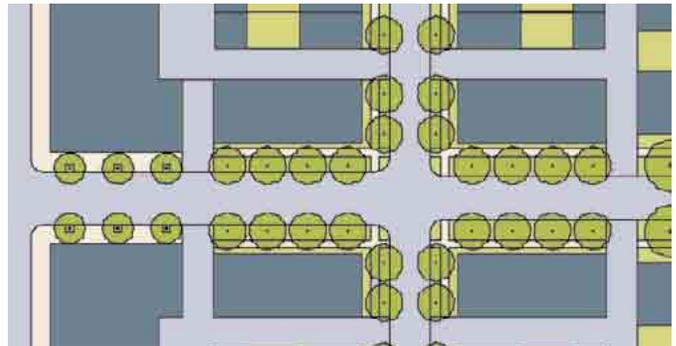
To provide a waterfront focal point that serves the city's neighborhoods and the region by accommodating retail, service, and residential uses in a compact, walkable urban form.

DESCRIPTION

This Context Area is similar to the Mainstreet Context Area and is characterized by mixed use buildings set next to the sidewalk in order to create a street wall and promote commerce and shopping. Buildings in this district are required to have setbacks on the upper floors so that lakeshore views are maintained.

The following are generally appropriate form elements in this Context Area:

- A. Attached buildings
- B. Medium to large building footprint
- C. Building at or near the Right-of-Way
- D. Small side setbacks
- E. Varied frontages with an emphasis on commercial



2.0 CONTEXT AREA LOCATION



2005.07 MAINSTREET WATERFRONT (MSW) CONTEXT AREA

3.0 PERMITTED BUILDING TYPES, BUILDING TYPE HEIGHTS, AND BUILDING TYPE LOT SIZES

BUILDING TYPE WITH FRONTAGE OPTION		MAINSTREET WATERFRONT (MSW) CONTEXT AREA		
		PERMITTED IN CONTEXT AREA	BUILDING HEIGHT	BUILDING LOT SIZE
MIXED-USE BUILDING TYPE	with STOREFRONT	By Right	12 story max. / 2 story min. (refer to Section 2005.07.7)	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with BALCONY	By Right	12 story max. / 2 story min. (refer to Section 2005.07.7)	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with TERRACE	Conditional *	12 story max. / 2 story min. (refer to Section 2005.07.7)	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with FORECOURT	By Right	12 story max. / 2 story min. (refer to Section 2005.07.7)	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with DRIVE-THROUGH			
RETAIL BUILDING TYPE	with STOREFRONT	By Right	1 story building limit	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with TERRACE	Conditional*	1 story building limit	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with DRIVE-THROUGH			
FLEX BUILDING TYPE	with STOREFRONT	By Right	6 story max. / 2 story min. (refer to Section 2005.07.7)	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
	with TERRACE	Conditional*	6 story max. / 2 story min. (refer to Section 2005.07.7)	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
	with FORECOURT	By Right	6 story max. / 2 story min. (refer to Section 2005.07.7)	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
	with DOORYARD	By Right	6 story max. / 2 story min. (refer to Section 2005.07.7)	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
COTTAGE RETAIL BUILDING	with STOREFRONT			
	with DOORYARD			
	with STOOP			
LIVE / WORK BUILDING TYPE	with STOREFRONT	By Right	3 story max. / 2 story min. (refer to Section 2005.07.7)	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
	with DOORYARD	By Right	3 story max. / 2 story min. (refer to Section 2005.07.7)	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
	with LIGHTWELL	By Right	3 story max. / 2 story min. (refer to Section 2005.07.7)	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
	with STOOP	By Right	3 story max. / 2 story min. (refer to Section 2005.07.7)	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
LARGE MULTI-PLEX BUILDING TYPE	with FORECOURT	By Right	6 story max. / 2 story min. (refer to Section 2005.07.7)	Lot Width: 75' min. / 150' max. Lot Depth: 100' min.
	with DOORYARD	By Right	6 story max. / 2 story min. (refer to Section 2005.07.7)	Lot Width: 75' min. / 150' max. Lot Depth: 100' min.
	with STOOP			
	with PROJECTING PORCH			
SMALL MULTI-PLEX BUILDING TYPE	with STOOP			
	with PROJECTING PORCH			
	with ENGAGED PORCH			
ROWHOUSE BUILDING TYPE	with LIGHTWELL	By Right	2 story building required	Lot Width: 18' min. / 30' max. Lot Depth: 100' min.
	with STOOP	By Right	2 story building required	Lot Width: 18' min. / 30' max. Lot Depth: 100' min.
	with PROJECTING PORCH			
DUPLEX BUILDING TYPE	with STOOP			
	with PROJECTING PORCH			
	with ENGAGED PORCH			
DETACHED HOUSE BUILDING TYPE	with STOOP			
	with PROJECTING PORCH			
	with ENGAGED PORCH			
CARRIAGE HOUSE BUILDING TYPE				
CIVIC BUILDING TYPE		By Right	4 story max. / 2 story min. (refer to Section 2005.07.7)	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.

Shaded areas represent Building Types and / or frontages that are not permitted in specified Context Area.

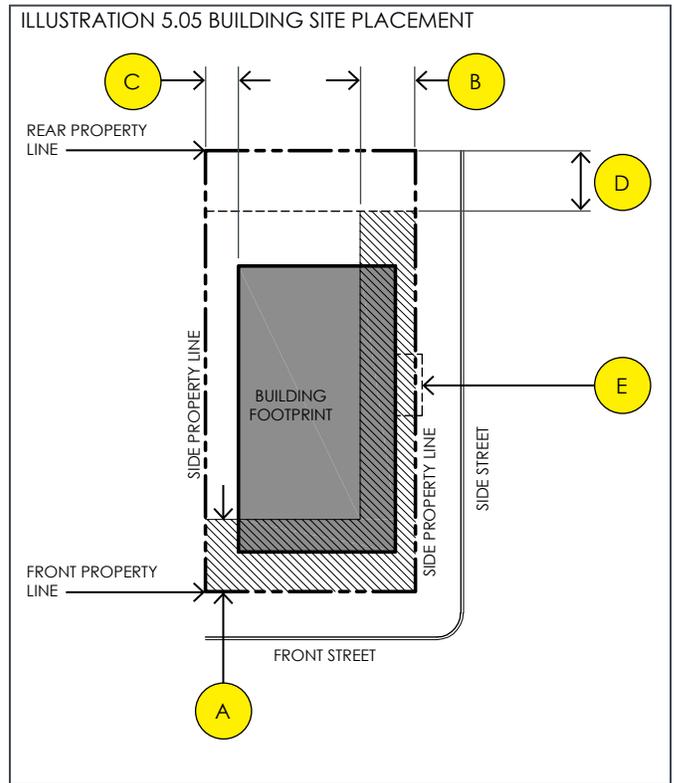
* Refer to the Building Type with specific frontage option in Section 2006 for buildings and frontages labeled as Conditional.

2005.07 MAINSTREET WATERFRONT (MSW) CONTEXT AREA

4.0 BUILDING SITE PLACEMENT

Refer to Illustration 5.05 for building site placement.

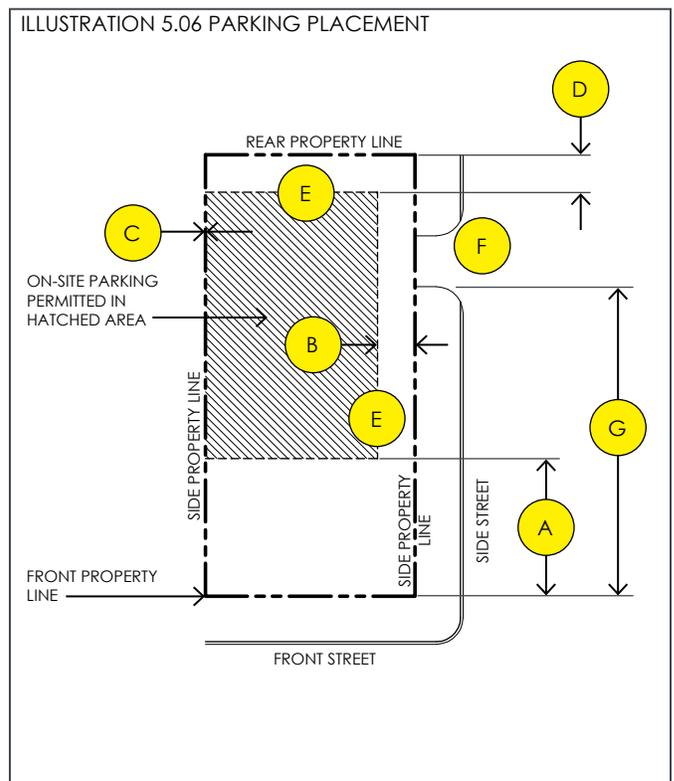
- A. Front Build-to-Zone (at front street):
 - Required build-to-zone from 0 to 15 feet from front property line.
 - Mixed-Use and Retail Building Types in this Context Area shall have facade placed at front property line (required build-to-line at front property line).
 - Front build-to-zone for Mainstreet Waterfront Context Area shall also be applied to any property lines or easements that face the waterfront.
- B. Side Build-to-Zone (at side street):
 - Required build-to-zone from 0 to 15 feet from side property line.
 - Mixed-Use and Retail Building Types in this Context Area shall have facade placed at side property line (required build-to-line at side property line).
- C. Side Setback (at non-street locations):
 - 0 feet from side property line.
- D. Rear Setback:
 - 0 feet from rear property line.
- E. Encroachments: Balconies, awnings, canopies, eaves, cornices, and bay windows, may project into required setbacks, beyond required build-to-zones, or into the public right-of-way as indicated in Section 2003.02.



5.0 PARKING PLACEMENT

Refer to Illustration 5.06 for on-site parking placement.

- A. Front Setback:
 - 40 feet minimum from front property line.
- B. Side Setback (from side street):
 - 5 feet minimum from side property line.
- C. Side Setback (from non-street locations):
 - 0 feet from side property line.
- D. Rear Setback:
 - 0 feet from rear property line at non-street locations.
 - 5 feet from rear property line at street locations.
- E. Parking located at side or rear street locations shall be screened from the street as required by Section 2008.14.
- F. Parking / service areas shall not be accessed from front streets, unless an alley or side street is not available for driveway placement. Maximum width of driveway is 20 feet.
- G. Driveway access location:
 - Corner lot: 40 feet minimum from street corner.
 - Interior lot: within 5 feet of side property line, when alley is not available.



2005.07 MAINSTREET WATERFRONT (MSW) CONTEXT AREA

6.0 PERMITTED USES

MAINSTREET WATERFRONT (MSW) CONTEXT AREA PERMITTED USES

Specific Use	MIXED USE BUILDING TYPE	RETAIL BUILDING TYPE	FLEX BUILDING TYPE	COTTAGE RETAIL BUILDING TYPE	LIVE / WORK BUILDING TYPE	LARGE MULTI-PLEX BUILDING TYPE	SMALL MULTI-PLEX BUILDING TYPE	ROWHOUSE BUILDING TYPE	DUPLEX BUILDING TYPE	DETACHED HOUSE BUILDING TYPE	CARRIAGE HOUSE BUILDING TYPE	CIVIC BUILDING TYPE
Accessory buildings and uses	P	P	P		P	P		P				
Amusement and recreation facility	P	P	P									
Auto service station												
Bank	P	P	P									
Business school/private or public school/higher ed.			P									
Church												P
Club, lodge, hall			P									
Gallery/museum	P		P									P
Hotel/motel	P											
Indoor theater/live music concert hall	P		P									
Light manufacturing												
Machine shop												
Micro brewery, distillery, winery under 2500 barrels	P	P	P									
Micro brewery, distillery, winery over 2500 barrels	P	P	P									
Multi-family	P					P						
Office	P	P	P		P							
Outdoor recreation	P	P	P									
Outdoor theater		P										
Parking structure	S											
Personal service	P	P	P		P							
Railway terminal												P
Research and development												
Restaurant, cocktail lounge, brewpub	P	P	P									
Retail	P	P	P		P							
Shipping, port related activity			P									

P = Permitted Use

P* = Permitted Use on floors two and above

P# = Permitted Use on first floor only

S = Special Land Use (refer to Section 2002.02)

Active uses per the Context Area Map (2005.02) include retail, restaurant/cocktail lounge/brewpub, personal service, and micro brewery/distillery/winery.

Blank cell = Use not permitted in this Context Area

Shaded areas represent Building Types that are not permitted in this Context Area.

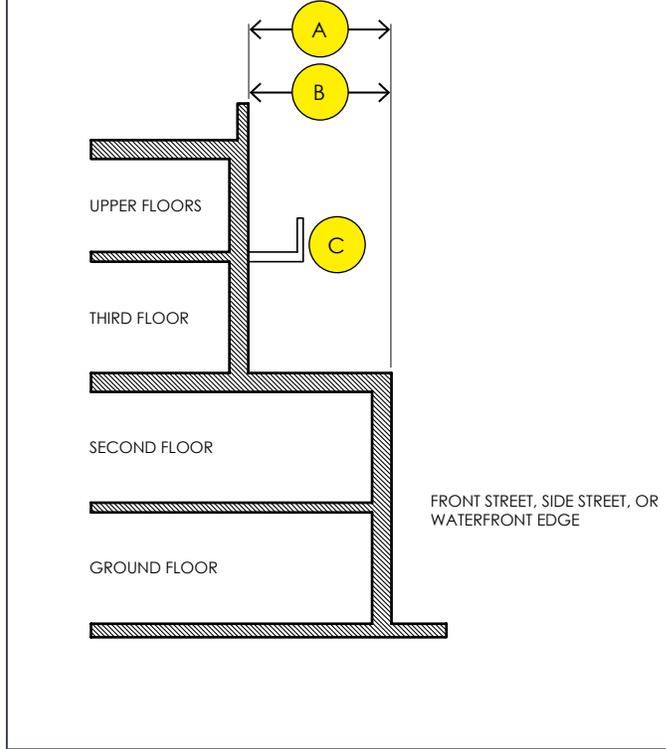
2005.07 MAINSTREET WATERFRONT (MSW) CONTEXT AREA

7.0 CONDITIONAL PERMITTING OF BUILDING TYPES

Refer to Illustration 5.07 for upper story setbacks that are required for all buildings located in the Mainstreet Waterfront Context Area.

- A. Upper stories above the second floor and facing front and side streets are required to be setback from the front and side property line 12 feet minimum and 30 feet maximum.
- B. Upper stories above the second floor and facing the waterfront (Waterfront Edge Public Realm in Section 2007) are required to be setback from the waterfront edge 20 feet minimum and 30 feet maximum.
- C. Balconies that cantilever from the wall surface may encroach into the required setback area.

ILLUSTRATION 5.07 UPPER STORY SETBACKS



2005.08 NEIGHBORHOOD CORE (NC) CONTEXT AREA

1.0 CONTEXT AREA INTENT AND DESCRIPTION

INTENT

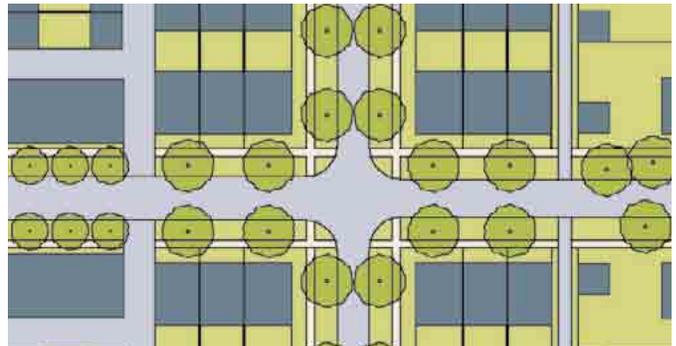
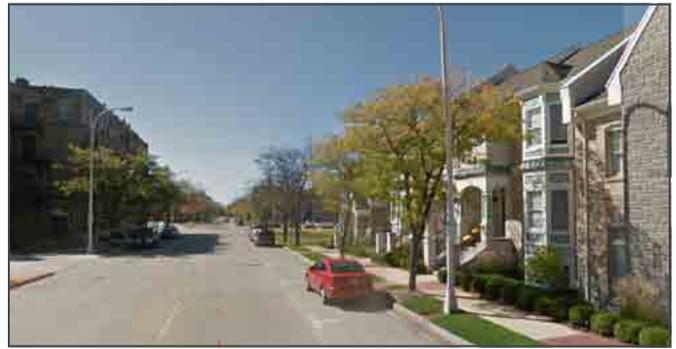
To provide a variety of urban housing, retail, and commercial choices, in medium footprint, medium-density Building Types, which reinforce the neighborhood's walkable nature and support neighborhood retail and service at key intersections.

DESCRIPTION

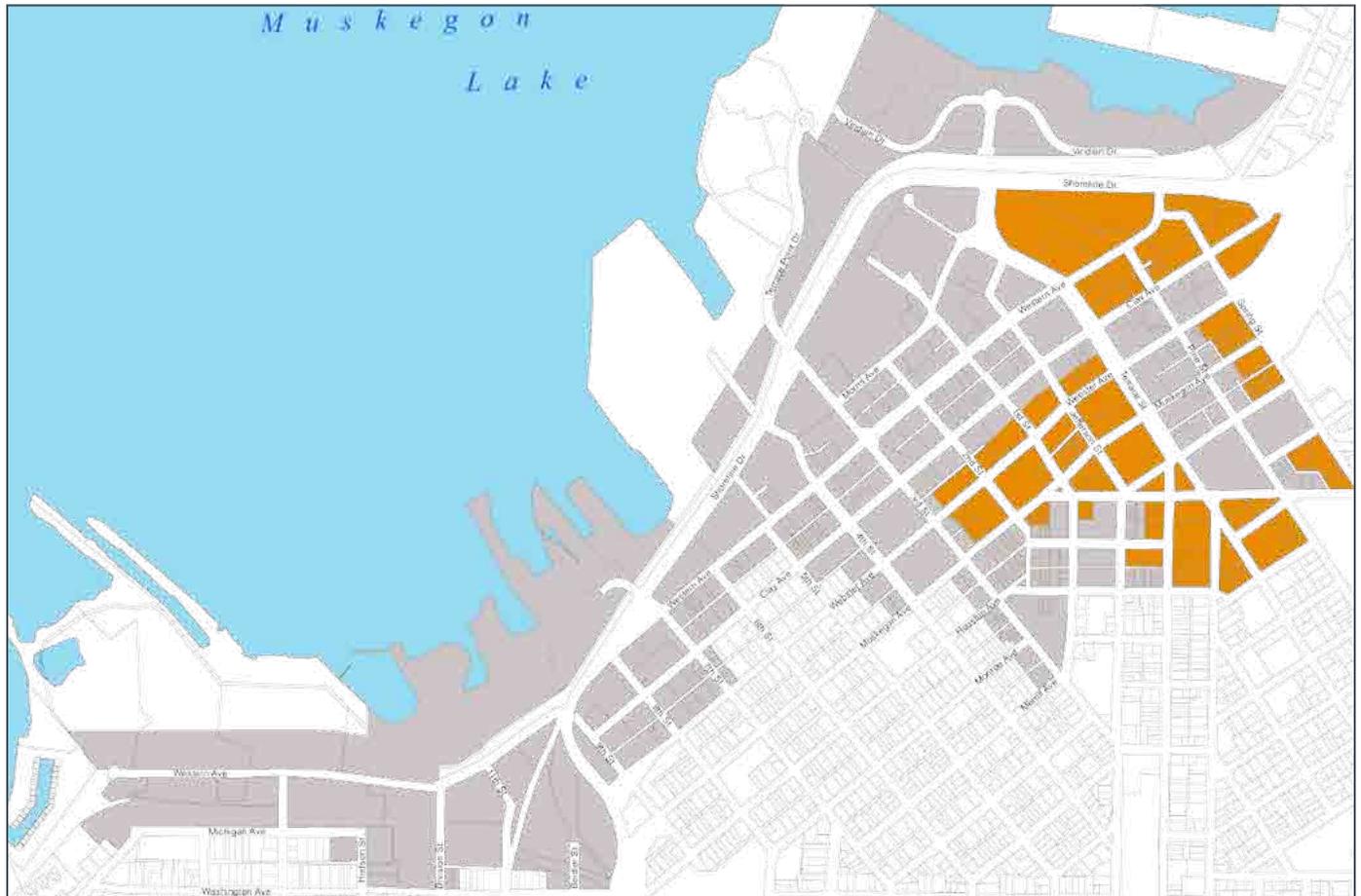
This Context Area is characterized by a wide variety of building types that can accommodate retail, service, office, and residential uses. Buildings are typically close to the street and form nodes of activity at key intersections. This Context Area forms a transitional area between the more intense Context Areas of the Form Based Code area and the existing residential neighborhoods that are adjacent to downtown Muskegon.

The following are generally appropriate form elements in this Context Area:

- A. Attached and detached buildings
- B. Medium building footprints
- C. Varied front setbacks
- D. Medium to small side setbacks
- E. Varied frontages



2.0 CONTEXT AREA LOCATION



2005.08 NEIGHBORHOOD CORE (NC) CONTEXT AREA

3.0 PERMITTED BUILDING TYPES, BUILDING TYPE HEIGHTS, AND BUILDING TYPE LOT SIZES

BUILDING TYPE WITH FRONTAGE OPTION		NEIGHBORHOOD CORE (NC) CONTEXT AREA		
		PERMITTED IN CONTEXT AREA	BUILDING HEIGHT	BUILDING LOT SIZE
MIXED-USE BUILDING TYPE	with STOREFRONT	By Right	5 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with BALCONY	By Right	5 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with TERRACE	Conditional *	5 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with FORECOURT	By Right	5 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with DRIVE-THROUGH	By Right	5 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
RETAIL BUILDING TYPE	with STOREFRONT	By Right	1 story building limit	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with TERRACE	Conditional*	1 story building limit	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with DRIVE-THROUGH	By Right	1 story building limit	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
FLEX BUILDING TYPE	with STOREFRONT	By Right	5 story max. / 2 story min.	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
	with TERRACE	Conditional*	5 story max. / 2 story min.	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
	with FORECOURT	By Right	5 story max. / 2 story min.	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
	with DOORYARD	By Right	5 story max. / 2 story min.	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
COTTAGE RETAIL BUILDING	with STOREFRONT	By Right	2 story max. / 1 story min.	Lot Width: 25' min. / 80' max. Lot Depth: 80' min.
	with DOORYARD	By Right	2 story max. / 1 story min.	Lot Width: 25' min. / 80' max. Lot Depth: 80' min.
	with STOOP	By Right	2 story max. / 1 story min.	Lot Width: 25' min. / 80' max. Lot Depth: 80' min.
LIVE / WORK BUILDING TYPE	with STOREFRONT	By Right	2 story building required	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
	with DOORYARD	By Right	2 story building required	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
	with LIGHTWELL	By Right	2 story building required	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
	with STOOP	By Right	2 story building required	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
LARGE MULTI-PLEX BUILDING TYPE	with FORECOURT	By Right	5 story max. / 2 story min.	Lot Width: 75' min. / 150' max. Lot Depth: 100' min.
	with DOORYARD	By Right	5 story max. / 2 story min.	Lot Width: 75' min. / 150' max. Lot Depth: 100' min.
	with STOOP	By Right	5 story max. / 2 story min.	Lot Width: 75' min. / 150' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	5 story max. / 2 story min.	Lot Width: 75' min. / 150' max. Lot Depth: 100' min.
SMALL MULTI-PLEX BUILDING TYPE	with STOOP	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 80' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 80' max. Lot Depth: 100' min.
	with ENGAGED PORCH	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 80' max. Lot Depth: 100' min.
ROWHOUSE BUILDING TYPE	with LIGHTWELL	By Right	2 story building required	Lot Width: 18' min. / 30' max. Lot Depth: 100' min.
	with STOOP	By Right	2 story building required	Lot Width: 18' min. / 30' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	2 story building required	Lot Width: 18' min. / 30' max. Lot Depth: 100' min.
DUPLEX BUILDING TYPE	with STOOP			
	with PROJECTING PORCH			
	with ENGAGED PORCH			
DETACHED HOUSE BUILDING TYPE	with STOOP			
	with PROJECTING PORCH			
	with ENGAGED PORCH			
CARRIAGE HOUSE BUILDING TYPE				
CIVIC BUILDING TYPE		By Right	3 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.

Shaded areas represent Building Types and / or frontages that are not permitted in specified Context Area.

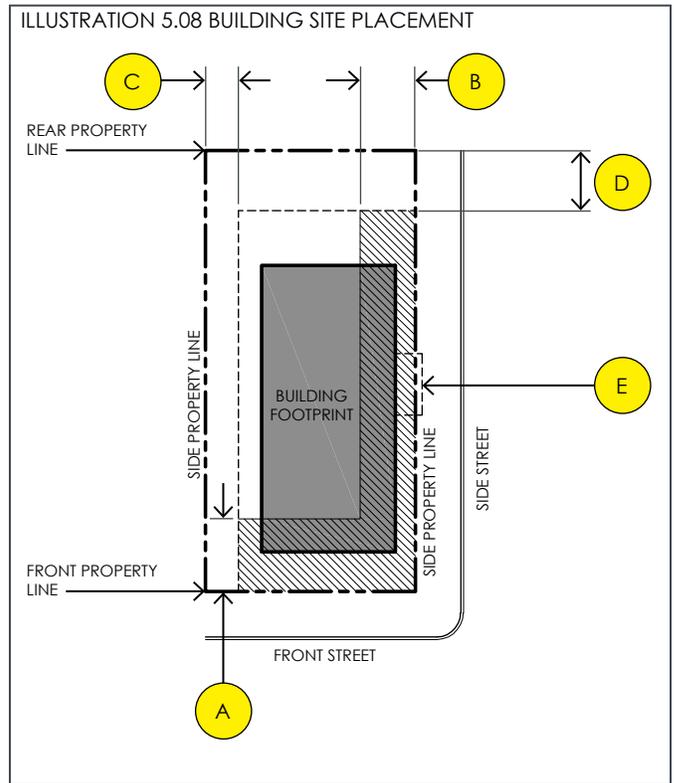
* Refer to the Building Type with specific frontage option in Section 2006 for buildings and frontages labeled as Conditional.

2005.08 NEIGHBORHOOD CORE (NC) CONTEXT AREA

4.0 BUILDING SITE PLACEMENT

Refer to Illustration 5.08 for building site placement.

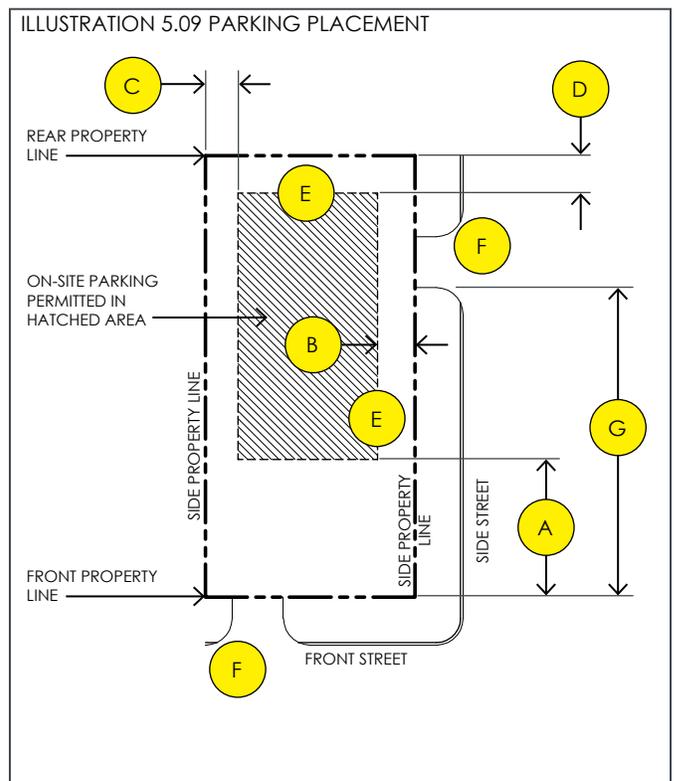
- A. Front Build-to-Zone (at front street):
- Required build-to-zone from 0 to 20 feet from front property line.
 - Mixed-Use and Retail Building Types in this Context Area shall have facade placed at front property line (required build-to-line at front property line).
- B. Side Build-to-Zone (at side street):
- Required build-to-zone from 0 to 20 feet from side property line.
 - Mixed-Use and Retail Building Types in this Context Area shall have facade placed at side property line (required build-to-line at side property line).
- C. Side Setback (at non-street locations):
- 3 feet from side property line.
- D. Rear Setback:
- 10 feet from rear property line.
- E. Encroachments: Balconies, awnings, canopies, eaves, cornices, and bay windows, may project into required setbacks, beyond required build-to-zones, or into the public right-of-way as indicated in Section 2003.02.



5.0 PARKING PLACEMENT

Refer to Illustration 5.09 for on-site parking placement.

- A. Front Setback:
- 40 feet minimum from front property line.
- B. Side Setback (from side street):
- 5 feet minimum from side property line.
- C. Side Setback (from non-street locations):
- 5 feet from side property line.
- D. Rear Setback:
- 5 feet from rear property line at non-street locations.
 - 5 feet from rear property line at street locations.
- E. Parking located at side or rear street locations shall be screened from the street as required by Section 2008.14.
- F. Parking / service areas shall not be accessed from front streets, unless an alley or side street is not available for driveway placement. Maximum width of driveway is 20 feet.
- G. Driveway access location:
- Corner lot: 40 feet minimum from street corner.
 - Interior lot: within 5 feet of side property line, when alley is not available.



2005.08 NEIGHBORHOOD CORE (NC) CONTEXT AREA

6.0 PERMITTED USES

NEIGHBORHOOD CORE (NC) CONTEXT AREA PERMITTED USES

Specific Use	MIXED USE BUILDING TYPE	RETAIL BUILDING TYPE	FLEX BUILDING TYPE	COTTAGE RETAIL BUILDING TYPE	LIVE / WORK BUILDING TYPE	LARGE MULTI-PLEX BUILDING TYPE	SMALL MULTI-PLEX BUILDING TYPE	ROWHOUSE BUILDING TYPE	DUPLEX BUILDING TYPE	DETACHED HOUSE BUILDING TYPE	CARRIAGE HOUSE BUILDING TYPE	CIVIC BUILDING TYPE
Accessory buildings and uses	P	P	P	P	P	P	P	P				
Amusement and recreation facility	P	P	P									
Auto service station	S	S	S	S								
Bank	P	P	P									
Business school/private or public school/higher ed.			P									
Church												P
Club, lodge, hall			P									
Gallery/museum	P		P									P
Hotel/motel	P											
Indoor theater/live music concert hall	P		P									
Light manufacturing	S		P		P							
Machine shop	S		P		P							
Micro brewery, distillery, winery under 2500 barrels	P	P	P	P								
Micro brewery, distillery, winery over 2500 barrels	P	P	P									
Multi-family	P						P					
Office	P	P	P	P	P							
Outdoor recreation			P									
Outdoor theater												
Parking structure	S											
Personal service	P	P	P	P	P							
Railway terminal												P
Research and development	P		P									
Restaurant, cocktail lounge, brewpub	P	P	P	P								
Retail	P	P	P	P	P							
Shipping, port related activity			P									

P = Permitted Use

P* = Permitted Use on floors two and above

P# = Permitted Use on first floor only

S = Special Land Use (refer to Section 2002.02)

Active uses per the Context Area Map (2005.02) include retail, restaurant/cocktail lounge/brewpub, personal service, and micro brewery/distillery/winery.

Blank cell = Use not permitted in this Context Area

Shaded areas represent Building Types that are not permitted in this Context Area.

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2005.09 NEIGHBORHOOD EDGE (NE) CONTEXT AREA

1.0 CONTEXT AREA INTENT AND DESCRIPTION

INTENT

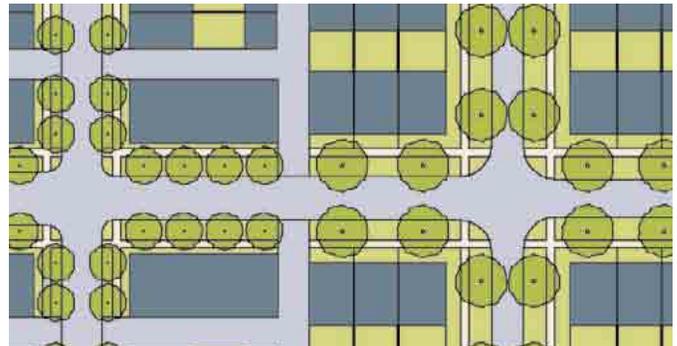
To provide an urban form that can accommodate a very diverse range of Building Types and uses, in order to reinforce the pattern of existing diverse walkable neighborhoods and to encourage revitalization and investment.

DESCRIPTION

This Context Area is characterized by a wide range of residential building types that have a variety of setback conditions within a compact walkable block structure. Retail and office enterprises may occur in various locations within the block structure. This Context Area provides a variety of medium and small residential building types that transition between the existing neighborhoods.

The following are generally appropriate form elements in this Context Area:

- A. Primarily attached buildings
- B. Medium to large building footprint
- C. Varied front setbacks
- D. Small side setbacks
- E. Varied frontages



2.0 CONTEXT AREA LOCATION



2005.09 NEIGHBORHOOD EDGE (NE) CONTEXT AREA

3.0 PERMITTED BUILDING TYPES, BUILDING TYPE HEIGHTS, AND BUILDING TYPE LOT SIZES

BUILDING TYPE WITH FRONTAGE OPTION		NEIGHBORHOOD EDGE (NE) CONTEXT AREA		
		PERMITTED IN CONTEXT AREA	BUILDING HEIGHT	BUILDING LOT SIZE
MIXED-USE BUILDING TYPE	with STOREFRONT	By Right	3 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with BALCONY	By Right	3 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with TERRACE	Conditional *	3 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with FORECOURT	By Right	3 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with DRIVE-THROUGH	By Right	3 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
RETAIL BUILDING TYPE	with STOREFRONT	By Right	1 story building limit	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with TERRACE	Conditional*	1 story building limit	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with DRIVE-THROUGH	By Right	1 story building limit	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
FLEX BUILDING TYPE	with STOREFRONT	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
	with TERRACE	Conditional*	3 story max. / 2 story min.	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
	with FORECOURT	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
	with DOORYARD	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
COTTAGE RETAIL BUILDING	with STOREFRONT	By Right	2 story max. / 1 story min.	Lot Width: 25' min. / 80' max. Lot Depth: 80' min.
	with DOORYARD	By Right	2 story max. / 1 story min.	Lot Width: 25' min. / 80' max. Lot Depth: 80' min.
	with STOOP	By Right	2 story max. / 1 story min.	Lot Width: 25' min. / 80' max. Lot Depth: 80' min.
LIVE / WORK BUILDING TYPE	with STOREFRONT	By Right	2 story building required	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
	with DOORYARD	By Right	2 story building required	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
	with LIGHTWELL	By Right	2 story building required	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
	with STOOP	By Right	2 story building required	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
LARGE MULTI-PLEX BUILDING TYPE	with FORECOURT			
	with DOORYARD			
	with STOOP			
	with PROJECTING PORCH			
SMALL MULTI-PLEX BUILDING TYPE	with STOOP	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 80' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 80' max. Lot Depth: 100' min.
	with ENGAGED PORCH	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 80' max. Lot Depth: 100' min.
ROWHOUSE BUILDING TYPE	with LIGHTWELL			
	with STOOP	By Right	2 story building required	Lot Width: 18' min. / 30' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	2 story building required	Lot Width: 18' min. / 30' max. Lot Depth: 100' min.
DUPLEX BUILDING TYPE	with STOOP	By Right	2 story building required	Lot Width: 40' min. / 60' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	2 story building required	Lot Width: 40' min. / 60' max. Lot Depth: 100' min.
	with ENGAGED PORCH	By Right	2 story building required	Lot Width: 40' min. / 60' max. Lot Depth: 100' min.
DETACHED HOUSE BUILDING TYPE	with STOOP	By Right	2 story max. / 1 story min.	Lot Width: 30' min. / 60' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	2 story max. / 1 story min.	Lot Width: 30' min. / 60' max. Lot Depth: 100' min.
	with ENGAGED PORCH	By Right	2 story max. / 1 story min.	Lot Width: 30' min. / 60' max. Lot Depth: 100' min.
CARRIAGE HOUSE BUILDING TYPE		By Right	2 story building required	Not Applicable - Carriage House Building Type must be used as an accessory building to another building type (refer to Section 2006)
CIVIC BUILDING TYPE		By Right	3 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.

Shaded areas represent Building Types and / or frontages that are not permitted in specified Context Area.

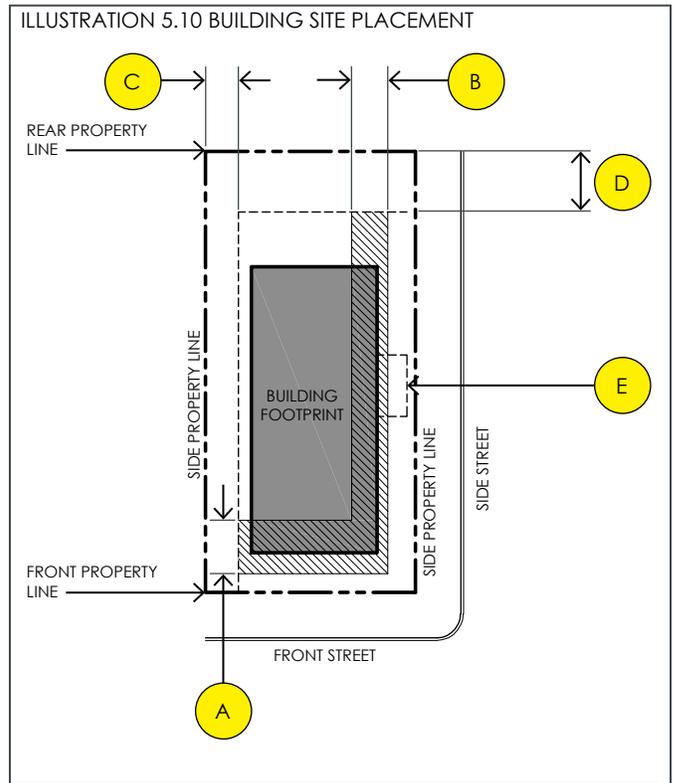
* Refer to the Building Type with specific frontage option in Section 2006 for buildings and frontages labeled as Conditional.

2005.09 NEIGHBORHOOD EDGE (NE) CONTEXT AREA

4.0 BUILDING SITE PLACEMENT

Refer to Illustration 5.10 for building site placement.

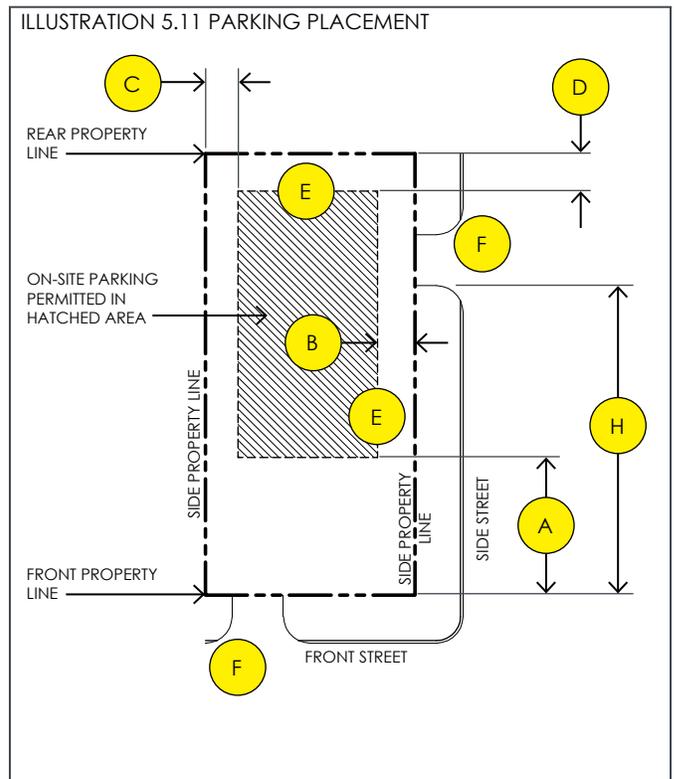
- A. Front Build-to-Zone (at front street):
- Required build-to-zone from 5 to 25 feet from front property line.
 - Mixed-Use and Retail Building Types in this Context Area shall have facade placed at front property line (required build-to-line at front property line).
- B. Side Build-to-Zone (at side street):
- Required build-to-zone from 10 to 25 feet from side property line.
 - Mixed-Use and Retail Building Types in this Context Area shall have facade placed at side property line (required build-to-line at side property line).
- C. Side Setback (at non-street locations):
- 3 feet from side property line.
- D. Rear Setback:
- 10 feet from rear property line.
- E. Encroachments: Balconies, awnings, canopies, eaves, cornices, and bay windows, may project into required setbacks, beyond required build-to-zones, or into the public right-of-way as indicated in Section 2003.02.



5.0 PARKING PLACEMENT

Refer to Illustration 5.11 for on-site parking placement.

- A. Front Setback:
- 40 feet minimum from front property line.
- B. Side Setback (from side street):
- 5 feet minimum from side property line.
- C. Side Setback (from non-street locations):
- 5 feet from side property line.
- D. Rear Setback:
- 5 feet from rear property line at non-street locations.
 - 5 feet from rear property line at street locations.
- E. Parking located at side or rear street locations shall be screened from the street as required by Section 2008.14.
- F. Parking / service areas shall not be accessed from front streets, unless an alley or side street is not available for driveway placement. Maximum width of driveway is 20 feet.
- G. Driveway access location:
- Corner lot: 40 feet minimum from street corner.
 - Interior lot: within 5 feet of side property line, when alley is not available.



2005.09 NEIGHBORHOOD EDGE (NE) CONTEXT AREA

6.0 PERMITTED USES

NEIGHBORHOOD EDGE (NE) CONTEXT AREA PERMITTED USES

Specific Use	MIXED USE BUILDING TYPE	RETAIL BUILDING TYPE	FLEX BUILDING TYPE	COTTAGE RETAIL BUILDING TYPE	LIVE / WORK BUILDING TYPE	LARGE MULTI-PLEX BUILDING TYPE	SMALL MULTI-PLEX BUILDING TYPE	ROWHOUSE BUILDING TYPE	DUPLEX BUILDING TYPE	DETACHED HOUSE BUILDING TYPE	CARRIAGE HOUSE BUILDING TYPE	CIVIC BUILDING TYPE
Accessory buildings and uses	P	P	P	P	P		P	P	P	P	P	
Amusement and recreation facility	P	P	P									
Auto service station	S	S	S	S								
Bank	P	P	P									
Business school/private or public school/higher ed.			P									
Church												P
Club, lodge, hall			P									
Gallery/museum	P		P									P
Hotel/motel	P											
Indoor theater/live music concert hall	P		P									
Light manufacturing	S		P		P							
Machine shop	S		P		P							
Micro brewery, distillery, winery under 2500 barrels	P	P	P	P								
Micro brewery, distillery, winery over 2500 barrels	P	P	P									
Multi-family	P						P					
Office	P	P	P	P	P							
Outdoor recreation			P									
Outdoor theater												
Parking structure	S											
Personal service	P	P	P	P	P							
Railway terminal												P
Research and development	P		P									
Restaurant, cocktail lounge, brewpub	P	P	P	P								
Retail	P	P	P	P	P							
Shipping, port related activity			P									

P = Permitted Use

P* = Permitted Use on floors two and above

P# = Permitted Use on first floor only

S = Special Land Use (refer to Section 2002.02)

Active uses per the Context Area Map (2005.02) include retail, restaurant/cocktail lounge/brewpub, personal service, and micro brewery/distillery/winery.

Blank cell = Use not permitted in this Context Area

Shaded areas represent Building Types that are not permitted in this Context Area.

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2005.10 URBAN RESIDENTIAL (UR) CONTEXT AREA

1.0 CONTEXT AREA INTENT AND DESCRIPTION

INTENT

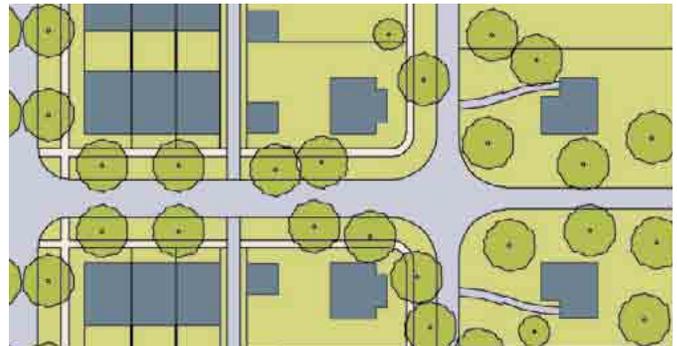
To provide a variety of urban housing choices, in small to medium footprint, medium-density Building Types, which reinforce the neighborhood's walkable nature and support small locally-owned neighborhood retail, service, and commercial activity.

DESCRIPTION

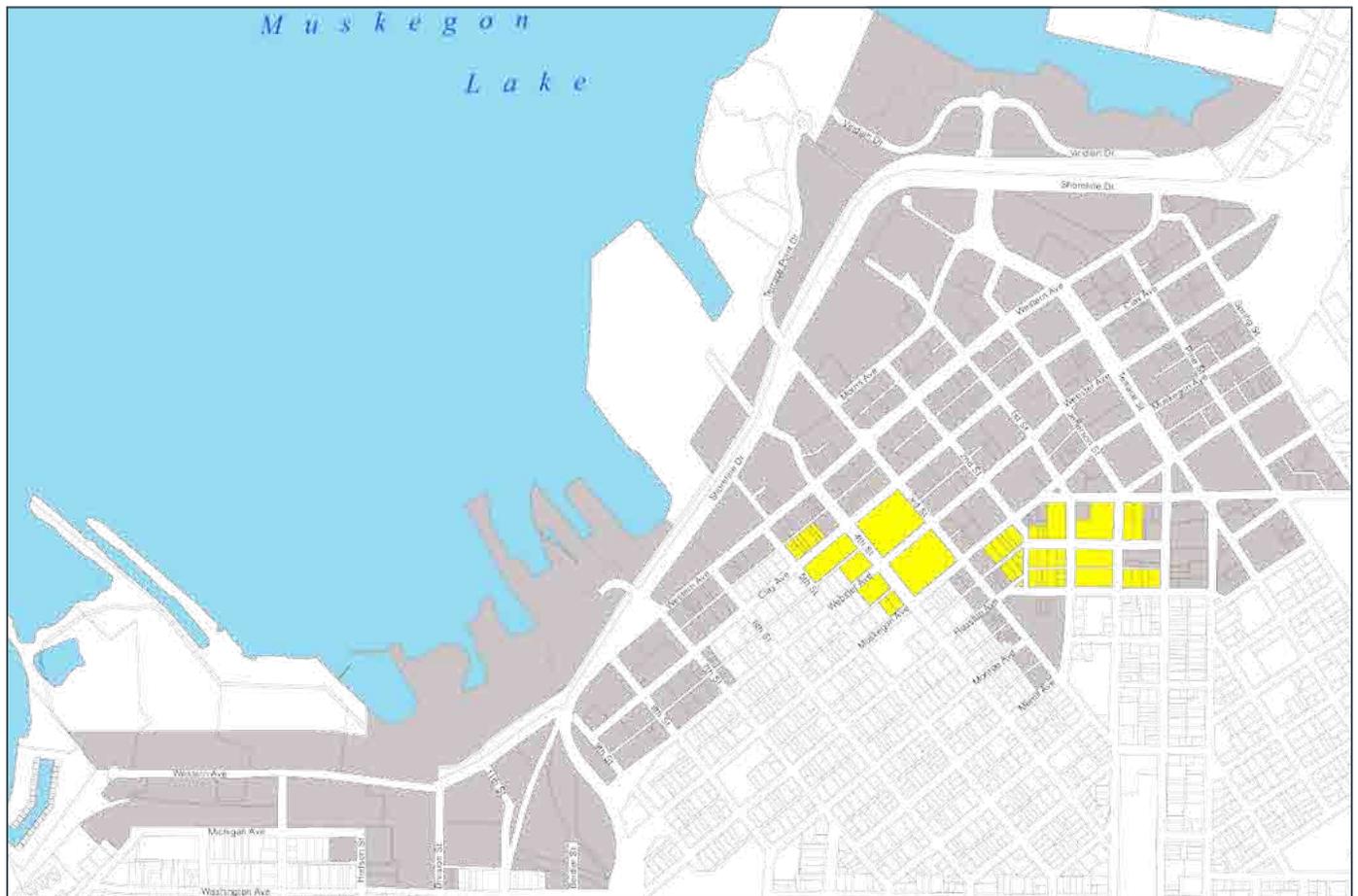
This Context Area is characterized by a wide variety of residential buildings types that have a range of setback conditions within a compact walkable block structure. Small retail enterprises may occur at strategic corner locations within live / work buildings. This Context Area is typically adjacent to single family residential districts.

The following are generally appropriate form elements in this Context Area:

- A. Attached and detached residential buildings
- B. Medium to small building footprint
- C. Varied front setbacks
- D. Medium side setbacks
- E. Primarily stoops and porch frontages



2.0 CONTEXT AREA LOCATION



2005.10 URBAN RESIDENTIAL (UR) CONTEXT AREA

3.0 PERMITTED BUILDING TYPES, BUILDING TYPE HEIGHTS, AND BUILDING TYPE LOT SIZES

BUILDING TYPE WITH FRONTAGE OPTION		URBAN RESIDENTIAL (UR) CONTEXT AREA		
		PERMITTED IN CONTEXT AREA	BUILDING HEIGHT	BUILDING LOT SIZE
MIXED-USE BUILDING TYPE	with STOREFRONT			
	with BALCONY			
	with TERRACE			
	with FORECOURT			
	with DRIVE-THROUGH			
RETAIL BUILDING TYPE	with STOREFRONT			
	with TERRACE			
	with DRIVE-THROUGH			
FLEX BUILDING TYPE	with STOREFRONT			
	with TERRACE			
	with FORECOURT			
	with DOORYARD			
COTTAGE RETAIL BUILDING	with STOREFRONT			
	with DOORYARD			
	with STOOP			
LIVE / WORK BUILDING TYPE	with STOREFRONT			
	with DOORYARD	Conditional*	2 story building required	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
	with LIGHTWELL			
LARGE MULTI-PLEX BUILDING TYPE	with FORECOURT			
	with DOORYARD			
	with STOOP			
	with PROJECTING PORCH			
SMALL MULTI-PLEX BUILDING TYPE	with STOOP			
	with PROJECTING PORCH			
	with ENGAGED PORCH			
ROWHOUSE BUILDING TYPE	with LIGHTWELL			
	with STOOP	By Right	2 story building required	Lot Width: 18' min. / 30' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	2 story building required	Lot Width: 18' min. / 30' max. Lot Depth: 100' min.
DUPLEX BUILDING TYPE	with STOOP	By Right	2 story building required	Lot Width: 40' min. / 60' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	2 story building required	Lot Width: 40' min. / 60' max. Lot Depth: 100' min.
	with ENGAGED PORCH	By Right	2 story building required	Lot Width: 40' min. / 60' max. Lot Depth: 100' min.
DETACHED HOUSE BUILDING TYPE	with STOOP	By Right	2 story max. / 1 story min.	Lot Width: 30' min. / 60' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	2 story max. / 1 story min.	Lot Width: 30' min. / 60' max. Lot Depth: 100' min.
	with ENGAGED PORCH	By Right	2 story max. / 1 story min.	Lot Width: 30' min. / 60' max. Lot Depth: 100' min.
CARRIAGE HOUSE BUILDING TYPE		By Right	2 story building required	Not Applicable - Carriage House Building Type must be used as an accessory building to another building type (refer to Section 2006)
CIVIC BUILDING TYPE		By Right	3 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.

Shaded areas represent Building Types and / or frontages that are not permitted in specified Context Area.

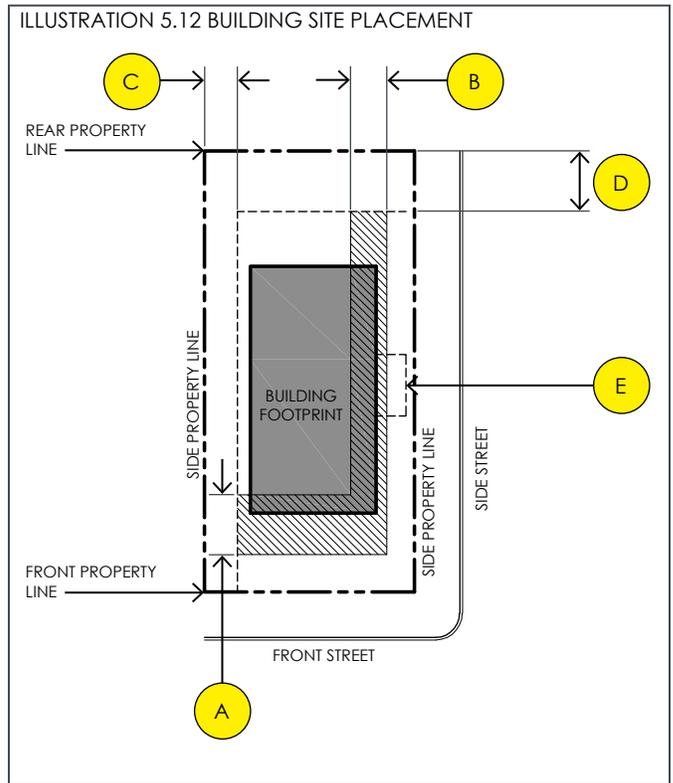
* Refer to the Building Type with specific frontage option in Section 2006 for buildings and frontages labeled as Conditional.

2005.10 URBAN RESIDENTIAL (UR) CONTEXT AREA

4.0 BUILDING SITE PLACEMENT

Refer to Illustration 5.12 for building site placement.

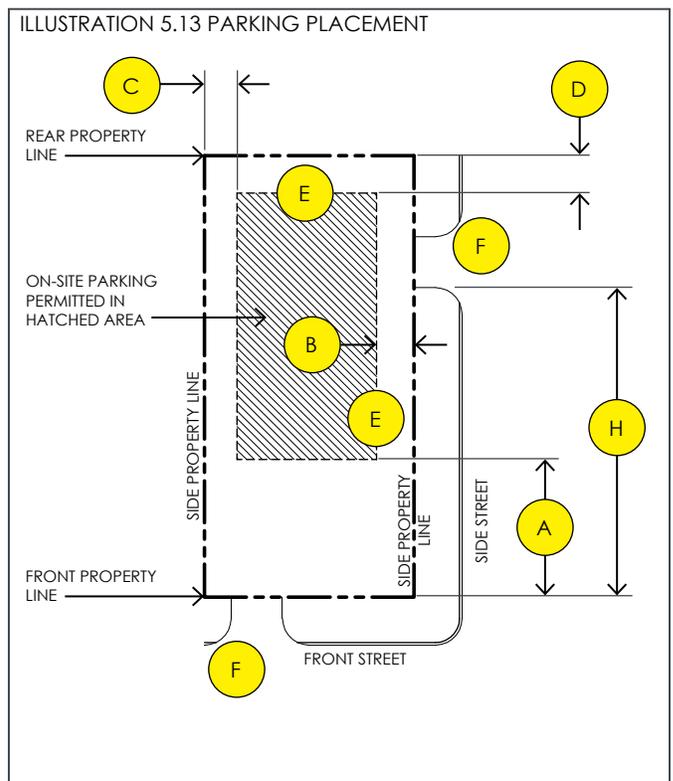
- A. Front Build-to-Zone (at front street):
- Required build-to-zone from 12 to 30 feet from front property line.
 - Live / Work Building Types in this Context Area shall have a required build-to-zone from 5 to 20 feet from front property line.
- B. Side Build-to-Zone (at side street):
- Required build-to-zone from 10 to 25 feet from side property line.
 - Live / Work Building Types in this Context Area shall have a required build-to-zone from 5 to 20 feet from side property line.
- C. Side Setback (at non-street locations):
- 6 feet from side property line.
- D. Rear Setback:
- 15 feet from rear property line.
- E. Encroachments: Balconies, awnings, canopies, eaves, cornices, and bay windows, may project into required setbacks, beyond required build-to-zones, or into the public right-of-way as indicated in Section 2003.02.



5.0 PARKING PLACEMENT

Refer to Illustration 5.13 for on-site parking placement.

- A. Front Setback:
- 40 feet minimum from front property line.
- B. Side Setback (from side street):
- 10 feet minimum from side property line.
- C. Side Setback (from non-street locations):
- 1 foot from side property line.
- D. Rear Setback:
- 5 feet from rear property line at non-street locations.
 - 10 feet from rear property line at street locations.
- E. Parking located at side or rear street locations shall be screened from the street as required by Section 2008.14.
- F. Parking / service areas shall not be accessed from front streets, unless an alley or side street is not available for driveway placement. Maximum width of driveway is 20 feet.
- G. Driveway access location:
- Corner lot: 40 feet minimum from street corner.
 - Interior lot: within 5 feet of side property line, when alley is not available.



2005.10 URBAN RESIDENTIAL (UR) CONTEXT AREA

6.0 PERMITTED USES

URBAN RESIDENTIAL (UR) CONTEXT AREA PERMITTED USES

Specific Use	MIXED USE BUILDING TYPE	RETAIL BUILDING TYPE	FLEX BUILDING TYPE	COTTAGE RETAIL BUILDING TYPE	LIVE / WORK BUILDING TYPE	LARGE MULTI-PLEX BUILDING TYPE	SMALL MULTI-PLEX BUILDING TYPE	ROWHOUSE BUILDING TYPE	DUPLEX BUILDING TYPE	DETACHED HOUSE BUILDING TYPE	CARRIAGE HOUSE BUILDING TYPE	CIVIC BUILDING TYPE
Accessory buildings and uses					P			P	P	P	P	
Amusement and recreation facility												
Auto service station												
Bank												
Business school/private or public school/higher ed.												
Church												
Club, lodge, hall												
Gallery/museum					P							P
Hotel/motel												
Indoor theater/live music concert hall												
Light manufacturing												
Machine shop												
Micro brewery, distillery, winery under 2500 barrels												
Micro brewery, distillery, winery over 2500 barrels												
Multi-family												
Office					P							
Outdoor recreation												
Outdoor theater												
Parking structure												
Personal service					P							
Railway terminal												
Research and development												
Restaurant, cocktail lounge, brewpub												
Retail					P							
Shipping, port related activity												

P = Permitted Use

P* = Permitted Use on floors two and above

P# = Permitted Use on first floor only

S = Special Land Use (refer to Section 2002.02)

Active uses per the Context Area Map (2005.02) include retail, restaurant/cocktail lounge/brewpub, personal service, and micro brewery/distillery/winery.

Blank cell = Use not permitted in this Context Area

Shaded areas represent Building Types that are not permitted in this Context Area.

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2006.00 PURPOSE

Section 2006 identifies particular Building Types that are permitted within various Context Areas and provides design standards for each type to ensure that proposed development is consistent with the City of Muskegon Master Plans' vision and goals for downtown character and building form.

2006.01 APPLICABILITY

Each proposed building shall be designed in compliance with the standards of this Section for the applicable Building Type.

2006.02 BUILDING TYPES BY CONTEXT AREA

Property may be developed only with the Building Types permitted by this Section in the Context Area applicable to each lot.

- A. Refer to Building Type Overview (subsection 2006.06) in this Section to determine the specific Building Types that are permitted in each of the Context Areas.

2006.03 CONTENTS OF THIS SECTION

The following Building Types are specified in this Section:

- A. Mixed-Use Building Type
- B. Retail Building Type
- C. Flex Building Type
- D. Cottage Retail Building Type
- E. Live / Work Building Type
- F. Large Multi-plex Building Type
- G. Small Multi-plex Building Type
- H. Rowhouse Building Type
- I. Duplex Building Type
- J. Detached House Building Type
- K. Carriage House Building Type
- L. Civic Building Type

2006.04 HOW TO USE THIS SECTION

Refer to sample pages on this sheet for references of how to use each Building Type Standard. These pages are representative of the layout for each Building Type contained in this Section.

A. Building Type Description: This subsection serves as an introduction to the Building Type, including pictorial references of emblematic examples and a general Building Type description.

B. Precedent of Building Type: This subsection provides precedent examples of the building type in context. Whenever possible, local examples are included in this reference. Precedent Building Types are included as examples and inspiration to give a better understanding of the intent of the Building Type.

C. Building Size and Massing: This subsection provides the requirements for building width at front and side streets, percentage of building wall at property line, building depth, and maximum site coverage. These requirements are conveyed in illustration and text for convenience. The intent of this subsection is to maintain character and enclosure along the Public Realm while ensuring that the building's size and mass is appropriate to the context.

D. Ground Floor Activation and Access: This subsection provides the quantity and minimum intervals (spacing) for building entrances. These requirements are conveyed in illustration and text for convenience. The intent of this subsection is to ensure that the building and its entrances create an active and visible presence on the street and sidewalk by providing front and side doors for access.

E. Number of Units: This subsection provides the minimum and/or maximum number of units that the Building Type may accommodate.

F. Use: Uses are regulated by the Context Area in Section 2005. This subsection is a reminder that use requirements are referenced in that section.

FINAL DRAFT BUILDING TYPE STANDARDS
2006.08 MIXED-USE BUILDING TYPE

1.0 BUILDING TYPE DESCRIPTION
The MIXED-USE BUILDING TYPE is a medium- to large-sized typically attached structure. It is intended to provide a vertical mix of uses with ground floor retail or service uses and upper floor service or residential uses. This Type makes up the primary component of a main street and downtown, and is a Building Type that can provide street vibrancy and enhanced walkability.



2.0 PRECEDENT OF MIXED-USE BUILDING TYPE
The following images represent precedent examples of the Mixed-Use Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects within the Muskegon Form Based Code area.

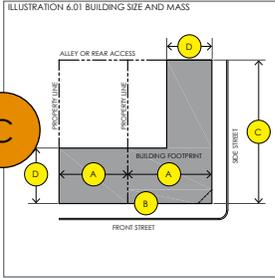


IMAGE 6.01 MUSKEGON MIXED USE BUILDING ON 3RD STREET WITH STOREFRONT FRONTAGE AND ANGLED BUILDING CORNER
IMAGE 6.03 MUSKEGON MIXED USE BUILDING ON WEST CLAY AVENUE WITH TERRACE FRONTAGE

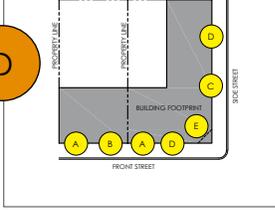
CITY OF MUSKEGON DOWNTOWN FORM BASED CODE FINAL DRAFT 6.9

FINAL DRAFT SECTION 2006
2006.08 MIXED-USE BUILDING TYPE

3.0 BUILDING SIZE AND MASSING
Refer to Illustration 6.01 for Building Type size and massing graphic representation.
A. Building width at front street: 150 feet maximum
B. Building width at front street shall be built to a minimum of 90% of the overall width of the front street property line.
C. Building width at side street: 100 feet maximum
D. Building depth: 20 feet minimum
E. Maximum site coverage: 100%



4.0 GROUND FLOOR ACTIVATION AND PEDESTRIAN ACCESS
Refer to Illustration 6.02 for Building Type ground floor activation and pedestrian access graphic representation.
A. Entrances to ground floor unit(s) are required at the front street and shall be directly accessed from and face the front street.
B. Entrances to ground floor unit(s) shall occur at intervals of not greater than 75 feet along the front street.
C. Entrances to ground floor unit(s) at the side street (if provided) shall be directly accessed from and face the side street.
D. Upper floor units shall be accessed by common entry along the front or side street.
E. Optional angled building corner with required entry door. Maximum length of angled wall shall be 8 feet.



5.0 NUMBER OF UNITS
Number of units per Building Type:
A. Required total minimum (1 unit at street level and per level).

6.0 USE
Building Type use:
A. Uses are regulated by Context Area. Refer to Section 2005.1 for uses in each Context Area.

6.10 FINAL DRAFT DOWNTOWN FORM BASED CODE CITY OF MUSKEGON

SECTION 2006 **FINAL DRAFT** **BUILDING TYPE STANDARDS**
2006.08 MIXED-USE BUILDING TYPE

7.0 FACADE COMPOSITION REQUIREMENTS

ILLUSTRATION 6.03 FACADE COMPOSITION REQUIREMENTS

Refer to Illustration 6.03 for Building Type facade composition requirements.

- A. Building shall have a flat roof with parapet.
- B. Building shall have a cornice expression line at roofline.
- C. Transparency Upper Stories: Building facades facing streets shall have 10% to 50% of the facade be windows between the finish floor line of the second story and bottom of cornice expression line.
- D. Transparency Street / Sidewalk Level: Refer to Building Frontage options for transparency requirements at the street and sidewalk level.
- E. Upper windows shall be square or vertically proportioned with clear glass. Refer to definitions in Division 1.1 for clear glass requirements.
- F. Building shall have an 18" to 32" pilaster or wall surface every 20 to 40 feet along building facades facing streets. Pilasters shall extend vertically from grade to cornice expression line.

8.0 BUILDING TYPE STORY HEIGHT

ILLUSTRATION 6.04 BUILDING TYPE STORY HEIGHT

Refer to Illustration 6.04 for Building Type story height requirements.

- A. Ground floor ceiling shall be 14 feet minimum.
- B. Upper floor ceilings shall be 8 feet minimum.
- C. Overall height of Building Type is regulated by Context Area, refer to Section 2005.
- D. Height of parapet wall shall be between 12" minimum and 4 feet maximum, measured from roof line.

9.0 BUILDING TYPE FRONTAGE OPTIONS

The Mixed-Use Building Type is required to have 1 of the following 5 frontage configurations applied to the ground level floor where it abuts front and side streets, civic space, and / or public rights-of-way.

Frontage options for the Mixed-Use Building Type are provided in the table below and described on the following pages of this sub-section.

BUILDING TYPE FRONTAGE OPTION	CONTEXT AREAS				
	DT DOWNTOWN	MS MAINSTREET	MSW MIDWAY WALKWAY	NC NORTHWOOD WOODS	UR URBAN RESIDENTIAL
with STOREFRONT	By Right	By Right	By Right	By Right	By Right
with BALCONY	By Right	By Right	By Right	By Right	By Right
with TERRACE	By Right	By Right	By Right	By Right	By Right
with FORECOURT	By Right	By Right	By Right	By Right	By Right
with DRIVE-THROUGH	By Right	By Right	By Right	By Right	By Right

Shaded areas represent Public Realm Context Areas where Building Type is not permitted.

CITY OF MUSKOGON DOWNTOWN FORM BASED CODE **FINAL DRAFT** 6.11

G. Facade Composition Requirements: This subsection indicates the required façade composition specifications for Building Type, including upper floor(s) transparency, proportion, window orientation, vertical articulation, and roof type.

H. Building Type Story Height: This subsection indicates the required minimum dimensions for each floor of the specific Building Type, measured from floor to ceiling. The actual number of stories for buildings is regulated by Context Area (Section 2005).

I. Building Type Frontage Options: Each Building Type has specific frontage options that may be chosen as part of the overall composition and street frontage of the building. Frontages are applied to the ground level of the Building Type where it abuts a front and side street, civic space, or public right-of-way. One frontage is required to be used for each building that is constructed (in instances of the Flex and Live/Work Building Types, multiple frontages may be chosen for one building). Frontages provide guidelines for transparency, architecture, and composition that enable the building to engage and define the Public Realm. The table in this section illustrates what frontages are appropriate for each Building Type within each Context Area.

The following two pages are examples of frontage pages for the Storefront Frontage, one of ten different frontage options that are available for the various Building Types.

These pages will immediately follow each of the Building Type pages that have been described above and provide the applicable frontage choices for that Building Type.

J. Frontage Description: This paragraph describes the intent of the frontage and provides an image of a precedent example of the frontage, applied to the Building Type that it is associated with. This image will change throughout Section 2006, depending on the Building Type subsection that the frontage is described in.

K. Frontage Location Requirements: This subsection provides requirements of the frontage location relative the build-to-line, build-to-zone, or setback. These site placement requirements are defined in Section 2005, Context Areas. This subsection also provides the requirements for landscaping or paving of the ground area adjacent to the frontage.

L. Frontage Composition Requirements: This subsection provides the requirements for the composition of the frontage, including transparency, proportion, scale, vertical articulation, entry and details.

FINAL DRAFT SECTION 2006

BUILDING TYPE STANDARDS
2006.08 MIXED-USE BUILDING TYPE

9.01 BUILDING TYPE FRONTAGE OPTION 1: STOREFRONT

DESCRIPTION
The Storefront Frontage Type is applied to the ground level floor of a Building Type along the front and side streets. It is typically associated with retail and mixed use buildings. The storefront shall be designed in a way that promotes an attractive and convenient shopping experience of a transparent wall along the sidewalk. Storefronts are grade with the sidewalk and are sometimes shaded awnings.



STOREFRONT LOCATION REQUIREMENTS
Refer to Illustration 6.05 for frontage location graphic reference.

- The building facade(s) are required to be placed at a build-to-line as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.

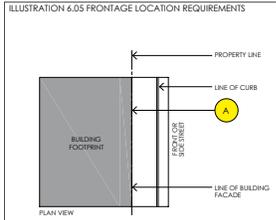
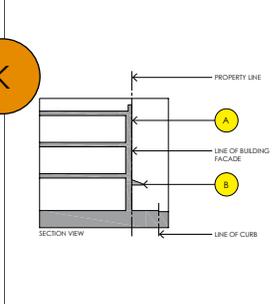


ILLUSTRATION 6.05 FRONTAGE LOCATION REQUIREMENTS



6.12 FINAL DRAFT DOWNTOWN FORM BASED CODE CITY OF MUSKOGON

FINAL DRAFT SECTION 2006 BUILDING TYPE STANDARDS

2006.08 MIXED-USE BUILDING TYPE

9.01 BUILDING TYPE FRONTAGE OPTION 1: STOREFRONT

STOREFRONT COMPOSITION REQUIREMENTS
Refer to Illustration 6.06 for frontage composition graphic reference.

- Storefronts shall extend across eighty (80) percent of the overall length of the first story and shall be interrupted by the required pilasters referenced in item J. on this page.
- Optional transom window may extend over entry recess (as depicted) or follow entry recess.
- Required entry door shall have fifty (50) percent minimum transparency.
- Entry door is required to be recessed three (3) feet to eight (8) feet from the facade wall of the building. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the main storefront window.
- Entry door is required to be at adjacent sidewalk grade.
- Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item J. on this page.
- Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade.
- Transparency: Storefront frontage shall have 60% to 80% of the facade be windows between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency shall be included as part of the required transparency calculation.
- Required 18" to 30" high storefront base.
- Required 18" to 32" wide pilaster or wall surface spaced as indicated by Building Type. Pilaster or wall surface shall extend the full height of the storefront frontage, by may be interrupted by the sign band or horizontal expression line.
- Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.
- The storefront frontage may have an angled corner entry as permitted by the specific Building Type. The angled corner entry shall meet the transparency requirements of the storefront frontage and have an entry door.
- Storefront windows may be replaced with overhead doors. Overhead doors that replace storefront windows are required to meet the transparency requirements in item K. Refer to Image 6.05.

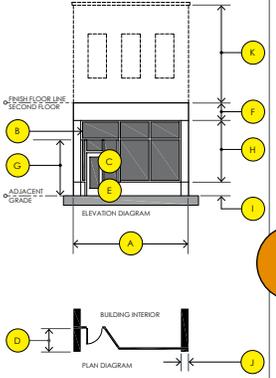


ILLUSTRATION 6.06 FRONTAGE COMPOSITION REQUIREMENTS



IMAGE 6.05 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

CITY OF MUSKOGON DOWNTOWN FORM BASED CODE FINAL DRAFT 6.13

2006.05 STANDARDS FOR ALL BUILDING TYPES

The following standards apply to all Building Types:

- A. **Front Street Building Wall:** Front street facades of buildings represent the building front and are located at the public right-of-way lines along the street, public path or civic space of address for the building.
- B. **Side Street Building Wall:** Side street walls of buildings represent the building sides that are located at the public right-of-way lines along all streets, public paths or civic spaces that are not the street of address for the building. The side street build-to-line, build-to-zone, or setback for side streets shall apply to all situations where side streets, public paths, or civic spaces occur at more than one side of a building (due to a parcel that is bound on more than two sides by right-of-way lines).
- C. **Front Street Transparency Requirements at First Story:** Each Building Type's first story transparency at the front street is per the frontage requirements for that Building Type. Side Street walls are required to have one (1) of the following standards:
 1. Transparency that is the same as what is required by the upper stories for the Building Type.
 2. Transparency that is the same as the frontage that has been applied to the front street.
- D. **Percentage of Building Width at Street:** Each Building Type indicates a building width percentage requirement along the front street. This percentage is the amount of a lot line adjoining the public right-of-way that is occupied by the front façade of the principal building. The front façade shall be parallel to the right-of-way, located in accordance with the required build-to-lines, build-to-zones, or setbacks.
- E. **Frontages:** Frontages define architecture and design components for the entrance(s) to the building and the area between the façade and the front and / or side street. Each Building Type identifies the appropriate frontage choices. The use of one of the frontages identified for the Building Type is required.
- F. **Maximum Site Coverage:** The maximum site coverage applies to all buildings on a lot, including accessory buildings.
- G. **Building Height:** Buildings shall comply with the overall maximum height regulations (as measured in number of stories) that are established by Context Area. Each Building Type as story height (measured in feet and inches) requirements.
- H. **Side Yard Walls:** Each building shall have separate walls to support all loads independently of any walls located on an adjacent lot. Buildings with side-facing windows shall provide necessary light and air shafts within their own lot, without relying on the side yard of the adjacent lot.
- I. **Parking Requirements and Standards:** Parking requirements for each Building Type are based on use and Context Area. Refer to Section 2008 for parking requirements and standards.
- J. **Sign Standards:** Sign sizes and quantities for each Building Type are based on Context Area. Refer to Section 2009 for Sign Standards.

2006.06 BUILDING TYPE OVERVIEW

Building Types for the Muskegon Form Based Code are summarized as follows:



MIXED USE BUILDING TYPE

This Building Type is a medium- to large-sized typically attached structure. It is intended to provide a vertical mix of uses with ground floor retail or service uses and upper floor service or residential uses. This Type makes up the primary component of a main street and downtown, and is a Building Type that can provide street vibrancy and enhanced walkability.

FRONTAGE OPTIONS

STOREFRONT
BALCONY
TERRACE
FORECOURT
DRIVE-THROUGH

CONTEXT AREAS

DT DOWNTOWN	MS MAINSTREET
MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL



RETAIL BUILDING TYPE

This Building Type is a medium- to large-sized typically attached structure. It is intended to provide a single story building with ground floor retail or service uses. This Type makes up the secondary component of a main street and is a Building Type that can provide street vibrancy and enhanced walkability.

FRONTAGE OPTIONS

STOREFRONT
TERRACE
DRIVE-THROUGH

CONTEXT AREAS

DT DOWNTOWN	MS MAINSTREET
MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL



FLEX BUILDING TYPE

This Building Type is a medium- to large-sized attached or detached structure, typically built on a large lot. It can be used to provide a vertical mix of uses with ground floor industrial, service, retail, or residential uses; or it may be a single-use building. This Type is a primary component in a variety of urban context areas that provide a mix of Building Types.

FRONTAGE OPTIONS

STOREFRONT
TERRACE
FORECOURT
DOORYARD

CONTEXT AREAS

DT DOWNTOWN	MS MAINSTREET
MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL



COTTAGE RETAIL BUILDING TYPE

This Building Type is a small- to medium-sized detached structure. It is intended to provide retail or service uses at the ground floor. This Type will typically have a residential mass, scale, and composition that allows it to integrate into adjacent residential areas.

FRONTAGE OPTIONS

STOREFRONT
DOORYARD
STOOP

CONTEXT AREAS

DT DOWNTOWN	MS MAINSTREET
MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL



LIVE / WORK BUILDING TYPE

This Building Type is a small- to medium-sized attached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground floor space and the dwelling unit are owned by one entity. This Type is especially appropriate for incubating retail and service uses and allowing neighborhood retail to expand as the market demands.

FRONTAGE OPTIONS

STOREFRONT
DOORYARD
LIGHTWELL
STOOP

CONTEXT AREAS

DT DOWNTOWN	MS MAINSTREET
MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL



LARGE MULTI-PLEX BUILDING TYPE

This Building Type is a medium- to large-sized structure that consists of 7 or more side-by-side and / or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit in medium-density neighborhoods and enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types and promoting walkability.

FRONTAGE OPTIONS

FORECOURT
DOORYARD
STOOP
PROJECTING PORCH

CONTEXT AREAS

DT DOWNTOWN	MS MAINSTREET
MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL

Context Areas represented in black indicate that building is not allowed in that Context Area.

2006.06 BUILDING TYPE OVERVIEW (continued)

Building Types for the Muskegon Form Based Code are summarized as follows:



SMALL MULTI-PLEX BUILDING TYPE

This Building Type is a medium-sized structure that consists of 3 to 6 side-by-side and / or stacked dwelling units, typically with one shared entry or individual entries along the front. This Type has the appearance of a large single-family house and is appropriately scaled to fit in single family neighborhoods. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types and promoting walkability.

FRONTAGE OPTIONS	CONTEXT AREAS	
STOOP PROJECTING PORCH ENGAGED PORCH	DT DOWNTOWN	MS MAINSTREET
	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL



ROWHOUSE BUILDING TYPE

This Building Type is a small- to medium-sized attached structure that consists of 2 to 8 rowhouses placed side-by-side. This Type is typically located within medium-density neighborhoods or in a location that transitions from single-family to mixed-use. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types and promoting walkability.

FRONTAGE OPTIONS	CONTEXT AREAS	
LIGHTWELL STOOP PROJECTING PORCH	DT DOWNTOWN	MS MAINSTREET
	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL



DUPLEX BUILDING TYPE

This Building Type is a small- to medium-sized detached structure that consists of two side-by-side or stacked dwelling units, both facing the street and within a single building massing. This Type has the appearance of a medium-sized single-family house and is appropriately scaled to fit in single family neighborhoods. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types.

FRONTAGE OPTIONS	CONTEXT AREAS	
STOOP PROJECTING PORCH ENGAGED PORCH	DT DOWNTOWN	MS MAINSTREET
	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL



DETACHED HOUSE BUILDING TYPE

This Building Type is a small- to medium-sized detached structure that incorporates one dwelling unit. It is typically located within a primarily single-family neighborhood in a walkable urban setting. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types.

FRONTAGE OPTIONS	CONTEXT AREAS	
STOOP PROJECTING PORCH ENGAGED PORCH	DT DOWNTOWN	MS MAINSTREET
	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL



CARRIAGE HOUSE BUILDING TYPE

This Building Type is an accessory structure typically located at the rear of a lot. It typically provides either a small residential unit or home office space above the first floor garage. This Type is important for providing affordable housing choices that are integrated into diverse neighborhoods. This Type shall only be used in conjunction with the Detached House, Duplex, Rowhouse, or Live/Work Building Types.

FRONTAGE OPTIONS	CONTEXT AREAS	
Not applicable to this Building Type	DT DOWNTOWN	MS MAINSTREET
	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL



CIVIC BUILDING TYPE

This Building Type is a small-, medium- or large-sized detached structure that incorporates uses of special public importance including, but not limited to municipal buildings, churches, libraries and schools. Civic Buildings typically have less form regulations than other Building Types because their prominence within the community requires more iconic and distinctive form.

FRONTAGE OPTIONS	CONTEXT AREAS	
Not applicable to this Building Type	DT DOWNTOWN	MS MAINSTREET
	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL

Context Areas represented in black indicate that building is not allowed in that Context Area.

2006.07 SUMMARY OF BUILDING TYPES PERMITTED IN EACH CONTEXT AREA

BUILDING TYPE WITH FRONTAGE OPTION		CONTEXT AREAS					
		DT DOWNTOWN	MS MAINSTREET	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL
MIXED-USE BUILDING TYPE	with STOREFRONT	By Right	By Right	By Right	By Right	By Right	
	with BALCONY	By Right	By Right	By Right	By Right	By Right	
	with TERRACE	Conditional	Conditional	Conditional	Conditional	Conditional	
	with FORECOURT	By Right	By Right	By Right	By Right	By Right	
	with DRIVE-THROUGH				By Right	By Right	
RETAIL BUILDING TYPE	with STOREFRONT		By Right	By Right	By Right	By Right	
	with TERRACE		Conditional	Conditional	Conditional	Conditional	
	with DRIVE-THROUGH				By Right	By Right	
FLEX BUILDING TYPE	with STOREFRONT		By Right	By Right	By Right	By Right	
	with TERRACE		Conditional	Conditional	Conditional	Conditional	
	with FORECOURT		By Right	By Right	By Right	By Right	
	with DOORYARD		By Right	By Right	By Right	By Right	
COTTAGE RETAIL BUILDING	with STOREFRONT				By Right	By Right	
	with DOORYARD				By Right	By Right	
	with STOOP				By Right	By Right	
LIVE / WORK BUILDING TYPE	with STOREFRONT		By Right	By Right	By Right	By Right	
	with DOORYARD		By Right	By Right	By Right	By Right	At corner lots only
	with LIGHTWELL		By Right	By Right	By Right	By Right	
	with STOOP		By Right	By Right	By Right	By Right	At corner lots only
LARGE MULTI-PLEX BUILDING TYPE	with FORECOURT		By Right	By Right	By Right		
	with DOORYARD		By Right	By Right	By Right		
	with STOOP				By Right		
	with PROJECTING PORCH				By Right		
SMALL MULTI-PLEX BUILDING TYPE	with STOOP				By Right	By Right	
	with PROJECTING PORCH				By Right	By Right	
	with ENGAGED PORCH				By Right	By Right	
ROWHOUSE BUILDING TYPE	with LIGHTWELL		By Right	By Right	By Right		
	with STOOP		By Right	By Right	By Right	By Right	By Right
	with PROJECTING PORCH				By Right	By Right	By Right
DUPLEX BUILDING TYPE	with STOOP					By Right	By Right
	with PROJECTING PORCH					By Right	By Right
	with ENGAGED PORCH					By Right	By Right
DETACHED HOUSE BUILDING TYPE	with STOOP					By Right	By Right
	with PROJECTING PORCH					By Right	By Right
	with ENGAGED PORCH					By Right	By Right
CARRIAGE HOUSE BUILDING TYPE						By Right	By Right
CIVIC BUILDING TYPE		By Right	By Right	By Right	By Right	By Right	By Right

Shaded areas represent Building Types that are not permitted in specified Context Area.

1.0 BUILDING TYPE DESCRIPTION

The MIXED-USE BUILDING TYPE is a medium- to large-sized typically attached structure. It is intended to provide a vertical mix of uses with ground floor retail or service uses and upper floor service or residential uses. This Type makes up the primary component of a main street and downtown, and is a Building Type that can provide street vibrancy and enhanced walkability.



2.0 PRECEDENT OF MIXED-USE BUILDING TYPE

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



IMAGE 6.01 MUSKEGON MIXED USE BUILDING ON 3RD STREET WITH STOREFRONT FRONTAGE AND ANGLED BUILDING CORNER

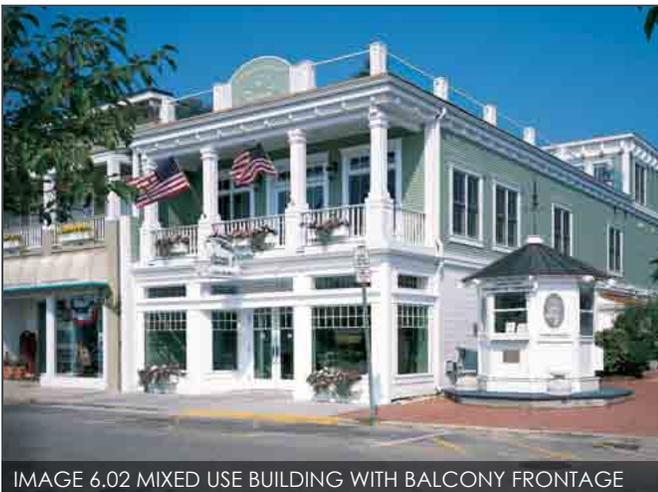


IMAGE 6.02 MIXED USE BUILDING WITH BALCONY FRONTAGE



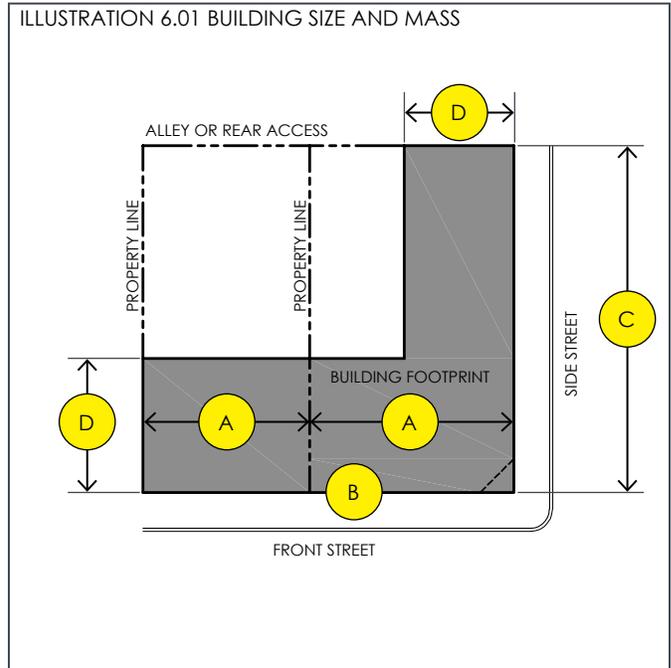
IMAGE 6.03 MUSKEGON MIXED USE BUILDING ON WEST CLAY AVENUE WITH TERRACE FRONTAGE

2006.08 MIXED-USE BUILDING TYPE

3.0 BUILDING SIZE AND MASSING

Refer to Illustration 6.01 for Building Type size and massing graphic representation.

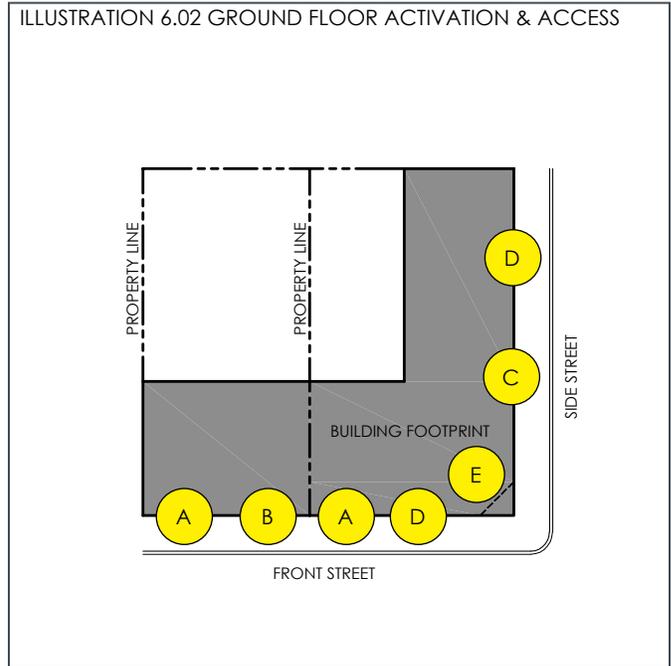
- A. Building width at front street: 150 feet maximum
- B. Building width at front street shall be built to a minimum of 90% of the overall width of the front street property line.
- C. Building width at side street: 100 feet maximum
- D. Building depth: 20 feet minimum
- E. Maximum site coverage: 100%



4.0 GROUND FLOOR ACTIVATION AND PEDESTRIAN ACCESS

Refer to Illustration 6.02 for Building Type ground floor activation and pedestrian access graphic representation.

- A. Entrances to ground floor unit(s) are required at the front street and shall be directly accessed from and face the front street.
- B. Entrances to ground floor unit(s) shall occur at intervals of not greater than 75 feet along the front street.
- C. Entrances to ground floor unit(s) at the side street (if provided) shall be directly accessed from and face the side street.
- D. Upper floor units shall be accessed by a common entry along the front or side street.
- E. Optional angled building corner with required entry door. Maximum length of angled wall shall be 8 feet.



5.0 NUMBER OF UNITS

Number of units per Building Type:

- A. Required total of 2 units minimum (1 unit at street level and 1 unit on upper level).

6.0 USE

Building Type use:

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

7.0 FACADE COMPOSITION REQUIREMENTS

ILLUSTRATION 6.03 FACADE COMPOSITION REQUIREMENTS

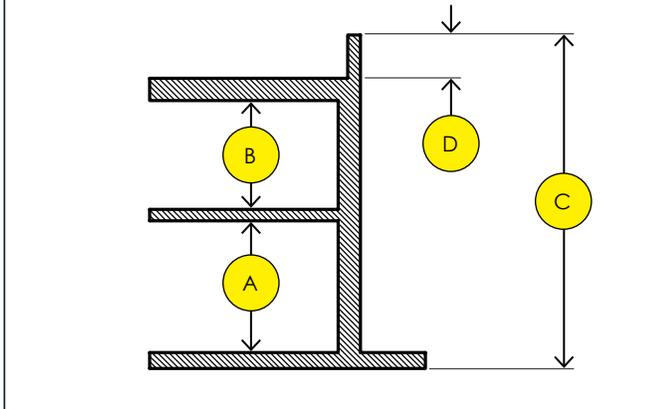


Refer to Illustration 6.03 for Building Type facade composition requirements.

- A. Building shall have a flat roof with parapet.
- B. Building shall have a cornice expression line at roofline.
- C. Transparency Upper Stories: Building facades facing streets shall have 10% to 50% of the facade be windows between the finish floor line of the second story and bottom of cornice expression line.
- D. Transparency Street / Sidewalk Level: Refer to Building Frontage options for transparency requirements at the street and sidewalk level.
- E. Upper windows shall be square or vertically proportioned with clear glass. Refer to definitions in Division 11 for clear glass requirements.
- F. Building shall have an 18" to 32" pilaster or wall surface every 20 to 40 feet along building facades facing streets. Pilasters shall extend vertically from grade to cornice expression line.

8.0 BUILDING TYPE STORY HEIGHT

ILLUSTRATION 6.04 BUILDING TYPE STORY HEIGHT



Refer to Illustration 6.04 for Building Type story height requirements.

- A. Ground floor ceiling shall be 14 feet minimum.
- B. Upper floor ceilings shall be 8 feet minimum.
- C. Overall height of Building Type is regulated by Context Area, refer to Section 2005.
- D. Height of parapet wall shall be between 12" minimum and 4 feet maximum, measured from roof line.

9.0 BUILDING TYPE FRONTAGE OPTIONS

The Mixed-Use Building Type is required to have 1 of the following 5 frontage configurations applied to the ground level floor where it abuts front and side streets, civic space, and / or public rights-of-way.

Frontage options for the Mixed-Use Building Type are provided in the table below and described on the following pages of this sub-section.

MIXED-USE BUILDING TYPE	BUILDING TYPE FRONTAGE OPTION	CONTEXT AREAS					
		DT DOWNTOWN	MS MAINSTREET	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL
	with STOREFRONT	By Right	By Right	By Right	By Right	By Right	
	with BALCONY	By Right	By Right	By Right	By Right	By Right	
	with TERRACE	By Right	By Right	By Right	By Right	By Right	
	with FORECOURT	By Right	By Right	By Right	By Right	By Right	
	with DRIVE-THROUGH				By Right	By Right	

Shaded areas represent Public Realm Context Areas where Building Type is not permitted.

2006.08 MIXED-USE BUILDING TYPE

9.01 BUILDING TYPE FRONTAGE OPTION 1: STOREFRONT

DESCRIPTION

The Storefront Frontage Type is applied to the ground level floor of a Building Type along the front and side streets. It is typically associated with retail and mixed use buildings. The storefront shall be designed in a way that promotes an attractive and convenient shopping experience and a transparent wall along the sidewalk. Storefronts are at grade with the sidewalk and are sometimes shaded by awnings.



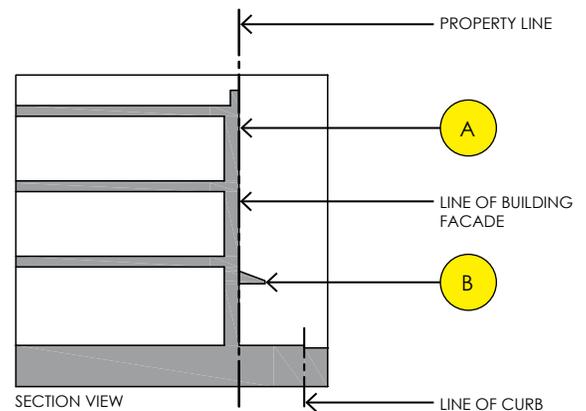
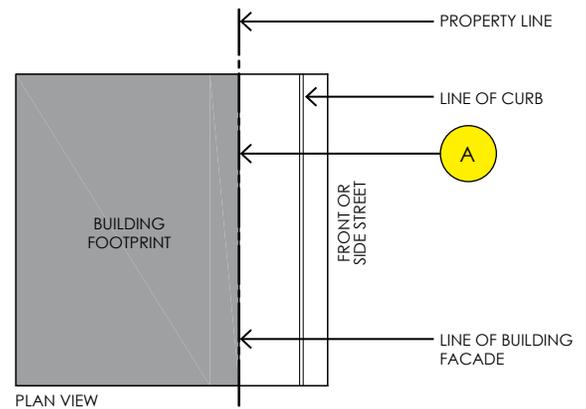
IMAGE 6.04 MIXED-USE BUILDING WITH STOREFRONT

STOREFRONT LOCATION REQUIREMENTS

Refer to Illustration 6.05 for frontage location graphic reference.

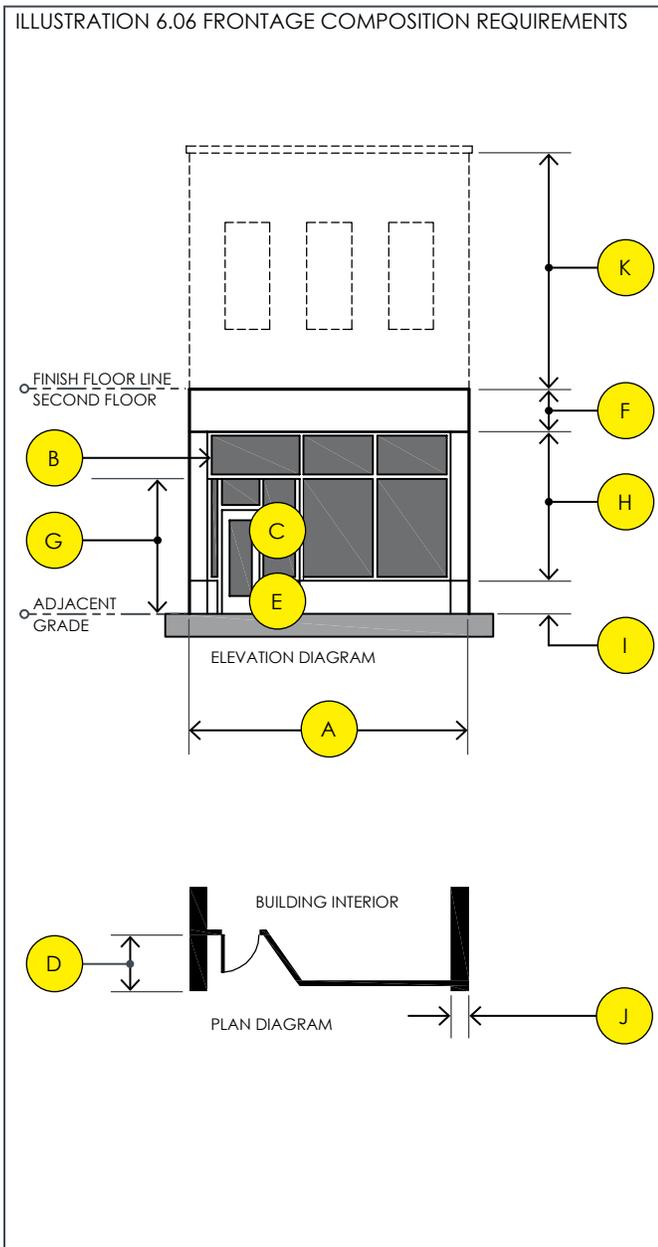
- A. The building facade(s) are required to be placed at a build-to-line as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.

ILLUSTRATION 6.05 FRONTAGE LOCATION REQUIREMENTS



9.01 BUILDING TYPE FRONTAGE OPTION 1: STOREFRONT

ILLUSTRATION 6.06 FRONTAGE COMPOSITION REQUIREMENTS

**STOREFRONT COMPOSITION REQUIREMENTS**

Refer to Illustration 6.06 for frontage composition graphic reference.

- A. Storefronts shall extend across eighty (80) percent of the overall length of the first story and shall be interrupted by the required pilasters referenced in item J. on this page.
- B. Optional transom window may extend over entry recess (as depicted) or follow entry recess.
- C. Required entry door shall have fifty (50) percent minimum transparency.
- D. Entry door is required to be recessed three (3) feet to eight (8) feet from the facade wall of the building. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the main storefront window.
- E. Entry door is required to be at adjacent sidewalk grade.
- F. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item J. on this page.
- G. Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade.
- H. Transparency: Storefront frontage shall have 60% to 80% of the façade be windows between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency shall be included as part of the required transparency calculation.
- I. Required 18" to 30" high storefront base.
- J. Required 18" to 32" wide pilaster or wall surface spaced as indicated by Building Type. Pilaster or wall surface shall extend the full height of the storefront frontage, but may be interrupted by the sign band or horizontal expression line.
- K. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.
- L. The storefront frontage may have an angled corner entry as permitted by the specific Building Type. The angled corner entry shall meet the transparency requirements of the storefront frontage and have an entry door.
- M. Storefront windows may be replaced with overhead doors. Overhead doors that replace storefront windows are required to meet the transparency requirements in item H. Refer to Image 6.05.



IMAGE 6.05 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

2006.08 MIXED-USE BUILDING TYPE

9.02 BUILDING TYPE FRONTAGE OPTION 2: BALCONY

DESCRIPTION

The Balcony Frontage Type contains a recessed balcony that is applied to the upper level floor of a Building Type along the front street and a storefront that is applied to the ground level floor of a Building Type along the front and side streets. It is always associated with mixed use buildings. The balcony-storefront frontage shall be designed to include an open-air space that is recessed into the building mass on the upper level(s) and a storefront that is designed to promote an attractive, convenient shopping experience and transparent wall along the sidewalk.



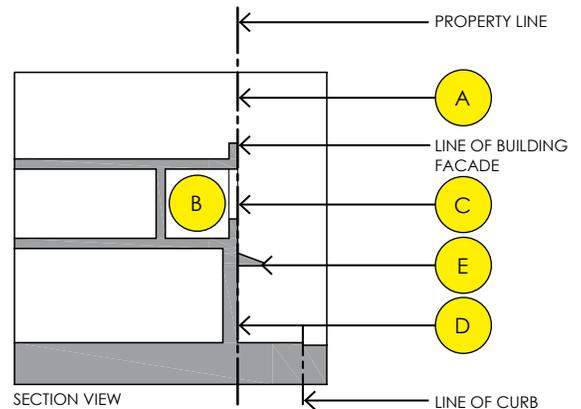
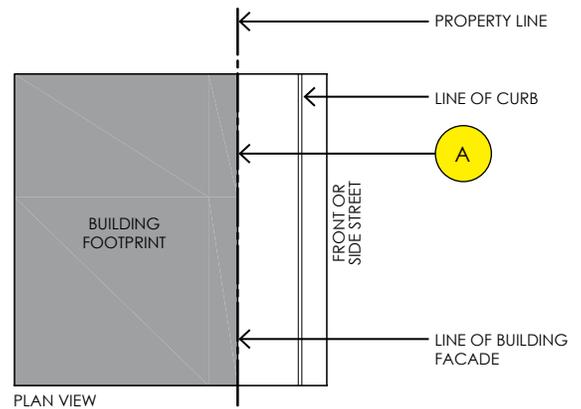
IMAGE 6.06 MIXED-USE BUILDING WITH BALCONY-STOREFRONT

BALCONY LOCATION REQUIREMENTS

Refer to Illustration 6.07 for frontage location graphic reference.

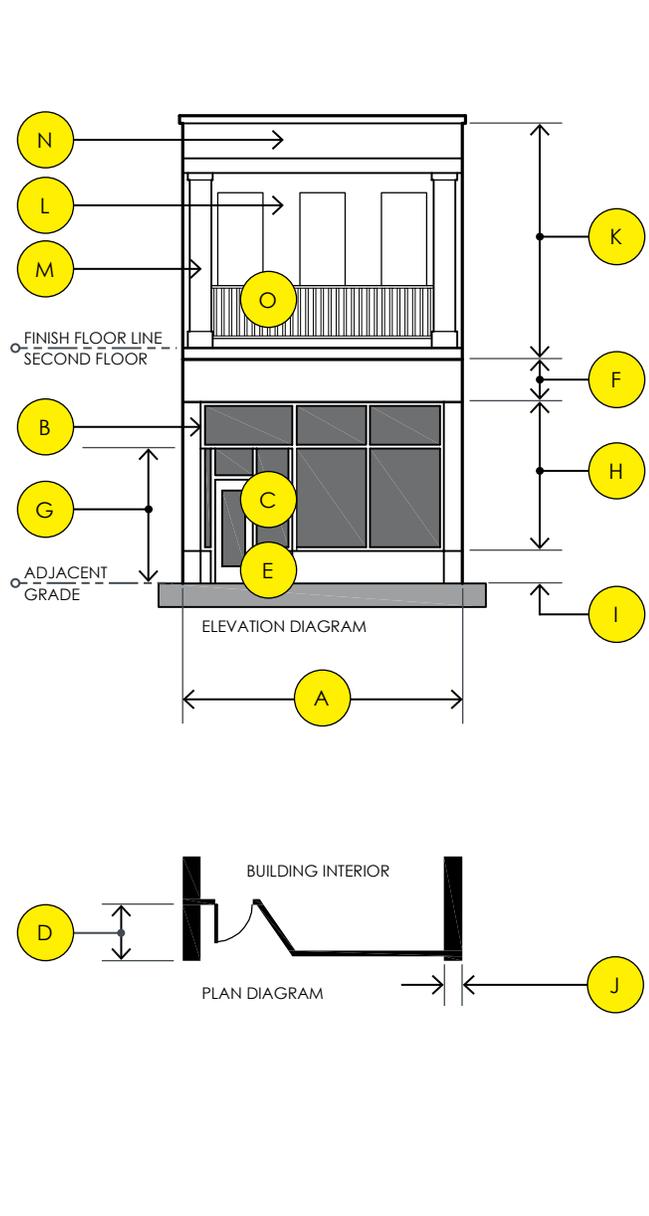
- A. The building facade(s) are required to be placed at a build-to-line as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. Required upper story balcony shall be located within the mass of the building.
- C. Face of balcony shall align with facade of the building.
- D. Storefront is required at the ground level floor.
- E. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.

ILLUSTRATION 6.07 FRONTAGE LOCATION REQUIREMENTS



9.02 BUILDING TYPE FRONTAGE OPTION 2: BALCONY

ILLUSTRATION 6.08 FRONTAGE COMPOSITION REQUIREMENTS

**BALCONY COMPOSITION REQUIREMENTS**

Refer to Illustration 6.08 for frontage composition graphic reference.

- A. Storefronts shall extend across eighty (80) percent of the overall length of the first story and shall be interrupted by the required pilasters referenced in item J. on this page.
- B. Optional transom window may extend over entry recess (as depicted) or follow entry recess.
- C. Required entry door shall have fifty (50) percent minimum transparency.
- D. Entry door is required to be recessed three (3) feet to eight (8) feet from the facade wall of the building. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the main storefront window.
- E. Entry door is required to be at adjacent sidewalk grade.
- F. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item J. on this page.
- G. Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade.
- H. Transparency: Storefront frontage shall have 60% to 80% of the façade be windows between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency shall be included as part of the required transparency calculation.
- I. Required 18" to 30" high storefront base.
- J. Required 18" to 32" wide pilaster or wall surface spaced as indicated by Building Type. Pilaster or wall surface shall extend the full height of the storefront frontage, but may be interrupted by the sign band or horizontal expression line.
- K. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.
- L. Required recessed open-air balcony located within the mass of the building.
- M. Required balcony columns spaced to match pilaster or wall surface of building (item J. above).
- N. Building roof and / or parapet wall at balcony shall extend over balcony and align with building facade.
- O. Required guardrail or knee wall shall align with building facade.
- P. Storefront windows may be replaced with overhead doors. Overhead doors that replace storefront windows are required to meet the transparency requirements in item H. Refer to Image 6.07.



IMAGE 6.07 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

2006.08 MIXED-USE BUILDING TYPE

9.03 BUILDING TYPE FRONTAGE OPTION 3: TERRACE

DESCRIPTION

In a Terrace Frontage Type, the facade of the building that faces the front street is set back from the right-of-way line to accommodate an elevated terrace. The terrace provides circulation along the facade. This Frontage Type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access. This frontage may also be used in historic industrial areas to mimic historic loading docks.



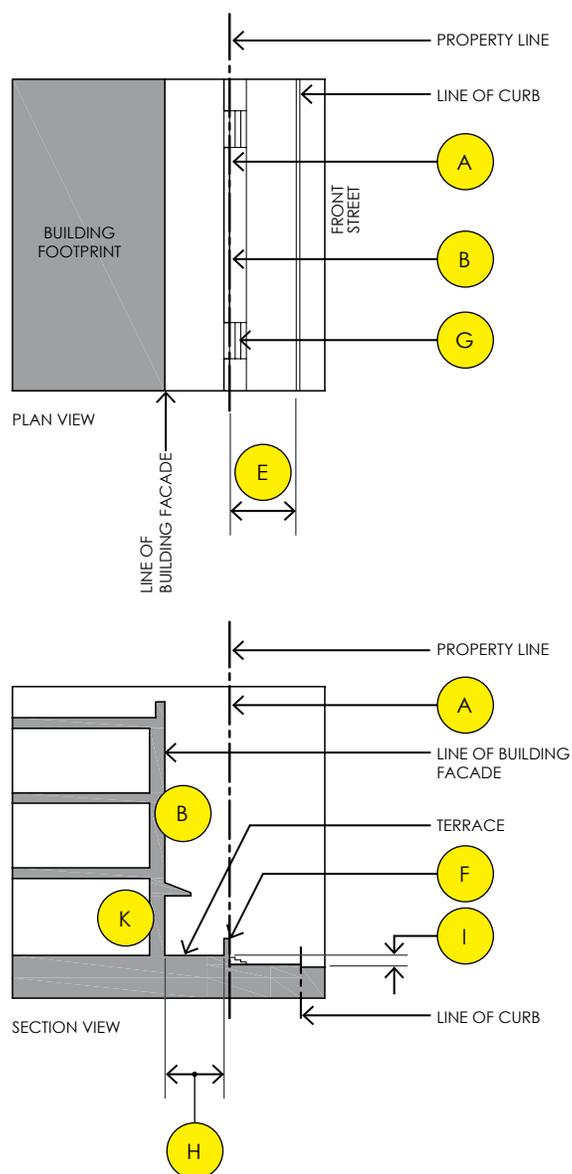
IMAGE 6.08 MIXED-USE BUILDING WITH TERRACE

TERRACE LOCATION REQUIREMENTS

Refer to Illustration 6.09 for frontage location graphic reference.

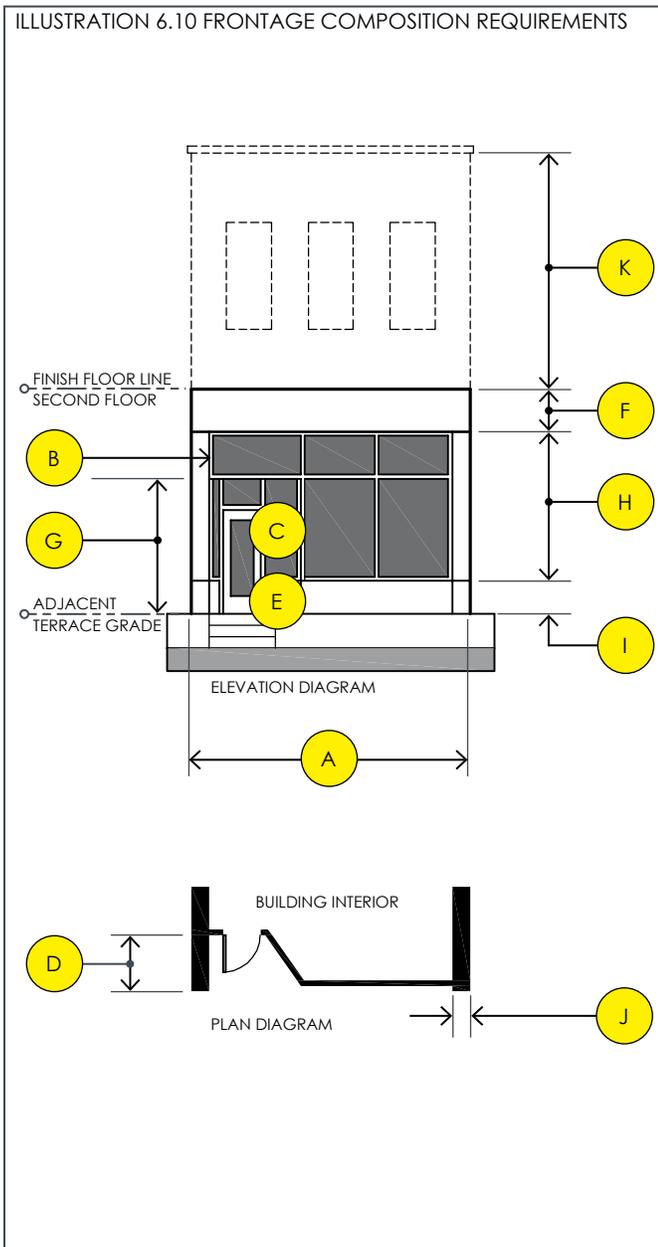
- A. The terrace frontage is required to be placed at a build-to-line as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. Building facades with the terrace frontage are exempt from the requirement of being placed at the build-to-line at the front property line. The leading edge of the terrace is required to be placed at the build-to-line, or as close as possible to the build-to-line in instances where conditions required in item E. on this page cannot be met with the terrace at build-to-line.
- C. Terrace frontages are not permitted on side streets.
- D. Terrace frontages shall not be permitted on more than 50% of the buildings on one block face.
- E. Terrace placement shall provide a minimum of 10 feet for sidewalk, pedestrian access, and sidewalk furnishing zone between terrace edge and line of curb. Clear pedestrian access shall be maintained at 5 feet minimum.
- F. Low walls of the terrace that are designed for seating are encouraged.
- G. Steps to access terrace shall occur at intervals of not greater than 50 feet. Steps may extend into the public right-of-way when the requirements of item E. are met.
- H. Terrace depth shall be 5 feet minimum.
- I. Terrace finish level above sidewalk shall be 42 inches maximum.
- J. Maximum length of terrace shall be 150 feet.
- K. Storefront is required at the ground level floor.

ILLUSTRATION 6.09 FRONTAGE LOCATION REQUIREMENTS



9.03 BUILDING TYPE FRONTAGE OPTION 3: TERRACE

ILLUSTRATION 6.10 FRONTAGE COMPOSITION REQUIREMENTS

**TERRACE COMPOSITION REQUIREMENTS**

Refer to Illustration 6.10 for frontage composition graphic reference.

- A. Storefronts shall extend across eighty (80) percent of the overall length of the first story and shall be interrupted by the required pilasters referenced in item J. on this page.
- B. Optional transom window may extend over entry recess (as depicted) or follow entry recess.
- C. Required entry door shall have fifty (50) percent minimum transparency.
- D. Entry door is required to be recessed three (3) feet to eight (8) feet from the facade wall of the building. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the main storefront window.
- E. Entry door is required to be at adjacent terrace grade.
- F. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item J. on this page.
- G. Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade of terrace.
- H. Transparency: Storefront frontage shall have 60% to 80% of the façade be windows between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency shall be included as part of the required transparency calculation.
- I. Required 18" to 30" high storefront base.
- J. Required 18" to 32" wide pilaster or wall surface spaced as indicated by Building Type. Pilaster or wall surface shall extend the full height of the storefront frontage, but may be interrupted by the sign band or horizontal expression line.
- K. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.
- L. Storefront windows may be replaced with overhead doors. Overhead doors that replace storefront windows are required to meet the transparency requirements in item H. Refer to Image 6.09.
- M. Conditionally Permitting of Frontage: Terrace Frontage is permitted to be used on this Building Type only when adjacent sidewalk and Public Realm conditions present slopes that prevent consistent at-grade access.



IMAGE 6.09 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

2006.08 MIXED-USE BUILDING TYPE

9.04 BUILDING TYPE FRONTAGE OPTION 4: FORECOURT

DESCRIPTION

In a Forecourt Frontage Type, the facade of the building that faces the front street is at or near the right-of-way line and a small percentage of the facade is set back, creating a small courtyard space. In a storefront forecourt the courtyard space shall be used as an additional shopping space or restaurant seating area. The courtyard area is not covered.



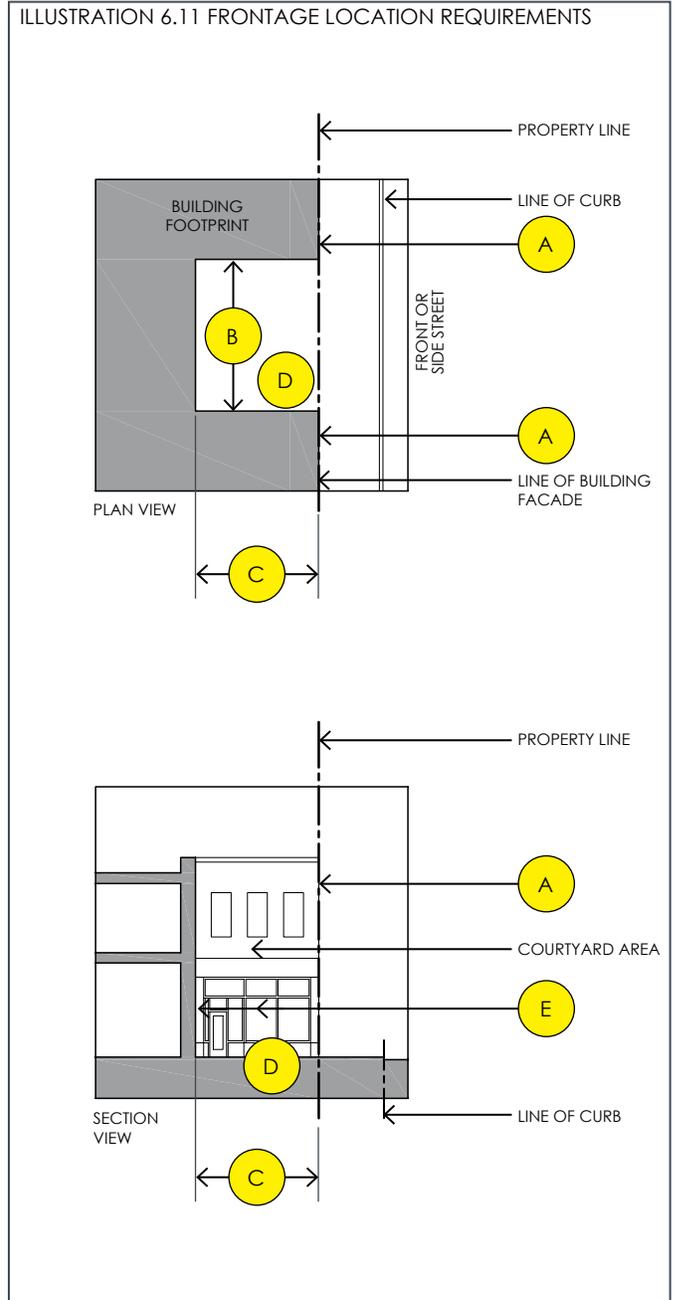
IMAGE 6.10 MIXED-USE BUILDING WITH FORECOURT

FORECOURT LOCATION REQUIREMENTS

Refer to Illustration 6.11 for frontage location graphic reference.

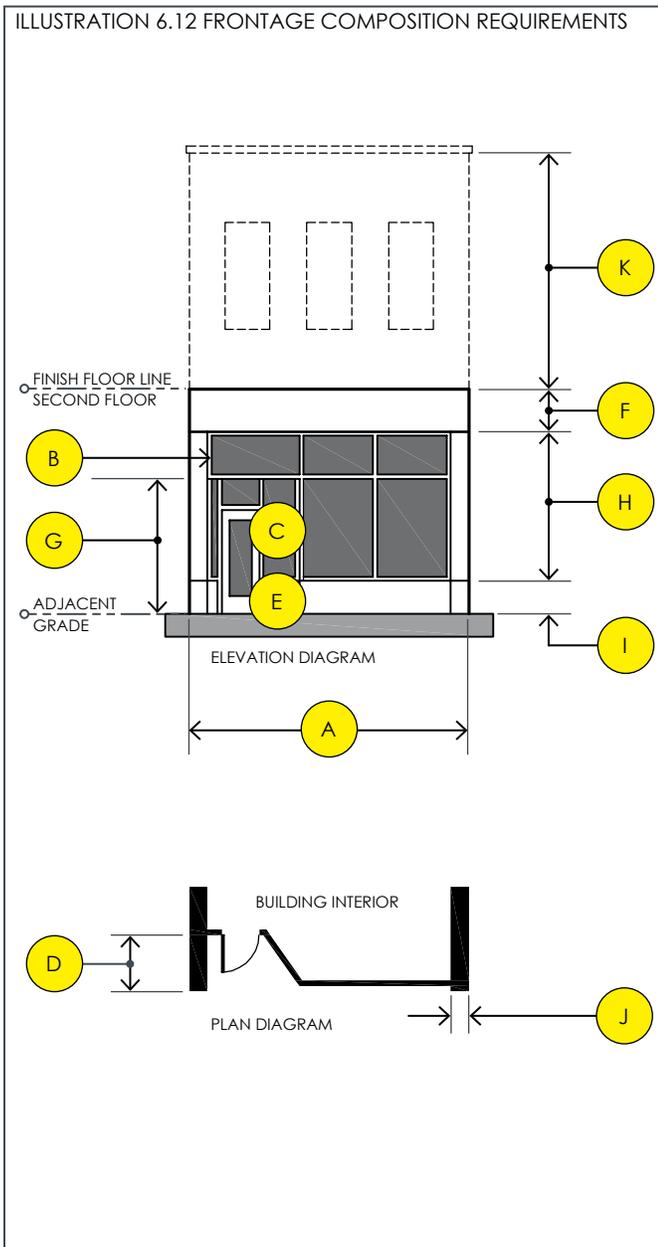
- A. A minimum of 30% of the building facade of the forecourt frontage is required to be placed at a build-to-line as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. Required courtyard shall have a width that is twelve (12) feet minimum.
- C. Required courtyard shall have a depth of twelve (12) feet minimum.
- D. Courtyard area shall be paved. Landscape islands may be used within the space, but may not cover more than 40% of the courtyard's ground area (refer to image 6.10 on this page).
- E. Storefront is required at the ground level floor on all sides of courtyard and on building facades facing streets, civic space, and rights-of-way.
- F. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.

ILLUSTRATION 6.11 FRONTAGE LOCATION REQUIREMENTS



9.04 BUILDING TYPE FRONTAGE OPTION 4: FORECOURT

ILLUSTRATION 6.12 FRONTAGE COMPOSITION REQUIREMENTS

**FORECOURT COMPOSITION REQUIREMENTS**

Refer to Illustration 6.12 for frontage composition graphic reference for building walls that face the courtyard and building walls that face the front and side streets.

- A. Storefronts shall extend across eighty (80) percent of the overall length of the first story and shall be interrupted by the required pilasters referenced in item J. on this page.
- B. Optional transom window may extend over entry recess (as depicted) or follow entry recess.
- C. Required entry door shall have fifty (50) percent minimum transparency.
- D. Entry door is required to be recessed three (3) feet to eight (8) feet from the facade wall of the building. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the main storefront window.
- E. Entry door is required to be at adjacent sidewalk grade.
- F. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item J. on this page.
- G. Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade.
- H. Transparency: Storefront frontage shall have 60% to 80% of the façade be windows between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency shall be included as part of the required transparency calculation.
- I. Required 18" to 30" high storefront base.
- J. Required 18" to 32" wide pilaster or wall surface spaced as indicated by Building Type. Pilaster or wall surface shall extend the full height of the storefront frontage, but may be interrupted by the sign band or horizontal expression line.
- K. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.
- L. Storefront windows may be replaced with overhead doors. Overhead doors that replace storefront windows are required to meet the transparency requirements in item H. Refer to Image 6.11.



IMAGE 6.11 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

2006.08 MIXED-USE BUILDING TYPE

9.05 BUILDING TYPE FRONTAGE OPTION 5: DRIVE-THROUGH

DESCRIPTION

The Drive-through Frontage is identical to the Storefront Frontage, however it includes an automobile drive-through at the rear or non-street facing sides. The drive-through may include a covered structure at the service window location. This structure is designed to be a secondary element to the building and is consistent with the massing, scale, and design of the building. This frontage is typically associated with retail and mixed-use buildings and includes a storefront that is designed in a way that promotes an attractive and convenient shopping experience.



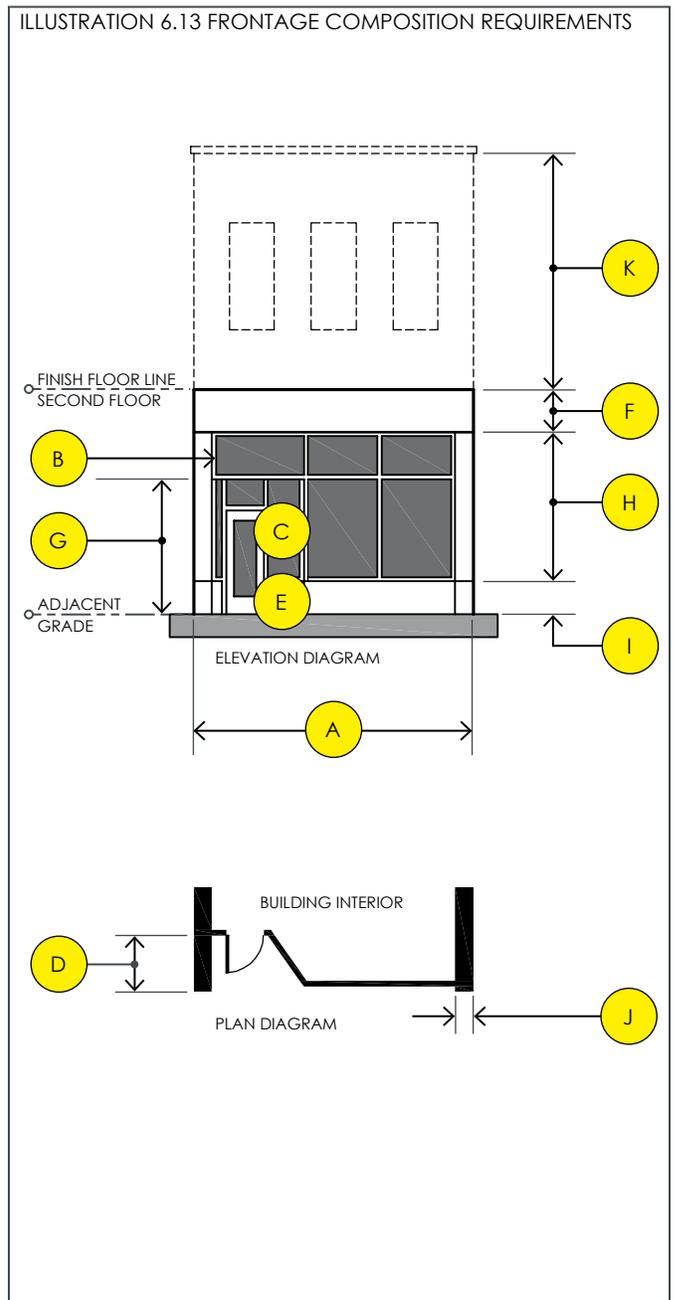
IMAGE 6.12 MIXED-USE BUILDING WITH DRIVE-THROUGH

DRIVE-THROUGH COMPOSITION REQUIREMENTS

Refer to Illustration 6.13 for frontage composition graphic reference.

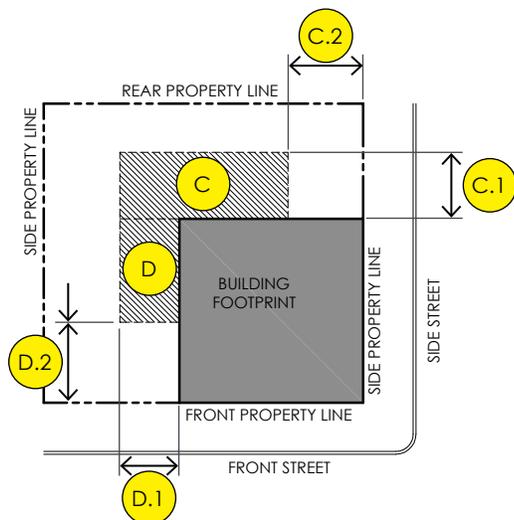
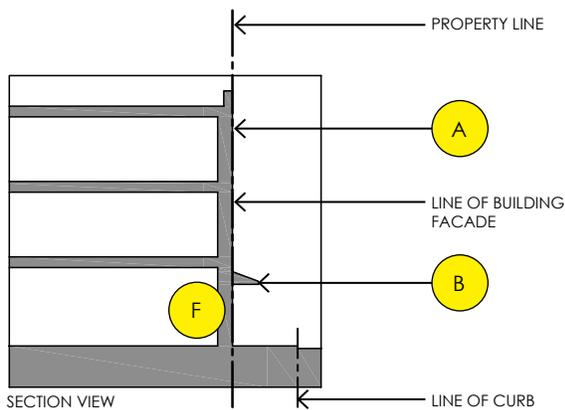
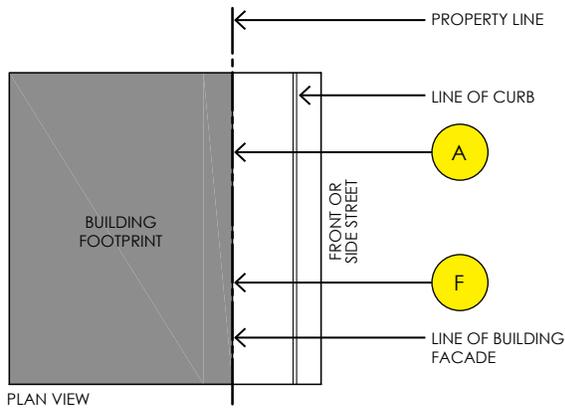
- A. Storefronts shall extend across eighty (80) percent of the overall length of the first story and shall be interrupted by the required pilasters referenced in item J. on this page.
- B. Optional transom window may extend over entry recess (as depicted) or follow entry recess.
- C. Required entry door shall have fifty (50) percent minimum transparency.
- D. Entry door is required to be recessed three (3) feet to eight (8) feet from the facade wall of the building. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the main storefront window.
- E. Entry door is required to be at adjacent sidewalk grade.
- F. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item J. on this page.
- G. Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade.
- H. Transparency: Storefront frontage shall have 60% to 80% of the façade be windows between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency shall be included as part of the required transparency calculation.
- I. Required 18" to 30" high storefront base.
- J. Required 18" to 32" wide pilaster or wall surface spaced as indicated by Building Type. Pilaster or wall surface shall extend the full height of the storefront frontage, by may be interrupted by the sign band or horizontal expression line.
- K. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.
- L. The storefront frontage may have an angled corner entry as permitted by the specific Building Type. The angled corner entry shall meet the transparency requirements of the storefront frontage and have an entry door.

ILLUSTRATION 6.13 FRONTAGE COMPOSITION REQUIREMENTS



9.05 BUILDING TYPE FRONTAGE OPTION 5: DRIVE-THROUGH

ILLUSTRATION 6.13 FRONTAGE LOCATION REQUIREMENTS



DRIVE-THROUGH LOCATION REQUIREMENTS

Refer to Illustration 6.13 for frontage location graphic reference.

- A. The building facade(s) are required to be placed at a build-to-line as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.
- C. Rear Drive-Through Zone: Drive-through locations at the rear of the building shall be placed within a rear drive-through zone that is located as follows:
 1. 0 to 45 feet, measured from rear building wall.
 2. 15 feet minimum, measured from building walls that face side streets.
- D. Side Drive-Through Zone: Drive-through locations at the non-street facing sides of the building shall be placed within a rear drive-through zone that is located as follows:
 1. 0 to 45 feet, measured from side building wall.
 2. 15 feet minimum, measured from building walls that face front streets.
- E. Drive-through locations shall comply with rear and side setbacks of the Context Area that the lot is in. Refer to Section 2005.
- F. Storefront is required at the ground level floor at building facades facing streets, civic space, and rights-of-way.

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1.0 BUILDING TYPE DESCRIPTION

This RETAIL BUILDING TYPE is a medium- to large-sized typically attached structure. It is intended to provide a single story building with ground floor retail or service uses. This Type makes up the secondary component of a main street and is a Building Type that can provide street vibrancy and enhanced walkability.



2.0 PRECEDENT OF RETAIL BUILDING TYPE

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



IMAGE 6.13 MUSKEGON RETAIL BUILDING ON WESTERN AVENUE WITH STOREFRONT FRONTAGE



IMAGE 6.14 MUSKEGON RETAIL BUILDING ON PINE STREET WITH STOREFRONT FRONTAGE



IMAGE 6.15 MUSKEGON RETAIL BUILDING ON 3RD STREET WITH STOREFRONT FRONTAGE



IMAGE 6.16 RETAIL BUILDING WITH STOREFRONT FRONTAGE

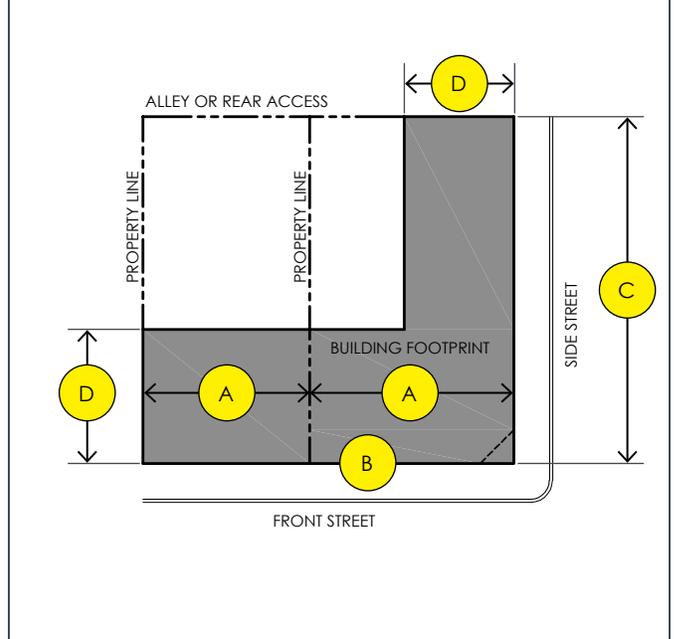
2006.09 RETAIL BUILDING TYPE

3.0 BUILDING SIZE AND MASSING

Refer to Illustration 6.14 for Building Type size and massing graphic representation.

- A. Building width at front street: 150 feet maximum
- B. Building width at front street shall be built to a minimum of 90% of the overall width of the front street property line.
- C. Building width at side street: 100 feet maximum
- D. Building depth: 20 feet minimum
- E. Maximum site coverage: 100%

ILLUSTRATION 6.14 BUILDING SIZE AND MASS

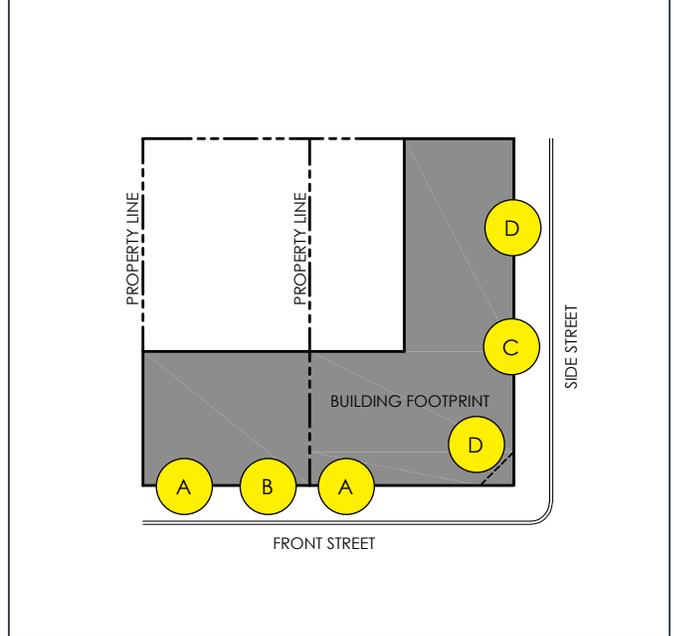


4.0 GROUND FLOOR ACTIVATION AND PEDESTRIAN ACCESS

Refer to Illustration 6.15 for Building Type ground floor activation and pedestrian access graphic representation.

- A. Entrances to ground floor unit(s) are required at the front street and shall be directly accessed from and face the front street.
- B. Entrances to ground floor unit(s) shall occur at intervals of not greater than 75 feet along the front street.
- C. Entrances to ground floor unit(s) at the side street (if provided) shall be directly accessed from and face the side street.
- D. Optional angled building corner with required entry door. Maximum length of angled wall shall be 8 feet.

ILLUSTRATION 6.15 GROUND FLOOR ACTIVATION & ACCESS



5.0 NUMBER OF UNITS

Number of units per Building Type:

- A. Required total of 1 unit minimum (1 unit at street level).

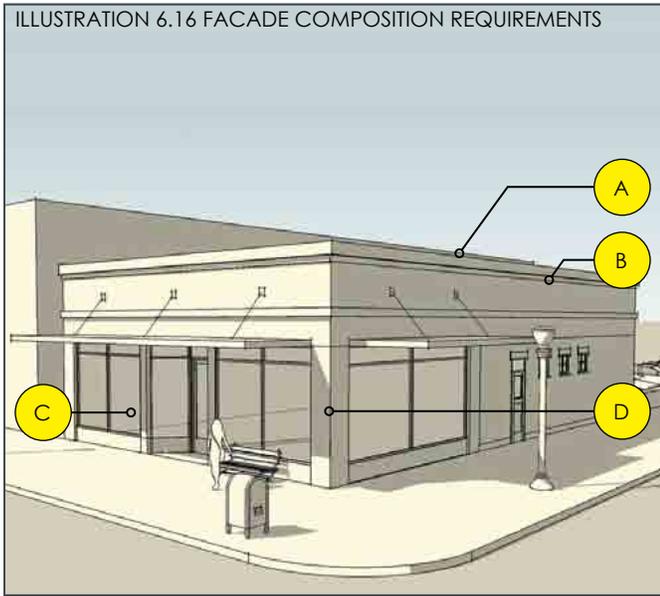
6.0 USE

Building Type use:

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

7.0 FACADE COMPOSITION REQUIREMENTS

ILLUSTRATION 6.16 FACADE COMPOSITION REQUIREMENTS

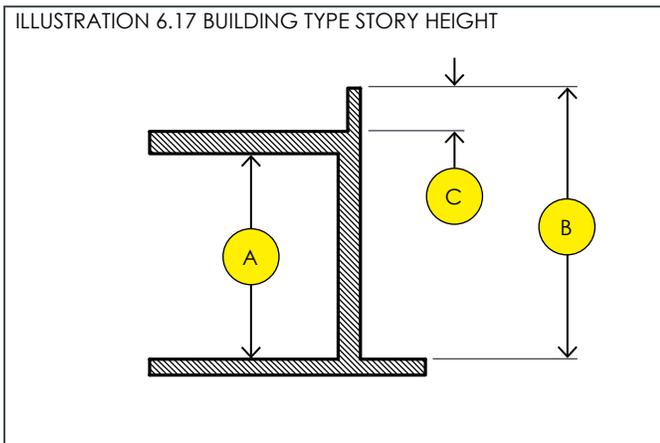


Refer to Illustration 6.16 for Building Type facade composition requirements.

- A. Building shall have a flat roof with parapet.
- B. Building shall have a cornice expression line at roofline.
- C. Transparency Street / Sidewalk Level: Refer to Building Frontage options for transparency requirements at the street and sidewalk level.
- D. Building shall have an 18" to 32" pilaster or wall surface every 20 to 40 feet along building facades facing streets. Pilasters shall extend vertically from grade to cornice expression line.

8.0 BUILDING TYPE STORY HEIGHT

ILLUSTRATION 6.17 BUILDING TYPE STORY HEIGHT



Refer to Illustration 6.17 for Building Type story height requirements.

- A. Ground floor ceiling shall be 14 feet minimum.
- B. Overall height of Building Type is regulated by Context Area, refer to Section 2005.
- C. Height of parapet wall shall be between 12" minimum and 4 feet maximum, measured from roof line.

9.0 BUILDING TYPE FRONTAGE OPTIONS

The Retail Building Type is required to have 1 of the following 3 frontage configurations applied to the ground level floor where it abuts front and side streets, civic space, and / or public rights-of-way.

Frontage options for the Retail Building Type are provided in the table below and described on the following pages of this sub-section.

RETAIL BUILDING TYPE	BUILDING TYPE FRONTAGE OPTION	CONTEXT AREAS					
		DT DOWNTOWN	MS MAINSTREET	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL
	with STOREFRONT		By Right	By Right	By Right	By Right	
	with TERRACE		By Right	By Right	By Right	By Right	
	with DRIVE-THROUGH				By Right	By Right	

Shaded areas represent Public Realm Context Areas where Building Type is not permitted.

2006.09 RETAIL BUILDING TYPE

9.01 BUILDING TYPE FRONTAGE OPTION 1: STOREFRONT

DESCRIPTION

The Storefront Frontage Type is applied to the ground level floor of a Building Type along the front and side streets. It is typically associated with retail and mixed use buildings. The storefront shall be designed in a way that promotes an attractive and convenient shopping experience and a transparent wall along the sidewalk. Storefronts are at grade with the sidewalk and are sometimes shaded by awnings.



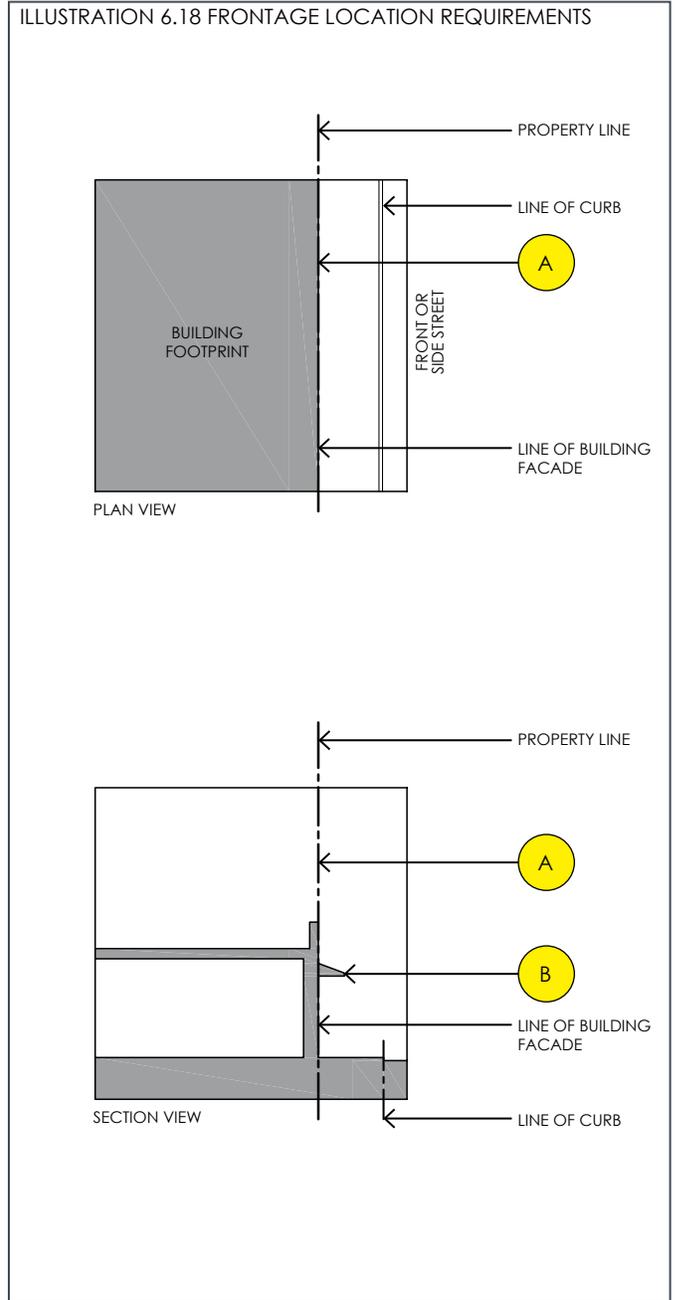
IMAGE 6.17 RETAIL BUILDING WITH STOREFRONT

STOREFRONT LOCATION REQUIREMENTS

Refer to Illustration 6.18 for frontage location graphic reference.

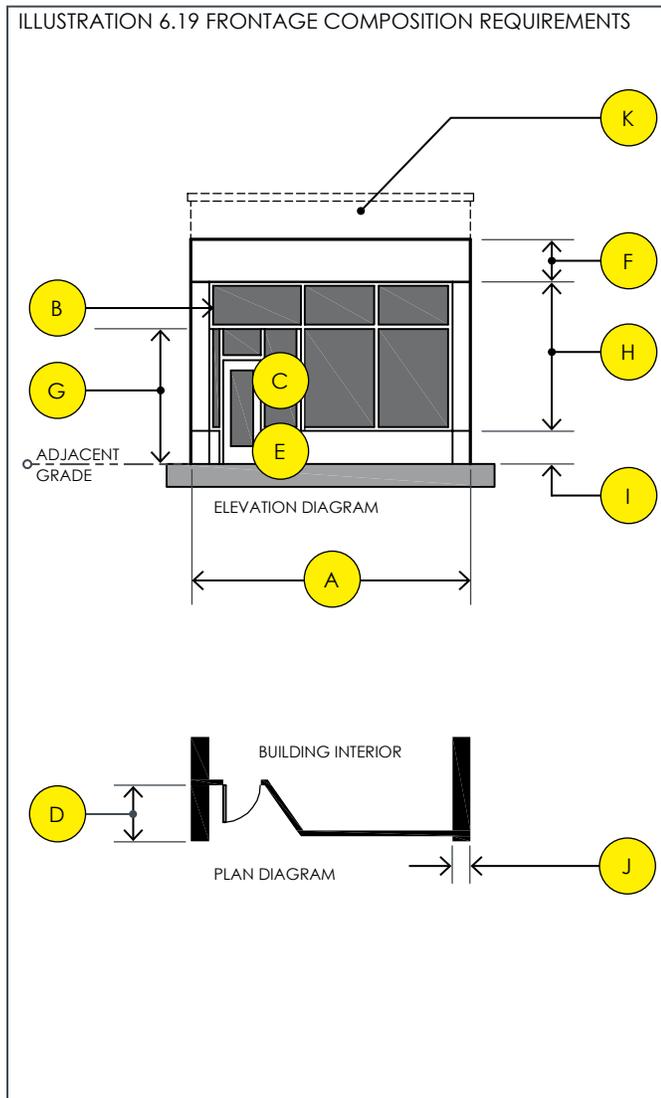
- A. The building facade(s) are required to be placed at a build-to-line as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. Awnings, canopies, cornices, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.

ILLUSTRATION 6.18 FRONTAGE LOCATION REQUIREMENTS



9.01 BUILDING TYPE FRONTAGE OPTION 1: STOREFRONT

ILLUSTRATION 6.19 FRONTAGE COMPOSITION REQUIREMENTS

**STOREFRONT COMPOSITION REQUIREMENTS**

Refer to Illustration 6.19 for frontage composition graphic reference.

- A. Storefronts shall extend across eighty (80) percent of the overall length of the first story and shall be interrupted by the required pilasters referenced in item J. on this page.
- B. Optional transom window may extend over entry recess (as depicted) or follow entry recess.
- C. Required entry door shall have fifty (50) percent minimum transparency.
- D. Entry door is required to be recessed three (3) feet to eight (8) feet from the facade wall of the building. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the main storefront window.
- E. Entry door is required to be at adjacent sidewalk grade.
- F. Optional 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item J. on this page.
- G. Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade.
- H. Transparency: Storefront frontage shall have 60% to 80% of the façade be windows between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency shall be included as part of the required transparency calculation.
- I. Required 18" to 30" high storefront base.
- J. Required 18" to 32" wide pilaster or wall surface spaced as indicated by Building Type. Pilaster or wall surface shall extend the full height of the storefront frontage, but may be interrupted by the sign band or horizontal expression line.
- K. Refer to Building Type for roof and cornice requirements.
- L. The storefront frontage may have an angled corner entry as permitted by the specific Building Type. The angled corner entry shall meet the transparency requirements of the storefront frontage and have an entry door.
- M. Storefront windows may be replaced with overhead doors. Overhead doors that replace storefront windows are required to meet the transparency requirements in item H. Refer to Image 6.18.



IMAGE 6.18 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

2006.09 RETAIL BUILDING TYPE

9.02 BUILDING TYPE FRONTAGE OPTION 2: TERRACE

DESCRIPTION

In a Terrace Frontage Type, the facade of the building that faces the front street is set back from the right-of-way line to accommodate an elevated terrace. The terrace provides circulation along the facade. This Frontage Type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access. This frontage may also be used in historic industrial areas to mimic historic loading docks.



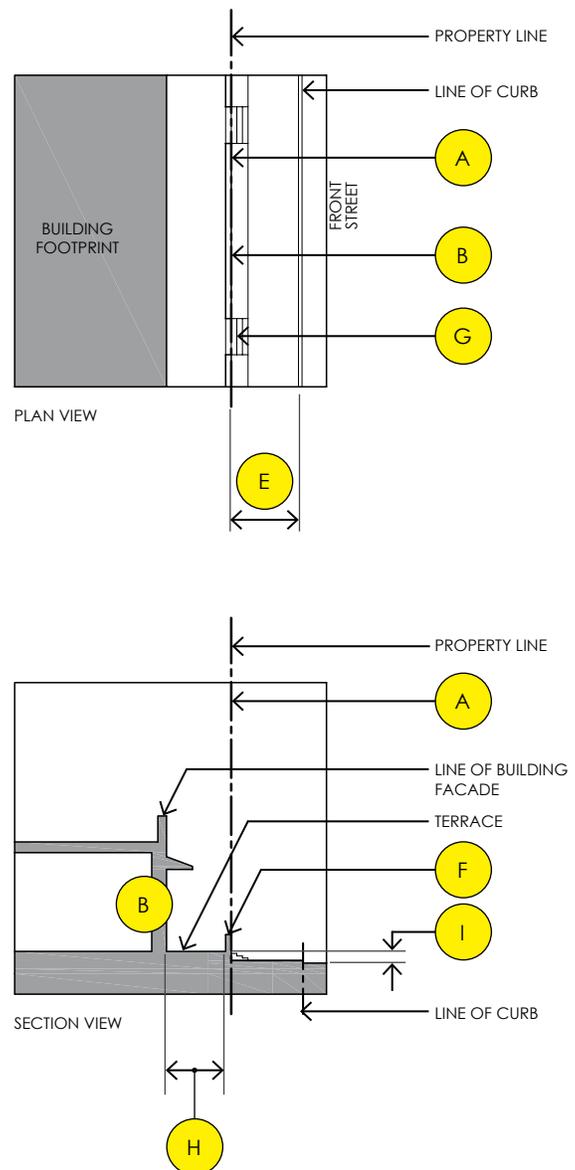
IMAGE 6.19 TERRACE FRONTAGE WITH STOREFRONT

TERRACE LOCATION REQUIREMENTS

Refer to Illustration 6.20 for frontage location graphic reference.

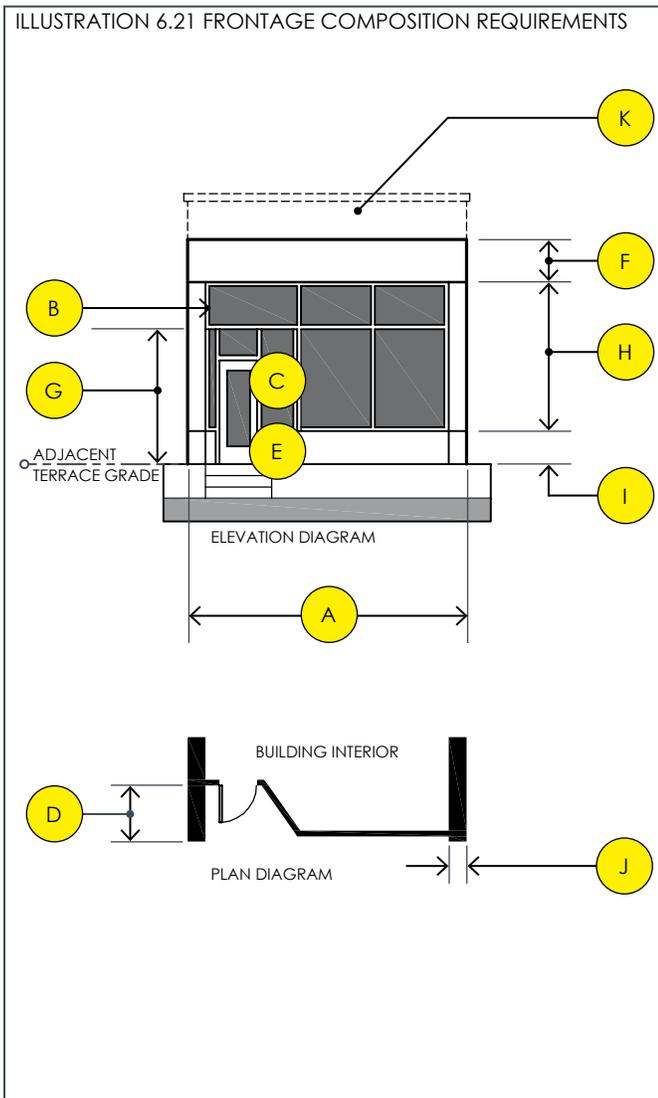
- A. The terrace frontage is required to be placed at a build-to-line as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. Building facades with the terrace frontage are exempt from the requirement of being placed at the build-to-line at the front property line. The terrace is required to be placed at the build-to-line, or as close as possible to the build-to-line in instances where conditions required in item E on this page cannot be met with the terrace at build-to-line.
- C. Terrace frontages are not permitted on side streets.
- D. Terrace frontages shall not be permitted on more than 50% of the buildings on one block face.
- E. Terrace placement shall provide a minimum of 10 feet for sidewalk, pedestrian access, and sidewalk furnishing zone between terrace edge and line of curb. Clear pedestrian access shall be maintained at 5 feet minimum.
- F. Low walls of the terrace that are designed for seating are encouraged.
- G. Steps to access terrace shall occur at intervals of not greater than 50 feet. Steps may extend into the public right-of-way when the requirements of item E. are met.
- H. Terrace depth shall be 5 feet minimum.
- I. Terrace finish level above sidewalk shall be 42 inches maximum.
- J. Maximum length of terrace shall be 150 feet.
- K. Storefront is required at the ground level floor.

ILLUSTRATION 6.20 FRONTAGE LOCATION REQUIREMENTS



9.02 BUILDING TYPE FRONTAGE OPTION 2: TERRACE

ILLUSTRATION 6.21 FRONTAGE COMPOSITION REQUIREMENTS

**TERRACE COMPOSITION REQUIREMENTS**

Refer to Illustration 6.21 for frontage composition graphic reference.

- A. Storefronts shall extend across eighty (80) percent of the overall length of the first story and shall be interrupted by the required pilasters referenced in item J. on this page.
- B. Optional transom window may extend over entry recess (as depicted) or follow entry recess.
- C. Required entry door shall have fifty (50) percent minimum transparency.
- D. Entry door is required to be recessed three (3) feet to eight (8) feet from the facade wall of the building. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the main storefront window.
- E. Entry door is required to be at adjacent terrace grade.
- F. Optional 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item J. on this page.
- G. Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade of terrace.
- H. Transparency: Storefront frontage shall have 60% to 80% of the façade be windows between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency shall be included as part of the required transparency calculation.
- I. Required 18" to 30" high storefront base.
- J. Required 18" to 32" wide pilaster or wall surface spaced as indicated by Building Type. Pilaster or wall surface shall extend the full height of the storefront frontage, but may be interrupted by the sign band or horizontal expression line.
- K. Refer to Building Type for roof and cornice requirements.
- L. Storefront windows may be replaced with overhead doors. Overhead doors that replace storefront windows are required to meet the transparency requirements in item H. Refer to Image 6.20.
- M. Conditionally Permitting of Frontage: Terrace Frontage is permitted to be used on this Building Type only when adjacent sidewalk and Public Realm conditions present slopes that prevent consistent at-grade access.



IMAGE 6.20 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

2006.09 RETAIL BUILDING TYPE

9.03 BUILDING TYPE FRONTAGE OPTION 3: DRIVE-THROUGH

DESCRIPTION

The Drive-through Frontage is identical to the Storefront Frontage, however it includes an automobile drive-through at the rear or non-street facing sides. The drive-through may include a covered structure at the service window location. This structure is designed to be a secondary element to the building and is consistent with the massing, scale, and design of the building. This frontage is typically associated with retail and mixed-use buildings and includes a storefront that is designed in a way that promotes an attractive and convenient shopping experience.



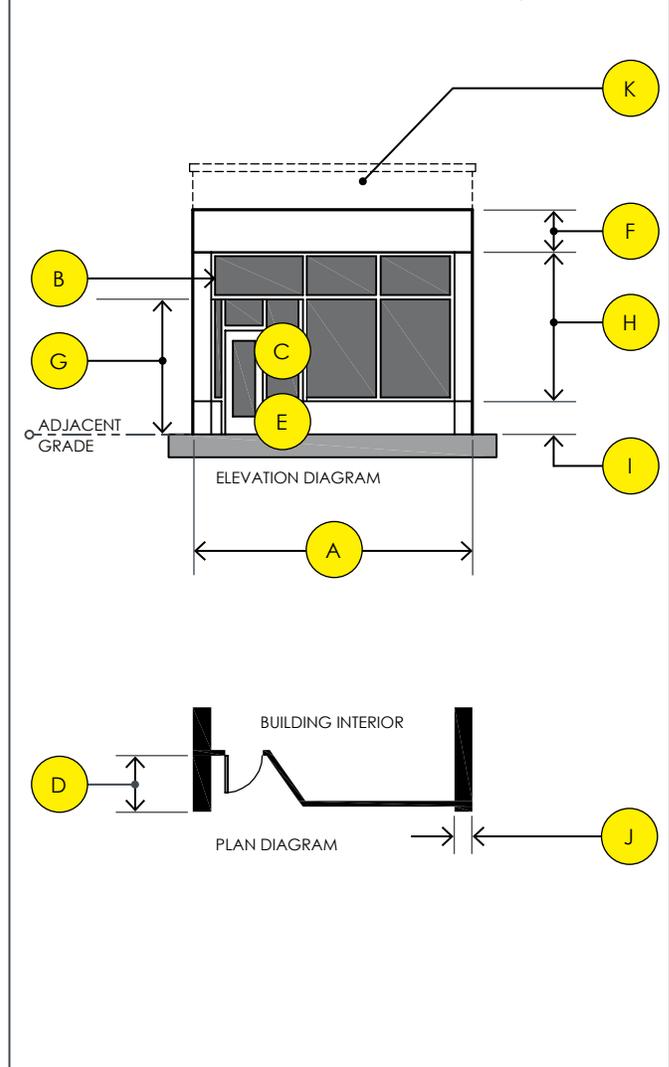
IMAGE 6.21 BUILDING WITH DRIVE-THROUGH

DRIVE-THROUGH COMPOSITION REQUIREMENTS

Refer to Illustration 6.22 for frontage composition graphic reference.

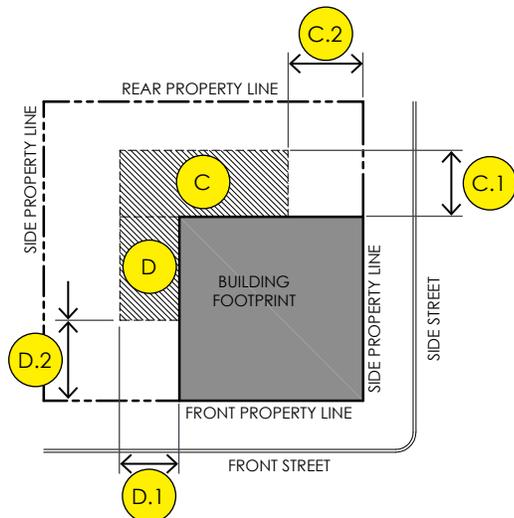
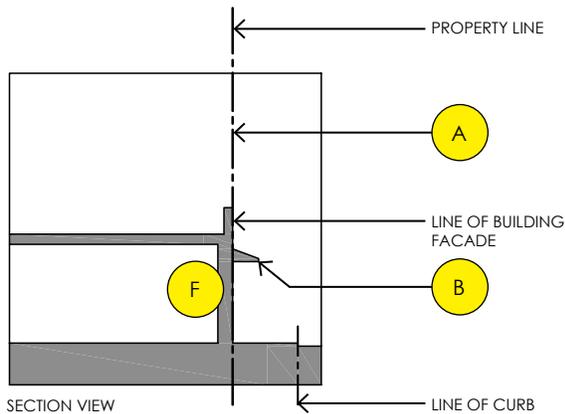
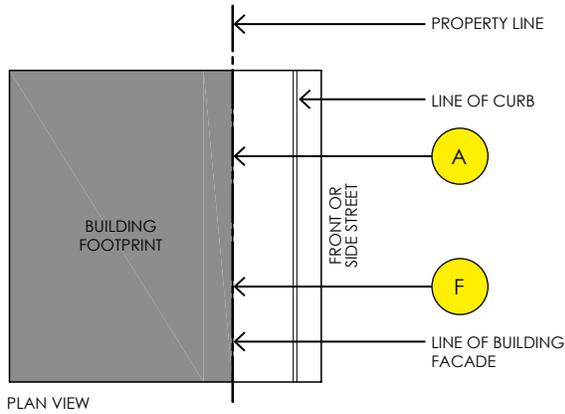
- A. Storefronts shall extend across eighty (80) percent of the overall length of the first story and shall be interrupted by the required pilasters referenced in item J. on this page.
- B. Optional transom window may extend over entry recess (as depicted) or follow entry recess.
- C. Required entry door shall have fifty (50) percent minimum transparency.
- D. Entry door is required to be recessed three (3) feet to eight (8) feet from the facade wall of the building. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the main storefront window.
- E. Entry door is required to be at adjacent sidewalk grade.
- F. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item J. on this page.
- G. Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade.
- H. Transparency: Storefront frontage shall have 60% to 80% of the façade be windows between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency shall be included as part of the required transparency calculation.
- I. Required 18" to 30" high storefront base.
- J. Required 18" to 32" wide pilaster or wall surface spaced as indicated by Building Type. Pilaster or wall surface shall extend the full height of the storefront frontage, by may be interrupted by the sign band or horizontal expression line.
- K. Refer to Building Type for roof and cornice requirements.
- L. The storefront frontage may have an angled corner entry as permitted by the specific Building Type. The angled corner entry shall meet the transparency requirements of the storefront frontage and have an entry door.

ILLUSTRATION 6.22 FRONTAGE COMPOSITION REQUIREMENTS



9.03 BUILDING TYPE FRONTAGE OPTION 3: DRIVE-THROUGH

ILLUSTRATION 6.23 FRONTAGE LOCATION REQUIREMENTS



DRIVE-THROUGH LOCATION REQUIREMENTS

Refer to Illustration 6.23 for frontage location graphic reference.

- A. The building facade(s) are required to be placed at a build-to-line or within a build-to-zone, depending on building site placement requirements in the Public Realm Context Area section. Refer to Section 2004.
- B. Awnings, canopies, cornices, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.
- C. Rear Drive-Through Zone: Drive-through locations at the rear of the building shall be placed within a rear drive-through zone that is located as follows:
 1. 0 to 45 feet, measured from rear building wall.
 2. 15 feet minimum, measured from building walls that face side streets.
- D. Side Drive-Through Zone: Drive-through locations at the non-street facing sides of the building shall be placed within a rear drive-through zone that is located as follows:
 1. 0 to 45 feet, measured from side building wall.
 2. 15 feet minimum, measured from building walls that face front streets.
- E. Drive-through locations shall comply with rear and side setbacks of the Context Area that the lot is in. Refer to Section 2005.
- F. Storefront is required at the ground level floor at building facades facing streets, civic space, and rights-of-way.

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1.0 BUILDING TYPE DESCRIPTION

The FLEX BUILDING TYPE is a medium- to large-sized attached or detached structure, typically built on a large lot. It can be used to provide a vertical mix of uses with ground floor industrial, service, retail, or residential uses; or it may be a single-use building. This Type is a primary component in a variety of urban context areas that provide a mix of Building Types.



2.0 PRECEDENT OF FLEX BUILDING TYPE

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



IMAGE 6.22 AMAZON BUILDING ON WESTERN AVENUE WITH DOORYARD FRONTAGE



IMAGE 6.23 MUSKEGON FLEX BUILDING ON CLAY AVENUE WITH DOORYARD FRONTAGE



IMAGE 6.24 HUME BUILDING ON 3RD STREET WITH STOREFRONT FRONTAGE



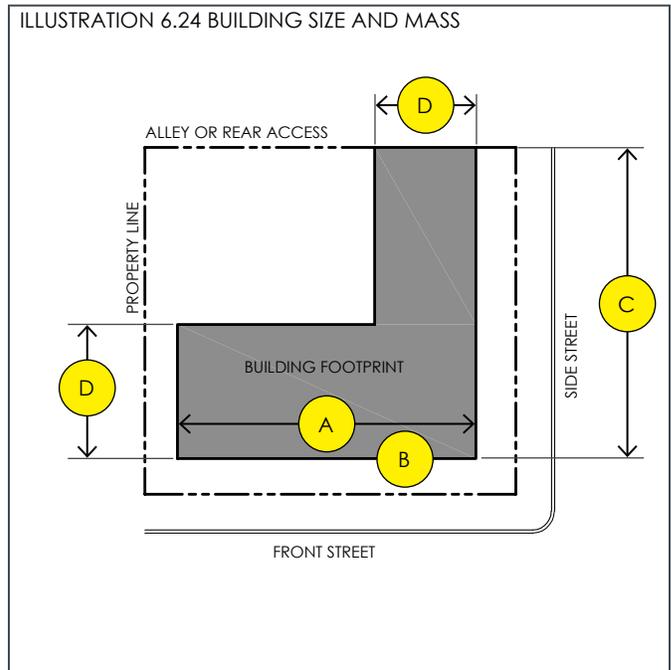
IMAGE 6.25 MUSKEGON FLEX BUILDING ON WESTERN AVENUE WITH DOORYARD FRONTAGE

2006.10 FLEX BUILDING TYPE

3.0 BUILDING SIZE AND MASSING

Refer to Illustration 6.24 for Building Type size and massing graphic representation.

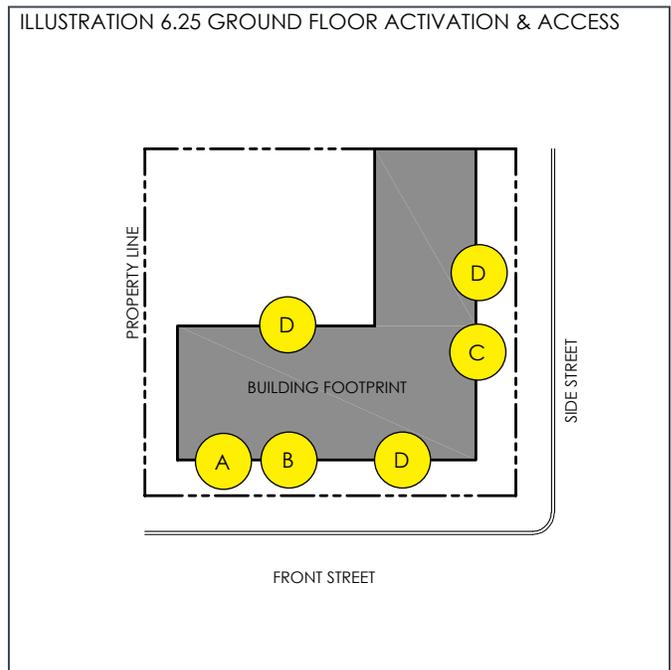
- A. Building width at front street: 200 feet maximum
- B. Building width at front street shall be built to a minimum of 75% of the overall width of the front street property line.
- C. Building width at side street: 100 feet maximum
- D. Building depth: 20 feet minimum
- E. Maximum site coverage: 100%



4.0 GROUND FLOOR ACTIVATION AND PEDESTRIAN ACCESS

Refer to Illustration 6.25 for Building Type ground floor activation and pedestrian access graphic representation.

- A. Entrances to ground floor unit(s) are required at the front street and shall be directly accessed from and face the front street.
- B. Entrances to ground floor unit(s) shall occur at intervals of not greater than 100 feet along the front street.
- C. Entrances to ground floor unit(s) at the side street (if provided) shall be directly accessed from and face the side street.
- D. Upper floor units may be accessed by a common entry or lobby along the front or side street or at the rear of the building.



5.0 NUMBER OF UNITS

Number of units per Building Type:

- A. Required total of 1 unit minimum.

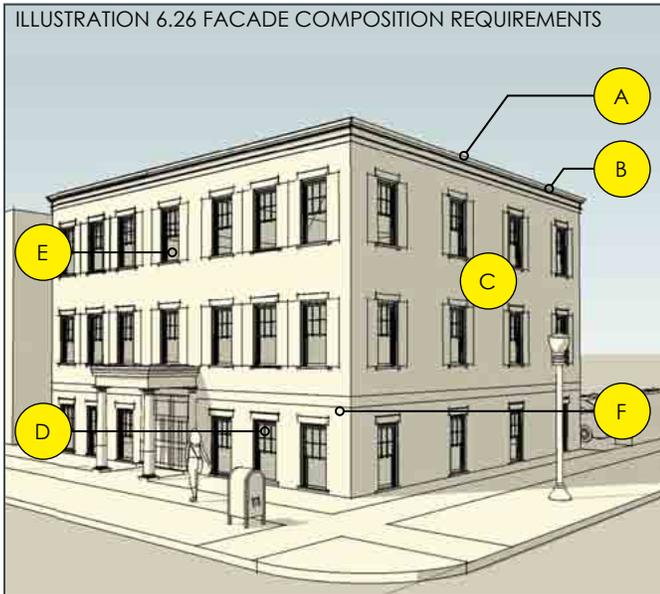
6.0 USE

Building Type use:

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

7.0 FACADE COMPOSITION REQUIREMENTS

ILLUSTRATION 6.26 FACADE COMPOSITION REQUIREMENTS

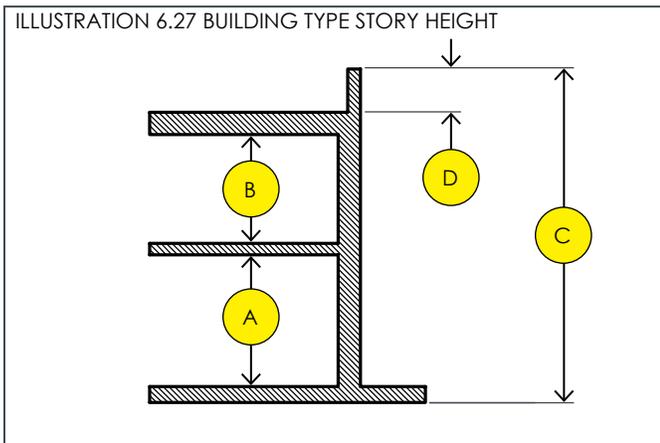


Refer to Illustration 6.26 for Building Type facade composition requirements.

- A. Building shall have a flat roof with parapet.
- B. Building shall have a cornice expression line at roofline.
- C. Transparency Upper Stories: Building facades facing streets shall have 10% to 50% of the façade be windows between the finish floor line of the second story and bottom of cornice expression line.
- D. Transparency Street / Sidewalk Level: Refer to Building Frontage options for transparency requirements at the street and sidewalk level.
- E. Upper windows shall be square or vertically proportioned with clear glass. Refer to definitions in Division 11 for clear glass requirements.
- F. Building shall have an 18" to 32" pilaster or wall surface every 20 to 40 feet along building facades facing streets. Pilasters shall extend vertically from grade to cornice expression line.

8.0 BUILDING TYPE STORY HEIGHT

ILLUSTRATION 6.27 BUILDING TYPE STORY HEIGHT



Refer to Illustration 6.27 for Building Type story height requirements.

- A. Ground floor ceiling shall be 14 feet minimum.
- B. Upper floor ceilings shall be 8 feet minimum.
- C. Overall height of Building Type is regulated by Context Area, refer to Section 2005.
- D. Height of parapet wall shall be between 12" minimum and 4 feet maximum, measured from roof line.

9.0 BUILDING TYPE FRONTAGE OPTIONS

The Flex Building Type is required to have 1 of the following 4 frontage configurations applied to the ground level floor where it abuts front and side streets, civic space, and / or public rights-of-way.

Combination of Frontages: For Flex Building Types, more than one frontage may be used on the same building at front and / or side streets.

Frontage options for the Flex Building Type are provided in the table below and described on the following pages of this subsection.

BUILDING TYPE	BUILDING TYPE FRONTAGE OPTION	CONTEXT AREAS					
		DT DOWNTOWN	MS MAINSTREET	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL
FLEX BUILDING TYPE	with STOREFRONT		By Right	By Right	By Right	By Right	
	with TERRACE		By Right	By Right	By Right	By Right	
	with FORECOURT		By Right	By Right	By Right	By Right	
	with DOORYARD		By Right	By Right	By Right	By Right	

Shaded areas represent Public Realm Context Areas where Building Type is not permitted.

2006.10 FLEX BUILDING TYPE

9.01 BUILDING TYPE FRONTAGE OPTION 1: STOREFRONT

DESCRIPTION

The Storefront Frontage Type is applied to the ground level floor of a Building Type along the front and side streets. It is typically associated with retail and mixed use buildings. The storefront shall be designed in a way that promotes an attractive and convenient shopping experience and a transparent wall along the sidewalk. Storefronts are at grade with the sidewalk and are sometimes shaded by awnings.



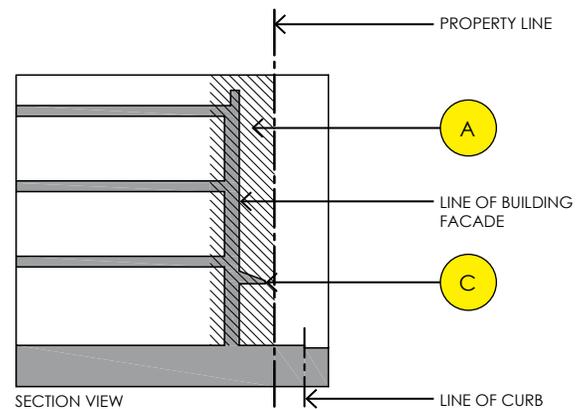
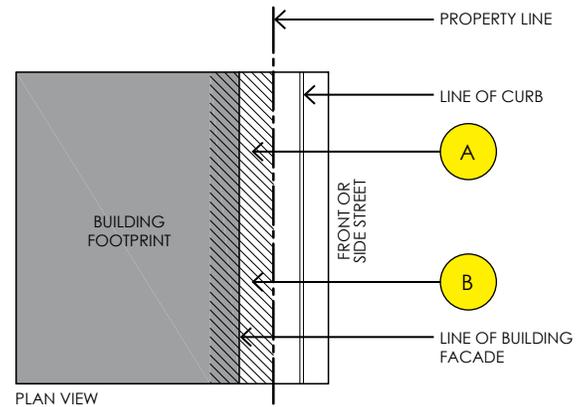
IMAGE 6.26 FLEX BUILDING WITH STOREFRONT

STOREFRONT LOCATION REQUIREMENTS

Refer to Illustration 6.28 for frontage location graphic reference.

- A. The building facade(s) are required to be placed within a build-to-zone, as required by building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the building façade shall have one of the following treatments depending on distance from the property line.
 - 1. Distance between building façade and property line is zero (0) to ten (10) feet: Ground area shall be paved to match public sidewalk.
 - 2. Distance between building façade and property line is greater than ten (10) feet: Ground area shall be landscaped with a sidewalk connecting the entry door to the public sidewalk. Sidewalk connecting entry door and public sidewalk shall have a width that is equal to the width of the widest part of the entry door recess.
 - 3. Ground area may be paved at distances greater than ten (10) feet when outdoor seating is proposed per approval of Planning Director and / or Planning Commission.
- C. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.

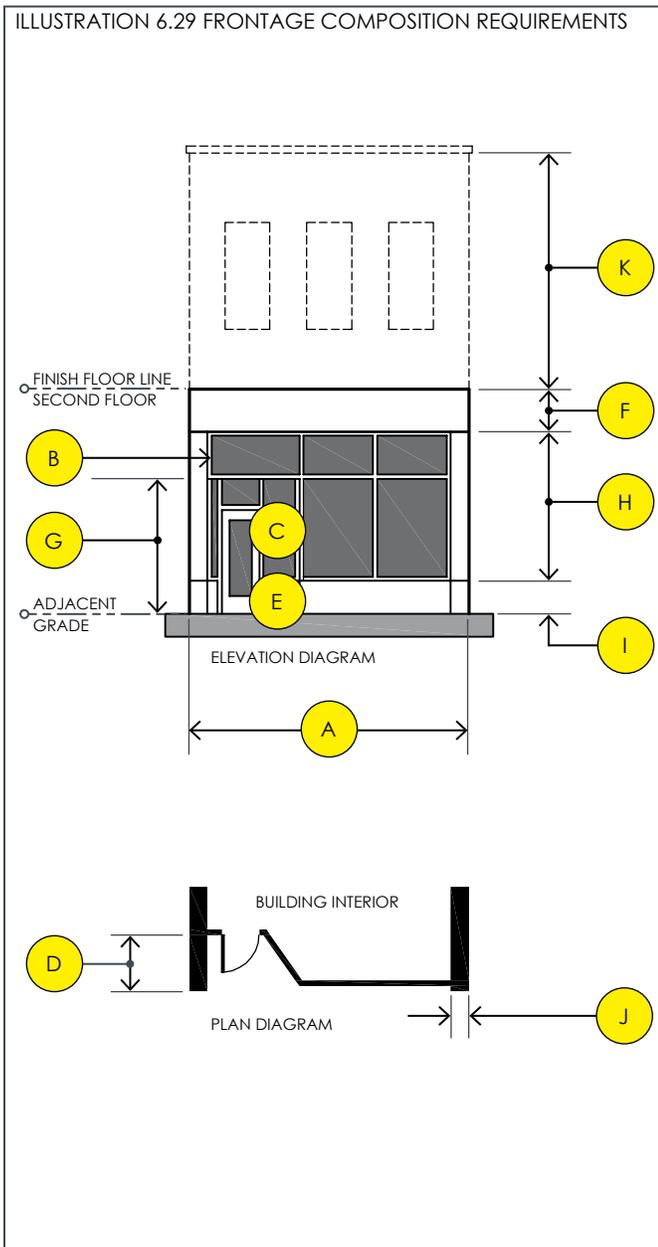
ILLUSTRATION 6.28 FRONTAGE LOCATION REQUIREMENTS



HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.01 BUILDING TYPE FRONTAGE OPTION 1: STOREFRONT

ILLUSTRATION 6.29 FRONTAGE COMPOSITION REQUIREMENTS

**STOREFRONT COMPOSITION REQUIREMENTS**

Refer to Illustration 6.29 for frontage composition graphic reference.

- A. Storefronts shall extend across eighty (80) percent of the overall length of the first story and shall be interrupted by the required pilasters referenced in item J. on this page.
- B. Optional transom window may extend over entry recess (as depicted) or follow entry recess.
- C. Required entry door shall have fifty (50) percent minimum transparency.
- D. Entry door is required to be recessed three (3) feet to eight (8) feet from the facade wall of the building. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the main storefront window.
- E. Entry door is required to be at adjacent sidewalk grade.
- F. Optional 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item J. on this page.
- G. Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade.
- H. Transparency: Storefront frontage shall have 60% to 80% of the façade be windows between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency shall be included as part of the required transparency calculation.
- I. Required 18" to 30" high storefront base.
- J. Required 18" to 32" wide pilaster or wall surface spaced as indicated by Building Type. Pilaster or wall surface shall extend the full height of the storefront frontage, but may be interrupted by the sign band or horizontal expression line.
- K. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.
- L. Storefront windows may be replaced with overhead doors. Overhead doors that replace storefront windows are required to meet the transparency requirements in item H. Refer to Image 6.27.



IMAGE 6.27 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

2006.10 FLEX BUILDING TYPE

9.02 BUILDING TYPE FRONTAGE OPTION 2: TERRACE

DESCRIPTION

In a Terrace Frontage Type, the facade of the building that faces the front street is set back from the right-of-way line to accommodate an elevated terrace. The terrace provides circulation along the facade. This Frontage Type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access. This frontage may also be used in historic industrial areas to mimic historic loading docks.



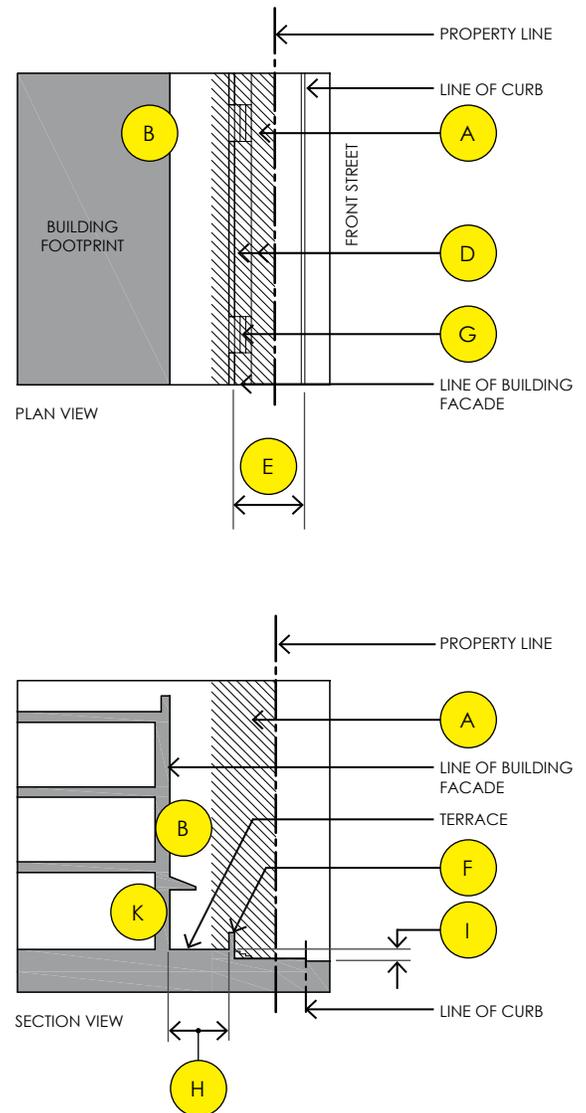
IMAGE 6.28 FLEX BUILDING WITH TERRACE

TERRACE LOCATION REQUIREMENTS

Refer to Illustration 6.30 for frontage location graphic reference.

- A. The terrace frontage is required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. Building facades with the terrace frontage are exempt from the requirement of being placed within the build-to-zone at the front and side property lines. The terrace is required to be placed within the build-to-zone.
- C. Terrace frontages shall not be permitted on more than 50% of the buildings on one block face.
- D. The ground area between the front property lines and the front edge of the terrace shall be paved to match the public sidewalk. In cases where steps project beyond the front edge of the terrace, the area adjacent to and in line with the steps may be landscaped.
- E. Terrace placement shall provide a minimum of 10 feet for sidewalk, pedestrian access, and sidewalk furnishing zone between terrace edge and line of curb. Clear pedestrian access shall be maintained at 5 feet minimum.
- F. Low walls of the terrace that are designed for seating are encouraged.
- G. Steps to access terrace shall occur at intervals of not greater than 50 feet. Steps may extend past the build-to-zone when the requirements of item E. are met.
- H. Terrace depth shall be 10 feet minimum.
- I. Terrace finish level above sidewalk shall be 42 inches maximum.
- J. Maximum length of terrace shall be 200 feet.
- K. Storefront is required at the ground level floor.

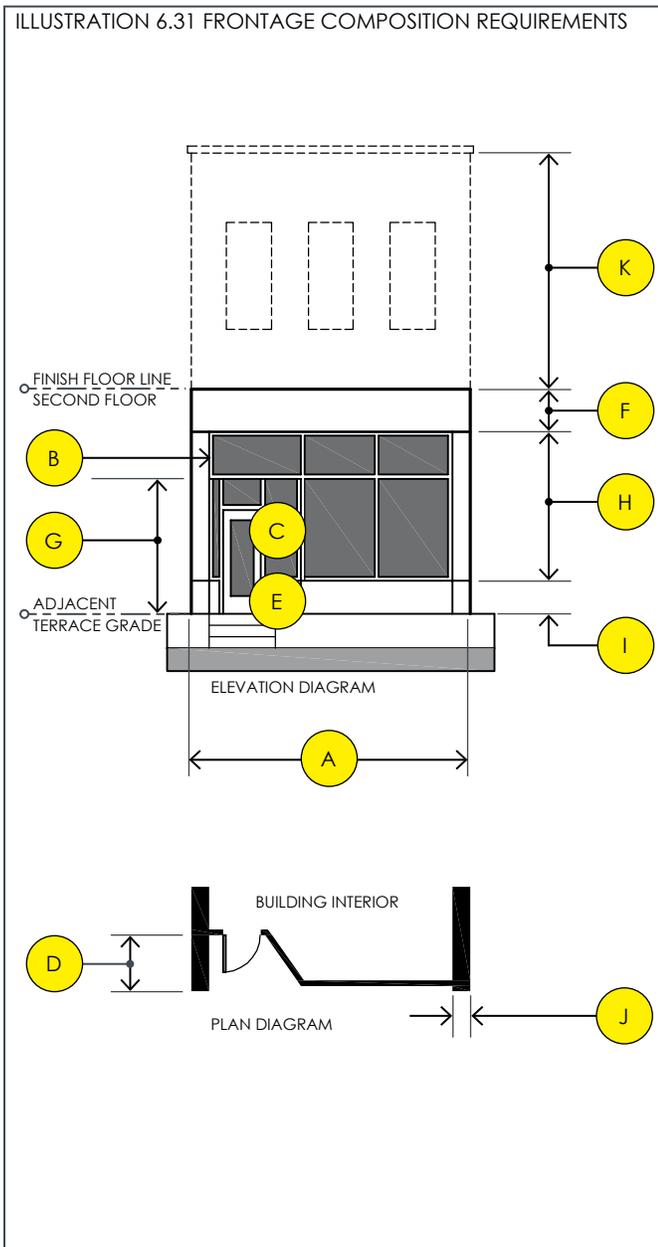
ILLUSTRATION 6.30 FRONTAGE LOCATION REQUIREMENTS



HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.02 BUILDING TYPE FRONTAGE OPTION 2: TERRACE

ILLUSTRATION 6.31 FRONTAGE COMPOSITION REQUIREMENTS

**TERRACE COMPOSITION REQUIREMENTS**

Refer to Illustration 6.31 for frontage composition graphic reference.

- A. Storefronts shall extend across eighty (80) percent of the overall length of the first story and shall be interrupted by the required pilasters referenced in item J. on this page.
- B. Optional transom window may extend over entry recess (as depicted) or follow entry recess.
- C. Required entry door shall have fifty (50) percent minimum transparency.
- D. Entry door is required to be recessed three (3) feet to eight (8) feet from the facade wall of the building. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the main storefront window.
- E. Entry door is required to be at adjacent terrace grade.
- F. Optional 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item J. on this page.
- G. Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade of terrace.
- H. Transparency: Storefront frontage shall have 60% to 80% of the façade be windows between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency shall be included as part of the required transparency calculation.
- I. Required 18" to 30" high storefront base.
- J. Required 18" to 32" wide pilaster or wall surface spaced as indicated by Building Type. Pilaster or wall surface shall extend the full height of the storefront frontage, but may be interrupted by the sign band or horizontal expression line.
- K. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.
- L. Storefront windows may be replaced with overhead doors. Overhead doors that replace storefront windows are required to meet the transparency requirements in item H. Refer to Image 6.29.
- M. Conditionally Permitting of Frontage: Terrace Frontage is permitted to be used on this Building Type only when adjacent sidewalk and Public Realm conditions present slopes that prevent consistent at-grade access.



IMAGE 6.29 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

2006.10 FLEX BUILDING TYPE

9.03 BUILDING TYPE FRONTAGE OPTION 3: FORECOURT

DESCRIPTION

In a Forecourt Frontage Type, the facade of the building that faces the front street is at or near the right-of-way line and a small percentage of the facade is set back, creating a small courtyard space. The courtyard space may be used as an entry court or shared garden space, or as an additional area for shopping or restaurant seating. The courtyard area is not covered and extends the entire height of the building.



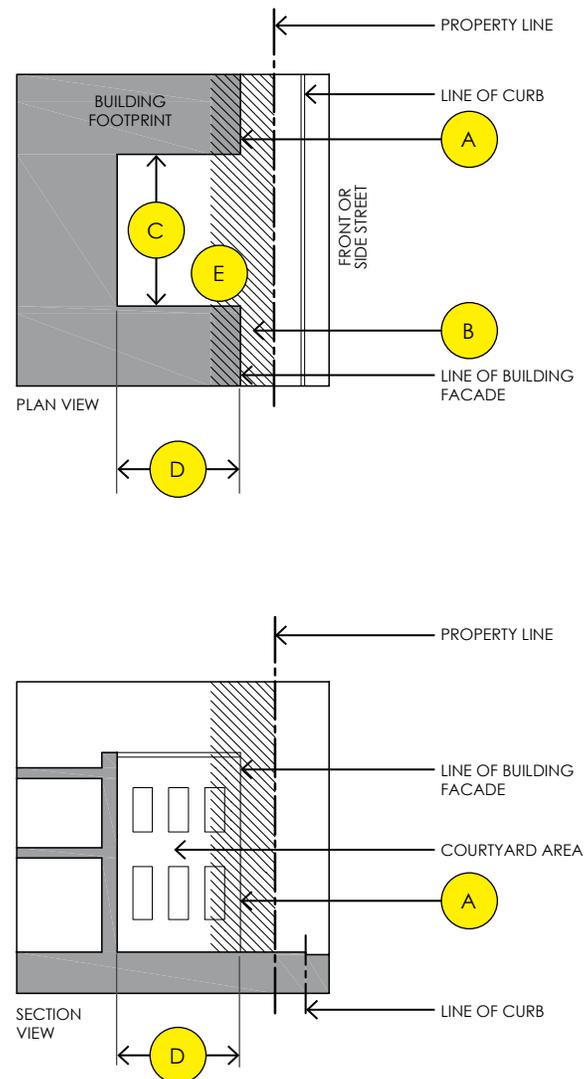
IMAGE 6.30 FLEX BUILDING WITH FORECOURT

FORECOURT LOCATION REQUIREMENTS

Refer to Illustration 6.32 for frontage location graphic reference.

- A. A minimum of 30% of the building facade of the forecourt frontage is required to be placed within the build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the main building façade shall have one of the following treatments depending on distance from the property line.
 - 1. Distance between building façade and property line is zero (0) to ten (10) feet: Ground area shall be paved to match public sidewalk.
 - 2. Distance between building façade and property line is greater than ten (10) feet: Ground area shall be landscaped with a sidewalk connecting the entry door to the public sidewalk. Sidewalk connecting entry door and public sidewalk shall have a width that is equal to the width of the widest part of the entry door recess.
 - 3. Ground area may be paved at distances greater than ten (10) feet when outdoor seating is proposed per approval of Planning Director and / or Planning Commission.
- C. Required courtyard shall have a width that is twelve (12) feet minimum.
- D. Required courtyard shall have a depth of twelve (12) feet minimum.
- E. Courtyard area shall be paved. Landscape islands may be used within the space, but may not cover more than 40% of the courtyard's ground area.
- F. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.

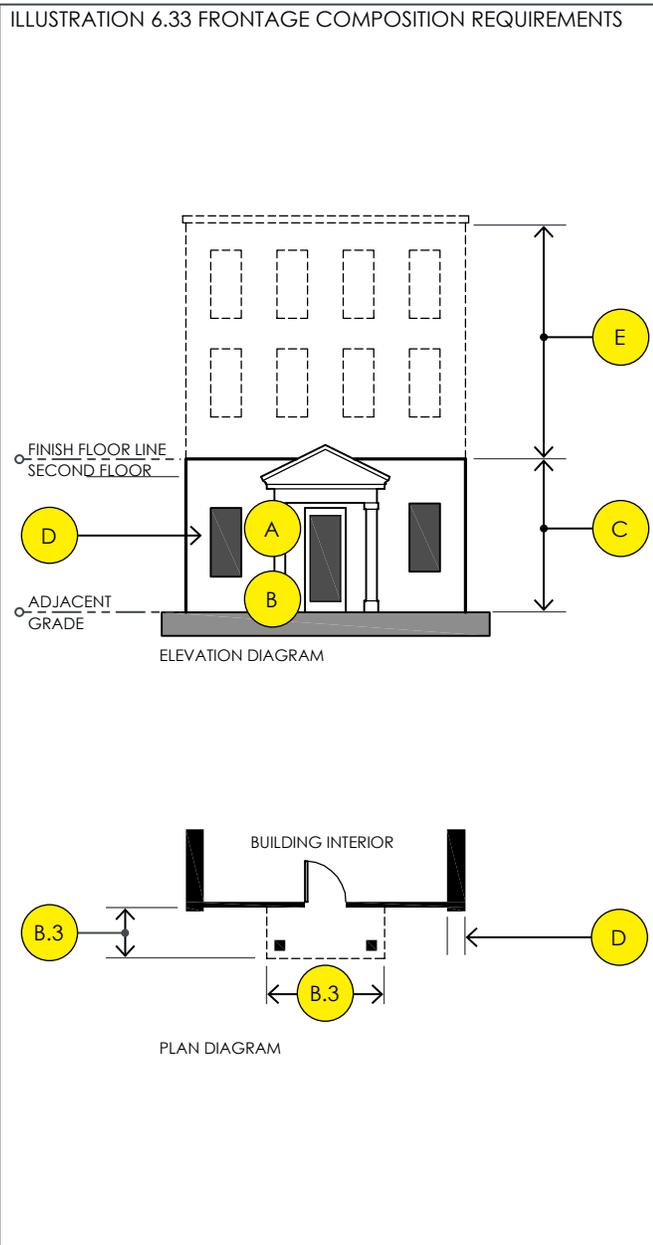
ILLUSTRATION 6.32 FRONTAGE LOCATION REQUIREMENTS



HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.03 BUILDING TYPE FRONTAGE OPTION 3: FORECOURT

ILLUSTRATION 6.33 FRONTAGE COMPOSITION REQUIREMENTS



FORECOURT COMPOSITION REQUIREMENTS

Refer to Illustration 6.33 for frontage composition graphic reference for building walls that face the courtyard and building walls that face the front and side streets.

- A. Entry door(s) shall have 25% minimum transparency.
- B. Entry door(s) may be at-grade or raised and accessed by steps.
 - 1. At-Grade entry door (zero-step) shall have one of the following treatments:
 - Covered with a supported roof (as depicted in the graphic). Roof shall be supported with columns.
 - Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
 - Uncovered (with no canopy or supported roof).
 - Recessed in building wall.
 - 2. Elevated entry door shall have one of the following treatments:
 - Covered with a supported roof. Roof shall be supported with columns.
 - Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
 - 3. Elevated entry doors shall have a stoop (landing at door) that is minimum 4 feet deep and minimum 4 feet wide.
- C. Transparency: Forecourt frontage shall have 10% to 50% of the façade be windows between the adjacent grade and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.
- D. Required 18" to 32" wide pilaster or wall surface spaced as indicated by Building Type.
- E. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.

2006.10 FLEX BUILDING TYPE

9.04 BUILDING TYPE FRONTAGE OPTION 4: DOORYARD

DESCRIPTION

In a Dooryard Frontage Type, the facade of the building that faces the front street is setback a small distance from the front and side streets, typically within a build-to-zone. The front property line is oftentimes defined by a low wall, fence, or hedge, creating a small dooryard. The dooryard shall not provide public circulation along the rights-of-way. The dooryard may be raised or at-grade and is most often intended for ground floor residential.



IMAGE 6.31 FLEX BUILDING WITH DOORYARD

DOORYARD LOCATION REQUIREMENTS

Refer to Illustration 6.34 for frontage location graphic reference.

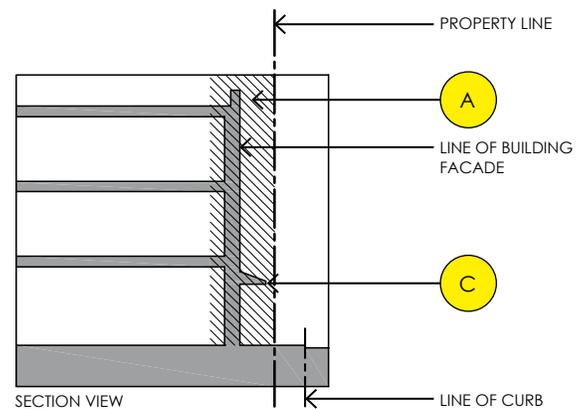
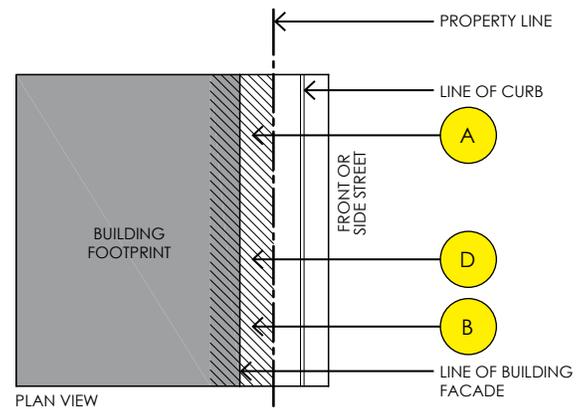
- A. The building facade(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the main building façade shall have one of the following treatments depending on distance from the property line.
 - 1. Distance between building façade and property line is zero (0) to ten (10) feet: Ground area shall be paved to match public sidewalk.
 - 2. Distance between building façade and property line is greater than ten (10) feet: Ground area shall be landscaped with a sidewalk connecting the entry door to the public sidewalk. Sidewalk connecting entry door and public sidewalk shall have a width that is equal to the width of the widest part of the entry door recess.

Additionally, one of the following landscape elements is required to be placed at the property line when the distance between facade and property line is greater than ten (10) feet:

- A 24" to 42" high brick wall.
- A decorative metal fence that is 42" high maximum.
- A continuous hedge that is maintained at a 42" maximum height.

- 3. Ground area may be paved at distances greater than ten (10) feet when outdoor seating is proposed per approval of Planning Director and / or Planning Commission.
- C. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.
- D. Wells may extend into required setbacks per the requirements of the encroachment section in Section 2003.

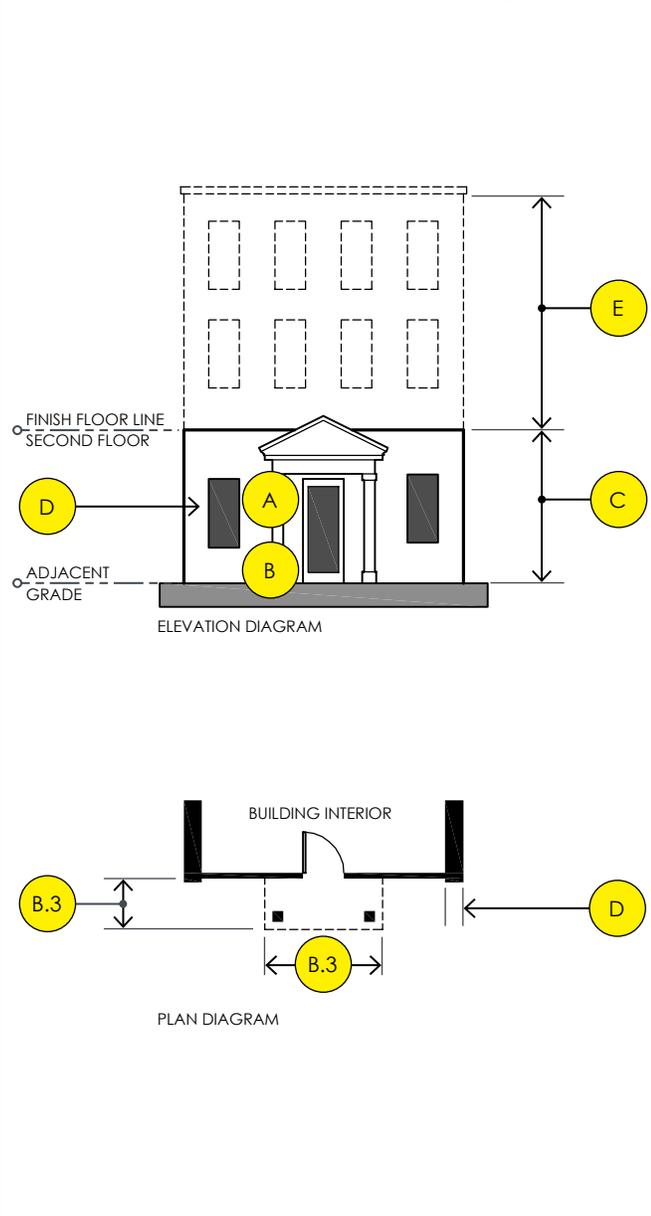
ILLUSTRATION 6.34 FRONTAGE LOCATION REQUIREMENTS



HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.04 BUILDING TYPE FRONTAGE OPTION 4: DOORYARD

ILLUSTRATION 6.35 FRONTAGE COMPOSITION REQUIREMENTS

**DOORYARD COMPOSITION REQUIREMENTS**

Refer to Illustration 6.35 for frontage composition graphic reference.

- A. Entry door(s) shall have 25% minimum transparency.
- B. Entry door(s) may be at-grade or elevated and accessed by steps.
 1. At-grade entry door (zero-step) shall have one of the following treatments:
 - Covered with a supported roof (as depicted in the graphic). Roof shall be supported with columns.
 - Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
 - Uncovered (with no canopy or supported roof).
 - Recessed in building wall.
 2. Elevated entry door shall have one of the following treatments:
 - Covered with a supported roof. Roof shall be supported with columns.
 - Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
 3. Elevated entry doors shall have a stoop (landing at door) that is minimum 4 feet deep and minimum 4 feet wide.
- C. Transparency: Dooryard frontage shall have 10% to 50% of the façade be windows between the adjacent grade and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.
- D. Required 18" to 32" wide pilaster or wall surface spaced as indicated by Building Type.
- E. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.

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2006.11 COTTAGE RETAIL BUILDING TYPE

1.0 BUILDING TYPE DESCRIPTION

The COTTAGE RETAIL BUILDING TYPE is a small- to medium-sized detached structure. It is intended to provide retail or service uses at the ground floor. This Type will typically have a residential mass, scale, and composition that allows it to integrate into adjacent residential areas.



2.0 PRECEDENT OF COTTAGE RETAIL BUILDING TYPE

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



IMAGE 6.32 MUSKEGON COTTAGE RETAIL BUILDING ON WEST CLAY AVENUE WITH STOOP FRONTAGE



IMAGE 6.33 COTTAGE RETAIL BUILDING WITH STOOP FRONTAGE



IMAGE 6.34 COTTAGE RETAIL BUILDING WITH STOREFRONT FRONTAGE



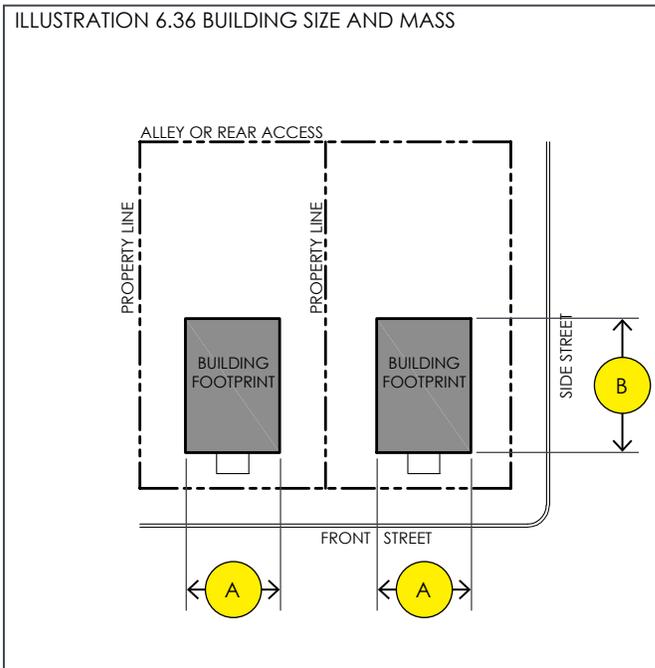
IMAGE 6.35 COTTAGE RETAIL BUILDING WITH STOOP FRONTAGE

2006.11 COTTAGE RETAIL BUILDING TYPE

3.0 BUILDING SIZE AND MASSING

Refer to Illustration 6.36 for Building Type size and massing graphic representation.

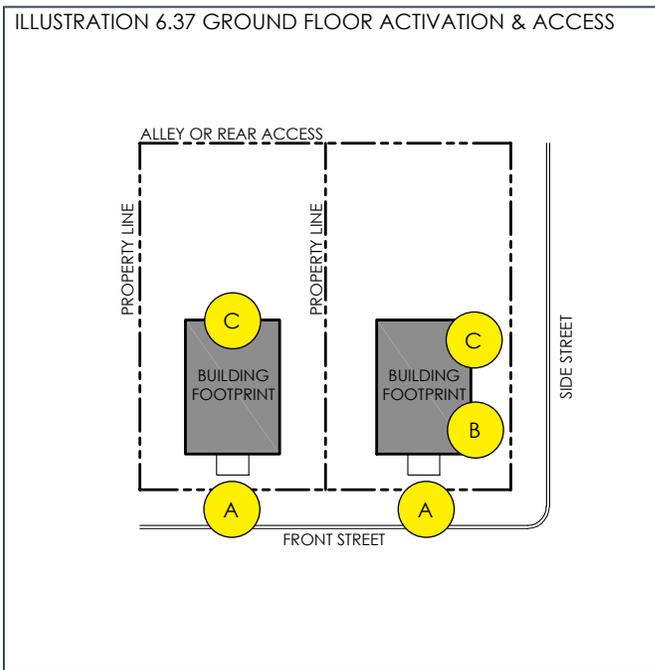
- A. Building width at front street: 30 feet maximum.
- B. Building depth: 20 feet minimum
- C. Maximum site coverage: 60%



4.0 GROUND FLOOR ACTIVATION AND PEDESTRIAN ACCESS

Refer to Illustration 6.37 for Building Type ground floor activation and pedestrian access graphic representation.

- A. Entrances to ground floor unit(s) are required at the front street and shall be directly accessed from and face the front street.
- B. Entrances to ground floor unit(s) at the side street (if provided) shall be directly accessed from and face the side street.
- C. Upper floor units may be accessed by a common entry along the front or side street or at the rear of the building.



5.0 NUMBER OF UNITS

Number of units per Building Type:

- A. Required total of 1 unit minimum.
- B. Cottage Retail Buildings per lot: 2 maximum.

6.0 USE

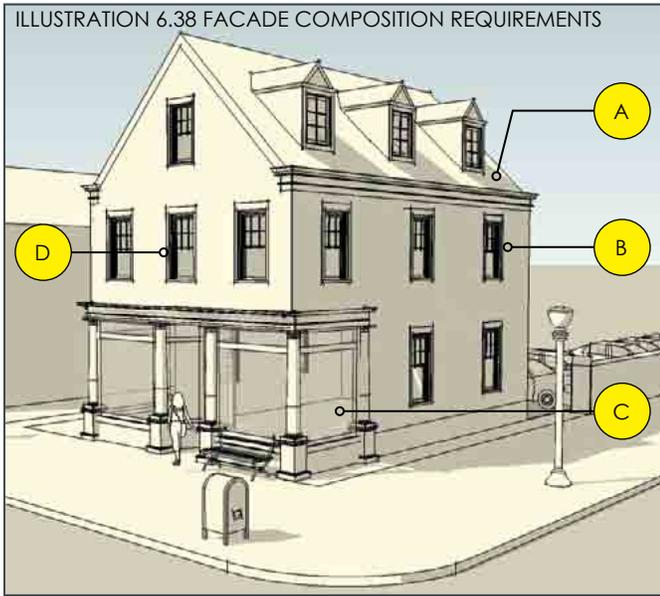
Building Type use:

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

2006.11 COTTAGE RETAIL BUILDING TYPE

7.0 FACADE COMPOSITION REQUIREMENTS

ILLUSTRATION 6.38 FACADE COMPOSITION REQUIREMENTS

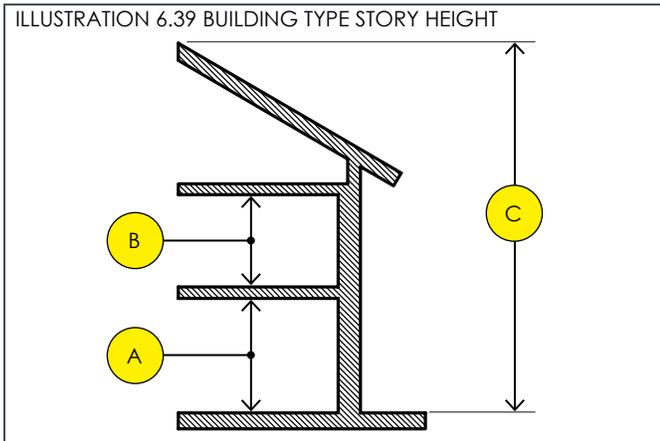


Refer to Illustration 6.38 for Building Type facade composition requirements.

- A. Building shall have a pitched (sloped) roof that is compatible with the surrounding residential architecture.
- B. Transparency Upper Stories: Building facades facing streets shall have 10% to 35% of the façade be windows between the finish floor line of the second story and roof eave.
- C. Transparency Street / Sidewalk Level: Refer to Building Frontage options for transparency requirements at the street and sidewalk level.
- D. Upper windows shall be square or vertically proportioned with clear glass. Refer to definitions in Division 11 for clear glass requirements.

8.0 BUILDING TYPE STORY HEIGHT

ILLUSTRATION 6.39 BUILDING TYPE STORY HEIGHT



Refer to Illustration 6.39 for Building Type story height requirements.

- A. Ground floor ceiling shall be 12 feet minimum.
- B. Upper floor ceilings shall be 8 feet minimum.
- C. Overall height of Building Type is regulated by Context Area, refer to Section 2005.

9.0 BUILDING TYPE FRONTAGE OPTIONS

The Cottage Retail Building Type is required to have 1 of the following 3 frontage configurations applied to the ground level floor where it abuts front and side streets, civic space, and / or public rights-of-way.

Frontage options for the Cottage Retail Building Type are provided in the table below and described on the following pages of this sub-section.

COTTAGE RETAIL BUILDING TYPE	BUILDING TYPE FRONTAGE OPTION	CONTEXT AREAS					
		DT DOWNTOWN	MS MAINSTREET	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL
	with STOREFRONT				By Right	By Right	
	with DOORYARD				By Right	By Right	
	with STOOP				By Right	By Right	

Shaded areas represent Public Realm Context Areas where Building Type is not permitted.

2006.11 COTTAGE RETAIL BUILDING TYPE

9.01 BUILDING TYPE FRONTAGE OPTION 1: STOREFRONT

DESCRIPTION

The Storefront Frontage Type is applied to the ground level floor of a Building Type along the front and side streets. It is typically associated with retail and mixed use buildings. The storefront shall be designed in a way that promotes an attractive and convenient shopping experience and a transparent wall along the sidewalk. Storefronts are at grade with the sidewalk and are sometimes shaded by awnings.



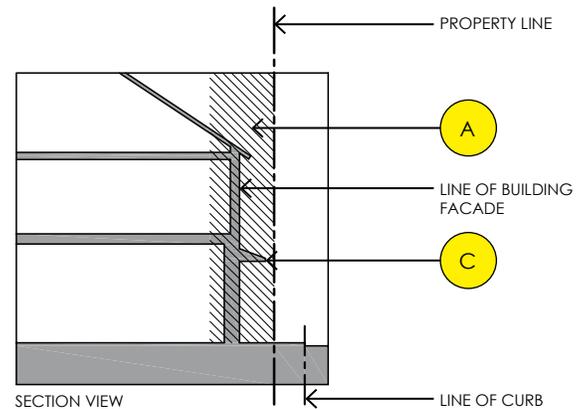
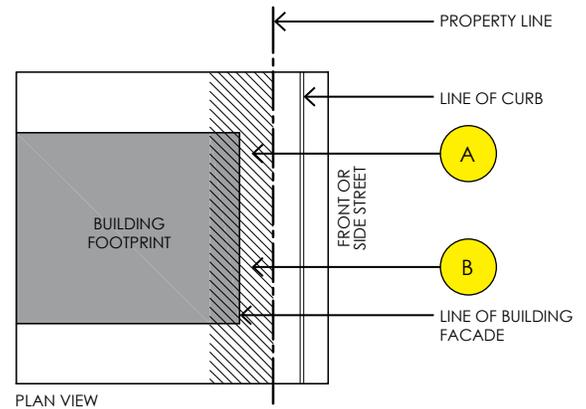
IMAGE 6.36 COTTAGE RETAIL BUILDING WITH STOREFRONT

STOREFRONT LOCATION REQUIREMENTS

Refer to Illustration 6.40 for frontage location graphic reference.

- A. The building facade(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the building façade shall have one of the following treatments depending on distance from the property line.
 - 1. Distance between building façade and property line is zero (0) to ten (10) feet: Ground area shall be paved to match public sidewalk.
 - 2. Distance between building façade and property line is greater than ten (10) feet: Ground area shall be landscaped with a sidewalk connecting the entry door to the public sidewalk. Sidewalk connecting entry door and public sidewalk shall have a width that is equal to the width of the widest part of the entry door recess.
 - 3. Ground area may be paved at distances greater than ten (10) feet when outdoor seating is proposed per approval of Planning Director and / or Planning Commission.
- C. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.

ILLUSTRATION 6.40 FRONTAGE LOCATION REQUIREMENTS

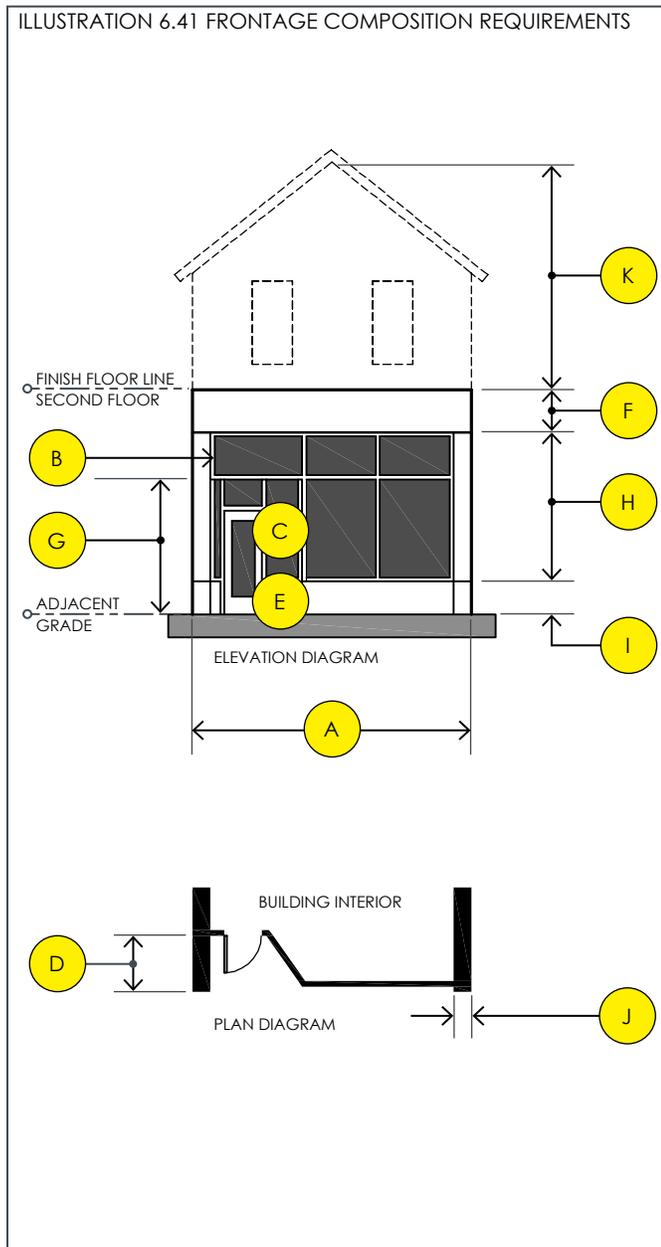


HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

2006.11 COTTAGE RETAIL BUILDING TYPE

9.01 BUILDING TYPE FRONTAGE OPTION 1: STOREFRONT

ILLUSTRATION 6.41 FRONTAGE COMPOSITION REQUIREMENTS

**STOREFRONT COMPOSITION REQUIREMENTS**

Refer to Illustration 6.41 for frontage composition graphic reference.

- A. Storefronts shall extend across eighty (80) percent of the overall length of the first story and shall be interrupted by the required pilasters referenced in item J. on this page.
- B. Optional transom window may extend over entry recess (as depicted) or follow entry recess.
- C. Required entry door shall have fifty (50) percent minimum transparency.
- D. Entry door is required to be recessed three (3) feet to eight (8) feet from the facade wall of the building. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the main storefront window.
- E. Entry door is required to be at adjacent sidewalk grade.
- F. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item J. on this page.
- G. Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade.
- H. Transparency: Storefront frontage shall have 60% to 80% of the façade be windows between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency shall be included as part of the required transparency calculation.
- I. Required 18" to 30" high storefront base.
- J. Required 18" to 32" wide pilaster or wall surface spaced at 20 to 40 feet along building facades facing street. Pilaster or wall surface shall extend the full height of the storefront frontage and shall be terminated by the sign band or horizontal expression line.
- K. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.

2006.11 COTTAGE RETAIL BUILDING TYPE

9.02 BUILDING TYPE FRONTAGE OPTION 2: DOORYARD

DESCRIPTION

In a Dooryard Frontage Type, the facade of the building that faces the front and / or side streets is setback a small distance from the front and side streets, typically within a build-to-zone. The front property line is oftentimes defined by a low wall, fence, or hedge, creating a small dooryard. The dooryard shall not provide public circulation along the rights-of-way. The dooryard is at-grade.



IMAGE 6.37 COTTAGE RETAIL BUILDING WITH DOORYARD

DOORYARD LOCATION REQUIREMENTS

Refer to Illustration 6.42 for frontage location graphic reference.

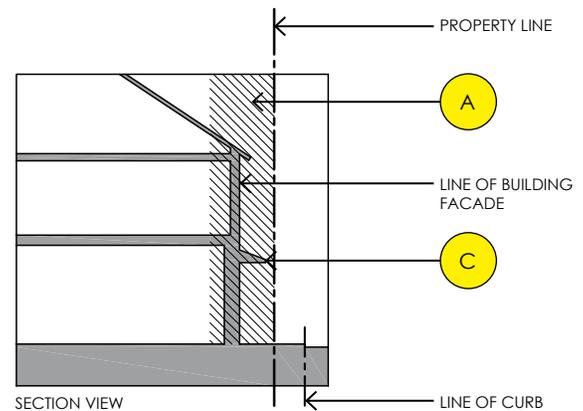
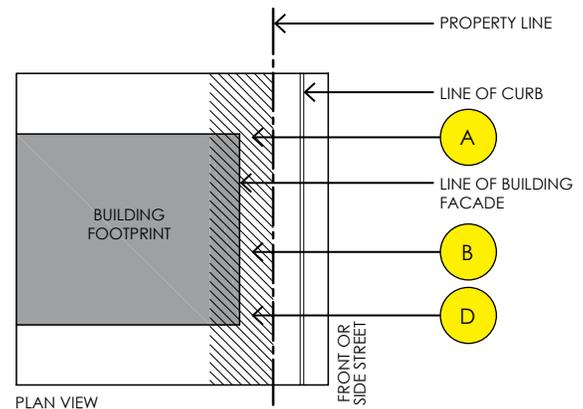
- A. The building facade(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the main building façade shall have one of the following treatments depending on distance from the property line.
 - 1. Distance between building façade and property line is zero (0) to ten (10) feet: Ground area shall be paved to match public sidewalk.
 - 2. Distance between building façade and property line is greater than ten (10) feet: Ground area shall be landscaped with a sidewalk connecting the entry door to the public sidewalk. Sidewalk connecting entry door and public sidewalk shall have a width that is equal to the width of the widest part of the entry door recess.

Additionally, one of the following landscape elements is required to be placed at the property line when the distance between facade and property line is greater than ten (10) feet:

- A 24" to 42" high brick wall.
- A decorative metal fence that is 42" high maximum.
- A continuous hedge that is maintained at a 42" maximum height.

- 3. Ground area may be paved at distances greater than ten (10) feet when outdoor seating is proposed per approval of Planning Director and / or Planning Commission.
- C. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.
- D. Wells may extend into required setbacks per the requirements of the encroachment section in Section 2003.

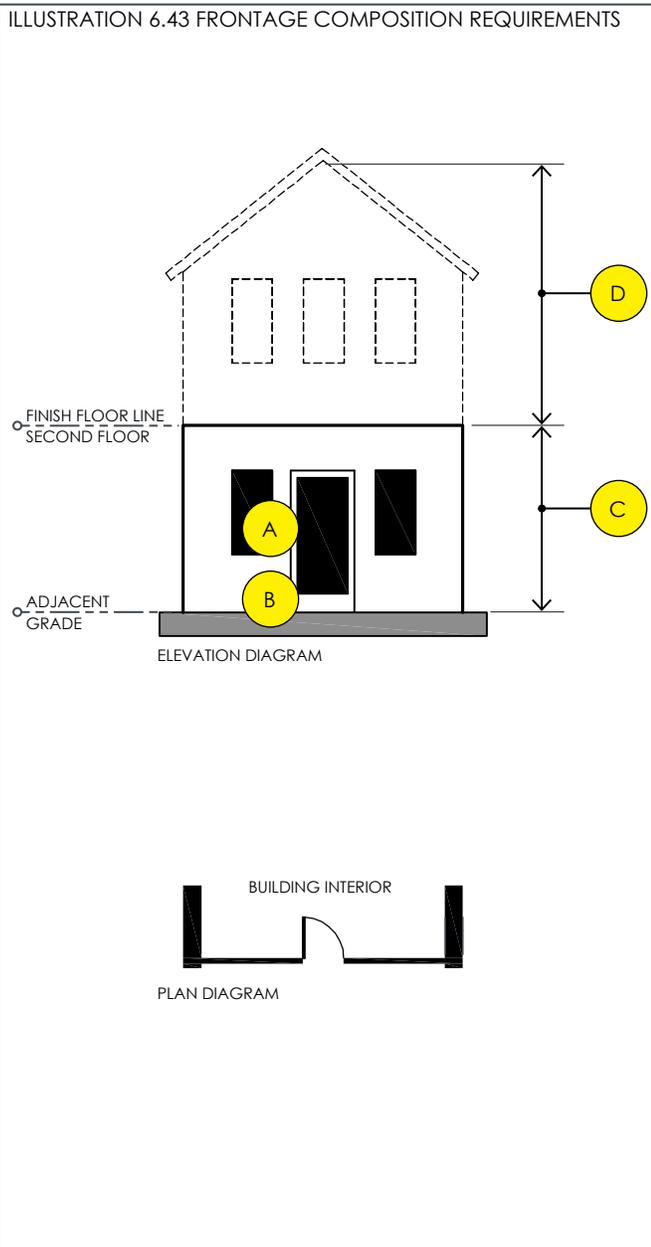
ILLUSTRATION 6.42 FRONTAGE LOCATION REQUIREMENTS



HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.02 BUILDING TYPE FRONTAGE OPTION 2: DOORYARD

ILLUSTRATION 6.43 FRONTAGE COMPOSITION REQUIREMENTS



DOORYARD COMPOSITION REQUIREMENTS

Refer to Illustration 6.43 for frontage composition graphic reference.

- A. Entry door(s) shall have 25% minimum transparency.
- B. Entry door(s) are required to be at-grade. At-grade entry doors shall have one of the following treatments:
 1. Covered with a supported roof. Roof shall be supported with columns.
 2. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
 3. Uncovered (with no canopy or supported roof). As depicted in the graphic.
 4. Recessed in building wall.
- C. Transparency: Dooryard frontage shall have 10% to 50% of the façade be windows between the adjacent grade and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.
- D. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.

2006.11 COTTAGE RETAIL BUILDING TYPE

9.03 BUILDING TYPE FRONTAGE OPTION 3: STOOP

DESCRIPTION

In a Stoop Frontage Type, the facade of the building that faces the front and / or side streets is setback a small distance from the front and side streets, typically within a build-to-zone. The stoop is elevated above the sidewalk. Steps or a ramp from the stoop may lead directly to the sidewalk or may be side-loaded.



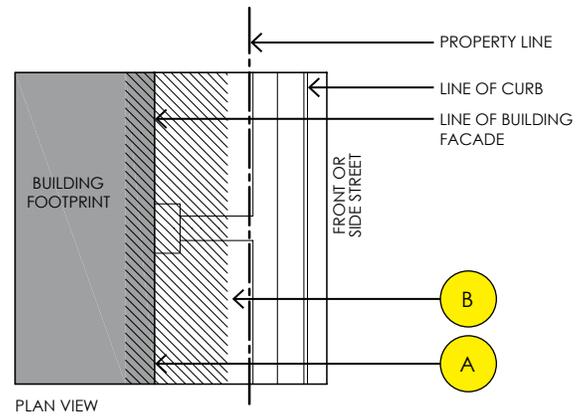
IMAGE 6.38 COTTAGE RETAIL BUILDING WITH STOOP

STOOP LOCATION REQUIREMENTS

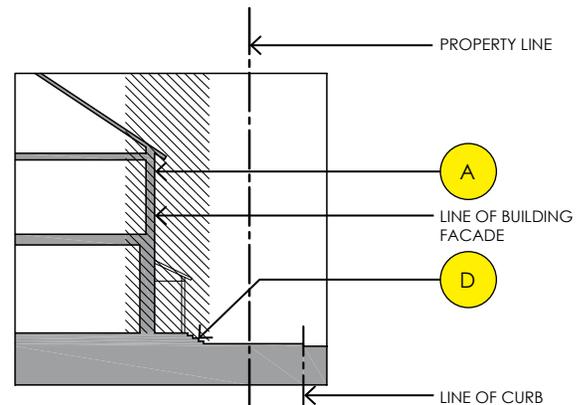
Refer to Illustration 6.44 for frontage location graphic reference.

- A. The building facade(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the main building façade shall be landscaped with a sidewalk connecting the entry door to the public sidewalk. Sidewalk connecting stoop and public sidewalk shall be minimum 5 feet wide.
- C. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.
- D. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2003.

ILLUSTRATION 6.44 FRONTAGE LOCATION REQUIREMENTS



PLAN VIEW

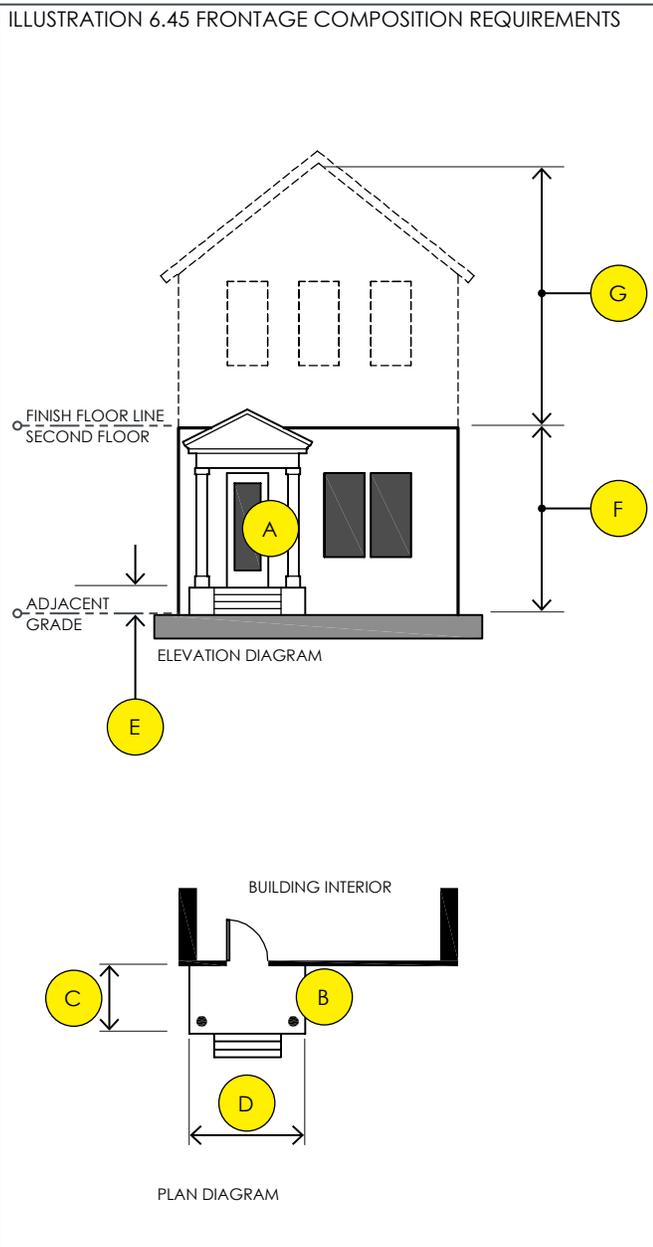


SECTION VIEW

HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.03 BUILDING TYPE FRONTAGE OPTION 3: STOOP

ILLUSTRATION 6.45 FRONTAGE COMPOSITION REQUIREMENTS



STOOP COMPOSITION REQUIREMENTS

Refer to Illustration 6.45 for frontage composition graphic reference.

- A. Entry door(s) shall have 25% minimum transparency.
- B. Entry door(s) are required to be elevated above adjacent grade. Elevated entry doors shall have one of the following treatments:
 1. Covered with a supported roof. Roof shall be supported with columns.
 2. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
- C. Depth of stoop landing shall be 4 feet minimum.
- D. Width of stoop landing shall be 5 feet minimum.
- E. Stoop shall be 12" minimum above adjacent grade.
- F. Transparency: Stoop frontage shall have 40% to 60% of the façade be windows between the adjacent grade and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.
- G. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.

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1.0 BUILDING TYPE DESCRIPTION

The LIVE / WORK BUILDING TYPE is a small- to medium-sized attached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground floor space and the dwelling unit are owned by one entity. This Type is especially appropriate for incubating retail and service uses and allowing neighborhood retail to expand as the market demands.



2.0 PRECEDENT OF LIVE / WORK BUILDING TYPE

The following images represent precedent examples of the Live / Work Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects within the Muskegon Form Based Code area.



IMAGE 6.39 LIVE / WORK BUILDINGS WITH STOREFRONT AND DOORYARD FRONTAGES



IMAGE 6.40 LIVE / WORK BUILDING WITH STOREFRONT FRONTAGE



IMAGE 6.41 LIVE / WORK BUILDINGS WITH STOREFRONT AND DOORYARD FRONTAGES



IMAGE 6.42 LIVE / WORK BUILDING WITH STOREFRONT FRONTAGE

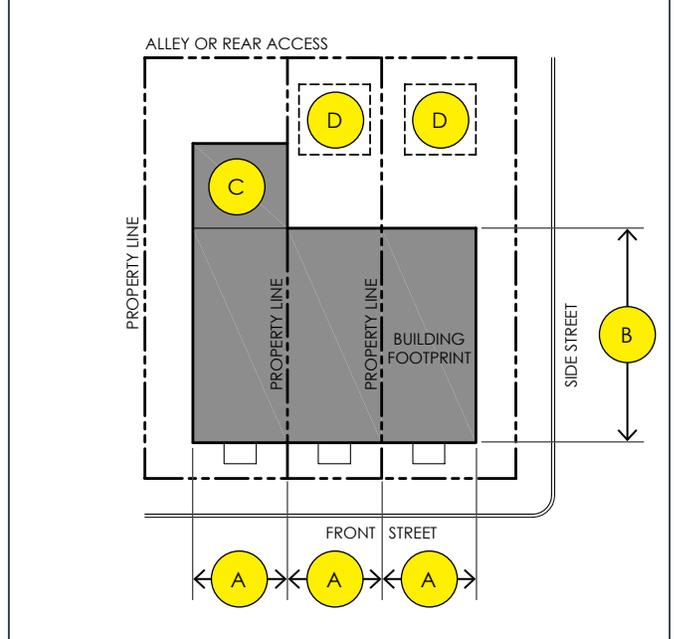
2006.12 LIVE / WORK BUILDING TYPE

3.0 BUILDING SIZE AND MASSING

Refer to Illustration 6.46 for Building Type size and massing graphic representation.

- A. Building width at front street: 18 feet minimum and 36 feet maximum.
- B. Building depth: 20 feet minimum.
- C. Building may have an attached garage located in the rear of the building and accessed from an alley or side street. Attached garage is not permitted if a Carriage House is included on the parcel.
- D. Building may have a Carriage House in lieu of an attached garage. Refer to Carriage House Building Type in Section 2006.18 for requirements.
- E. Live/Works per run of attached units: 2 minimum, 8 maximum.
- F. Maximum site coverage: 80% including garage or Carriage House.

ILLUSTRATION 6.46 BUILDING SIZE AND MASS

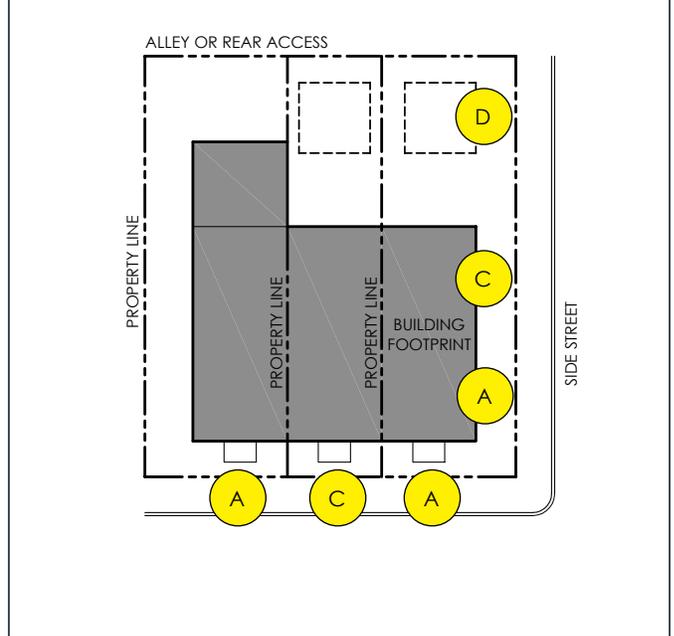


4.0 GROUND FLOOR ACTIVATION AND PEDESTRIAN ACCESS

Refer to Illustration 6.47 for Building Type ground floor activation and pedestrian access graphic representation.

- A. Entrances to ground floor unit(s) are required to be located at the front and / or side street and shall be directly accessed from and face the street.
- B. Entrances to upper floor unit(s) are required to be located at the front and / or side street and shall be directly accessed from and face the street.
- C. Ground floor and upper floor unit(s) are required to have separate entrances.
- D. Carriage House entrances shall be as required by the Carriage House Building Type in Section 2006.18.

ILLUSTRATION 6.47 BUILDING SIZE AND MASS



5.0 NUMBER OF UNITS

Number of units per Building Type:

- A. Total of 2 units maximum. Both units shall be used by the same occupant.
- B. Live / Work Buildings per lot: 2 maximum.
- C. An additional unit is permitted if Carriage House Building Type is used in conjunction with the Live / Work Building.

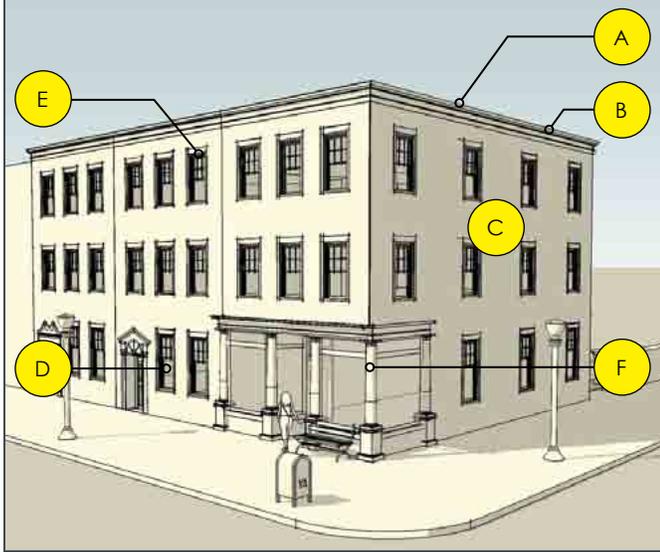
6.0 USE

Building Type use:

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

7.0 FACADE COMPOSITION REQUIREMENTS

ILLUSTRATION 6.48 FACADE COMPOSITION REQUIREMENTS

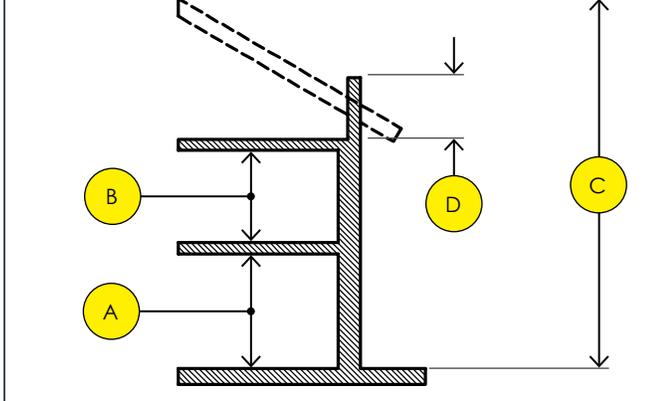


Refer to Illustration 6.48 for Building Type facade composition requirements.

- A. Building may have a flat roof with parapet or a pitched (sloped) roof.
- B. Buildings with flat roof shall have a cornice expression line at roofline.
- C. Transparency Upper Stories: Building facades facing streets shall have 10% to 50% of the façade be windows between the finish floor line of the second story and bottom of cornice expression line or eave.
- D. Transparency Street / Sidewalk Level: Refer to Building Frontage options for transparency requirements at the street and sidewalk level.
- E. Upper windows shall be square or vertically proportioned with clear glass. Refer to definitions in Division 11 for clear glass requirements.
- F. Building shall have an 18" to 32" pilaster or wall surface every 18 to 36 feet along building facades facing streets. Pilasters shall extend vertically from grade to cornice expression line.

8.0 BUILDING TYPE STORY HEIGHT

ILLUSTRATION 6.49 BUILDING TYPE STORY HEIGHT



Refer to Illustration 6.49 for Building Type story height requirements.

- A. Ground floor ceiling shall be 12 feet minimum.
- B. Upper floor ceilings shall be 8 feet minimum.
- C. Overall height of Building Type is regulated by Context Area, refer to Section 2005.
- D. On Building Type with flat roof option, the height of parapet wall shall be between 12" minimum and 4 feet maximum, measured from roof line.

9.0 BUILDING TYPE FRONTAGE OPTIONS

The Live / Work Building Type is required to have 1 of the following 4 frontage configurations applied to the ground level floor where it abuts front and side streets, civic space, and / or public rights-of-way.

Combination of Frontages: For Flex Building Types, more than one frontage may be used on the same building at front and / or side streets.

Frontage options for the Live / Work Building Type are provided in the table below and described on the following pages of this sub-section.

LIVE / WORK BUILDING TYPE	BUILDING TYPE FRONTAGE OPTION	CONTEXT AREAS					
		DT DOWNTOWN	MS MAINSTREET	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL
	with STOREFRONT		By Right	By Right	By Right	By Right	
	with DOORYARD		By Right	By Right	By Right	By Right	At corner lots only
	with LIGHTWELL		By Right	By Right	By Right	By Right	
	with STOOP		By Right	By Right	By Right		At corner lots only

Shaded areas represent Public Realm Context Areas where Building Type is not permitted.

2006.12 LIVE / WORK BUILDING TYPE

9.01 BUILDING TYPE FRONTAGE OPTION 1: STOREFRONT

DESCRIPTION

The Storefront Frontage Type is applied to the ground level floor of a Building Type along the front and side streets. It is typically associated with retail and mixed use buildings. The storefront shall be designed in a way that promotes an attractive and convenient shopping experience and a transparent wall along the sidewalk. Storefronts are at grade with the sidewalk and are sometimes shaded by awnings.



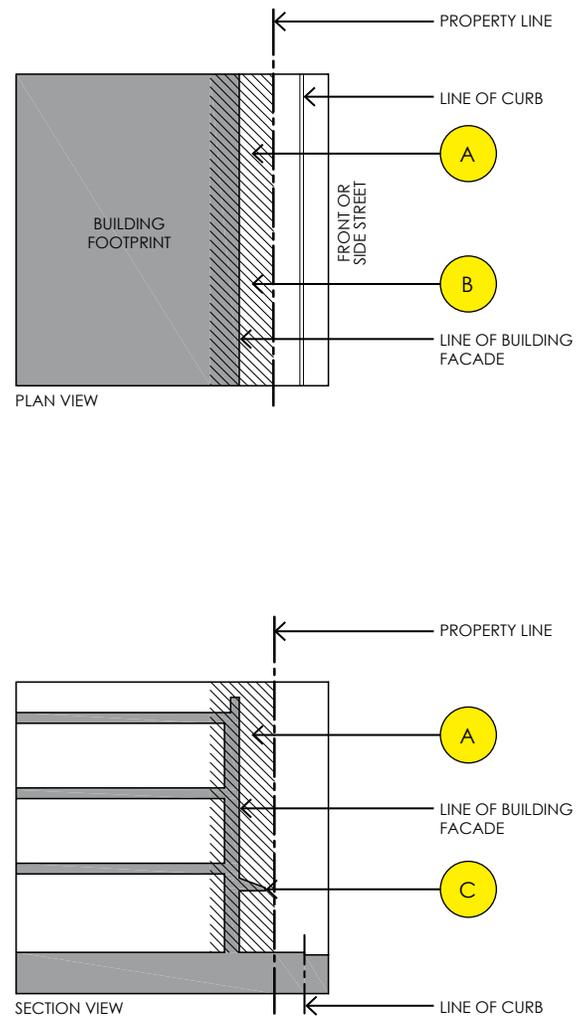
IMAGE 6.43 LIVE / WORK BUILDING WITH STOREFRONT

STOREFRONT LOCATION REQUIREMENTS

Refer to Illustration 6.50 for frontage location graphic reference.

- A. The building facade(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the building façade shall have one of the following treatments depending on distance from the property line.
 - 1. Distance between building façade and property line is zero (0) to ten (10) feet: Ground area shall be paved to match public sidewalk.
 - 2. Distance between building façade and property line is greater than ten (10) feet: Ground area shall be landscaped with a sidewalk connecting the entry door to the public sidewalk. Sidewalk connecting entry door and public sidewalk shall have a width that is equal to the width of the widest part of the entry door recess.
 - 3. Ground area may be paved at distances greater than ten (10) feet when outdoor seating is proposed per approval of Planning Director and / or Planning Commission.
- C. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.

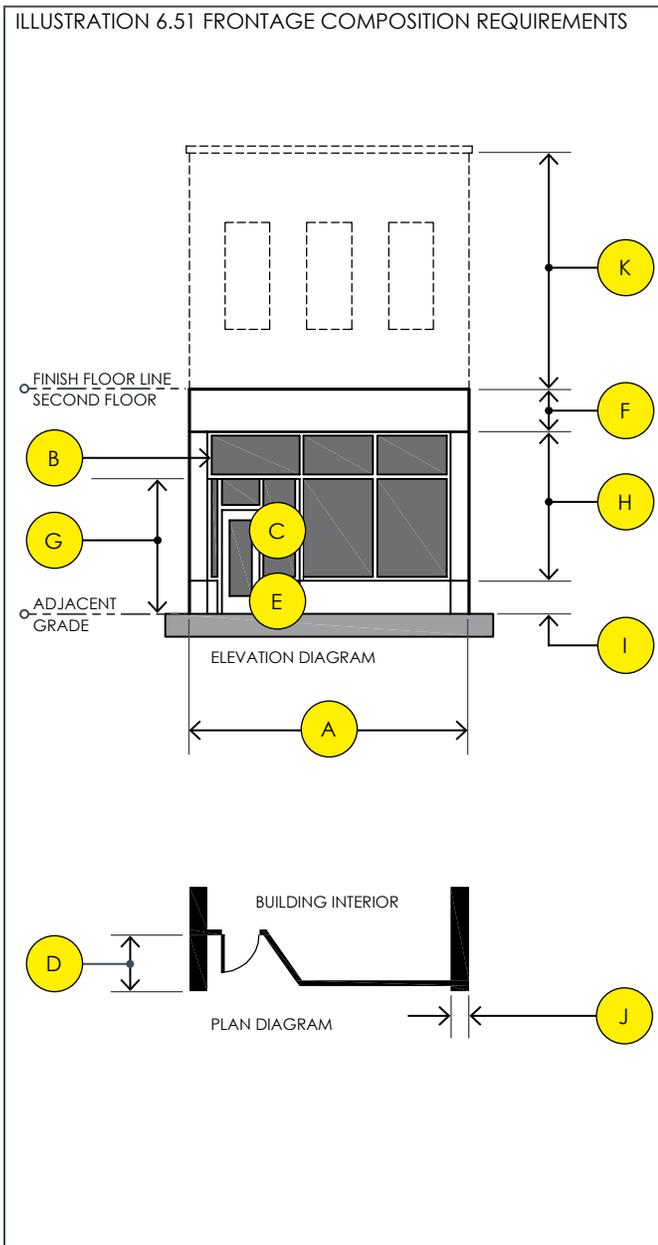
ILLUSTRATION 6.50 FRONTAGE LOCATION REQUIREMENTS



HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.01 BUILDING TYPE FRONTAGE OPTION 1: STOREFRONT

ILLUSTRATION 6.51 FRONTAGE COMPOSITION REQUIREMENTS

**STOREFRONT COMPOSITION REQUIREMENTS**

Refer to Illustration 6.51 for frontage composition graphic reference.

- A. Storefronts shall extend across eighty (80) percent of the overall length of the first story and shall be interrupted by the required pilasters referenced in item J. on this page.
- B. Optional transom window may extend over entry recess (as depicted) or follow entry recess.
- C. Required entry door shall have fifty (50) percent minimum transparency.
- D. Entry door is required to be recessed three (3) feet to eight (8) feet from the facade wall of the building. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the main storefront window.
- E. Entry door is required to be at adjacent sidewalk grade.
- F. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item J. on this page.
- G. Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade.
- H. Transparency: Storefront frontage shall have 60% to 80% of the façade be windows between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency shall be included as part of the required transparency calculation.
- I. Required 18" to 30" high storefront base.
- J. Required 18" to 32" wide pilaster or wall surface spaced as indicated by Building Type. Pilaster or wall surface shall extend the full height of the storefront frontage, but may be interrupted by the sign band or horizontal expression line.
- K. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.
- L. Storefront windows may be replaced with overhead doors. Overhead doors that replace storefront windows are required to meet the transparency requirements in item H. Refer to Image 6.44.



IMAGE 6.44 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

2006.12 LIVE / WORK BUILDING TYPE

9.02 BUILDING TYPE FRONTAGE OPTION 2: DOORYARD

DESCRIPTION

In a Dooryard Frontage Type, the facade of the building that faces the front and / or side streets is setback a small distance from the front and side streets, typically within a build-to-zone. The front property line is oftentimes defined by a low wall, fence, or hedge, creating a small dooryard. The dooryard shall not provide public circulation along the rights-of-way. The dooryard is at-grade.



IMAGE 6.45 LIVE / WORK BUILDING WITH DOORYARD

DOORYARD LOCATION REQUIREMENTS

Refer to Illustration 6.52 for frontage location graphic reference.

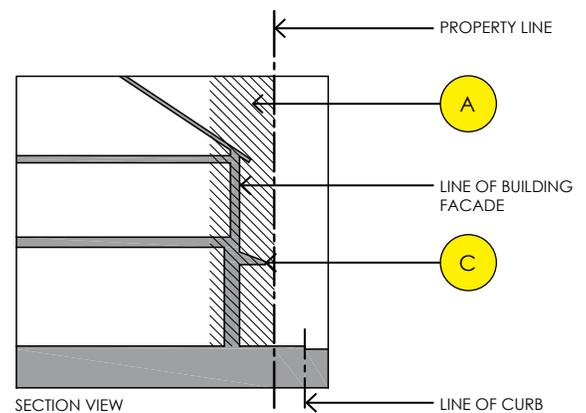
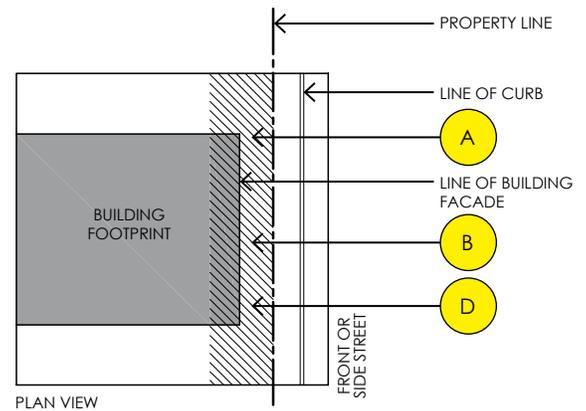
- A. The building facade(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the main building façade shall have one of the following treatments depending on distance from the property line.
 - 1. Distance between building façade and property line is zero (0) to ten (10) feet: Ground area shall be paved to match public sidewalk.
 - 2. Distance between building façade and property line is greater than ten (10) feet: Ground area shall be landscaped with a sidewalk connecting the entry door to the public sidewalk. Sidewalk connecting entry door and public sidewalk shall have a width that is equal to the width of the widest part of the entry door recess.

Additionally, one of the following landscape elements is required to be placed at the property line when the distance between facade and property line is greater than ten (10) feet:

- A 24" to 42" high brick wall.
- A decorative metal fence that is 42" high maximum.
- A continuous hedge that is maintained at a 42" maximum height.

- C. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.
- D. Wells may extend into required setbacks per the requirements of the encroachment section in Section 2003.

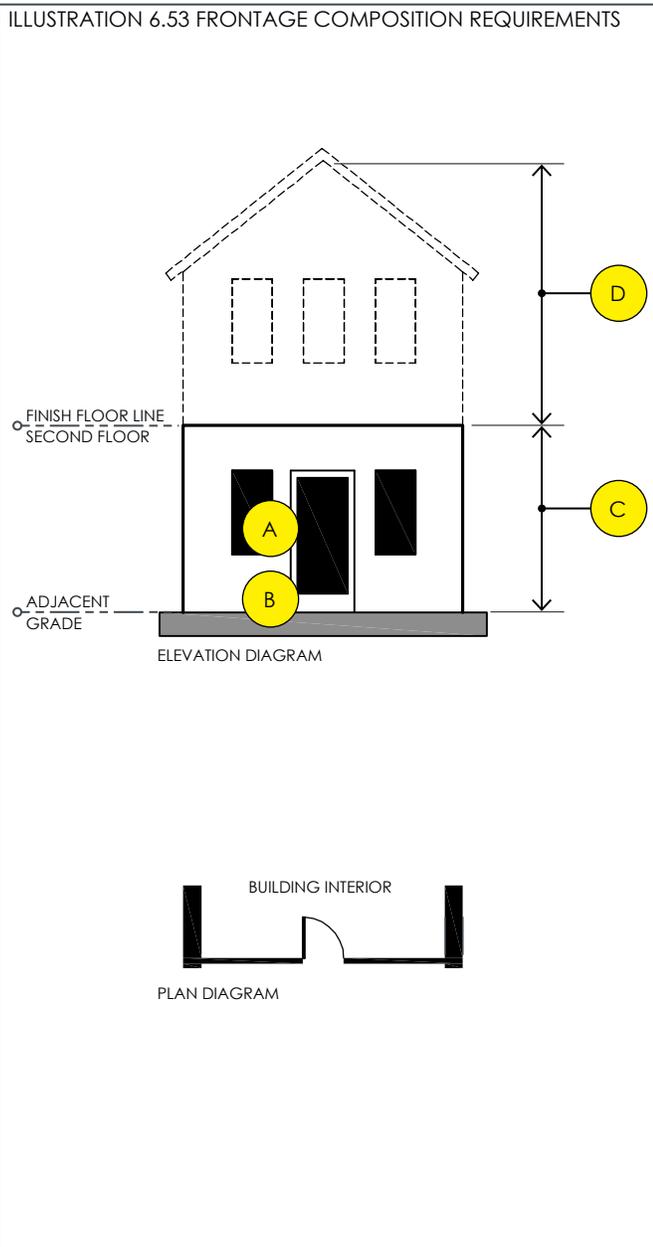
ILLUSTRATION 6.52 FRONTAGE LOCATION REQUIREMENTS



HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.02 BUILDING TYPE FRONTAGE OPTION 2: DOORYARD

ILLUSTRATION 6.53 FRONTAGE COMPOSITION REQUIREMENTS



DOORYARD COMPOSITION REQUIREMENTS

Refer to Illustration 6.53 for frontage composition graphic reference.

- A. Entry door(s) shall have 25% minimum transparency.
- B. Entry door(s) are required to be at-grade. At-grade entry doors shall have one of the following treatments:
 - 1. Covered with a supported roof. Roof shall be supported with columns.
 - 2. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
 - 3. Uncovered (with no canopy or supported roof). As depicted in the graphic.
- C. Transparency: Dooryard frontage shall have 10% to 50% of the façade be windows between the adjacent grade and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.
- D. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.

2006.12 LIVE / WORK BUILDING TYPE

9.03 BUILDING TYPE FRONTAGE OPTION 3: LIGHTWELL

DESCRIPTION

In a Lightwell Frontage Type, the facade of the building that faces the front and / or side streets is setback a small distance from the front and side streets, typically within a build-to-zone. This frontage has a combined elevated terrace and sunken lightwell between the building wall and property line. This frontage type buffers residential, retail, and service uses from urban sidewalks and removes the private yard from public encroachment.



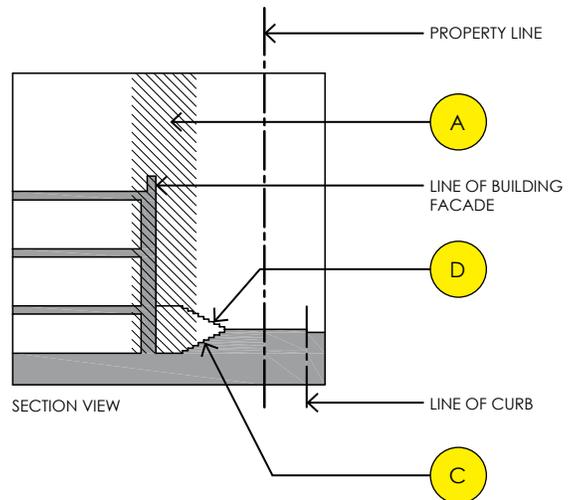
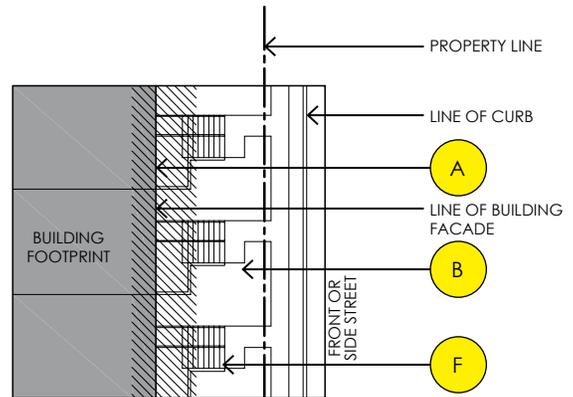
IMAGE 6.46 BUILDING WITH LIGHTWELL FRONTAGE

LIGHTWELL LOCATION REQUIREMENTS

Refer to Illustration 6.54 for frontage location graphic reference.

- A. The building facade(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the main building façade shall have one of the following treatments depending on distance from the property line.
 - 1. Distance between building façade and property line is zero (0) to ten (10) feet: Ground area shall be paved to match public sidewalk.
 - 2. Distance between building façade and property line is greater than ten (10) feet: Ground area shall be landscaped with a sidewalk connecting the entry door to the public sidewalk. Sidewalk connecting entry door and public sidewalk shall have a width of 5 feet minimum.
- C. Required exterior stair from adjacent sidewalk grade down to sunken lightwell.
- D. Required exterior stair from adjacent sidewalk grade to elevated terrace.
- E. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.
- F. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2003.

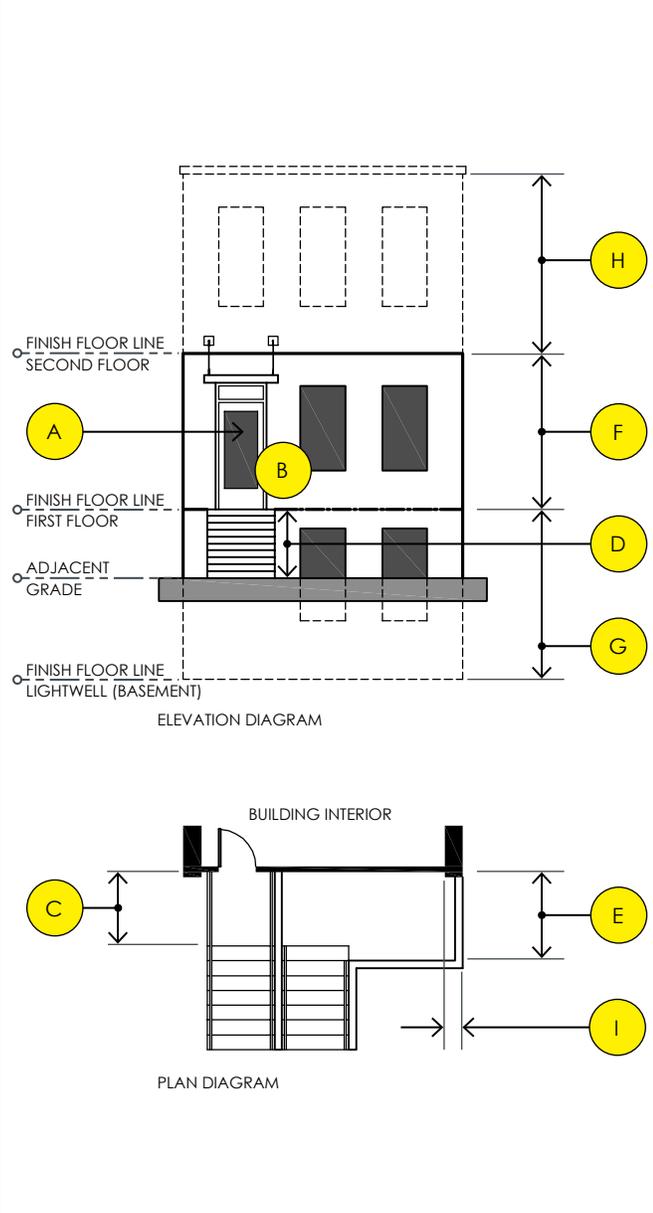
ILLUSTRATION 6.54 FRONTAGE LOCATION REQUIREMENTS



HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.03 BUILDING TYPE FRONTAGE OPTION 3: LIGHTWELL

ILLUSTRATION 6.55 FRONTAGE COMPOSITION REQUIREMENTS



LIGHTWELL COMPOSITION REQUIREMENTS

Refer to Illustration 6.55 for frontage composition graphic reference.

- A. Entry door(s) is not required to have transparency.
- B. Entry door(s) are required to be elevated. Elevated entry doors shall have one of the following treatments:
 - 1. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables. (As depicted in the graphic).
 - 2. Uncovered (with no canopy or supported roof).
- C. Depth of required terrace shall be 4 feet minimum and 8 feet maximum.
- D. Terrace shall be 3 feet minimum above adjacent grade.
- E. Depth of required lightwell shall be 6 feet minimum and 10 feet maximum.
- F. Transparency First Floor: Lightwell frontage shall have 10% to 50% of the façade be windows between the finish floor line of the first story and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.
- G. Transparency Lightwell: Lightwell frontage shall have 10% to 30% of the façade be windows between the finish floor line of the first story and the finish floor line of the lightwell (basement).
- H. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.
- I. Required 18" to 32" wide pilaster or wall surface spaced as indicated by Building Type.

2006.12 LIVE / WORK BUILDING TYPE

9.04 BUILDING TYPE FRONTAGE OPTION 4: STOOP

DESCRIPTION

In a Stoop Frontage Type, the facade of the building that faces the front and / or side streets is setback a small distance from the front and side streets, typically within a build-to-zone. The stoop is elevated above the sidewalk. Steps or a ramp from the stoop may lead directly to the sidewalk or may be side-loaded.



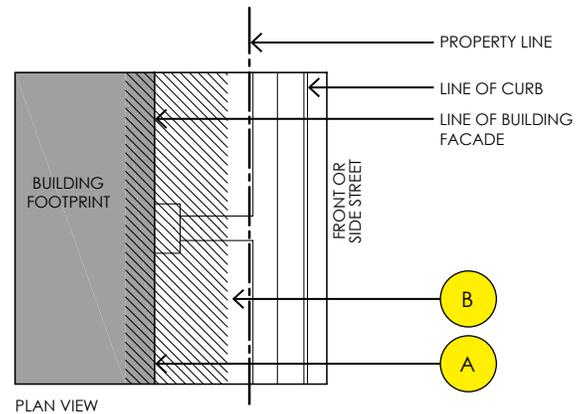
IMAGE 6.47 BUILDING WITH STOOP

STOOP LOCATION REQUIREMENTS

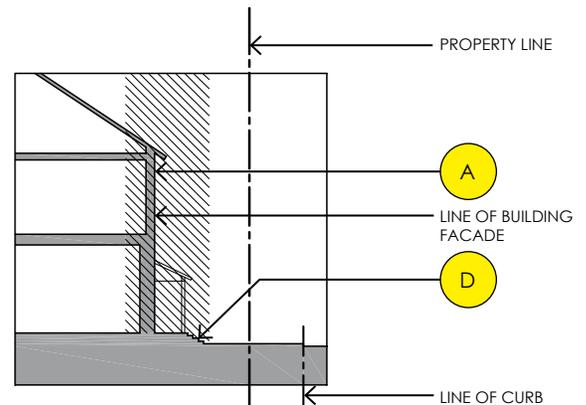
Refer to Illustration 6.56 for frontage location graphic reference.

- A. The building facade(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the main building façade shall have one of the following treatments depending on distance from the property line.
 - 1. Distance between building façade and property line is zero (0) to ten (10) feet: Ground area shall be paved to match public sidewalk.
 - 2. Distance between building façade and property line is greater than ten (10) feet: Ground area shall be landscaped with a sidewalk connecting the entry door to the public sidewalk. Sidewalk connecting entry door and public sidewalk shall have a width of 5 feet minimum.
- C. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.
- D. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2003.

ILLUSTRATION 6.56 FRONTAGE LOCATION REQUIREMENTS



PLAN VIEW

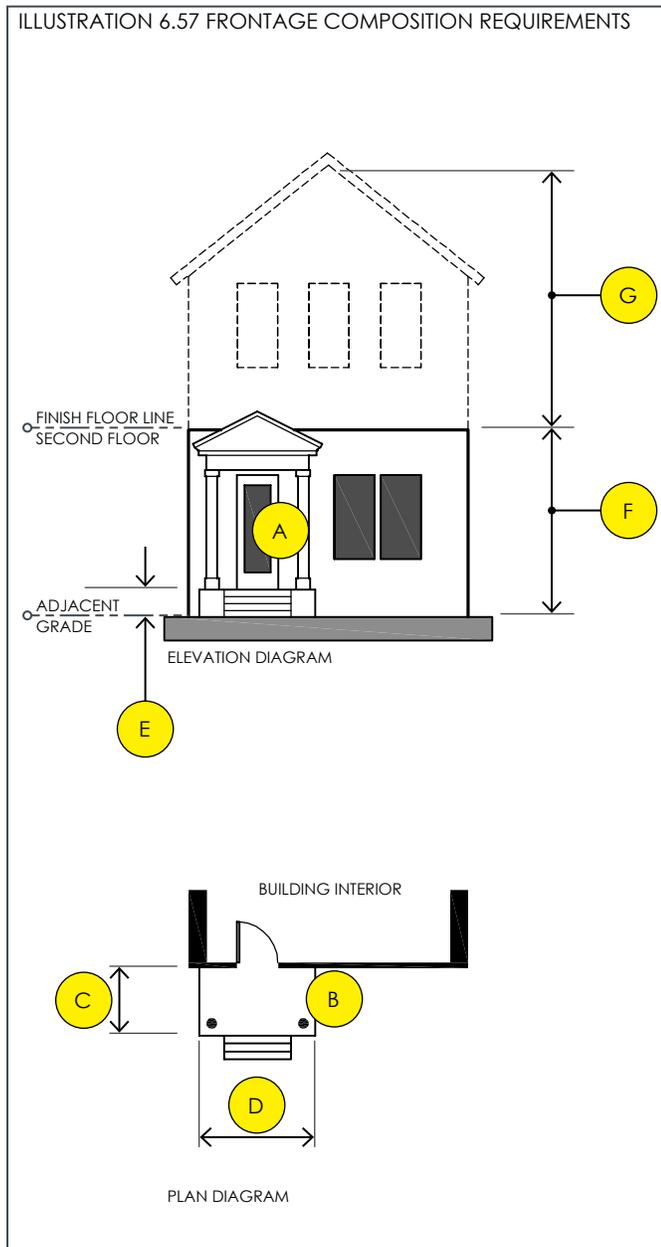


SECTION VIEW

HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.04 BUILDING TYPE FRONTAGE OPTION 4: STOOP

ILLUSTRATION 6.57 FRONTAGE COMPOSITION REQUIREMENTS

**STOOP COMPOSITION REQUIREMENTS**

Refer to Illustration 6.57 for frontage composition graphic reference.

- A. Entry door(s) shall have 25% minimum transparency.
- B. Entry door(s) are required to be elevated above adjacent grade. Elevated entry doors shall have one of the following treatments:
 1. Covered with a supported roof. Roof shall be supported with columns.
 2. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
- C. Depth of stoop landing shall be 4 feet minimum.
- D. Width of stoop landing shall be 5 feet minimum.
- E. Stoop shall be 12" minimum above adjacent grade.
- F. Transparency: Stoop frontage shall have 40% to 60% of the façade be windows between the adjacent grade and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.
- G. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.

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2006.13 LARGE MULTI-PLEX BUILDING TYPE

1.0 BUILDING TYPE DESCRIPTION

The LARGE MULTI-PLEX BUILDING TYPE is a medium- to large-sized structure that consists of 7 or more side-by-side and/or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit in medium-density neighborhoods and enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types and promoting walkability.



2.0 PRECEDENT OF LARGE MULTI-PLEX BUILDING TYPE

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



IMAGE 6.48 MUSKEGON LARGE MULTI-PLEX WITH FORECOURT FRONTAGE ON HAMILTON AVENUE



IMAGE 6.49 MUSKEGON LARGE MULTI-PLEX WITH STOOP FRONTAGE ON WEST CLAY AVENUE



IMAGE 6.50 LARGE MULTI-PLEX WITH FORECOURT FRONTAGE

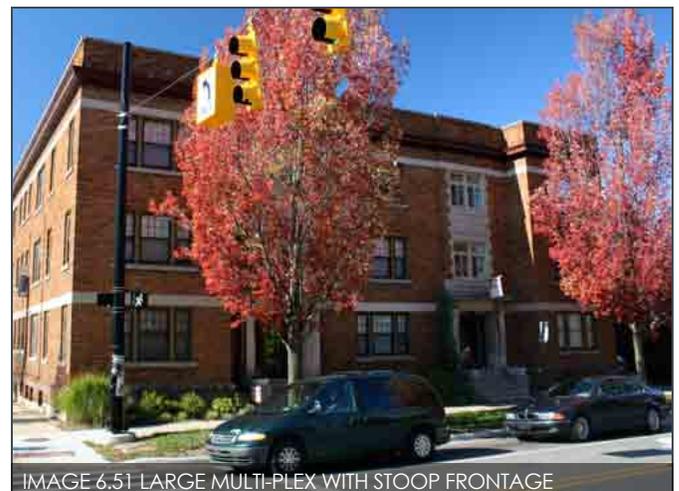


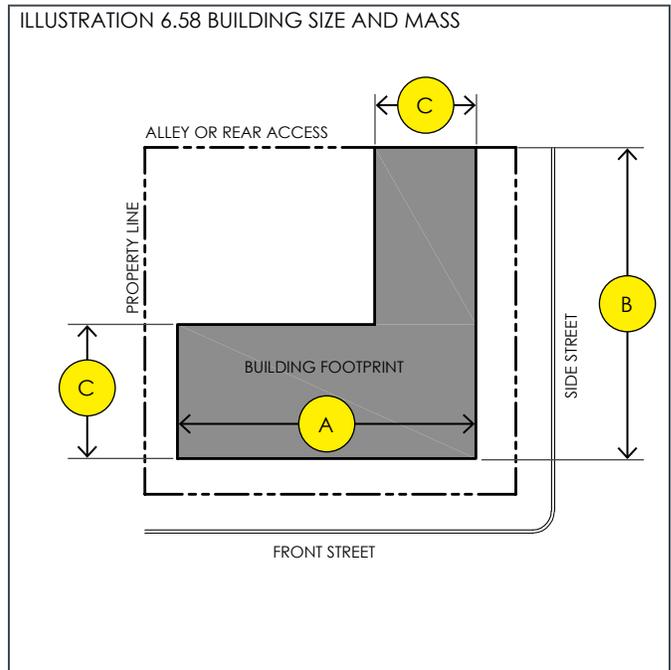
IMAGE 6.51 LARGE MULTI-PLEX WITH STOOP FRONTAGE

2006.13 LARGE MULTI-PLEX BUILDING TYPE

3.0 BUILDING SIZE AND MASSING

Refer to Illustration 6.58 for Building Type size and massing graphic representation.

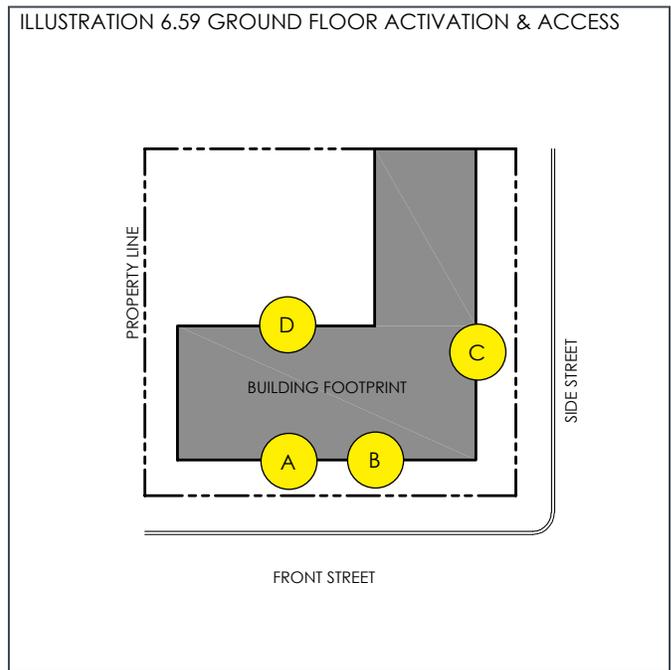
- A. Building width at front street: 80 feet maximum
- B. Building width at side street: 80 feet maximum
- C. Building depth: 75 feet maximum.
- D. Maximum site coverage: 70%



4.0 GROUND FLOOR ACTIVATION AND PEDESTRIAN ACCESS

Refer to Illustration 6.59 for Building Type ground floor activation and pedestrian access graphic representation.

- A. Main entrances shall be located along front street.
- B. Units shall be accessed by a common entry along the front street.
- C. On corner lots, units may enter from a secondary side street common entry.
- D. Units may enter from a secondary common entry in the rear of the building.



5.0 NUMBER OF UNITS

Number of units per Building Type:

- A. Total of 7 or more units per building.
- B. Large Multi-Plex Buildings per lot: 1 maximum.

6.0 USE

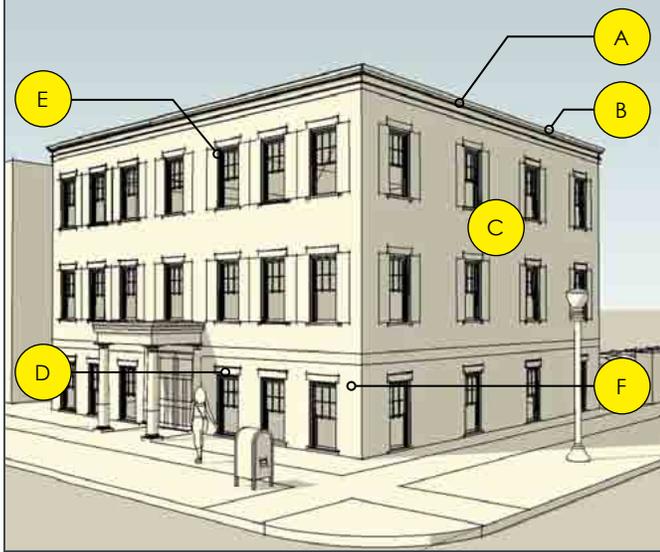
Building Type use:

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

2006.13 LARGE MULTI-PLEX BUILDING TYPE

7.0 FACADE COMPOSITION REQUIREMENTS

ILLUSTRATION 6.60 FACADE COMPOSITION REQUIREMENTS

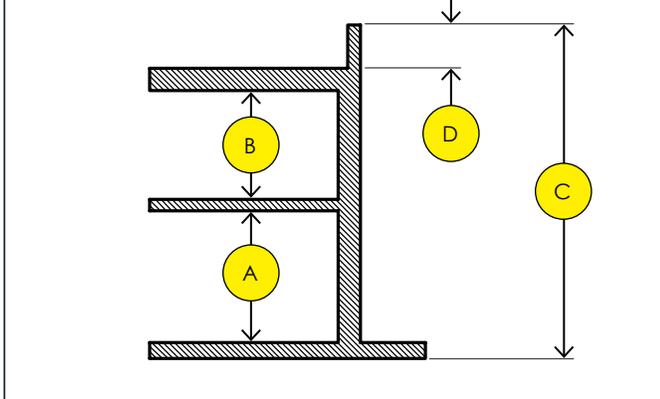


Refer to Illustration 6.60 for Building Type facade composition requirements.

- A. Building shall have a flat roof with parapet.
- B. Building shall have a cornice expression line at roofline.
- C. Transparency Upper Stories: Building facades facing streets shall have 10% to 40% of the façade be windows between the finish floor line of the second story and bottom of cornice expression line.
- D. Transparency Street / Sidewalk Level: Refer to Building Frontage options for transparency requirements at the street and sidewalk level.
- E. Upper windows shall be square or vertically proportioned with clear glass. Refer to definitions in Division 11 for clear glass requirements.
- F. Building shall have an 18" to 32" pilaster or wall surface every 20 to 40 feet along building facades facing streets. Pilasters shall extend vertically from grade to cornice expression line.

8.0 BUILDING TYPE STORY HEIGHT

ILLUSTRATION 6.61 BUILDING TYPE STORY HEIGHT



Refer to Illustration 6.61 for Building Type story height requirements.

- A. Ground floor ceiling shall be 10 feet minimum.
- B. Upper floor ceilings shall be 8 feet minimum.
- C. Overall height of Building Type is regulated by Context Area, refer to Section 2005.
- D. Height of parapet wall shall be between 12" minimum and 4 feet maximum, measured from roof line.

9.0 BUILDING TYPE FRONTAGE OPTIONS

The Large Multi-Plex Building Type is required to have 1 of the following 4 frontage configurations applied to the ground level floor where it abuts front and side streets, civic space, and / or public rights-of-way.

Frontage options for the Large Multi-Plex Building Type are provided in the table below and described on the following pages of this sub-section.

LARGE MULTI-PLEX BUILDING TYPE	BUILDING TYPE FRONTAGE OPTION	CONTEXT AREAS					
		DT DOWNTOWN	MS MAINSTREET	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL
	with FORECOURT		By Right	By Right	By Right		
	with DOORYARD		By Right	By Right	By Right		
	with STOOP				By Right		
	with PROJECTING PORCH				By Right		

Shaded areas represent Public Realm Context Areas where Building Type is not permitted.

2006.13 LARGE MULTI-PLEX BUILDING TYPE

9.01 BUILDING TYPE FRONTAGE OPTION 1: FORECOURT

DESCRIPTION

In a Forecourt Frontage Type, the facade of the building that faces the front street is at or near the right-of-way line and a small percentage of the facade is set back, creating a small courtyard space. The courtyard space may be used as an entry court or shared garden space. The courtyard area is not covered and extends the entire height of the building.



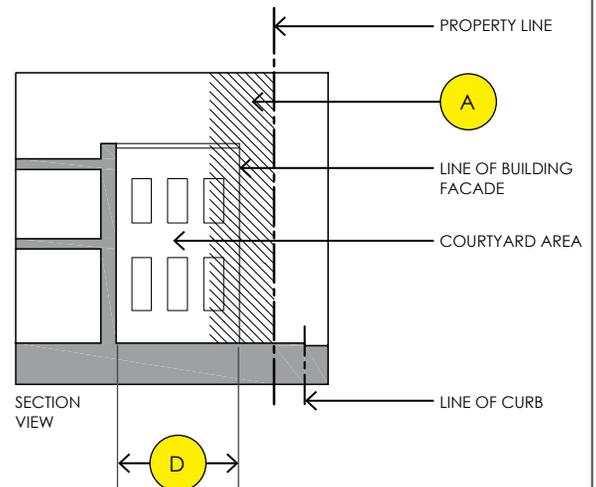
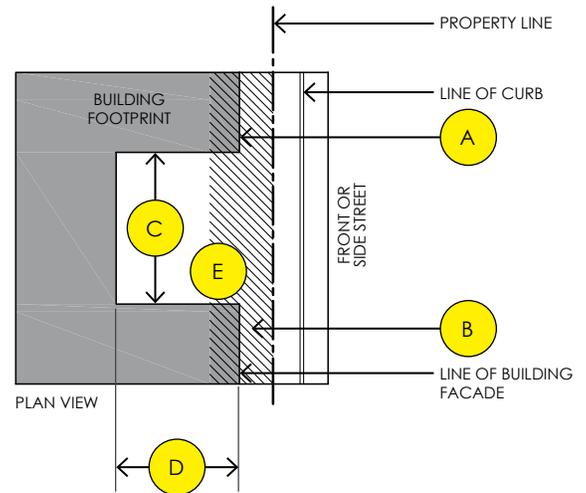
IMAGE 6.52 LARGE MULTI-PLEX WITH FORECOURT

FORECOURT LOCATION REQUIREMENTS

Refer to Illustration 6.62 for frontage location graphic reference.

- A. A minimum of 30% of the building facade of the forecourt frontage is required to be placed within the build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the main building façade shall be landscaped with a sidewalk(s) connecting entry door(s) to the public sidewalk. Sidewalk connecting entry door and public sidewalk shall have a width of 5 feet minimum.
- C. Required courtyard shall have a width that is twelve (12) feet minimum.
- D. Required courtyard shall have a depth of twelve (12) feet minimum.
- E. Courtyard area shall be landscaped, with sidewalks connecting entry doors. Landscape shall cover 70% minimum of the courtyard's ground area.
- F. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.

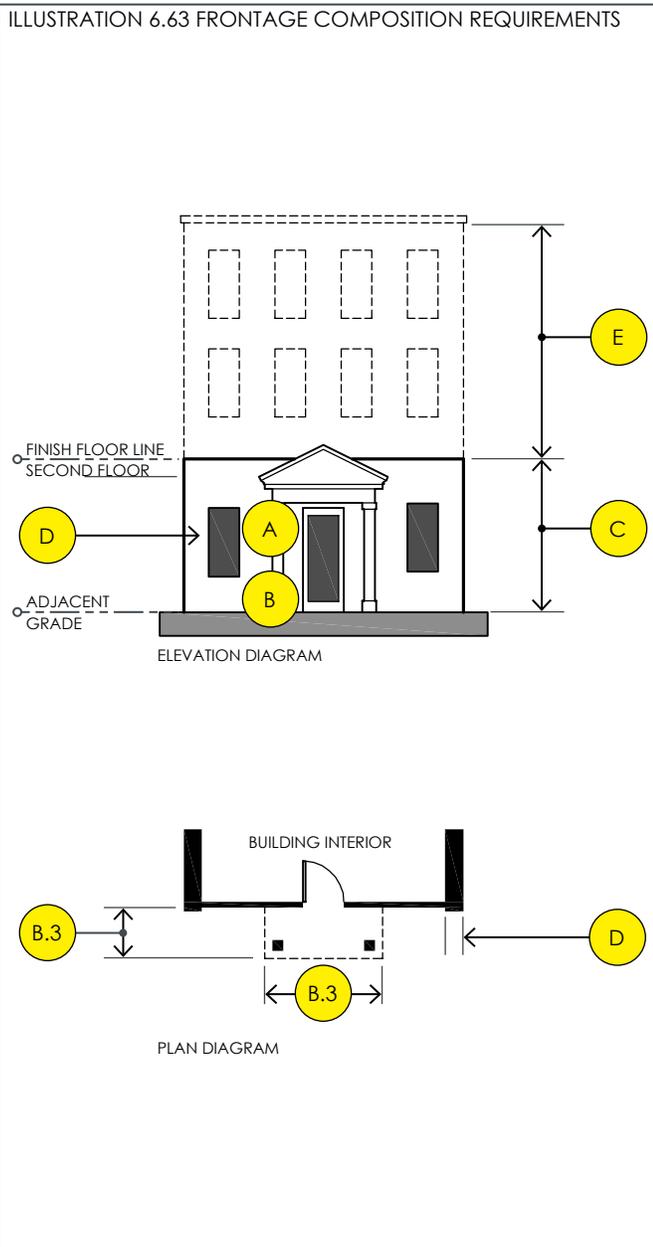
ILLUSTRATION 6.62 FRONTAGE LOCATION REQUIREMENTS



HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.01 BUILDING TYPE FRONTAGE OPTION 1: FORECOURT

ILLUSTRATION 6.63 FRONTAGE COMPOSITION REQUIREMENTS



FORECOURT COMPOSITION REQUIREMENTS

Refer to Illustration 6.63 for frontage composition graphic reference for building walls that face the courtyard and building walls that face the front and side streets.

- A. Entry door(s) shall have 25% minimum transparency.
- B. Entry door(s) may be at-grade or elevated and accessed by steps.
 - 1. At-Grade entry door (zero-step) shall have one of the following treatments:
 - Covered with a supported roof (as depicted in the graphic). Roof shall be supported with columns.
 - Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
 - Uncovered (with no canopy or supported roof).
 - Recessed in building wall.
 - 2. Elevated entry door shall have one of the following treatments:
 - Covered with a supported roof. Roof shall be supported with columns.
 - Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
 - 3. Elevated entry doors shall have a stoop (landing at door) that is minimum 4 feet deep and minimum 4 feet wide.
- C. Transparency: Forecourt frontage shall have 10% to 40% of the façade be windows between the adjacent grade and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.
- D. Required 18" to 32" wide pilaster or wall surface spaced as indicated by Building Type.
- E. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.

2006.13 LARGE MULTI-PLEX BUILDING TYPE

9.02 BUILDING TYPE FRONTAGE OPTION 2: DOORYARD

DESCRIPTION

In a Dooryard Frontage Type, the facade of the building that faces the front street is setback a small distance from the front and side streets, typically within a build-to-zone. The front property line is oftentimes defined by a low wall, fence, or hedge, creating a small dooryard. The dooryard shall not provide public circulation along the rights-of-way. The dooryard may be raised or at-grade and is most often intended for ground floor residential.



IMAGE 6.53 LARGE MULTI-PLEX BUILDING WITH DOORYARD

DOORYARD LOCATION REQUIREMENTS

Refer to Illustration 6.64 for frontage location graphic reference.

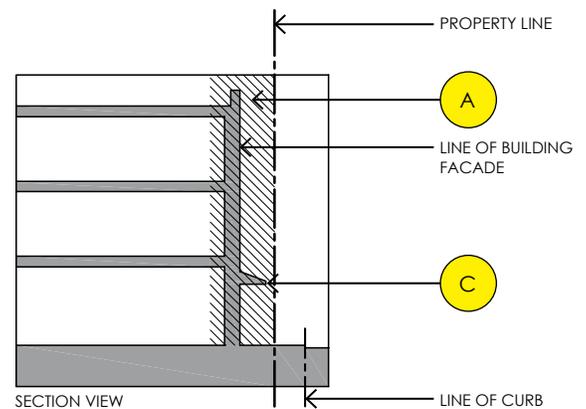
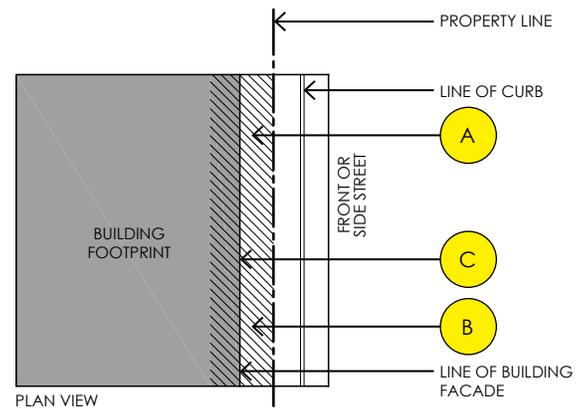
- A. The building facade(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the main building façade shall have one of the following treatments depending on distance from the property line.
 - 1. Distance between building façade and property line is zero (0) to ten (10) feet: Ground area shall be paved to match public sidewalk.
 - 2. Distance between building façade and property line is greater than ten (10) feet: Ground area shall be landscaped with a sidewalk connecting the entry door to the public sidewalk. Sidewalk connecting entry door and public sidewalk shall have a width that is equal to the width of the widest part of the entry door recess.

Additionally, one of the following landscape elements is required to be placed at the property line when the distance between facade and property line is greater than ten (10) feet:

- A 24" to 42" high brick wall.
- A decorative metal fence that is 42" high maximum.
- A continuous hedge that is maintained at a 42" maximum height.

- 3. Ground area may be paved at distances greater than ten (10) feet when outdoor seating is proposed per approval of Planning Director and / or Planning Commission.
- C. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.
- D. Wells may extend into required setbacks per the requirements of the encroachment section in Section 2003.

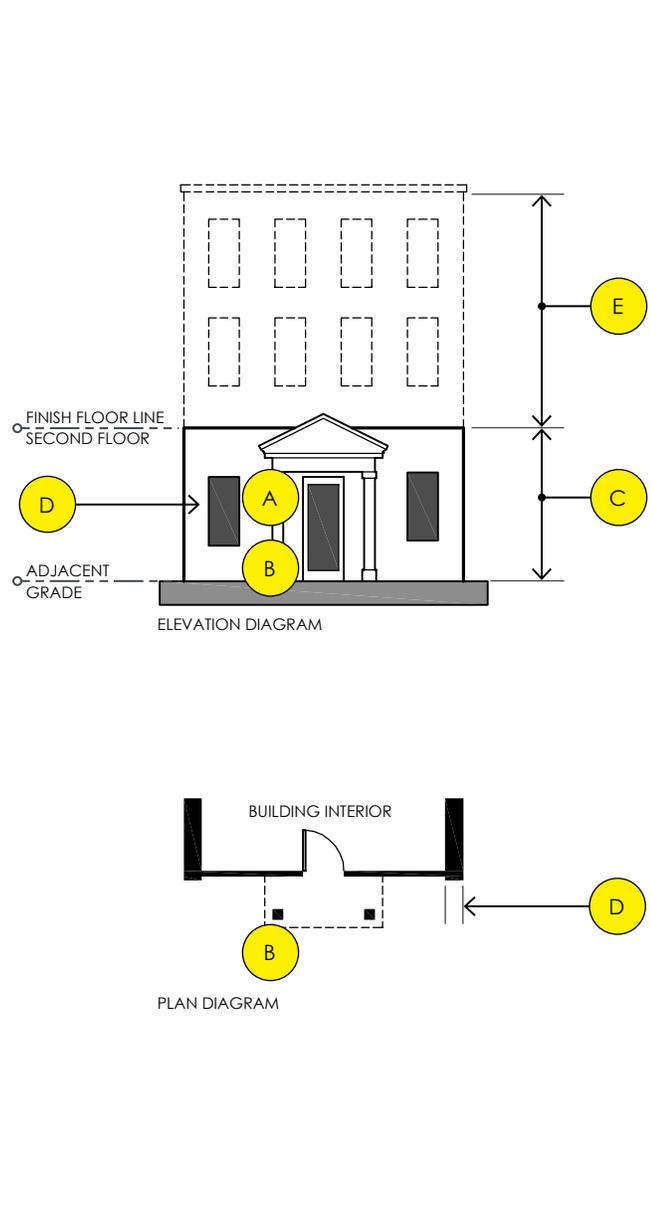
ILLUSTRATION 6.64 FRONTAGE LOCATION REQUIREMENTS



HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.02 BUILDING TYPE FRONTAGE OPTION 2: DOORYARD

ILLUSTRATION 6.65 FRONTAGE COMPOSITION REQUIREMENTS

**DOORYARD COMPOSITION REQUIREMENTS**

Refer to Illustration 6.65 for frontage composition graphic reference.

- A. Entry door(s) shall have 25% minimum transparency.
- B. Entry door(s) shall be at-grade (zero-step) and shall have one of the following treatments:
 1. Covered with a supported roof (as depicted in the graphic). Roof shall be supported with columns.
 2. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
 3. Uncovered (with no canopy or supported roof).
 4. Recessed in building wall.
- C. Transparency: Dooryard frontage shall have 10% to 50% of the façade be windows between the adjacent grade and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.
- D. Required 18" to 32" wide pilaster or wall surface spaced as indicated by Building Type.
- E. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.

2006.13 LARGE MULTI-PLEX BUILDING TYPE

9.03 BUILDING TYPE FRONTAGE OPTION 3: STOOP

DESCRIPTION

In a Stoop Frontage Type, the facade of the building that faces the front and / or side streets is setback a small distance from the front and side streets, typically within a build-to-zone. The stoop is elevated above the sidewalk. Steps or a ramp from the stoop may lead directly to the sidewalk or may be side-loaded.



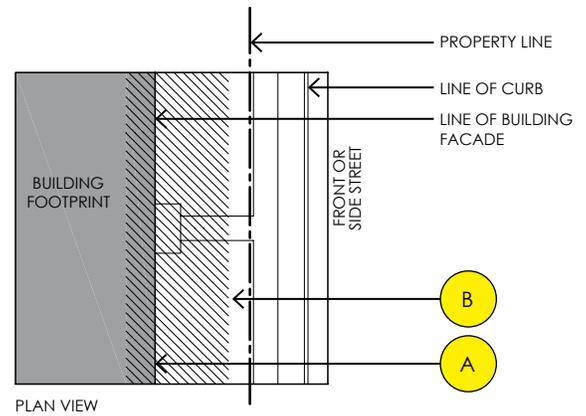
IMAGE 6.54 LARGE MULTI-PLEX WITH STOOP

STOOP LOCATION REQUIREMENTS

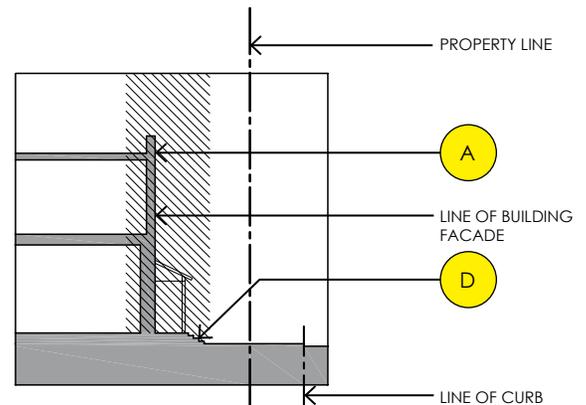
Refer to Illustration 6.66 for frontage location graphic reference.

- A. The building facade(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the main building façade shall have one of the following treatments depending on distance from the property line.
 - 1. Distance between building façade and property line is zero (0) to ten (10) feet: Ground area shall be paved to match public sidewalk.
 - 2. Distance between building façade and property line is greater than ten (10) feet: Ground area shall be landscaped with a sidewalk connecting the entry door to the public sidewalk. Sidewalk connecting entry door and public sidewalk shall have a width of 5 feet minimum.
- C. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.
- D. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2003.

ILLUSTRATION 6.66 FRONTAGE LOCATION REQUIREMENTS



PLAN VIEW

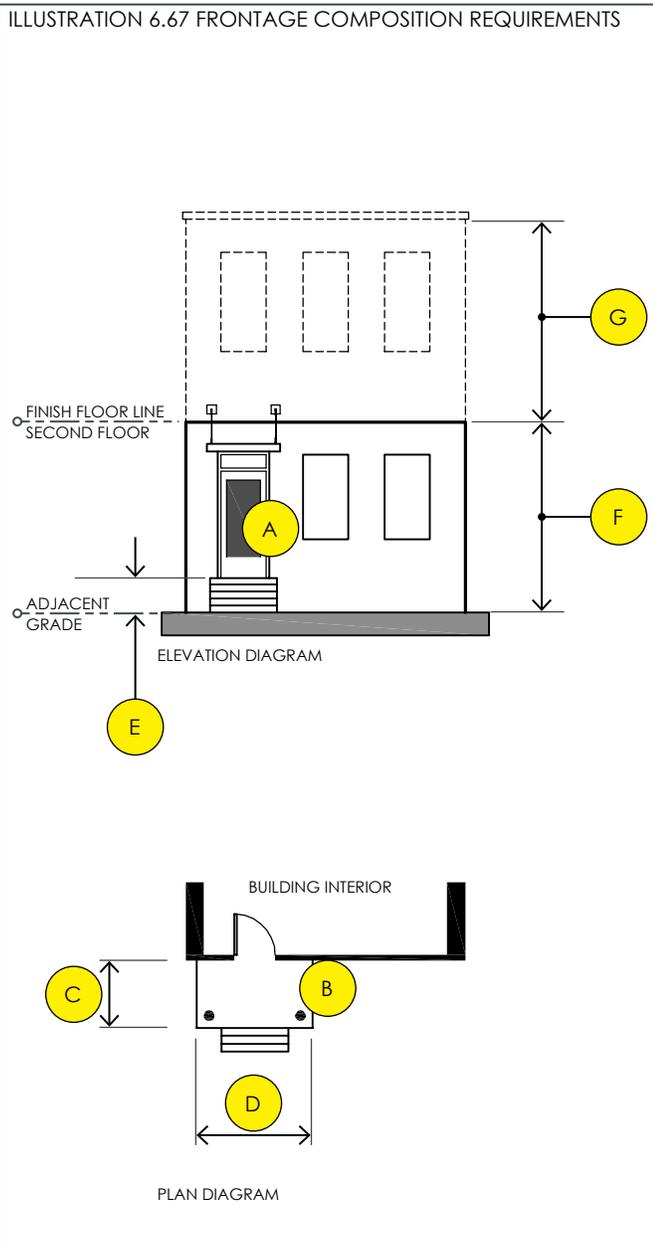


SECTION VIEW

HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.03 BUILDING TYPE FRONTAGE OPTION 3: STOOP

ILLUSTRATION 6.67 FRONTAGE COMPOSITION REQUIREMENTS



STOOP COMPOSITION REQUIREMENTS

Refer to Illustration 6.67 for frontage composition graphic reference.

- A. Entry door(s) shall have 25% minimum transparency.
- B. Entry door(s) are required to be elevated above adjacent grade. Elevated entry doors shall have one of the following treatments:
 1. Covered with a supported roof. Roof shall be supported with columns.
 2. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
- C. Depth of stoop landing shall be 4 feet minimum.
- D. Width of stoop landing shall be 5 feet minimum.
- E. Stoop shall be 18" minimum above adjacent grade.
- F. Transparency: Stoop frontage shall have 10% to 50% of the façade be windows between the adjacent grade and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.
- G. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.

2006.13 LARGE MULTI-PLEX BUILDING TYPE

9.04 BUILDING TYPE FRONTAGE OPTION 4: PROJECTING PORCH

DESCRIPTION

In a Projecting Porch Frontage Type, the facade of the building that faces the front and / or side streets is setback a medium distance from the front and side streets, typically within a build-to-zone. The resulting yard is typically small and can be defined by a fence or hedge to spatially maintain the street edge. The projecting porch is open on three sides and all habitable space of the building is located behind the rear edge of the porch. The porch is elevated above the sidewalk. Steps from the porch may be on the front or side of the porch and shall lead directly to the sidewalk.



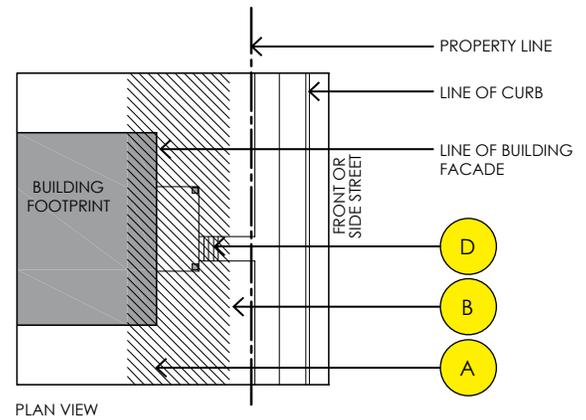
IMAGE 6.55 LARGE MULTI-PLEX WITH PROJECTING PORCH

PROJECTING PORCH LOCATION REQUIREMENTS

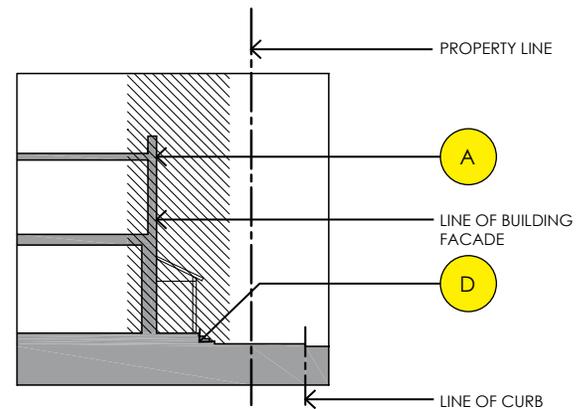
Refer to Illustration 6.68 for frontage location graphic reference.

- A. The building facade(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the main building façade shall be landscaped with a sidewalk connecting the porch steps to the public sidewalk. Sidewalk connecting entry door and public sidewalk shall have a width of 5 feet minimum.
- C. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.
- D. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2003.

ILLUSTRATION 6.68 FRONTAGE LOCATION REQUIREMENTS



PLAN VIEW

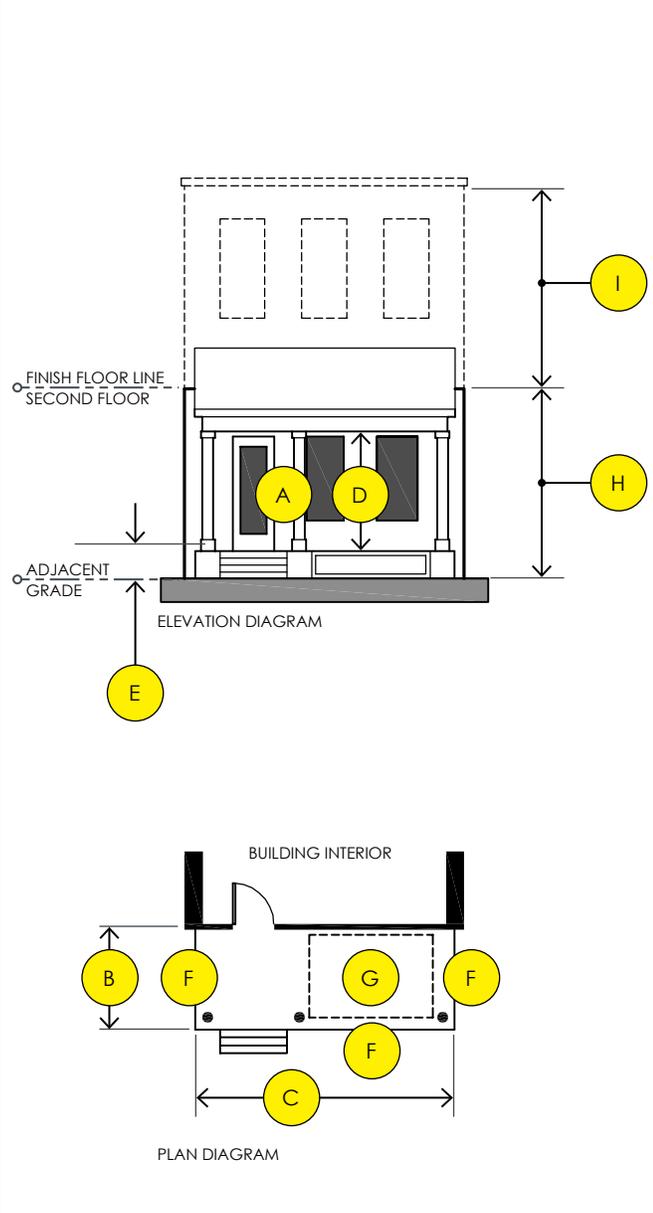


SECTION VIEW

HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.04 BUILDING TYPE FRONTAGE OPTION 4: PROJECTING PORCH

ILLUSTRATION 6.69 FRONTAGE COMPOSITION REQUIREMENTS



PROJECTING PORCH COMPOSITION REQUIREMENTS

Refer to Illustration 6.69 for frontage composition graphic reference.

- A. Entry door(s) shall have 25% minimum transparency.
- B. Depth of porch shall be 6 feet minimum.
- C. Width of porch shall be 8 feet minimum.
- D. Height of porch ceiling, measured from porch floor shall be 8 feet minimum.
- E. Porch shall be 18" minimum above adjacent grade.
- F. Projecting porches shall be open on three sides (no walls on three sides).
- G. Furniture area shall be 4 feet x 6 feet minimum clear area.
- H. Transparency: Porch frontage shall have 10% to 50% of the façade be windows between the adjacent grade and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.
- I. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.

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2006.14 SMALL MULTI-PLEX BUILDING TYPE

1.0 BUILDING TYPE DESCRIPTION

The SMALL MULTI-PLEX BUILDING TYPE is a medium-sized structure that consists of 3 to 6 side-by-side and / or stacked dwelling units, typically with one shared entry or individual entries along the front. This Type has the appearance of a large single-family house and is appropriately scaled to fit in single family neighborhoods. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types and promoting walkability.



2.0 PRECEDENT OF SMALL MULTI-PLEX BUILDING TYPE

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



IMAGE 6.56 TWO SMALL MULTI-PLEX BUILDINGS WITH STOOP FRONTAGE



IMAGE 6.57 SMALL MULTI-PLEX BUILDING WITH STOOP FRONTAGES AND FLAT ROOF



IMAGE 6.58 SMALL MULTI-PLEX WITH PROJECTING PORCH



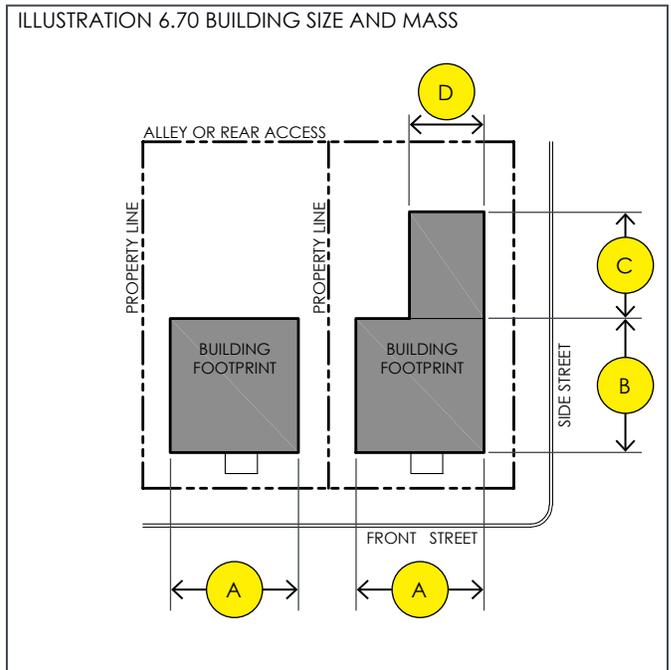
IMAGE 6.59 SMALL MULTI-PLEX WITH STOOP FRONTAGE

2006.14 SMALL MULTI-PLEX BUILDING TYPE

3.0 BUILDING SIZE AND MASSING

Refer to Illustration 6.70 for Building Type size and massing graphic representation.

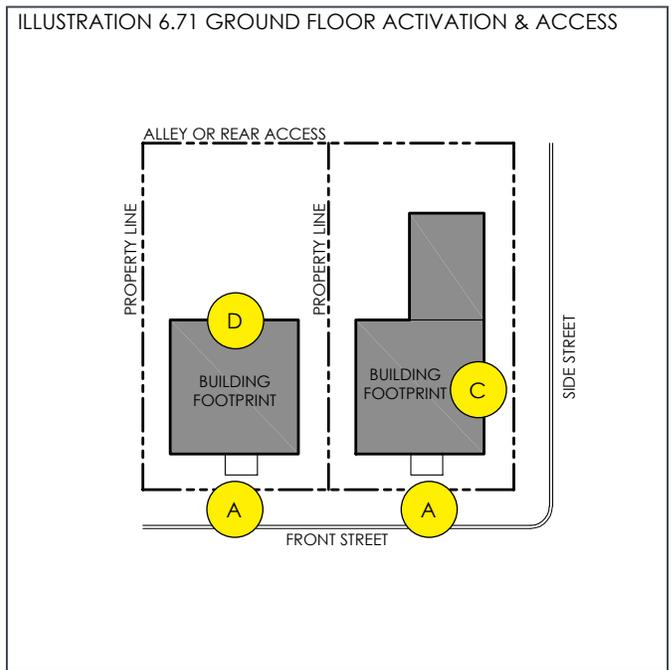
- A. Building width at front street: 48 feet maximum
- B. Building depth: 48 feet maximum.
- C. Building secondary wing depth (if secondary wing is used): 30 feet maximum.
- D. Building secondary wing width (if secondary wing is used): 30 feet maximum.
- E. Maximum site coverage: 70%



4.0 GROUND FLOOR ACTIVATION AND PEDESTRIAN ACCESS

Refer to Illustration 6.71 for Building Type ground floor activation and pedestrian access graphic representation.

- A. Main entrances shall be located along front street.
- B. Each unit may have an individual entry or units may be accessed from a common entrance and lobby.
- C. On corner lots, units may enter from a secondary side street individual entry or common entry.
- D. Units may enter from a secondary common entry or individual entry in the rear of the building.



5.0 NUMBER OF UNITS

Number of units per Building Type:

- A. 3 units minimum, 6 units maximum per building.
- B. Small Multi-Plex Buildings per lot: 1 maximum.

6.0 USE

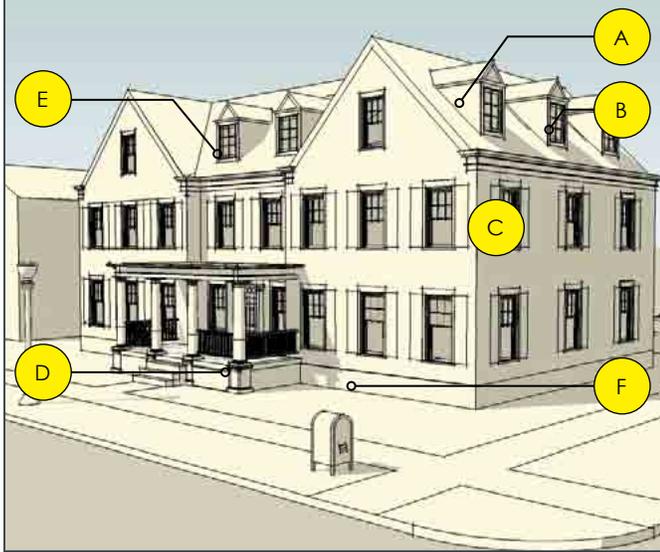
Building Type use:

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

2006.14 SMALL MULTI-PLEX BUILDING TYPE

7.0 FACADE COMPOSITION REQUIREMENTS

ILLUSTRATION 6.72 FACADE COMPOSITION REQUIREMENTS

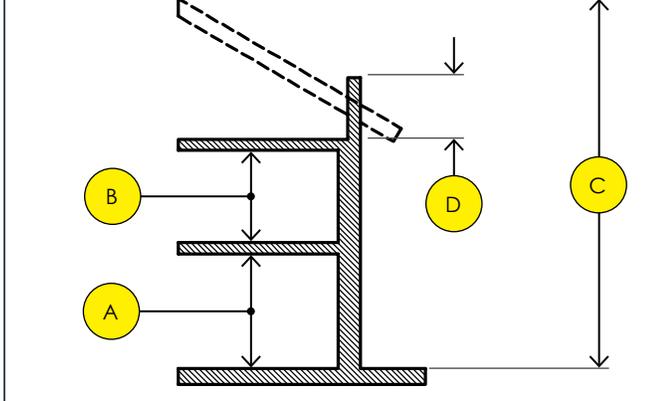


Refer to Illustration 6.72 for Building Type facade composition requirements.

- A. Building may have a flat roof with parapet or a pitched (sloped) roof.
- B. Buildings with flat roof shall have a cornice expression line at roofline.
- C. Transparency Upper Stories: Building facades facing streets shall have 10% to 50% of the façade be windows between the finish floor line of the second story and bottom of cornice expression line or eave.
- D. Transparency Street / Sidewalk Level: Refer to Building Frontage options for transparency requirements at the street and sidewalk level.
- E. Upper windows shall be square or vertically proportioned with clear glass. Refer to definitions in Division 11 for clear glass requirements.
- F. Building shall have an 18" to 32" pilaster or wall surface every 18 to 30 feet along building facades facing streets. Pilasters shall extend vertically from grade to cornice expression line.

8.0 BUILDING TYPE STORY HEIGHT

ILLUSTRATION 6.73 BUILDING TYPE STORY HEIGHT



Refer to Illustration 6.73 for Building Type story height requirements.

- A. Ground floor ceiling shall be 10 feet minimum.
- B. Upper floor ceilings shall be 8 feet minimum.
- C. Overall height of Building Type is regulated by Context Area, refer to Section 2005.
- D. On Building Type with flat roof option, the height of parapet wall shall be between 12" minimum and 4 feet maximum, measured from roof line.

9.0 BUILDING TYPE FRONTAGE OPTIONS

The Small Multi-Plex Building Type is required to have 1 of the following 3 frontage configurations applied to the ground level floor where it abuts front and side streets, civic space, and / or public rights-of-way.

Frontage options for the Small Multi-Plex Building Type are provided in the table below and described on the following pages of this sub-section.

SMALL MULTI-PLEX BUILDING TYPE	BUILDING TYPE FRONTAGE OPTION	CONTEXT AREAS					
		DT DOWNTOWN	MS MAINSTREET	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL
	with STOOP				By Right	By Right	
	with PROJECTING PORCH				By Right	By Right	
	with ENGAGED PORCH				By Right	By Right	

Shaded areas represent Public Realm Context Areas where Building Type is not permitted.

2006.14 SMALL MULTI-PLEX BUILDING TYPE

9.01 BUILDING TYPE FRONTAGE OPTION 1: STOOP

DESCRIPTION

In a Stoop Frontage Type, the facade of the building that faces the front and / or side streets is setback a small distance from the front and side streets, typically within a build-to-zone. The stoop is elevated above the sidewalk. Steps or a ramp from the stoop may lead directly to the sidewalk or may be side-loaded.



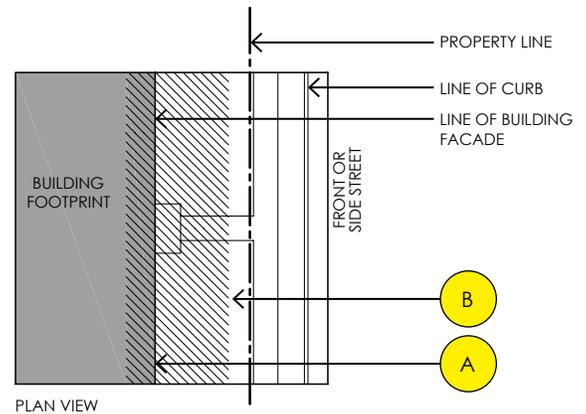
IMAGE 6.60 SMALL MULTI-PLEX WITH STOOP

STOOP LOCATION REQUIREMENTS

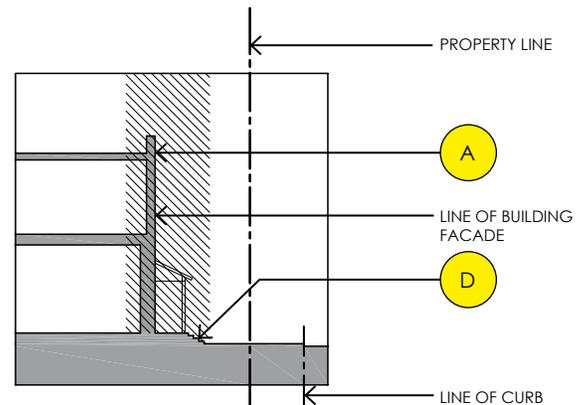
Refer to Illustration 6.74 for frontage location graphic reference.

- A. The building facade(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the main building façade shall be landscaped with a sidewalk connecting the entry door to the public sidewalk. Sidewalk connecting entry door and public sidewalk shall have a width of 5 feet minimum.
- C. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.
- D. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2003.

ILLUSTRATION 6.74 FRONTAGE LOCATION REQUIREMENTS



PLAN VIEW

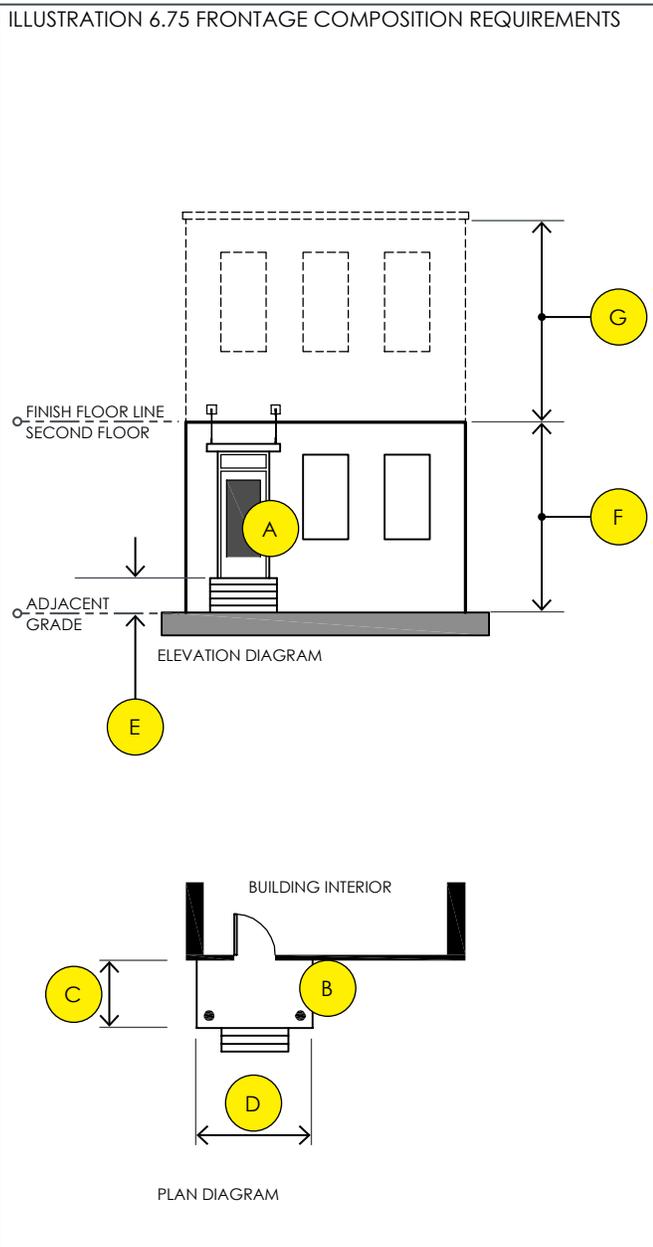


SECTION VIEW

HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.01 BUILDING TYPE FRONTAGE OPTION 1: STOOP

ILLUSTRATION 6.75 FRONTAGE COMPOSITION REQUIREMENTS



STOOP COMPOSITION REQUIREMENTS

Refer to Illustration 6.75 for frontage composition graphic reference.

- A. Entry door(s) shall have 25% minimum transparency.
- B. Entry door(s) are required to be elevated above adjacent grade. Elevated entry doors shall have one of the following treatments:
 1. Covered with a supported roof. Roof shall be supported with columns.
 2. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
- C. Depth of stoop landing shall be 4 feet minimum.
- D. Width of stoop landing shall be 5 feet minimum.
- E. Stoop shall be 18" minimum above adjacent grade.
- F. Transparency: Stoop frontage shall have 10% to 50% of the façade be windows between the adjacent grade and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.
- G. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.

2006.14 SMALL MULTI-PLEX BUILDING TYPE

9.02 BUILDING TYPE FRONTAGE OPTION 2: PROJECTING PORCH

DESCRIPTION

In a Projecting Porch Frontage Type, the facade of the building that faces the front and / or side streets is setback a medium distance from the front and side streets, typically within a build-to-zone. The resulting yard is typically small and can be defined by a fence or hedge to spatially maintain the street edge. The projecting porch is open on three sides and all habitable space of the building is located behind the rear edge of the porch. The porch is elevated above the sidewalk. Steps from the porch may be on the front or side of the porch and shall lead directly to the sidewalk.



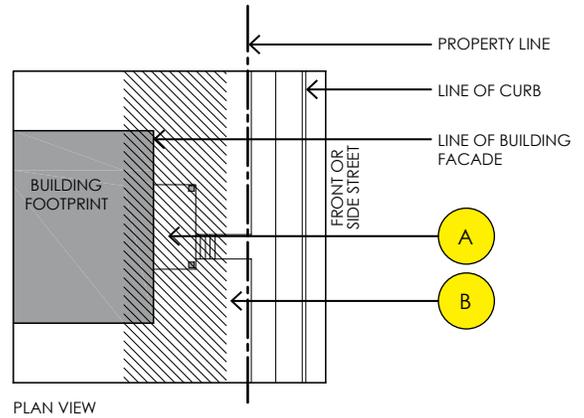
IMAGE 6.61 SMALL MULTI-PLEX WITH PROJECTING PORCH

PROJECTING PORCH LOCATION REQUIREMENTS

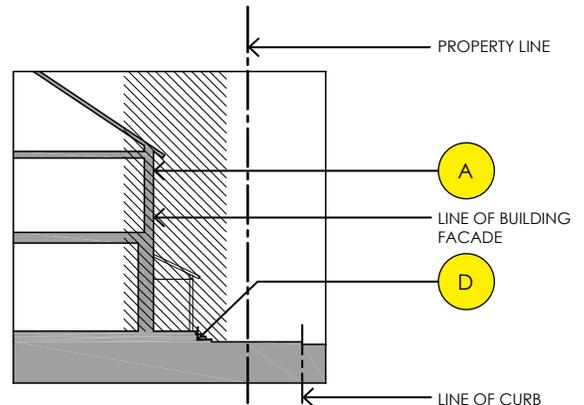
Refer to Illustration 6.76 for frontage location graphic reference.

- A. The building facade(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the main building façade shall be landscaped with a sidewalk connecting the porch steps to the public sidewalk. Sidewalk connecting entry door and public sidewalk shall have a width of 5 feet minimum.
- C. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.
- D. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2003.

ILLUSTRATION 6.76 FRONTAGE LOCATION REQUIREMENTS



PLAN VIEW

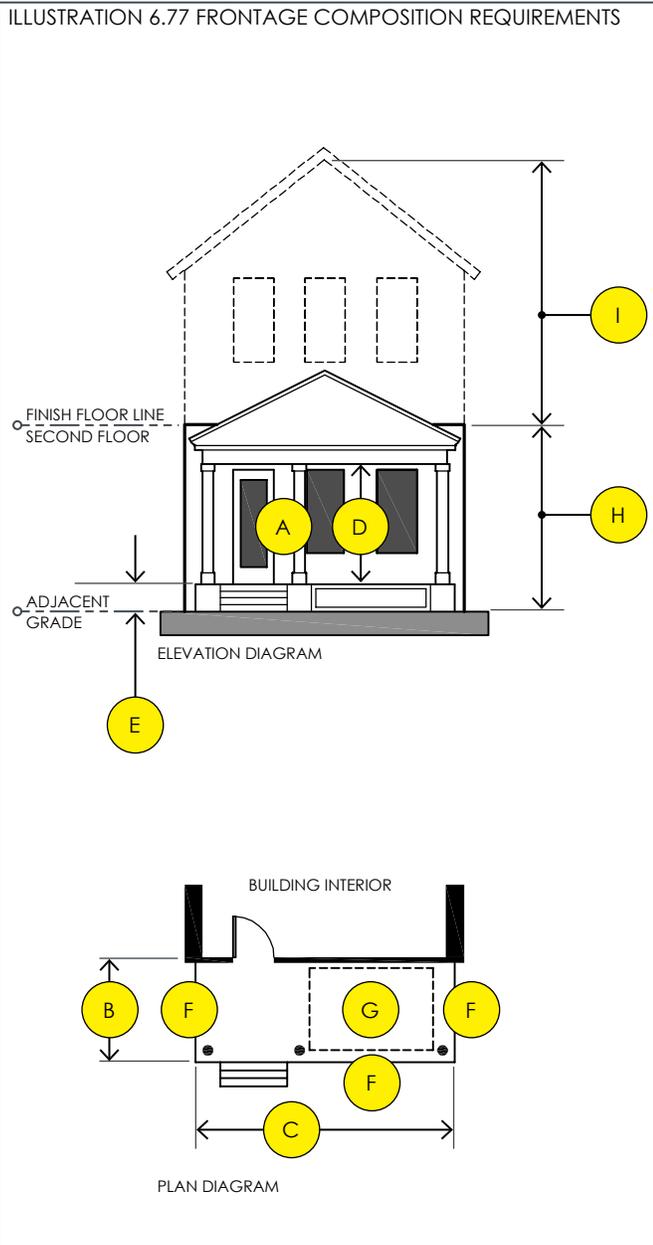


SECTION VIEW

HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.02 BUILDING TYPE FRONTAGE OPTION 2: PROJECTING PORCH

ILLUSTRATION 6.77 FRONTAGE COMPOSITION REQUIREMENTS



PROJECTING PORCH COMPOSITION REQUIREMENTS
Refer to Illustration 6.77 for frontage composition graphic reference.

- A. Entry door(s) shall have 25% minimum transparency.
- B. Depth of porch shall be 6 feet minimum.
- C. Width of porch shall be 8 feet minimum.
- D. Height of porch ceiling, measured from porch floor shall be 8 feet minimum.
- E. Porch shall be 18" minimum above adjacent grade.
- F. Projecting porches shall be open on three sides (no walls on three sides).
- G. Furniture area shall be 4 feet x 6 feet minimum clear area.
- H. Transparency: Porch frontage shall have 10% to 50% of the façade be windows between the adjacent grade and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.
- I. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.

2006.14 SMALL MULTI-PLEX BUILDING TYPE

9.03 BUILDING TYPE FRONTAGE OPTION 3: ENGAGED PORCH

DESCRIPTION

In an Engaged Porch Frontage Type, the facade of the building that faces the front and / or side streets is setback a medium distance from the front and side streets, typically within a build-to-zone. The resulting yard is typically small and can be defined by a fence or hedge to spatially maintain the street edge. The engaged porch has two adjacent sides of the porch that are engaged to the building (connected to and enclosed by building walls) while the other two sides are open. Steps from the porch may be on the front or side of the porch and shall lead directly to the sidewalk.



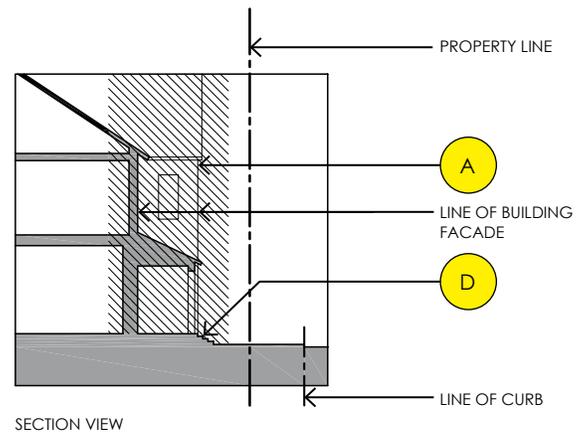
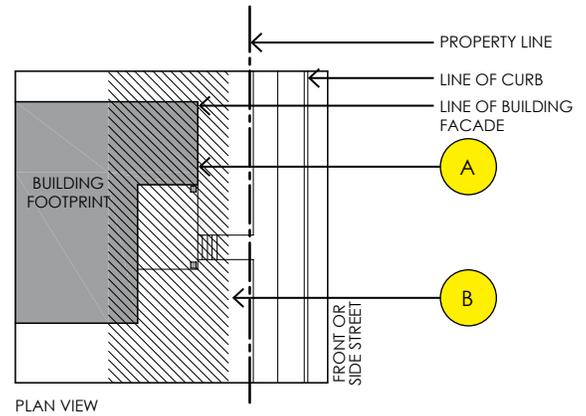
IMAGE 6.62 SMALL MULTI-PLEX WITH ENGAGED PORCH

ENGAGED PORCH LOCATION REQUIREMENTS

Refer to Illustration 6.78 for frontage location graphic reference.

- A. The building facade(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the main building facade shall be landscaped with a sidewalk connecting the porch steps to the public sidewalk. Sidewalk connecting entry door and public sidewalk shall have a width of 5 feet minimum.
- C. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.
- D. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2003.

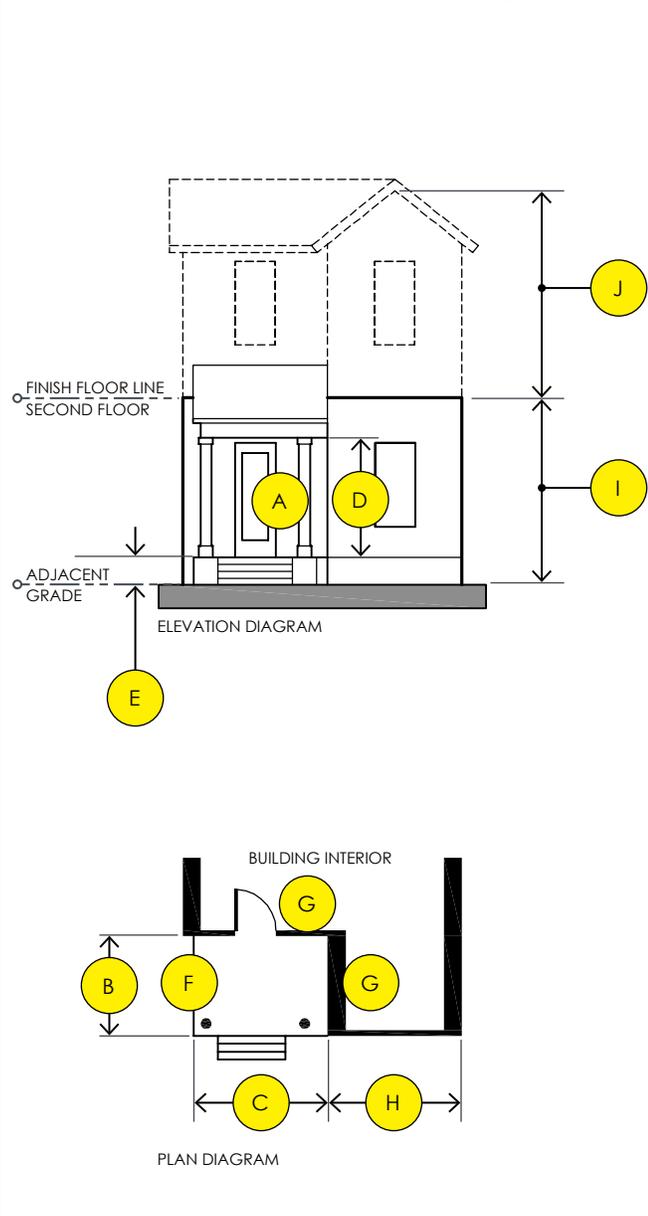
ILLUSTRATION 6.78 FRONTAGE LOCATION REQUIREMENTS



HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.03 BUILDING TYPE FRONTAGE OPTION 3: ENGAGED PORCH

ILLUSTRATION 6.79 FRONTAGE COMPOSITION REQUIREMENTS

**ENGAGED PORCH COMPOSITION REQUIREMENTS**

Refer to Illustration 6.79 for frontage composition graphic reference.

- A. Entry door(s) shall have 25% minimum transparency.
- B. Depth of porch shall be 6 feet minimum.
- C. Width of porch shall be 8 feet minimum.
- D. Height of porch ceiling, measured from porch floor shall be 8 feet minimum.
- E. Porch shall be 18" minimum above adjacent grade.
- F. Engaged porches shall be open on two sides (no walls on two sides).
- G. Engaged porches shall have building walls on two sides.
- H. A minimum of 50% of the building facade shall project either beyond the line of the porch columns or flush with the porch columns.
- I. Transparency: Porch frontage shall have 10% to 50% of the façade be windows between the adjacent grade and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.
- J. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.

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1.0 BUILDING TYPE DESCRIPTION

The ROWHOUSE BUILDING TYPE is a small- to medium-sized attached structure that consists of 2 to 8 rowhouses placed side-by-side. This Type is typically located within medium-density neighborhoods or in a location that transitions from single-family to mixed-use. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types and promoting walkability.



2.0 PRECEDENT OF ROWHOUSE BUILDING TYPE

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



IMAGE 6.63 MUSKEGON ROWHOUSE BUILDING ON WEST CLAY AVENUE WITH STOOP FRONTAGES



IMAGE 6.64 ROWHOUSE BUILDING WITH LIGHTWELL FRONTAGE



IMAGE 6.65 ROWHOUSE BUILDING WITH PROJECTING PORCH FRONTAGES



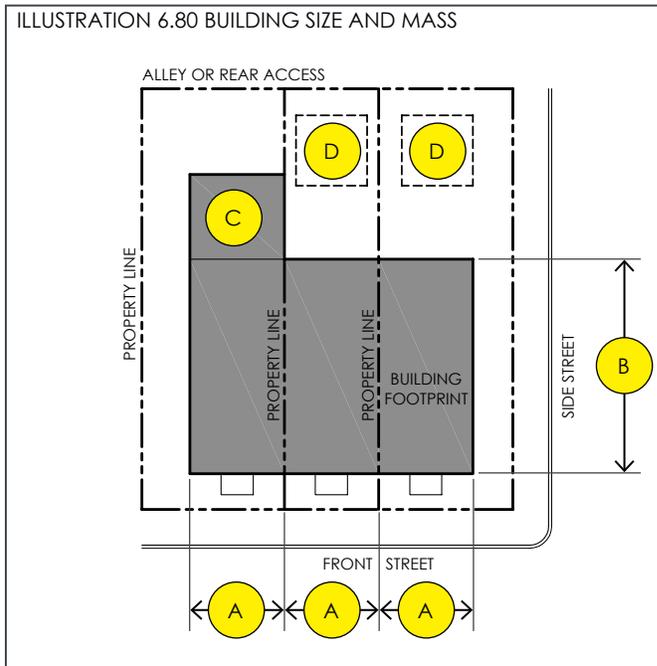
IMAGE 6.66 ROWHOUSE BUILDING WITH STOOP FRONTAGE

2006.15 ROWHOUSE BUILDING TYPE

3.0 BUILDING SIZE AND MASSING

Refer to Illustration 6.80 for Building Type size and massing graphic representation.

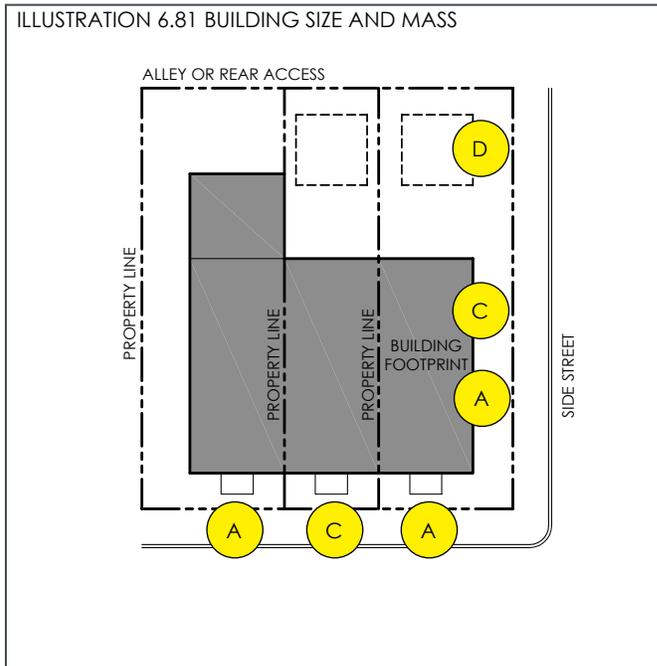
- A. Building width at front street: 18 feet minimum and 36 feet maximum.
- B. Building depth: 20 feet minimum.
- C. Building may have an attached garage located in the rear of the building and accessed from an alley or side street. Attached garage is not permitted if a Carriage House is included on the parcel.
- D. Building may have a Carriage House in lieu of an attached garage. Refer to Carriage House Building Type in Section 2006.18 for requirements.
- E. Rowhouses per run of attached units: 2 minimum, 8 maximum.
- F. Maximum site coverage: 80% including garage or Carriage House.



4.0 GROUND FLOOR ACTIVATION AND PEDESTRIAN ACCESS

Refer to Illustration 6.81 for Building Type ground floor activation and pedestrian access graphic representation.

- A. Entrances to ground floor unit(s) are required to be located at the front and / or side street and shall be directly accessed from and face the street.
- B. Entrances to upper floor unit(s) are required to be located at the front and / or side street and shall be directly accessed from and face the street.
- C. Ground floor and upper floor unit(s) are required to have separate entrances.
- D. Carriage House entrances shall be as required by the Carriage House Building Type in Section 2006.18.



5.0 NUMBER OF UNITS

Number of units per Building Type:

- A. Total of 1 unit per building.
- B. Rowhouse Buildings per lot: 1 maximum.
- C. An additional unit is permitted if Carriage House Building Type is used in conjunction with the Live / Work Building.

6.0 USE

Building Type use:

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

7.0 FACADE COMPOSITION REQUIREMENTS

ILLUSTRATION 6.82 FACADE COMPOSITION REQUIREMENTS

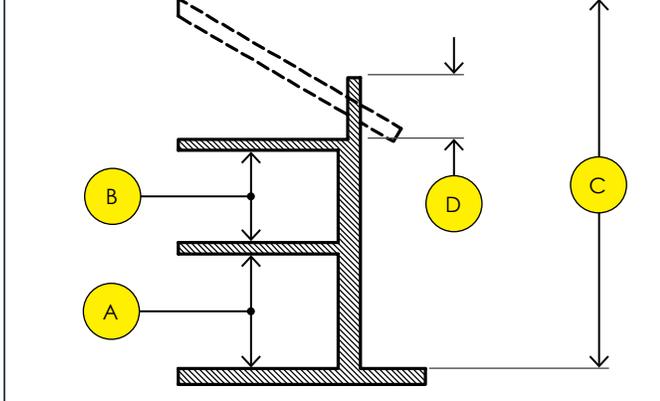


Refer to Illustration 6.82 for Building Type facade composition requirements.

- A. Building shall have a flat roof with parapet or a pitched (sloped) roof.
- B. Buildings with flat roof shall have a cornice expression line at roofline.
- C. Transparency Upper Stories: Building facades facing streets shall have 10% to 50% of the façade be windows between the finish floor line of the second story and bottom of cornice expression line or eave.
- D. Transparency Street / Sidewalk Level: Refer to Building Frontage options for transparency requirements at the street and sidewalk level.
- E. Upper windows shall be square or vertically proportioned with clear glass. Refer to definitions in Division 11 for clear glass requirements.
- F. Building shall have an 18" to 32" pilaster or wall surface every 18 to 36 feet along building facades facing streets. Pilasters shall extend vertically from grade to cornice expression line.

8.0 BUILDING TYPE STORY HEIGHT

ILLUSTRATION 6.83 BUILDING TYPE STORY HEIGHT



Refer to Illustration 6.83 for Building Type story height requirements.

- A. Ground floor ceiling shall be 10 feet minimum.
- B. Upper floor ceilings shall be 8 feet minimum.
- C. Overall height of Building Type is regulated by Context Area, refer to Section 2005.
- D. On Building Type with flat roof option, the height of parapet wall shall be between 12" minimum and 4 feet maximum, measured from roof line.

9.0 BUILDING TYPE FRONTAGE OPTIONS

The Rowhouse Building Type is required to have 1 of the following 3 frontage configurations applied to the ground level floor where it abuts front and side streets, civic space, and / or public rights-of-way.

Combination of Frontages: For Rowhouse Building Types, each individual rowhouse within a run, may have a different frontage than its neighbor. All rowhouses within a run are not required to have the same frontage.

Frontage options for the Rowhouse Building Type are provided in the table below and described on the following pages of this sub-section.

ROWHOUSE BUILDING TYPE	BUILDING TYPE FRONTAGE OPTION	CONTEXT AREAS					
		DT DOWNTOWN	MS MAINSTREET	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL
	with LIGHTWELL		By Right	By Right	By Right		
	with STOOP		By Right	By Right	By Right	By Right	By Right
	with PROJECTING PORCH				By Right	By Right	By Right

Shaded areas represent Public Realm Context Areas where Building Type is not permitted.

2006.15 ROWHOUSE BUILDING TYPE

9.01 BUILDING TYPE FRONTAGE OPTION 1: LIGHTWELL

DESCRIPTION

In a Lightwell Frontage Type, the facade of the building that faces the front and / or side streets is setback a small distance from the front and side streets, typically within a build-to-zone. This frontage has a combined elevated terrace and sunken lightwell between the building wall and property line. This frontage type buffers residential uses from urban sidewalks and removes the private yard from public encroachment.



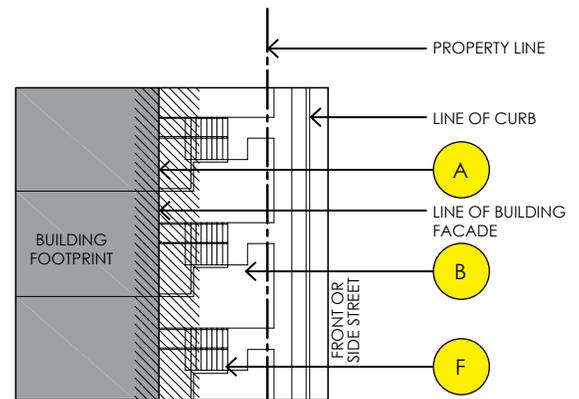
IMAGE 6.67 ROWHOUSE BUILDING WITH LIGHTWELL FRONTAGE

LIGHTWELL LOCATION REQUIREMENTS

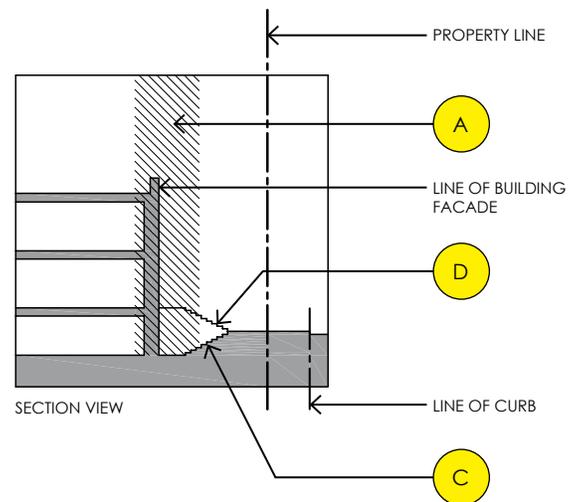
Refer to Illustration 6.84 for frontage location graphic reference.

- A. The building facade(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the main building façade shall have one of the following treatments depending on distance from the property line.
 - 1. Distance between building façade and property line is zero (0) to ten (10) feet: Ground area shall be paved to match public sidewalk.
 - 2. Distance between building façade and property line is greater than ten (10) feet: Ground area shall be landscaped with a sidewalk connecting the entry door to the public sidewalk. Sidewalk connecting entry door and public sidewalk shall have a width of 5 feet minimum.
- C. Required exterior stair from adjacent sidewalk grade down to sunken lightwell.
- D. Required exterior stair from adjacent sidewalk grade to elevated terrace.
- E. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.
- F. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2003.

ILLUSTRATION 6.84 FRONTAGE LOCATION REQUIREMENTS



PLAN VIEW

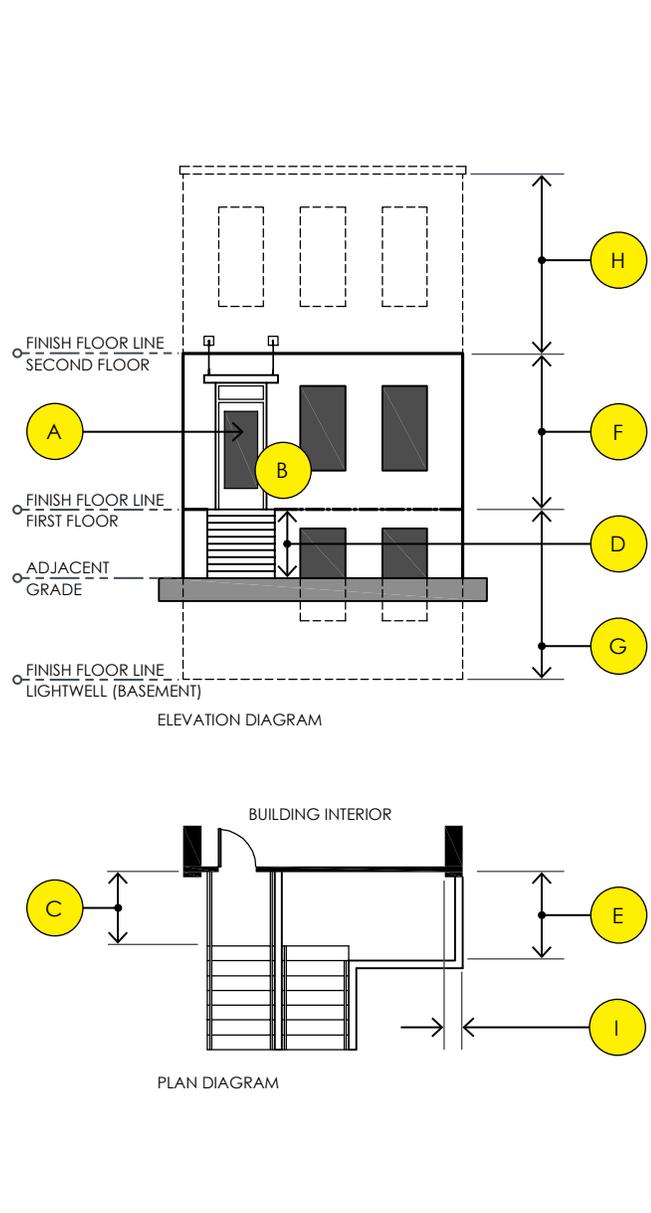


SECTION VIEW

HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.01 BUILDING TYPE FRONTAGE OPTION 1: LIGHTWELL

ILLUSTRATION 6.85 FRONTAGE COMPOSITION REQUIREMENTS



LIGHTWELL COMPOSITION REQUIREMENTS

Refer to Illustration 6.85 for frontage composition graphic reference.

- A. Entry door(s) is not required to have transparency.
- B. Entry door(s) are required to be elevated. Elevated entry doors shall have one of the following treatments:
 - 1. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables. (As depicted in the graphic).
 - 2. Uncovered (with no canopy or supported roof).
- C. Depth of required terrace shall be 4 feet minimum and 8 feet maximum.
- D. Terrace shall be 3 feet minimum above adjacent grade.
- E. Depth of required lightwell shall be 6 feet minimum and 10 feet maximum.
- F. Transparency First Floor: Lightwell frontage shall have 10% to 50% of the façade be windows between the finish floor line of the first story and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.
- G. Transparency Lightwell: Lightwell frontage shall have 10% to 30% of the façade be windows between the finish floor line of the first story and the finish floor line of the lightwell (basement).
- H. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.
- I. Required 18" to 32" wide pilaster or wall surface spaced as indicated by Building Type.

2006.15 ROWHOUSE BUILDING TYPE

9.02 BUILDING TYPE FRONTAGE OPTION 2: STOOP

DESCRIPTION

In a Stoop Frontage Type, the facade of the building that faces the front and / or side streets is setback a small distance from the front and side streets, typically within a build-to-zone. The stoop is elevated above the sidewalk. Steps or a ramp from the stoop may lead directly to the sidewalk or may be side-loaded.



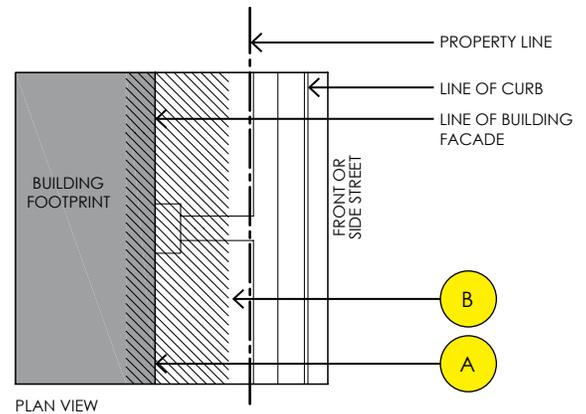
IMAGE 6.68 ROWHOUSE BUILDING WITH STOOP

STOOP LOCATION REQUIREMENTS

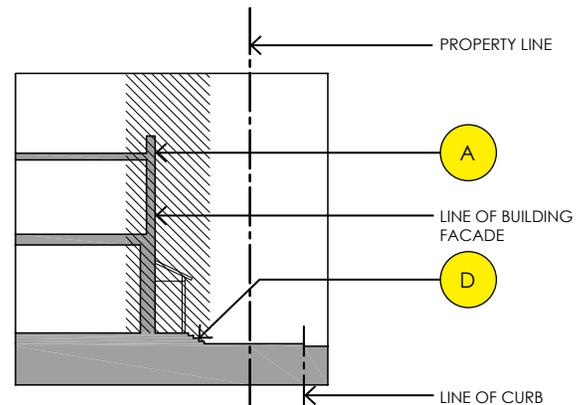
Refer to Illustration 6.86 for frontage location graphic reference.

- A. The building facade(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the main building façade shall be landscaped with a sidewalk connecting the entry door to the public sidewalk. Sidewalk connecting entry door and public sidewalk shall have a width of 5 feet minimum.
- C. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.
- D. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2003.

ILLUSTRATION 6.86 FRONTAGE LOCATION REQUIREMENTS



PLAN VIEW

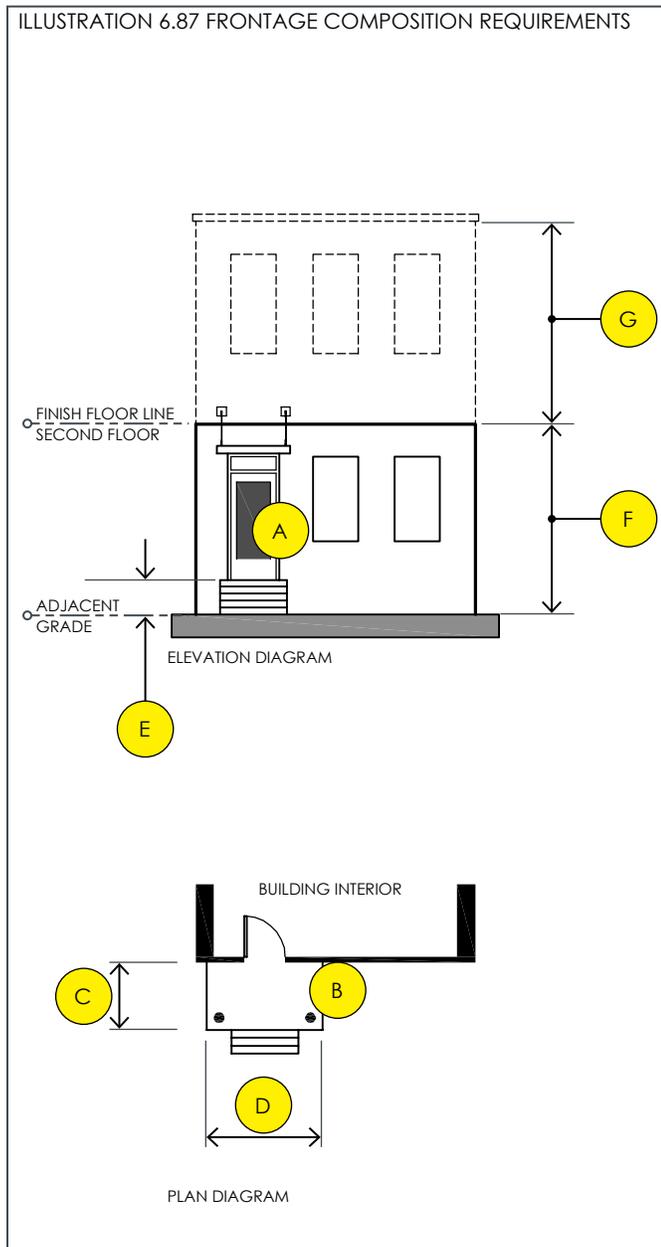


SECTION VIEW

HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.02 BUILDING TYPE FRONTAGE OPTION 2: STOOP

ILLUSTRATION 6.87 FRONTAGE COMPOSITION REQUIREMENTS

**STOOP COMPOSITION REQUIREMENTS**

Refer to Illustration 6.87 for frontage composition graphic reference.

- A. Entry door(s) shall have 25% minimum transparency.
- B. Entry door(s) are required to be elevated above adjacent grade. Elevated entry doors shall have one of the following treatments:
 1. Covered with a supported roof. Roof shall be supported with columns.
 2. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables. (As depicted in graphic).
 3. Uncovered (with no canopy or supported roof).
- C. Depth of stoop landing shall be 4 feet minimum.
- D. Width of stoop landing shall be 5 feet minimum.
- E. Stoop shall be 18" minimum above adjacent grade.
- F. Transparency: Stoop frontage shall have 10% to 50% of the façade be windows between the adjacent grade and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.
- G. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.

2006.15 ROWHOUSE BUILDING TYPE

9.03 BUILDING TYPE FRONTAGE OPTION 3: PROJECTING PORCH

DESCRIPTION

In a Projecting Porch Frontage Type, the facade of the building that faces the front and / or side streets is setback a medium distance from the front and side streets, typically within a build-to-zone. The resulting yard is typically small and can be defined by a fence or hedge to spatially maintain the street edge. The projecting porch is open on three sides and all habitable space of the building is located behind the rear edge of the porch. The porch is elevated above the sidewalk. Steps from the porch may be on the front or side of the porch and shall lead directly to the sidewalk.



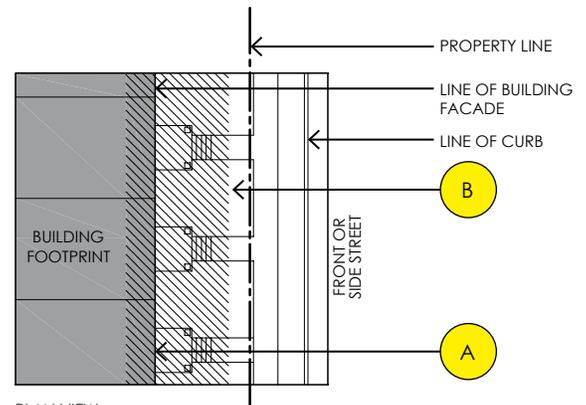
IMAGE 6.69 ROWHOUSE BUILDING WITH PROJECTING PORCH

PROJECTING PORCH LOCATION REQUIREMENTS

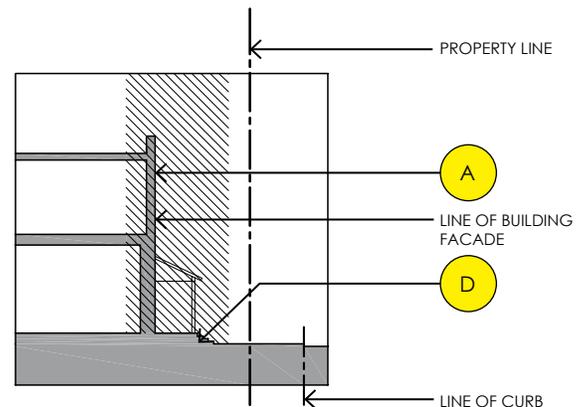
Refer to Illustration 6.88 for frontage location graphic reference.

- A. The building facade(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the main building facade shall be landscaped with a sidewalk connecting the porch steps to the public sidewalk. Sidewalk connecting entry door and public sidewalk shall have a width of 5 feet minimum.
- C. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.
- D. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2003.

ILLUSTRATION 6.88 FRONTAGE LOCATION REQUIREMENTS



PLAN VIEW

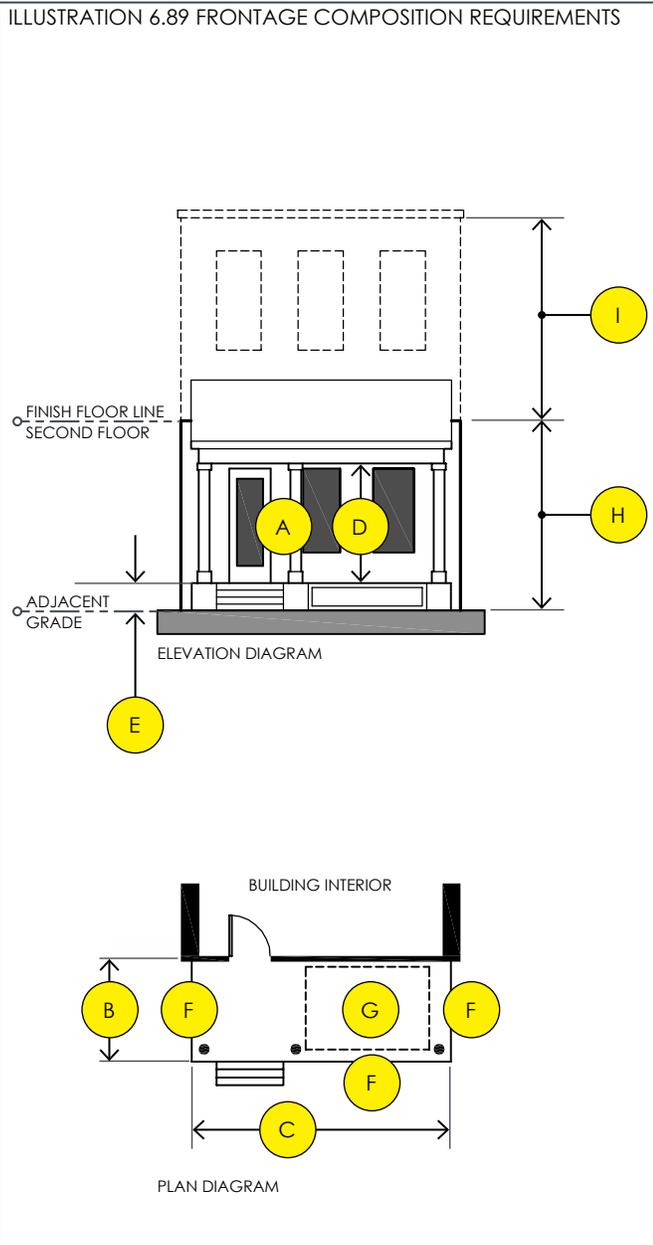


SECTION VIEW

HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.03 BUILDING TYPE FRONTAGE OPTION 3: PROJECTING PORCH

ILLUSTRATION 6.89 FRONTAGE COMPOSITION REQUIREMENTS



PROJECTING PORCH COMPOSITION REQUIREMENTS

Refer to Illustration 6.89 for frontage composition graphic reference.

- A. Entry door(s) shall have 25% minimum transparency.
- B. Depth of porch shall be 6 feet minimum.
- C. Width of porch shall be 8 feet minimum.
- D. Height of porch ceiling, measured from porch floor shall be 8 feet minimum.
- E. Porch shall be 18" minimum above adjacent grade.
- F. Projecting porches shall be open on three sides (no walls on three sides).
- G. Furniture area shall be 4 feet x 6 feet minimum clear area.
- H. Transparency: Porch frontage shall have 10% to 50% of the façade be windows between the adjacent grade and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.
- I. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.

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1.0 BUILDING TYPE DESCRIPTION

The DUPLEX BUILDING TYPE is a small- to medium-sized detached structure that consists of two side-by-side or stacked dwelling units, both facing the street and within a single building massing. This Type has the appearance of a medium-sized single-family house and is appropriately scaled to fit in single family neighborhoods. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types.



2.0 PRECEDENT OF DUPLEX BUILDING TYPE

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



IMAGE 6.70 SIDE-BY-SIDE DUPLEX BUILDING WITH SEPARATE ENGAGED PORCH FRONTAGE



IMAGE 6.71 SIDE-BY-SIDE DUPLEX BUILDING WITH SHARED STOOP FRONTAGE



IMAGE 6.72 STACKED DUPLEX BUILDING WITH SHARED PROJECTING PORCH FRONTAGE

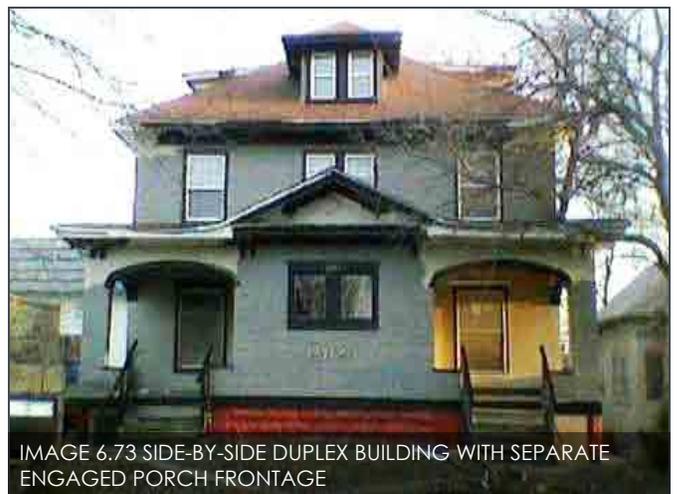


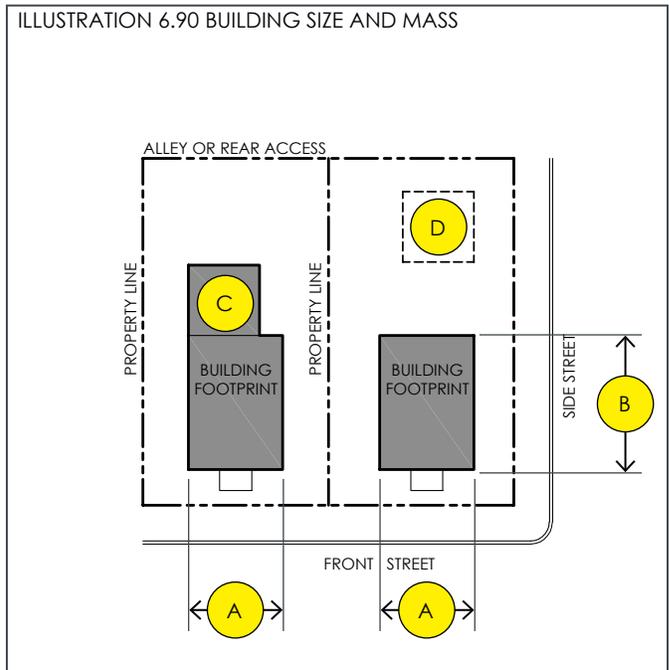
IMAGE 6.73 SIDE-BY-SIDE DUPLEX BUILDING WITH SEPARATE ENGAGED PORCH FRONTAGE

2006.16 DUPLEX BUILDING TYPE

3.0 BUILDING SIZE AND MASSING

Refer to Illustration 6.90 for Building Type size and massing graphic representation.

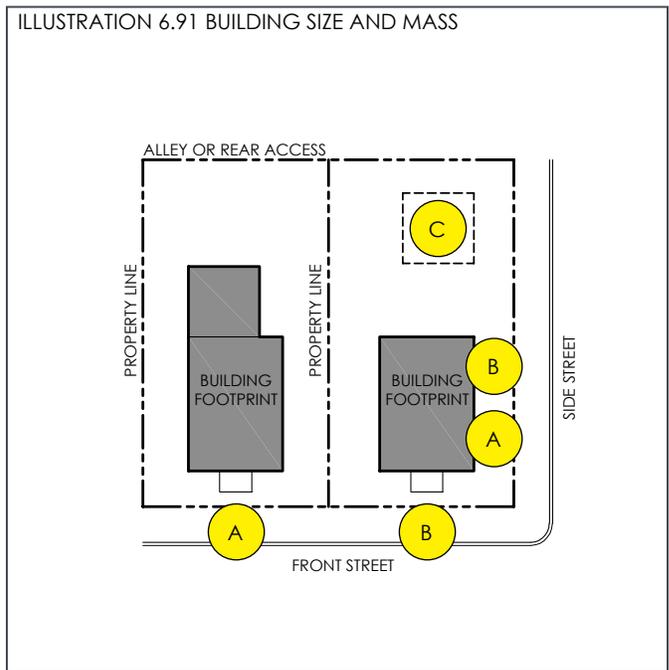
- A. Building width at front street: 48 feet maximum.
- B. Building depth: 20 feet minimum.
- C. Building may have an attached garage located in the rear of the building and accessed from an alley or side street. Attached garage is not permitted if a Carriage House is included on the parcel.
- D. Building may have a Carriage House in lieu of an attached garage. Refer to Carriage House Building Type in Section 2006.18 for requirements.
- E. Maximum site coverage: 50% including garage or Carriage House.



4.0 GROUND FLOOR ACTIVATION AND PEDESTRIAN ACCESS

Refer to Illustration 6.91 for Building Type ground floor activation and pedestrian access graphic representation.

- A. Entrances to ground floor unit(s) are required to be located at the front and / or side street and shall be directly accessed from and face the street.
- B. Entrances to upper floor unit(s) are required to be located at the front and / or side street and shall be directly accessed from and face the street.
- C. Carriage House entrances shall be as required by the Carriage House Building Type in Section 2006.18.



5.0 NUMBER OF UNITS

Number of units per Building Type:

- A. Total of 2 units per building.
- B. Duplex Buildings per lot: 1 maximum.
- C. An additional unit is permitted if Carriage House Building Type is used in conjunction with the Duplex Building.

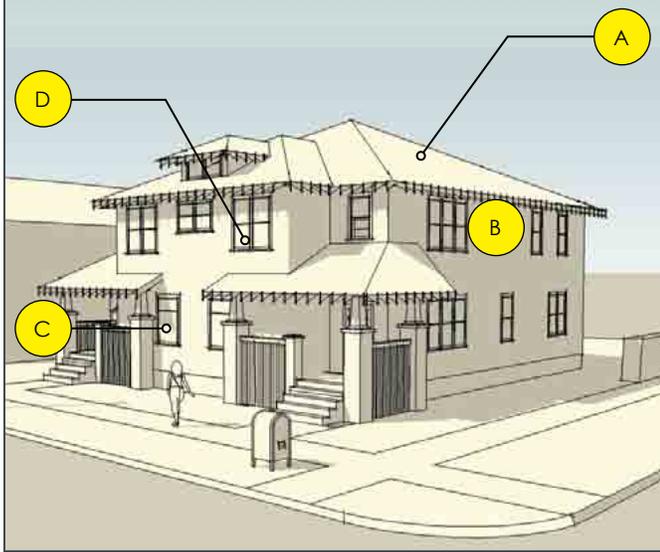
6.0 USE

Building Type use:

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

7.0 FACADE COMPOSITION REQUIREMENTS

ILLUSTRATION 6.92 FACADE COMPOSITION REQUIREMENTS

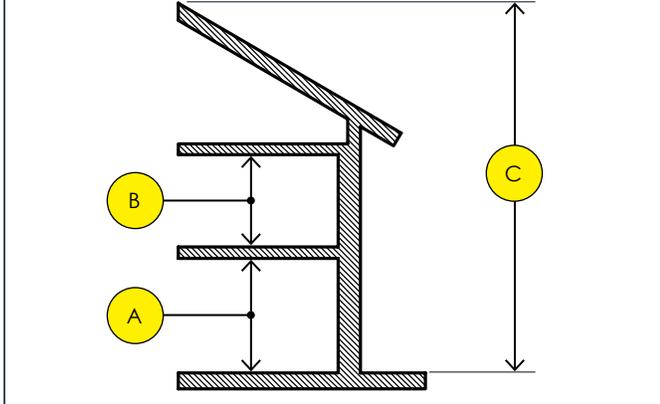


Refer to Illustration 6.92 for Building Type facade composition requirements.

- A. Building shall have a pitched (sloped) roof that is compatible to the surrounding residential architecture.
- B. Transparency Upper Stories: Building facades facing streets shall have 10% to 50% of the façade be windows between the finish floor line of the second story and bottom of the eave.
- C. Transparency Street / Sidewalk Level: Refer to Building Frontage options for transparency requirements at the street and sidewalk level.
- D. Upper windows shall be square or vertically proportioned with clear glass. Refer to definitions in Division 11 for clear glass requirements.

8.0 BUILDING TYPE STORY HEIGHT

ILLUSTRATION 6.93 BUILDING TYPE STORY HEIGHT



Refer to Illustration 6.93 for Building Type story height requirements.

- A. Ground floor ceiling shall be 9 feet minimum.
- B. Upper floor ceilings shall be 8 feet minimum.
- C. Overall height of Building Type is regulated by Context Area, refer to Section 2005.

9.0 BUILDING TYPE FRONTAGE OPTIONS

The Duplex Building Type is required to have 1 of the following 3 frontage configurations applied to the ground level floor where it abuts front and side streets, civic space, and / or public rights-of-way.

Frontage options for the Duplex Building Type are provided in the table below and described on the following pages of this sub-section.

DUPLEX BUILDING TYPE	BUILDING TYPE FRONTAGE OPTION	CONTEXT AREAS					
		DT DOWNTOWN	MS MAINSTREET	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL
	with STOOP					By Right	By Right
	with PROJECTING PORCH					By Right	By Right
	with ENGAGED PORCH					By Right	By Right

Shaded areas represent Public Realm Context Areas where Building Type is not permitted.

2006.16 DUPLEX BUILDING TYPE

9.01 BUILDING TYPE FRONTAGE OPTION 1: STOOP

DESCRIPTION

In a Stoop Frontage Type, the facade of the building that faces the front and / or side streets is setback a small distance from the front and side streets, typically within a build-to-zone. The stoop is elevated above the sidewalk. Steps or a ramp from the stoop may lead directly to the sidewalk or may be side-loaded.



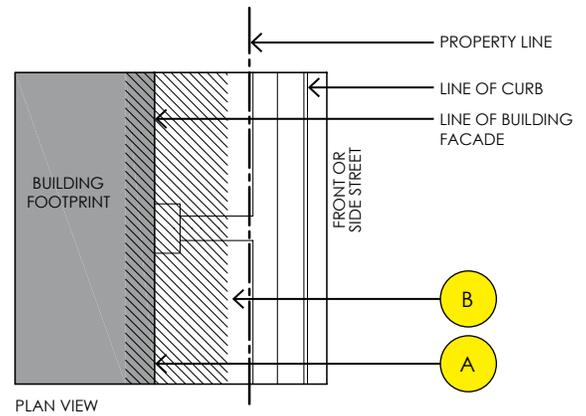
IMAGE 6.74 DUPLEX BUILDING WITH SEPARATE STOOPS

STOOP LOCATION REQUIREMENTS

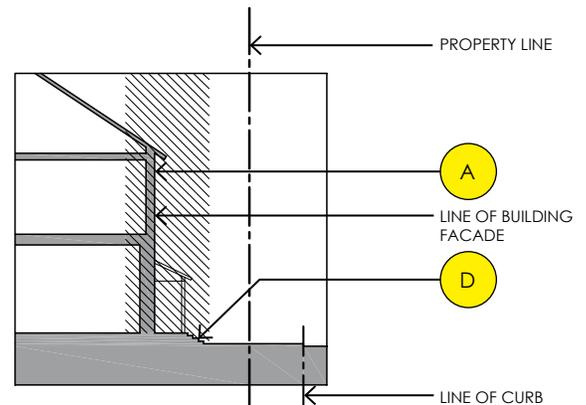
Refer to Illustration 6.94 for frontage location graphic reference.

- A. The building facade(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the main building façade shall be landscaped with a sidewalk connecting the entry door to the public sidewalk. Sidewalk connecting stoop and public sidewalk shall be minimum 5 feet wide.
- C. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.
- D. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2003.

ILLUSTRATION 6.94 FRONTAGE LOCATION REQUIREMENTS



PLAN VIEW

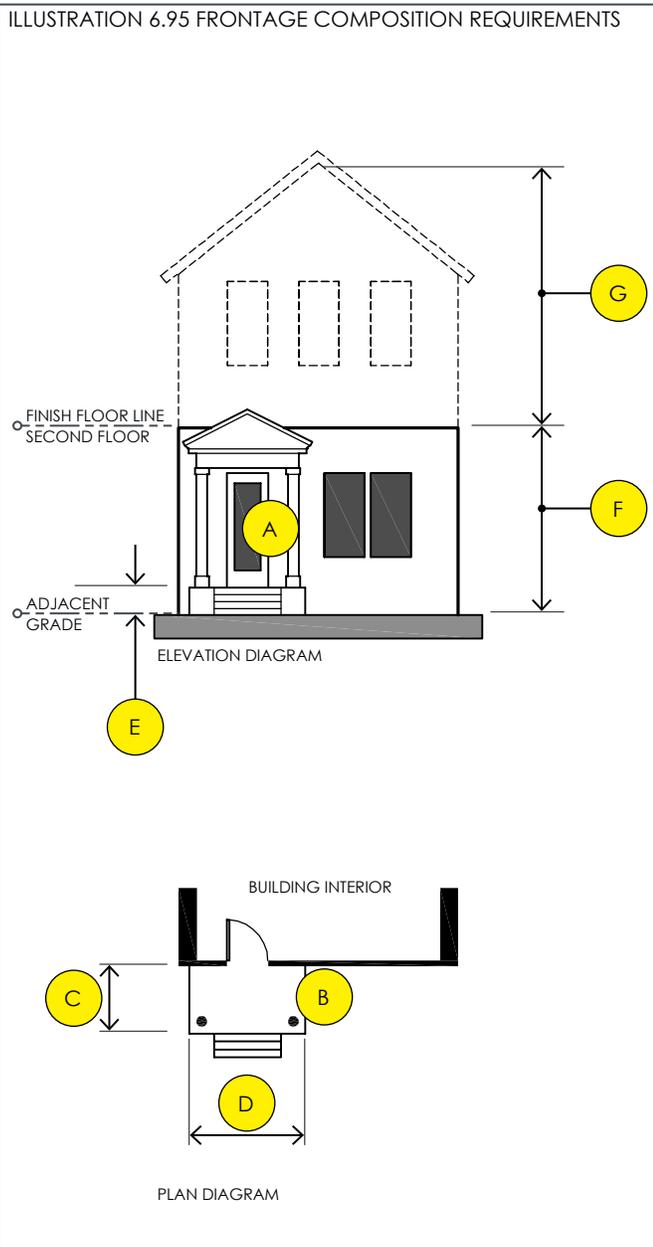


SECTION VIEW

HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.01 BUILDING TYPE FRONTAGE OPTION 1: STOOP

ILLUSTRATION 6.95 FRONTAGE COMPOSITION REQUIREMENTS



STOOP COMPOSITION REQUIREMENTS

Refer to Illustration 6.95 for frontage composition graphic reference.

- A. Entry door(s) shall have 25% minimum transparency.
- B. Entry door(s) are required to be elevated above adjacent grade. Elevated entry doors shall have one of the following treatments:
 - 1. Covered with a supported roof. Roof shall be supported with columns. (As depicted in the graphic).
- C. Depth of stoop landing shall be 4 feet minimum.
- D. Width of stoop landing shall be 5 feet minimum.
- E. Stoop shall be 12" minimum above adjacent grade.
- F. Transparency: Stoop frontage shall have 40% to 60% of the façade be windows between the adjacent grade and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.
- G. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.

2006.16 DUPLEX BUILDING TYPE

9.02 BUILDING TYPE FRONTAGE OPTION 2: PROJECTING PORCH

DESCRIPTION

In a Projecting Porch Frontage Type, the facade of the building that faces the front and / or side streets is setback a medium distance from the front and side streets, typically within a build-to-zone. The resulting yard is typically small and can be defined by a fence or hedge to spatially maintain the street edge. The projecting porch is open on three sides and all habitable space of the building is located behind the rear edge of the porch. The porch is elevated above the sidewalk. Steps from the porch may be on the front or side of the porch and shall lead directly to the sidewalk.



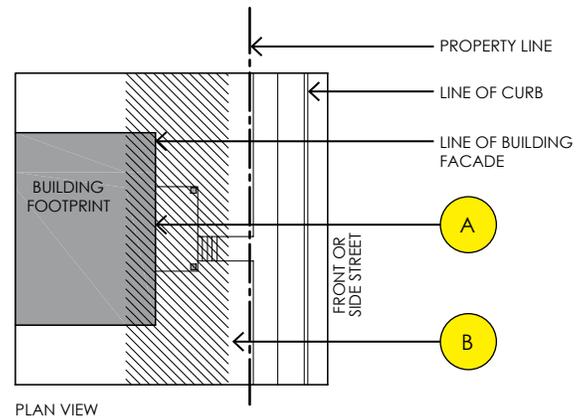
IMAGE 6.75 DUPLEX WITH PROJECTING PORCH

PROJECTING PORCH LOCATION REQUIREMENTS

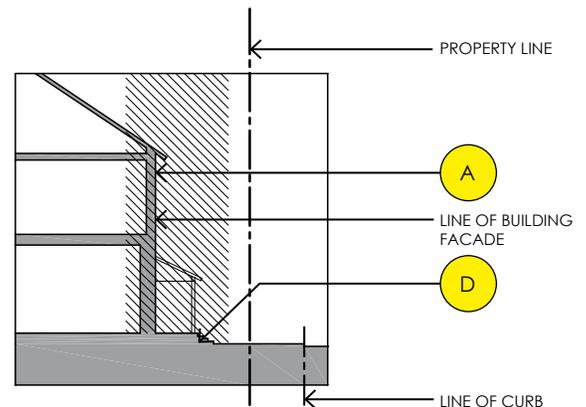
Refer to Illustration 6.96 for frontage location graphic reference.

- A. The building facade(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the main building façade shall be landscaped with a sidewalk connecting the porch steps to the public sidewalk. Sidewalk connecting entry door and public sidewalk shall have a width of 5 feet minimum.
- C. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.
- D. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2003.

ILLUSTRATION 6.96 FRONTAGE LOCATION REQUIREMENTS



PLAN VIEW

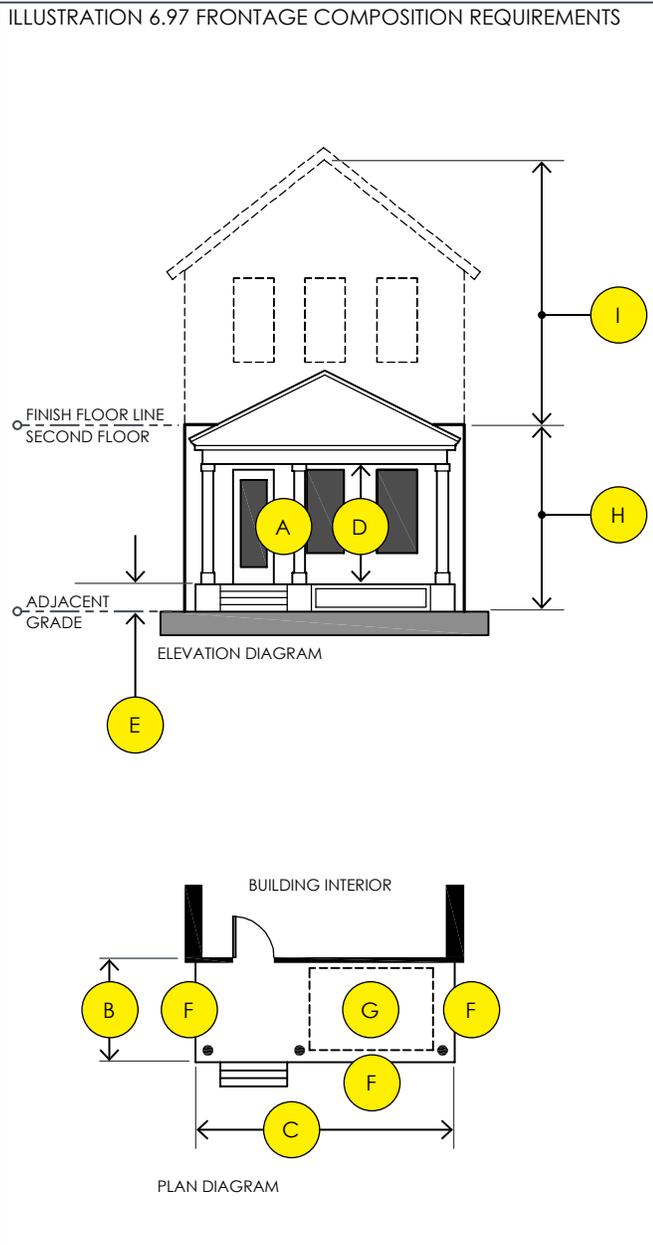


SECTION VIEW

HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.02 BUILDING TYPE FRONTAGE OPTION 2: PROJECTING PORCH

ILLUSTRATION 6.97 FRONTAGE COMPOSITION REQUIREMENTS



PROJECTING PORCH COMPOSITION REQUIREMENTS
Refer to Illustration 6.97 for frontage composition graphic reference.

- A. Entry door(s) shall have 25% minimum transparency.
- B. Depth of porch shall be 6 feet minimum.
- C. Width of porch shall be 8 feet minimum.
- D. Height of porch ceiling, measured from porch floor shall be 8 feet minimum.
- E. Porch shall be 18" minimum above adjacent grade.
- F. Projecting porches shall be open on three sides (no walls on three sides).
- G. Furniture area shall be 4 feet x 6 feet minimum clear area.
- H. Transparency: Porch frontage shall have 10% to 50% of the façade be windows between the adjacent grade and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.
- I. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.

2006.16 DUPLEX BUILDING TYPE

9.03 BUILDING TYPE FRONTAGE OPTION 3: ENGAGED PORCH

DESCRIPTION

In an Engaged Porch Frontage Type, the facade of the building that faces the front and / or side streets is setback a medium distance from the front and side streets, typically within a build-to-zone. The resulting yard is typically small and can be defined by a fence or hedge to spatially maintain the street edge. The engaged porch has two adjacent sides of the porch that are engaged to the building (connected to and enclosed by building walls) while the other two sides are open. Steps from the porch may be on the front or side of the porch and shall lead directly to the sidewalk.



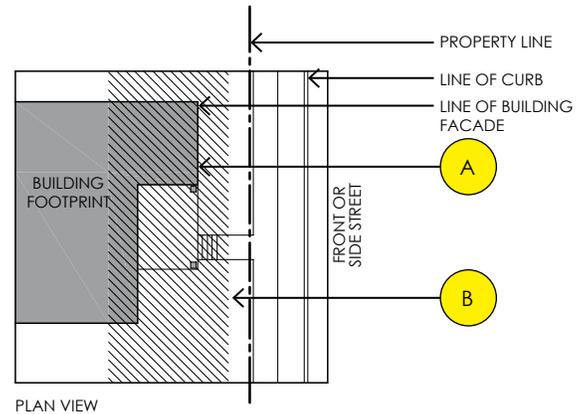
IMAGE 6.76 DUPLEX WITH SEPARATE ENGAGED PORCH

ENGAGED PORCH LOCATION REQUIREMENTS

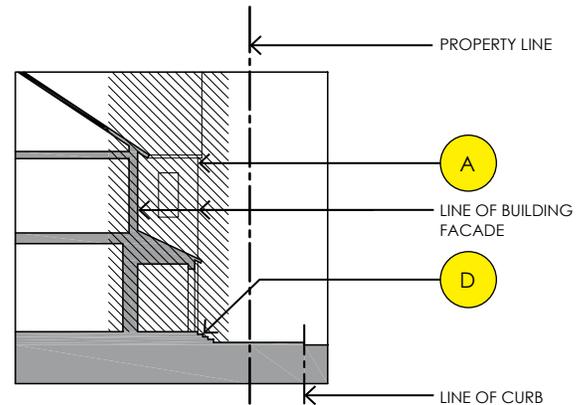
Refer to Illustration 6.98 for frontage location graphic reference.

- A. The building facade(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the main building facade shall be landscaped with a sidewalk connecting the porch steps to the public sidewalk. Sidewalk connecting entry door and public sidewalk shall have a width of 5 feet minimum.
- C. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.
- D. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2003.

ILLUSTRATION 6.98 FRONTAGE LOCATION REQUIREMENTS



PLAN VIEW

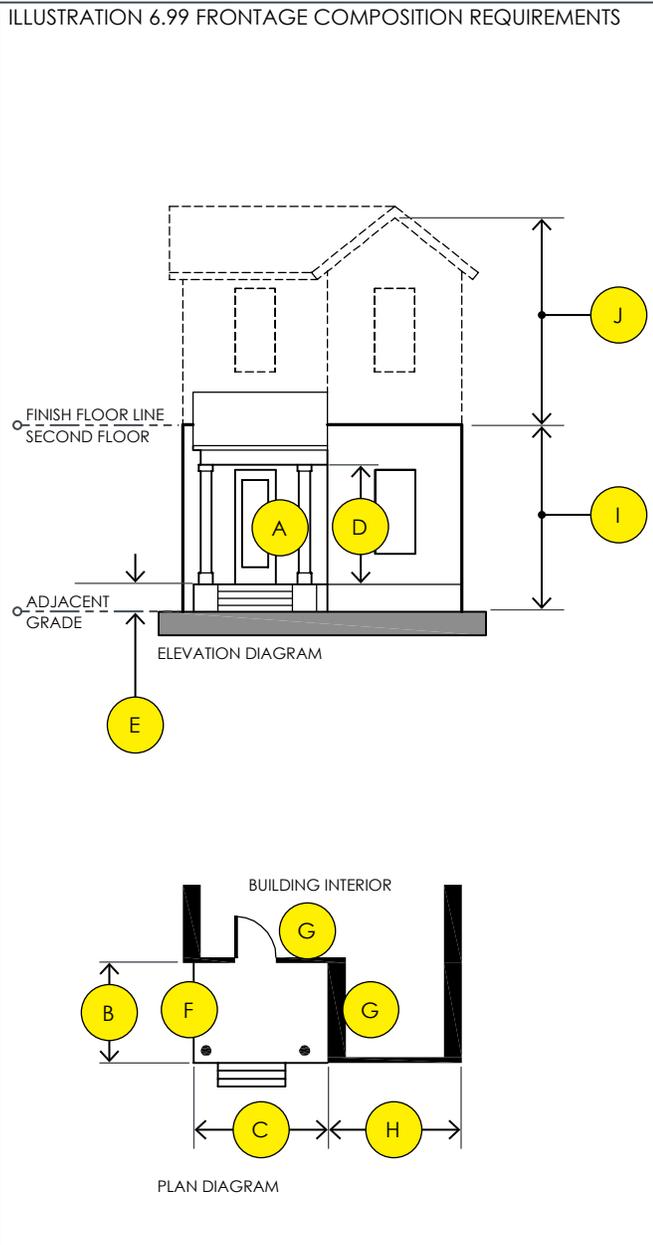


SECTION VIEW

HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.03 BUILDING TYPE FRONTAGE OPTION 3: ENGAGED PORCH

ILLUSTRATION 6.99 FRONTAGE COMPOSITION REQUIREMENTS



ENGAGED PORCH COMPOSITION REQUIREMENTS

Refer to Illustration 6.99 for frontage composition graphic reference.

- A. Entry door(s) shall have 25% minimum transparency.
- B. Depth of porch shall be 6 feet minimum.
- C. Width of porch shall be 8 feet minimum.
- D. Height of porch ceiling, measured from porch floor shall be 8 feet minimum.
- E. Porch shall be 18" minimum above adjacent grade.
- F. Engaged porches shall be open on two sides (no walls on two sides).
- G. Engaged porches shall have building walls on two sides.
- H. A minimum of 50% of the building facade shall project either beyond the line of the porch columns or flush with the porch columns.
- I. Transparency: Porch frontage shall have 10% to 50% of the façade be windows between the adjacent grade and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.
- J. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.

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2006.17 DETACHED HOUSE BUILDING TYPE

1.0 BUILDING TYPE DESCRIPTION

The DETACHED HOUSE BUILDING TYPE is a small- to medium-sized detached structure that incorporates one dwelling unit. It is typically located within a primarily single-family neighborhood in a walkable urban setting. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types.



2.0 PRECEDENT OF DETACHED HOUSE BUILDING TYPE

The following images represent precedent examples of the Detached House Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects within the Muskegon Form Based Code area.



IMAGE 6.77 MUSKEGON DETACHED HOUSE ON WEST WEBSTER AVENUE WITH UNCOVERED STOOP FRONTAGE



IMAGE 6.78 MUSKEGON DETACHED HOUSE ON HOUSTON AVENUE WITH PROJECTING PORCH FRONTAGE



IMAGE 6.79 MUSKEGON DETACHED HOUSE ON SANFORD STREET WITH COVERED STOOP FRONTAGE



IMAGE 6.80 MUSKEGON DETACHED HOUSE ON SANFORD STREET WITH PROJECTING PORCH FRONTAGE

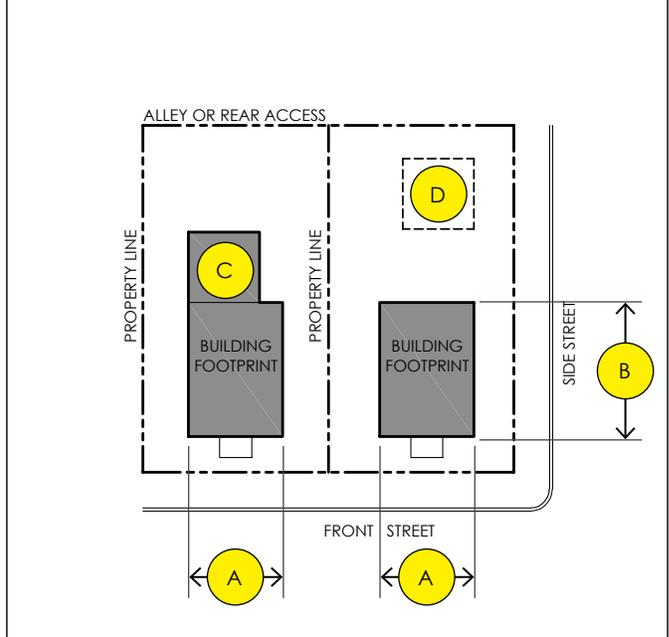
2006.17 DETACHED HOUSE BUILDING TYPE

3.0 BUILDING SIZE AND MASSING

Refer to Illustration 6.100 for Building Type size and massing graphic representation.

- A. Building width at front street: 36 feet maximum.
- B. Building depth: 20 feet minimum.
- C. Building may have an attached garage located in the rear of the building and accessed from an alley or side street. Attached garage is not permitted if a Carriage House is included on the parcel.
- D. Building may have a Carriage House in lieu of an attached garage. Refer to Carriage House Building Type in Section 2006.18 for requirements.
- E. Maximum site coverage: 50% including garage or Carriage House.

ILLUSTRATION 6.100 BUILDING SIZE AND MASS

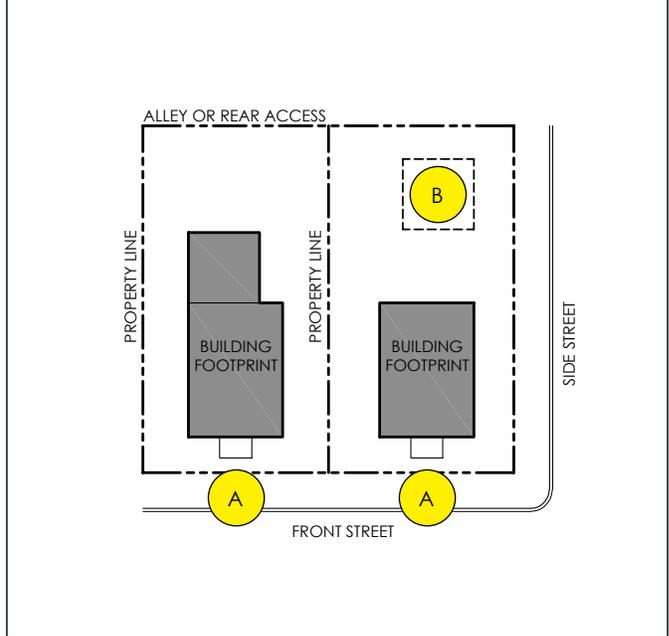


4.0 GROUND FLOOR ACTIVATION AND PEDESTRIAN ACCESS

Refer to Illustration 6.101 for Building Type ground floor activation and pedestrian access graphic representation.

- A. Main entrance is required to be located at the front and shall be directly accessed from and face the street.
- B. Carriage House entrances shall be as required by the Carriage House Building Type in Section 2006.18.

ILLUSTRATION 6.101 BUILDING SIZE AND MASS



5.0 NUMBER OF UNITS

Number of units per Building Type:

- A. Total of 1 unit per building.
- B. Detached House Buildings per lot: 1 maximum.
- C. An additional unit is permitted if Carriage House Building Type is used in conjunction with the Duplex Building.

6.0 USE

Building Type use:

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

2006.17 DETACHED HOUSE BUILDING TYPE

7.0 FACADE COMPOSITION REQUIREMENTS

ILLUSTRATION 6.102 FACADE COMPOSITION REQUIREMENTS

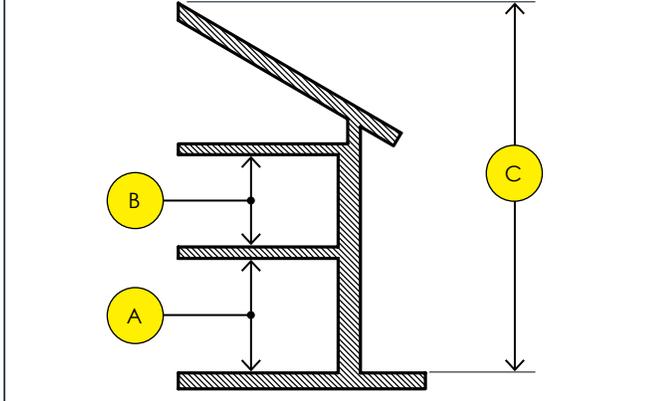


Refer to Illustration 6.102 for Building Type facade composition requirements.

- A. Building shall have a pitched (sloped) roof that is compatible to the surrounding residential architecture.
- B. Transparency Upper Stories: Building facades facing streets shall have 10% to 50% of the façade be windows between the finish floor line of the second story and bottom of the eave.
- C. Transparency Street / Sidewalk Level: Refer to Building Frontage options for transparency requirements at the street and sidewalk level.
- D. Upper windows shall be square or vertically proportioned with clear glass. Refer to definitions in Division 11 for clear glass requirements.

8.0 BUILDING TYPE STORY HEIGHT

ILLUSTRATION 6.103 BUILDING TYPE STORY HEIGHT



Refer to Illustration 6.103 for Building Type story height requirements.

- A. Ground floor ceiling shall be 9 feet minimum.
- B. Upper floor ceilings shall be 8 feet minimum.
- C. Overall height of Building Type is regulated by Context Area, refer to Section 2005.

9.0 BUILDING TYPE FRONTAGE OPTIONS

The Detached House Building Type is required to have 1 of the following 3 frontage configurations applied to the ground level floor where it abuts front and side streets, civic space, and / or public rights-of-way.

Frontage options for the Detached House Building Type are provided in the table below and described on the following pages of this sub-section.

DETACHED HOUSE BUILDING TYPE	BUILDING TYPE FRONTAGE OPTION	CONTEXT AREAS					
		DT DOWNTOWN	MS MAINSTREET	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL
	with STOOP					By Right	By Right
	with PROJECTING PORCH					By Right	By Right
	with ENGAGED PORCH					By Right	By Right

Shaded areas represent Public Realm Context Areas where Building Type is not permitted.

2006.17 DETACHED HOUSE BUILDING TYPE

9.01 BUILDING TYPE FRONTAGE OPTION 1: STOOP

DESCRIPTION

In a Stoop Frontage Type, the facade of the building that faces the front and / or side streets is setback a small distance from the front and side streets, typically within a build-to-zone. The stoop is elevated above the sidewalk. Steps or a ramp from the stoop may lead directly to the sidewalk or may be side-loaded.



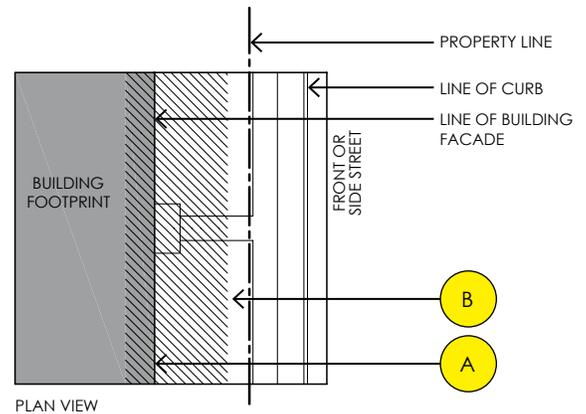
IMAGE 6.81 DETACHED HOUSE BUILDING WITH STOOP

STOOP LOCATION REQUIREMENTS

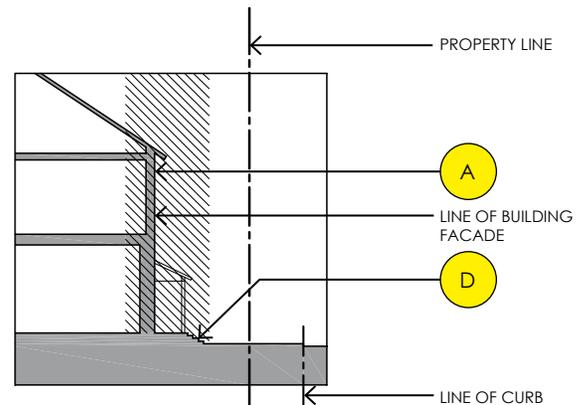
Refer to Illustration 6.104 for frontage location graphic reference.

- A. The building facade(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the main building façade shall be landscaped with a sidewalk connecting the entry door to the public sidewalk. Sidewalk connecting stoop and public sidewalk shall be minimum 5 feet wide.
- C. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.
- D. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2003.

ILLUSTRATION 6.104 FRONTAGE LOCATION REQUIREMENTS



PLAN VIEW

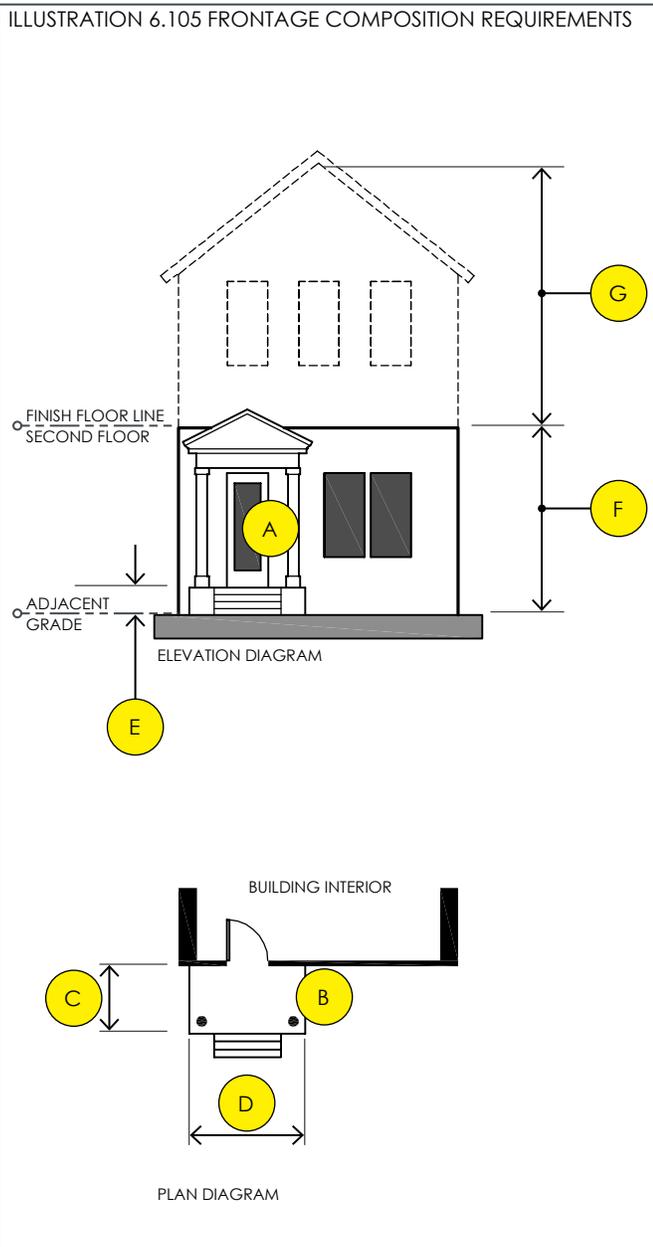


SECTION VIEW

HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.01 BUILDING TYPE FRONTAGE OPTION 1: STOOP

ILLUSTRATION 6.105 FRONTAGE COMPOSITION REQUIREMENTS



STOOP COMPOSITION REQUIREMENTS

Refer to Illustration 6.105 for frontage composition graphic reference.

- A. Entry door(s) shall have 25% minimum transparency.
- B. Entry door(s) are required to be elevated above adjacent grade. Elevated entry doors shall have one of the following treatments:
 1. Covered with a supported roof. Roof shall be supported with columns. (As depicted in the graphic).
 2. Uncovered (with no canopy or supported roof).
- C. Depth of stoop landing shall be 4 feet minimum.
- D. Width of stoop landing shall be 5 feet minimum.
- E. Stoop shall be 12" minimum above adjacent grade.
- F. Transparency: Stoop frontage shall have 40% to 60% of the façade be windows between the adjacent grade and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.
- G. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.

2006.17 DETACHED HOUSE BUILDING TYPE

9.02 BUILDING TYPE FRONTAGE OPTION 2: PROJECTING PORCH

DESCRIPTION

In a Projecting Porch Frontage Type, the facade of the building that faces the front and / or side streets is setback a medium distance from the front and side streets, typically within a build-to-zone. The resulting yard is typically small and can be defined by a fence or hedge to spatially maintain the street edge. The projecting porch is open on three sides and all habitable space of the building is located behind the rear edge of the porch. The porch is elevated above the sidewalk. Steps from the porch may be on the front or side of the porch and shall lead directly to the sidewalk.



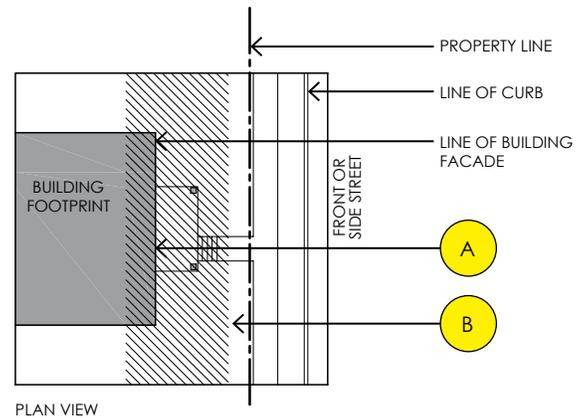
IMAGE 6.82 DETACHED HOME WITH PROJECTING PORCH

PROJECTING PORCH LOCATION REQUIREMENTS

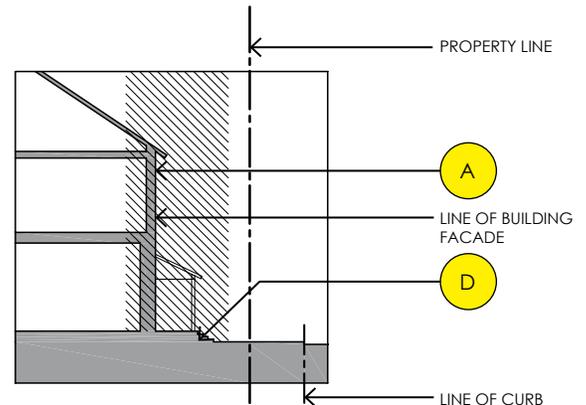
Refer to Illustration 6.106 for frontage location graphic reference.

- A. The building facade(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the main building façade shall be landscaped with a sidewalk connecting the porch steps to the public sidewalk. Sidewalk connecting entry door and public sidewalk shall have a width of 5 feet minimum.
- C. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.
- D. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2003.

ILLUSTRATION 6.106 FRONTAGE LOCATION REQUIREMENTS



PLAN VIEW

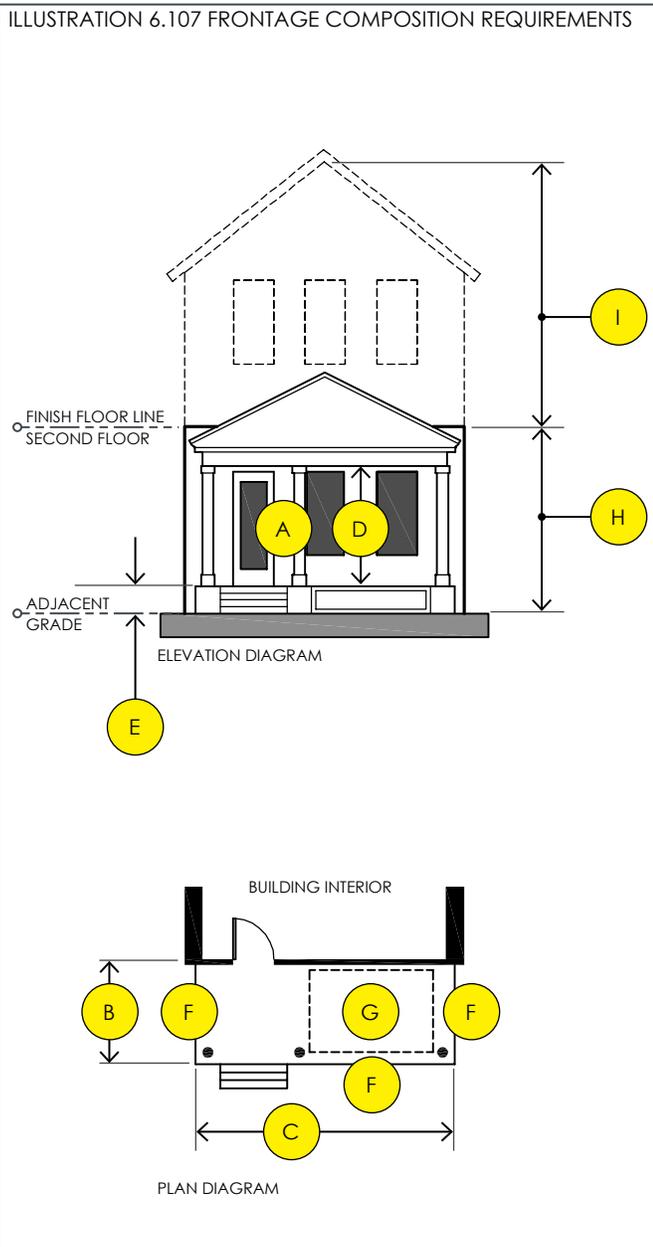


SECTION VIEW

HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.02 BUILDING TYPE FRONTAGE OPTION 2: PROJECTING PORCH

ILLUSTRATION 6.107 FRONTAGE COMPOSITION REQUIREMENTS



PROJECTING PORCH COMPOSITION REQUIREMENTS
Refer to Illustration 6.107 for frontage composition graphic reference.

- A. Entry door(s) shall have 25% minimum transparency.
- B. Depth of porch shall be 6 feet minimum.
- C. Width of porch shall be 8 feet minimum.
- D. Height of porch ceiling, measured from porch floor shall be 8 feet minimum.
- E. Porch shall be 18" minimum above adjacent grade.
- F. Projecting porches shall be open on three sides (no walls on three sides).
- G. Furniture area shall be 4 feet x 6 feet minimum clear area.
- H. Transparency: Porch frontage shall have 10% to 50% of the façade be windows between the adjacent grade and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.
- I. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.

2006.17 DETACHED HOUSE BUILDING TYPE

9.03 BUILDING TYPE FRONTAGE OPTION 3: ENGAGED PORCH

DESCRIPTION

In an Engaged Porch Frontage Type, the facade of the building that faces the front and / or side streets is setback a medium distance from the front and side streets, typically within a build-to-zone. The resulting yard is typically small and can be defined by a fence or hedge to spatially maintain the street edge. The engaged porch has two adjacent sides of the porch that are engaged to the building (connected to and enclosed by building walls) while the other two sides are open. Steps from the porch may be on the front or side of the porch and shall lead directly to the sidewalk.



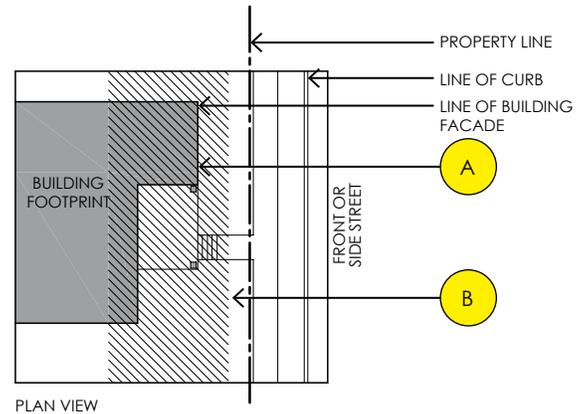
IMAGE 6.83 DETACHED HOUSE WITH ENGAGED PORCH

ENGAGED PORCH LOCATION REQUIREMENTS

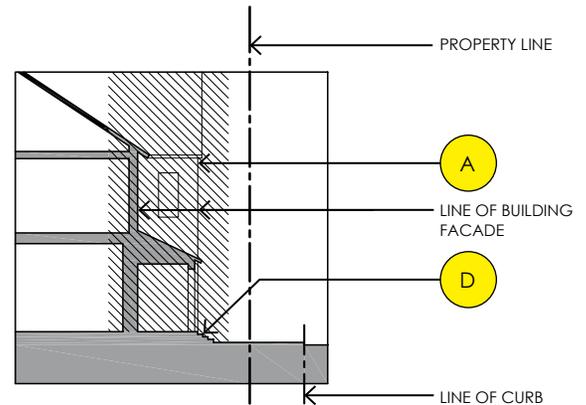
Refer to Illustration 6.108 for frontage location graphic reference.

- A. The building facade(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the main building facade shall be landscaped with a sidewalk connecting the porch steps to the public sidewalk. Sidewalk connecting entry door and public sidewalk shall have a width of 5 feet minimum.
- C. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.
- D. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2003.

ILLUSTRATION 6.108 FRONTAGE LOCATION REQUIREMENTS



PLAN VIEW

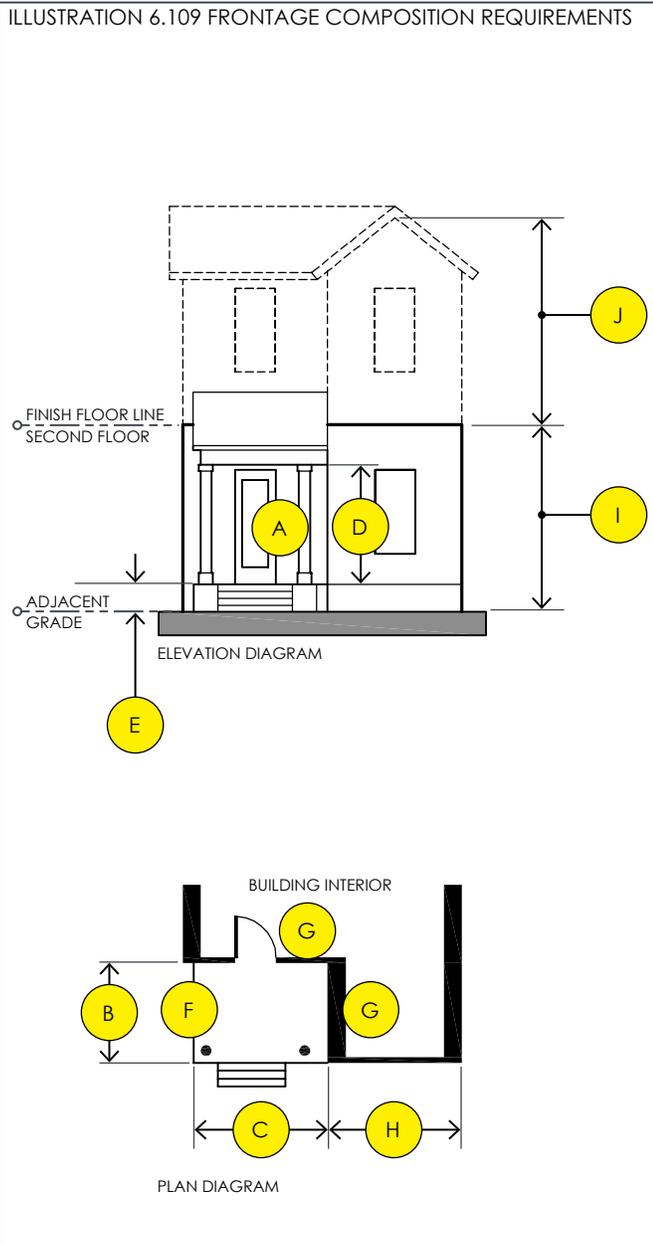


SECTION VIEW

HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.03 BUILDING TYPE FRONTAGE OPTION 3: ENGAGED PORCH

ILLUSTRATION 6.109 FRONTAGE COMPOSITION REQUIREMENTS



ENGAGED PORCH COMPOSITION REQUIREMENTS

Refer to Illustration 6.109 for frontage composition graphic reference.

- A. Entry door(s) shall have 25% minimum transparency.
- B. Depth of porch shall be 6 feet minimum.
- C. Width of porch shall be 8 feet minimum.
- D. Height of porch ceiling, measured from porch floor shall be 8 feet minimum.
- E. Porch shall be 18" minimum above adjacent grade.
- F. Engaged porches shall be open on two sides (no walls on two sides).
- G. Engaged porches shall have building walls on two sides.
- H. A minimum of 33% of the building facade shall project either beyond the line of the porch columns or flush with the porch columns.
- I. Transparency: Porch frontage shall have 10% to 50% of the façade be windows between the adjacent grade and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.
- J. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.

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2006.18 CARRIAGE HOUSE BUILDING TYPE

1.0 BUILDING TYPE DESCRIPTION

The CARRIAGE HOUSE BUILDING TYPE is an accessory structure typically located at the rear of a lot. It typically provides either a small residential unit or home office space above the first floor garage. This Type is important for providing affordable housing choices that are integrated into diverse neighborhoods. This Type shall only be used in conjunction with the Detached House, Duplex, Rowhouse, Live/Work, or Small Multi-plex Building Types.



2.0 PRECEDENT OF CARRIAGE HOUSE BUILDING TYPE

The following images represent precedent examples of the Carriage House Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects within the Muskegon Form Based Code area.



IMAGE 6.84 CARRIAGE HOUSE BUILDING



IMAGE 6.85 CARRIAGE HOUSE BUILDING



IMAGE 6.86 CARRIAGE HOUSE BUILDING WITH EXTERIOR STAIR



IMAGE 6.87 LARGE CARRIAGE HOUSE BUILDING SUITABLE FOR USE WITH LIVE/WORK BUILDING TYPE

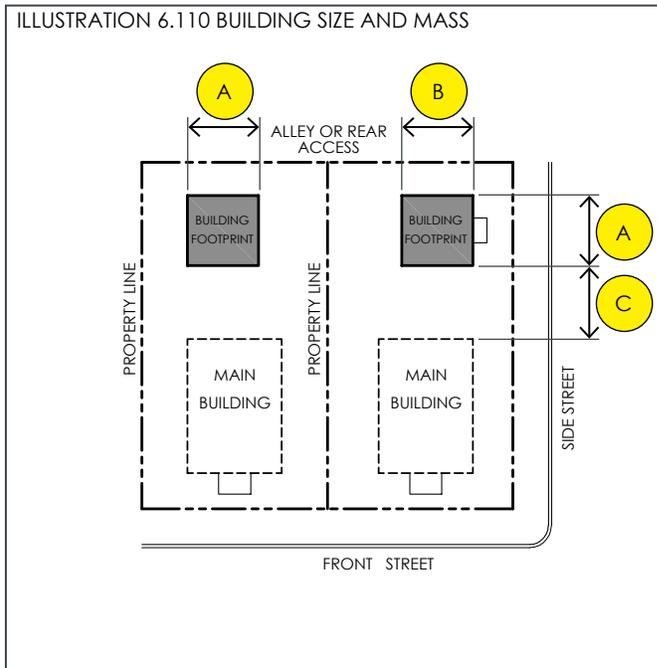
2006.18 CARRIAGE HOUSE BUILDING TYPE

3.0 BUILDING SIZE AND MASSING

Refer to Illustration 6.110 for Building Type size and massing graphic representation.

- A. Building width (side facing street): 36 feet maximum.
- B. Building depth: 30 feet minimum.
- C. Separation from main building: 10 feet minimum. Carriage house may be connected to the main building with an uninhabitable space such as a breezeway.
- D. Carriage House Building Type is only allowed on lots where the main building has a residential use and is one of the following building types:
 1. Small Multi-plex Building Type
 2. Live / Work Building Type
 3. Rowhouse Building Type
 4. Duplex Building Type
 5. Detached House Building Type
- E. Maximum site coverage: Lot coverage of carriage house shall be included in the lot coverage requirements of the main building.
- F. Building footprint shall not exceed the footprint of the main building on the lot.

ILLUSTRATION 6.110 BUILDING SIZE AND MASS

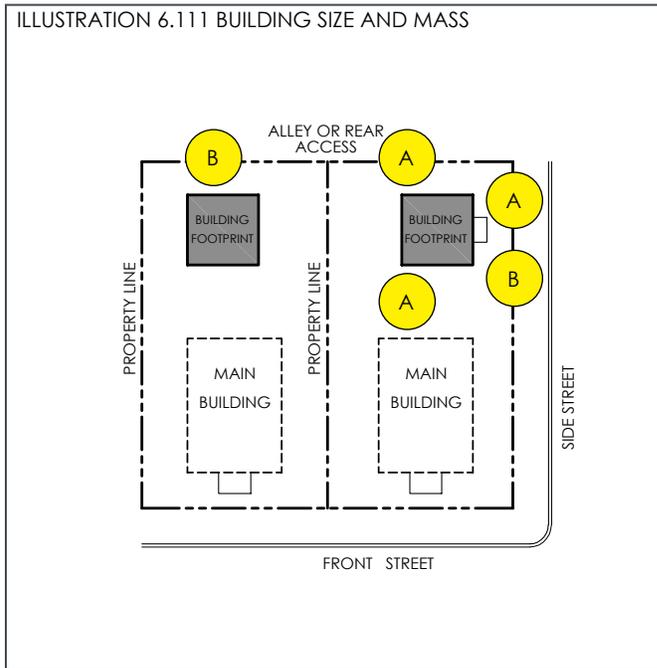


4.0 PEDESTRIAN ACCESS, VEHICLE ACCESS, AND PARKING

Refer to Illustration 6.111 for Building Type ground floor activation and pedestrian access graphic representation.

- A. Main entrance is required to be accessed from the alley, side street, or internal to the lot.
- B. Main entrance shall not be through a garage.
- C. Parking may be accessed from the alley, side street, or front street.
- D. Parking may be accessed from the front street only when there is no adjacent alley or side street.

ILLUSTRATION 6.111 BUILDING SIZE AND MASS



5.0 NUMBER OF UNITS

Number of units per Building Type:

- A. Total of 1 unit per building.
- B. Carriage House Buildings per lot: 1 maximum.

6.0 USE

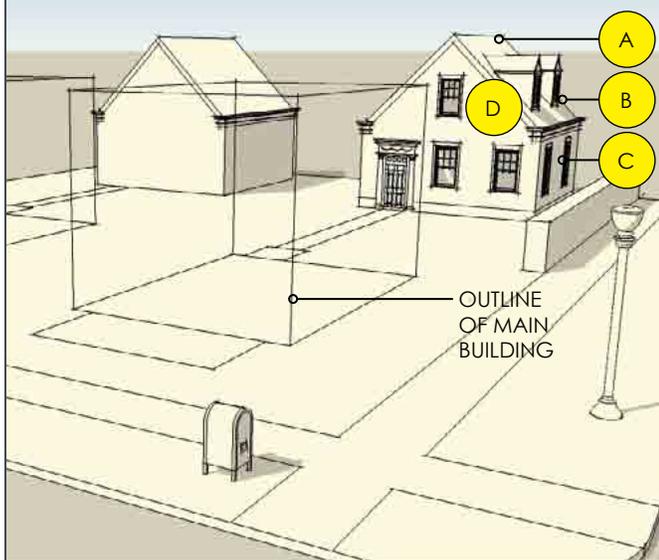
Building Type use:

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

2006.18 CARRIAGE HOUSE BUILDING TYPE

7.0 FACADE COMPOSITION REQUIREMENTS

ILLUSTRATION 6.112 FACADE COMPOSITION REQUIREMENTS

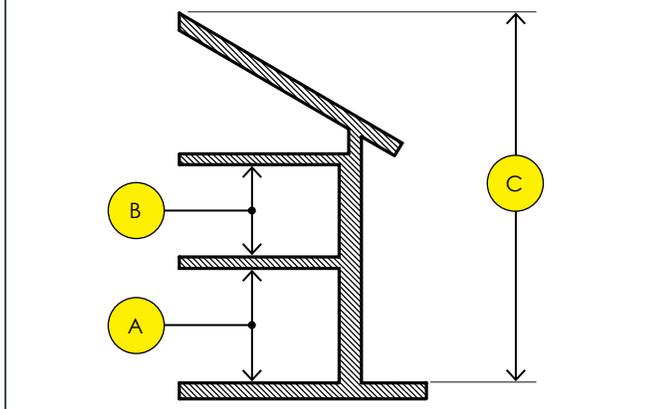


Refer to Illustration 6.112 for Building Type facade composition requirements.

- A. Building shall have a flat roof with cornice expression line or pitched (sloped) roof that is compatible with the architecture of the main building.
- B. Transparency Upper Stories: Building facades facing streets shall have 10% to 50% of the façade be windows between the finish floor line of the second story and bottom of the cornice expression line or eave.
- C. Transparency Street / Sidewalk Level: Building facades facing streets shall have 10% to 50% of the façade be windows between the adjacent grade and the finish floor line of the second story.
- D. Upper windows shall be square or vertically proportioned with clear glass. Refer to definitions in Division 11 for clear glass requirements.

8.0 BUILDING TYPE STORY HEIGHT

ILLUSTRATION 6.113 BUILDING TYPE STORY HEIGHT



Refer to Illustration 6.113 for Building Type story height requirements.

- A. Ground floor ceiling shall be 8 feet minimum.
- B. Upper floor ceilings shall be 8 feet minimum.
- C. Overall height of Building Type shall not exceed the height of the main building on the lot.

9.0 BUILDING TYPE FRONTAGE OPTIONS

The Carriage House Building Type is not required to have a frontage type.

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1.0 BUILDING TYPE DESCRIPTION

The CIVIC BUILDING TYPE is a small-, medium- or large-sized detached structure that incorporates uses of special public importance including, but not limited to municipal buildings, churches, libraries and schools. Civic Buildings typically have less form regulations than other Building Types because their prominence within the community requires more iconic and distinctive form.



2.0 PRECEDENT OF CIVIC BUILDING TYPE

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



IMAGE 6.88 MUSKEGON CIVIC BUILDING (FORMER FIRESTATION) ON WEST WALTON AVENUE

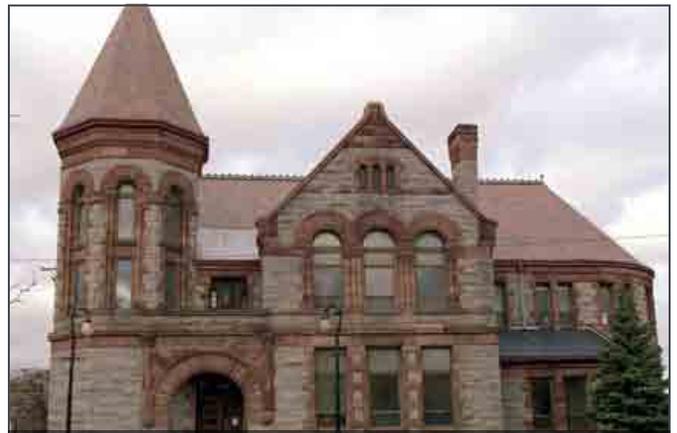


IMAGE 6.89 MUSKEGON CIVIC BUILDING (HACKLEY LIBRARY) ON WEST WEBSTER STREET

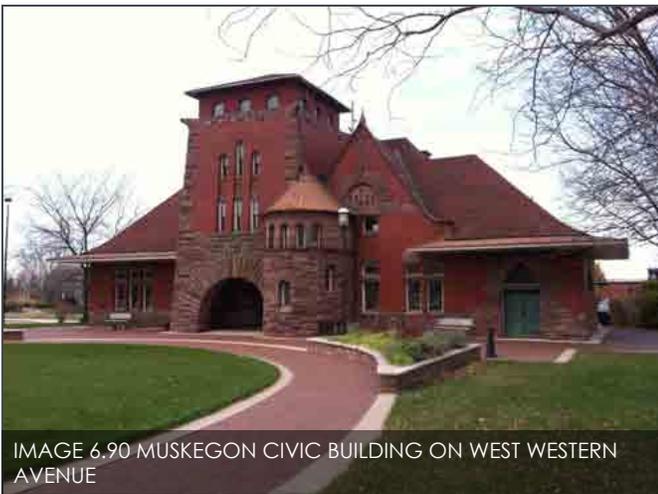


IMAGE 6.90 MUSKEGON CIVIC BUILDING ON WEST WESTERN AVENUE



IMAGE 6.91 MUSKEGON CIVIC BUILDING (MUSEUM OF ART) ON WEST WEBSTER AVENUE

2006.19 CIVIC BUILDING TYPE**3.0 BUILDING SIZE AND MASSING**

Civic Building size and massing is not regulated by this Form Based Code. Generally Civic Buildings shall have a significant presence within the community.

5.0 NUMBER OF UNITS

Number of units is not applicable to this Building Type.

7.0 FACADE COMPOSITION REQUIREMENTS

Civic Building facade composition is not regulated by this Form Based Code. Generally Civic Buildings shall have a design elements and materials that represent their significant presence within the community.

Facade composition should be respectful and compatible with the surrounding context.

9.0 BUILDING TYPE FRONTAGE OPTIONS

Civic Building frontages are not regulated by this Form Based Code. Generally Civic Buildings shall have a frontage that allows for pedestrian access and transparency that represent their significant presence within the community.

4.0 GROUND FLOOR ACTIVATION

Civic Building ground floor activation is not regulated by this Form Based Code. Generally Civic Buildings shall have an activated ground floor with pedestrian entrances and windows facing street, rights-of-way, and civic space.

6.0 USE

Building Type use:

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

8.0 BUILDING HEIGHT

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

2007.00 PURPOSE

Section 2007 identifies Public Realm Type Standards established for each of the Context Areas within the City of Muskegon Form Based Code. Each of the Public Realm Types is defined by a Public Realm Assembly which includes the attributes which may occur within the public right-of-way for specific Public Realms.

Attributes for each Public Realm Type include standards for sidewalks, street tree planting, thoroughfares (vehicular zones), on-street parking, streetscapes, and bike lanes. These standards ensure that the Public Realm is consistent with the desires and outcomes of the 2003 Imagine Muskegon Plan, the 2008 Downtown and Lakeshore Redevelopment Plan, and the 2015 City of Muskegon Parking Strategy.

Public Realm Standards support the urban form that is required by the Muskegon Form Based Code and should be considered when streets and sidewalks are reconstructed within the Form Based Code District.

2007.01 APPLICABILITY

The City of Muskegon will configure and adjust the Public Realm Types as necessary for specific conditions. In instances where private development participates with the City for public realm improvements, these standards shall be coordinated with the City of Muskegon.

2007.02 PUBLIC REALM MOBILITY CHOICE

The Public Realm and the thoroughfares that they represent are intended to balance the needs of all types of traffic—auto, bicycle, and pedestrian—to maximize mobility and convenience for all the citizens and users of the respective Context Areas within the Muskegon Form Based Code District.

While the thoroughfares of all Public Realms will appropriately balance pedestrian and automobile needs, their character will vary by specific location. Some thoroughfares will carry a large volume of both automobile and pedestrian traffic and provide a more intense urban experience while others will provide more intimately scaled streets and public space.

The Public Realm Type Standards illustrate typical configurations for the rights-of-way within the Form Based Code District. The City will configure and adjust these as necessary for specific conditions with the intent of balancing access and mobility for all users.

When balancing this mobility choice, street design shall consider the safety, comfort, and convenience of pedestrians, bicyclists, transit users, and motor vehicle drivers. Balance in all types of transportation and development of transportation infrastructure shall accommodate all users, so that even the most vulnerable – children, elderly, and persons with disabilities – can use and travel safely within the public rights-of-way.

To create these balanced streets, a pedestrian-first policy should establish modal hierarchy. This modal hierarchy (refer to figure below) inverts the dominant, auto-based paradigm so that downtown Muskegon’s transportation network can grow safely, sustainably, and equitably into the 21st Century.

When considering public realm improvements within the Form Based Code District, transportation projects and programs, from design to implementation to maintenance, should favor pedestrians first, then transit riders, cyclists, and finally, vehicular traffic.

PEDESTRIAN FIRST MODAL HIERARCHY



2007.03 STANDARDS FOR ALL PUBLIC REALM TYPES

The following standards apply to all Public Realm Types:

- A. Public Realm Assemblies are intended for use by vehicular, bike, and pedestrian traffic and to provide access to lots and civic spaces. Public Realm Assemblies shall generally consist of vehicular lanes (the thoroughfare) and public spaces that include sidewalks (the people zone).
- B. Public Realm Assemblies shall be designed in context with the physical form of the Context Areas that they pass through.
- C. All Public Realm Assemblies shall intersect with other Public Realm Assemblies, forming a complete network. Where topographical or natural features exist that restrict the ability to form a network, a pedestrian connection shall be made, whenever technically feasible. Cul-de-sacs shall be subject to approval to accommodate specific site conditions only.
- D. Public Realm Assemblies may include vehicular lanes, parking lanes, medians, access, and transportation provisions such as bicycle and transit facilities. The suggested standards for vehicular lanes, parking lanes, medians, and other transportation provisions are provided in each Public Realm Assembly.
- E. Pedestrian comfort shall be a primary consideration of the Public Realm Assembly (refer to 2007.02 of this Section). Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the pedestrian.
- F. All Public Realm Sidewalk Walking Zones and Sidewalk Furnishing and Tree Zones shall be maintained by the adjacent property owner, Property Owners Association, or Business Owners Association.
- G. Private trash containers and garbage cans (not including public sidewalk waste bins), may not be stored or located within any Public Realm.
- H. Bicycle racks, public art, public waste bins, benches, and other street furnishings shall be placed in the Sidewalk Furnishing and Tree Zone and shall not interfere with pedestrian movement or access.
- I. Transit facilities, when placed on a street shall be placed in the Sidewalk Furnishing and Tree Zone and shall not interfere with pedestrian movement or access.
- J. Green infrastructure should be placed in The Sidewalk Furnishing and Tree Zone whenever possible to manage storm water, mitigate heat island effect, provide small green spaces, improve air quality, and provide habitats for birds and animals.
- K. Temporary sandwich board signs shall be placed in the Sidewalk Furnishing and Tree Zone and shall not interfere with pedestrian movement or access.
- L. Mechanical, electrical, and phone equipment may not be located or stored within the Public Realm.
 1. In instances where mechanical, electrical, or phone equipment can not be placed in non-Public Realm locations (such as parking lots, alleys, or behind buildings), the equipment shall be placed as follows:
 - i. Equipment shall be placed in the Sidewalk Furnishing and Tree Zone within a curbed landscaped area.
 - ii. Equipment shall be screened with landscape material to buffer it from the public realm.
- K. Street lighting shall be placed in the Sidewalk Furnishing and Tree Zone.
 1. Street lighting shall be pedestrian-scaled decorative fixtures whenever practical. The use of cobra head lights should be avoided.
 2. Street lights shall meet the requirements of Section 2003.09 of the Muskegon Form Based Code.
- L. Except for tree trunks, street lights, public art, monuments, or excepted mechanical/electrical/phone equipment (per item J, above) there shall be a clear view between two and seven feet above grade in all Public Realm Assemblies. The foliage of newly planted trees may intrude into this area until the tree has sufficient growth to allow such a clear trunk height.

M. Street Tree Requirements:

1. Street trees shall be a minimum of 2 inch caliper when planted.
2. In Public Realm Assemblies that indicate a regular spacing, trees shall be planted within the Sidewalk Furnishing and Tree Zone at an average spacing not greater than 30 feet on center (per block face).
3. In Public Realm Assemblies that have a paved Sidewalk Furnishing and Tree Zone, street trees shall be placed in a tree pit with structural soil and/or expanded tree pit whenever technically feasible.

N. All plant material (including street trees) shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under local or state regulations.

O. Turf and Groundcover in the Public Realm (and visible from the Public Realm) shall meet the following requirements:

1. All turf grass must be solidly sodded at installation—not seeded, sprigged, or plugged.
2. Vegetative groundcovers may be used in place of turf grass.
3. In addition to the lot, the owner must maintain the portion of the Public Realm Assembly between their lot line and the back of curb and the portion of any alley between the lot line(s) and the edge of pavement.

P. On-Street Parking Requirements:

1. The parking space/tree planting pattern may be interrupted by existing or new driveways and transit stops/stations.
2. Parking spaces may be interrupted by bulb-outs at street crossing locations.

Q. A bicycle network consisting of protected bicycle lanes, dedicated bicycle lanes, sharrows (shared lanes) or other bicycle routes should be provided throughout the community. The community bicycle network shall be connected to existing or proposed regional networks wherever possible. The City of Muskegon will coordinate bike facilities for each assembly. Refer to Section 2007.04 for bicycle facilities.

2007.04 BICYCLE FACILITIES

Many of the Public Realm Assemblies within the Muskegon Form Based Code are intended to accommodate bicycles in the thoroughfare (vehicular lanes). While not all Public Realm Assemblies will have bike facilities, a connected network should be considered when redesigning or reconfiguring the downtown streets.

The Public Realm Types described in this section indicate three different levels of bicycle facilities for the thoroughfare. These facilities are as follows and will be coordinated by the City of Muskegon when practically and technically feasible:

PROTECTED BIKE LANE

Protected bike lanes have a physical barrier or vertical separation between moving motor vehicle traffic and bicyclists. Examples of a physical barrier or vertical separation include plastic posts, bollards, curbs, planters, raised bumps or parked cars.



DEDICATED BIKE LANE

A bicycle lane is a portion of the roadway that has been designated by striping, signing, and pavement markings for the preferential use of bicyclists.



SHARROW (SHARED LANE)

A shared lane marking within a vehicular travel lane of a street's surface that indicates that bicyclists may use any portion of the full width of the travel lane.



2007.05 PUBLIC REALM TYPE OVERVIEW

Public Realm Types for the Muskegon Form Based Code are summarized as follows:



BOULEVARD

A local, slow movement thoroughfare suitable for high intensity urban areas. Boulevards are urban in character, with angled or parallel parking on both sides, a center median, and narrow vehicle travel lanes that support an urban commercial environment. Bikes may be accommodated with protected bike lanes, dedicated bike lanes, and/or sharrows (shared lane with cars). Transit may also be accommodated along these thoroughfares.

CONTEXT AREAS	
DT DOWNTOWN	MS MAINSTREET
MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL



COMMERCIAL STREET

A local, slow movement thoroughfare suitable for high intensity urban areas. Commercial Streets are urban in character, supporting parallel parking on both sides with narrow vehicle travel lanes that support an urban commercial environment. Bikes may be accommodated with protected bike lanes, dedicated bike lanes, and/or sharrows (shared lane with cars). Transit may also be accommodated along these thoroughfares.

CONTEXT AREAS	
DT DOWNTOWN	MS MAINSTREET
MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL



TRANSITIONAL STREET

A local, slow movement thoroughfare suitable for medium to high intensity urban areas. Transitional Streets are urban in character, supporting parallel parking on both sides with narrow vehicle travel lanes that support an urban commercial or high density residential environment.

CONTEXT AREAS	
DT DOWNTOWN	MS MAINSTREET
MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL



PARKWAY STREET

A local, slow movement thoroughfare suitable for general urban areas. Parkway Streets are urban in character, supporting parallel parking on one or both sides with narrow vehicle travel lanes that support a variety of different frontages and uses. Bikes are accommodated with dedicated bike lanes and/or sharrows (shared lane with cars).

CONTEXT AREAS	
DT DOWNTOWN	MS MAINSTREET
MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL



ARTERIAL

A thoroughfare suitable for general urban areas that connects to a regional transportation system. The Arterial is less urban in character than other thoroughfares in the Muskegon Form Based Code District. Medium to large width vehicle travel lanes support a variety of frontages and uses. The Arterial Public Realm supports vehicular movement as a first priority and should be used only in instances where other Public Realm Types can not support a high level of service for vehicular traffic.

CONTEXT AREAS	
DT DOWNTOWN	MS MAINSTREET
MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL



WATERFRONT EDGE

In Section 2007, Muskegon's downtown waterfront is considered a public realm and acts as both a thoroughfare for bikes and pedestrians and as a public space for commercial, residential, and recreational activity. The space is urban in character with fronts of buildings and active frontages facing the waterfront. Bikes are accommodated with a dedicated bike lane that connects to the city's existing and proposed bike network.

CONTEXT AREAS	
DT DOWNTOWN	MS MAINSTREET
MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL

Context Areas represented in black indicate that Public Realm Type is not typically allowed in that Context Area.

1.0 BOULEVARD DESCRIPTION

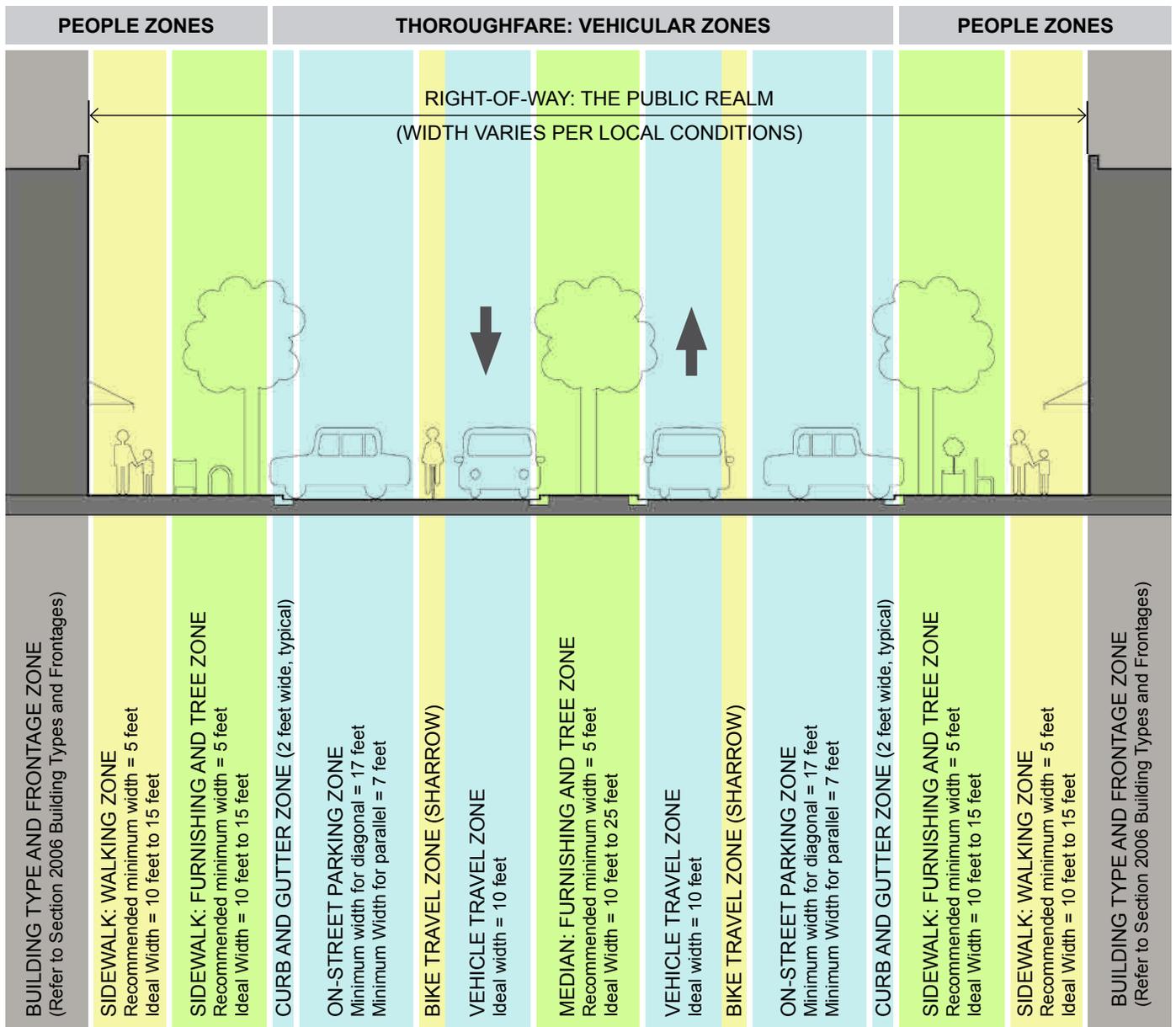


IMAGE 7.01 BOULEVARD: WESTERN AVENUE

A local, slow movement thoroughfare suitable for high intensity urban areas. Boulevards are urban in character, with angled or parallel parking on both sides, a center median, and narrow vehicle travel lanes that support an urban commercial environment. Bikes may be accommodated with protected bike lanes, dedicated bike lanes, and/or sharrows (shared lane with cars). Transit may also be accommodated along these thoroughfares.

2.0 BOULEVARD ASSEMBLY

The following cross-section illustrates a typical configuration for the BOULEVARD Public Realm Type. The City of Muskegon will configure and adjust this assembly as necessary for specific conditions. This assembly addresses sidewalks, furnishing zones, street tree planting, on-street parking configurations, vehicular traffic lanes, and bike facilities.



Note: This drawing is for illustrative purposes only. Refer to City of Muskegon for the situation specific to your site.

3.0 BOULEVARD ASSEMBLY KEY

The following information provides a description and recommended dimensional range for attributes of the Public Realm Configuration on the facing page. The City of Muskegon will configure and adjust these dimensions as necessary for specific conditions.



Building Type and Frontage Zone: The portion of the Public Realm Type that is defined by the building wall at the sidewalk.

- Refer to Section 2005 for Context Zone of parcel
- Refer to Section 2006 for Building Type requirements
- Building Type will indicate frontage options for building wall facing the street and sidewalk



Sidewalk Walking Zone: The portion of the Public Realm Type dedicated exclusively to pedestrian activity. The following are typical attributes of the Sidewalk Walking Zone:

- Minimum Width of Sidewalk: 5 feet
- Ideal Width of Sidewalk: Between 10 to 15 feet
- Paving Material for Sidewalk: Concrete, stamped concrete, or brick pavers



Sidewalk Furnishing and Tree Zone: The portion of the Public Realm Type dedicated to accommodating street trees, planters, street lighting, sidewalk signs, and seating. The following are typical attributes of the Sidewalk Furnishing and Tree Zone:

- Minimum Recommended Width of Furnishing Zone: 5 feet
- Ideal Width of Furnishing Zone: Between 10 to 15 feet
- Street Tree Planter Type: Required tree pit with structural soil and/or expanded tree pit recommended
- Street Tree Planting Arrangement: Formal with regular spaced canopy and/or understory trees
- Paving Material for Furnishing Zone: Concrete, stamped concrete, or brick pavers



Curb and Gutter Zone: The portion of the Public Realm Type that vertically separates the thoroughfare (vehicular zone) from the pedestrian zones while providing stormwater management and drainage.

- Typical Width of Curb and Gutter Zone: 2 feet
- Curb Type: Raised
- Ideal Curb Radius: Small as possible to promote slower speeds and encourage walkability



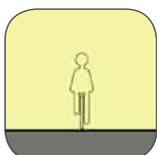
On-street Parking Zone: The portion of the Public Realm Type dedicated to on-street automobile parking. It is the zone that separates people from vehicular traffic. The following are typical attributes of the On-street Parking Zone:

- Parking Lane Configuration: Diagonal and/or parallel on both sides of street, when possible
- Parking Lane Minimum Width: 17 feet for diagonal and 7 feet for parallel
- Bulb-outs within the Parking Zone are encouraged at intersections and/or at mid-block crossings



Vehicle Travel Zone: The portion of the Public Realm Type dedicated to vehicular travel. The following are typical attributes of the Vehicle Travel Zone:

- Movement Type: Slow
- Ideal Travel Lane Width: 10 feet
- Target Speed: 25 to 30 MPH
- Ideal Number of Travel Lanes: One in each direction



Bike Lane Zone: The portion of the Public Realm Type dedicated to accommodating bicycle traffic. The following are typical attributes of the Bike Lane Zone:

- Accommodation for Bicycle Traffic (when possible): Shared lane with automobile traffic (Sharrow) (as depicted in the facing graphic). May also be protected or dedicated bike lane.
- Bike Lane Designation: Pavement markings and signage



Median Furnishing and Tree Zone: The portion of the Public Realm Type dedicated to accommodating street trees, planters, and street lighting, specific to the Boulevard Type. The following are typical attributes of the Median Furnishing and Tree Zone:

- Minimum Recommended Width: 5 feet
- Ideal Width: Between 10 to 25 feet
- Street Tree Planter: Continuous landscaped area (no tree pits)
- Street Tree Planting Arrangement: Formal with regular spaced canopy and/or understory trees

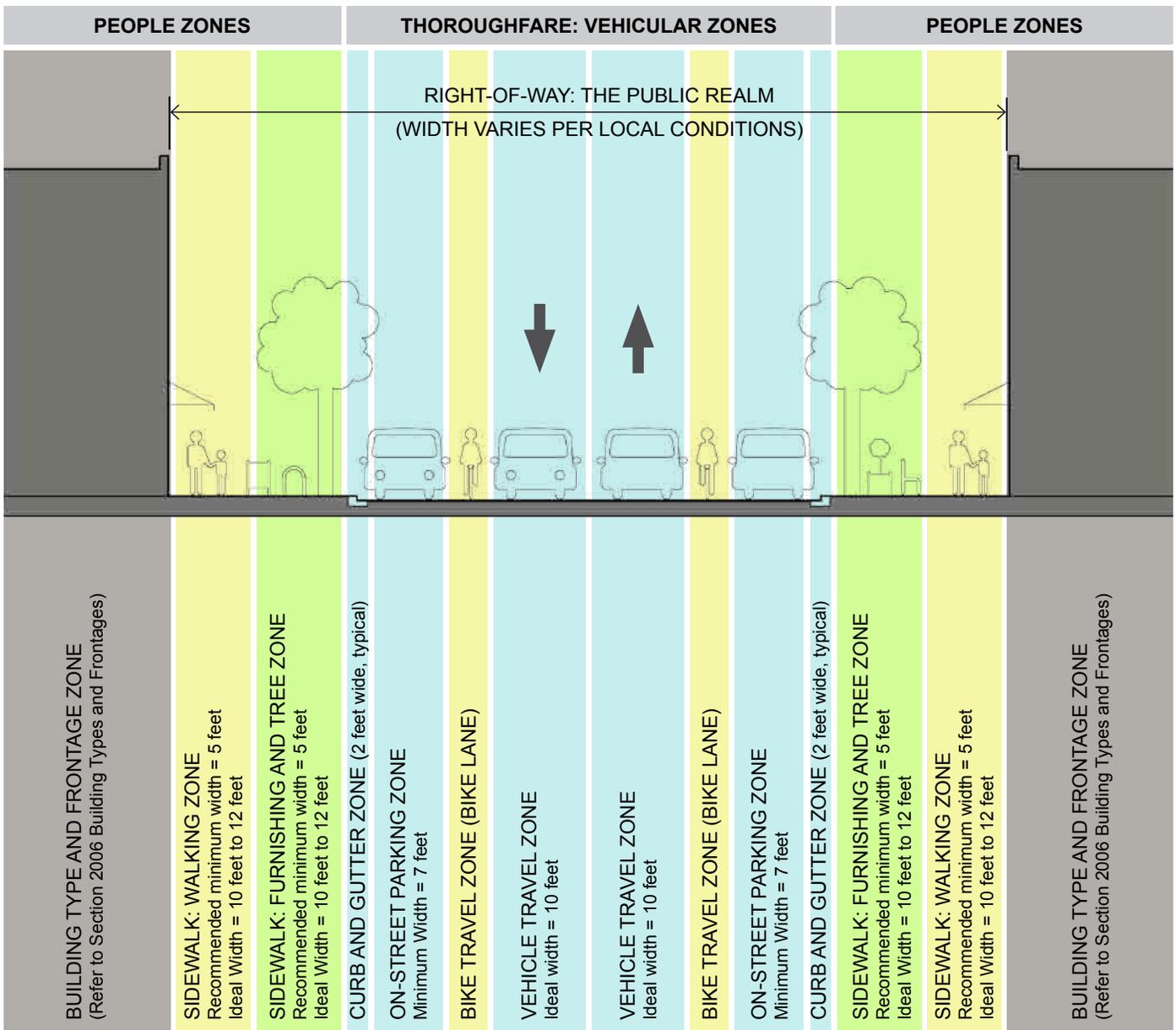
1.0 COMMERCIAL STREET DESCRIPTION



A local, slow movement thoroughfare suitable for high intensity urban areas. Commercial Streets are urban in character, supporting parallel parking on both sides with narrow vehicle travel lanes that support an urban commercial environment. Bikes may be accommodated with protected bike lanes, dedicated bike lanes, and/or sharrows (shared lane with cars). Transit may also be accommodated along these thoroughfares.

2.0 COMMERCIAL STREET ASSEMBLY

The following cross-section illustrates a typical configuration for the COMMERCIAL STREET Public Realm Type. The City of Muskegon will configure and adjust this assembly as necessary for specific conditions. This assembly addresses sidewalks, furnishing zones, street tree planting, on-street parking configurations, vehicular traffic lanes, and bike facilities.



Note: This drawing is for illustrative purposes only. Refer to City of Muskegon for the situation specific to your site.

3.0 COMMERCIAL STREET ASSEMBLY KEY

The following information provides a description and recommended dimensional range for attributes of the Public Realm Configuration on the facing page. The City of Muskegon will configure and adjust these dimensions as necessary for specific conditions.



Building Type and Frontage Zone: The portion of the Public Realm Type that is defined by the building wall at the sidewalk.

- Refer to Section 2005 for Context Zone of parcel
- Refer to Section 2006 for Building Type requirements
- Building Type will indicate frontage options for building wall facing the street and sidewalk



Sidewalk Walking Zone: The portion of the Public Realm Type dedicated exclusively to pedestrian activity. The following are typical attributes of the Sidewalk Walking Zone:

- Minimum Width of Sidewalk: 5 feet
- Ideal Width of Sidewalk: Between 10 to 12 feet
- Paving Material for Sidewalk: Concrete, stamped concrete, or brick pavers



Sidewalk Furnishing and Tree Zone: The portion of the Public Realm Type dedicated to accommodating street trees, planters, street lighting, sidewalk signs, and seating. The following are typical attributes of the Sidewalk Furnishing and Tree Zone:

- Minimum Recommended Width of Furnishing Zone: 5 feet
- Ideal Width of Furnishing Zone: Between 10 to 12 feet
- Street Tree Planter Type: Required tree pit with structural soil and/or expanded tree pit recommended
- Street Tree Planting Arrangement: Formal with regular spaced canopy and/or understory trees
- Paving Material for Furnishing Zone: Concrete, stamped concrete, or brick pavers



Curb and Gutter Zone: The portion of the Public Realm Type that vertically separates the thoroughfare (vehicular zone) from the pedestrian zones while providing stormwater management and drainage.

- Typical Width of Curb and Gutter Zone: 2 feet
- Curb Type: Raised
- Ideal Curb Radius: Small as possible to promote slower speeds and encourage walkability



On-street Parking Zone: The portion of the Public Realm Type dedicated to on-street automobile parking. It is the zone that separates people from vehicular traffic. The following are typical attributes of the On-street Parking Zone:

- Parking Lane Configuration: Diagonal and/or parallel on both sides of street, when possible
- Parking Lane Minimum Width: 7 feet
- Bulb-outs within the Parking Zone are encouraged at intersections and/or at mid-block crossings



Bike Lane Zone: The portion of the Public Realm Type dedicated to accommodating bicycle traffic. The following are typical attributes of the Bike Lane Zone:

- Accommodation for Bicycle Traffic (when possible): Dedicated bike lane (as depicted in the facing page graphic). May also be a shared lane with automobile traffic (Sharrow) sharrow or protected bike lane.
- Bike Lane Designation: Pavement markings and signage



Vehicle Travel Zone: The portion of the Public Realm Type dedicated to vehicular travel. The following are typical attributes of the Vehicle Travel Zone:

- Movement Type: Slow
- Ideal Travel Lane Width: 10 feet
- Target Speed: 25 to 30 MPH
- Ideal Number of Travel Lanes: One in each direction

1.0 TRANSITIONAL STREET DESCRIPTION

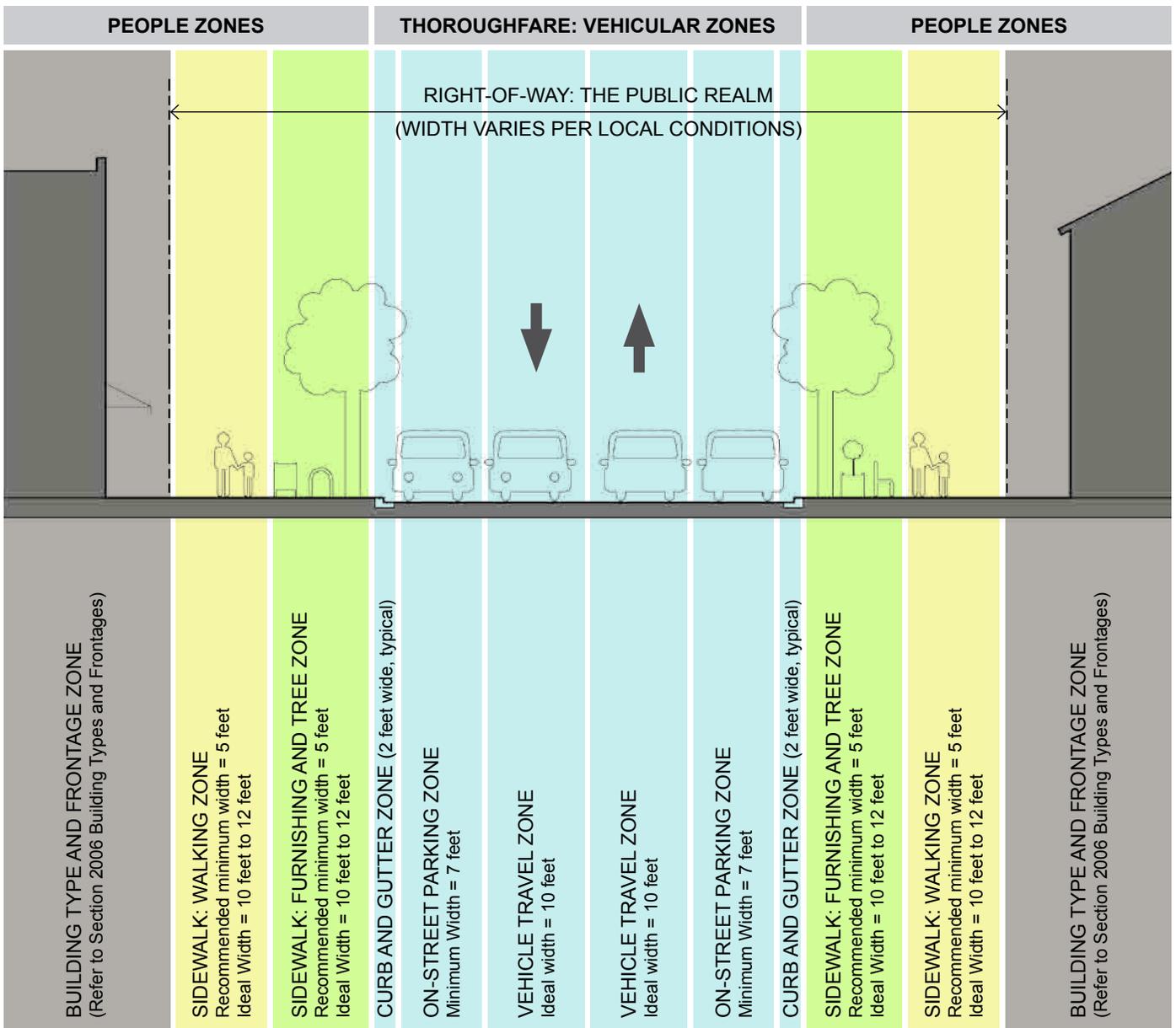


IMAGE 7.03 TRANSITIONAL STREET: CLAY AVENUE

A local, slow movement thoroughfare suitable for medium to high intensity urban areas. Transitional Streets are urban in character, supporting parallel parking on both sides with narrow vehicle travel lanes that support an urban commercial or high density residential environment. The Sidewalk Furnishing and Tree Zone within Transitional Streets is may either be paved or landscaped, depending on the adjacent frontages, Building Types, and uses and the Context Area that the Public Realm is located in.

2.0 TRANSITIONAL STREET ASSEMBLY

The following cross-section illustrates a typical configuration for the TRANSITIONAL STREET Public Realm Type. The City of Muskegon will configure and adjust this assembly as necessary for specific conditions. This assembly addresses sidewalks, furnishing zones, street tree planting, on-street parking configurations, vehicular traffic lanes, and bike facilities.



Note: This drawing is for illustrative purposes only. Refer to City of Muskegon for the situation specific to your site.

3.0 TRANSITIONAL STREET ASSEMBLY KEY

The following information provides a description and recommended dimensional range for attributes of the Public Realm Configuration on the facing page. The City of Muskegon will configure and adjust these dimensions as necessary for specific conditions.



Building Type and Frontage Zone: The portion of the Public Realm Type that is defined by the building wall at the sidewalk.

- Refer to Section 2005 for Context Zone of parcel
- Refer to Section 2006 for Building Type requirements
- Building Type will indicate frontage options for building wall facing the street and sidewalk



Sidewalk Walking Zone: The portion of the Public Realm Type dedicated exclusively to pedestrian activity. The following are typical attributes of the Sidewalk Walking Zone:

- Minimum Width of Sidewalk: 5 feet
- Ideal Width of Sidewalk: Between 10 to 12 feet
- Paving Material for Sidewalk: Concrete, stamped concrete, or brick pavers



Sidewalk Furnishing and Tree Zone: The portion of the Public Realm Type dedicated to accommodating street trees, planters, street lighting, sidewalk signs, and seating. The following are typical attributes of the Sidewalk Furnishing and Tree Zone:

- Minimum Recommended Width of Furnishing Zone: 5 feet
- Ideal Width of Furnishing Zone: Between 10 to 12 feet
- Street Tree Planter Type: (At blocks with primarily commercial or institutional uses at the ground floor):
Required tree pit with structural soil and/or expanded tree pit recommended
- Street Tree Planter Type (At blocks with primarily residential uses at the ground floor):
Parkway consisting of a continuous landscaped area (no tree pits)
- Street Tree Planter Types of either paved surfaces or landscaped parkways may change from block to block along this Public Realm Type and may be different on opposite sides of the street, depending on predominate ground floor use.
- City of Muskegon will determine where to place paved surfaces or landscaped parkways depending on existing conditions and Context Area.
- Street Tree Planting Arrangement: Formal with regular spaced canopy and/or understory trees
- Paving Material for Furnishing Zone: Concrete, stamped concrete, or brick pavers when primarily commercial or institutional uses are at the ground floor



Curb and Gutter Zone: The portion of the Public Realm Type that vertically separates the thoroughfare (vehicular zone) from the pedestrian zones while providing stormwater management and drainage.

- Typical Width of Curb and Gutter Zone: 2 feet
- Curb Type: Raised
- Ideal Curb Radius: Small as possible to promote slower speeds and encourage walkability



On-street Parking Zone: The portion of the Public Realm Type dedicated to on-street automobile parking. It is the zone that separates people from vehicular traffic. The following are typical attributes of the On-street Parking Zone:

- Parking Lane Configuration: Parallel on both sides of street, when possible
- Parking Lane Minimum Width: 7 feet
- Bulb-outs within the Parking Zone are encouraged at intersections and/or at mid-block crossings



Vehicle Travel Zone: The portion of the Public Realm Type dedicated to vehicular travel. The following are typical attributes of the Vehicle Travel Zone:

- Movement Type: Slow
- Ideal Travel Lane Width: 10 feet
- Target Speed: 20 to 25 MPH
- Ideal Number of Travel Lanes: One in each direction

1.0 PARKWAY STREET DESCRIPTION

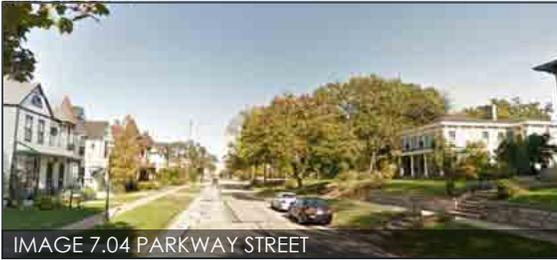
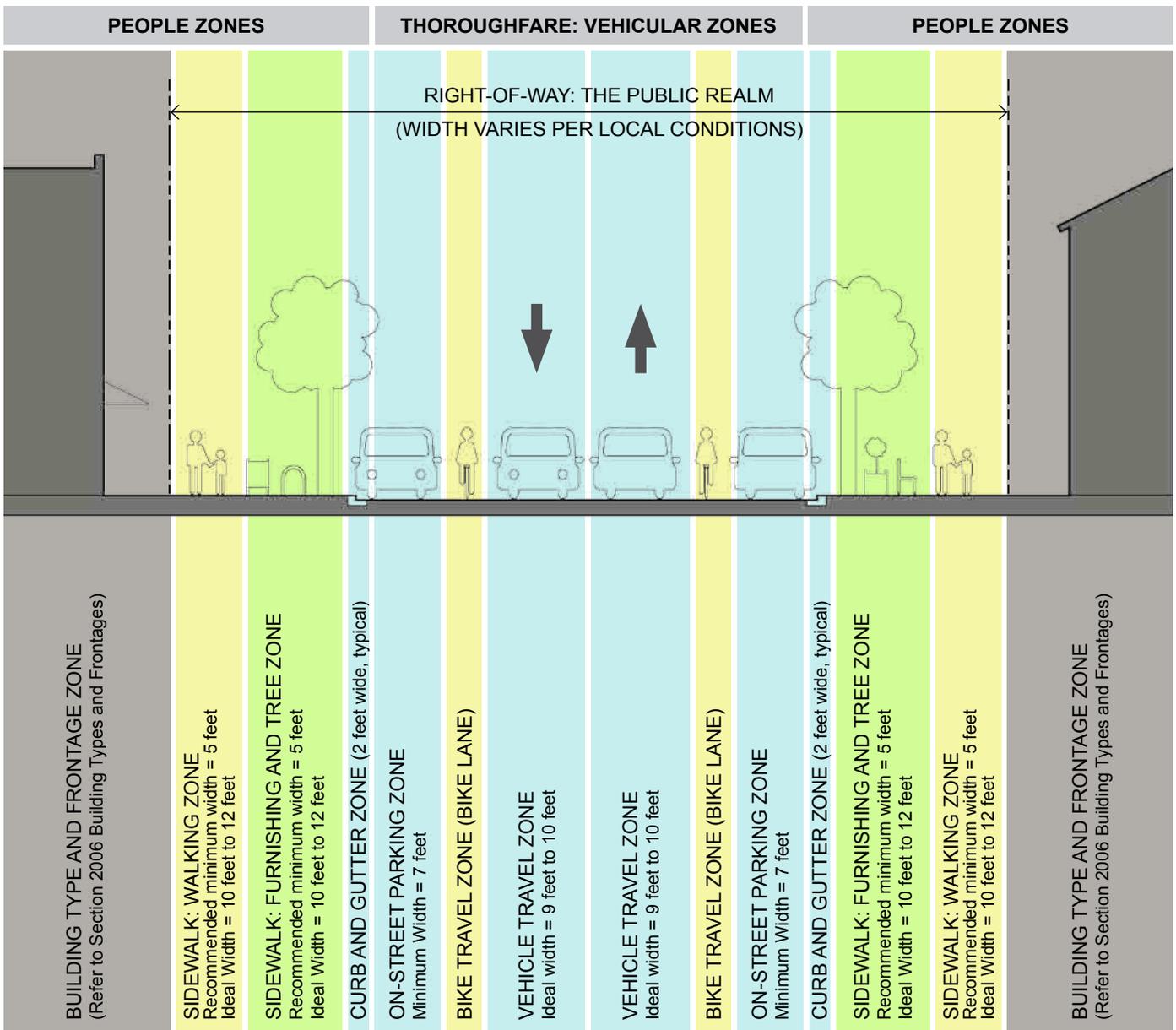


IMAGE 7.04 PARKWAY STREET

A local, slow movement thoroughfare suitable for general urban areas. Parkway Streets are urban in character, supporting parallel parking on one or both sides with narrow vehicle travel lanes that support a variety of different frontages and uses. Bikes are accommodated with dedicated bike lanes and/or sharrows (shared lane with cars).

2.0 PARKWAY STREET ASSEMBLY

The following cross-section illustrates a typical configuration for the PARKWAY STREET Public Realm Type. The City of Muskegon will configure and adjust this assembly as necessary for specific conditions. This assembly addresses sidewalks, furnishing zones, street tree planting, on-street parking configurations, vehicular traffic lanes, and bike facilities.



Note: This drawing is for illustrative purposes only. Refer to City of Muskegon for the situation specific to your site.

3.0 PARKWAY STREET ASSEMBLY KEY

The following information provides a description and recommended dimensional range for attributes of the Public Realm Configuration on the facing page. The City of Muskegon will configure and adjust these dimensions as necessary for specific conditions.



Building Type and Frontage Zone: The portion of the Public Realm Type that is defined by the building wall at the sidewalk.

- Refer to Section 2005 for Context Zone of parcel
- Refer to Section 2006 for Building Type requirements
- Building Type will indicate frontage options for building wall facing the street and sidewalk



Sidewalk Walking Zone: The portion of the Public Realm Type dedicated exclusively to pedestrian activity. The following are typical attributes of the Sidewalk Walking Zone:

- Minimum Width of Sidewalk: 5 feet
- Ideal Width of Sidewalk: Between 10 to 12 feet
- Paving Material for Sidewalk: Concrete, stamped concrete, or brick pavers



Sidewalk Furnishing and Tree Zone: The portion of the Public Realm Type dedicated to accommodating street trees, planters, street lighting, sidewalk signs, and seating. The following are typical attributes of the Sidewalk Furnishing and Tree Zone:

- Minimum Recommended Width of Furnishing Zone: 5 feet
- Ideal Width of Furnishing Zone: Between 10 to 12 feet
- Street Tree Planter Type: Parkway consisting of a continuous landscaped area (no paving / no tree pits)
- Street Tree Planting Arrangement: Formal with regular spaced canopy and/or understory trees, some clustering of street trees may also be appropriate within the parkway



Curb and Gutter Zone: The portion of the Public Realm Type that vertically separates the thoroughfare (vehicular zone) from the pedestrian zones while providing stormwater management and drainage.

- Typical Width of Curb and Gutter Zone: 2 feet
- Curb Type: Raised
- Ideal Curb Radius: Small as possible to promote slower speeds and encourage walkability



On-street Parking Zone: The portion of the Public Realm Type dedicated to on-street automobile parking. It is the zone that separates people from vehicular traffic. The following are typical attributes of the On-street Parking Zone:

- Parking Lane Configuration: Parallel on both sides of street, when possible
- Parking Lane Minimum Width: 7 feet
- Bulb-outs within the Parking Zone are encouraged at intersections and/or at mid-block crossings



Vehicle Travel Zone: The portion of the Public Realm Type dedicated to vehicular travel. The following are typical attributes of the Vehicle Travel Zone:

- Movement Type: Slow
- Ideal Travel Lane Width: 9 feet to 10 feet
- Target Speed: 20 to 25 MPH
- Ideal Number of Travel Lanes: One in each direction

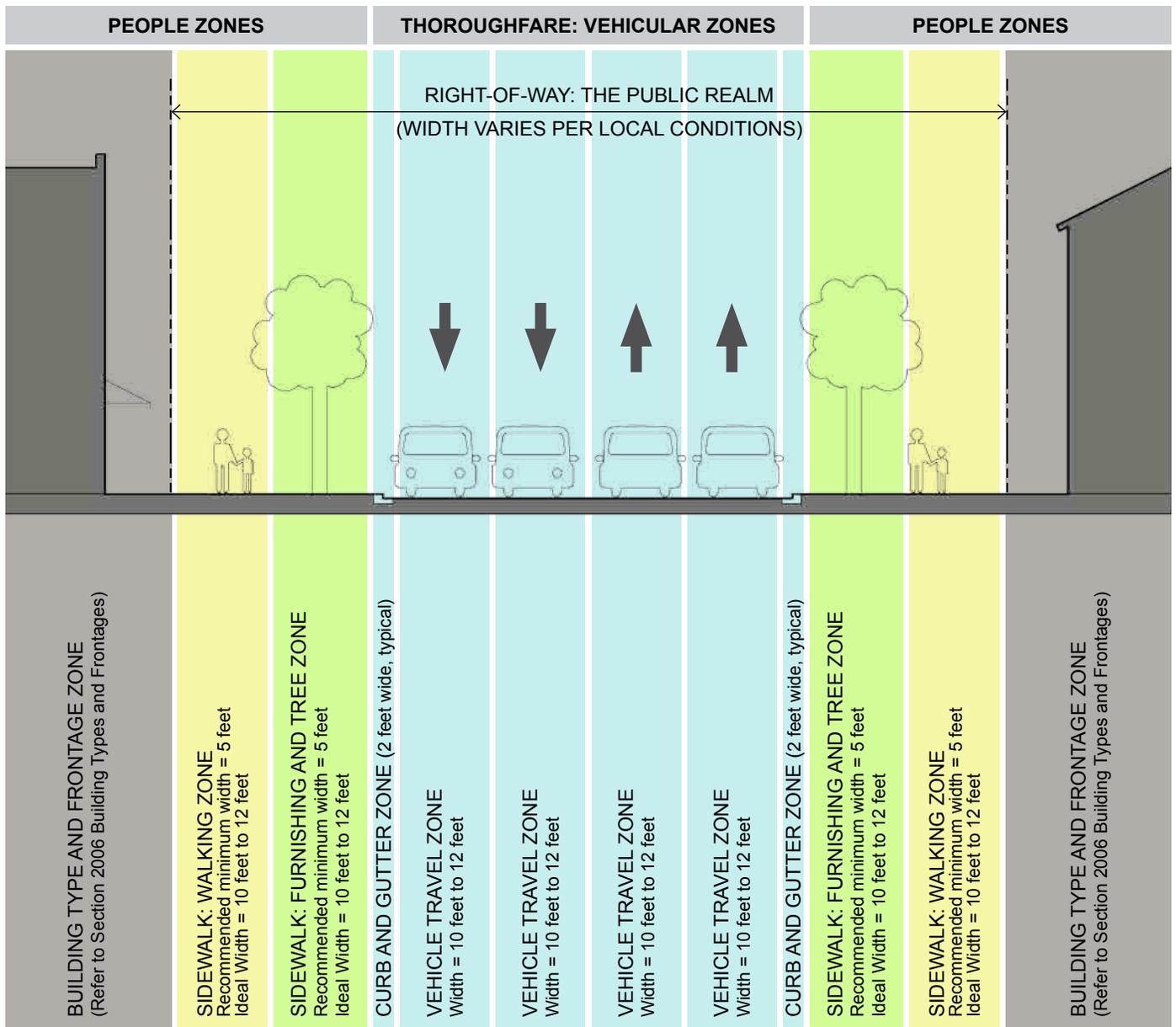
1.0 ARTERIAL DESCRIPTION



A thoroughfare suitable for general urban areas that connects to a regional transportation system. The Arterial is less urban in character than other thoroughfares in the Muskegon Form Based Code Area. Medium to large width vehicle travel lanes support a variety of frontages and uses. The Arterial Public Realm supports vehicular movement as a first priority and should be used only in instances where other Public Realm Types can not support a high level of service for vehicular traffic.

2.0 ARTERIAL ASSEMBLY

The following cross-section illustrates a typical configuration for the ARTERIAL Public Realm Type. The City of Muskegon will configure and adjust this assembly as necessary for specific conditions. This assembly addresses sidewalks, furnishing zones, street tree planting, on-street parking configurations, vehicular traffic lanes, and bike facilities.



Note: This drawing is for illustrative purposes only. Refer to City of Muskegon for the situation specific to your site.

3.0 ARTERIAL ASSEMBLY KEY

The following information provides a description and recommended dimensional range for attributes of the Public Realm Configuration on the facing page. The City of Muskegon will configure and adjust these dimensions as necessary for specific conditions.



Building Type and Frontage Zone: The portion of the Public Realm Type that is defined by the building wall at the sidewalk.

- Refer to Section 2005 for Context Zone of parcel
- Refer to Section 2006 for Building Type requirements
- Building Type will indicate frontage options for building wall facing the street and sidewalk



Sidewalk Walking Zone: The portion of the Public Realm Type dedicated exclusively to pedestrian activity. The following are typical attributes of the Sidewalk Walking Zone:

- Minimum Width of Sidewalk: 5 feet
- Ideal Width of Sidewalk: Between 10 to 12 feet
- Paving Material for Sidewalk: Concrete, stamped concrete, or brick pavers



Sidewalk Furnishing and Tree Zone: The portion of the Public Realm Type dedicated to accommodating street trees, planters, street lighting, sidewalk signs, and seating. The following are typical attributes of the Sidewalk Furnishing and Tree Zone:

- Minimum Recommended Width of Furnishing Zone: 5 feet
- Ideal Width of Furnishing Zone: Between 10 to 12 feet
- Street Tree Planter Type: Parkway consisting of a continuous landscaped area (no paving / no tree pits)
- Street Tree Planting Arrangement: Clustered and/or irregular spaced canopy and/or understory trees



Curb and Gutter Zone: The portion of the Public Realm Type that vertically separates the thoroughfare (vehicular zone) from the pedestrian zones while providing stormwater management and drainage.

- Typical Width of Curb and Gutter Zone: 2 feet
- Curb Type: Raised
- Ideal Curb Radius: Small as possible to promote slower speeds and encourage walkability



Vehicle Travel Zone: The portion of the Public Realm Type dedicated to vehicular travel. The following are typical attributes of the Vehicle Travel Zone:

- Movement Type: Medium
- Ideal Travel Lane Width: 10 feet to 12 feet
- Target Speed: 35 to 40 MPH
- Ideal Number of Travel Lanes: Two in each direction (total of four vehicle travel lanes)

NOTE REGARDING ON-STREET PARKING: Whenever possible, depending on specific conditions, parallel on-street parking should be considered for the Arterial Public Realm Type. The City of Muskegon will configure and adjust this assembly as necessary for specific conditions. When on-street parking is provided for this Public Realm Type, bulb-outs should be considered within the parking zone at intersections and mid-block crossings to increase walkability and safety.

1.0 WATERFRONT EDGE DESCRIPTION

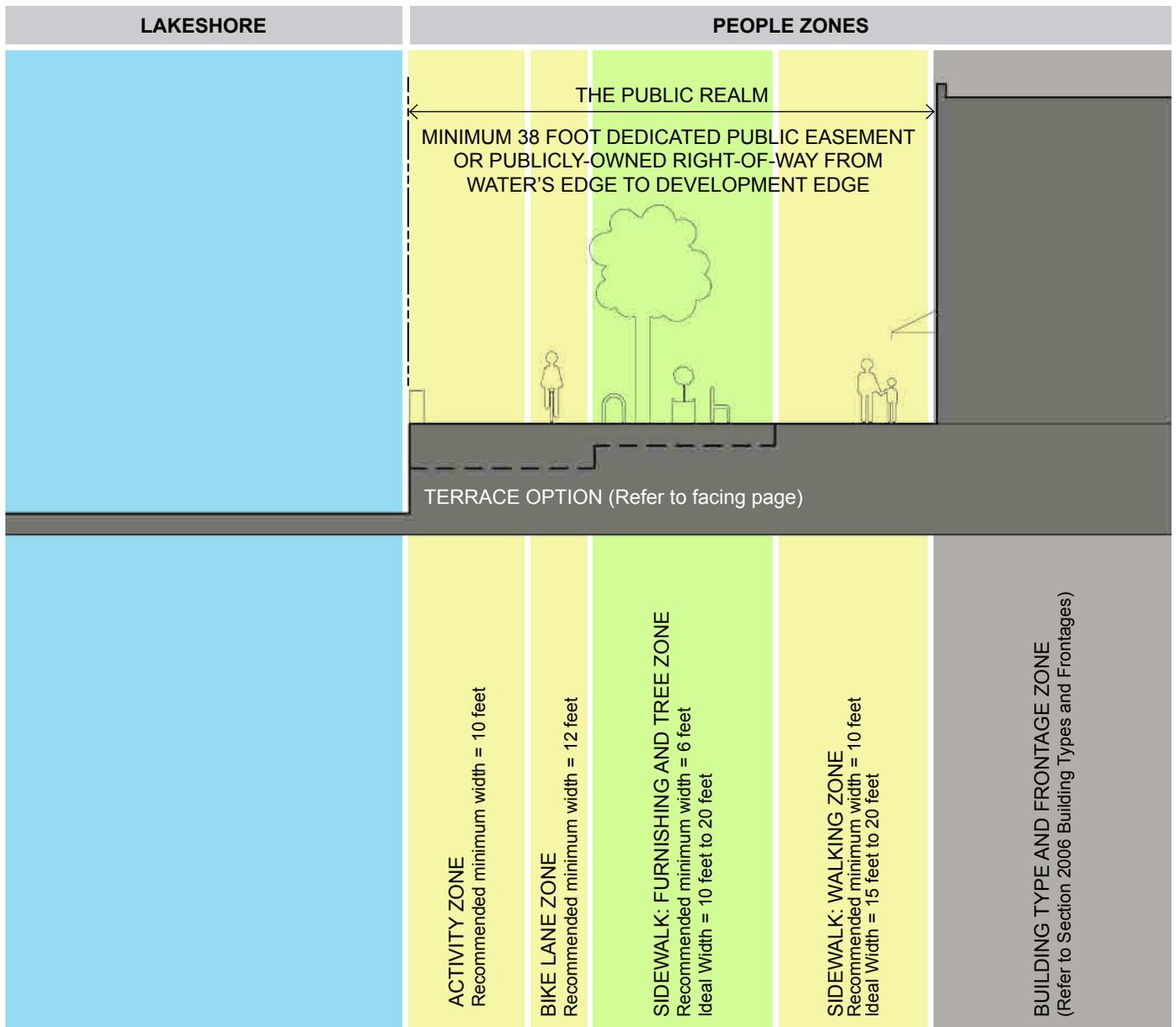


IMAGE 7.06 WATERFRONT EDGE

In Section 2007, Muskegon's downtown waterfront is considered a public realm and acts as both a thoroughfare for bikes and pedestrians and as a public space for commercial, residential, and recreational activity. The space is urban in character with fronts of buildings and active frontages facing the waterfront. Bikes are accommodated with a dedicated bike lane that connects to the city's existing and proposed bike network.

2.0 WATERFRONT EDGE ASSEMBLY

The following cross-section illustrates a typical configuration for the WATERFRONT EDGE Public Realm Type. The City of Muskegon will configure and adjust this assembly as necessary for specific conditions. This assembly addresses sidewalks, furnishing zones, street tree planting, on-street parking configurations, vehicular traffic lanes, and bike facilities.



Note: This drawing is for illustrative purposes only. Refer to City of Muskegon for the situation specific to your site.

3.0 WATERFRONT EDGE ASSEMBLY KEY

The following information provides a description and recommended dimensional range for attributes of the Public Realm Configuration on the facing page. The City of Muskegon will configure and adjust these dimensions as necessary for specific conditions.



Building Type and Frontage Zone: The portion of the Public Realm Type that is defined by the building wall at the sidewalk.

- Refer to Section 2005 for Context Zone of parcel
- Refer to Section 2006 for Building Type requirements
- Building Type will indicate frontage options for building wall facing the street and sidewalk



Sidewalk Walking Zone: The portion of the Public Realm Type dedicated exclusively to pedestrian activity. The following are typical attributes of the Sidewalk Walking Zone:

- Minimum Width of Sidewalk: 10 feet
- Ideal Width of Sidewalk: Between 15 to 20 feet
- Paving Material for Sidewalk: Concrete, stamped concrete, or brick pavers



Sidewalk Furnishing and Tree Zone: The portion of the Public Realm Type dedicated to accommodating street trees, planters, street lighting, sidewalk signs, and seating. The following are typical attributes of the Sidewalk Furnishing and Tree Zone:

- Minimum Recommended Width of Furnishing Zone: 6 feet
- Ideal Width of Furnishing Zone: Between 10 to 20 feet
- Street Tree Planter Type: Required tree pit with structural soil and/or expanded tree pit recommended
- Street Tree Planting Arrangement: Formal with regular spaced canopy and/or understory trees
- Paving Material for Furnishing Zone: Concrete, stamped concrete, or brick pavers



Bike Lane Zone: The portion of the Public Realm Type dedicated to accommodating bicycle traffic. The following are typical attributes of the Bike Lane Zone:

- Accommodation for Bicycle Traffic (when possible): Dedicated bike lane (as depicted in the facing page graphic).
- Minimum Recommended Width of Bike Lane: 12 feet
- Bike Lane Designation: Pavement markings and signage



Activity Zone: The portion of the Public Realm Type dedicated to accommodating a variety of activities. The width of this zone can change as waterfront and building use change along the waterfront's edge. The following are typical attributes of the Activity Zone for the waterfront:

- Minimum Recommended Width of Activity Zone: 10 feet
- Ideal Width of Activity Zone: 15 to 30 feet

Permitted uses and programming within Activity Zone:

- Food trucks and food carts with special use permit on a temporary basis between the hours of 8am and 10pm
- Temporary and portable structures related to approved special events and festivals
- Health related classes and events, such as yoga



Terrace option: The Activity Zone and Furnishing and Tree Zone may terrace to provide separation between spaces, landscaping and bike lanes when the following conditions are met:

- Combined Width of Activity Zone and Furnishing & Tree Zone is 30 feet minimum
- Connection to existing and/or adjacent waterfront edges is maintained per the requirements of City ordinances and building code
- Connection to existing and/or adjacent bike lanes is maintained

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2008.00 PURPOSE

The purpose of this section is to manage vehicular and bicycle parking in a manner consistent with the regulating plan of this Form Based Code. Incremental infill development will enable applicants and the City to strategically accommodate parking needs while not comprising the urban form desired within downtown Muskegon.

2008.01 APPLICABILITY

The regulations of this Section shall apply in the following instances:

- A. Whenever the use of a building or lot is changed to another classification of use, off-street parking facilities shall be provided as required by this Section.
- B. If the intensity of use of any existing building (other than a detached house or duplex building) is increased through the addition of floor area, seating capacity, or number of employees, additional off-street parking shall be provided.

2008.02 PARKING AND LOADING REVIEW

Whenever three or more parking spaces are required, specifications shall be submitted to the Zoning Administrator for approval prior to permitting per Section 2326, 3 of the Muskegon Zoning Ordinance.

2008.03 USE OF PARKING AREAS

Vehicles shall not be repaired, stored or displayed for sale or hire in parking lots unless the principal use is classified in the applicable context area. Upon approval of the Zoning Administrator, parking lots may be used for temporary events and gathering.

2008.04 ACCESS STANDARDS

Parking shall be accessed from a side street whenever possible. If parking is accessed from a front street, there shall only be one point of access. Entries shall not exceed two lanes in width.

2008.05 MAINTENANCE STANDARDS

Parking and loading areas, as required, shall be paved, marked, and defined by curbs. Utilizing porous pavement, low impact design, and green infrastructure best practices for stormwater is encouraged.

2008.06 DIMENSIONAL REQUIREMENTS

Parking spaces shall be a minimum of 8' wide by 18' long. Maneuvering aisles shall be a minimum of 12' wide for one way traffic and 22' for two-way traffic. Excessively wide aisles shall not be permitted.

2008.07 ESTABLISHMENT OF USE CLASSES

The following table lists uses permitted in the Form Based Code and designates various use classes for establishing parking requirements.

PARKING USE CLASS	
RESIDENTIAL	<ul style="list-style-type: none"> Single-family residential Shared/Co-op housing Multi-family Two-family residential
RETAIL	<ul style="list-style-type: none"> Retail Club, lodge, hall Micro brewery, distillery, winery under 2500 barrels Micro brewery, distillery, winery under 2500 barrels Restaurant, cocktail lounge, brewpub
OFFICE	<ul style="list-style-type: none"> Office Personal service Veterinary and kennel Bank Business school/private or public school/higher ed. Taxi/limo service
LODGING	<ul style="list-style-type: none"> Hotel/Motel
CIVIC	<ul style="list-style-type: none"> Church Gallery/museum Railway terminal
RECREATION	<ul style="list-style-type: none"> Amusement and recreation facility Outdoor recreation Outdoor theater Indoor theater/live music concert hall
INDUSTRIAL	<ul style="list-style-type: none"> Auto service station Warehousing Shipping, port related activity Research and development Light manufacturing Machine shop

Parking Use Class	REQUIRED MAXIMUM OFF-STREET SURFACE PARKING BY USE CLASS AND CONTEXT AREA					
	DT DOWNTOWN	MS MAINSTREET	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL
RESIDENTIAL	1 per DU	1 per DU	1 per DU	1 per DU	1 per DU	1 per DU
RETAIL	1 per 500 SF of floor area	1 per 500 SF of floor area	1 per 500 SF of floor area	1 per 350 SF of floor area	1 per 350 SF of floor area	
OFFICE	1 per 500 SF of floor area	1 per 500 SF of floor area	1 per 500 SF of floor area	1 per 350 SF of floor area	1 per 350 SF of floor area	
LODGING	1 per guest room	1 per guest room	1 per guest room	1 per guest room	1 per guest room	
CIVIC	1 per 6 people by fire code	1 per 6 people by fire code	1 per 6 people by fire code	1 per 4 people by fire code	1 per 4 people by fire code	
RECREATION	1 per 500 SF of useable floor area	1 per 500 SF of useable floor area	1 per 500 SF of useable floor area	1 per 350 SF of useable floor area	1 per 350 SF of useable floor area	
INDUSTRIAL	0.5 per employee on highest shift	0.5 per employee on highest shift	0.5 per employee on highest shift	1 per employee on highest shift	1 per employee on highest shift	

2008.08 REQUIRED OFF-STREET PARKING SPACES

Up to the maximum number of required off-street surface parking spaces shall be provided and maintained on the premises or as otherwise allowed by this section per the above table.

- A. In the case of a use not specifically mentioned, the requirement for off-street parking facilities for a specified use which is most similar shall apply, as determined by the Zoning Administrator.
- B. Parking areas for other than detached house and duplex may be located up to 1,000 feet from the building they serve.
- C. New businesses (uses) that are required to provide 15 parking spaces or less may forgo the parking requirements if they are located in a previously existing building.
- D. Parking maximums may be waived by the Zoning Administrator when parking spaces are provided in structured or underground parking facilities.

2008.09 SHARED PARKING

- A. Shared Parking with Staggered Peak Periods. Where a mix of land uses on two or more adjacent lots create staggered peak periods of parking demand, the on-site parking requirements for the adjacent lots may be reduced subject to the following:
 - 1. Shared parking areas shall be located within 600 feet of the use.
 - 2. Pedestrian connections shall be maintained between the buildings or uses.
 - 3. Lots shall be adjacent and shall be interconnected for vehicular passage.
 - 4. A shared parking agreement shall be submitted.

- 5. For shared parking with places of worship, the other uses shall not normally operate between the hours of 6:00am and 6:00pm on Sundays.

- B. Mixed Use Buildings. Where one mixed use building on one lot creates staggered peak periods of parking demand, the on-site parking requirements for the single lot may be reduced subject to the following:
 - 1. Mixed Use Building shall have different uses on multiple floors that create a staggered demand.
- C. Availability of other modes of travel. To qualify, the site plan must incorporate transit stops, pedestrian connections to nearby transit stops, or bicycle parking facilities, as applicable.
 - 1. Transit reduction. Buildings or uses shall be within 600 feet of a transit stop. MATS shall verify in writing that the transit stop is in a permanent location.
 - 2. Bicycle reduction. Parking requirements may be reduced by one space for every four covered, secure bicycle parking spaces that are provided on site that are in addition to the required bicycle parking. Parking requirements may be further reduced by four spaces where free showers are available for employee use within the building.

2008.10 PARKING EASEMENTS AND AGREEMENTS

- A. Written easements that provide for continued use and maintenance of shared parking shall be submitted to the Zoning Administrator for review and approval. Any agreement shall include provisions to address changes in use.

- B. Shared parking leases or agreements shall have a term of not less than five years, including any renewals at the option of the lessee.
- C. Should the agreement be voided or expire for any reason, the uses utilizing the shared parking facility shall provide all required parking spaces in accordance with the requirements of this Section, or shall be in violation thereof.

2008.11 OFF-STREET PARKING LOT DESIGN/DRIVEWAYS

- A. Off-street parking location and setbacks. Off-street parking lots shall conform to the parking placement standards in Section 2005 for the applicable context area.
 - 1. Off-street parking areas shall be separated at least ten (10) feet from buildings in order to make room for a sidewalk, landscaping, and other planting between the building and the parking area.

Exception: This separation may be eliminated to the rear of buildings in areas designed for unloading and loading.

- B. Off-street parking facilities required for detached house or duplex shall be located on the same lot or parcel as the building they are intended to serve, and shall consist of a driveway and/or garage. All residential driveways shall provide a minimum width of at least eight feet. Driveways must be paved. All parking spaces shall be paved and no more than one parking space shall be located within the required front yard. Additions to existing detached house or duplex shall not require the paving of an unpaved driveway.

2008.12 PARKING STRUCTURES

- A. Parking stall and driving aisles shall meet the minimum required in Section 2008.06.
- B. Internal arrangement and design shall be approved by the city engineer for appropriate grades, traffic circulation, aisle length, column spacing, ceiling height, exit stairwell and elevator location.
- C. Parking structures shall be set back the same distance as required for the applicable Building Type.
- D. An active use is required at the ground level of the parking facility where the structure is within an area identified for ground floor activation per the Context Area Map in Section 2005.02.

- E. Space for the active use shall have a minimum depth of thirty (30) feet and minimum width not less than eighty (80) percent of the building frontage at the front property line and not less than fifty (50) percent of the building frontage on the side property line.
- F. In lieu of an active use on the ground level, a parking structure may be paired with a liner building. Liner buildings may be one (or a combination of) the following Building Types.
 - Mixed Use Building
 - Flex Building
 - Live-Work Building
 - Multiplex Building
 - Rowhouse Building
- G. Parking structures shall be architecturally compatible with the buildings they serve.

2008.13 OFF-STREET LOADING REQUIREMENTS

For off-street loading requirements refer to Section 2329 of the City of Muskegon Zoning Ordinance.

2008.14 PARKING LOT LANDSCAPING/SCREENING

- A. Parking lot landscaping shall be provided in accordance with Section 2331, 8 of the City of Muskegon Zoning Ordinance.
- B. Any frontage along all streets with surface parking at the build-to-line or within the required build-to-zone, shall be defined by a 3' high street screen. Required street screens shall be of one of the following:
 - The same building material as the principal building on the lot or
 - A vegetative screen composed of shrubs planted to be opaque at maturity, or
 - A combination of the two.
- C. The required street screen shall be located at the property line along the corresponding street. Street screens may include breaks to provide pedestrian access from any surface parking or service area to the public sidewalk.

2008.15 BICYCLE PARKING

- A. Bicycle parking shall be located on paved or pervious, dust-free spaces, and shall be a minimum of 2' by 6'. Bicycle parking shall be located in a convenient and visible area, and within 100' of building entries, when possible.
- B. Bicycle parking shall be provided at a rate of 20% of required vehicular parking.

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2009.00 PURPOSE

Section 2009 identifies sign standards that are intended to appropriately limit the placement, type, size, construction, illumination, and number of signs allowed within a specific Context Area and to require the proper maintenance of signs. The regulations and standards of this Section are intended to be content neutral and are considered the minimum necessary to achieve a substantial government interest for public safety, aesthetics, and protection of property values. The purpose of these limitations and requirements are to:

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

2009.01 APPLICABILITY

- A. Section 2334 of the City of Muskegon Zoning Ordinance regulates signs. Provisions contained in Section 2334, subsections 1-5 shall apply to signs within the Form Based Code district, in addition to the standards contained herein.
- B. Temporary signs shall be regulated per Section 2334 of the City of Muskegon Zoning Ordinance.

- C. No person, firm, or corporation shall erect, repair, alter, relocate, display or maintain any sign which does not comply with the standards set forth in this Section, and no permit shall be issued for any such sign.

2009.02 SIGN REQUIREMENTS

- A. Sign types, quantities, and sizes shall be as provided herein.
- B. Sign Types are limited to the following:
 - 1. Sign Band Signs.
 - 2. Wall Signs.
 - 3. Projecting Signs.
 - 4. Awning and Canopy Signs.
 - 5. Window Signs.
 - 6. Ground Signs.

2009.03 OFF PREMISE ADVERTISING

Off-premise advertising shall not be permitted.

2009.04 NONCONFORMING SIGNS

For nonconforming signs, see Section 2334,13 of the City of Muskegon Zoning Ordinance.

2009.05 REMOVAL

For removal of signs, see Section 2334,14 of the City of Muskegon Zoning Ordinance.

2009.06 SIGN TYPE OVERVIEW

Sign types for the Muskegon Form Based Code are as follows:



SIGN BAND

A sign that is painted on, incorporated in, or attached directly to the sign band or horizontal expression band above a storefront window or transom on buildings types with the following frontages: Storefront, Balcony, or Drive-through.

BUILDING TYPES	CONTEXT AREAS	
MIXED-USE RETAIL FLEX COTTAGE RETAIL LIVE / WORK	DT DOWNTOWN	MS MAINSTREET
	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL



WALL SIGN

A sign that is painted on, incorporated in, or attached directly to a building wall, with the exposed face of the sign in place parallel to the building wall.

BUILDING TYPES	CONTEXT AREAS	
MIXED-USE RETAIL FLEX COTTAGE RETAIL LIVE / WORK MULTI-PLEX CIVIC	DT DOWNTOWN	MS MAINSTREET
	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL



PROJECTING SIGN

A double faced sign that is attached to the face of a building and projects from the wall of the building at a ninety (90) degree angle. Projecting signs may include logos or creative art and graphics as part of the sign composition and may be fabricated of wood, metal, fabric, or other durable material.

BUILDING TYPES	CONTEXT AREAS	
MIXED-USE RETAIL FLEX COTTAGE RETAIL LIVE / WORK MULTI-PLEX	DT DOWNTOWN	MS MAINSTREET
	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL



AWNING & CANOPY SIGN

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

BUILDING TYPES	CONTEXT AREAS	
MIXED-USE RETAIL FLEX COTTAGE RETAIL LIVE / WORK MULTI-PLEX	DT DOWNTOWN	MS MAINSTREET
	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL



WINDOW SIGN

Window Signs are any sign, picture, symbol or combination thereof that is designed to communicate information about activity, business, commodity, event, sale, or service that is placed on the window and which is intended to be seen by the public from the outside. Window signs include neon tube signs that indicate "open" for business and other neon tube signs as indicated in this subsection.

BUILDING TYPES	CONTEXT AREAS	
MIXED-USE RETAIL FLEX COTTAGE RETAIL LIVE / WORK MULTI-PLEX	DT DOWNTOWN	MS MAINSTREET
	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL



GROUND SIGN

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

BUILDING TYPES	CONTEXT AREAS	
COTTAGE RETAIL MULTI-PLEX CIVIC FLEX	DT DOWNTOWN	MS MAINSTREET
	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL

Context Areas represented in black indicate that sign is not allowed in that Context Area.



SIGN BAND

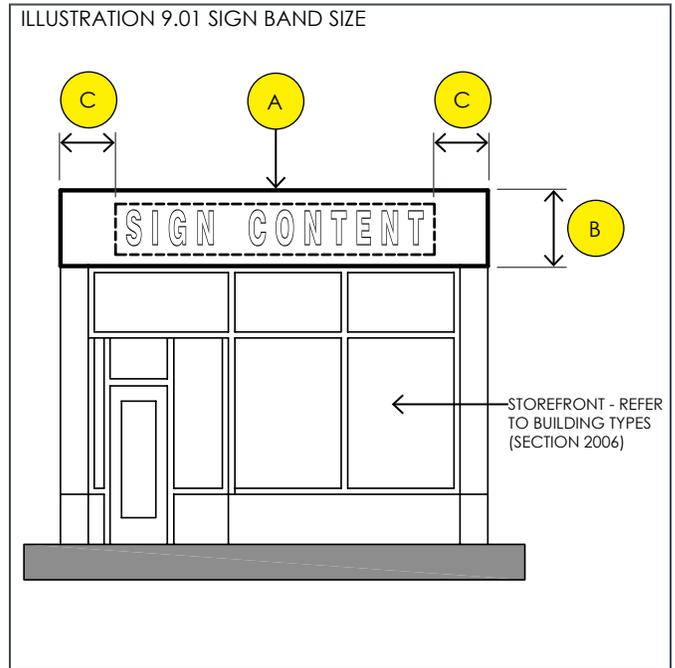
A sign that is painted on, incorporated in, or attached directly to the sign band or horizontal expression band above a storefront window or transom on buildings types with the following frontages: Storefront, Balcony, or Drive-through.

BUILDING TYPES	CONTEXT AREAS	
MIXED-USE RETAIL FLEX COTTAGE RETAIL LIVE / WORK	DT DOWNTOWN	MS MAINSTREET
	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL

1.0 SIGN BAND SIZE AND PROPORTION

Refer to Illustration 9.01 for graphic representation of the dimensional requirements regarding Sign Band Signs.

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



2.0 SIGN BAND STANDARDS

- A. Sign content (letters, corporate logos, symbols or designs) may be engraved, painted, or surface mounted on the building's sign band or horizontal expression band. Sign content shall be made of materials visually compatible with the display surface.
- B. Dimensional requirements of sign band Section 2009.13.
- C. Sign content is not required to be placed in sign band or horizontal expression line.

3.0 SIGN BAND QUANTITY

- A. The number of Sign Band Signs allowed per building shall not exceed the quantities indicated in Section 2009.14.
- B. Sign Bands may be used in conjunction with other Sign Types.

4.0 SIGN BAND LOCATION

Sign Band Signs are permitted to be installed at the sign band or horizontal expression band above a storefront window or transom on buildings that have Storefront, Balcony, or Drive-through Frontage.

- A. At corner lot buildings, Sign Band Signs are also permitted to be installed at the sign band or horizontal expression line above storefronts or transoms along side streets.

5.0 SIGN BAND ILLUMINATION

- A. Sign Band Signs may be externally illuminated per the requirements of Section 2334, 3, f.
- B. Sign Band Signs are not permitted to be internally illuminated. Sign Band is not permitted to be illuminated with neon illumination.

2009.08 WALL SIGN



WALL SIGN

A sign that is painted on, incorporated in, or attached directly to a building wall, with the exposed face of the sign in place parallel to the building wall.

BUILDING TYPES

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

CONTEXT AREAS

DT DOWNTOWN	MS MAINSTREET
MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL

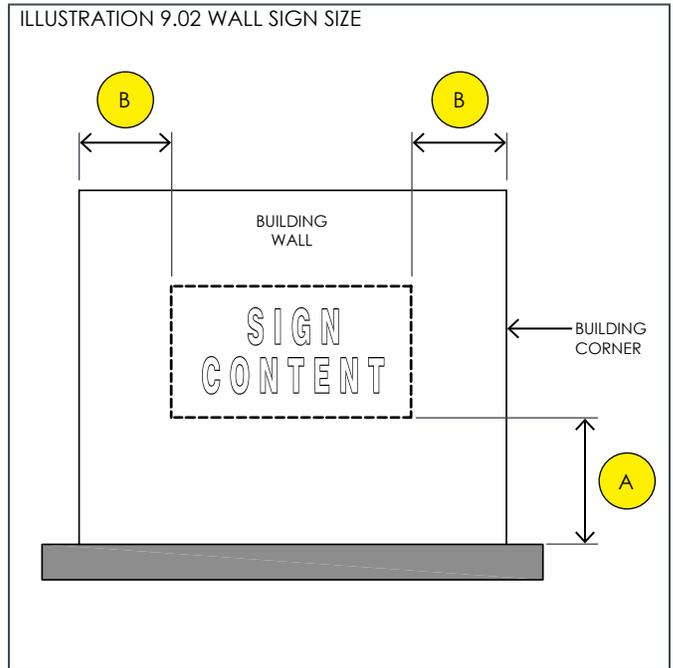
1.0 WALL SIGN SIZE AND PROPORTION

Refer to Illustration 9.02 for graphic representation of the dimensional requirements regarding Wall Signs.

Refer to Section 2009.13 for dimensional requirements.

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

ILLUSTRATION 9.02 WALL SIGN SIZE



2.0 WALL SIGN STANDARDS

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

3.0 WALL SIGN QUANTITY

- A. The number of Wall Signs allowed per building shall not exceed the quantities indicated in Section 2009.14.
- B. Wall may be used in conjunction with other Sign Types.

4.0 WALL SIGN LOCATION

Wall Signs are permitted on the fronts of the following buildings:

- A. Live / Work
- B. Flex
- C. Multi-plex (Small and Large)
- D. Civic

Wall Signs are permitted on the sides (along side street) of the following buildings:

- A. Mixed Use
- B. Retail
- C. Cottage Retail
- D. Live / Work
- E. Multi-plex (Small and Large)
- F. Civic

5.0 WALL SIGN ILLUMINATION

- A. Wall Signs may be externally or internally illuminated per the requirements of Section 2334, 3, f.
- B. Wall Signs are not permitted to be illuminated with neon illumination.

2009.09 PROJECTING SIGN

**PROJECTING SIGN**

A double faced sign that is attached to the face of a building and projects from the wall of the building at a ninety (90) degree angle. Projecting signs may include logos or creative art and graphics as part of the sign composition and may be fabricated of wood, metal, fabric, or other durable material.

BUILDING TYPES

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

CONTEXT AREAS

DT DOWNTOWN	MS MAINSTREET
MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL

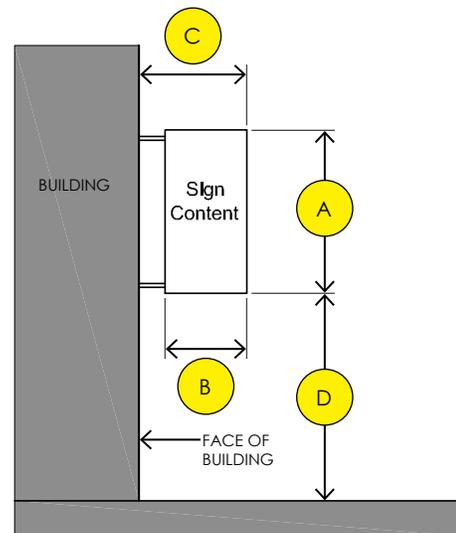
1.0 PROJECTING SIGN SIZE AND PROPORTION

Refer to Illustration 9.03 for graphic representation of the dimensional requirements regarding Projecting Signs.

Refer to Section 2009.13 for dimensional requirements.

- Maximum height of projecting signs shall be four (4) feet.
- Maximum width of projecting signs shall be three (3) feet.
- Projecting Signs shall not extend more than four (4) feet from the face of building.
- Projecting Signs shall be a minimum of eight (8) feet above the adjacent grade.
- Projecting signs shall be perpendicular to the building face.

ILLUSTRATION 9.03 PROJECTING SIGN SIZE

**2.0 PROJECTING SIGN STANDARDS**

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

3.0 PROJECTING SIGN QUANTITY

- The number of Projecting Signs allowed per building shall not exceed the quantities indicated in Section 2009.14.
- Projecting Signs may be used in conjunction with other Sign Types.

4.0 PROJECTING SIGN LOCATION

- Projecting Signs are permitted on the fronts of the following buildings:
 - Mixed-Use
 - Retail
 - Cottage Retail
 - Live / Work
 - Flex
 - Multiplex (Large and Small)

5.0 PROJECTING SIGN ILLUMINATION

- Projecting Signs may be externally or internally illuminated per the requirements of Section 2334, 3, f.

2009.10 AWNING AND CANOPY SIGN



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

BUILDING TYPES
MIXED-USE RETAIL FLEX COTTAGE RETAIL LIVE / WORK MULTI-PLEX

CONTEXT AREAS	
DT DOWNTOWN	MS MAINSTREET
MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL

1.0 AWNING AND CANOPY SIGN LOCATION AND SIZE

Refer to Illustration 9.04 for graphic representation of the dimensional requirements regarding Awning and Canopy Signs.

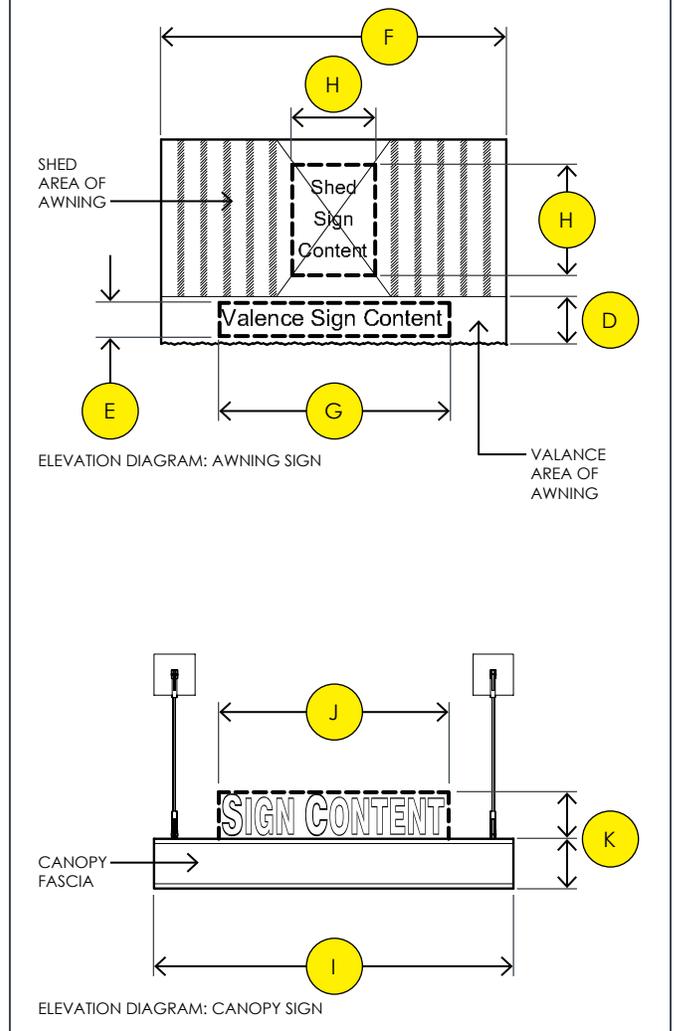
Refer to Section 2009.13 for dimensional requirements.

- A. Awning Signs are permitted on the fronts and sides of buildings above any windows and/or doors where awnings are placed.
- B. Canopy Signs are permitted on the fronts and sides of buildings above doors where canopies are placed.
- C. Awning and Canopies shall be a minimum of eight (8) feet above the adjacent grade.
- D. Height of awning valance shall be between eight (8) and fourteen (14) inches.
- E. Height of sign content on awning valance shall not exceed 80% of the valence height.
- F. Width of awning shall not exceed the width of the door or window that it is above.
- G. Width of sign content on awning valance shall not exceed 90% of the valence width.
- H. Area of sign content located on the shed (sloped) area of the awning shall not exceed 30% of the overall shed area.
- I. Width of canopy shall not exceed the width of the door that it is above.
- J. Sign content may be placed on or above the canopy fascia and shall not exceed 90% of the width of the canopy.
- K. Height of canopy sign content shall not exceed 90% of the height of the canopy.

2.0 AWNING AND CANOPY SIGN STANDARDS

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

ILLUSTRATION 9.04 AWNING AND CANOPY SIGN SIZE



3.0 AWNING AND CANOPY SIGN QUANTITY

- A. The number of Awning and Canopy Signs allowed per building shall not exceed the quantities indicated in Section 2009.14.
- B. Awning and Canopy Signs may be used in conjunction with other Sign Types.

4.0 AWNING AND CANOPY SIGN ILLUMINATION

- A. Awning and Canopy Signs shall not be illuminated.



WINDOW SIGN

Window Signs are any sign, picture, symbol or combination thereof that is designed to communicate information about activity, business, commodity, event, sale, or service that is placed on the window and which is intended to be seen by the public from the outside. Window signs include neon tube signs that indicate "open" for business and other neon tube signs as indicated in this subsection.

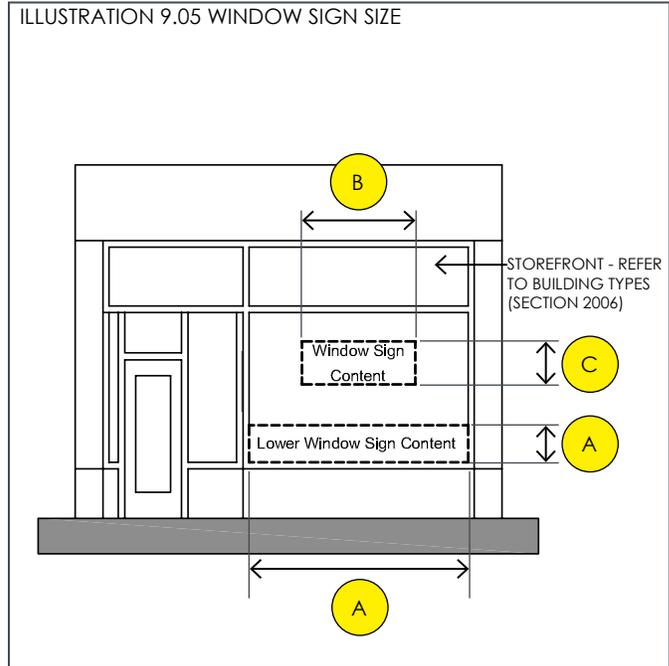
BUILDING TYPES	CONTEXT AREAS	
MIXED-USE RETAIL FLEX COTTAGE RETAIL LIVE / WORK MULTI-PLEX	DT DOWNTOWN	MS MAINSTREET
	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL

1.0 WINDOW SIGN SIZE AND PROPORTION

Refer to Illustration 9.05 for graphic representation of the dimensional requirements regarding Window Signs.

Refer to Section 2009.13 for dimensional requirements.

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



2.0 WINDOW SIGN STANDARDS

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

4.0 WINDOW SIGN LOCATION

- A. Surface Applied Window Signs are permitted on the ground and upper floor front and street side windows of the following buildings:
 1. Mixed-Use
 2. Retail
 3. Cottage Retail
 4. Flex
 5. Live / Work
 6. Multi-plex
- B. Window Signs shall be installed on the inside face of the window.

3.0 WINDOW SIGN QUANTITY

- A. The number of Window Signs allowed per building shall not exceed the quantities indicated in Section 2009.14.
- B. Window Signs may be used in conjunction with other Sign Types.

5.0 WINDOW SIGN ILLUMINATION

- A. Window Signs shall not be illuminated.

2009.12 GROUND SIGN



GROUND SIGN

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

BUILDING TYPES

COTTAGE RETAIL
MULTI-PLEX
CIVIC
FLEX

CONTEXT AREAS

DT DOWNTOWN	MS MAINSTREET
MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE
NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL

1.0 GROUND SIGN SIZE AND PROPORTION

Refer to Illustration 9.06 for graphic representation of the dimensional requirements regarding Ground Signs.

Refer to Section 2009.13 for dimensional requirements.

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

2.0 GROUND SIGN STANDARDS

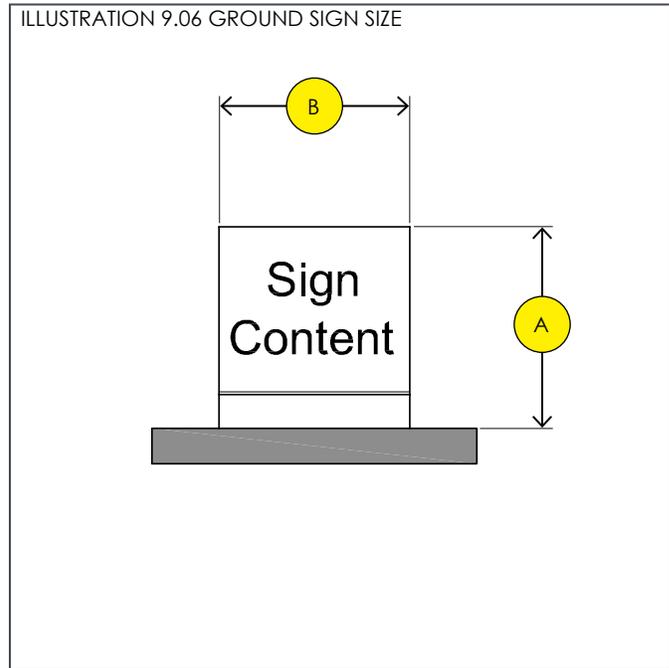
- A. Ground Signs shall be designed to be compatible with the character of the surrounding buildings and building materials in order to promote a unified design which compliments the buildings' massing, scale and character.
- B. Ground Sign content may include letters and corporate logos that are permanently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

3.0 GROUND SIGN QUANTITY

- A. The number of Ground Signs allowed per building shall not exceed the quantities indicated in Section 2009.14.
- B. Ground Signs may be used in conjunction with other Sign Types.

4.0 GROUND SIGN ILLUMINATION

- A. Ground Signs may be externally or internally illuminated per the requirements of Section 2334, 3, f.



5.0 GROUND SIGN LOCATION

- A. Ground Signs are permitted in the front yard setback of the following buildings:
 1. Cottage Retail
 2. Multi-Plex
 3. Civic
- B. Ground Signs shall be setback a minimum 10' from front property line.

2009.13 SUMMARY DIMENSIONAL REQUIREMENTS FOR SIGNS

SIGN TYPE WITH BUILDING TYPE		CONTEXT AREAS					
		DT DOWNTOWN	MS MAINSTREET	MSW MAINSTREET WATERFRONT	NC NEIGHBORHOOD CORE	NE NEIGHBORHOOD EDGE	UR URBAN RESIDENTIAL
SIGN BAND	MIXED-USE	Shall fit within sign band or expression line per 2009.07, 1.0					
	RETAIL	Shall fit within sign band or expression line per 2009.07, 1.0					
	FLEX	Shall fit within sign band or expression line per 2009.07, 1.0					
	COTTAGE RETAIL	Shall fit within sign band or expression line per 2009.07, 1.0					
	LIVE / WORK	Shall fit within sign band or expression line per 2009.07, 1.0					
WALL	MIXED-USE	15 % of building wall, NTE 32 SF			15 % of building wall, NTE 24 SF		
	RETAIL	15 % of building wall, NTE 32 SF			15 % of building wall, NTE 24 SF		
	FLEX	15 % of building wall, NTE 32 SF				15 % of building wall, NTE 24 SF	
	COTTAGE RETAIL	15 % of building wall, NTE 32 SF				15 % of building wall, NTE 24 SF	
	LIVE / WORK	15 % of building wall, NTE 24 SF					
	MULTI-PLEX	15 % of building wall, NTE 24 SF					
	CIVIC	15 % of building wall, NTE 36 SF		15 % of building wall, NTE 24 SF			
PROJECTING	MIXED-USE	12 SF	8 SF	8 SF	8 SF	8 SF	
	RETAIL	12 SF	8 SF	8 SF	8 SF	8 SF	
	FLEX		8 SF	8 SF	8 SF	8 SF	
	COTTAGE RETAIL				8 SF	8 SF	
	LIVE / WORK		8 SF	8 SF	8 SF	8 SF	
	MULTI-PLEX	12 SF	8 SF	8 SF	8 SF		
AWNING AND CANOPY	MIXED-USE	Shall fit within awning or canopy per 2009.10, 1.0					
	RETAIL	Shall fit within awning or canopy per 2009.10, 1.0					
	FLEX	Shall fit within awning or canopy per 2009.10, 1.0					
	COTTAGE RETAIL	Shall fit within awning or canopy per 2009.10, 1.0					
	LIVE / WORK	Shall fit within awning or canopy per 2009.10, 1.0					
	MULTI-PLEX	Shall fit within awning or canopy per 2009.10, 1.0					
WINDOW	MIXED-USE	Above 12" from bottom of window: NTE 12% of total glass area					
	RETAIL	Above 12" from bottom of window: NTE 12% of total glass area					
	FLEX	Above 12" from bottom of window: NTE 12% of total glass area					
	COTTAGE RETAIL	Above 12" from bottom of window: NTE 12% of total glass area					
	LIVE / WORK	Above 12" from bottom of window: NTE 12% of total glass area					
	MULTI-PLEX	Above 12" from bottom of window: NTE 12% of total glass area					
GROUND	COTTAGE RETAIL		24 SF	24 SF	24 SF	24 SF	
	MULTI-PLEX		24 SF	24 SF	24 SF	24 SF	
	CIVIC	24 SF	24 SF	24 SF	24 SF	24 SF	24 SF

Shaded areas represent Signs that are not permitted in specified Context Area. Multi-plex includes both large and small.

2009.14 SIGN QUANTITIES

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

Shaded areas represent Signs that are not permitted in specified Context Area. Multi-plex includes both large and small.

2010.00 APPLICABILITY

The following terms are defined for the purpose of the City of Muskegon Form Based Code.

In instances where terms are not defined here, they may be defined elsewhere in the existing municipal zoning ordinance. In such cases, the definitions contained within the existing zoning ordinance shall be used for the administration of the City of Muskegon Form Based Code.

In instances where terms are defined in both the existing ordinances and here, the definitions here shall prevail for the administration of the City of Muskegon Form Based Code.

A**DEFINITIONS “A”**

Active Use: A use at the street level of a building that allows physical and visual activity to occur between the inside of the building and the sidewalk area. A group of buildings with active street level uses will generate pedestrian activity on the sidewalk and vehicular activity in the thoroughfare. Typical active uses include retail and restaurants at the street level.

Adjacent Grade: The exterior grade immediately adjacent to the building or structure from which measurements shall be taken.

Alley: Refer to Rear Alley.

Architectural Elements: Elements of a building that may project from the façade beyond required build-to-line, into required setbacks, beyond build-to-zones or into the public right-of-way as indicated in Section 2003.02. These include balconies, awnings, canopies, eaves, cornices, bays, and projecting signs.

At-Grade Entry: An entry door that has a zero-step entrance, typically associated with the Dooryard Frontage.

Attic: An interior space of a building that has only a single floor of habitable space and that occurs within the pitched roof structure, whether conditioned or not. Attic space is typically not among the number of stories regulated by Context Area or Building Type, unless otherwise noted.

Awning: A retractable or fixed shelter projecting from and supported by the exterior wall of a building and constructed of non-rigid materials on a supporting framework.

Awning Sign: A sign that typically includes letters, logos, symbols and/or designs that may be painted, screen printed, or appliquéd to the awning.

B**DEFINITIONS “B”**

Balcony: An open outdoor portion of an upper floor.

Balcony Frontage: A frontage type that contains a recessed balcony that is applied to the upper level floor of a Building Type along the front street and a storefront that is applied to the ground level floor of a Building Type along the front and side streets. It is always associated with mixed use buildings. The balcony-storefront frontage shall be designed to include an open-air space that is recessed into the building mass on the upper level(s) and a storefront that is designed to promote an attractive, convenient shopping experience and transparent wall along the sidewalk.

Basement: An interior space of a building that has more than one half (1/2) of its height below grade.

Bay or Bay Window: An interior portion of an upper floor extending beyond the building's exterior wall plane that is not supported from below by vertical columns or piers.

Bike Lane, Dedicated: A bike lane that is a portion of the roadway that has been specifically designated by striping, signing, and / or pavement markings for the preferential and exclusive use of bicyclists.

Bike Lane, Protected: A bike lane that has a physical barrier or vertical separation between moving motor vehicle traffic and bicyclists. Examples of a physical barrier or vertical separation include plastic posts, bollards, curbs, planters, raised bumps, or parked cars.

Bike Travel Zone: An element of the Public Realm Type Standards that is dedicated to accommodating bicycle traffic. This zone may be defined by sharrows (shared lanes), dedicated bike lanes, and/or protected bike lanes. Refer to Section 2007.04 for bicycle facilities that are appropriate for the Bike Travel Zone.

Building Composition: The essential architectural characteristics that define a specific Building Type.

Building Façade: The exterior walls of a building that face either a front or side street, public right-of-way, or easement. A building can have more than one facade, if it is on a corner lot, on the waterfront, or adjacent to a public right-of-way or civic space.

Building Footprint: The shape and placement of the ground floor of a structure on the lot or parcel.

Building Footprint, Condominium Site: The area of the condominium site within which the main building or structure may be constructed as described in the master deed for the site condominium project.

Building Height: Refer to Height, Building.

Building Wall: In reference to the walls that face the right-of-way lines along front and side streets, public paths, or civic spaces. Specifically related to the requirements of building site placement.

Build-To-Line: A measurement that defines the edge in which the building walls that face front and side streets are required to be built to. When a build-to-line is indicated in the requirements for a Building Type frontage and / or Context Area, it is a requirement and not a permissive minimum as is a set back line.

Build-To-Zone: A measurement that defines the range (or zone) in which the building walls that face front and side streets are required to be located within. When a build-to-zone is indicated on a Building Type frontage and / or Context Area, it is a requirement that the building walls are constructed within this range.

Building Type: Building Types describe the various forms of buildings that are permitted in the City of Muskegon Form Based Code. Each Building Type has its own specific massing, composition, vertical dimension, and frontage options that create its unique attributes. Building Types are regulated in Section 2006 and are allowable within various Context Areas.

Building Type and Frontage Zone: An element of the Public Realm Type Standards that represents the portion of the public realm that is defined by the building wall at the sidewalk. It is at this edge that private-sector development meets public-sector investment. It is also the location where the street wall can promote activity and vibrancy, while enhancing walkability.

C

DEFINITIONS "C"

Canopy: A fixed shelter projecting from and supported by the exterior wall of a building and constructed of metal or other rigid materials.

Canopy Sign: A sign that typically includes letters, logos, symbols and/or designs that is integrated into a canopy.

Carriage House Building Type: A Building Type that is an accessory structure typically located at the rear of a lot. It typically provides either a small residential unit or home office space above the first floor garage. This Type is important for providing affordable housing choices that are integrated into diverse neighborhoods. This Type shall only be used in conjunction with the Detached House, Duplex, Rowhouse, or Live/Work Building Types.

Civic Building Type: A Building Type that is a small-, medium- or large-sized detached structure that incorporates uses of special public importance including, but not limited to municipal buildings, churches, and libraries. Civic Buildings typically have less form regulations than other Building Types because their prominence within the community requires more iconic and distinctive form. Civic buildings are typically sited in locations of prominence, such as corners of major intersections, terminating a street vista or overlooking or within a civic space. The design of these Building Types is encouraged to allow greater flexibility and distinctive architectural expression so that they can become landmarks. In the Muskegon Form Based Code Area, schools are not considered uses that are appropriate for Civic Buildings.

Civic Space: An outdoor area dedicated to public use that is strategically placed to facilitate use by the surrounding community.

Clear Glass: Refer to Glass, Clear.

Context Area: Administratively similar to zoning districts in conventional codes, except that they integrate form-based elements, including Building Type, building site placement, and off-street parking placement into the regulation.

Cornice Expression Line: An architectural feature on buildings that acts as an upper termination or capital for the overall composition of the building.

Cottage Retail Building Type: A Building Type that is a small- to medium-sized detached structure. It is intended to provide retail or service uses at the ground floor. This Type will typically have a residential mass, scale, and composition that allows it to integrate into adjacent residential areas.

D

DEFINITIONS “D”

Dedicated Bike Lane: Refer to Bike Lane, Dedicated.

Detached House Building Type: A Building Type that is a small- to medium-sized detached structure that incorporates one dwelling unit. It is typically located within a primarily single-family neighborhood in a walkable urban setting. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types. Synonymous with single-family house.

Departure: A Minor or Major modification to selected Form Based Code requirements, refer to Section 2002, Tables 2002.03a and 2002.03b.

Dooryard Frontage: A frontage option where the facade of the building that faces the front street is setback a small distance from the street, typically within a build-to-zone. The front property line is oftentimes defined by a low wall, fence, or hedge, creating a small dooryard. The dooryard shall not provide public circulation along the rights-of-way. The dooryard may be raised or at-grade and is most often intended for ground floor residential.

Drive-through Frontage: A frontage option that is identical to the Storefront Frontage, however it includes an automobile drive-through at the rear or non-street facing sides. The drive-through may include a covered structure at the service window location. This structure is designed to be a secondary element to the building and is consistent with the massing, scale, and design of the building. This frontage is typically associated with retail and mixed-use buildings and includes a storefront that is designed in a way that promotes an attractive and convenient shopping experience.

Drive-through Zone: The area (or zone) in which a drive-through is permitted to be placed on a site. Drive-through zones are part of requirements of the Drive-Through Frontage.

Duplex Building Type: A Building Type that is a small- to medium-sized detached structure that consists of two side-by-side or stacked dwelling units, both facing the street and within a single building massing. This Type has the appearance of a medium-sized single-family house and is appropriately scaled to fit in single family neighborhoods. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types. Synonymous with two-family house.

E

DEFINITIONS “E”

Eave: The projecting overhang along the sloped edge of a pitched roof.

Engaged Porch Frontage: A frontage option where the facade of the building that faces the front and / or side streets is setback a medium distance from the front and side streets, typically within a build-to-zone. The resulting yard is typically small and can be defined by a fence or hedge to spatially maintain the street edge. The engaged porch has two adjacent sides of the porch that are engaged to the building (connected to and enclosed by building walls) while the other two sides are open. Steps from the porch may be on the front or side of the porch and shall lead directly to the sidewalk.

Expanded Tree Pit: This system is designed to provide street trees a better environment to grow and survive in urban contexts. The principle behind the expanded tree pit is to approximate the growing conditions in which a tree species has evolved. The more closely those conditions can be achieved, the better a tree will survive and express its genetic potential. An expanded tree pit, or shared rooting space, may be achieved by linking individual tree pits with an under sidewalk corridor.

F

DEFINITIONS “F”

Façade: Refer to Building Façade.

Fascia: Horizontal board that terminates an eave edge of a sloped or pitched roof.

Finish Ceiling: The ceiling surface, usually installed over building structure or hung from the structure, which provides the completed ceiling surface.

Finish Floor: The floor, usually laid over a subfloor, which provides the completed floor surface.

Flex Building Type: A Building Type that is a medium- to large-sized attached or detached structure, typically built on a large lot. It can be used to provide a vertical mix of uses with ground floor industrial, service, retail, or residential uses; or it may be a single-use building. This Type is a primary component in a variety of urban context areas that provide a mix of Building Types.

Forecourt Frontage: A frontage option where the facade of the building that faces the front street is at or near the right-of-way line and a small percentage of the facade is set back, creating a small courtyard space. The courtyard area is not covered. Forecourts used in conjunction with Mixed-Use Building Types shall have a storefront where the forecourt and courtyard space shall be used as an additional shopping space or restaurant seating area.

Form Based Code Area: The area on the City of Muskegon Zoning Map (located in Article III, Section 300 of the City Zoning Ordinance) that is designated as a Form Based Code District. Lots or parcels located in the Form Based Code Area are regulated by the Muskegon Form Based Code.

Front Street: The property lines of a parcel that are along the street of address for the parcel or building. Refer also to side street. The waterfront is considered an additional front street in instances where buildings face the waterfront and a street of address.

Frontage Type: The privately owned area between the frontage line and the building façade. Private frontages are applied to Building Types to ensure that the building adequately engages the street, sidewalk and public realm. Private frontages are specific to Building Types and are defined in subsections for each specific Building Type in Section 2006. Each Building Type has many options for frontage types and therefore the specific project requirements will determine what frontage may be used. Selection of frontages are at the discretion of the land owner or development team.

G

DEFINITIONS "G"

Glass, Clear: Glass having a Visual Light Transmittance (VLT) of seventy (70) percent minimum. Heavily tinted or reflective glass shall not be considered clear.

Green Infrastructure: Infrastructure that provides and promotes a network of natural systems within the urban environment. Green infrastructure manages storm water, mitigates heat island effect, provides small green spaces, improves air quality, and provides habitats for birds and animals. Green infrastructure includes trees, storm water planters (including inlet/outlet and overflow mechanisms), rain gardens, bioswales, surface and subsurface storm water storage structures, pervious pavements, and water efficient irrigation. Green infrastructure, when used, shall be placed in The Sidewalk Furnishing and Tree Zone of the Public Realm Types.

Ground Cover: Grass, vegetative cover, or other living landscape.

Ground Sign: A free-standing permanent sign that is mounted directly on the ground or ground level foundation and is often used to mark a place of significance or the entrance to a location.

H

DEFINITIONS "H"

Height, Building: The number of stories permitted by the Context Area (Section 2005), with the actual measurement of individual story height determined according to specific Building Types in Section 2006. Measurement of story height is the distance between the floor and ceiling of that story.

Horizontal Expression Band: An architectural element on buildings that acts as an upper termination for the storefront frontage. Horizontal Expression Lines extend the entire width of the building facade above a storefront and may contain signs. Synonymous with Sign Band.

I

DEFINITIONS "I"

Illuminated Sign: A sign that is illuminated by an internal or external light fixture.

Internally Illuminated Sign: A sign that is illuminated by an internal light fixture.

Impervious Surface: Any hard surfaced, man-made area that does not readily absorb or retain water including but not limited to building roofs, parking and driveway areas, sidewalks and streets.

J

DEFINITIONS "J"

No definitions for this section.

K

DEFINITIONS "K"

No definitions for this section.

L

DEFINITIONS “L”

Large Multi-plex Building Type: A Building Type that is a medium- to large-sized structure that consists of 7 or more side-by-side and / or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit in medium-density neighborhoods and enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types and promoting walkability. This Building Type is most closely related to apartment buildings or loft condominiums.

Lightwell: A component of the lightwell frontage that is recessed below the adjacent grade in order to provide a landing and access to the basement from the sidewalk. Typically used in association with a terrace. Refer to Terrace definition.

Lightwell Frontage: A frontage option where the facade of the building that faces the front and / or side streets is setback a small distance from the front and side streets, typically within a build-to-zone. This frontage has a combined elevated terrace and sunken lightwell between the building wall and property line. This frontage type buffers residential, retail, and service uses from urban sidewalks and removes the private yard from public encroachment.

Liner Building: A specialized building that is designed to conceal a parking structure or parking lot. The liner building may be an independent building or may be physically attached to a parking structure so that parking may be accessed directly from floor to floor between the building and structure.

Live / Work Building Type: A Building Type that is a small- to medium-sized attached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground floor space and the dwelling unit are owned by one entity. This Type is especially appropriate for incubating retail and service uses and allowing neighborhood retail to expand as the market demands.

Lot Coverage: The percentage of the lot that is taken up by buildings.

M

DEFINITIONS “M”

Mandatory: Refer to required.

Massing: The scale and proportions of a building or object.

Median Furnishing and Tree Zone: An element of the Public Realm Type Standards that represents the area of the right-of-way that is dedicated to accommodating street trees, planters, and street lighting, in between vehicular traffic in the middle of the thoroughfare vehicular zones. (This element is specific to boulevards.)

Mixed Use Building Type: A Building Type that is a medium- to large-sized typically attached structure. It is intended to provide a vertical mix of uses with ground floor retail or service uses and upper floor service or residential uses. This Type makes up the primary component of a main street and downtown, and is a Building Type that can provide street vibrancy and enhanced walkability.

Multi-plex, Large: Refer to Large Multi-plex Building Type.

Multi-plex, Small: Refer to Small Multi-plex Building Type.

N

DEFINITIONS “N”

New Development: Development occurring on a vacant parcel of land.

Nonconforming sign:

1. A sign that is prohibited under the terms of this Article, but was erected lawfully and was in use on the date of enactment of this Article, or amendment thereto; or
2. A sign that does not conform to the requirements of this Article, but for which a variance has been granted.

O

DEFINITIONS “O”

On-street Parking Zone: An element of the Public Realm Type Standards that represents the area of the right-of-way that is dedicated to accommodating on-street automobile parking. It is the zone that typically separates and protects people from traffic.

Optional: A feature or element that is not required, but may be provided on the project at the applicant's discretion.

Outdoor Seating: Patio, terrace, walkway, sidewalk, lawn or garden or any other place (which is not enclosed) where seating is permitted, usually in association with a restaurant, bar or other related commercial uses.

P

DEFINITIONS “P”

Parapet: A part of the facade that extends above the roof, typically located on flat roof buildings. Parapet heights are measured from the roof line.

Parkway: The landscaped area between the sidewalk and the curb in a thoroughfare assembly. Located within the Sidewalk Furnishing Zone of the Public Realm. Synonymous with Planting Strip and is also sometimes referred to as a terrace in Muskegon.

Pilaster: A decorative or structural column that is attached to the façade of a building. Pilasters may be round, in which case they are detailed exactly like a free-standing column. Square or rectangular pilasters may be detailed in a simpler manner and sometimes are a wall projection (common in masonry buildings).

Porch: A slightly elevated partially enclosed area attached to a building and covered with a roof. A porch is typically wide and deep enough to accommodate some seating.

Porch, Engaged: A porch that has two adjacent sides that are engaged to the building (connected to and enclosed by building walls) while the other two sides are open. Steps from the porch may be on the front or side of the porch and shall lead directly to the sidewalk. Refer to Engaged Porch Frontage.

Porch, Projecting: A porch that is open on three sides and all habitable space of the building is located behind the rear edge of the porch. The porch is elevated above the sidewalk. Steps from the porch may be on the front or side of the porch and shall lead directly to the sidewalk. Refer to Projecting Porch Frontage.

Projecting Porch Frontage: A frontage option where the facade of the building that faces the front and / or side streets is setback a medium distance from the front and side streets, typically within a build-to-zone. The resulting yard is typically small and can be defined by a fence or hedge to spatially maintain the street edge. The projecting porch is open on three sides and all habitable space of the building is located behind the rear edge of the porch. The porch is elevated above the sidewalk. Steps from the porch may be on the front or side of the porch and shall lead directly to the sidewalk.

Projecting Sign: A double faced sign that is attached to the face of a building and projects from the wall of the building at a ninety (90) degree angle. Projecting signs may include logos or creative art and graphics as part of the sign composition and may be fabricated of wood, metal, fabric, or other durable material.

Protected Bike Lane: Refer to Bike Lane, Protected.

Public Realm: The area between the façade of a building and the corresponding façade of the building across the street, typically defined by the rights-of-way lines of the roadway or street.

Public Realm Type Standard: Public Realm Type Standards describe the space within the public realm, between the rights-of-way lines. The standards include the sidewalk, parkway, furnishing zones, curbs, parking lanes, bike lanes, and automobile travel lanes of streets. The Standards are divided into zones with specific attributes for each Public Realm type. Refer to Section 2007.

Q

DEFINITIONS “Q”

No definitions for this section.

R

DEFINITIONS “R”

Rake board: The trim board along the sloping edge of a gable roof.

Rear alley: A dedicated right-of-way or easement providing access for service and parking at the rear of a parcel. Not intended for general traffic circulation.

Retail Building Type: A Building Type that is a medium-to large-sized typically attached structure. It is intended to provide a single story building with ground floor retail or service uses. This Type makes up the secondary component of a main street and is a Building Type that can provide street vibrancy and enhanced walkability.

Required: An element or feature that is required to be provided on the project. Synonymous with Mandatory.

Right-of-Way (ROW): An area owned or maintained by a local, county, state or federal entity, a public utility, a railroad or a private concern for the placement of utilities or facilities for the passage of vehicles or pedestrians, including roads, streets, pedestrian walkways, utilities or railroads.

Right-of-Way Line: A line that forms the boundary of the right-of-way.

Roof Line: The top of a flat roof adjacent to the required parapet. Used for measuring the height of the parapet.

Roof Surface: The average height of the roof surface surrounding adjacent elevators and stair enclosures that extend above the roof of a building. Used for measuring the height of elevators and stair enclosures

Rowhouse Building Type: A Building Type that is a small-to medium-sized attached structure that consists of 2 to 8 rowhouses placed side-by-side. This Type is typically located within medium-density neighborhoods or in a location that transitions from single-family to mixed-use. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types and promoting walkability.

S

DEFINITIONS "S"

Scale: Refers to the size of the building, street fixture, sign or other built or constructed element.

Secondary Wing: A portion of the Small Multi-Plex building that is subservient to the main building in site placement, size, mass, scale and sometimes height. The secondary wing is attached to the main building and in the rear of the site, typically along the secondary street.

Setback: The minimum horizontal distance required by this Form Based Code, measured from the front, side or rear lot line as applicable, to govern the location of buildings, structures or uses on the lot.

Sharrow: A shared lane marking within a vehicle travel lane of a street's surface that indicates that bicyclists may use any portion of the full width of the travel lane.

Side Street: The property lines of a parcel that are along any street other than the street of address for the parcel or building. Refer also to front street.

Sidewalk Furnishing and Tree Zone: An element of the Public Realm Type Standards that represents the area of the right-of-way that is dedicated to accommodating street trees, planters, street lighting, sidewalk signs, seating, public art, transit amenities, and green infrastructure.

Sidewalk Sign: A temporary and portable sign that is not permanently affixed to a structure or ground and is placed on the sidewalk in front of a business during normal business hours. Synonymous with Sandwich Board Sign.

Sidewalk Walking Zone: An element of the Public Realm Type Standards that represents the area dedicated exclusively to pedestrian activity and travel.

Sign Band: An architectural element on buildings that acts as a horizontal upper termination for the Storefront Private Frontage. Sign Bands extend the entire width of the building facade above a storefront and may contain signs. Synonymous with Horizontal Expression Band.

Sign Band Sign: A sign that is painted on, incorporated in, or attached directly to the sign band or horizontal expression band above a storefront window or transom on buildings types with the following frontages: Storefront, Balcony, or Drive-through.

Site Placement: The placement or location of a building footprint on a lot or parcel.

Small Multi-plex Building Type: A Building Type is a medium-sized structure that consists of 3 to 6 side-by-side and / or stacked dwelling units, typically with one shared entry or individual entries along the front. This Type has the appearance of a large single-family house and is appropriately scaled to fit in single family neighborhoods. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types and promoting walkability. This Building Type is most closely related to small apartment buildings.

Street of Address: The street that has the address of the building, lot, or parcel. Synonymous with Front Street.

Stoop: A slightly elevated unenclosed area attached to a building and corresponding to a door. A stoop is always covered with a roof, except in instances where it is used as a frontage on the Rowhouse and Detached House Building Types, where it may be used without a roof.

Stoop Frontage: A frontage option where the facade of the building that faces the front and / or side streets is setback a small distance from the front and side streets, typically within a build-to-zone. The stoop is elevated above the sidewalk. Steps or a ramp from the stoop may lead directly to the sidewalk or may be side-loaded.

Storefront Frontage: A frontage option at the ground level floor of a Building Type along the front and / or side streets. It is typically associated with retail and mixed use buildings. The storefront shall be designed in a way that promotes an attractive and convenient shopping experience and a transparent wall along the sidewalk. Storefronts are at grade with the sidewalk and are sometimes shaded by awnings.

Storefront Base: The knee wall located at the sidewalk that the storefront window sits on. Sometimes referred to as a bulkhead wall.

Story: The distance between any two adjacent floors or floor lines, measured as the distance between the finished floor and related finished ceiling in feet and inches. Actual story heights are regulated by Building Type (Section 2006). Number of stories are regulated by and Context Area (Section 2005).

Structural Soil: Part of street tree planting requirements in Public Realm Standards (Section 2007). Structural Soil is a designed medium that can be compacted to pavement design and installation requirements while permitting root growth. It is a mixture of gap-graded gravels (made of crushed stone), clay loam, and a hydrogel stabilizing agent to keep the mixture from separating. It provides an integrated, root penetrable, high strength pavement system that shifts design away from individual tree pits.

T

DEFINITIONS "T"

Terrace: A component of the lightwell frontage that is elevated above the adjacent grade in order to provide a landing and access to the first floor from the sidewalk. Typically used in association with a lightwell. Refer to Lightwell definition. Note that the term Terrace is also associated with its own frontage type (refer to definition for Terrace Frontage). The term terrace is also used in the City of Muskegon to reference the landscaped area between the sidewalk and curb along a street. The Muskegon Form Based Code refers to this area as either a parkway or as the Sidewalk Furnishing and Tree Zone in the Public Realm Standards.

Terrace Frontage: A frontage option where the facade of the building that faces the front street is set back from the right-of-way line to accommodate an elevated terrace. The terrace provides circulation along the facade. This Frontage Type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access. This frontage may also be used in historic industrial areas to mimic historic loading docks. This frontage type is conditionally permitted to be used when buildings are along a sloped grade that limits at grade access. When the frontage is used on Mixed-Use Building Types and Retail Building Types, it is required to have a storefront.

Terrace Leading Edge: The street side (side closest to street) of the Terrace Frontage wall on Mixed Use and

Retail Building Types. This side of the wall is required to be placed at the property line (build-to-line).

Thoroughfare: An element of the Public Realm Type Standards that represents the area of the right-of-way that is dedicated to vehicular movement.

Transom: A small horizontal window located above the storefront and entry door to allow light or air into the retail building.

Transparency: The ability to see through with clarity. An opening in a building wall allowing light and views between interior and exterior through the use of clear glass. Only clear or lightly tinted glass in windows, doors and display windows is considered clear. Heavily tinted glass or reflective glass shall not be considered clear. Interior display shelves and merchandise are not allowed to obstruct views into or out of any windows, doors or display areas that are considered part of the transparency calculation. Windows, doors and display areas provide clear views into and out of the building. Transparency is integral to the relationship of buildings and the street because of the permeable edge and dialogue that it creates between the interior and exterior of buildings. Refer to Glass, Clear.

Tree Pit, Traditional: In an urban context, the space in the ground where a tree is planted. Traditionally, tree pits are 5 foot square or less and covered by tree grate (or more recently a permeable surface surrounding the tree). Best practices for the long term growth and sustainability of the urban street tree is to include an expanded tree pit as part of the planting strategy.

Tree Pit, Expanded: An expanded pit, or shared rooting space for urban plantings may be achieved by linking individual pits with a corridor at least 18" deep and 4' wide of suitable soil blended into the site soil to avoid boundaries of soil discontinuity. The principle behind the expanded tree pit is to approximate the growing conditions in which a tree species has evolved. The more closely those conditions can be achieved, the better a tree will survive and express its genetic potential. Expanded tree pits are typically sub-surface (with only a traditional tree pit and tree visible at the sidewalk). Expanded tree pits may be above surface in the form of raised planters in less urban intense areas.

U

DEFINITIONS "U"

No definitions for this section.

V

DEFINITIONS “V”

Vehicle Travel Zone: An element of the Public Realm Type Standards that represents the area of the right-of-way that is dedicated to vehicular (automobiles, transit, and/or freight).

Vertically proportioned: Typically referring to the orientation of building windows, where the height of the window is taller than the width of the window.

W

DEFINITIONS “W”

Wall Sign: A sign that is painted on, incorporated in, or attached directly to a building wall, with the exposed face of the sign in place parallel to the building wall.

Waterfront Edge Public Realm Type Standard: The dedicated public space (either as defined by a right-of-way or easement) between the lakeshore and area of the lot or parcel that can accommodate a building. The Waterfront Edge acts as a connector for pedestrians and bikes, and as a public space for commercial, residential, and recreational activity. The space is urban in character with fronts of buildings and active frontages facing the waterfront.

Window Sign: Window Signs are any sign, picture, symbol or combination thereof that is designed to communicate information about activity, business, commodity, event, sale, or service that is placed on the interior of the window and which is intended to be seen by the public from the outside. Window signs include neon tube signs that indicate “open” for business and other neon tube signs as indicated in this subsection.

X

DEFINITIONS “X”

No definitions for this section.

Y

DEFINITIONS “Y”

Yard: The space on a lot which is unoccupied by buildings and unobstructed from the ground to the sky.

Z

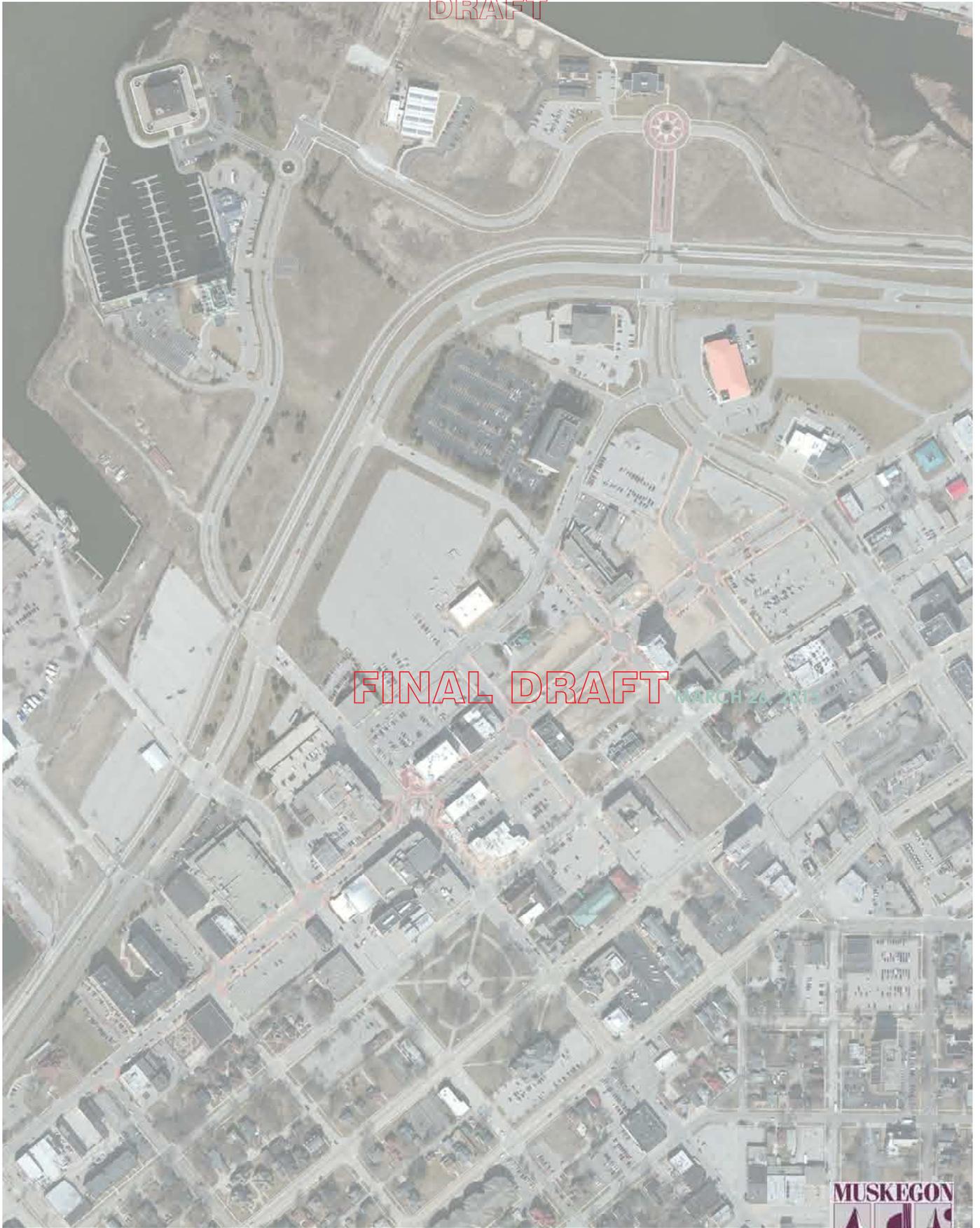
DEFINITIONS “Z”

No definitions for this section.

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