The following Sample Zoning District Templates are excerpted from Enabling Better Places: Users’ Guide to Zoning Reform. The complete zoning reform recommendation guide can be found at: <https://www.cnu.org/our-projects/project-code-reform>.

Determining the scope for local use depends on more than just observing the place type. The community may be robust in character, with a variety of districts, but without political support or staff capacity it may be challenging to incorporate more than one new district at a time. The following are templates for these new zoning districts that may be combined for the local context.

****Main Street Alone****

Main Street as a single new zone is the least demanding way to initiate code reform. Most communities have support for the revitalization of their main streets, and these areas usually have adequate on street parking, existing multistory buildings, and diversity of use. They have frequently suffered with the introduction of 20th century zoning rules, so providing legal support for their restoration usually enjoys community buy-in.

****MS + Adjacent****

The next logical addition is often the Transition Neighborhood District since it provides a step down in intensity to single-family neighborhoods.

These areas usually have historically been a blend of medium density houses, including most of the “missing middle” building types like townhouse, duplex, triplex, and small multi-family buildings. As Main Street or Downtown place types transition to the neighborhood, special attention must be given to height, parking and use.

****Three Zones****

The Place Type section describes how a Downtown District is usually larger than just the main street(s) that are primarily retail. In most Michigan communities, the larger downtown has a robust, office, housing, and institutional presence. Buildings are still very urban, but may not have shopfronts along the street.

In mid-size communities, all three zones are important, and the Adjacent Neighborhood District is even more crucial in providing a sensitive change to the single-family neighborhoods.

Three sample zoning districts are provided. They may be combined, after determining the scope for local use. The districts are designed for a range of Michigan cities and villages, but must be calibrated for the local context.

Main Street District [M]

1. Scope[[1]](#footnote-1)
2. District boundaries are assigned according to the District Boundary Map.
3. The Primary Retail Corridor is assigned according to the District Boundary Map.
4. Conflicting Ordinances
5. Where there appears to be a conflict between these standards and any other sections of the Zoning Ordinance, Subdivision Standards, or Public Works Standards, the requirements specifically set forth in this district prevail. This district does not prevail over Life Safety Codes.
6. Intent
7. These regulations are designed for the following purposes:
	1. To promote the health, safety, and welfare of the general populous;
	2. To implement the Master Plan;
	3. To provide for walkable streetscapes where active facades address sidewalks and parking and loading are located behind buildings;
	4. To promote small, incremental development, alongside larger developments;
	5. To promote infill redevelopment that results in a walkable, vibrant, and diverse mixed-use corridor, allowing for shopfronts, sidewalk cafes, and other commercial uses at the street level with offices and residences overlooking the main street; and
	6. To promote a park once environment in a compact, walkable form.
8. Additionally these regulations seek to reduce barriers that may disadvantage individuals unfamiliar with the complexities of development, land use regulations, and the myriad requirements, agencies, and goals involved in maintaining a stable city, region, and state.
9. Permitted Uses
10. Multiple uses within a single site or building is permitted.
11. Uses are designated with (P), (R), or (N), indicating the following:
	1. (P) The use is permitted.
	2. (R) The use is permitted, provided it complies with the use restrictions specified.[[2]](#footnote-2)
	3. (N) The use is not permitted.
12. Temporary Uses
	1. Temporary uses require a Special Use Permit.
	2. Special Use Permits for temporary uses have a period of 2 years after which point they may be renewed.

| Main Street Corridor Use Table |
| --- |
| Use | Permission | Restriction |
| Residential |
| Single-family detached | N |  |
| Single-family attached | R | Along the Primary Retail Corridor residential uses must be above or behind non-residential. |
| Duplex, Triplex | R |
| Multi-family | R |
| Accessory dwelling units | P |  |
| Commercial |
| Automobile sales | R | On-site vehicle storage is prohibited. |
| Adult entertainment | N |  |
| Gas stations | N |  |
| Storage facilities | N |  |
| Off-street parking facilities | R | Facilities, surface or structured, must have ground floor commercial uses along the Primary Retail Corridor. |
| General Office | P |  |
| Personal and Professional Services | P |  |
| All other commercial uses | R | The following restrictions apply to all commercial uses:Building footprint must not exceed 35,000 sq. ft. Larger buildings may be permitted by Special Use Permit.Drive-thrus and access lanes are not permitted between buildings and sidewalks.Storage of non-retail materials and the making, assembling, remodeling, repairing, altering, finishing, or refinishing of its products or merchandise is permitted provided:These activities are completely enclosed within the premises occupied by the establishment.These activities are clearly accessory to sales and display activities. |
| Lodging |
| Hotel | P |  |
| Bed and Breakfast, Short Term Rentals | R | The owner’s primary residence must be on site.No more than 5 guest rooms are permitted.The maximum length of stay is 14 days. |
| Industrial |
| Heavy Industrial | N |  |
| Artisanal Manufacturing[[3]](#footnote-3) | R | Storage of non-retail materials and the making, assembling, remodeling, repairing, altering, finishing, or refinishing of its products or merchandise is permitted provided:These activities are completely enclosed within the premises occupied by the establishment.These activities are clearly accessory to sales and display activities.Levels of traffic, noise, smoke, vibrations, odor, fumes, and glare must not exceed those levels which are customary for retail uses within the district. |
| Institutional | P |  |
| Civic Open Space |
| Plaza | P |  |
| Square | P |  |
| Green | P |  |
| Playground | R | Playgrounds are permitted within a square or green, or accessory to institutional or child care uses. |

1. Lots and Yards
2. Lot Area:
	1. No minimum lot area is required.
3. Front Yard:
	1. No front yard is required except where sidewalks are less than 8 feet in width in which case a front yard is required to provide the remaining sidewalk width to achieve a minimum of 8 feet.
	2. Buildings must be located within 15 feet of the lot line along the Primary Retail Corridor for a minimum of 70% of the lot width. Exceptions may be permitted by the Planning Director for:
		1. Conflicts with existing utilities.
		2. Forecourts, not to exceed 30% of the lot width.[[4]](#footnote-4)
	3. Front yards along the Primary Retail Corridor must be paved except where they exceed 8 feet in depth in which case they must be a minimum of 50% paved.
	4. Fencing is not permitted in front yards along the Primary Retail Corridor.
4. Side Yard:
	1. No side yard is required.
5. Rear Yard:
	1. Lots abutting adjacent districts must have a minimum 20 ft. rear yard except where alleys are present.
6. Site Development
7. Existing streets and alleys must be maintained.
8. Street trees must be planted along adjacent sidewalks within 4 feet of the curb at a maximum spacing of 40 ft on center.
9. Street furniture, where provided, must be located within 6 feet of the curb.
10. Off-street Parking and Loading
11. On-site parking is not required.[[5]](#footnote-5)
12. Any parking requirements may be achieved on street along lot lines and within 600 feet of the parcel.
13. Off-street parking lots must be located to the rear of buildings.
14. Off-street parking and loading access is limited as follows:
	1. Parking and loading access must be from an alley where available.
	2. Parking and loading access may be from a side street if an alley is not available.
	3. Where parking and loading access is only available from the front lot line, it is limited to a maximum 20 feet in width.
		1. Parking access from the front lot line must provide access to parking lots on adjacent parcels.
		2. Access points from the front lot line must be at least 100 feet apart.
15. Cross-access between off-street parking lots must be provided.
	1. Alleys are considered to provide cross-access between adjacent off-street parking lots.
16. Building Height[[6]](#footnote-6)
17. Building height is limited by stories above sidewalk grade.
	1. Ground floor stories exceeding 20 feet are considered two stories.
	2. Mezzanines exceeding 30% of the ground floor area are counted as a story.
	3. Upper stories exceeding 16 feet are counted as two stories, and an additional story for every multiple of 16 feet.
18. Building height is limited to XX feet determine locally.
19. Building height is limited to the maximum permitted height of adjacent residential districts within 50 feet of those districts.
20. Building facades must be a minimum of 20 feet in height along the Primary Retail Corridor.
21. Rooftop equipment and access does not count towards building height.
22. Signs
23. Projecting signs may encroach into the right-of-way.
	1. Vertical clearance must be a minimum of 8 feet in height.
24. Sidewalk signs are permitted during open hours of the tenant.
25. The following signs are prohibited:
	1. Off-premise business signs.
	2. Free standing signs.
26. Building Standards
27. Buildings must have one functional entry for every 60 feet of facade along the front lot line and 100 feet of facade along side lot lines, or fraction thereof, along sidewalks.
28. Building facades oriented towards sidewalks must have a minimum of 15% glazing for all upper floor facades.
29. The ground floor building facade along the Primary Retail Corridor must be configured as follows:
	1. 50% clear glass is required along the ground floor facade.
	2. Building entries may be recessed from the facade up to 8 feet in depth.
	3. Awnings may project into the right-of-way to within two feet of the curb.
	4. Display windows may project into yards.
	5. The first 30 feet of ground floor building depth along the Primary Retail Corridor must be used for retail and related display, dining, lobby or waiting areas, or open office.
30. Facade elements above the ground floor may project into yards.
31. Commercial activities, including food service and seating, may occupy yards.

Definitions[[7]](#footnote-7)

Primary Retail Corridor: The principal retail street that accommodates a mix of uses in a compact, walkable form.

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

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

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

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

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

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

Downtown District [D]

1. Scope[[8]](#footnote-8)
2. District boundaries are assigned according to the District Boundary Map.
3. The Primary Retail Corridor is assigned according to the District Boundary Map.
4. Conflicting Ordinances
5. Where there appears to be a conflict between these standards and any other sections of the Zoning Ordinance, Subdivision Standards, or Public Works Standards, the requirements specifically set forth in this district prevail. This district does not prevail over Life Safety Codes.
6. Intent
7. These regulations are designed for the following purposes:
	1. To promote the health, safety, and welfare of the general populous;
	2. To implement the Master Plan;
	3. To provide for walkable streetscapes where active facades address sidewalks and parking and loading are located behind buildings;
	4. To promote small, incremental development, alongside larger developments;
	5. To promote economic opportunity/viability, consumer services, and housing options for the [city/village] and surrounding area;
	6. To promote infill redevelopment that results in a walkable, vibrant, and diverse mixed-use district, including retail, office, institutional, and residential; and
	7. To promote a park once environment in a compact, walkable form.
8. Additionally these regulations seek to reduce barriers that may disadvantage individuals unfamiliar with the complexities of development, land use regulations, and the myriad requirements, agencies, and goals involved in maintaining a stable city, region, and state.
9. Permitted Uses
10. Multiple uses within a single site or building is permitted.
11. Uses are designated with (P), (R), (C), or (N), indicating the following:
	1. (P) The use is permitted.
	2. (R) The use is permitted, provided it complies with the use restrictions specified.[[9]](#footnote-9)
	3. (C) The use may be permitted, subject to administrative approval.
	4. (N) The use is not permitted.
12. Temporary Uses
	1. Temporary uses require a Special Use Permit.
	2. Special Use Permits for temporary uses have a period of 2 years after which point they may be renewed.

| Downtown Use Table |
| --- |
| Use | Permission | Restriction |
| Residential |
| Single-family detached | N |  |
| Single-family attached | R | Along the Primary Retail Corridor residential uses must be above or behind non-residential. |
| Duplex, Triplex | R |
| Multi-family | R |
| Accessory dwelling units | P |  |
| Commercial |
| Automobile sales | R | Not permitted along the Primary Retail Corridor |
| Adult entertainment | N |  |
| Gas stations | R | Not permitted along the Primary Retail Corridor |
| Storage facilities | R | Permitted on upper stories only. |
| Off-street parking facilities | R | Facilities, surface or structured, must have occupiable ground floor space along the street facade. Along the Primary Retail Corridor, commercial uses must be located along the street facade. |
| General Office | P |  |
| Personal and Professional Services | P |  |
| All other commercial uses | R | The following restrictions apply to all commercial uses:Building footprint must not exceed 35,000 sq. ft. along the Primary Retail Corridor. Larger buildings may be permitted by Special Use Permit.Drive-thrus and access lanes are not permitted between buildings and sidewalks.Storage of non-retail materials and the making, assembling, remodeling, repairing, altering, finishing, or refinishing or its products or merchandise is permitted provided:These activities are completely enclosed within the premises occupied by the establishment. |
| Lodging |
| Hotel | P |  |
| Bed and Breakfast, Short Term Rentals | R | The owner’s primary residence must be on site.No more than 5 guest rooms are permitted.The maximum length of stay is 14 days. |
| Industrial |
| Heavy Industrial | N |  |
| Artisanal Manufacturing[[10]](#footnote-10) | R | Storage of non-retail materials and the making, assembling, remodeling, repairing, altering, finishing, or refinishing or its products or merchandise is permitted provided:These activities are completely enclosed within the premises occupied by the establishment.Levels of traffic, noise, smoke, vibrations, odor, fumes, and glare must not exceed those levels which are customary for retail uses within the district. |
| Institutional | P |  |
| Civic Open Space |
| Plaza | P |  |
| Square | P |  |
| Green | P |  |
| Playground | P |  |

1. Lots and Yards
2. Lot Area:
	1. No minimum lot area is required.
3. Front Yard:
	1. No front yard is required except where sidewalks are less than 8 feet in width in which case a front yard is required to provide the remaining sidewalk width to achieve a minimum of 8 feet.
	2. Buildings must be located within 15 feet of the lot line in the Downtown District for a minimum of 70% of the lot width along the Primary Retail Corridor and 50% of the lot width elsewhere in the district. Exceptions may be permitted by the Planning Director for:
		1. Conflicts with existing utilities.
		2. Forecourts, not to exceed 30% of the lot width.[[11]](#footnote-11)
	3. Front yards must be paved except where they exceed 8 feet in depth in which case they must be a minimum of 50% paved.
	4. Fencing is not permitted in front yards along the Primary Retail Corridor.
4. Side Yard:
	1. No side yard is required.
5. Rear Yard:
	1. Lots abutting adjacent residential districts must have a minimum 20 ft. rear yard, except where alleys are present.
6. Site Development
7. Existing streets and alleys must be maintained.
8. Street trees must be planted along adjacent sidewalks within 4 feet of the curb at a maximum spacing of 40 ft on center.
9. Street furniture, where provided, must be located within 6 feet of the curb.
10. Off-street Parking and Loading
11. On-site parking is not required.[[12]](#footnote-12)
12. Any parking requirements may be achieved on a street abutting the site, or within the same or an adjacent block.
13. Off-street parking lots must be located to the rear of buildings.
14. Off-street parking and loading access is limited as follows:
	1. Parking and loading access must be from an alley where available.
	2. Parking and loading access may be from a side lot line if an alley is not available.
	3. Where parking and loading access is only available from the front lot line, it is limited to a maximum 20 feet in width.
		1. Parking access from the front lot line must provide access to parking lots on adjacent parcels.
		2. Access points from the front lot line must be at least 100 feet apart.
15. Cross-access between off-street parking lots must be provided.
	1. Alleys are considered to provide cross-access between adjacent off-street parking lots.
16. Building Height[[13]](#footnote-13)
17. Building height is limited by stories above sidewalk grade.
	1. Ground floor stories exceeding 20 feet are considered two stories.
	2. Mezzanines exceeding 30% of the ground floor area are counted as a story.
	3. Upper stories exceeding 16 feet are counted as two stories, and an additional story for every multiple of 16 feet.
18. Building height is limited to determine locally.
19. Building height is limited to the maximum permitted height of adjacent residential districts within 50 feet of those districts.
20. Building facades must be a minimum of 20 feet in height along the Primary Retail Corridor.
21. Rooftop equipment and access does not count towards building height.
22. Signs
23. Projecting signs may encroach into the right-of-way.
	1. Vertical clearance must be a minimum of 8 feet in height.
24. Sidewalk signs are permitted during open hours of the tenant.
25. The following signs are prohibited:
	1. Off-premise business signs.
	2. Free standing signs.
26. Building Standards
27. Buildings must have one functional entry for every 60 feet of facade along the Primary Retail Corridor, 75 feet of facade along the front lot line, and 100 feet of facade along side lot lines, or fraction thereof, along sidewalks.
28. Building facades oriented towards sidewalks must have a minimum of 15% glazing.
29. The ground floor building facade along the Primary Retail Corridor must be configured as follows:
	1. 50% clear glass is required along the ground floor facade.
	2. Building entries may be recessed from the facade up to 8 feet in depth.
	3. Awnings may project into the right-of-way to within two feet of the curb.
	4. Display windows may project into yards.
	5. The first 30 feet of ground floor building depth along the Primary Retail Corridor must be used for retail and related display, dining, lobby or waiting areas, or open office.
30. Awnings may project into the right-of-way to within two feet of the curb.
31. Display windows may project into yards.
32. Porches and stoops may project into yards.
33. Facade elements above the ground floor may project into yards.
34. Commercial activities, including food service and seating, may occupy yards.

Definitions[[14]](#footnote-14)

Primary Retail Corridor: The principal retail street that accommodates a mix of uses in a compact, walkable form.

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

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

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

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

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

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

ADJACENT NEIGHBORHOODS [A]

1. Scope[[15]](#footnote-15)
2. District boundaries are assigned according to the District Boundary Map.
3. The Adjacent Neighborhoods District is assigned according to the District Boundary Map.
4. Conflicting Ordinances
5. Where there appears to be a conflict between these standards and any other sections of the Zoning Ordinance, Subdivision Standards, or Public Works Standards, the requirements specifically set forth in this district prevail. This district does not prevail over Life Safety Codes.
6. Intent
7. These regulations are designed for the following purposes:
	1. To promote the health, safety, and welfare of the general populous;
	2. To implement the Master Plan;
	3. To provide for walkable streetscapes where active facades address sidewalks and parking and loading are located behind buildings;
	4. To promote small, incremental development, alongside larger developments;
	5. To promote infill redevelopment that supports main streets and downtowns by providing for a sufficient residential population within walking distance.
	6. To provide a transition in intensity from main streets and downtowns to adjacent residential neighborhoods.
8. Additionally these regulations seek to reduce barriers that may disadvantage individuals unfamiliar with the complexities of development, land use regulations, and the myriad requirements, agencies, and goals involved in maintaining a stable city, region, and state.
9. Permitted Uses
10. Multiple uses within a single site or building is permitted.
11. Uses are designated with (P), (R), (C), or (N), indicating the following:
	1. (P) The use is permitted.
	2. (R) The use is permitted, provided it complies with the use restrictions specified.[[16]](#footnote-16)
	3. (C) The use may be permitted, subject to the approval of the Hearings Office.
	4. (N) The use is not permitted.
12. Temporary Uses
	1. Temporary uses require a Special Use Permit.
	2. Special Use Permits for temporary uses have a period of 2 years after which point they may be renewed.

| Adjacent Neighborhoods District Use Table |
| --- |
| Use | Permission | Restriction |
| Residential |
| Single-family detached | P |  |
| Single-family attached | P |  |
| Duplex, Triplex | P |  |
| Multi-family | R | Limited to a maximum of 12 units per building. |
| Accessory dwelling units | P |  |
| Commercial |
| Automobile sales | N |  |
| Gas stations | N |  |
| Storage facilities | R | Permitted on upper stories only. |
| Off-street parking facilities | R | Off-street parking is limited to surface parking lots. Surface parking lots must be set back 12 feet from sidewalks and be lined with buildings or an evergreen vegetative buffer. |
| General Office | R | See all other commercial uses |
| Personal and Professional Services | R | See all other commercial uses |
| All other commercial uses | P | Tenant spaces are limited to 5,000 sf max. |
| Lodging |
| Hotel | N |  |
| Bed and Breakfast | R | The owner’s primary residence must be on site.No more than 5 guest rooms are permitted.The maximum length of stay is 14 days. |
| Industrial |
| Heavy Industrial | N |  |
| Artisanal Manufacturing[[17]](#footnote-17) | R | Storage of non-retail materials and the making, assembling, remodeling, repairing, altering, finishing, or refinishing or its products or merchandise is permitted provided:These activities are completely enclosed within the premises occupied by the establishment.These activities are clearly accessory to sales and display activities.Levels of traffic, noise, smoke, vibrations, odor, fumes, and glare must not exceed those levels which are customary for retail uses within the district.Tenant spaces are limited to 5,000 sf max. |
| Institutional | R | Parking lots are limited to 30 spaces. |
| Civic Open Space |
| Plaza | N |  |
| Square | P |  |
| Green | P |  |
| Playground | P |  |

1. Lots and Yards
2. Lot Size:
	1. No minimum lot area is required.
	2. Lots must not exceed 150 feet in width.
3. Front Yard:
	1. No front yard is required.
	2. Front yards exceeding 6 feet in depth must be 50% impervious.
4. Side Yard:
	1. A 6 ft side yard setback is required where abutting residential districts.
5. Rear Yard:
	1. Lots abutting residential districts must have a minimum 20 ft. rear yard, except where alleys are present.
6. Lot Coverage:
	1. Building footprints may not exceed 60% of the lot area.
7. Site Development
8. Existing streets and alleys must be maintained.
9. Street trees must be planted along adjacent sidewalks within 4 feet of the curb at a maximum spacing of 40 ft on center.
10. Street furniture, where provided, must be located within 6 feet of the curb.
11. Off-street Parking and Loading
12. One off-street parking space must be provided for each dwelling unit.
13. Off-street residential parking may be provided within the same block.
14. Off-street non-residential parking may be achieved on street along lot lines and within 600 feet of the parcel.
15. Off-street parking must be located to the rear of buildings.
16. Off-street parking and loading access is limited as follows:
	1. Parking and loading access must be from an alley where available.
	2. Parking and loading access may be from a side lot line.
	3. Where parking access is not available from alleys or side lot line, access may be provided from the front lot line.
		1. Driveway width is limited to 20 feet.
17. Building Height[[18]](#footnote-18)
18. Building height is limited by stories above sidewalk grade.
	1. Ground floor stories exceeding 20 feet are considered two stories.
	2. Mezzanines exceeding 30% of the ground floor area are counted as a story.
	3. Upper stories exceeding 16 feet are counted as two stories, and an additional story for every multiple of 16 feet.
19. Building height is limited to XX feet determine locally.
20. Structure height is limited to the maximum permitted height of adjacent residential districts within 50 feet of those districts.
21. Rooftop equipment and access does not count towards building height.
22. Signs
23. Projecting signs may encroach into the right-of-way.
	1. Vertical clearance must be a minimum of 8 feet in height.
24. Sidewalk signs are permitted during open hours of the tenant.
25. The following signs are prohibited:
	1. Off-premise business signs.
	2. Free standing signs.
26. Signs are limited to 12 sf in area per sign.
27. A maximum of 2 signs are permitted per tenant.
28. Building Standards
29. Buildings within 20 feet of a sidewalk must have at least one functional entry along a sidewalk.
30. Building facades within 20 feet of sidewalks must have a minimum of 15% glazing.
31. Porches and stoops may project into yards.
32. Facade elements above the ground floor may project into yards.
33. Commercial activities, including food service and seating, may occupy yards.
	1. Outdoor commercial activities are prohibited between 10:00 pm and 8:00 am.

Definitions[[19]](#footnote-19)

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

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

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

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

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

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

Depending on the community, a Main Street District may include more than one primary retail corridor. The Main Street District should be mapped along both sides of the street including one or more lots in depth but generally not more than one block to either side of the main street. [↑](#footnote-ref-1)
2. **Restricted Uses:** Conditional uses can be unpredictable in implementation. Restricted uses are a preferred method where the restrictions are clearly defined and can be implemented by right if complied with. [↑](#footnote-ref-2)
3. **Artisanal Manufacturing:** The primary sales and display activity should be in the shopfront space, adjacent to the street. Accessory activities may occupy a larger sq. ft. area, but should not be located in the retail shopfront. [↑](#footnote-ref-3)
4. **Forecourts:** Forecourts are good building frontages for lodging, office, and general mixed use. The court area may be used as a vehicular drop-off or an entry plaza. The forecourt may not be used for parking. [↑](#footnote-ref-4)
5. **Parking Management:** Parking should be managed and coordinated by the Downtown Development Authority or other district authority. [↑](#footnote-ref-5)
6. **Building Height:** Maximum heights must be determined locally.

In addition to existing context, [building construction logic] local market conditions should also be considered when setting this limit. [↑](#footnote-ref-6)
7. **Definitions:** The definitions provided are likely needed for updating the existing zoning code. Other words are considered to be used as commonly defined. [↑](#footnote-ref-7)
8. **Scope:** Larger cities and villages include a downtown area that is more than 2 blocks deep and 4 blocks long. In these instances the Downtown District applies. The Downtown District include one or more primary retail corridors, similar to the Main Street District. In the Downtown District, the primary retail corridor is supported by a larger mixed-use district which permits but has less emphasis/focus on retail.

The Downtown District may be only a few blocks larger than a Main Street District, or it may be a large mixed-use district. The Downtown differs from the Main Street in that it anticipates a larger and more intensive mixed-use area. This must be locally analyzed and mapped. [↑](#footnote-ref-8)
9. **Restricted Uses:** Conditional uses can be unpredictable in implementation. Restricted uses are a preferred method where the restrictions are clearly defined and can be implemented by right if complied with. [↑](#footnote-ref-9)
10. **Artisanal Manufacturing:** The primary sales and display activity should be in the shopfront space, adjacent to the street. Accessory activities may occupy a larger sq. ft. area, but should not be located in the retail shopfront. [↑](#footnote-ref-10)
11. **Forecourts:** Forecourts are good building frontages for lodging, office, and general mixed use. The court area may be used as a vehicular drop-off, entry plaza, or planted courtyard. The forecourt may not be used for parking. [↑](#footnote-ref-11)
12. **Parking Management:** Parking should be managed and coordinated by the Downtown Development Authority or other district authority. [↑](#footnote-ref-12)
13. **Building Height:** Maximum heights must be determined locally.

In addition to existing context, [building construction logic] the local market should also be considered when setting this limit. [↑](#footnote-ref-13)
14. **Definitions:** The definitions provided are likely needed for updating the existing zoning code. Other words are considered to be used as commonly defined. [↑](#footnote-ref-14)
15. **Scope:** Many place types include a primary retail corridor or main street district [see Main Street District] that is surrounded by single-family residential neighborhoods.

The Adjacent Neighborhoods District may be as shallow as a 1/2 block area that steps down from the main street to the single-family area. This must be locally analyzed and mapped. [↑](#footnote-ref-15)
16. **Restricted Uses:** Conditional uses can be unpredictable in implementation. Restricted uses are a preferred method where the restrictions are clearly defined and can be implemented by right if complied with. [↑](#footnote-ref-16)
17. **Artisanal Manufacturing:** The primary sales and display activity should be in the shopfront space, adjacent to the street. Accessory activities may occupy a larger sq. ft. area, but should not be located in the retail shopfront. [↑](#footnote-ref-17)
18. **Building Height:** Maximum heights must be determined locally.

In addition to existing context, [building construction logic] and local market/economic conditions should also be considered when setting this limit. [↑](#footnote-ref-18)
19. **Definitions:** The definitions provided are likely needed for updating the existing zoning code. Other words are considered to be used as commonly defined. [↑](#footnote-ref-19)