

ARTICLE 6 MIXED-USE COMMERCIAL ZONE DISTRICTS

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

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

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

- A. City Center. City Center acknowledges downtown Grand Rapids as the business and cultural heart of the metropolitan region. A dense development pattern focused on the close proximity of services, a diversity of uses and dynamic building styles characterize this Zone District. The compatibility of such intense development with surrounding neighborhoods is emphasized through the use of a transitional Zone District.
- B. Linear Commercial Areas. Linear commercial areas may pass through more than one Neighborhood Classification and front on a Major Street, as defined by the *City of Grand Rapids Street Classification Policy*. The scale of new development and the transportation orientation of these Zone Districts are important factors in establishing the use requirements and building element requirements contained in this Article.
- C. Core Commercial Areas. Core commercial areas are primarily focused around a particular intersection, with defined edges that abut less intense uses. Transit-Oriented Development Zone Districts are focused on creating viable areas for transit and transit stations. The scale and intensity of those core areas, however, varies depending upon the Neighborhood Classification, the available land area, proximity of established residential neighborhoods and street capacity. An accompanying “ring” that surrounds the core is provided in the Modern Era Neighborhood as a transition area to less intense uses. Rezoning requests to a Transit-Oriented Development require the installation of a qualifying transit station, as described in Section 5.6.08.B.3.e.

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

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

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

1. Accommodate and promote commercial, residential, entertainment, educational, cultural, artistic, health care-related and governmental uses within the City Center Zone District;

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

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

The Transitional City Center (TCC) District is the buffer district between the dense City Center Zone District and surrounding near-downtown neighborhoods. This District provides a transition in the intensity of the downtown development pattern for adjacent areas, however, it allows for more development than would ordinarily be allowed in general neighborhood commercial locations. The presence of older, often historic, large warehouse buildings in such transition areas requires dense development for proper reuse of these structures. Sensitivity in the redevelopment of these structures and in new development is necessary to reinforce the unique physical characteristics of downtown and surrounding neighborhoods; ensure compatibility with adjacent land uses and structures; and to maintain neighborhood stability. Structures within this Zone District shall create and maintain a compact, transit-friendly, walkable mixed-use environment.

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

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

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

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

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

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

The MCN-C Zone District is intended to accommodate the automobile in a limited manner, while still emphasizing the importance of pedestrians and public transportation in the built environment. Moderate lot sizes and setbacks, building orientation and façade transparency are important characteristics of this Zone District. Small and medium-scale businesses, service and commercial uses that serve the immediate neighborhood and surrounding area are desired. Mixed-use commercial areas that include a residential component are encouraged; including the redevelopment of older commercial sites for moderate- to high-density residential uses. New development on primary and secondary street frontages shall be compatible in use and scale with surrounding, existing uses and structures.

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

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

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

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

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

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

The MON-TOD Zone District supports compact sub-regional mixed-use centers that consist of intense, multi-level commercial, office and residential uses on major streets. Large parcels, generally under single ownership, provide for an assortment of redevelopment opportunities in commercial strip and shopping center locations. A Transit-Oriented Development Zone Districts may be located on a transit route and may contain public spaces for shared activities. Building height, density and parking concessions are provided to encourage transit ridership. Individual store footprints are limited in size to ensure a diversity of shops and to maintain a pedestrian-scale environment. Particular emphasis is placed on pedestrian, bike and transit accommodations; the presence of automobiles is discouraged. At important intersections buildings shall anchor and define street corners as well as conceal surface parking lots. The consolidation of driveways, increased pedestrian connections and additional landscaping to buffer parking areas shall promote a safe and attractive environment. New residential development above storefronts and/or provided as mid-rise structures integrated into a mixed-use environment are desired.

C. MON-TOD-R, Modern Era Neighborhood - Transit-Oriented Development - Ring Zone District.

The intent of the MON-TOD-R Zone District is to serve as a transition Zone District between the intense development located in the Transit-Oriented Development District and the single-use, low-density commercial and/or residential development typically found in the Modern Era neighborhood. This Zone District allows more auto-oriented uses and a broad range of retail and service uses. Uses in this intermediate Zone District may include medium and high-density residential development, larger footprint retail uses, larger freestanding office buildings and other work places with a high employee-to-floor ratio. The recommendations for *Auto-Oriented Commercial in a Post-World War II Context*, Chapter 10, Section 10.8. of the *Master Plan* shall be referenced.

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

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

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

Section 5.6.06. Uses of Land.

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

- A. Land Uses. Uses are allowed in mixed-use commercial Zone Districts in accordance with Table 5.6.06.B. Uses: Residential Zone Districts. The following key is to be used in conjunction with the Use Table.
 - 1. Permitted Uses. Uses permitted by right in the Zone District, subject to compliance with all other applicable requirements of this Chapter. These uses are identified with a “P.”
 - 2. Special Land Uses. Uses which may be allowed subject to review and approval by the Planning Commission in accordance with Section 5.12.12., and with all other applicable requirements of this Chapter. These uses are identified with an “S.”
 - 3. Existing Uses. Uses that were in existence prior to November 5, 2007 may continue to exist as nonconforming uses. These uses are identified with an “E.”
 - 4. Uses Not Allowed. A cell marked with An “X” indicates that the listed use under a Zone District heading is not allowed. Uses not listed in the Table 5.6.06.B. are also prohibited.
 - 5. Use Regulations. Many allowed uses, whether permitted by right or as a Special Land Use, are subject to compliance with Article 9. These uses are identified in the Table 5.6.06.B. under Use Regulations. A cell marked with a dash “-” under this heading indicates that there are no additional use requirements in Article 9.
 - 6. Outdoor Activities. All permitted uses and activities shall be conducted wholly within an enclosed building, unless a particular use is expressly permitted by this Chapter.
 - 7. Unlisted Uses. If an application is submitted for a use not listed, the Planning Director shall make a determination as to the proper Zone District and use classification for the new or unlisted use.
 - 8. Parking Standards. Parking requirements are located in Article 10 Parking, Loading and Circulation.

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

B. Allowed Uses Table.

Table 5.6.06.B. Uses: Mixed-Use Commercial Zone Districts										
Use Category	Specific Use		TN			TN MCN MON	MCN MON	MON	SD	Use Regulations
			CC	TCC	TBA	TOD	C	TOD -R	NOS	
RESIDENTIAL										
Household Living	Dwellings	Ground floor	P	P	E	E	E	P	P	Exception
		Above ground floor	P	P	P	P	P	P	P	-
	All Household Living		P	P	P	P	P	P	P	5.9.03., 5.9.15., 5.9.17.
	Lodging, Extended Stay		P	P	P	P	P	P	X	-
Group Living	All Group Living		P	P	S	S	S	S	S	5.9.04., 5.9.26., 5.9.27., 5.9.29., 5.9.33.
Ancillary Uses	Accessory Buildings/Structures		X	X	X	X	X	X	P	5.2.09.
	Home Occupation		P	P	P	P	P	P	P	5.9.13.
	Live/Work Unit		P	P	P	P	P	P	X	5.9.14.
EDUCATIONAL, GOVERNMENT AND INSTITUTIONAL										
Educational Uses	All Educational Uses, Including Residential & Accessory Facilities		P	S	S	S	S	S	S	-
Government and Institutional Uses	Government & Institutional Uses	Ground floor	P	P	S	S	P	P	P	-
		Above ground floor	P	P	P	P	P	P	P	-
	Child Care Center		P	P	P	S	P	P	S	5.9.08.
	Community Center		P	S	S	S	P	S	S	-
	Hospital, Clinic, Medical Center, Rehabilitation Center, Administrative Offices		P	P	S	S	P	P	X	5.9.26.
	Park, Plaza, Playground, Square, Urban Open Space, Walkway		P	P	P	P	P	P	P	5.11.13.
	Religious Institution		P	S	S	S	S	S	S	-
COMMERCIAL, OFFICE, RETAIL										
Auto-Oriented Uses	Auto Supply/Accessory Sales (new or used)		X	X	P	X	P	P	X	-
	Car Wash		X	X	S	X	P	P	X	-
	Drive-In or Drive-Through Facility		S	S	S	S	S	S	X	5.9.09.
	Vehicle Fuel Station (without vehicle repair)		S	S	S	X	P	S	X	5.9.34.
	Vehicle Service or Repair		S	S	S	X	P	P	X	5.9.36.
	Vehicle Storage and Towing (not to include wrecking or salvage)		S	S	S	X	S	S	X	5.9.16.
	Vehicle sales/rental (e.g. auto, boat, RV)	Indoor showroom	P	P	P	X	P	P	X	5.9.35.
		Outdoor display	X	X	X	X	S	X	X	
Entertainment and Recreation	Aerobics, Dance Studio		P	P	S	S	P	P	S	Exception
	Arcade, Amusement Devices, Gaming, Pool Hall		P	S	S	S	P	P	X	-
	Auditorium, Cinema, Concert Hall, Theater, Banquet Hall		P	S	S	S	S	S	X	5.9.05., 5.9.06., 5.9.11.
	Bar, Dance Club, Tavern		S	S	S	S	S	S	X	5.9.05., 5.9.11.
	Bowling Alley, Skating Rink		P	S	S	S	P	P	X	-
	Convention Center		P	X	X	X	X	X	X	-
	Entertainment, Dance, After Hours		S	S	S	S	S	S	X	5.9.05., 5.9.11.

Use Category	Specific Use	TN			TN MCN MON	MCN MON	MON	SD	Use Regulations	
		CC	TCC	TBA	TOD	C	TOD -R	NOS		
	LCC Permit									
	Golf Course, Country Club	P	P	P	P	P	P	P	-	
	Health or Athletic club, Sports Complex (e.g. tennis, golf, soccer)	P	P	S	S	P	P	X	Exception	
	Live Entertainment (except Regulated Uses)	P	S	S	S	S	S	X	5.9.11.	
	Regulated Uses (See Definitions)	X	X	X	X	S	X	X	5.9.25.	
	Social or Service Club	P	S	S	S	S	S	X	5.5.05., 5.9.06., 5.9.30.	
	Sports and Entertainment Arena	P	X	X	X	X	X	X	-	
Hospitality	Lodging, Short-Term (Hotel, Motel, Bed and Breakfast)	P	P	P	P	P	P	X	5.9.07.	
	Restaurants (except Regulated Uses) Without Alcohol	P	P	P	P	P	P	X	-	
	Restaurants (except Regulated Uses) With Alcohol (beer, wine and/or liquor)	P	S	S	S	S	S	X	5.9.05., 5.9.11.	
Office	General or Professional Uses	Ground floor	P	P	S	S	P	P	P	Exception
		Above Ground Floor	P	P	P	P	P	P	P	-
	Medical or Dental Uses	Ground Floor	P	P	S	S	P	P	P	Exception
		Above Ground Floor	P	P	P	P	P	P	P	-
	Bank or Credit Union	Less than 2,000 sq ft GFA	P	P	P	P	P	P	P	-
		2,000 sq ft or more GFA	P	P	S	S	P	P	P	-
		Medical Laboratory Collection	P	P	P	S	P	P	P	-
	Medical Laboratory Processing	P	P	X	X	P	P	P	-	
Personal Services	Barber Shop, Beauty Salon, Nail Salon, Tanning Salon		P	P	P	P	P	P	P	-
	Copy and Shipping Station		P	P	P	P	P	P	X	-
	Contractor, Building (e.g. plumbing, heating, electrical)		P	S	S	X	P	P	X	Exception
	Film Production, Commercial Photography, Radio, Television Stations	Ground Floor	P	P	S	X	P	S	X	Exception
		Above Ground Floor	P	P	P	P	P	P	X	-
	Funeral Home, Mortuary		P	P	S	X	P	P	P	Exception
	Photo Finishing Service, Framing		P	P	P	P	P	P	X	-
	Tailor, Dry Cleaning Drop/Pick Up Station, Coin Operated Laundry		P	P	P	P	P	P	X	-
	Kennel, Pet Boarding or Grooming, Veterinary Hospital		X	X	X	X	S	S		-
	Landscaper, nursery		X	X	X	X	S	S	X	-
	Massage, Licensed Therapeutic		P	P	P	S	P	X	X	Exception
	Shoe Repair, Shoeshine Parlor		P	P	P	P	P	P	X	-
	Studio (yoga, karate, dance)		P	P	S	S	P	P	S	Exception
	Tattoo Shop, Piercing Service		P	P	P	P	P	P	X	-
Veterinary Clinic (without boarding)		P	P	P	S	P	P	P	Exception	
Retail Sales	First Floor Commercial Space	15,000 - 24,999 sq ft GFA	P	P	P	S	P	P	X	-
		25,000 sq ft or more GFA	P	S	S	S	P	P	X	-
	Alcohol for on- or off-site sales or consumption, including package goods store	25,000 sq ft or less GFA	S	S	S	S	S	S	X	5.9.05.
		More than 25,000 sq ft GFA	P	P	P	P	P	P	X	5.9.05.

Use Category	Specific Use	TN			TN MCN MON	MCN MON	MON	SD	Use Regulations
		CC	TCC	TBA	TOD	C	TOD -R	NOS	
	Antique or Second-Hand Store	P	S	S	S	P	P	X	-
	Art Studio, Gallery	P	P	P	P	P	P	X	-
	Catering Business	P	S	S	S	P	P	X	Exception
	Commercial Bakery, Brewery, Micro Brewery or similar use for product distribution of less than 15,000 sq ft	P	S	P	S	S	S	X	-
	Convenience Store, without fuel sales	P	P	P	P	P	P	X	-
	Pawn Broker	S	S	S	S	S	S	X	-
	Pet Shop (not involving boarding or grooming)	P	P	P	P	P	P	X	-
	Retail Sales, General	P	P	P	P	P	P	X	-
Outdoor Activities	Outdoor Activities (excl vehicle sales)	P	P	P	P	P	X	X	5.9.19.
	Outdoor Restaurant Seating Area, first level abutting front façade and public right-of-way	P	P	P	P	P	P	-	5.9.21.
	Outdoor Restaurant Seating Area not abutting front façade and public right-of-way or is above first level	S	S	S	S	S	S	X	5.9.21.
INDUSTRIAL, TRANSPORTATION AND UTILITIES									
Industrial and Manufacturing	Assembly, Manufacturing, Production, of food, textile products, technology, wood products, furniture and fixtures, paper, clay, glass or fabricated metal	X	E	E	X	X	X	X	-
	Commercial Laundry	X	S	X	X	X	X	X	-
	Printing, Publishing and Allied Industries	X	S	E	X	X	X	X	-
	Self-Storage Facility	S	X	X	X	S	S	X	5.9.28.
	Stone Monument Works	X	S	S	X	S	X	X	-
	Warehousing, Storage	X	E	E	X	X	X	X	-
Transportation	Wholesaling Activities	X	E	E	X	X	X	X	-
	Helistop (not to include Heliport)	S	S	X	X	X	X	X	5.9.12.
	Off-street Parking, Surface, accessory and on same lot	P	P	P	P	P	P	P	5.11.07.
	Off-street Parking, Surface, primary use on separate lot	S	S	S	S	P	S	S	5.11.07.
	Overhead Walkways	S	S	X	S	X	X	X	5.9.22.
	Parking Structures	P	P	S	P	S	P	X	5.9.23.
	Transit Center or Station	P	S	S	P	S	S	X	-
Utilities	Transit Stop	P	P	P	P	P	P	P	-
	Electrical Substations and Private Utilities	P	P	P	P	P	P	P	5.9.10.
	Wireless Communication Facilities								5.9.37.
Co-Located Antenna	P	P	P	P	P	P	P		
Freestanding Tower	X	X	X	X	S	S	X		

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

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

Section 5.6.07. Site Layout and Building Placement Requirements.

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

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

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

Neighborhood Classification		TN				MCN		MON			SD	Other Regulations
Zone District		CC	TCC	TBA	TOD	C	TOD	C	TOD	TOD-R	NOS	
All Others		-	-	18	18	10	18	10	18	10	10	
Minimum Greenspace (% of lot area)												
Residential		5%	20%	30%	5%	40%	5%	40%	10%	30%	60%	5.6.07.G.
All non-residential		5%	20%	20%	5%	30%	5%	30%	10%	20%	50%	

¹This dimension shall apply in areas not established, per Sections 5.2.06. and 5.5.06.

- B. Lot Area. The minimum lot area requirements may not permit allowed densities on every lot. Other factors, such as off-street parking, height limits, dwelling unit sizes and lot configuration may limit the overall density.
- C. Required Building Line (RBL). The following RBL requirements shall be utilized to ensure consistent building placement from public streets, reinforce Neighborhood Classification designations, recognize the appropriate positioning of varying land uses within a Zone District, permit access to the subject site from the public right-of-way, and provide property owners greater flexibility in the maximum use of a constrained site than would otherwise be possible with a minimum setback requirement.
 1. Established Setback. The RBL shall be consistent with the established dimension of existing main buildings fronting on the same block and in the same Zone District, except where existing buildings are setback more than twenty (20) feet from the public right-of-way. The requirements for RBLs do not apply to the MCN-C or MON-C Districts.
 2. RBL. If no uniform setback has been established, an RBL shall be provided for all new structures, measured from the back of the street curb without regard to the location of the lot line. The RBL defined in Table 5.6.07.A. shall be met. This RBL provision applies only to the first twenty (20) feet of building height. Above twenty (20) feet, buildings may be built out to the lot line. Columns shall not be placed in the sidewalk area to support the building above the twenty (20) foot height.
 3. Maximum RBL. New structures shall be located within three (3) feet of the established minimum uniform setback. If no uniform setback has been established, in no case shall the building line be further back than ten (10) feet from the RBL for all new structures. This maximum setback provision shall not apply to residential structures, to the residential portion of multi-use structures, nor to any level of the building above the second story.
 4. Exceptions.
 - a. Where a lot line abuts three (3) or more streets, the RBL provisions shall apply to only two (2) streets.
 - b. Additions to existing structures and portions of new structures in residential use shall be exempt from the RBL provisions.
 - c. Administrative Departure. An Administrative Departure may permit an adjustment in the established RBL up to ten (10) feet to accommodate individual site conditions, such as mature trees, topography, or other similar physical conditions.

- D. Minimum Front Yard Setback. The minimum front yard setback applies to those districts where all buildings, structures and parking areas can be located no closer than a specified distance from the property line. Buildings, structures and parking areas in these districts shall be located anywhere behind the required front setback so long as all other setback requirements are met.
- E. Side Yard Setback.
 - 1. A landscape buffer, per Section 5.11.11., shall be utilized in the side yard when adjacent to a residential use. Landscape buffer requirements may increase the required side yard setback.
 - 2. Commercial use side yard setback requirements shall be of sufficient width to either preclude or permit building maintenance.
- F. Rear Yard Setback.
 - 1. Encroachments into the rear yard may be permitted to accommodate parallel parking, waste receptacles, or other similar activities, provided that alleys or other vehicular or pedestrian access ways are not blocked or impeded.
 - 2. A landscape buffer, per Section 5.11.11., shall be utilized in the rear yard when abutting a residential use. Landscape buffer requirements may increase the required rear yard setback. Encroachments are not permitted in the landscape buffer.
- G. Minimum Required Greenspace.
 - 1. Purpose. The minimum greenspace requirements are designed to ensure a sufficient amount of area for recreation, nature, and greenspace as well as to provide a pervious surface to assist in stormwater management.
 - 2. Applicability. The minimum required greenspace provision shall apply to each lot in its entirety. Greenspace includes all natural pervious land surfaces at grade that are covered with soil (and usually with lawns, landscaping, or other plant materials) or water bodies; and does not include permanent structures, sidewalks, patios, decks, or pavement of any type including gravel.
 - 3. Stormwater Credit. Pervious surfaces, such as grass pavers, pervious concrete and asphalt, shall receive a twenty five (25) percent stormwater credit of the overall remaining greenspace towards achieving the requirements of this Section.
 - 4. Front Yards. Front yards shall consist of greenspace, and nonpervious surfaces shall be limited to driveways and private sidewalks.
 - 5. Greenspace Credits. Landscape buffers and green roofs readily accessible and usable by building tenants may be included in greenspace calculations.
 - 6. Exception. A reduction to a minimum of fifty (50) percent of the required greenspace listed in Table 5.6.07.A. is permitted for development projects that satisfy all of the following criteria:

- a. The project is located in a Traditional Neighborhood (TN);
- b. The submission of a stormwater mitigation plan that retains one hundred (100) percent of all stormwater on site, as approved by the City’s Environmental Protection Services Department (EPSD), and
- c. Demonstrated intent to apply for LEED building certification or other generally recognized sustainable building certification.

Section 5.6.08. Building Element Requirements.

A. Building Elements Table.

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

- a. Establish a development pattern in which new buildings and building modifications enhance the character of the existing built environment;
- b. Increase façade transparency (windows) to add visual interest, increase pedestrian traffic and to reduce crime through increased surveillance;
- c. Enhance a sense of place and contribute to the sustainability of the City;
- d. Orient building entrances and storefronts to the street;
- e. Articulate longer building facades into more human-scale increments;
- f. Distinguish commercial uses based on scale and auto-orientation;
- g. Encourage transportation alternatives (walking, biking and transit) to reduce automobile dependence and fuel consumption.

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

Neighborhood Classification	TN				MCN		MON			SD	Other Regulations	
	CC	TCC	TBA	TOD	C	TOD	C	TOD	TOD-R	NOS		
Height (stories)												
Minimum	3	2	2	2	-	-	-	-	-	-	-	5.6.08.B., 5.2.07.
Maximum, by right	See text	3	3	3	3	4	3	4	3	2.5		
Maximum, with bonuses		5	4	7	6	7	6	8	5	-		
Materials	✓	✓	✓	✓	✓	✓	-	✓	-	-	5.6.08.C.	
Building Façade Along RBL	90%	80%	70%	70%	50%	70%	50%	70%	50%	50%	5.6.08.D.	
Façade, Preservation and Variation	✓	✓	✓	✓	-	✓	-	✓	-	-	5.6.08.E.	
Building Orientation	✓	✓	✓	✓	✓	✓	-	-	-	-	5.6.08.F.	
Entrance	✓	✓	✓	✓	✓	✓	-	✓	-	-	5.6.08.G.	
Expression Line	✓	✓	✓	✓	-	✓	-	✓	-	-	5.6.08.H.	
Minimum Window Transparency (% of building wall area)												
Ground-floor, non-residential building façade	60%	60%	60%	60%	40%	60%	30%	60%	30%	30%	5.6.08.I., 5.2.15.	
Upper floors, building sides and residential uses	30%	30%	30%	30%	20%	30%	20%	30%	30%	30%		
Transitional Features	-	✓	✓	✓	✓	✓	-	✓	✓	✓	5.6.08.J.	
Streetscape Plan	✓	✓	✓	✓	-	✓	-	✓	-	-	5.11.12.	

Neighborhood Classification	TN				MCN		MON			SD	Other Regulations
Zone District	CC	TCC	TBA	TOD	C	TOD	C	TOD	TOD-R	NOS	
P = Permitted; S = Special Land Use; ✓ = Rules Apply; “-” = Not Applicable.											

B. Building Height.

1. **Adjacent Buildings.** Building height shall not vary from the height of adjacent building(s) by more than two (2) stories in mixed-use commercial Zone Districts, except for the TN-CC and TN-TOD Zone Districts.
2. **Dual Height Requirements.** The TN-CC Zone District assigns two (2) different building height boundaries within the District through the use of the OD–DT Downtown Height Overlay District, Section 5.8.02. The height of buildings in the TN-CC Zone District shall comply with the following:
 - a. **Base District.** Structures in the base Zone District are not subject to a height limitation.
 - b. **Height Overlay District.** Structures in the Height Overlay District shall not exceed eighty five (85) feet in height, except that a project may qualify for increased height based upon the bonus height allowance(s) provided in Section 5.8.02.C.
3. **Bonus Height Allowances.** Height bonuses are offered as incentives to encourage uses and amenities that implement the *Master Plan*. Buildings may qualify for a bonus height allowance based upon the Gross Floor Area (GFA) of the development devoted to such features and the criteria established in this Section. Bonus allowances may be used in combination; however, building heights shall not exceed the maximum number of stories as listed in Table 5.6.08.A. Building Elements for each Zone District.

Activity	District(s)	Incentive/Bonus	Bonus
Urban Open Space (5.6.08.B.3.a.)	TCC, TBA, TOD	At least twenty five (25) percent of the site area is designed and committed to urban open space.	1 story
		At least fifty (50) percent of the site area is designed and committed to urban open space.	2 stories
Ground Floor Retail (5.6.08.B.3.b.)	TBA, TOD	At least twenty (20) percent of the gross floor area of the ground floor designed and committed to retail use.	1 story
		At least forty (40) percent of the gross floor area of the ground floor designed and committed to retail use.	2 stories
Residential Use (5.6.08.B.3.c.)	TCC, TBA, TOD	At least thirty (30) percent of the gross floor area is designed and committed to residential use.	1 story
		At least sixty (60) percent of the gross floor area is designed and committed to residential use.	2 stories
Mixed-Income Housing (5.6.08.B.3.d.)	TCC, TBA, TOD, C	Minimum lot area/dwelling unit may be reduced by up to five hundred (500) square feet per unit for providing a mix of affordable and market rate.	# of units

Table 5.6.08.B.3. Bonus Height Table			
Activity	District(s)	Incentive/Bonus	Bonus
		One additional floor may be added to a building for providing a mix of affordable and market rate dwelling units.	1 story
Transit Station (5.6.08.B.3.e.)	TOD, PRD	Provide one (1) transit station along the assigned Bus Rapid Transit (BRT) route as approved by The Rapid.	3 stories
Note: Bonus heights for the TN-CC Zone District are described in Section 5.8.02.C. under the OD-DH Overlay District.			

- a. Urban Open Space Bonus. Development projects may qualify for this bonus provision if urban open space is provided on the site, with public access directly from the sidewalk at ground level. For purposes of this Section, any urban open space provided shall conform to the requirements of Section 5.11.13. The façade along the RBL requirement of Section 5.6.08.D. may be reduced to sixty (60) percent in order to accommodate the installation of qualifying urban open space.
- b. Ground Floor Retail Bonus. Development projects may qualify for this bonus provision where retail uses have access directly from the sidewalk at ground level. For purposes of this Section, retail use shall include the use groups as defined in Section 5.16.02.U. under Commercial Retail Sales.
- c. Residential Use Bonus. Development projects shall receive a bonus height allowance if residential use is included in the project. To qualify for this bonus, the development shall include one or more dwelling units, as defined in Section 5.16.02.H. Household Living.
- d. Mixed-Income Housing Bonus. Two bonus options are available for development projects that satisfy the criteria below: 1) the minimum lot area per dwelling unit in a multi-family development may be reduced by up to five hundred (500) square feet per unit, and/or 2) one additional story above the maximum permitted by the Zone District:
 - (i) Project is located within three hundred (300) feet of a transit line;
 - (ii) At least twenty (20) dwelling units are developed as part of the project;
 - (iii) If rental units, not less than fifteen (15) percent nor more than thirty (30) percent of the total number of units are priced for households at or below sixty (60) percent of Area Median Income, as adjusted for family size, with rental charges remaining affordable for at least fifteen (15) years.
 - (iv) If owner units, not less than fifteen (15) percent nor more than thirty (30) percent of the total number of units are priced for households at or below eighty (80) percent of Area Median Income, as adjusted for family size.
 - (v) The remaining units are priced at market rate.
 - (vi) The affordable units shall be comparable in unit sizes, amenities and location with the market rate units.
 - (vii) Provisions shall be made for certification of eligible tenants and purchasers, annual certification of rental property and monitoring of affordable housing requirements. A density agreement shall be approved by the City Commission.
- e. Transit Station Bonus. The transit station bonus shall only be approved as part of a submittal for a large development project at a location recognized by The

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

- (i) Construction by the developer shall require the submittal of appropriate drawings, detailed construction commitments, a construction schedule, and a performance guarantee or surety acceptable to the City for completion of the improvements, to be approved by the City Engineer and the transit authority.
- (ii) Cash contribution for transit station improvements that are to be undertaken by agencies such as The Rapid, shall enter into an agreement with the City of Grand Rapids and the agency undertaking the improvement. All agreements shall be in a form approved by the City Attorney.

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

- a. A reduction in the minimum height requirement for auto-oriented uses in those Zone Districts where seventy (70) percent or more of existing buildings and structures located on the same block are single story.
- b. Reconstruction to the former building height (that exceeds the maximum permitted height in Table 5.6.08.A.) where a building is partially destroyed by an Act of God. The determination shall consider factors such as the extent of destruction, character of the building and its surroundings and cost of reconstruction.

C. Materials.

- 1. Durable building materials, simple configurations and solid craftsmanship are required. Fifty (50) percent of walls visible from public streets, exclusive of wall areas devoted to meeting transparency requirements shall be constructed of: brick, glass; equivalent of Hardiplank Siding; metal (beams, lintels, trim elements and ornamentation only); wood lap, aluminum or vinyl siding; and split-faced block, stucco or stone.
- 2. Administrative Departure. Materials of equivalent or better quality may be approved.

D. Building Façade Along RBL.

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

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

E. Façade Preservation and Variation.

1. Exterior Alterations. Exterior changes and facade renovations shall not destroy or cover original details on a building, wherever practicable. Brick and stone facades shall not be covered with artificial siding or panels.
2. Window and Door Openings. Existing window and door openings shall be maintained wherever practicable. New window and door openings shall maintain a similar horizontal and vertical relationship as the originals.
3. Vertical and Horizontal Lines. The vertical lines of columns and piers, and the horizontal definition of spandrels and cornices, and other primary structural elements shall be maintained wherever practicable.
4. Uninterrupted Façade. The maximum linear length of an uninterrupted building facade facing public streets and/or parks shall be thirty (30) feet. Façade articulation or architectural design variations for building walls facing the street are required to ensure that the building is not monotonous in appearance. Building wall offsets (projections and recesses), cornices, varying building materials or pilasters shall be used to break up the mass of a single building.
5. Large Developments. Developments composed of one or more structures engaged in retail or wholesale sales, each exceeding thirty thousand (30,000) square feet GFA, or developments with a single large commercial establishment exceeding thirty thousand (30,000) square feet GFA, shall:
 - a. Create a series of smaller “liner buildings” that are positioned along the primary façade of the large structure to break up the building mass; or
 - b. Design the primary façade so that it appears to have a series of multiple small storefronts without individual doorways.
6. Administrative Departures. An Administrative Departure may be approved to allow the following:
 - a. To reduce up to five (5) feet of the thirty (30) foot requirement may be approved, depending on actual building design, entrance placement, and other factors that make the thirty (30) foot requirement impractical; or
 - b. Other methods to provide adequate articulation, provided that the visual effect of articulation is maintained. Examples of acceptable variations may include architectural or artistic details or features, a variation in color or materials and enhanced ornamentation around building entranceways.

F. Building Orientation.

2. Applicability. Building orientation requirements shall apply to mixed-use commercial Zone Districts in the TN and MCN Neighborhood Classifications.
3. Primary Entrance. The primary building entrance shall be located in the front façade parallel to the street. Main building entrances and exits shall be located on the primary street.
4. Recessed Doorways. Doorways that directly open to the sidewalk shall be recessed. A recessed entrance is required if the entrance is within five (5) feet of the lot line.
5. Administrative Departure. Alternative orientations may be permitted where such alternative orientations are consistent with existing adjacent development.

G. Entrances.

1. Identifiable Entrance. A clearly identifiable and usable building entrance is required for every sixty (60) feet of a building's frontage on a primary street.
2. Recessed Doorways. When located adjacent to public rights-of-way, doorways shall be recessed into the face of the building to provide a sense of entrance and to add variety to the streetscape.
 - a. The entrance depth shall not be less than the width of the door(s) when opened outward.
 - b. The entrance depth may not exceed the entrance width; and
 - c. The entrance may not exceed two (2) stories in height.
3. Residential Dwellings. Entrances for all residential dwellings shall be clearly defined by at least one (1) of the following:
 - a. Projecting or recessed entrance. A recessed entrance is required if the entrance is within five (5) feet of the lot line.
 - b. Stoop or enclosed or covered porch.
 - c. Transom and/or side light window panels framing the door opening.
 - d. Architectural trim framing the door opening.
 - e. Administrative Departure. An Administrative Departure may be permitted for other methods, such as unique color treatments, provided the same effect is achieved.
4. Administrative Departure. The requirement for a recessed entrance may be waived as an Administrative Departure for service doors.

H. Expression Line (EL).

1. A horizontal line on the facade known as the Expression Line (EL) shall distinguish the base of the building from the remainder to enhance the pedestrian environment. The EL shall be created by a change in material, a change in design, or by a continuous setback, recess, or projection above or below the Expression Line. Such

elements as cornices, belt courses, corbelling, molding, stringcourses, ornamentation, awnings or canopies, and changes in material or color or other sculpturing of the base, are appropriate design elements for ELs.

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

I. Window Transparency.

1. Purpose. The first floors of all buildings shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally by the use of windows and doors arranged so that active uses within the building are visible from or accessible to the street, and parking areas are visible to occupants of the building. Parking areas, truck loading areas, and vehicular access ways are considered service areas.
2. Applicability. The minimum percent transparency requirement shall apply to all sides of a building façade that abut an urban plaza or public right-of-way. Transparency requirements shall not apply to facades which abut an alley.
3. General Requirements. The General Provision requirements of Section 5.2.15. Window Transparency shall apply.
4. Windows and Displays.
 - a. Ground level storefront windows shall be horizontal, divided into vertical segments.
 - b. Product display windows shall be internally lit.
 - c. Interior displays shall be set back a minimum of one (1) foot from the window and shall not cover more than fifty (50) percent of the window opening.

J. Transitional Features.

1. Purpose. Transitional features are architectural elements, site features or alterations to building massing that are used to provide a transition between higher intensity uses and low- or moderate-density residential areas. These features assist in mitigating potential conflicts between those uses in lieu of conventional landscape buffers or large setbacks. It is the intent of these standards to:
 - a. Reduce land consumption;
 - b. Create a compatible mixed-use environment;
 - c. Limit interruptions in vehicular and pedestrian connections created by efforts to segregate uses; and
 - d. Establish or maintain vibrant pedestrian- and transit-oriented areas where differing uses can operate in close proximity to one another.
2. Applicability. Transitional features shall be required for buildings or structures that:

- a. Are adjacent to a residential Zone District where a permitted building or structure would be one (1) or more stories higher than adjacent buildings or structures located in the LDR or MDR Zone Districts.
 - b. Contain higher-intensity land uses that would adversely affect the livability of an area. The Planning Commission, Board of Zoning Appeals, or City Commission may require transitional features as part of a Special Land Use, Variance, Planned Redevelopment District or Conditional Rezoning approval.
3. Landscape Buffer. The Planning Commission, Board of Zoning Appeals, City Commission or Planning Director may require the use of a landscape buffer in lieu of, or in addition to, a transitional feature where such landscape buffer would reduce potentially adverse impacts between incompatible uses or different building types.
4. Intensity. A continuum of use intensity, where moderate intensity uses are sited between high-intensity uses and low-intensity uses, shall be developed for multi-building developments on one (1) or more lots. An example would be an office use between commercial and residential uses.
5. Height and Mass. Building height and mass in the form of building step-backs, recess lines or other techniques shall be graduated so that structures with higher intensity uses are comparable in scale with adjacent structures of lower-intensity uses.
6. Orientation. Primary building facades shall be placed away from the residential use.
7. Architectural Features. Similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on the lower-intensity use shall be incorporated in the transitional features.
8. Parking and Loading. Off-street parking, loading, service and utility areas shall be located away from the lower-intensity use and, where possible, adjacent to similar site features on surrounding sites.
9. Lighting and Noise. Incompatible exterior lighting or sources of audible noise shall be prevented whenever practicable.