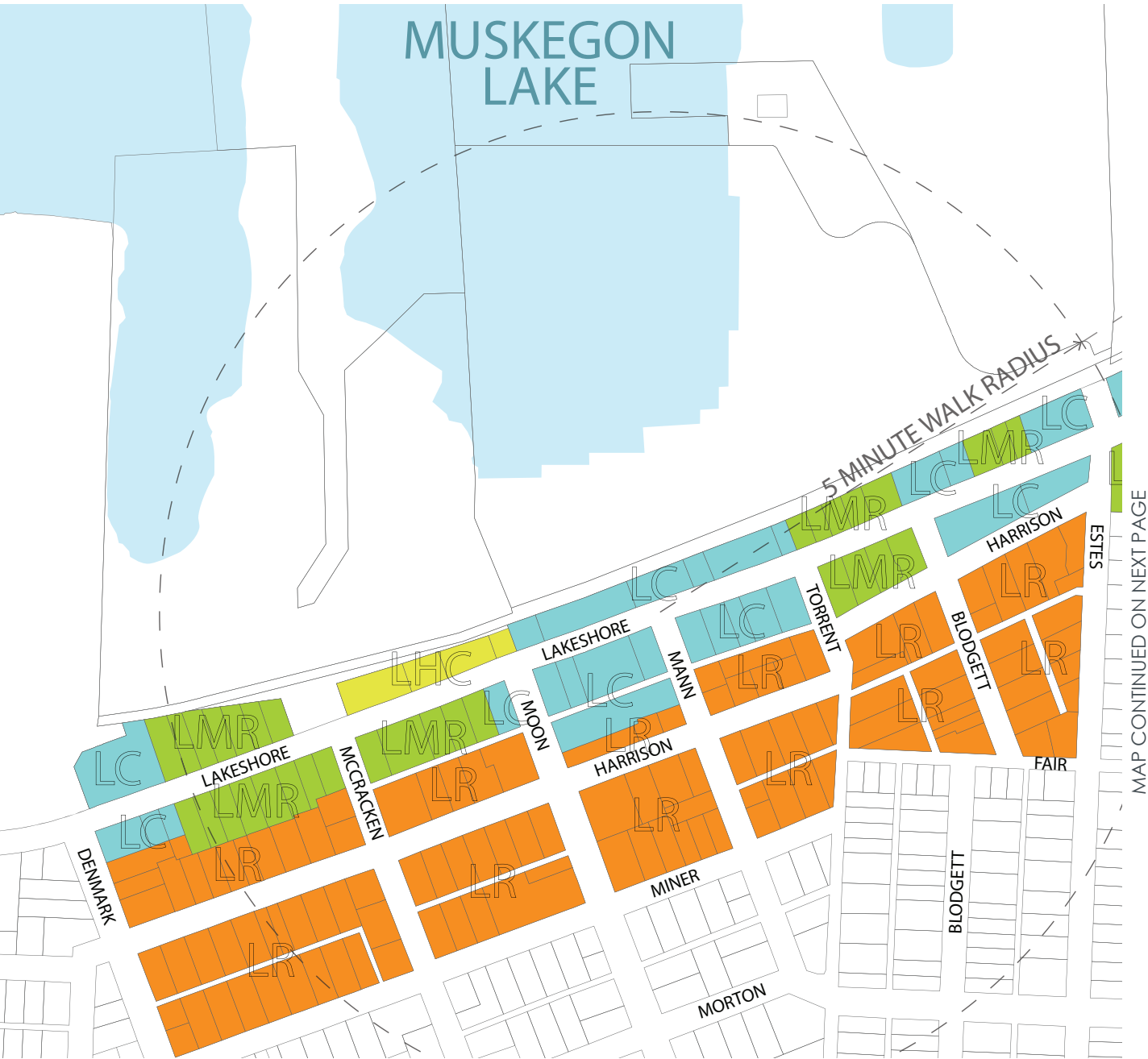


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2005.02 CONTEXT AREA MAP

This Map contains Context Areas for the Lakeside Form Based Code

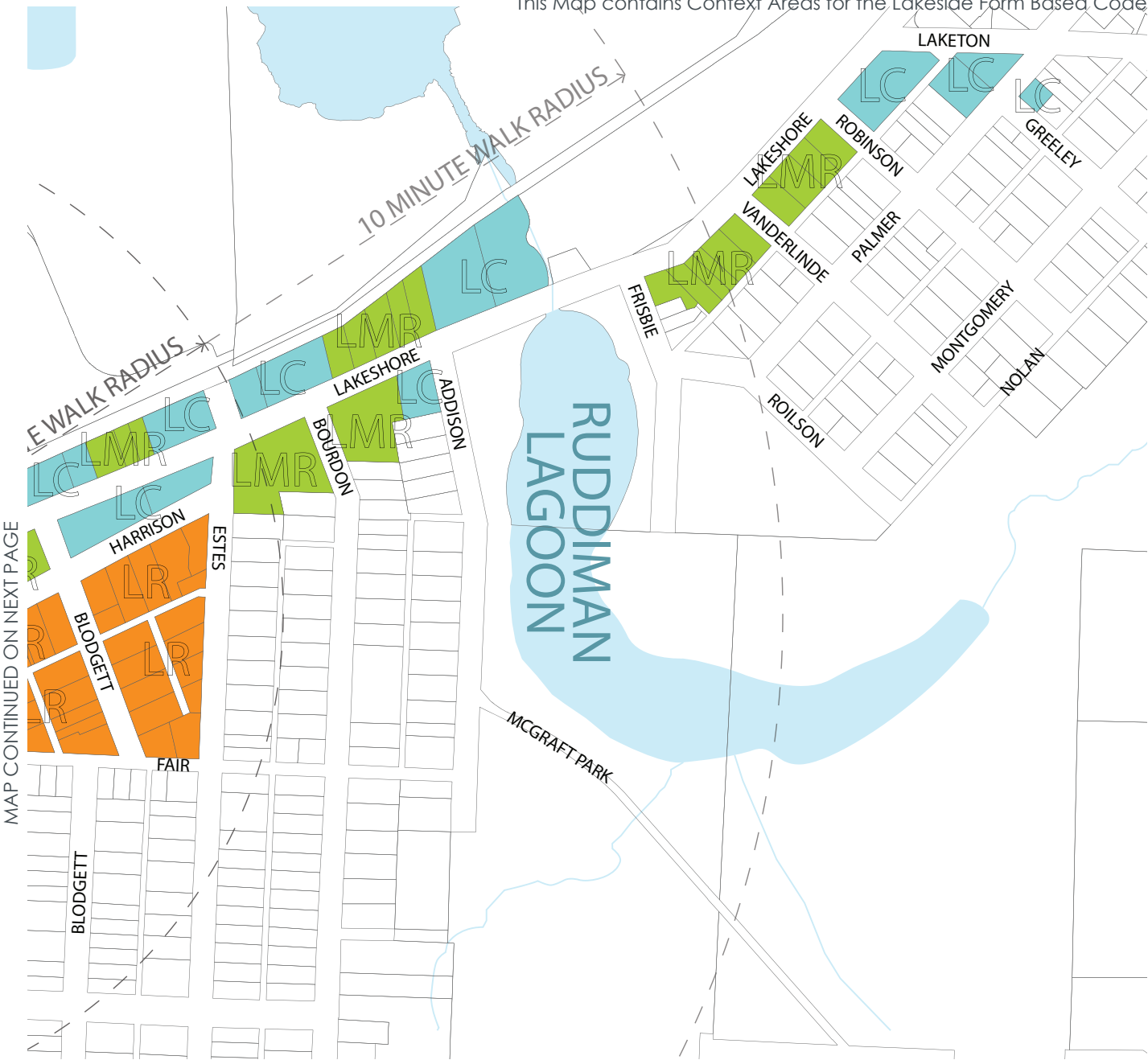


PUBLIC REALM CONTEXT AREA MAP LEGEND



2005.02 CONTEXT AREA MAP (continued)

This Map contains Context Areas for the Lakeside Form Based Code



MAP CONTINUED ON NEXT PAGE

PUBLIC REALM CONTEXT AREA MAP LEGEND



COMMERCIAL (LC)

HEAVY COMMERCIAL (LHC)

MIXED RESIDENTIAL (LMR)

RESIDENTIAL (LR)

### 2005.03 CONTEXT AREAS OVERVIEW

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

#### MORE URBAN

#### LESS URBAN

<div data-bbox="113 331 440 420"> <p><b>LC</b> LAKESIDE COMMERCIAL</p> </div> <div data-bbox="113 420 440 640">  </div> <div data-bbox="113 640 440 961">  </div>	<div data-bbox="440 331 795 420"> <p><b>LHC</b> LAKESIDE HEAVY COMMERCIAL</p> </div> <div data-bbox="440 420 795 640">  </div> <div data-bbox="440 640 795 961">  </div>	<div data-bbox="795 331 1151 420"> <p><b>LMR</b> LAKESIDE MIXED RESIDENTIAL</p> </div> <div data-bbox="795 420 1151 640">  </div> <div data-bbox="795 640 1151 961">  </div>	<div data-bbox="1151 331 1520 420"> <p><b>LR</b> LAKESIDE RESIDENTIAL</p> </div> <div data-bbox="1151 420 1520 640">  </div> <div data-bbox="1151 640 1520 961">  </div>
<p><b>DESCRIPTION</b></p> <p>This Context Area is characterized by mixed uses set along sidewalks to help promote walkability and commerce. The regulations have been created to continue the development pattern of the street wall on the south side of Lakeshore Drive, and the more detached, farther set back, development type on the north side of Lakeshore Drive. Maximum building heights have increased from prior regulations, allowing development with views of Muskegon Lake.</p> <p>The following are generally appropriate form elements in this Context Area:</p> <ul style="list-style-type: none"> <li>A. Attached buildings on south side of Lakeshore Dr. Attached or detached buildings on north side of Lakeshore Dr.</li> <li>B. Building at the Right-of-Way on south side of Lakeshore Dr. Small setback on the north side of Lakeshore Dr.</li> <li>C. Medium to large building footprint</li> <li>D. Storefront frontages</li> </ul>	<p><b>DESCRIPTION</b></p> <p>This Context Area is similar to the Lakeside Commercial Context Area, but also allows for more intense uses, such as auto repair and research &amp; development. Mixed-use and retail buildings are set adjacent to the sidewalk, however, garage type frontages are set back farther to allow for vehicle circulation and pedestrian safety.</p> <p>The following are generally appropriate form elements in this Context Area:</p> <ul style="list-style-type: none"> <li>A. Attached or detached buildings on the south side of Lakeshore Dr.</li> <li>B. Buildings at or near the right-of-way</li> <li>C. Medium to large building footprint</li> <li>D. Storefront or garage door frontage option</li> </ul>	<p><b>DESCRIPTION</b></p> <p>This Context Area is characterized by the mixture of commercial and residential uses that helps to promote walkability and commerce. Homes fronting Lakeshore Drive are allowed a third story to take advantage of lake views.</p> <p>The following are generally appropriate form elements in this Context Area:</p> <ul style="list-style-type: none"> <li>A. Detached homes / live-work buildings</li> <li>B. Small to medium building footprint</li> <li>C. Storefront frontages</li> </ul>	<p><b>DESCRIPTION</b></p> <p>This Context Area is characterized by a wide variety of residential building types that have a range of setback conditions within a compact walkable block structure. This Context area is typically adjacent to single family residential districts.</p> <p>The following are generally appropriate form elements in this Context Area:</p> <ul style="list-style-type: none"> <li>A. Attached and detached residential buildings</li> <li>B. Medium to small building footprint</li> <li>C. Varied front setbacks</li> <li>D. Medium side setbacks</li> <li>E. Primarily stoops and porch frontages</li> </ul>

## 2005.04 SUMMARY OF BUILDING TYPES PERMITTED IN EACH CONTEXT AREA

BUILDING TYPE WITH FRONTAGE OPTION		CONTEXT AREAS			
		LC COMMERCIAL	LHC HEAVY COMMERCIAL	LMR MIXED RESIDENTIAL	LR RESIDENTIAL
MIXED-USE BUILDING TYPE	with STOREFRONT	By Right	By Right		
	with BALCONY	By Right	By Right		
	with TERRACE	Conditional	Conditional		
	with FORECOURT				
	with DRIVE-THROUGH				
RETAIL BUILDING TYPE	with STOREFRONT	By Right	By Right		
	with TERRACE	Conditional	Conditional		
	with DRIVE-THROUGH				
FLEX BUILDING TYPE	with STOREFRONT				
	with TERRACE				
	with FORECOURT				
	with DOORYARD				
COTTAGE RETAIL BUILDING	with STOREFRONT			By Right	
	with DOORYARD			By Right	
	with STOOP			By Right	
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			By Right	By Right
	with PROJECTING PORCH			By Right	By Right
	with ENGAGED PORCH			By Right	By Right
ROWHOUSE BUILDING TYPE	with LIGHTWELL				
	with STOOP			By Right	
	with PROJECTING PORCH			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

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



## 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

**CONTEXT AREAS**

**LC**  
COMMERCIAL

**LHC**  
HEAVY  
COMMERCIAL

**LMR**  
MIXED  
RESIDENTIAL

**LR**  
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

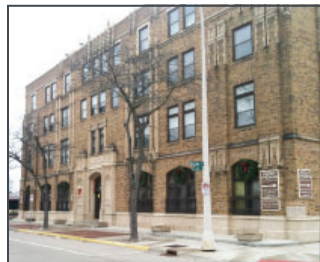
**CONTEXT AREAS**

**LC**  
COMMERCIAL

**LHC**  
HEAVY  
COMMERCIAL

**LMR**  
MIXED  
RESIDENTIAL

**LR**  
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**

Building Type  
not permitted in  
Lakeside

**CONTEXT AREAS**

**LC**  
COMMERCIAL

**LHC**  
HEAVY  
COMMERCIAL

**LMR**  
MIXED  
RESIDENTIAL

**LR**  
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**

**LC**  
COMMERCIAL

**LHC**  
HEAVY  
COMMERCIAL

**LMR**  
MIXED  
RESIDENTIAL

**LR**  
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**

Building Type  
not permitted in  
Lakeside

**CONTEXT AREAS**

**LC**  
COMMERCIAL

**LHC**  
HEAVY  
COMMERCIAL

**LMR**  
MIXED  
RESIDENTIAL

**LR**  
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**

Building Type  
not permitted in  
Lakeside

**CONTEXT AREAS**

**LC**  
COMMERCIAL

**LHC**  
HEAVY  
COMMERCIAL

**LMR**  
MIXED  
RESIDENTIAL

**LR**  
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**

STOOP  
PROJECTING PORCH  
ENGAGED PORCH

**CONTEXT AREAS**

**LC**  
COMMERCIAL

**LHC**  
HEAVY  
COMMERCIAL

**LMR**  
MIXED  
RESIDENTIAL

**LR**  
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**

STOOP  
PROJECTING PORCH

**CONTEXT AREAS**

**LC**  
COMMERCIAL

**LHC**  
HEAVY  
COMMERCIAL

**LMR**  
MIXED  
RESIDENTIAL

**LR**  
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**

STOOP  
PROJECTING PORCH  
ENGAGED PORCH

**CONTEXT AREAS**

**LC**  
COMMERCIAL

**LHC**  
HEAVY  
COMMERCIAL

**LMR**  
MIXED  
RESIDENTIAL

**LR**  
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**

STOOP  
PROJECTING PORCH  
ENGAGED PORCH

**CONTEXT AREAS**

**LC**  
COMMERCIAL

**LHC**  
HEAVY  
COMMERCIAL

**LMR**  
MIXED  
RESIDENTIAL

**LR**  
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**

Not applicable to this Building Type

**CONTEXT AREAS**

**LC**  
COMMERCIAL

**LHC**  
HEAVY  
COMMERCIAL

**LMR**  
MIXED  
RESIDENTIAL

**LR**  
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**

Not applicable to this Building Type

**CONTEXT AREAS**

**LC**  
COMMERCIAL

**LHC**  
HEAVY  
COMMERCIAL

**LMR**  
MIXED  
RESIDENTIAL

**LR**  
RESIDENTIAL

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

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## 2005.05 LAKESIDE COMMERCIAL (LC) CONTEXT AREA

## 1.0 CONTEXT AREA INTENT AND DESCRIPTION

**INTENT**

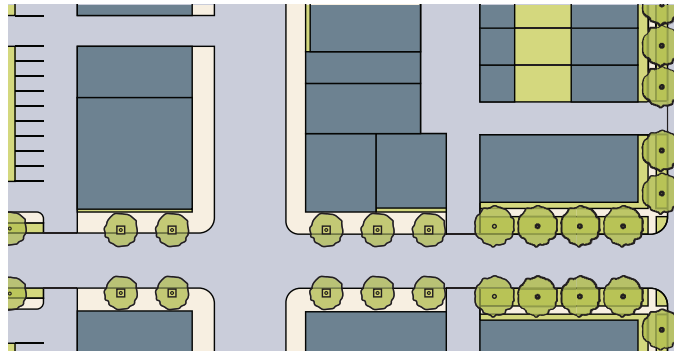
To reinforce and enhance the Lakeside Business District and strengthen its ability to thrive as a destination place for local consumers and tourists that provides service, retail, entertainment, civic and public uses, as well as a variety of housing choices in a walkable, urban form.

**DESCRIPTION**

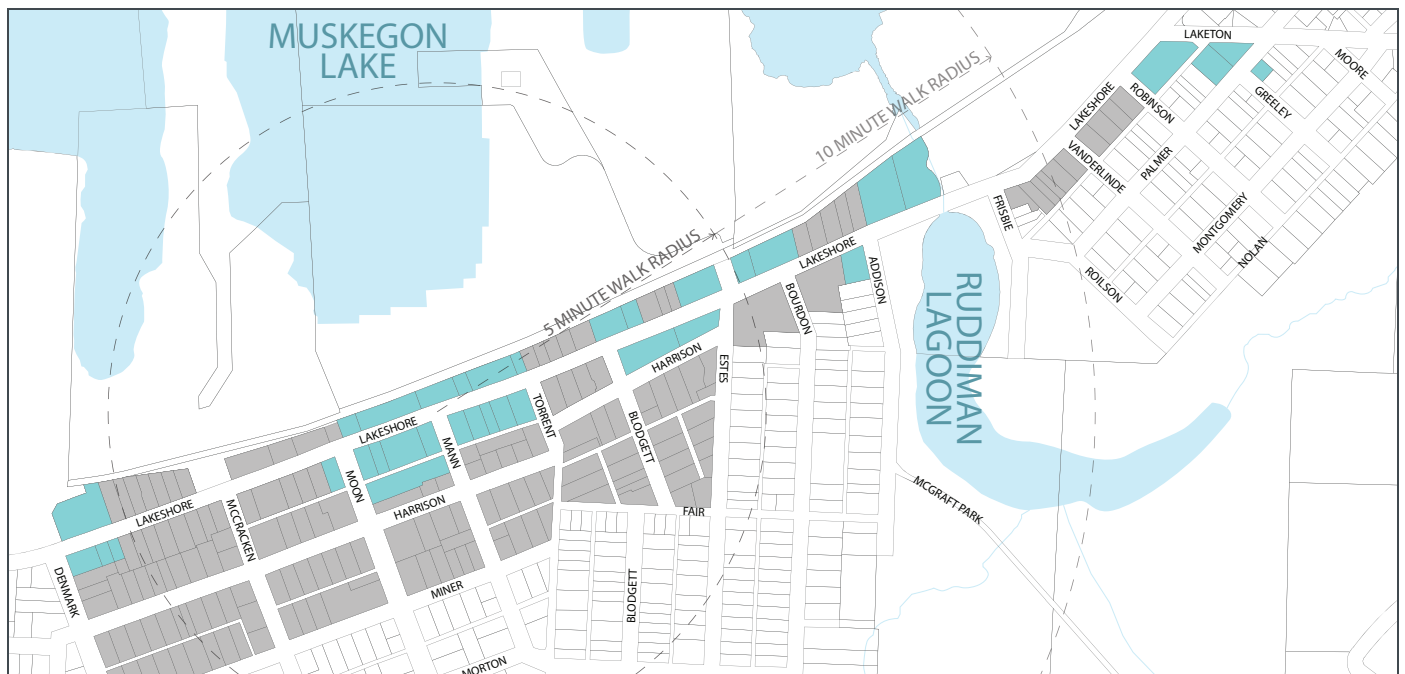
This Context Area is characterized by mixed uses set along sidewalks to help promote walkability and commerce. The regulations have been created to continue the development pattern of the street wall on the south side of Lakeshore Drive, and the more detached, farther set back, development type on the north side of Lakeshore Drive. Maximum building heights have increased from prior regulations, allowing development with views of Muskegon Lake.

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

- A. Attached buildings on south side of Lakeshore Dr. Attached or detached buildings on north side of Lakeshore Dr.
- B. Building at the Right-of-Way on south side of Lakeshore Dr. Small setback on the north side of Lakeshore Dr.
- C. Medium to large building footprint
- D. Storefront frontages



## 2.0 CONTEXT AREA LOCATION



2005.05 LAKESIDE COMMERCIAL (LC) CONTEXT AREA

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

BUILDING TYPE WITH FRONTAGE OPTION		LAKESIDE COMMERCIAL (LC) CONTEXT AREA		
		PERMITTED IN CONTEXT AREA	BUILDING HEIGHT	BUILDING LOT SIZE
MIXED-USE BUILDING TYPE	with STOREFRONT	By Right	4 story max. / 2 story min.	Lot Width: 25' min. / 100' max. Lot Depth: 50' min.
	with BALCONY	By Right	4 story max. / 2 story min.	Lot Width: 25' min. / 100' max. Lot Depth: 50' min.
	with TERRACE	Conditional*	4 story max. / 2 story min.	Lot Width: 25' min. / 100' max. Lot Depth: 50' min.
	with FORECOURT			
	with DRIVE-THROUGH			
RETAIL BUILDING TYPE	with STOREFRONT	By Right	1 story building limit	Lot Width: 25' min. / 100' max. Lot Depth: 50' min.
	with TERRACE	Conditional*	1 story building limit	Lot Width: 25' min. / 100' max. Lot Depth: 50' min.
	with DRIVE-THROUGH			
FLEX BUILDING TYPE	with STOREFRONT			
	with TERRACE			
	with FORECOURT			
	with DOORYARD			
COTTAGE RETAIL BUILDING TYPE	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	2 story max. / 1 story min.	Lot Width: 25' min. / 100' max. Lot Depth: 50' 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.

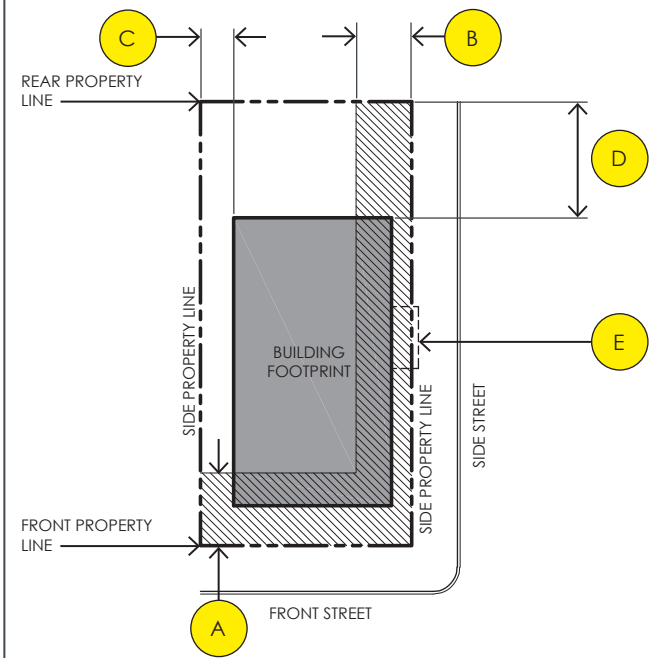
## 2005.05 LAKESIDE COMMERCIAL (LC) CONTEXT AREA

## 4.0 BUILDING SITE PLACEMENT

Refer to Illustration 5.01 for building site placement.

- A. Front Build-to-Zone (at front street):
  - Required build-to-zone from 0 to 3 feet from front property line.
- B. Side Build-to-Line/Zone (at side street):
  - 0 feet - required build-to-line on the south side of Lakeshore Drive.
  - 0-10 feet - required build-to-zone on the north side of Lakeshore Drive.
- 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

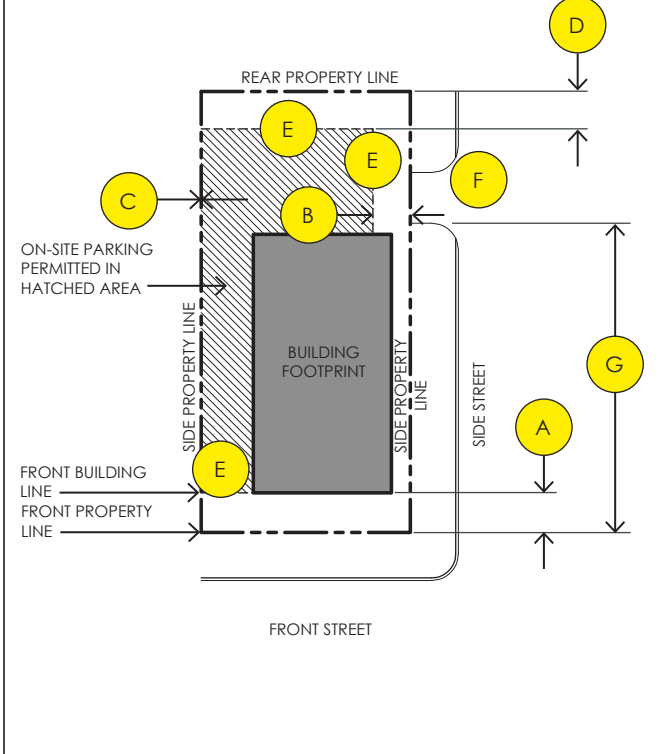


## 5.0 PARKING PLACEMENT

Refer to Illustration 5.02 for on-site parking placement.

- A. Front Setback:
  - 30 feet minimum from front property line on the south side of Lakeshore Drive.
  - Parking must be located behind front building line on the north side of Lakeshore Drive.
- 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, rear, or front street locations shall be screened from the street as required by Section 2008.14.
- F. Parking / service areas:
  - Parking / service areas shall not be accessed from Lakeshore Dr., unless an alley or side street is not available for driveway placement. Maximum width of driveway is 20 feet.
  - Additional requirement for North side of Lakeshore Dr.: Parking / service areas shall not be accessed from Lakeshore Dr., unless the property has over 100' of road frontage on Lakeshore Dr.
- 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 LAKESIDE COMMERCIAL (LC) CONTEXT AREA

## 6.0 PERMITTED USES

## LAKESIDE COMMERCIAL (LC) 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										
Amusement and recreation facility	P	P										
Auto service station												
Bank	P	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	P										
Micro brewery, distillery, winery over 2500 barrels												
Multi-family	P*											
Office	P	P										
Outdoor recreation												
Outdoor theater												
Parking structure	S											
Personal service	P	P										
Railway terminal												P
Research and development												
Restaurant, cocktail lounge, brewpub	P	P										
Retail	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.

## 6.0 PERMITTED USES (continued)

### Specific Use

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 LAKESIDE HEAVY COMMERCIAL (LHC) CONTEXT AREA

## 1.0 CONTEXT AREA INTENT AND DESCRIPTION

**INTENT**

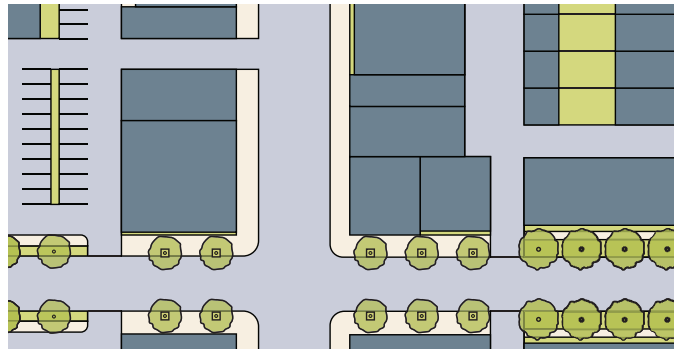
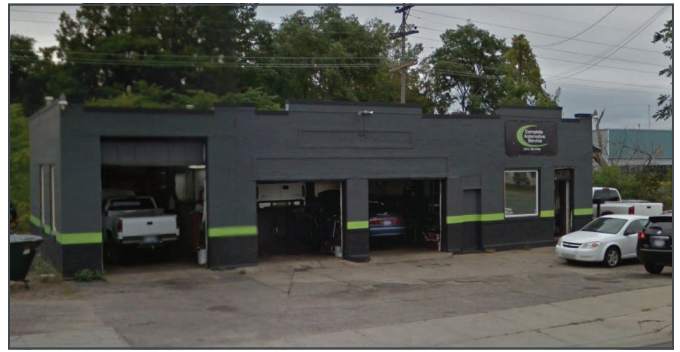
To continue the dense retail and mixed-use development pattern of the district, but to also allow for more intense uses, such as auto repair and research & development. To incorporate these more intense uses harmoniously within the walkable development pattern.

**DESCRIPTION**

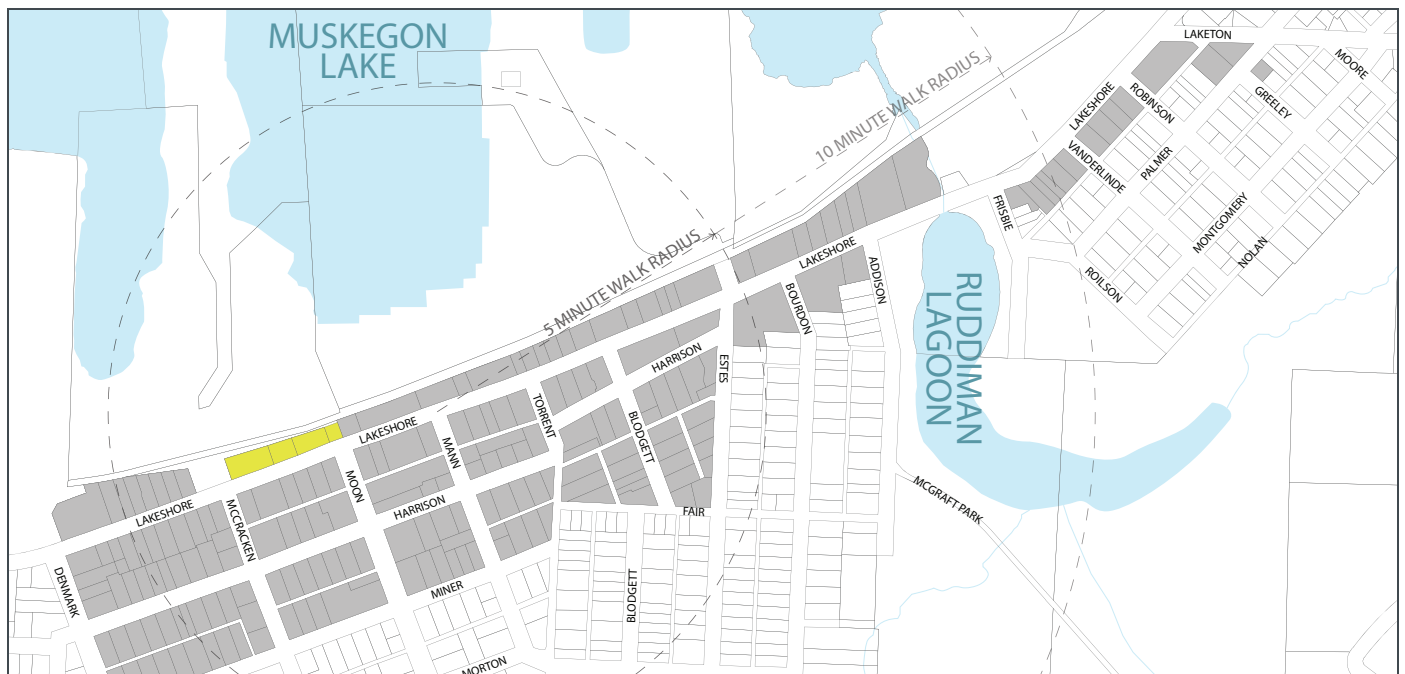
This Context Area is similar to the Lakeside Commercial Context Area, but also allows for more intense uses, such as auto repair and research & development. Mixed-use and retail buildings are set adjacent to the sidewalk, however, garage type frontages are set back farther to allow for vehicle circulation and pedestrian safety.

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

- A. Attached or detached buildings on the south side of Lakeshore Dr.
- B. Buildings at or near the right-of-way
- C. Medium to large building footprint
- D. Storefront or garage door frontage option



## 2.0 CONTEXT AREA LOCATION



## 2005.06 LAKESIDE HEAVY COMMERCIAL (LHC) CONTEXT AREA

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

BUILDING TYPE WITH FRONTAGE OPTION		LAKESIDE HEAVY COMMERCIAL (LHC) CONTEXT AREA		
		PERMITTED IN CONTEXT AREA	BUILDING HEIGHT	BUILDING LOT SIZE
MIXED-USE BUILDING TYPE	with STOREFRONT	By Right	4 story max. / 2 story min.	Lot Width: 25' min. / 100' max. Lot Depth: 50' min.
	with BALCONY	By Right	4 story max. / 2 story min.	Lot Width: 25' min. / 100' max. Lot Depth: 50' min.
	with TERRACE	Conditional*	4 story max. / 2 story min.	Lot Width: 25' min. / 100' max. Lot Depth: 50' min.
	with FORECOURT			
	with DRIVE-THROUGH			
RETAIL BUILDING TYPE	with STOREFRONT	By Right	1 story building limit	Lot Width: 25' min. / 100' max. Lot Depth: 50' min.
	with TERRACE	Conditional*	1 story building limit	Lot Width: 25' min. / 100' max. Lot Depth: 50' min.
	with DRIVE-THROUGH			
FLEX BUILDING TYPE	with STOREFRONT			
	with TERRACE			
	with FORECOURT			
	with DOORYARD			
COTTAGE RETAIL BUILDING TYPE	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	2 story max. / 1 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.

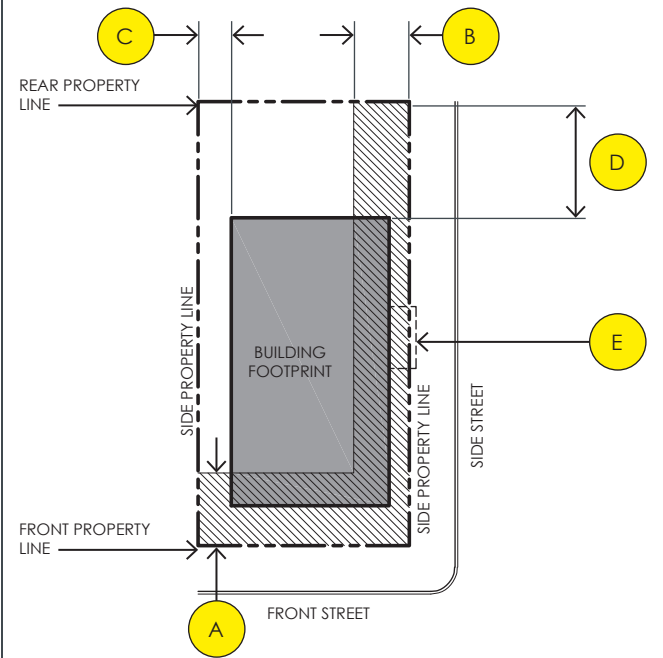
## 2005.06 LAKESIDE HEAVY COMMERCIAL (LHC) CONTEXT AREA

## 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 3 feet from front property line.
- B. Side Build-to-Zone (at side street):
  - Required build-to-zone from 0 to 3 feet from 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 5.03 BUILDING SITE PLACEMENT

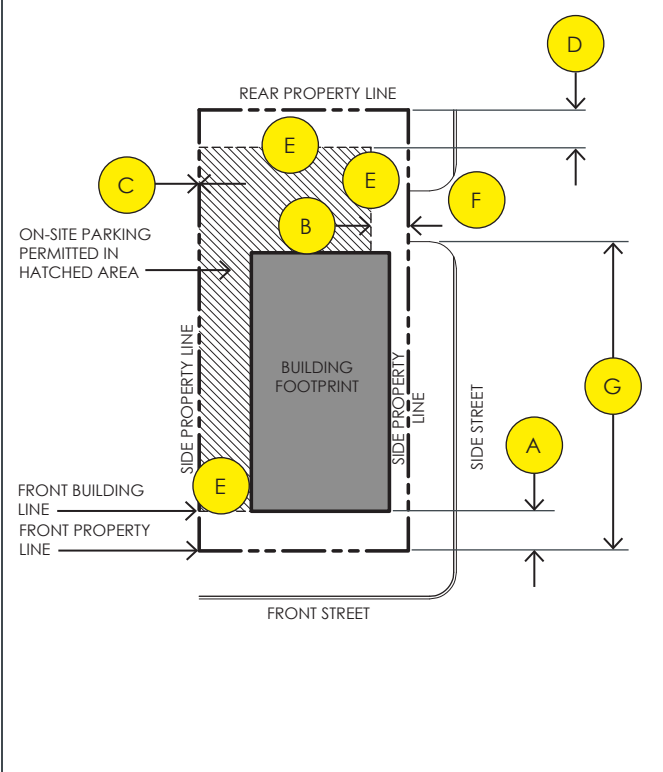


## 5.0 PARKING PLACEMENT

Refer to Illustration 5.04 for on-site parking placement.

- A. Front Setback:
  - Parking must be located behind front building line. When garage door frontage option is used, parking may be located in front of front building line, though active uses are encouraged along the street.
- B. Side Setback (from side street):
  - 3 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.
  - 3 feet from rear property line at street locations.
- E. Parking located at side, rear, or front street locations shall be screened from the street as required by Section 2008.14.
- F. Parking / service areas:
  - Parking / service areas shall not be accessed from Lakeshore Dr., unless an alley or side street is not available for driveway placement. Maximum width of driveway is 20 feet.
  - Additional requirement for North side of Lakeshore Dr.: Parking / service areas shall not be accessed from Lakeshore Dr., unless the property has over 100' of road frontage on Lakeshore Dr.
- 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 5.04 PARKING PLACEMENT



## 2005.06 LAKESIDE HEAVY COMMERCIAL (LHC) CONTEXT AREA

## 6.0 PERMITTED USES

## LAKESIDE HEAVY COMMERCIAL (LHC) 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										
Amusement and recreation facility	P	P										
Auto service station		P										
Bank	P	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	P										
Micro brewery, distillery, winery over 2500 barrels												
Multi-family	P*											
Office	P	P										
Outdoor recreation												
Outdoor theater												
Parking structure	S											
Personal service	P	P										
Railway terminal												P
Research and development		P										
Restaurant, cocktail lounge, brewpub	P	P										
Retail	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.



## 2005.06 LAKESIDE HEAVY COMMERCIAL (LHC) CONTEXT AREA

## 6.0 PERMITTED USES (continued)

## LAKESIDE HEAVY COMMERCIAL (LHC) CONTEXT AREA PERMITTED USES

[illegible]

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 LAKESIDE MIXED RESIDENTIAL (LMR) CONTEXT AREA****1.0 CONTEXT AREA INTENT AND DESCRIPTION****INTENT**

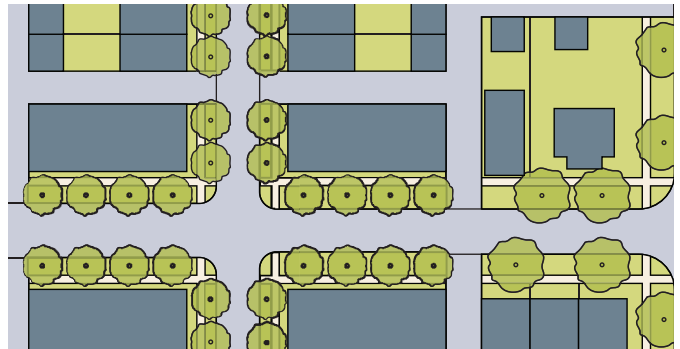
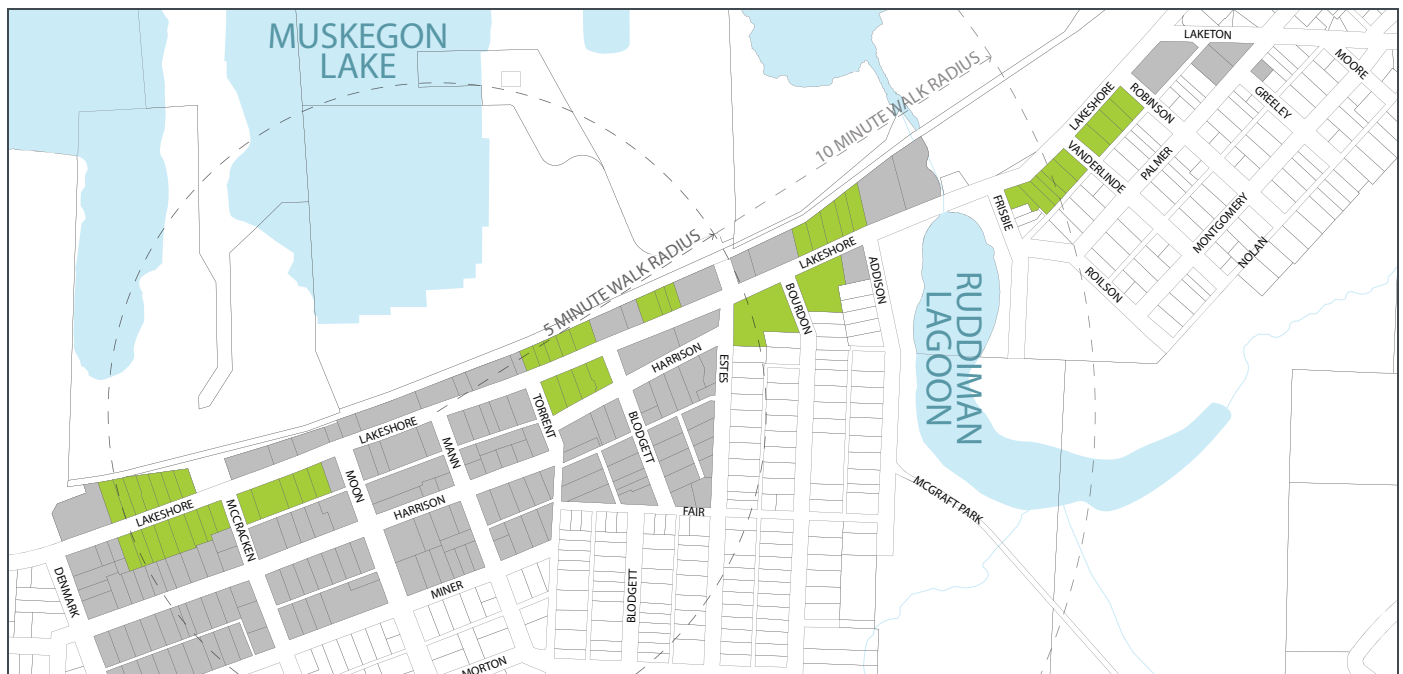
To allow for the cohesive existence of residential and business uses within the district. This Context Area allows for residential and small scale commercial uses to be placed alongside each other in a walkable, urban form.

**DESCRIPTION**

This Context Area is characterized by the mixture of commercial and residential uses that helps to promote walkability and commerce. Homes fronting Lakeshore Drive are allowed a third story to take advantage of lake views.

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

- A. Detached homes / live-work buildings
- B. Small to medium building footprint
- C. Storefront frontages

**2.0 CONTEXT AREA LOCATION**

## 2005.07 LAKESIDE MIXED RESIDENTIAL (LMR) CONTEXT AREA

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

BUILDING TYPE WITH FRONTAGE OPTION		LAKESIDE MIXED RESIDENTIAL (LMR) 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	By Right	3 story cond.* / 1 story min.	Lot Width: 25' min. / 80' max. Lot Depth: 80' min.
	with DOORYARD	By Right	3 story cond.* / 1 story min.	Lot Width: 25' min. / 80' max. Lot Depth: 80' min.
	with STOOP	By Right	3 story cond.* / 1 story min.	Lot Width: 25' min. / 80' max. Lot Depth: 80' min.
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	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: 16' min. / 30' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	2 story building required	Lot Width: 16' min. / 30' max. Lot Depth: 100' min.
DUPLEX BUILDING TYPE	with STOOP	By Right	3 story cond.* / 2 story min.	Lot Width: 35' min. / 60' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	3 story cond.* / 2 story min.	Lot Width: 35' min. / 60' max. Lot Depth: 100' min.
	with ENGAGED PORCH	By Right	3 story cond.* / 2 story min.	Lot Width: 35' min. / 60' max. Lot Depth: 100' min.
DETACHED HOUSE BUILDING TYPE	with STOOP	By Right	3 story cond.* / 1 story min.	Lot Width: 25' min. / 60' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	3 story cond.* / 1 story min.	Lot Width: 25' min. / 60' max. Lot Depth: 100' min.
	with ENGAGED PORCH	By Right	3 story cond.* / 1 story min.	Lot Width: 25' 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	2 story max. / 1 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.

\* Building height labeled Conditional is permitted if fronting Lakeshore Drive.

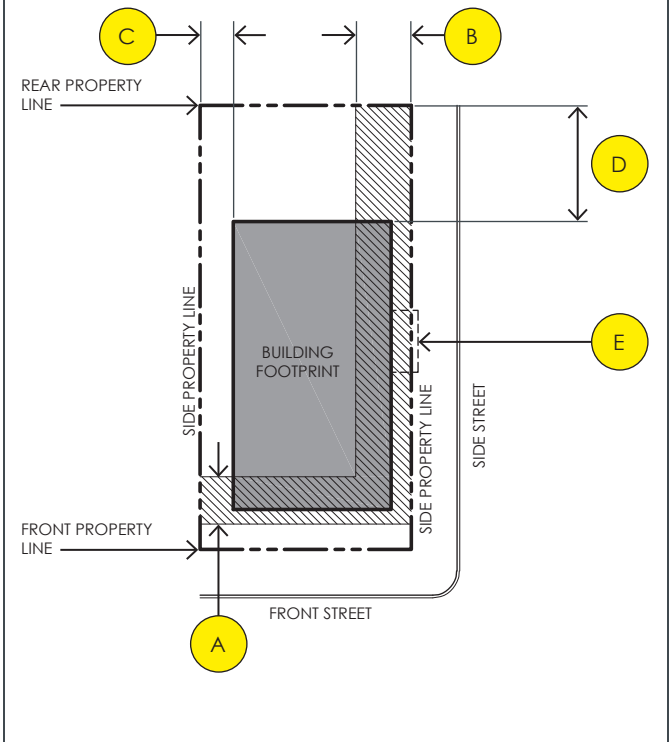
## 2005.07 LAKESIDE MIXED RESIDENTIAL (LMR) CONTEXT AREA

## 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 5 to 12 feet from front property line.
- B. Side Build-to-Zone (at side street):
  - Required build-to-zone from 0 to 12 feet from 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 5.05 BUILDING SITE PLACEMENT

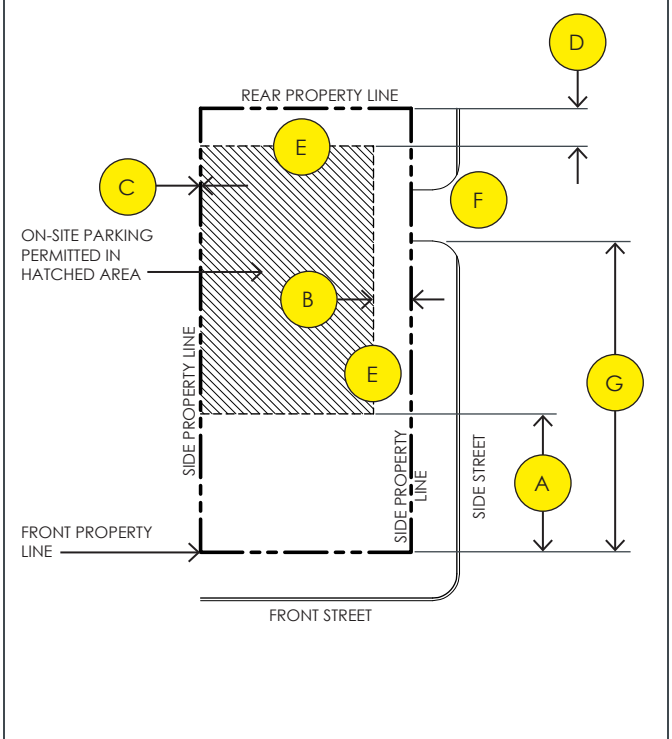


## 5.0 PARKING PLACEMENT

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.

ILLUSTRATION 5.06 PARKING PLACEMENT





## 2005.07 LAKESIDE MIXED RESIDENTIAL (LMR) CONTEXT AREA

## 6.0 PERMITTED USES

## LAKESIDE MIXED RESIDENTIAL (LMR) 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												
Auto service station				S								
Bank												
Business school/private or public school/higher ed.												
Church												P
Club, lodge, hall				S*			S*	S*	S*	S*		S*
Gallery/museum				P			P	P	P	P	P	P
Hotel/motel												
Indoor theater/live music concert hall												
Light manufacturing												
Machine shop												
Micro brewery, distillery, winery under 2500 barrels				P								
Micro brewery, distillery, winery over 2500 barrels												
Multi-family							P					
Office				P								
Outdoor recreation												
Outdoor theater												
Parking structure												
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)

S\* = Special Land Use requires minimum 200 feet of frontage on one street

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.

## 6.0 PERMITTED USES (continued)

### Specific Use

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)  
S\* = Special Land Use requires minimum 200 feet of frontage on one street  
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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**2005.08 LAKESIDE RESIDENTIAL (LR) CONTEXT AREA****1.0 CONTEXT AREA INTENT AND DESCRIPTION****INTENT**

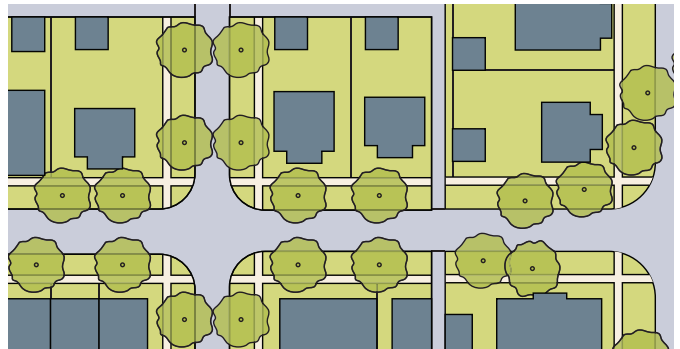
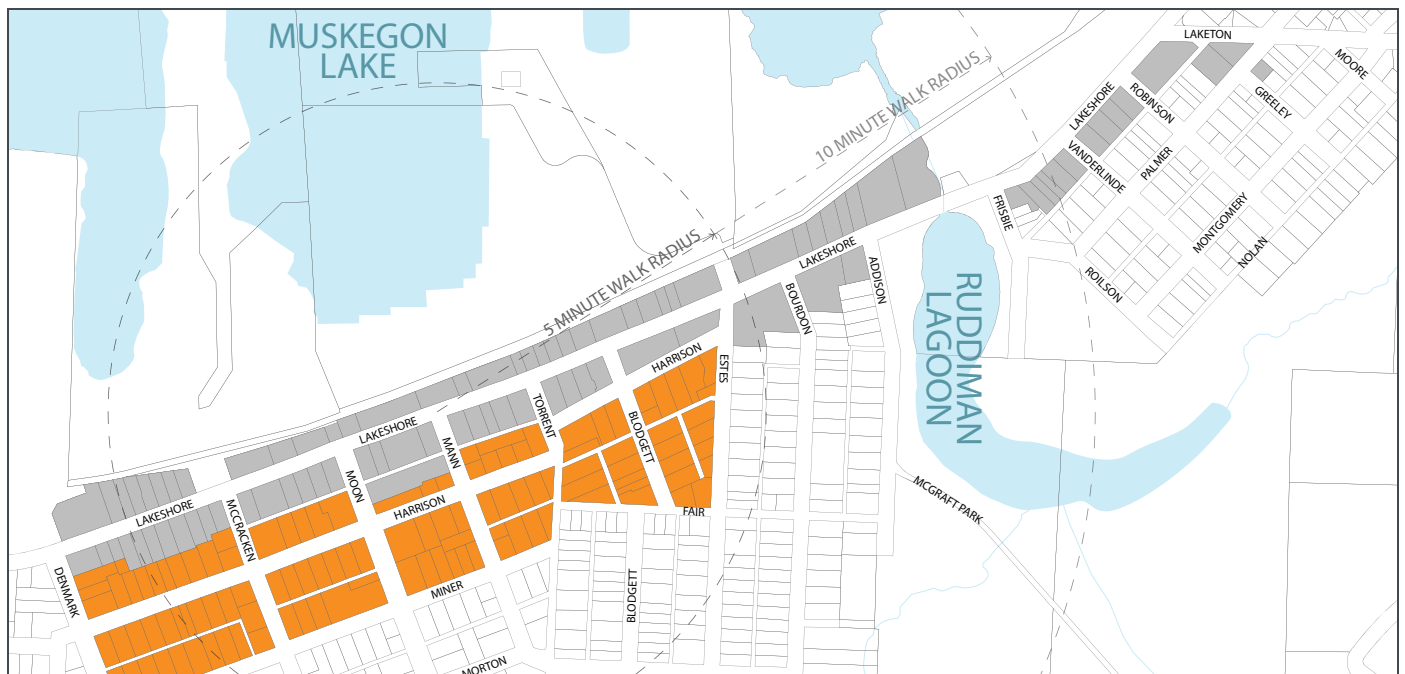
To provide a variety of urban housing choices, in small to medium footprint, medium-density Building Types, which reinforce the neighborhood's walkable nature.

**DESCRIPTION**

This Context Area is characterized by a wide variety of residential building types that have a range of setback conditions within a compact walkable block structure. 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**

## 2005.08 LAKESIDE RESIDENTIAL (LR) CONTEXT AREA

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

BUILDING TYPE WITH FRONTAGE OPTION		LAKESIDE RESIDENTIAL (LR) 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			
	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	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			
	with PROJECTING PORCH			
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	2 story max. / 1 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.



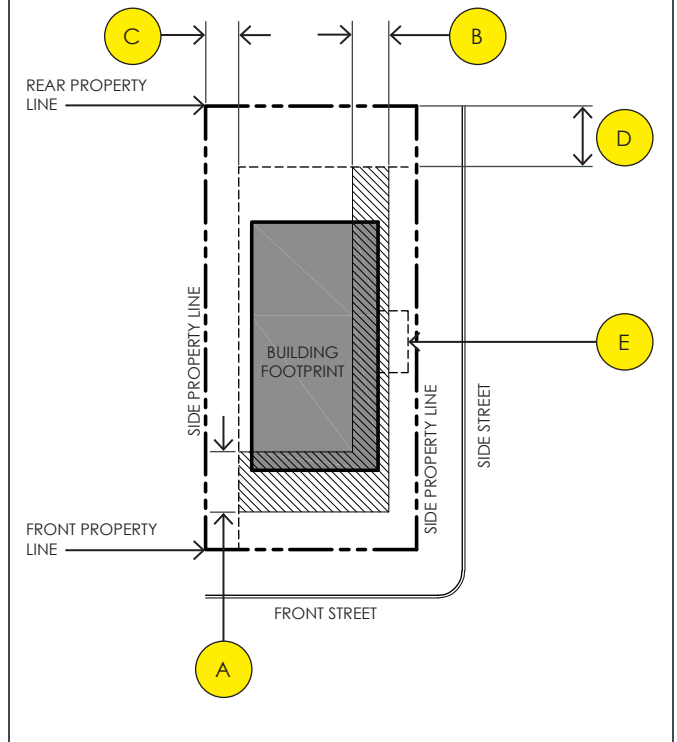
## 2005.08 LAKESIDE RESIDENTIAL (LR) CONTEXT AREA

## 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 5 to 20 feet from front property line.
- B. Side Build-to-Zone (at side street):
  - 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.

ILLUSTRATION 5.12 BUILDING SITE PLACEMENT

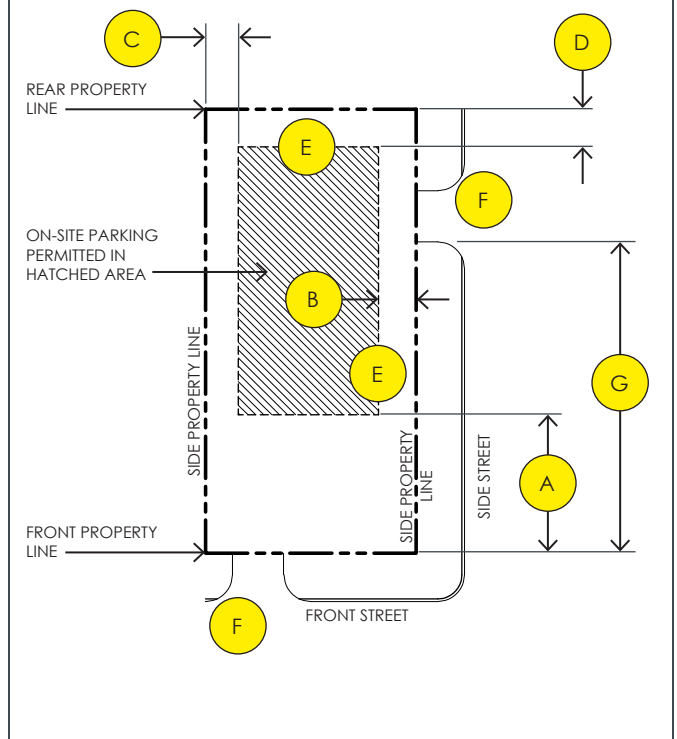


## 5.0 PARKING PLACEMENT

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.

ILLUSTRATION 5.13 PARKING PLACEMENT



## 2005.08 LAKESIDE RESIDENTIAL (LR) CONTEXT AREA

## 6.0 PERMITTED USES

## LAKESIDE RESIDENTIAL (LR) 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	
Amusement and recreation facility												
Auto service station												
Bank												
Business school/private or public school/higher ed.												
Church												
Club, lodge, hall												
Gallery/museum												P
Home Business							P		P	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							P					
Non-profit Supportive Housing												
Office												
Outdoor recreation												
Outdoor theater												
Parking structure												
Personal service												
Railway terminal												
Research and development												
Restaurant, cocktail lounge, brewpub												

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.

## 6.0 PERMITTED USES (continued)

### Specific Use

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.