

CITY OF BRIDGMAN HYBRID ZONING ORDINANCE

ADOPTED
7.10.17

AMENDED
9.21.20



AMENDMENT LOG

1. Resolution 2018-05, Article V, Section 5.03, replaced in its entirety to clarify and regulate off-street parking and recreational vehicle parking, Pages V.1-V.2. Amended April 2, 2018
2. Resolution 2018-06, Article VII, Section 7.02, replaced in its entirety to clarify and regulate accessory buildings, Pages VII.1-VII.2. Amended April 2, 2018
3. Ordinance 2020-208, Created a new Interstate Gateway District (IG), amended Section 2.09 (Corridor Commercial District), Section 2.10 (Transitional Industrial District), Section 5.09/5.10 (Parking), Section 6.02 (Sign Permits), Section 6.03 (Regulations Regarding Signs), Section 6.04 (Exempt Signs), Section 6.05 (Prohibited Signs), Section 6.07 (Sign Definitions), Section 7.19 (Landscaping), Section 8.12 (Standards for Specific Special Land Uses), Article IX (Definitions) and Section 7.02 (Accessory Uses, Buildings and Structures). Amended September 21, 2020

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WHAT IS A HYBRID ZONING ORDINANCE?

The City of Bridgman Zoning Ordinance blends Euclidian Zoning (or used-based) and Form-Based code standards. Form-Based Codes (FBC) represent a paradigm shift in the way that we regulate the built environment. This shift was necessary because the conventional, use-based approach to zoning has been shown to be ineffective for regulating diverse, urban, mixed-use environments.

The City of Bridgman is using both conventional zoning and form-based coding to achieve the vision set forth in the City's Master Plan. The downtown (Lake Street corridor) is the main area of the city where form-generating zoning districts are established. These districts are form-based and an applicant selects a use, building type and facade to develop or redevelop.

The surrounding portions of the City are non-form generating districts which regulates use only.

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

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

- Form Based Codes Institute

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

The naming conventions in FBCs reflect the intended physical form and hierarchy of different places, so instead of a zone being labeled “single-family residential,” it might be called “Corridor Edge,” and instead of a zone being called “commercial” or “mixed use,” it might be called “Downtown Core.”

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



BUILDING FORM AND THE PUBLIC REALM

The City of Bridgman Zoning Ordinance is a development regulation that emphasizes the physical character of development (its form) and de-emphasizes the regulation of land use, especially in the form generating districts.

There are four (4) form generating zoning districts:

Downtown Core (DC)
Downtown Edge (DE)
Commercial Gateway (CE)
Neighborhood Edge (NE)

The ordinance emphasizes the design of the public realm (primarily Lake Street) by regulating building form, mass, composition, and placement; as well as facade transparency, parking location, use, signs, and landscaping.

The public realm is the streetspace or other public right-of-way that is defined by building walls and facades.

The **Public Realm** illustration on this page indicates the components of the public realm and also references where each component is regulated within the form generating districts.



BUILDING TYPE: Article III contains standards for Building Types that describe the various forms of buildings that are permitted. Each Building Type has its own specific size, massing, pedestrian access, height, and facade composition.

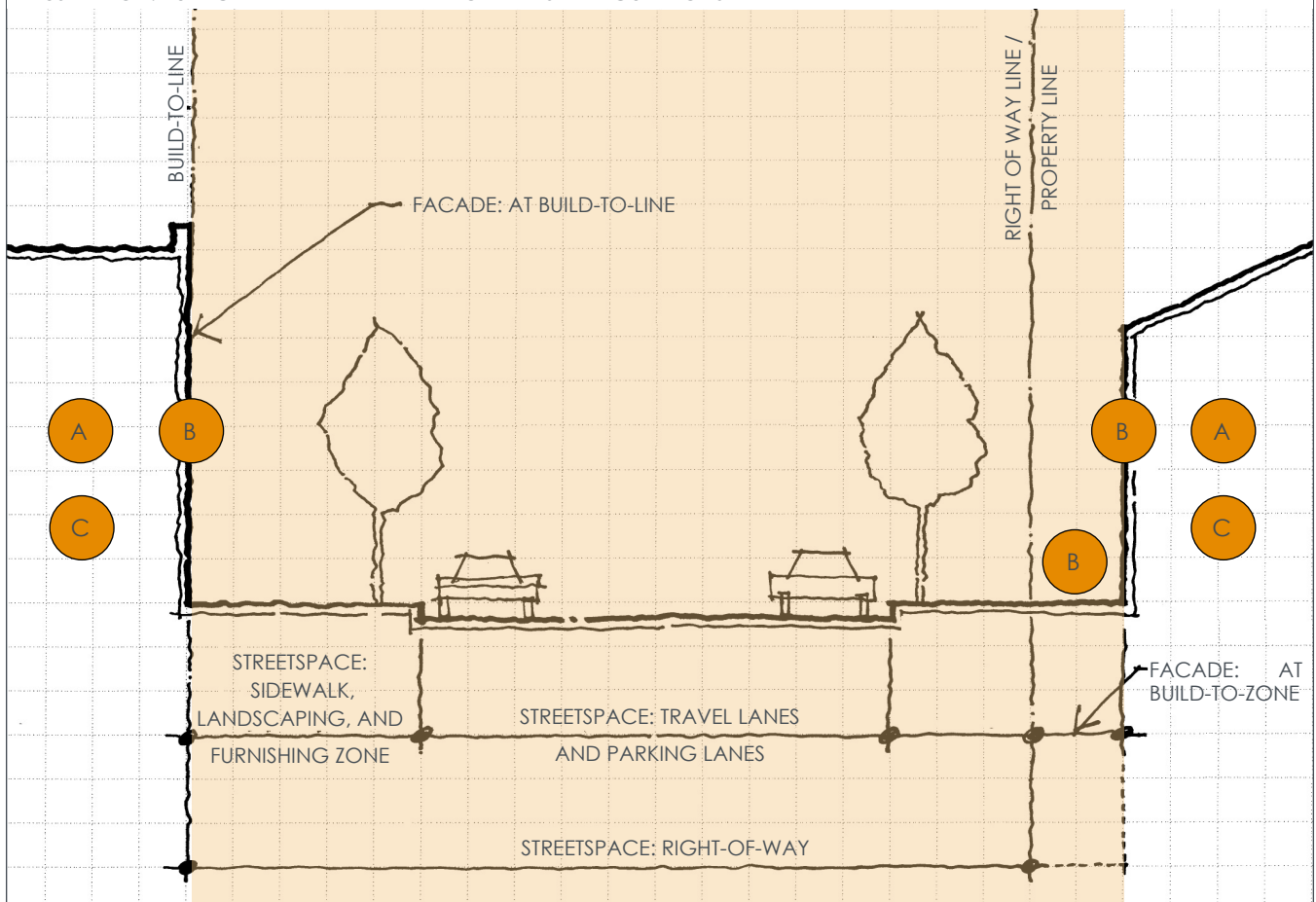


FACADE: Building Types offer a variety of facade options that can be selected as part of the development. Facades define the site placement and location, architectural composition, and design components for the building's entrance and street-facing building walls.



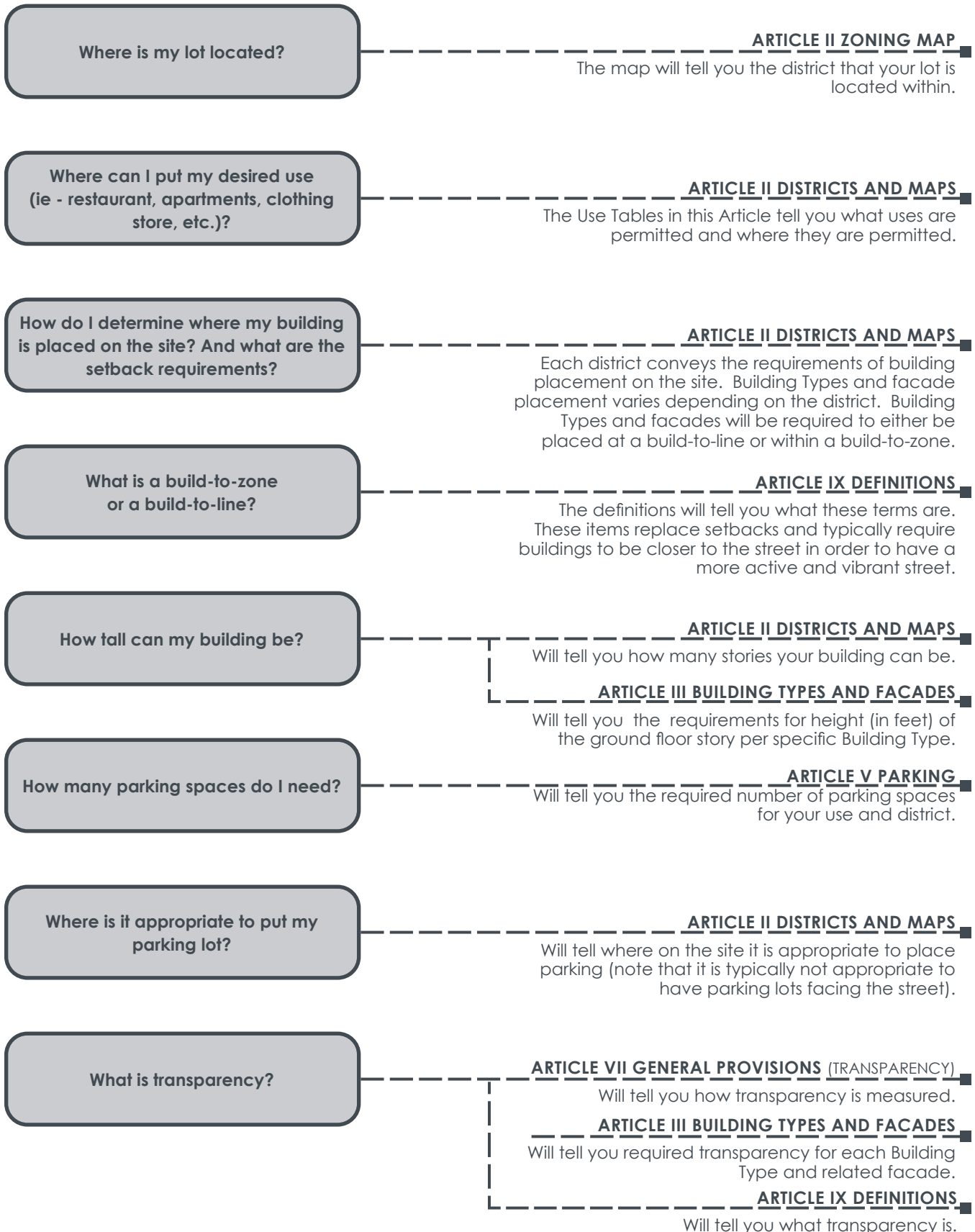
DISTRICTS: Article II contains requirements for districts and use. Each district includes permitted building site placement, parking site placement, building height, permitted Building Types and facades, and permitted and special uses.

ILLUSTRATION: PUBLIC REALM AND RELATED FORM BASED REGULATIONS



HOW TO USE THE CITY OF BRIDGMAN ZONING ORDINANCE: WAYFINDING

The following graphic is a guide to finding your way around the City of Bridgman Zoning Ordinance by providing a quick reference to where to find the answers to common questions that a user of this code may have.



HOW TO USE THE CITY OF BRIDGMAN ZONING ORDINANCE: ARTICLE III BUILDING TYPES & FACADES

Within the City of Bridgman Zoning Ordinance, the 4 form-generating districts regulate Building Types and related facades to establish form generating regulations. These Building Types and their facades are located in Article III.

Refer to sample pages on this sheet for reference of how to use Building Type Standards. These pages are representative of the layout for each Building Type contained in Article III. Example pages are for the Mixed-Use Building Type, which is one of 11 different Building Types that are available.

A. Building Type Description: This subsection serves as an introduction to the Building Type, including pictorial references of emblematic examples and a general Building Type description. These images are illustrative, not regulatory.

B. Example of Building Type: This subsection provides precedent examples of the building type in context. Example Building Types are included as reference and inspiration to give a better understanding of the intent of the Building Type. These images are illustrative, not regulatory.

3.10
MIXED USE BUILDING TYPE
MU

BUILDING TYPE DESCRIPTION

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

INTRO

I
ADMIN

II
DISTRICTS
& MAPS

III
BUILDING
TYPES &
FACADES

IV
STREET
SPACE

V
PARKING

VI
SIGNS

VII
GENERAL
PROVISIONS

VIII
PROCESSES

IX
DEFINITIONS



PRECEDENT OF MIXED USE BUILDING TYPE

The following images represent precedent examples of the Mixed Use Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects requiring a Mixed Use Building within the Form Generating Districts of the Bridgman Zoning Ordinance.



Article III.9

INTRO	MU MIXED USE BUILDING TYPE	3.10
I ADMIN	BUILDING SIZE AND MASSING	
II DISTRICTS & MAPS	Building Type size and massing shall meet the following requirements and Diagram 3.02.	
III BUILDING TYPES & FACADES	<p>A. Percentage of primary building wall at front property line:</p> <ol style="list-style-type: none"> When lot width is 50 feet or less, primary building wall shall be built to a minimum of 90% of the overall width of the primary street property line (when doing calculation do not include required side setbacks). <p><i>Exception: When parking access is able on an alley, rear street, or side street, parking is only available at primary street, the percentage indicated above may be reduced to allow access that meets the requirements indicated for the Form Generating District (see Article II).</i></p> <p>2. When lot width is more than 50 feet, primary building wall shall be built to a minimum of 50% of the overall width of the primary street property line (when doing calculation do not include required side setbacks).</p>	
IV STREET SPACE	B. Main body building depth: 20 feet min.	
V PARKING	C. Main body building width: 150 feet max.	
VI SIGNS	D. Secondary wing building depth: 65 feet max.	
VII GENERAL PROVISIONS	E. Secondary wing building width: 100 feet max.	
VIII PROCEDURES	F. Maximum site coverage: 100%	
IX DEFINITIONS	GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION	
Building Type ground floor entrances shall meet the following requirements and Diagram 3.03.		
A. Entrances to ground floor unit(s) are required at the primary street and shall be directly accessed from and face the primary street.		
B. Entrances to ground floor unit(s) shall occur at intervals of not greater than 50 feet along the street.		
C. Entrances to ground floor unit(s) at the rear of the building are not required. If side street entries are required, they shall be directly accessed from and face the side street.		
D. Upper floor units shall be accessed by a common entry along the primary or side street.		
E. Upper floor units may also be accessed by a secondary common entry at the rear of the building.		
F. Optional angled building corner with required entry door. Maximum length of angled wall shall be 8 feet.		
Article III.10		

Refer to sample pages on this sheet for reference of how to use Building Type Standards. These pages are representative of the layout for each Building Type contained in Article III. Example pages are for the Mixed-Use Building Type, which is one of 11 different Building Types that are available.

A. Building Size and Massing: This subsection provides the following requirements:

1. Percentage of primary building wall at front property line.
2. Size of building (width and depth).
3. Maximum site coverage for Building Type.

These requirements are conveyed in diagram and text for convenience. The intent of this subsection is to maintain character and enclosure along the public realm while ensuring that the building's size and mass is appropriate to the context.

B. Ground Floor Pedestrian Access and Activation:

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

Refer to sample pages on this sheet for reference of how to use Building Type Standards. These pages are representative of the layout for each Building Type contained in Article III. Example pages are for the Mixed-Use Building Type, which is one of 11 different Building Types that are available.

A. Building Type Floor Height: This subsection indicates the required minimum dimensions for the ground floor of the specific Building Type, measured from floor to ceiling. The number of stories and heights permitted for buildings is regulated by District in Article II.

B. Building Type Facade Options: Each Building Type has specific facade options that are applied to the primary and secondary building walls.

Each Building Type provides options for facade selection. One facade is required to be used for each building that is constructed. In instances of the Flex, Live/Work, Large Multi-plex, and Rowhouse Building Types, multiple facades may be chosen and combined for one building.

Facades provide standards for transparency and composition that enable the building to engage and define the public realm. The table in this section illustrates what facades are appropriate for each Building Type within each District.

This subsection will also provide images of each facade permitted for the specific Building Type. These images are illustrative, not regulatory.

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

D. Use: Uses are regulated by district in Article II. This subsection is a reminder that use requirements are referenced in that Section.

3.10
MIXED USE BUILDING TYPE **MU**

BUILDING TYPE FLOOR HEIGHT REQUIREMENTS

DIAGRAM 3.04 BUILDING TYPE STORY HEIGHT

UPPER FLOOR(S) (8' MIN HEIGHT)

GROUND FLOOR

BUILDING SECTION DIAGRAM

Building Type floor heights shall meet the following requirements and Diagram 3.04.

A. Ground floor: Floor to ceiling height shall be 14 feet minimum, measured from the finished floor to the finished ceiling or bottom of exposed structural elements.

Upper floors: Floor to ceiling height shall be a minimum of eight (8) feet.

Overall height of Building Type is regulated by Form Generating District, refer to Article II.

D. Parapet height shall be a minimum of four (4) feet.

BUILDING TYPE FACADE OPTIONS

The Mixed Use Building Type is required to have 1 of the following facades at primary and secondary building walls.

Facade options for the Mixed Use Building Type are provided in the table below and described on the following pages of this Section.

MIXED USE BUILDING TYPE	BUILDING TYPE FACADE OPTION	FORM GENERATING DISTRICT			
		CG URBAN GATEWAY	DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE	
MIXED USE BUILDING TYPE	with STOREFRONT (3.10.A)	By Right	By Right	By Right	
	with BALCONY (3.10.B)	By Right	By Right	By Right	
	with TERRACE (3.10.C)	By Right	By Right	By Right	

Shaded areas represent Building Type and/or facade options that are not permitted in Form Generating Districts.

NUMBER OF UNITS PER BUILDING

Number of units per building:

A. Required Minimum: Minimum 1 ground floor unit per building.

BUILDING TYPE USE

Building Type use:

A. Uses are regulated by district in Article II for permitted uses in Form Generating District.

Article III.11

- INTRO
- I ADMIN
- II DISTRICTS & MAPS
- III BUILDING TYPES & FACADES
- IV STREET SPACE
- V PARKING
- VI SIGNS
- VII GENERAL PROVISIONS
- VIII PROCEDURES
- IX DEFINITIONS


INTRO

MU

MIXED USE BUILDING TYPE FACADE OPTION 1: STOREFRONT 3.10.A

STOREFRONT: MIXED USE BUILDING

FACADE DESCRIPTION
 The storefront facade is applied to the Mixed Use Building Type along the primary and secondary building walls. The ground level storefront shall be designed in a way that promotes an attractive and convenient shopping experience and a transparent wall along the sidewalk. Storefront entries are at grade with the sidewalk and are sometimes shaded awnings.



MIXED-USE BUILDING WITH STOREFRONT FACADE

FACADE LOCATION REQUIREMENTS
 Storefront facade shall be located per the following requirements and Diagram 3.05.

A. The storefront facade shall be placed at a Build-to-Line (BTL) as required by the building site placement requirements for the Form Generating District (refer to Article II).

B. Primary storefront facade shall extend across 100% of the overall primary building wall at the primary street property line.

C. Secondary storefront facade shall extend across 100% of the overall secondary building wall at the side street property line.

1. Storefront window elements and ground floor transparency required in the storefront facade composition shall extend across minimum 30% of the secondary building wall instances when storefront window and ground floor transparency are required across entire secondary building wall. The remaining portion of the ground floor and the upper floor transparency requirements shall be determined by the facade composition.

D. Storefront windows are required to be recessed from pilaster or building wall. Recess shall be no more than 18 inches.

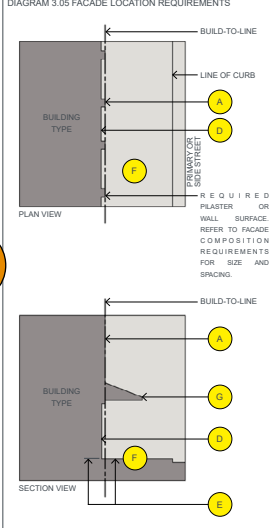
E. Entry door threshold shall be at the same elevation as adjacent sidewalk grade (zero step entry).

F. Ground area between the storefront facade and public sidewalk shall be paved to match sidewalk.

G. Encroachments: Architectural features may extend into the public right-of-way. Refer to 3.07.

H. Wells for basement windows are not permitted on primary or secondary building walls.

DIAGRAM 3.05 FACADE LOCATION REQUIREMENTS



REQUIRE D PLASTER OR WALL SURFACE. REFER TO FACADE COMPOSITION REQUIREMENTS FOR SIZE AND SPACING.

Article III.12

Refer to sample page on this sheet for reference of how to use facade standards for Building Types. This page is representative of the layout for each facade contained in Article III. Example page is from the storefront facade for the Mixed-Use Building Type, which is one of 9 different facades that are available.

These facades include:

- Storefront
- Terrace
- Balcony
- Forecourt
- Lightwell
- Dooryard
- Stoop
- Projecting porch
- Engaged porch

Not all facades may be used with all Building Types. Refer to Districts in Article II and Building Type Overview in Section 3.09 for specific facade options for each Building Type.

These pages will immediately follow each of the Building Type pages and provide the applicable facade choices for that Building Type.

A. Facade Description: This paragraph describes the intent of the facade and provides an image of a precedent example of the facade, applied to the Building Type that it is associated with. This image will change throughout the Building Type Standards, depending on the Building Type subsection that the facade is described in. These images are illustrative, not regulatory.

B. Facade Location Requirements: This subsection provides requirements for facade placement at primary and secondary building walls. These requirements will typically be in the form of a Build-to-Line (BTL) or Build-to-Zone (BTZ). BTZ and BTL are regulated in the site placement requirements for Districts in Article II.

Refer to sample page on this sheet for reference of how to use facade standards for Building Types. This page is representative of the layout for each facade contained in Article III. Example page is from the storefront facade for the Mixed-Use Building Type, which is one of 9 different facades that are available.

A. Facade Composition Requirements: This subsection provides the requirements for the composition of the facade. These standards will typically include:

1. Roof type and cornice expression line requirements.
2. Ground floor and upper floor transparency.
3. Vertical and horizontal composition of facade.
4. Proportion and scale of the facade.
5. Details regarding the ground level interface with the street, including storefront composition requirements. These details will include dimensional ranges that are required for each facade.

The facade composition requirements will define the Building Type's exterior walls that face public rights-of-way at streets, public paths, and civic space. These requirements provide streetspace and public realm definition.

B. Building Materials and Construction Requirements: Section 3.08 provides standards for materials and construction that apply to all Building Types in the form generating districts. This section includes standards for facades, exterior walls, roofs, cornices, windows, storefronts, doors, and awnings.

3.10.A MIXED USE BUILDING TYPE FACADE OPTION 1: STOREFRONT
MU

STOREFRONT: MIXED USE BUILDING
INTRO

DIAGRAM 3.06 FACADE COMPOSITION REQUIREMENTS

ELEVATION DIAGRAM

PLAN DIAGRAM

IMAGE 3.01 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

FACADE COMPOSITION REQUIREMENTS
Storefront facade composition shall meet the following requirements and Diagram 3.06.

- A. Building shall have a flat roof with parapet.
- B. Building shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Storefront facade shall have 70% minimum clear glass between the top of the storefront base and bottom of sign band (or horizontal expression line). Transparency of entry door and transom (if used) may be included as part of the required transparency calculation.
- D. Transparency Upper Floors: Storefront facade shall have 15% minimum clear glass between the finish floor line of the second floor and bottom of cornice expression line.
- E. Optional transom window above storefront may extend over entry recess (as depicted) or follow entry recess.
- F. Entry door(s) shall have 70% minimum clear glass.
- G. Entry door is required to be recessed 3 feet to 5 feet from the building wall. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the transparency of the main storefront window.
- H. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item K, on this page.
- I. Storefront window glass (not including optional transom) shall be eight (8) feet high minimum, measured from the adjacent grade.
- J. Required 18" to 24" high storefront base.
- K. Facade shall have a 16" to 32" pilaster or wall surface every 20 to 40 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner (except at buildings with angled wall at corner). Pilasters or wall surface shall extend vertically from adjacent grade to cornice expression line, but may be interrupted by the sign band or horizontal expression line. Pilasters may extend above cornice expression line by no more than 18".
- L. The storefront facade may have an angled corner entry. The angled corner entry shall meet the transparency requirements of the storefront facade and have an entry door that is not recessed.
- M. Storefront windows may be replaced with overhead doors or accordion-style doors. Overhead doors or accordion-style doors that replace storefront windows are required to meet the transparency requirements in item C. Refer to image 3.01.

I
ADMIN

II
DISTRICTS & MAPS

III
BUILDING TYPES & FACADES

IV
STREET SPACE

V
PARKING

VI
SIGNS

VII
GENERAL PROVISIONS

VIII
PROCEDURES

IX
DEFINITIONS

Article III.13

ARTICLE I ADMINISTRATION

1.01 TITLE

This Ordinance shall be known as the City of Bridgman Zoning Ordinance.

1.02 PREAMBLE

An Ordinance to provide for the establishment and land use of zoning districts within the City of Bridgman, Berrien County, Michigan in accordance with provisions of the Zoning Enabling Act, being Act 110 of 2006, as amended. This Ordinance has been created based on provisions of the 2014 City of Bridgman Master Plan as established with input from citizens, recommended by the City of Bridgman Planning Commission, and adopted by the City of Bridgman City Council.

1.03 PURPOSE

The fundamental purpose of this Ordinance is to promote the health, safety, and welfare of the inhabitants of the City by:

- A. Promoting the orderly development of the City by following the policies and general goals developed in the City of Bridgman Master Plan;
- B. Encouraging the use of land and resources in the City in accordance with their suitability;
- C. Preserving and protecting the natural features and rural character of the City;
- D. Promoting the economic progress of the City and to help protect and enhance the property values thereof;
- E. Reinforcing the pattern of walkable urban development through urban design, building form, and facade standards;
- F. Reducing the hazards to life and property, promoting traffic safety, and providing protection from the spread of fire and other hazards;
- G. Conserving the use of public funds for public improvement and services to conform with the most advantageous use of lands, properties, and resources of the City.

1.04 SCOPE

Except as otherwise provided in this Ordinance, no lot or parcel of land and no new building structure, or part of a building or structure, shall hereafter be erected, constructed, located, moved or used for the purposes other than in conformity with the provisions of the Ordinance and the City of Bridgman Building Code; and no existing building, structure or part of such building or structure, shall hereafter be reconstructed, altered or used for purpose other than in conformity with the provisions of the Ordinance.

1.05 ADMINISTRATION

- A. The provisions of this Ordinance shall be administered and enforced by the Building Inspector and/or Zoning Administrator, appointed by the City Manager

and confirmed by the City Council. Building Inspector's and/or Zoning Administrator duties shall be as prescribed by this Ordinance, as amended, together with any other duties assigned or delegated to him/her by any other law regulation or Ordinance of the State of Michigan or the City of Bridgman.

- B. It shall be the duty and responsibility of all architects, contractors, and other persons having charge of the erection, construction, reconstruction, or movement of a building or structure subject to the provisions of this Ordinance, before undertaking any such work to determine that a proper permit has been granted; and all such persons performing such work in violation of the provisions of this Ordinance shall be deemed guilty of violation in the same manner and to the same extent as the owner of the premises.
- C. The most current and up-to-date ordinance and map shall be that version kept on file with the City Clerk.

1.06 ADMINISTRATIVE LIABILITY

No officer, member, agent, or employee of the City, City Council, Planning Commission or Zoning Board of Appeals shall be personally liable for any damage or consequence that may occur as a result of any act, decision, or other event or cause arising out of the discharge of such person's duties and responsibilities pursuant to this Ordinance.

1.07 REPEALER AND SAVINGS

- A. Repeal of Former Ordinance. The City of Bridgman Zoning Ordinance Number 79, including amendments and additions, is hereby repealed as of the effective date of this Ordinance.
- B. Savings. The repeal of the City of Bridgman Zoning Ordinance of 12.28.2009, as amended, shall not release any penalty or liability incurred under such Ordinance, and such Ordinance shall be treated as still remaining in force for the purpose of instituting or sustaining any proper action for the enforcement of such penalty or liability.

1.08 SEVERABILITY

If any clause, sentence, sub-sentence, paragraph, section or part of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, sub sentence, paragraph, section or part thereof directly involved in the controversy in which said judgment shall have been rendered.

1.09 ENFORCEMENT

The City Council hereby designates the Zoning Administrator and/or Building Inspector and any other personal designated to enforce municipal ordinance violations, the authority to issue municipal civil infraction citations and municipal civil infractions under the provision of this ordinance.

1.10 PENALTIES AND INJUNCTIVE RELIEF

- A. Any person who violates any of the provisions of this Ordinance shall be responsible for a municipal infraction and shall be subject to a fine, plus costs, damages, expenses, and other sanctions as provided by the City of Bridgman, Municipal Violations Bureau, Schedule of Fines, as established by the City Council.
- B. The penalties provided within this Ordinance shall not prohibit the City from seeking injunctive relief against a violator or such other appropriate relief as may be provided by law.
- C. Any person who violates any of the provisions of this Ordinance shall also be subject to a civil action seeking invalidation of the action taken in violation of this Ordinance and appropriate injunctive or other relief.

1.11 EFFECTIVE DATE

This Ordinance shall become effective seven (7) days following publication of a notice of adoption in a newspaper of general circulation in the City.

1.12 ADOPTION

Adopted by the City of Bridgman City Council at a regularly scheduled meeting held on July 10, 2017. Moved by, support by, to adopt the City of Bridgman Zoning Ordinance as recommended and approved by the City of Bridgman Planning Commission.

ARTICLE II ZONING DISTRICTS AND MAP

2.01 ZONING DISTRICTS

The following zoning districts are established. Zoning Districts are established as non Form Generating and form generating districts.

Abbreviations are used throughout the zoning ordinance for setbacks and include:

Front Yard (FY)
Side Yard (SY)
Rear Yard (RY)

2.02 ZONING MAP

The following is the zoning map for the City of Bridgman. The boundaries of the zoning districts shall be interpreted as following along high water mark lines, section lines, or lines of customary subdivision of such section; or the right-of-way line of highways, streets, alleys, or property lines on record at the office of the Register of Deeds of Berrien County as the date of enactment of this Ordinance.





2.03 NON-FORM GENERATING DISTRICTS

The following districts are non-form generating:

-  RL - Residential Lake
-  RS - Residential Suburban
-  RC - Residential Central
-  TI - Transitional Industrial
-  CC - Corridor Commercial
-  OS - Open Space
-  IG - Interstate Gateway

2.04 FORM GENERATING DISTRICTS

The following districts are form generating:

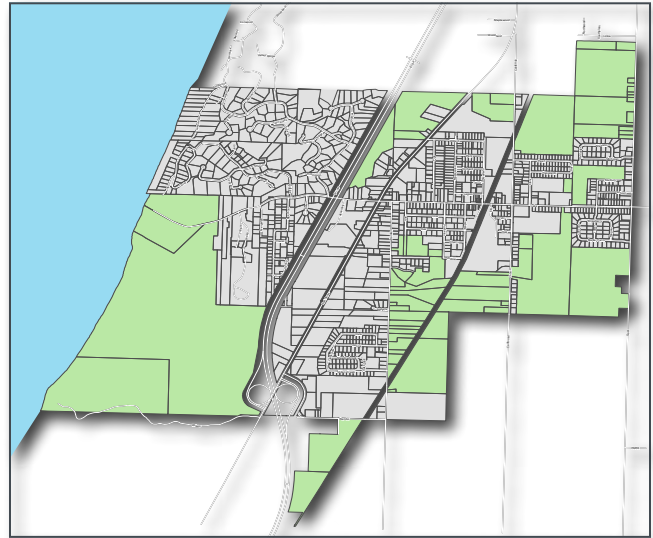
-  DC - Downtown Core
-  CG - Commercial Gateway
-  DE - Downtown Edge
-  NE - Neighborhood Edge

INTENT

The intent of the Open Space district is to allow for lands devoted to open space, large-lot residential, agricultural, and recreational purposes. Areas planned for open space would allow for very moderate development, with an emphasis on low impact development practices, cluster development, preservation of natural features, and continued agricultural practices.

SITE DEVELOPMENT STANDARDS

Min. Area	Max. Height	Min. Setback	Min. Width
20,000 sq.ft.	35 ft.	FY 30 ft. SY 12 ft. RY 30 ft.	110 ft.



SITE DESIGN STANDARDS SNAPSHOT

OFF-STREET PARKING	Quantity of off-street parking shall be provided as per Article V. Off-street parking for single family detached shall be in the form of an attached or detached garage or carport. Location of off-street parking shall be as specified in Article V.
SIGNAGE	Signs are permitted for non-residential uses only, except as permitted for temporary yard signs. Refer to Article VI for sign standards.
LANDSCAPING	For Landscaping Standards refer to Article VII.

PERMITTED AND SPECIAL USES

RESIDENTIAL	Accessory Building and Structure*	Permitted
	Single Family Detached	Permitted
	Single Family Residential, All Floors	Permitted
	Multi-family Residential, All Floors	Not permitted
	Residential, Upper Floor Only	Permitted
	Bed and Breakfast	Not permitted
	Foster Care, Adult	Permitted
	Day Care, Family	Permitted
	Dwelling, Two-family	Not permitted
INSTITUTIONAL & OPEN SPACE	Place of Public Assembly	Permitted
	School	Permitted
	Park	Permitted
	Plaza	Permitted
COMMERCIAL	Retail	Not permitted
	Office	Not permitted
	Eating and Drinking Establishment	Not permitted
	Hotel/Lodging	Not permitted
	Professional Services	Not permitted
	Brewery/Distillery	Not permitted
	Veterinary Clinic	Not permitted
	Automobile Sales	Not permitted
	Gas/Service Station	Not permitted
	Drive-through Establishment	Not permitted
	Sexually-Oriented Business	Not permitted
INDUSTRIAL & UTILITY	Communication Tower	Not permitted
	Craft Industry	Not permitted
	Storage/Warehouse/Assembly	Not permitted
	Textile Processing	Not permitted

*For accessory building & structure standards refer to Article VII.

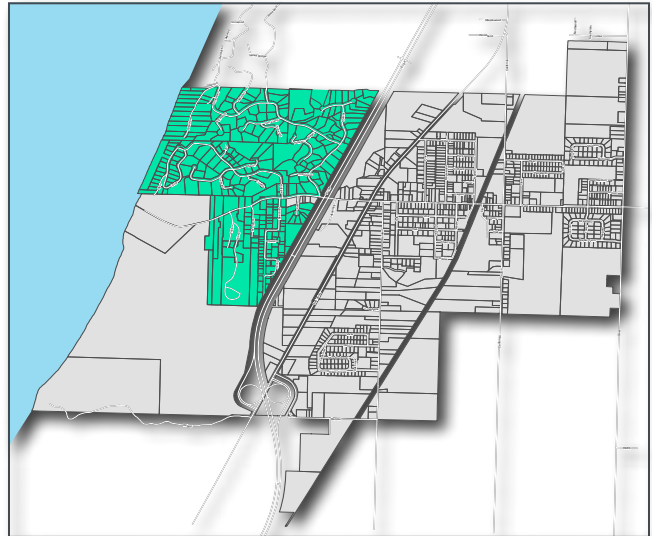
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INTENT

The intent of the Residential Lake district is to foster single-family development in areas of the City in close proximity to Lake Michigan having topographic constraints, or are heavily wooded, or are within the critical dune area. Lot sizes are large, and the use mix is restrictive to ensure a predominately residential character.

SITE DEVELOPMENT STANDARDS

Min. Area	Max. Height	Min. Setback	Min. Width
20,000 sq.ft.	35 ft.	FY 30 ft. SY 12 ft. RY 30 ft.	110 ft.



SITE DESIGN STANDARDS SNAPSHOT

OFF-STREET PARKING	Quantity of off-street parking shall be provided as per Article V. Off-street parking for single family detached shall be in the form of an attached or detached garage or carport. Location of off-street parking shall be as specified in Article V.
SIGNAGE	Signs are permitted for non-residential uses only, except as permitted for temporary yard signs. Refer to Article VI for sign standards.
LANDSCAPING	For Landscaping Standards refer to Article VII.

PERMITTED AND SPECIAL USES

RESIDENTIAL	Accessory Building and Structure*	Permitted
	Single Family Detached	Permitted
	Single Family Residential, All Floors	Permitted
	Multi-family Residential, All Floors	Not permitted
	Residential, Upper Floor Only	Permitted
	Bed and Breakfast	Special use
	Foster Care, Adult	Permitted
	Day Care, Family	Permitted
	Dwelling, Two-family	Not permitted
INSTITUTIONAL & OPEN SPACE	Place of Public Assembly	Not permitted
	School	Not permitted
	Park	Permitted
	Plaza	Permitted
COMMERCIAL	Retail	Not permitted
	Office	Not permitted
	Eating and Drinking Establishment	Not permitted
	Hotel/Lodging	Not permitted
	Professional Services	Not permitted
	Brewery/Distillery	Not permitted
	Veterinary Clinic	Not permitted
	Automobile Sales	Not permitted
	Gas/Service Station	Not permitted
	Drive-through Establishment	Not permitted
	Sexually-Oriented Business	Not permitted
INDUSTRIAL & UTILITY	Communication Tower	Not permitted
	Craft Industry	Not permitted
	Storage/Warehouse/Assembly	Not permitted
	Textile Processing	Not permitted

*For accessory building & structure standards refer to Article VII.

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INTENT

The intent of the Residential Suburban district is to foster single-family development in areas of the City where utilities are located and which are served by and in close proximity to major arterial roadways. This zoning district envisions walkable, interconnected neighborhoods.

SITE DEVELOPMENT STANDARDS

Min. Area	Max. Height	Min. Setback	Min. Width
12,000 sq.ft.	35 ft.	FY 30 ft. SY 8 ft. RY 20 ft.	80 ft.



SITE DESIGN STANDARDS SNAPSHOT

OFF-STREET PARKING	Quantity of off-street parking shall be provided as per Article V. Off-street parking for single family detached shall be in the form of an attached or detached garage or carport. Location of off-street parking shall be as specified in Article V.
SIGNAGE	Signs are permitted for non-residential uses only, except as permitted for temporary yard signs. Refer to Article VI for sign standards.
LANDSCAPING	For Landscaping Standards refer to Article VII.

PERMITTED AND SPECIAL USES

RESIDENTIAL	Accessory Building and Structure*	Permitted
	Single Family Detached	Permitted
	Single Family Residential, All Floors	Permitted
	Multi-family Residential, All Floors	Not permitted
	Residential, Upper Floor Only	Permitted
	Bed and Breakfast	Special use
	Foster Care, Adult	Permitted
INSTITUTIONAL & OPEN SPACE	Day Care, Family	Permitted
	Dwelling, Two-family	Not permitted
	Place of Public Assembly	Permitted
	School	Permitted
COMMERCIAL	Park	Permitted
	Plaza	Permitted
	Retail	Not permitted
	Office	Not permitted
	Eating and Drinking Establishment	Not permitted
	Hotel/Lodging	Not permitted
	Professional Services	Not permitted
	Brewery/Distillery	Not permitted
	Veterinary Clinic	Not permitted
	Automobile Sales	Not permitted
INDUSTRIAL & UTILITY	Gas/Service Station	Not permitted
	Drive-through Establishment	Not permitted
	Sexually-Oriented Business	Not permitted
	Communication Tower	Not permitted
	Craft Industry	Not permitted
	Storage/Warehouse/Assembly	Not permitted
	Textile Processing	Not permitted

*For accessory building & structure standards refer to Article VII.

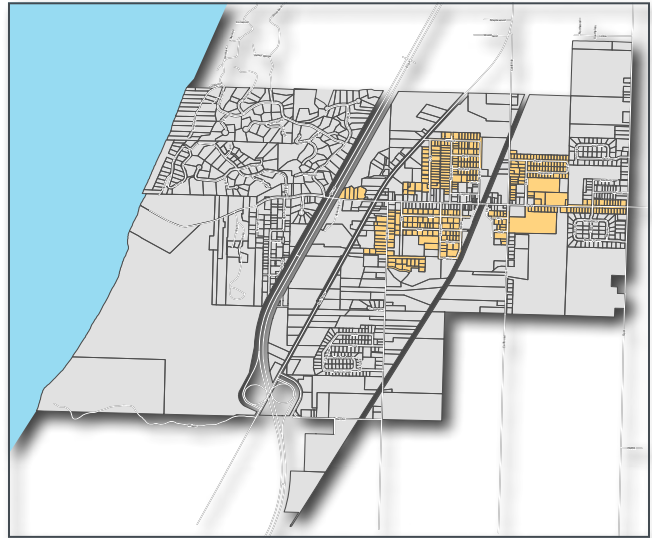
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INTENT

The intent of the Residential Central district is to foster single-family development in areas of the City where utilities are located. Lot sizes and layout are consistent with a grid-pattern of development, often with alleys serving accessory buildings. Duplex dwellings are permitted and shall meet the building type standards in Article III.

SITE DEVELOPMENT STANDARDS

Min. Area	Max. Height	Min. Setback	Min. Width
7,000 sq.ft.	35 ft.	FY 20 ft. SY 8 ft. RY 20 ft.	70 ft.



SITE DESIGN STANDARDS SNAPSHOT

OFF-STREET PARKING	Quantity of off-street parking shall be provided as per Article V. Off-street parking for single family detached shall be in the form of an attached or detached garage or carport. Location of off-street parking shall be as specified in Article V.
SIGNAGE	Signs are permitted for non-residential uses only, except as permitted for temporary yard signs. Refer to Article VI for sign standards.
LANDSCAPING	For Landscaping Standards refer to Article VII.

PERMITTED AND SPECIAL USES

RESIDENTIAL	Accessory Building and Structure*	Permitted
	Single Family Detached	Permitted
	Single Family Residential, All Floors	Permitted
	Multi-family Residential, All Floors	Not permitted
	Residential, Upper Floor Only	Permitted
	Bed and Breakfast	Special use
	Foster Care, Adult	Permitted
	Day Care, Family	Permitted
	Dwelling, Two-family	Permitted
INSTITUTIONAL & OPEN SPACE	Place of Public Assembly	Permitted
	School	Permitted
	Park	Permitted
	Plaza	Permitted
COMMERCIAL	Retail	Not permitted
	Office	Not permitted
	Eating and Drinking Establishment	Not permitted
	Hotel/Lodging	Not permitted
	Professional Services	Not permitted
	Brewery/Distillery	Not permitted
	Veterinary Clinic	Not permitted
	Automobile Sales	Not permitted
	Gas/Service Station	Not permitted
	Drive-through Establishment	Not permitted
	Sexually-Oriented Business	Not permitted
INDUSTRIAL & UTILITY	Communication Tower	Not permitted
	Craft Industry	Not permitted
	Storage/Warehouse/Assembly	Not permitted
	Textile Processing	Not permitted

*For accessory building & structure standards refer to Article VII.

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INTENT

The intent of the Corridor Commercial district is auto-oriented and provides for convenience commercial and office uses along Red Arrow Highway. As a gateway to downtown Bridgman, the corridor commercial district includes building material, facade and landscape standards. Access management is paramount. Shared access and shared parking is encouraged.

SITE DEVELOPMENT STANDARDS

Min. Area	Max. Height	Min. Setback	Min. Width
8,000 sq.ft.	60 ft.	FY 20 ft. SY 5 ft. RY 10 ft.	75 ft.



SITE DESIGN STANDARDS SNAPSHOT

OFF-STREET PARKING	Quantity, location, and landscaping of off-street parking shall be provided as per Article V. Parking lots located adjacent to primary and secondary streets shall have one (1) of the following landscape screens at the parking lot edge: Garden Wall, Decorative Metal Fence, or Continuous Landscape Hedge. Parking lot screens adjacent to single-family detached may include any of the above screens, or a minimum four (4) foot wide landscape buffer.
SIGNAGE	Signs are permitted for non-residential uses only, except as permitted for temporary yard signs. All signage shall be ground type, with landscaping surrounding the base, and within the front yard area. Refer to Article VI for sign standards.
LANDSCAPING	For Landscaping Standards refer to Article VII. There shall be a 10' landscape buffer zone along all parcels fronting Red Arrow Highway and along any parcel line abutting the OS, RL, RC or RS districts. One of the following shall be provided within the buffer zone for every 40' linear feet: <ol style="list-style-type: none"> One (1) deciduous tree Two (2) ornamental trees Three (3) shrubs Four (4) flowering perennial plants

PERMITTED AND SPECIAL USES

RESIDENTIAL	Accessory Building and Structure*	Permitted
	Single Family Detached	Permitted
	Single Family Residential, All Floors	Permitted
	Multi-family Residential, All Floors	Permitted
	Residential, Upper Floor Only	Permitted
	Bed and Breakfast	Not permitted
	Foster Care, Adult	Permitted
	Day Care, Family	Permitted
	Dwelling, Two-family	Not permitted
INSTITUTIONAL & OPEN SPACE	Place of Public Assembly	Permitted
	School	Permitted
	Park	Permitted
	Plaza	Permitted
COMMERCIAL	Retail	Permitted
	Office	Permitted
	Eating and Drinking Establishment	Permitted
	Hotel/Lodging	Permitted
	Professional Services	Permitted
	Brewery/Distillery	Permitted
	Veterinary Clinic	Permitted
	Automobile Sales	Special use
	Gas/Service Station	Special use
	Drive-through Establishment	Special use
	Sexually-Oriented Business	Not permitted
INDUSTRIAL & UTILITY	Communication Tower	Special use**
	Craft Industry	Permitted
	Storage/Warehouse/Assembly	Not permitted
	Textile Processing	Not permitted

*For accessory building & structure standards refer to Article VII.
**Collocation & increasing height/area by 20% is permitted by right.

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INTENT

The intent of the Transitional Industrial district is to accommodate the changing nature of employment area by mixing both light industrial uses with office and retail. Red Arrow Highway includes a mix of uses, and serves a gateway to downtown Bridgman. Access management is paramount. Shared access and shared parking is encouraged.

SITE DEVELOPMENT STANDARDS

Min. Area	Max. Height	Min. Setback	Min. Width
20,000 sq.ft.	60 ft.	FY 30 ft. SY 15 ft. RY 25 ft.	150 ft.

MATERIAL STANDARDS

New construction within the TI district shall adhere to the Building Materials and Construction standards of Section 3.08

SITE DESIGN STANDARDS SNAPSHOT

Quantity, location, and landscaping of off-street parking shall be provided as per Article V.

Parking lots located adjacent to primary and secondary streets shall have one (1) of the following landscape screens at the parking lot edge: Garden Wall, Decorative Metal Fence, or Continuous Landscape Hedge. Parking lot screens adjacent to single-family detached may include any of the above screens, or a minimum four (4) foot wide landscape buffer.

Signs are permitted for non-residential uses only, except as permitted for temporary yard signs.

All signage shall be ground type, with landscaping surrounding the base, and within the front yard area.

Refer to Article VI for sign standards.

For Landscaping Standards refer to Article VII.

There shall be a 20' landscape buffer zone along all parcels fronting Red Arrow Highway. The following shall be provided within the buffer zone for every 40' linear feet:

- One (1) deciduous tree
- Two (2) ornamental trees
- Three (3) shrubs
- Four (4) flowering perennial plants



PERMITTED AND SPECIAL USES

Category	Use	Permitted Status
RESIDENTIAL	Accessory Building and Structure*	Permitted
	Single Family Detached	Not permitted
	Single Family Residential, All Floors	Not permitted
	Multi-family Residential, All Floors	Not permitted
	Residential, Upper Floor Only	Not permitted
	Bed and Breakfast	Not permitted
	Foster Care, Adult	Not permitted
INSTITUTIONAL & OPEN SPACE	Day Care, Family	Not permitted
	Dwelling, Two-family	Not permitted
	Place of Public Assembly	Permitted
	School	Permitted
COMMERCIAL	Park	Permitted
	Plaza	Permitted
	Retail	Permitted
	Office	Permitted
	Eating and Drinking Establishment	Permitted
	Hotel/Lodging	Permitted
	Professional Services	Permitted
	Brewery/Distillery	Permitted
	Veterinary Clinic	Permitted
	Automobile Sales	Special use
INDUSTRIAL & UTILITY	Gas/Service Station	Special use
	Drive-through Establishment	Special use
	Sexually-Oriented Business	Special use
	Communication Tower	Special use
	Craft Industry	Permitted
Storage/Warehouse/Assembly	Permitted	
Textile Processing	Permitted	

*For accessory building & structure standards refer to Article VII.

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INTENT

The intent of the Downtown Core district is to allow a continued pattern of mixed use development framing the public realm. As a walkable urban place, the Downtown Core requires retail storefronts, allows buildings at the property lines, and accommodates parking either on or off-site as determined by the property owner. Building height is relative to street width at a maximum of four stories to encourage infill and redevelopment.



SITE DESIGN STANDARDS SNAPSHOT

OFF-STREET PARKING	Off-street parking is not required within the DC District.
SIGNAGE	<p>Signs in this form generating district are permitted per Building Type and facade and include the following signs:</p> <ul style="list-style-type: none"> A. Sign band sign B. Wall sign C. Projecting sign D. Suspended sign E. Awning sign F. Canopy sign G. Window sign <p>Refer to Article VI for sign standards.</p>
LANDSCAPING	<p>For Landscaping Standards refer to Article VII.</p> <p>Facades in form generating districts may require landscape elements. Refer to Article VII for facade landscape standards. Refer also to Building Types and facades in Article III.</p>

PERMITTED AND SPECIAL USES

RESIDENTIAL	Accessory Building and Structure*	Permitted
	Single Family Detached	Not permitted
	Single Family Residential, All Floors	Not permitted
	Multi-family Residential, All Floors	Not permitted
	Residential, Upper Floor Only	Permitted
	Bed and Breakfast	Not permitted
	Foster Care, Adult	Not permitted
INSTITUTIONAL & OPEN SPACE	Day Care, Family	Not permitted
	Dwelling, Two-family	Not permitted
	Place of Public Assembly	Not permitted
	School	Not permitted
COMMERCIAL	Park	Permitted
	Plaza	Permitted
	Retail	Permitted
	Office	Permitted
	Eating and Drinking Establishment	Permitted
	Hotel/Lodging	Permitted
	Professional Services	Permitted
	Brewery/Distillery	Permitted
	Veterinary Clinic	Not permitted
	Automobile Sales	Not permitted
INDUSTRIAL & UTILITY	Gas/Service Station	Not permitted
	Drive-through Establishment	Not permitted
	Sexually-Oriented Business	Not permitted
	Communication Tower	Not permitted
	Craft Industry	Permitted
	Storage/Warehouse/Assembly	Not permitted
	Textile Processing	Permitted

*For accessory building & structure standards refer to Article VII.

TABLE 2.01: FORM GENERATING DISTRICT SUMMARY

	BUILDING TYPE WITH FACADE OPTIONS	BUILDING SITE PLACEMENT	BUILDING HEIGHT	LOT SIZE
MIXED USE (3.10)	 <p>with STOREFRONT (Section 3.10.A) (depicted in photo)</p>	Primary/Secondary Walls: 0' BTL Interior side(s): 0' SETBACK Rear: 5' SETBACK	Maximum: Lesser of 4 stories or 45 feet Minimum: 2 story	Lot Width: 20' MIN Lot Depth: 80' MIN
	<p>with BALCONY (Section 3.10.B)</p>			
	<p>with TERRACE (Section 3.10.C)</p>			
RETAIL (3.11)	 <p>with STOREFRONT (Section 3.11.A) (depicted in photo)</p>	Primary/Secondary Walls: 0' BTL Interior side(s): 0' SETBACK Rear: 5' SETBACK	1 story building required	Lot Width: 20' MIN Lot Depth: 80' MIN
	<p>with TERRACE (Section 3.11.B)</p>			
FLEX (3.12)	<p>with STOREFRONT (Section 3.12.A)</p>			
	<p>with TERRACE (Section 3.12.B)</p>			
	 <p>with FORECOURT (Section 3.12.C)</p>			
	<p>with DOORYARD (Section 3.12.D) (depicted in photo)</p>			
	<p>with STOOP (Section 3.12.E)</p>			
COTTAGE RETAIL (3.13)	<p>with STOREFRONT (Section 3.13.A)</p>			
	<p>with DOORYARD (Section 3.13.B)</p>			
	 <p>with STOOP (Section 3.13.C) (depicted in photo)</p>			
	<p>with PROJECTING PORCH (Section 3.13.D)</p>			
LIVEMWORK (3.14)	<p>with STOREFRONT (Section 3.14.A) (depicted in photo)</p>			
	<p>with LIGHTWELL (Section 3.14.B)</p>			
	<p>with DOORYARD (Section 3.14.C) (depicted in photo)</p>			
	<p>with STOOP (Section 3.14.D)</p>			

Shaded areas represent Building Types and facades that are not permitted in this form generating district.

*Primary and secondary building walls on terrace facade are required to be setback from BTL so that the front edge of the terrace is at the BTL.

TABLE 2.01: FORM GENERATING DISTRICT SUMMARY

LOT SIZE	BUILDING HEIGHT	BUILDING SITE PLACEMENT	BUILDING TYPE WITH FACADE OPTIONS
			with FORECOURT (Section 3.15.A) with DOORYARD (Section 3.15.B) with STOOP (Section 3.15.C) (depicted in photo) with PROJECTING PORCH (Section 3.15.D)
			with FORECOURT (Section 3.16.A) with STOOP (Section 3.16.B) (depicted in photo) with PROJECTING PORCH (Section 3.16.C) with ENGAGED PORCH (Section 3.16.D)
			with LIGHTWELL (Section 3.17.A) with STOOP (Section 3.17.B) (depicted in photo) with PROJECTING PORCH (Section 3.17.C)
			with STOOP (Section 3.18.A) with PROJECTING PORCH (Section 3.18.B) (depicted in photo) with ENGAGED PORCH (Section 3.18.C)
			with STOOP (Section 3.18.A) with PROJECTING PORCH (Section 3.18.B) with ENGAGED PORCH (Section 3.18.C) (depicted in photo)
Lot Width: 20' MIN Lot Depth: 80' MIN	Maximum: 4 story (45 feet) Minimum: 2 story	Primary/Secondary Walls: 0' BTL Interior side(s): 0' SETBACK Rear: 5' SETBACK	Facades are not applicable to the Civic Building Type



LARGE MULTI-PLEX (3.15)



SMALL MULTI-PLEX (3.16)



ROWHOUSE (3.17)



DUPLEX (3.18)



DETACHED HOUSE (3.19)



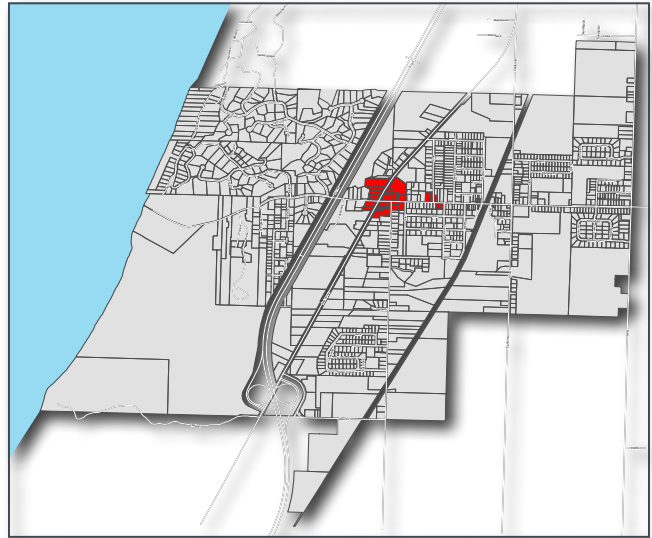
CIVIC (3.20)

Shaded areas represent Building Types and facades that are not permitted in this form generating district.

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INTENT

The intent of the Community Gateway district is to create a mixed use development node that signifies a sense of arrival through the placement of buildings near the front property lines, forming the edges of the public realm at the intersection of Red Arrow Highway and Lake Street. The gateway ushers in residents to the central business district to the east and the lakeshore to the west.



SITE DESIGN STANDARDS SNAPSHOT

OFF-STREET PARKING	<p>There shall be no minimum off-street parking required in form generating districts.</p> <p>Location of off-street parking shall be as specified in Article V.</p>
SIGNAGE	<p>Signs in this form generating district are permitted per Building Type and facade and include the following signs:</p> <ul style="list-style-type: none"> A. Sign band sign B. Wall sign C. Projecting sign D. Suspended sign E. Awning sign F. Canopy sign G. Window sign H. Ground sign <p>Refer to Article VI for sign standards.</p>
LANDSCAPING	<p>For Landscaping Standards refer to Article VII.</p> <p>Facades in form generating districts may require landscape elements. Refer to Article VII for facade landscape standards. Refer also to Building Types and facades in Article III.</p>

PERMITTED AND SPECIAL USES

RESIDENTIAL	<p>Accessory Building and Structure*</p> <p>Single Family Detached</p> <p>Single Family Residential, All Floors</p> <p>Multi-family Residential, All Floors</p> <p>Residential, Upper Floor Only</p> <p>Bed and Breakfast</p> <p>Foster Care, Adult</p> <p>Day Care, Family</p> <p>Dwelling, Two-family</p>	<p>Permitted</p> <p>Not permitted</p> <p>Not permitted</p> <p>Not permitted</p> <p>Permitted</p> <p>Not permitted</p> <p>Not permitted</p> <p>Not permitted</p> <p>Not permitted</p>
INSTITUTIONAL & OPEN SPACE	<p>Place of Public Assembly</p> <p>School</p> <p>Park</p> <p>Plaza</p>	<p>Not permitted</p> <p>Not permitted</p> <p>Permitted</p> <p>Permitted</p>
COMMERCIAL	<p>Retail</p> <p>Office</p> <p>Eating and Drinking Establishment</p> <p>Hotel/Lodging</p> <p>Professional Services</p> <p>Brewery/Distillery</p> <p>Veterinary Clinic</p> <p>Automobile Sales</p> <p>Gas/Service Station</p> <p>Drive-through Establishment</p> <p>Sexually-Oriented Business</p>	<p>Permitted</p> <p>Permitted</p> <p>Permitted</p> <p>Permitted</p> <p>Permitted</p> <p>Permitted</p> <p>Not permitted</p> <p>Special use</p> <p>Not permitted</p> <p>Special use</p> <p>Not permitted</p>
INDUSTRIAL & UTILITY	<p>Communication Tower</p> <p>Craft Industry</p> <p>Storage/Warehouse/Assembly</p> <p>Textile Processing</p>	<p>Not permitted</p> <p>Permitted</p> <p>Not permitted</p> <p>Permitted</p>

*For accessory building & structure standards refer to Article VII.

TABLE 2.02: FORM GENERATING DISTRICT SUMMARY

	BUILDING TYPE WITH FACADE OPTIONS	BUILDING SITE PLACEMENT	BUILDING HEIGHT	LOT SIZE
MIXED USE (3.10)	 <p>with STOREFRONT (Section 3.10.A) (depicted in photo)</p>	<p>Primary/Secondary Walls: 0' BTL Interior side(s): 0' SETBACK Rear: 5' SETBACK</p>	<p>Maximum: Lesser of 4 stories or 45 feet</p>	<p>Lot Width: 20' MIN Lot Depth: 80' MIN</p>
	<p>with BALCONY (Section 3.10.B)</p>			
	<p>with TERRACE (Section 3.10.C)</p>			
RETAIL (3.11)	 <p>with STOREFRONT (Section 3.11.A) (depicted in photo)</p>	<p>Primary/Secondary Walls: 0' BTL Interior side(s): 0' SETBACK Rear: 5' SETBACK</p>	<p>1 story building required</p>	<p>Lot Width: 20' MIN Lot Depth: 80' MIN</p>
	<p>with TERRACE (Section 3.11.B)</p>			
FLEX (3.12)	 <p>with STOREFRONT (Section 3.12.A)</p>	<p>Primary/Secondary Walls: 5' to 15' BTZ Interior side(s): 0' SETBACK Rear: 5' SETBACK</p>	<p>Maximum: Lesser of 4 stories or 45 feet</p>	<p>Lot Width: 20' MIN Lot Depth: 80' MIN</p>
	<p>with TERRACE (Section 3.12.B)</p>			
	<p>with FORECOURT (Section 3.12.C)</p>			
	<p>with DOORYARD (Section 3.12.D) (depicted in photo)</p>			
	<p>with STOOP (Section 3.12.E)</p>			
COTTAGE RETAIL (3.13)	 <p>with STOREFRONT (Section 3.13.A)</p>			
	<p>with DOORYARD (Section 3.13.B)</p>			
	<p>with STOOP (Section 3.13.C) (depicted in photo)</p>			
	<p>with PROJECTING PORCH (Section 3.13.D)</p>			
LIVEMORK (3.14)	 <p>with STOREFRONT (Section 3.14.A) (depicted in photo)</p>			
	<p>with LIGHTWELL (Section 3.14.B)</p>			
	<p>with DOORYARD (Section 3.14.C) (depicted in photo)</p>			
	<p>with STOOP (Section 3.14.D)</p>			

Shaded areas represent Building Types and facades that are not permitted in this form generating district.

*Primary and secondary building walls on terrace facade are required to be setback from BTL so that the front edge of the terrace is at the BTL.

TABLE 2.02: FORM GENERATING DISTRICT SUMMARY

LOT SIZE	BUILDING HEIGHT	BUILDING SITE PLACEMENT	BUILDING TYPE WITH FACADE OPTIONS
			with FORECOURT (Section 3.15.A) with DOORYARD (Section 3.15.B) with STOOP (Section 3.15.C) (depicted in photo) with PROJECTING PORCH (Section 3.15.D)
			with FORECOURT (Section 3.16.A) with STOOP (Section 3.16.B) (depicted in photo) with PROJECTING PORCH (Section 3.16.C) with ENGAGED PORCH (Section 3.16.D)
			with LIGHTWELL (Section 3.17.A) with STOOP (Section 3.17.B) (depicted in photo) with PROJECTING PORCH (Section 3.17.C)
			with STOOP (Section 3.18.A) with PROJECTING PORCH (Section 3.18.B) (depicted in photo) with ENGAGED PORCH (Section 3.18.C)
			with STOOP (Section 3.18.A) with PROJECTING PORCH (Section 3.18.B) with ENGAGED PORCH (Section 3.18.C) (depicted in photo)
Lot Width: 20' MIN Lot Depth: 80' MIN	Maximum: 4 story (45 feet) Minimum: 2 story	Primary/Secondary Walls: 5' to 15' BTZ Interior side(s): 10' SETBACK Rear: 10' SETBACK	Facades are not applicable to the Civic Building Type



LARGE MULTI-PLEX (3.15)



SMALL MULTI-PLEX (3.16)



ROWHOUSE (3.17)



DUPLEX (3.18)



DETACHED HOUSE (3.19)



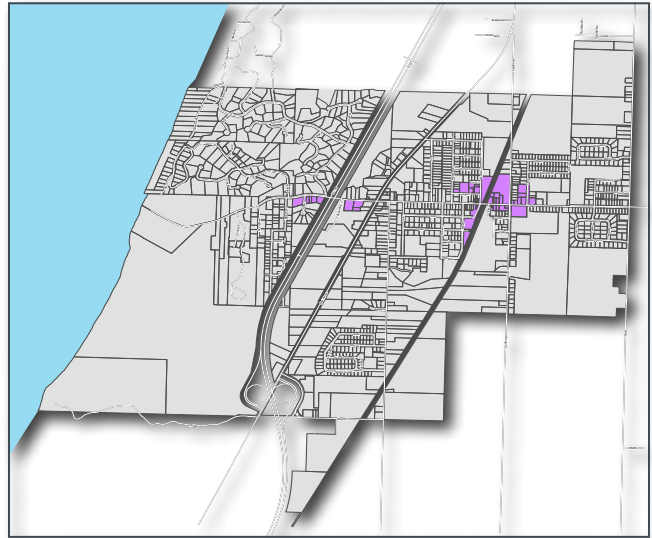
CIVIC (3.20)

Shaded areas represent Building Types and facades that are not permitted in this form generating district.

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INTENT

The intent of the Downtown Edge district is to facilitate redevelopment and infill along the edges of the core and gateway, while transitioning to a less intense pattern of development. The Downtown Edge welcomes an array of building types and uses, recognizing the need for flexibility in character and form. To achieve a critical mass of residents to support the core, residential building types include large and small multi-plex, live/work, and rowhouse.



SITE DESIGN STANDARDS SNAPSHOT

OFF-STREET PARKING	<p>There shall be no minimum off-street parking required in form generating districts.</p> <p>Location of off-street parking shall be as specified in Article V.</p>
SIGNAGE	<p>Signs in this form generating district are permitted per Building Type and facade and include the following signs:</p> <ul style="list-style-type: none"> A. Sign band sign B. Wall sign C. Projecting sign D. Suspended sign E. Awning sign F. Canopy sign G. Window sign H. Ground sign <p>Refer to Article VI for sign standards.</p>
LANDSCAPING	<p>For Landscaping Standards refer to Article VII.</p> <p>Facades in form generating districts may require landscape elements. Refer to Article VII for facade landscape standards. Refer also to Building Types and facades in Article III.</p>

PERMITTED AND SPECIAL USES

RESIDENTIAL	<p>Accessory Building and Structure*</p> <p>Single Family Detached</p> <p>Single Family Residential, All Floors</p> <p>Multi-family Residential, All Floors</p> <p>Residential, Upper Floor Only</p> <p>Bed and Breakfast</p> <p>Foster Care, Adult</p> <p>Day Care, Family</p> <p>Dwelling, Two-family</p>	<p>Permitted</p> <p>Not permitted</p> <p>Permitted</p> <p>Permitted</p> <p>Permitted</p> <p>Special use</p> <p>Not permitted</p> <p>Not permitted</p> <p>Not permitted</p>
INSTITUTIONAL & OPEN SPACE	<p>Place of Public Assembly</p> <p>School</p> <p>Park</p> <p>Plaza</p>	<p>Not permitted</p> <p>Not permitted</p> <p>Permitted</p> <p>Permitted</p>
COMMERCIAL	<p>Retail</p> <p>Office</p> <p>Eating and Drinking Establishment</p> <p>Hotel/Lodging</p> <p>Professional Services</p> <p>Brewery/Distillery</p> <p>Veterinary Clinic</p> <p>Automobile Sales</p> <p>Gas/Service Station</p> <p>Drive-through Establishment</p> <p>Sexually-Oriented Business</p>	<p>Permitted</p> <p>Permitted</p> <p>Permitted</p> <p>Permitted</p> <p>Permitted</p> <p>Permitted</p> <p>Not permitted</p> <p>Special use</p> <p>Not permitted</p> <p>Not permitted</p> <p>Not permitted</p>
INDUSTRIAL & UTILITY	<p>Communication Tower</p> <p>Craft Industry</p> <p>Storage/Warehouse/Assembly</p> <p>Textile Processing</p>	<p>Not permitted</p> <p>Permitted</p> <p>Not permitted</p> <p>Permitted</p>

*For accessory building & structure standards refer to Article VII.

TABLE 2.03: FORM GENERATING DISTRICT SUMMARY

BUILDING TYPE WITH FACADE OPTIONS		BUILDING SITE PLACEMENT	BUILDING HEIGHT	LOT SIZE
MIXED USE (3.10)	 with STOREFRONT (Section 3.10.A) (depicted in photo)	Primary/Secondary Walls: 0' BTL Interior side(s): 0' SETBACK Rear: 5' SETBACK	Maximum: Lesser of 3 stories or 35 feet	Lot Width: 20' MIN Lot Depth: 80' MIN
	with BALCONY (Section 3.10.B)			
	with TERRACE (Section 3.10.C)		Primary/Secondary Walls: 0' BTL* Interior side(s): 0' SETBACK Rear: 5' SETBACK	
RETAIL (3.11)	 with STOREFRONT (Section 3.11.A) (depicted in photo)	Primary/Secondary Walls: 0' BTL Interior side(s): 0' SETBACK Rear: 5' SETBACK	1 story building required	Lot Width: 20' MIN Lot Depth: 80' MIN
	with TERRACE (Section 3.11.B)			
FLEX (3.12)	 with STOREFRONT (Section 3.12.A)	Primary/Secondary Walls: 0' BTL Interior side(s): 0' SETBACK Rear: 5' SETBACK	Maximum: Lesser of 3 stories or 35 feet	Lot Width: 20' MIN Lot Depth: 80' MIN
	with TERRACE (Section 3.12.B)			
	with FORECOURT (Section 3.12.C)	Primary/Secondary Walls: 5' to 25' BTZ Interior side(s): 0' SETBACK Rear: 5' SETBACK	Minimum: 2 story	
	with DOORYARD (Section 3.12.D) (depicted in photo)			
	with STOOP (Section 3.12.E)			
COTTAGE RETAIL (3.13)	 with STOREFRONT (Section 3.13.A)	Primary/Secondary Walls: 0' BTL Interior side(s): 5' SETBACK Rear: 5' SETBACK	Maximum: Lesser of 2 stories or 25 feet	Lot Width: 20' MIN Lot Depth: 80' MIN
	with DOORYARD (Section 3.13.B)			
	with STOOP (Section 3.13.C) (depicted in photo)			
	with PROJECTING PORCH (Section 3.13.D)	Primary/Secondary Walls: 5' to 20' BTZ Interior side(s): 5' SETBACK Rear: 5' SETBACK		
LIVEMARK (3.14)	 with STOREFRONT (Section 3.14.A) (depicted in photo)	Primary/Secondary Walls: 0' BTL Interior side(s): 0' SETBACK Rear: 5' SETBACK	Maximum: Lesser of 3 stories or 35 feet	Lot Width: 18' MIN Lot Depth: 72' MIN
	with LIGHTWELL (Section 3.14.B)			
	with DOORYARD (Section 3.14.C) (depicted in photo)	Primary/Secondary Walls: 5' to 20' BTZ Interior side(s): 0' SETBACK Rear: 5' SETBACK	Minimum: 2 story	
	with STOOP (Section 3.14.D)			

Shaded areas represent Building Types and facades that are not permitted in this form generating district.

*Primary and secondary building walls on terrace facade are required to be setback from BTL so that the front edge of the terrace is at the BTL.

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INTENT

The intent of the Neighborhood Edge district is to preserve the residential character of the corridor by allowing for building types that are compatible in size and scale to detached house types. This district recognizes the commercialization of the corridor, by allowing for retail and other uses in detached house types. Buildings tend to be setback from the front property line, with front yards and parkways along Lake Street.



SITE DESIGN STANDARDS SNAPSHOT

OFF-STREET PARKING	<p>There shall be no minimum off-street parking required in form generating districts.</p> <p>Location of off-street parking shall be as specified in Article V.</p>
SIGNAGE	<p>Signs in this form generating district are permitted per Building Type and facade and include the following signs:</p> <ul style="list-style-type: none"> A. Sign band sign B. Wall sign C. Projecting sign D. Suspended sign E. Awning sign F. Canopy sign G. Window sign H. Ground sign <p>Refer to Article VI for sign standards.</p>
LANDSCAPING	<p>For Landscaping Standards refer to Article VII.</p> <p>Facades in form generating districts may require landscape elements. Refer to Article VII for facade landscape standards. Refer also to Building Types and facades in Article III.</p>

PERMITTED AND SPECIAL USES

RESIDENTIAL	<p>Accessory Building and Structure*</p> <p>Single Family Detached</p> <p>Single Family Residential, All Floors</p> <p>Multi-family Residential, All Floors</p> <p>Residential, Upper Floor Only</p> <p>Bed and Breakfast</p> <p>Foster Care, Adult</p> <p>Day Care, Family</p> <p>Dwelling, Two-family</p>	<p>Permitted</p> <p>Permitted</p> <p>Permitted</p> <p>Permitted</p> <p>Permitted</p> <p>Not permitted</p> <p>Not permitted</p> <p>Not permitted</p> <p>Permitted</p>
INSTITUTIONAL & OPEN SPACE	<p>Place of Public Assembly</p> <p>School</p> <p>Park</p> <p>Plaza</p>	<p>Not permitted</p> <p>Not permitted</p> <p>Permitted</p> <p>Permitted</p>
COMMERCIAL	<p>Retail</p> <p>Office</p> <p>Eating and Drinking Establishment</p> <p>Hotel/Lodging</p> <p>Professional Services</p> <p>Brewery/Distillery</p> <p>Veterinary Clinic</p> <p>Automobile Sales</p> <p>Gas/Service Station</p> <p>Drive-through Establishment</p> <p>Sexually-Oriented Business</p>	<p>Permitted#</p> <p>Permitted#</p> <p>Not permitted</p> <p>Not permitted</p> <p>Permitted#</p> <p>Not permitted</p> <p>Not permitted</p> <p>Not permitted</p> <p>Not permitted</p> <p>Not permitted</p> <p>Not permitted</p>
INDUSTRIAL & UTILITY	<p>Communication Tower</p> <p>Craft Industry</p> <p>Storage/Warehouse/Assembly</p> <p>Textile Processing</p>	<p>Not permitted</p> <p>Permitted#</p> <p>Not permitted</p> <p>Not permitted</p>

*For accessory building & structure standards refer to Article VII.
 #Use permitted in Cottage Retail & Live/Work Building Types only.

TABLE 2.04: FORM GENERATING DISTRICT SUMMARY

	BUILDING TYPE WITH FACADE OPTIONS	BUILDING SITE PLACEMENT	BUILDING HEIGHT	LOT SIZE
MIXED USE (3.10)	 <ul style="list-style-type: none"> with STOREFRONT (Section 3.10.A) (depicted in photo) with BALCONY (Section 3.10.B) with TERRACE (Section 3.10.C) 			
RETAIL (3.11)	 <ul style="list-style-type: none"> with STOREFRONT (Section 3.11.A) (depicted in photo) with TERRACE (Section 3.11.B) 			
FLEX (3.12)	 <ul style="list-style-type: none"> with STOREFRONT (Section 3.12.A) with TERRACE (Section 3.12.B) with FORECOURT (Section 3.12.C) with DOORYARD (Section 3.12.D) (depicted in photo) with STOOP (Section 3.12.E) 			
COTTAGE RETAIL (3.13)	 <ul style="list-style-type: none"> with STOREFRONT (Section 3.13.A) with DOORYARD (Section 3.13.B) with STOOP (Section 3.13.C) (depicted in photo) with PROJECTING PORCH (Section 3.13.D) 	Primary/Secondary Walls: 0' BTL Interior side(s): 5' SETBACK Rear: 10' SETBACK	Maximum: 2 story (25 feet)	Lot Width: 20' MIN Lot Depth: 80' MIN
LIVEMARK (3.14)	 <ul style="list-style-type: none"> with STOREFRONT (Section 3.14.A) (depicted in photo) with LIGHTWELL (Section 3.14.B) with DOORYARD (Section 3.14.C) (depicted in photo) with STOOP (Section 3.14.D) 	Primary/Secondary Walls: 0' BTL Interior side(s): 0' SETBACK Rear: 10' SETBACK	2 story building required Building shall not exceed 25 feet in height	Lot Width: 18' MIN Lot Depth: 72' MIN

Shaded areas represent Building Types and facades that are not permitted in this form generating district.

TABLE 2.04: FORM GENERATING DISTRICT SUMMARY

LOT SIZE	BUILDING HEIGHT	BUILDING SITE PLACEMENT	BUILDING TYPE WITH FACADE OPTIONS
			with FORECOURT (Section 3.15.A) with DOORYARD (Section 3.15.B) with STOOP (Section 3.15.C) (depicted in photo) with PROJECTING PORCH (Section 3.15.D)
			with FORECOURT (Section 3.16.A) with STOOP (Section 3.16.B) (depicted in photo) with PROJECTING PORCH (Section 3.16.C) with ENGAGED PORCH (Section 3.16.D)
			with LIGHTWELL (Section 3.17.A)
Lot Width: 18' MIN Lot Depth: 72' MIN	2 story building required Building shall not exceed 25 feet in height	Primary/Secondary Walls: 10' to 25' BTZ Interior side(s): 0' SETBACK Rear: 10' SETBACK	with STOOP (Section 3.17.B) (depicted in photo) with PROJECTING PORCH (Section 3.17.C)
Lot Width: 40' MIN Lot Depth: 100' MIN	2 story building required Building shall not exceed 25 feet in height	Primary/Secondary Walls: 10' to 25' BTZ Interior side(s): 10' SETBACK Rear: 10' SETBACK	with STOOP (Section 3.18.A) with PROJECTING PORCH (Section 3.18.B) (depicted in photo) with ENGAGED PORCH (Section 3.18.C)
Lot Width: 40' MIN Lot Depth: 100' MIN	Maximum: 2 story (25 feet)	Primary/Secondary Walls: 10' to 25' BTZ Interior side(s): 10' SETBACK Rear: 10' SETBACK	with STOOP (Section 3.18.A) with PROJECTING PORCH (Section 3.18.B) with ENGAGED PORCH (Section 3.18.C) (depicted in photo)
Lot Width: 20' MIN Lot Depth: 80' MIN	Maximum: 2 story (25 feet)	Primary/Secondary Walls: 10' to 25' BTZ Interior side(s): 10' SETBACK Rear: 10' SETBACK	Facades are not applicable to the Civic Building Type



LARGE MULTI-PLEX (3.15)



SMALL MULTI-PLEX (3.16)



ROWHOUSE (3.17)



DUPLEX (3.18)



DETACHED HOUSE (3.19)



CIVIC (3.20)

Shaded areas represent Building Types and facades that are not permitted in this form generating district.

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INTENT

The intent of the Interstate Gateway district is to provide for commercial uses to serve the larger community and the traveling public in the vicinity of Interstate 94 and to promote the economic development of the City, while establishing standards for curb cut locations, parking, loading and unloading areas, landscaping and building material, to enhance the connectivity, safety and appearance of the City's primary southern entrance.

SITE DEVELOPMENT STANDARDS

Min. Area	Max. Height	Min. Setback	Min. Width
8,000 sq.ft.	60 ft.	FY 20 ft. SY 5 ft. RY 10 ft.	75 ft.



SITE DESIGN STANDARDS SNAPSHOT

OFF-STREET PARKING	Quantity, location, and landscaping of off-street parking shall be provided as per Article V. Overnight parking is not allowed unless in conjunction with Hotel/Lodging and Automotive Service. Parking lots located adjacent to primary and secondary streets shall have one (1) of the following landscape screens at the parking lot edge: Garden Wall, Decorative Metal Fence, or Continuous Landscape Hedge. Parking lot screens adjacent to single-family detached may include any of the above screens, or a minimum four (4) foot wide landscape buffer.
SIGNAGE	Signs are permitted for non-residential uses only, except as permitted for temporary yard signs. All signage in this district shall follow Article VI. Refer to Table 6.01.
LANDSCAPING	For Landscaping Standards refer to Article VII. There shall be a 10' buffer zone along all parcels fronting Red Arrow Highway and along any parcel line abutting the OS, RL, RC or RS districts. One of the following shall be provided within the buffer zone for every 40' linear feet: <ol style="list-style-type: none"> One (1) deciduous tree Two (2) ornamental trees Three (3) shrubs Four (4) flowering perennial plants

PERMITTED AND SPECIAL USES

RESIDENTIAL	Accessory Building and Structure*	Permitted
	Single Family Detached	Not permitted
	Single Family Residential, All Floors	Not permitted
	Multi-family Residential, All Floors	Not permitted
	Residential, Upper Floor Only	Not permitted
	Bed and Breakfast	Not permitted
	Foster Care, Adult	Permitted
	Day Care, Family	Permitted
	Dwelling, Two-family	Not permitted
INSTITUTIONAL & OPEN SPACE	Place of Public Assembly	Permitted
	School	Permitted
	Park	Permitted
	Plaza	Permitted
COMMERCIAL	Retail	Permitted
	Office	Permitted
	Eating and Drinking Establishment	Permitted
	Hotel/Lodging	Permitted
	Professional Services	Permitted
	Brewery/Distillery	Permitted
	Veterinary Clinic	Permitted
	Automobile Sales	Permitted
	Gas/Service Station	Permitted
	Drive-through Establishment	Permitted
	Sexually-Oriented Business	Not permitted
INDUSTRIAL & UTILITY	Communication Tower	Special use**
	Craft Industry	Permitted
	Storage/Warehouse/Assembly	Not permitted
	Textile Processing	Not permitted

*For accessory building & structure standards refer to Article VII.
**Collocation & increasing height/area by 20% is permitted by right.

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ARTICLE III BUILDING TYPES AND FACADES

3.01 TITLE

Article III identifies specific Building Types that are permitted within the Form Generating Districts and provides form standards and facade options for each Building Type. These Building Types and related facades ensure that proposed development is consistent with the desires and outcomes of the 2014 City of Bridgman Master Plan.

3.02 APPLICABILITY

Each proposed building in the following Form Generating Districts shall be designed in compliance with the applicable Building Type standards of this Article.

- A. Downtown Core District (DC) (Section 2.11)
- B. Community Gateway District (CG) (Section 2.12)
- C. Downtown Edge District (DE) (Section 2.13)
- D. Neighborhood Edge District (NE) (Section 2.14)

3.03 PURPOSE

Property may be developed only with the Building Types permitted by this Article in the Form Generating District applicable to each lot.

- A. Refer to Building Type Overview (Section 3.09) in this Article to determine the specific Building Types and applicable facades that are permitted in each of the Form Generating Districts.
- B. Refer to Form Generating District summaries (Tables 2.01, 2.02, 2.03, and 2.04) in Article II to determine specific Building Types and applicable facades that are permitted in each of the Form Generating Districts.

3.04 CONTENTS OF THIS ARTICLE

The following Building Types are specified in this Article:

- A. Mixed Use Building Type (Section 3.10)
- B. Retail Building Type (Section 3.11)
- C. Flex Building Type (Section 3.12)
- D. Cottage Retail Building Type (Section 3.13)
- E. Live/Work Building Type (Section 3.14)
- F. Large Multi-plex Building Type (Section 3.15)
- G. Small Multi-plex Building Type (Section 3.16)
- H. Rowhouse Building Type (Section 3.17)
- I. Duplex Building Type (Section 3.18)
- J. Detached House Building Type (Section 3.19)
- K. Civic Building Type (Section 3.20)

3.05 FACADES

Facades define composition and placement locations for the primary and secondary building walls that face the public right-of-way along streets, public paths, or civic spaces.

- A. Each Building Type identifies appropriate facade choices. The use of one of the following facades is required for each Building Type. (Note that not all facades are appropriate for all Building Types, refer to Building Type Overview in Section 3.09 for appropriate Building Type and facade combinations.

1. Storefront facade
2. Balcony facade
3. Terrace facade
4. Forecourt facade
5. Lightwell facade
6. Dooryard facade
7. Stoop facade
8. Projecting porch facade
9. Engaged porch facade

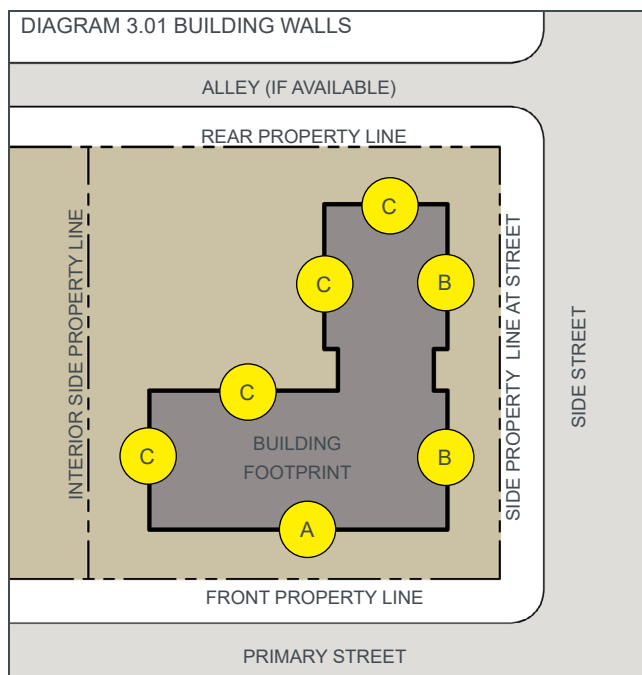
- B. Facade options may be combined on the primary and secondary building walls for Flex, Live/Work, Large Multi-plex, and Rowhouse Building Types per the following requirements:

1. Facade Site Placement Location: When more than one facade option is used on a single building, the required site placement location requirements (Article III) shall be as follows:
 - a. Facade site placement is not required to be met for each individual facade.
 - b. All combined facades on a single building shall meet the site placement requirements for only one of the facades used.
 - c. In instances where a storefront facade is combined with other facade types, the storefront is not required to be located at a build-to-line.
2. Facade Percentage Along Primary and Secondary Building Walls: When more than one facade option is used on a single building, the required percentage of facade along a primary and secondary building wall that is indicated in the facade location requirements (Article III) shall be as follows:
 - a. Percentage of facade along primary and secondary building walls is not required to be met for each individual facade.
 - b. All facades on a single building, when combined, shall extend across 100% of primary and secondary building walls.

3.06 STANDARDS FOR ALL BUILDING TYPES

The following standards apply to all Building Types:

- A. Primary building wall (refer to Diagram 3.01): Primary building walls represent the building front and are located at, or near, the property line/public right-of-way along the street, public path, or civic space of address for the building. Each Building Type shall use one of the permitted facades as required by the facade location requirements for specific Building Types along the primary building wall.
- B. Secondary building wall (refer to Diagram 3.01): Secondary building walls represent the building walls that are located at, or near, the property line/public right-of-way along streets, public paths, or civic spaces that are not the address for the building. Each Building Type shall use one of the permitted facades as required by the facade location requirements for specific Building Types along the secondary building wall.
- C. Building walls other than primary or secondary building walls (refer to Diagram 3.01): Building walls that do not face the property line/public right-of-way along streets, public paths or civic spaces are not subject to the Building Type or facade requirements listed in this Article.
- D. Side yard walls at zero setback condition: Each building shall have separate walls to support all loads independently of any walls located on an adjacent lot. Buildings with side-facing windows shall provide necessary light and air shafts within their own lot, without relying on the side yard of the adjacent lot.



3.07 ENCROACHMENTS

Encroachments of architectural features in Form Generating Districts are regulated based on facades for individual Building Types.

When permitted to encroach into required setbacks, beyond Build-to-Zones, or into the public rights-of-way, architectural features shall meet the following requirements:

- A. Awnings: Awnings shall have a minimum ground clearance of eight (8) feet above the adjacent grade and shall extend no more than five (5) feet from the building wall.
- B. Balconies: Projecting balconies shall have a minimum ground clearance of twelve (12) feet above the adjacent grade and shall extend no more than six (6) feet from the building wall.
- C. Bay Windows: Bay windows shall have a minimum ground clearance of twelve (12) feet above the adjacent grade and shall extend no more than three (3) feet from the building wall.
- D. Canopies: Canopies shall have a minimum ground clearance of eight (8) feet above the adjacent grade and shall extend no more than three (3) feet from the building wall.
- E. Cornices: Cornices shall have a minimum ground clearance of twelve (12) feet above the adjacent grade and shall extend no more than two (2) feet from the building wall.
- F. Eaves: Building eaves shall have a ground clearance of twelve (12) feet above the adjacent grade and shall extend no more than thirty (30) inches from the building wall.
- G. Projecting Signs: Projecting signs shall have a minimum ground clearance of eight (8) feet above the adjacent grade and shall extend no more than four (4) feet from the building wall.

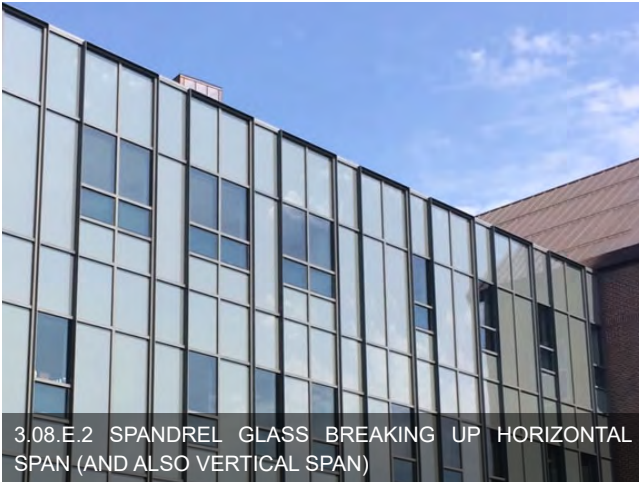
3.08 BUILDING MATERIALS AND CONSTRUCTION REQUIREMENTS

The following material and technique standards apply to all Building Types in the form generating districts and all buildings constructed in the Transitional Industrial (TI) District.

- A. Materials shall reflect and complement the materials and construction techniques of West Michigan's regional architecture.
- B. Materials shall express the construction techniques and structural constraints of traditional and long-lasting building materials.
- C. All exterior wall materials shall express their specific properties. For example, heavier more permanent materials (masonry) shall support lighter materials (wood).



3.08.E.1 SPANDREL GLASS BREAKING UP VERTICAL SPAN



3.08.E.2 SPANDREL GLASS BREAKING UP HORIZONTAL SPAN (AND ALSO VERTICAL SPAN)

D. Exterior facade and wall materials. The following materials are required on all exterior facades and building walls.

1. Brick and masonry.
2. Stone (or synthetic equivalent).
3. Pre-cast masonry (for trim, accent, and cornice elements only).
4. Polyurethane and Cellular PVC shapes (for cornice elements only).
5. Metal (for beams, lintels, trim elements and ornamentation only).
6. Metal panels (no exposed fasteners and no corrugated metal panels).
7. Ground-face concrete block.
8. Split-faced or scored concrete block (for foundation walls only).
9. Wood lap siding.
10. Cement board siding.
11. Spandrel glass.
12. Other materials as approved by Zoning Administrator or Planning Commission.

E. Exterior facade and wall construction. The following configurations and construction techniques shall be utilized when assembling facades and building walls.

1. Wall openings and windows shall not span vertically more than one story. In cases of curtain wall applications, spandrel glass may be used to break up the vertical span and give the appearance of floor levels.
2. Wall openings and windows shall correspond to interior space and not span horizontally across the building. In cases of curtain wall applications, spandrel glass may be used to break up the horizontal span.
3. Cement board siding shall have a smooth finish (no faux wood grain).
4. All trim on wood and cement board sided walls (including window trim, door trim, horizontal expression lines and corner trim) shall be similar to the material of the siding.

F. Pitched or sloped roof materials. The following materials may be used on pitched and sloped roofs.

1. Slate (or equivalent synthetic).
2. Metal (standing seam or similar).
3. Dimensional asphalt shingles.
4. Other materials as approved by Zoning Administrator or Planning Commission.

G. Pitched roof construction. The following configurations and construction techniques shall be utilized when assembling pitched or sloped roofs.

1. Pitched roofs shall be symmetrically pitched between 4:12 and 12:12.
2. Pitched roofs shall have simple forms and composition. Multiple roof pitches and multiple gables on individual buildings should be avoided.
3. Shed roofs attached to the main structure shall be pitched between 4:12 and 7:12.
4. Eaves shall overhang a minimum of twelve (12) inches.
5. Rakes (gable end) shall overhang a minimum of eight (8) inches.
6. Open eaves and simple traditional soffits and fascia are encouraged.



3.08.G.2 & G.6 SIMPLE PITCHED ROOF WITH OPEN EAVES



3.08.I.1 SIMPLE STONE CORNICE



3.08.K.3 APPROPRIATELY SIZED SHUTTERS

H. Flat roof materials: Any material that is permitted by the Building Code.

I. Cornice materials: Any material that is permitted in the exterior facade and wall materials (3.08.D).

J. Window materials. The following materials may be used for windows.

1. Window frames shall be anodized aluminum, wood, clad wood, vinyl, or steel.
2. Glass in windows shall be clear. Refer to definitions in Section IX for requirements of clear glass.

K. Window construction. The following configurations and construction techniques shall be utilized when assembling windows.

1. Windows may be grouped horizontally (maximum 5 per group) if each grouping is separated by a mullion, column, pier or wall section.
2. Windows shall be square or vertically proportioned.
3. Exterior shutters, if applied, shall be sized and mounted appropriately for the window (i.e. each shutter shall be one-half the window width).

4. Screen frames shall match window frame material or be dark anodized.

L. Storefront materials. The following materials may be used for storefronts.

1. Storefront frames shall be anodized aluminum, wood, steel, or clad in metal.
2. Residential windows shall not be used for storefronts.
3. Glass in windows shall be clear. Refer to definitions in Section IX for requirements of clear glass.
4. Material for storefront base shall be any material that is permitted in the exterior facade and wall materials (3.08.D). Differentiation between wall materials and storefront base materials is encouraged.



3.08.K.1 WINDOW GROUPING WITH WALL SEPARATION



3.08.L WOOD STOREFRONT WINDOWS WITH BRICK BASE

M. Door materials. The following materials may be used for doors.

1. Door frames shall be anodized aluminum, wood, steel, or clad in metal.
2. Doors shall be made of wood, clad wood, fiberglass, steel, or other materials as approved by Zoning Administrator or Planning Commission.

3. Any glass that is provided in doors as part of minimum transparency requirements shall be clear glass. Refer to definitions in Section IX for requirements of clear glass.

N. Door construction. The following configurations and construction techniques shall be utilized when assembling doors.

1. Double height entries (those that span more than one story) are not permitted.
2. Roll down security gates and doors are prohibited.

O. Awning and canopy materials. The following materials may be used for awnings and canopies.

1. Awnings shall be cloth, canvas or similar material. Shiny or reflective surfaces are not permitted.
2. Canopies shall be metal.
3. Internal illumination is not permitted on awnings or canopies.
4. Open-ended awnings are encouraged. Rounded and hooped awnings are prohibited.



3.09 BUILDING TYPE OVERVIEW

Form Generating Districts represented in black indicate that the Building Type is not permitted in that District.



MIXED USE BUILDING TYPE (3.10)

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.

FACADE OPTIONS (refer to 3.10)	FORM GENERATING DISTRICT (refer to Article II)	
STOREFRONT BALCONY TERRACE	DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY
	DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE



RETAIL BUILDING TYPE (3.11)

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.

FACADE OPTIONS (refer to 3.11)	FORM GENERATING DISTRICT (refer to Article II)	
STOREFRONT TERRACE	DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY
	DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE



FLEX BUILDING TYPE (3.12)

This Building Type is a medium- to large-sized attached or detached structure. It can be used to provide a vertical mix of uses with ground floor service, retail, residential and/or light industrial uses; or it may be a single-use building.

FACADE OPTIONS (refer to 3.12)	FORM GENERATING DISTRICT (refer to Article II)	
STOREFRONT TERRACE FORECOURT DOORYARD STOOP	DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY
	DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE



COTTAGE RETAIL BUILDING TYPE (3.13)

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.

FACADE OPTIONS (refer to 3.13)	FORM GENERATING DISTRICT (refer to Article II)	
STOREFRONT DOORYARD STOOP PROJECTING PORCH	DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY
	DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE



LIVE/WORK BUILDING TYPE (3.14)

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 occupied by one entity. This Type is appropriate for incubating retail and service uses and allows neighborhood retail to expand as the market demands.

FACADE OPTIONS (refer to 3.14)	FORM GENERATING DISTRICT (refer to Article II)	
STOREFRONT LIGHTWELL DOORYARD STOOP	DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY
	DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE



LARGE MULTI-PLEX BUILDING TYPE (3.15)

This Building Type is a medium- to large-sized structure that consists of 7 or more stacked and/or side-by-side dwelling units, typically with one shared entry. This Type is scaled to fit in medium-density neighborhoods. It is an essential Building Type for providing missing middle housing types within a walkable context.

FACADE OPTIONS (refer to 3.15)	FORM GENERATING DISTRICT (refer to Article II)	
FORECOURT DOORYARD STOOP PROJECTING PORCH	DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY
	DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE

3.09 BUILDING TYPE OVERVIEW (continued)

Form Generating Districts represented in black indicate that the Building Type is not permitted in that District.

FORM GENERATING DISTRICT (refer to Article II)		FACADE OPTIONS (refer to 3.16)	SMALL MULTI-PLEX BUILDING TYPE (3.16) This Building Type is a medium-sized structure that consists of 3 to 12 stacked and/or side-by-side dwelling units, typically with one shared entry or individual entries along the front. This Type oftentimes has the appearance of a large single-family house and is scaled to fit in single family neighborhoods. It is an essential Building Type for providing missing middle housing types within a walkable context.	
DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY	FORECOURT STOOP PROJECTING PORCH ENGAGED PORCH		
DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE			
FORM GENERATING DISTRICT (refer to Article II)		FACADE OPTIONS (refer to 3.17)	ROWHOUSE BUILDING TYPE (3.17) 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 missing middle housing types within a walkable context.	
DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY	LIGHTWELL STOOP PROJECTING PORCH		
DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE			
FORM GENERATING DISTRICT (refer to Article II)		FACADE OPTIONS (refer to 3.18)	DUPLEX BUILDING TYPE (3.18) 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 single-family house and is appropriately scaled to fit in single family neighborhoods. It is an essential Building Type for providing missing middle housing types within a walkable context.	
DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY	STOOP PROJECTING PORCH ENGAGED PORCH		
DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE			
FORM GENERATING DISTRICT (refer to Article II)		FACADE OPTIONS (refer to 3.19)	DETACHED HOUSE BUILDING TYPE (3.19) 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. It is an essential Building Type for providing missing middle housing types within a walkable context.	
DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY	STOOP PROJECTING PORCH ENGAGED PORCH		
DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE			
FORM GENERATING DISTRICT (refer to Article II)		FACADE OPTIONS (refer to 3.20)	CIVIC BUILDING TYPE (3.20) This Building Type is a detached structure that incorporates uses of 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.	
DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY	Not applicable to this Building Type		
DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE			

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BUILDING TYPE DESCRIPTION

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

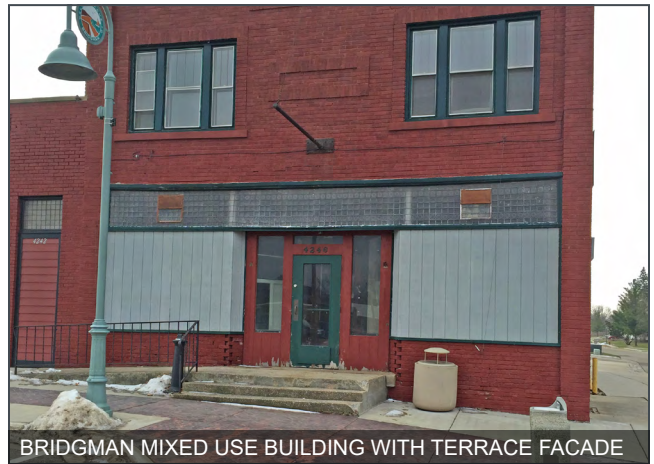


PRECEDENT OF MIXED USE BUILDING TYPE

The following images represent precedent examples of the Mixed Use Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects requiring a Mixed Use Building within the Form Generating Districts of the Bridgman Zoning Ordinance.



MIXED USE BUILDING WITH BALCONY FACADE



BRIDGMAN MIXED USE BUILDING WITH TERRACE FACADE



BRIDGMAN MIXED USE BUILDING WITH STOREFRONT FACADE



MIXED USE BUILDING WITH STOREFRONT FACADE

BUILDING SIZE AND MASSING

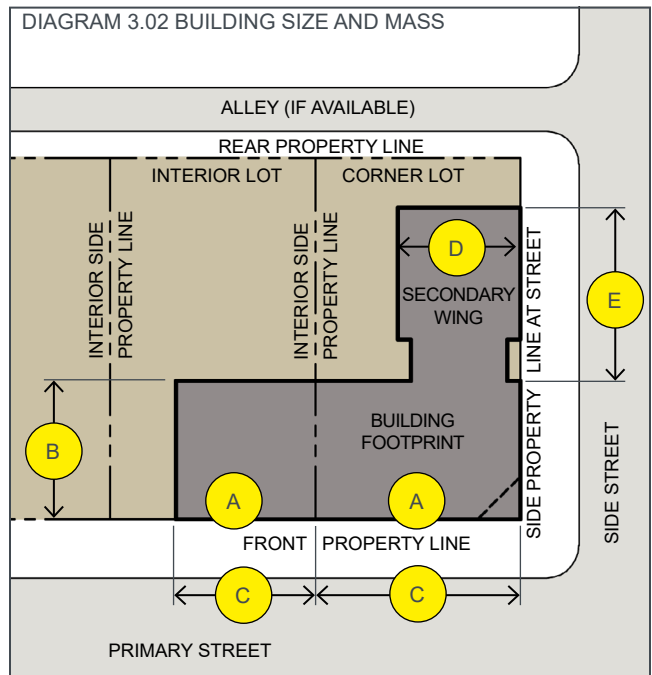
Building Type size and massing shall meet the following requirements and Diagram 3.02.

- A. Percentage of primary building wall at front property line:
 - 1. When lot width is 50 feet or less, primary building wall shall be built to a minimum of 90% of the overall width of the primary street property line (when doing calculation do not include required side setbacks).

Exception: When parking access is not available on an alley, rear street, or side street and is only available at primary street, the required percentage indicated above may be reduced to allow access that meets the requirements indicated for the Form Generating District (Article II).

- 2. When lot width is more than 50 feet, primary building wall shall be built to a minimum of 50% of the overall width of the primary street property line (when doing calculation do not include required side setbacks).

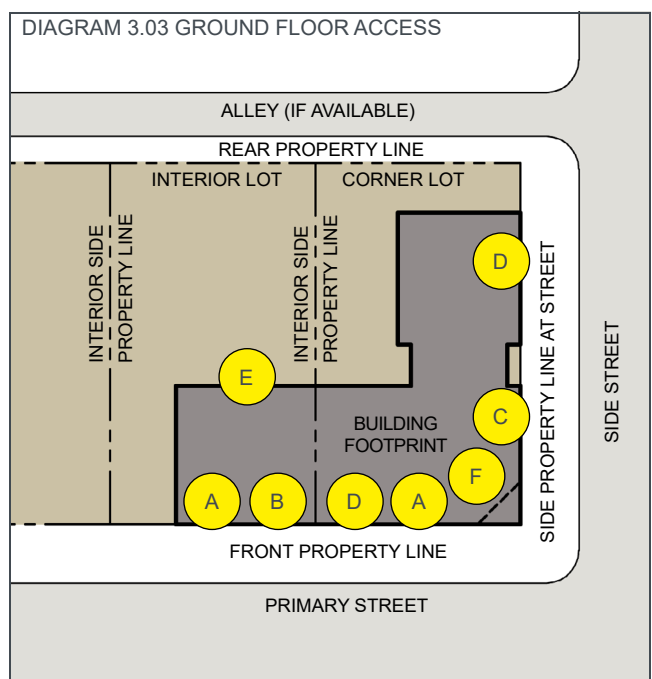
- B. Main body building depth: 20 feet min.
- C. Main body building width: 150 feet max.
- D. Secondary wing building depth: 65 feet max.
- E. Secondary wing building width: 100 feet max.
- F. Maximum site coverage: 100%



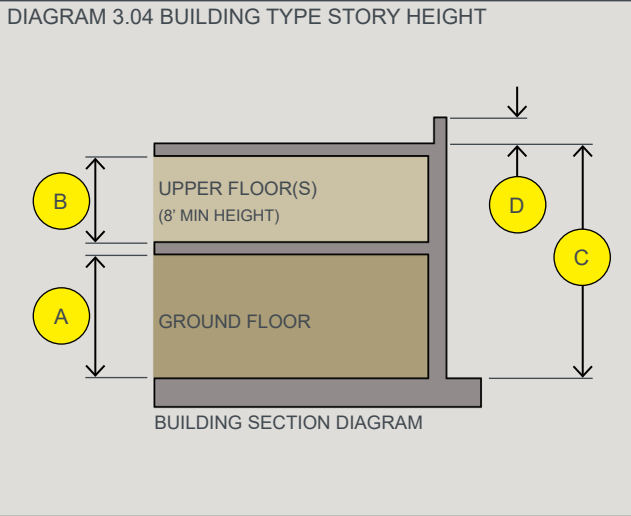
GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 3.03.

- A. Entrances to ground floor unit(s) are required at the primary street and shall be directly accessed from and face the primary street.
- B. Entrances to ground floor unit(s) shall occur at intervals of not greater than 50 feet along the primary street.
- C. Entrances to ground floor unit(s) at the side street are not required. If side street entries are provided, they shall be directly accessed from and face the side street.
- D. Upper floor units shall be accessed by a common entry along the primary or side street.
- E. Upper floor units may also be accessed by a secondary common entry at the rear of the building.
- F. Optional angled building corner with required entry door. Maximum length of angled wall shall be 8 feet.



BUILDING TYPE FLOOR HEIGHT REQUIREMENTS



Building Type floor heights shall meet the following requirements and Diagram 3.04.

- A. Ground floor: Floor to ceiling height shall be 14 feet minimum, measured from the finished floor to the finished ceiling or bottom of exposed structural elements.
- B. Upper floors: Floor to ceiling height shall be a minimum of eight (8) feet.
- C. Overall height of Building Type is regulated by Form Generating District, refer to Article II.
- D. Parapet height shall be a minimum of four (4) feet.

BUILDING TYPE FACADE OPTIONS

The Mixed Use Building Type is required to have 1 of the following facades at primary and secondary building walls.

Facade options for the Mixed Use Building Type are provided in the table below and described on the following pages of this Section.

MIXED USE BUILDING TYPE	BUILDING TYPE FACADE OPTION	FORM GENERATING DISTRICT			
		DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY	DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE
	with STOREFRONT (3.10.A)	By Right	By Right	By Right	
	with BALCONY (3.10.B)	By Right	By Right	By Right	
	with TERRACE (3.10.C)	By Right	By Right	By Right	

Shaded areas represent Building Type and/or facade options that are not permitted in Form Generating Districts.



NUMBER OF UNITS PER BUILDING

Number of units per Building:

- A. Required total of 2 units minimum. Minimum 1 ground floor unit and 1 upper floor unit per building.

BUILDING TYPE USE

Building Type use:

- A. Uses are regulated by Zoning District. Refer to Article II for permitted uses in each Form Generating District.

STOREFRONT: MIXED USE BUILDING

FACADE DESCRIPTION

The storefront facade is applied to the Mixed Use Building Type along the primary and secondary building walls. The ground level storefront shall be designed in a way that promotes an attractive and convenient shopping experience and a transparent wall along the sidewalk. Storefront entries are at grade with the sidewalk and are sometimes shaded by awnings.

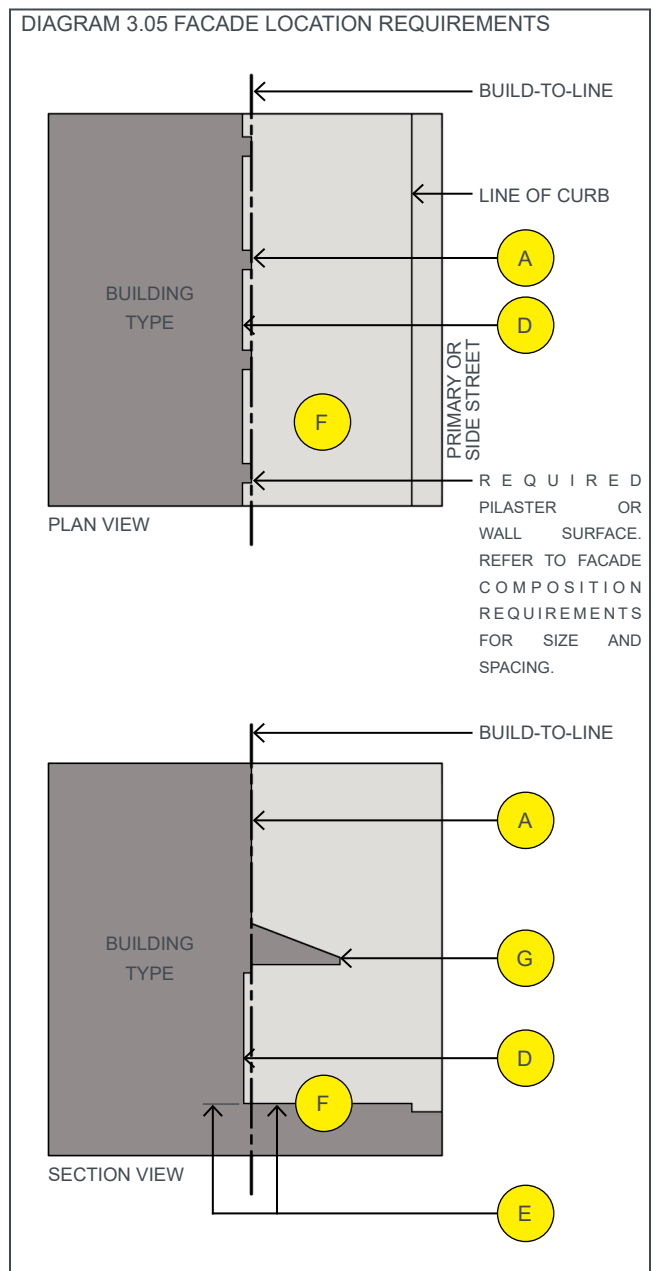
FACADE LOCATION REQUIREMENTS

Storefront facade shall be located per the following requirements and Diagram 3.05.

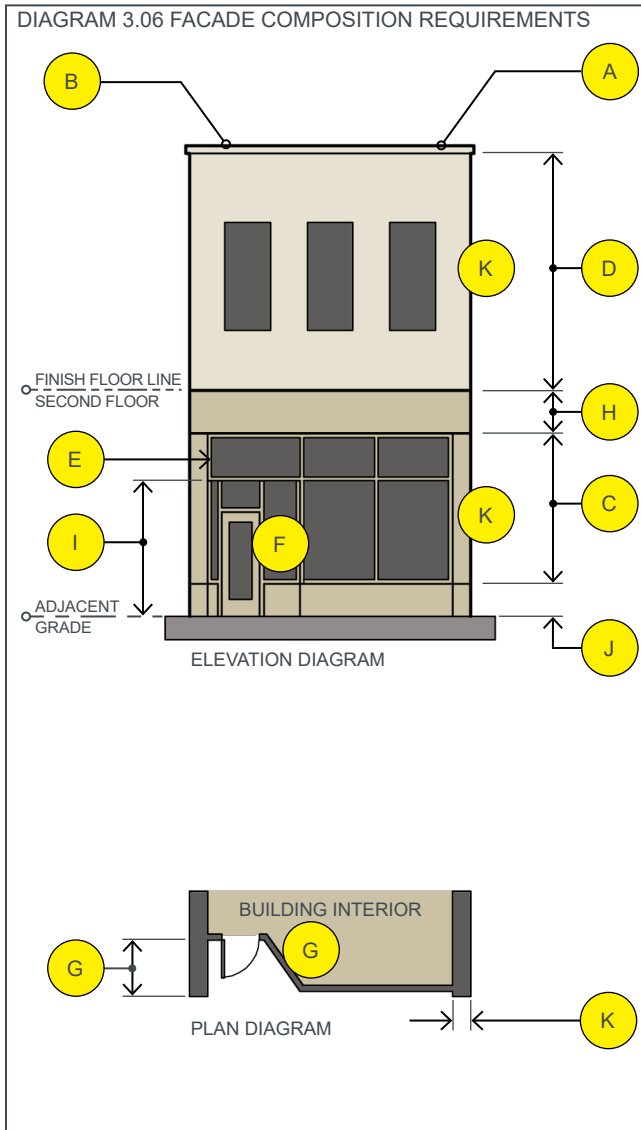
- A. The storefront facade shall be placed at a Build-to-Line (BTL) as required by the building site placement requirements for the Form Generating District (refer to Article II).
- B. Primary storefront facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary storefront facade shall extend across 100% of the overall secondary building wall at the side street property line.
 - 1. Storefront window elements and ground floor transparency required in the storefront facade composition shall extend across minimum 30% of the secondary building wall. In instances when storefront window elements and ground floor transparency are not applied across entire secondary building wall, the remaining portion of the ground floor shall meet the upper floor transparency requirements of the facade composition.
- D. Storefront windows are required to be recessed from pilaster or building wall. Recess shall be no more than 18 inches.
- E. Entry door threshold shall be at the same elevation as adjacent sidewalk grade (zero step entry).
- F. Ground area between the storefront facade and public sidewalk shall be paved to match sidewalk.
- G. Encroachments: Architectural features may extend into the public right-of-way. Refer to 3.07.
- H. Wells for basement windows are not permitted on primary or secondary building walls.



MIXED-USE BUILDING WITH STOREFRONT FACADE



STOREFRONT: MIXED USE BUILDING



FACADE COMPOSITION REQUIREMENTS

Storefront facade composition shall meet the following requirements and Diagram 3.06.

- A. Building shall have a flat roof with parapet.
- B. Building shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Storefront facade shall have 70% minimum clear glass between the top of the storefront base and bottom of sign band (or horizontal expression line). Transparency of entry door and transom (if used) may be included as part of the required transparency calculation.
- D. Transparency Upper Floors: Storefront facade shall have 15% minimum clear glass between the finish floor line of the second floor and bottom of cornice expression line.
- E. Optional transom window above storefront may extend over entry recess (as depicted) or follow entry recess.
- F. Entry door(s) shall have 70% minimum clear glass.
- G. Entry door is required to be recessed 3 feet to 5 feet from the building wall. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the transparency of the main storefront window.
- H. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item K. on this page.
- I. Storefront window glass (not including optional transom) shall be eight (8) feet high minimum, measured from the adjacent grade.
- J. Required 18" to 24" high storefront base.
- K. Facade shall have a 16" to 32" pilaster or wall surface every 20 to 40 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner (except at buildings with angled wall at corner). Pilasters or wall surface shall extend vertically from adjacent grade to cornice expression line, but may be interrupted by the sign band or horizontal expression line. Pilasters may extend above cornice expression line by no more than 18".
- L. The storefront facade may have an angled corner entry. The angled corner entry shall meet the transparency requirements of the storefront facade and have an entry door that is not recessed.
- M. Storefront windows may be replaced with overhead doors or accordion-style doors. Overhead doors or accordion-style doors that replace storefront windows are required to meet the transparency requirements in item C. Refer to Image 3.01.



IMAGE 3.01 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

BALCONY: MIXED USE BUILDING

FACADE DESCRIPTION

The balcony facade contains a recessed balcony that is applied to the upper level floor of a Mixed Use Building Type along the primary street and occasionally, along the secondary street. The facade also has a storefront that is applied to the ground level floor along the primary and side streets. The balcony facade shall be designed to include an open-air space that is recessed into the building mass on the upper level(s) and a storefront that is designed to promote an attractive, convenient shopping experience and transparent wall along the sidewalk.

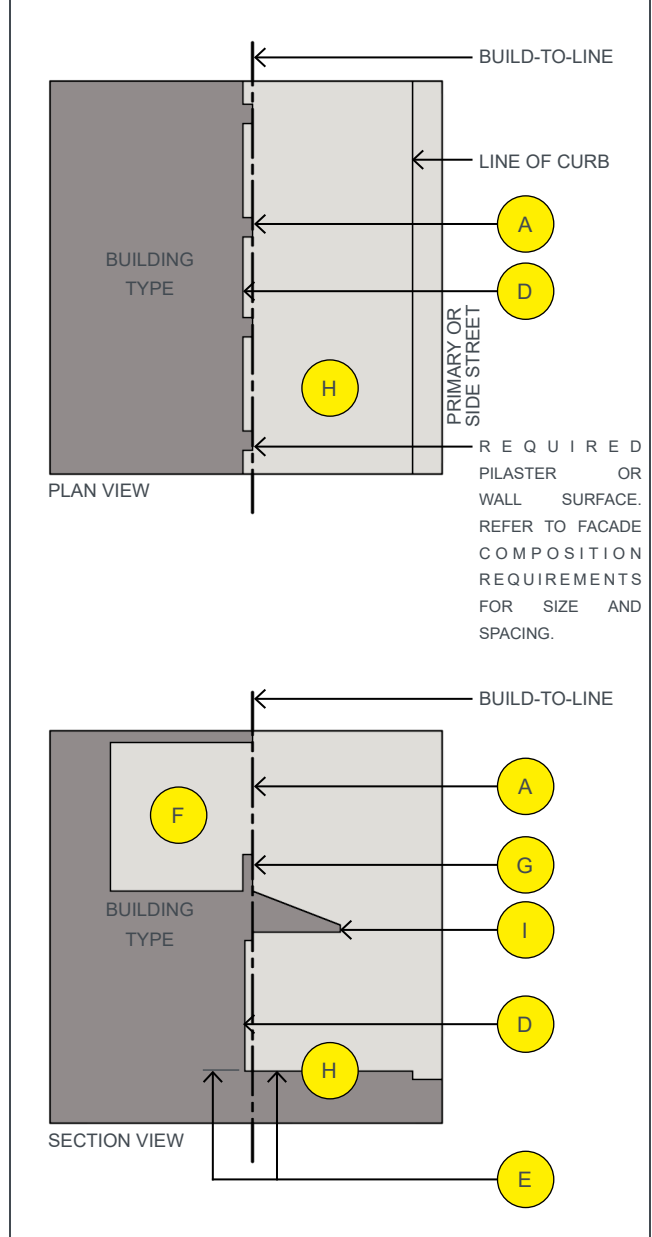
FACADE LOCATION REQUIREMENTS

Balcony facade shall be located per the following requirements and Diagram 3.07.

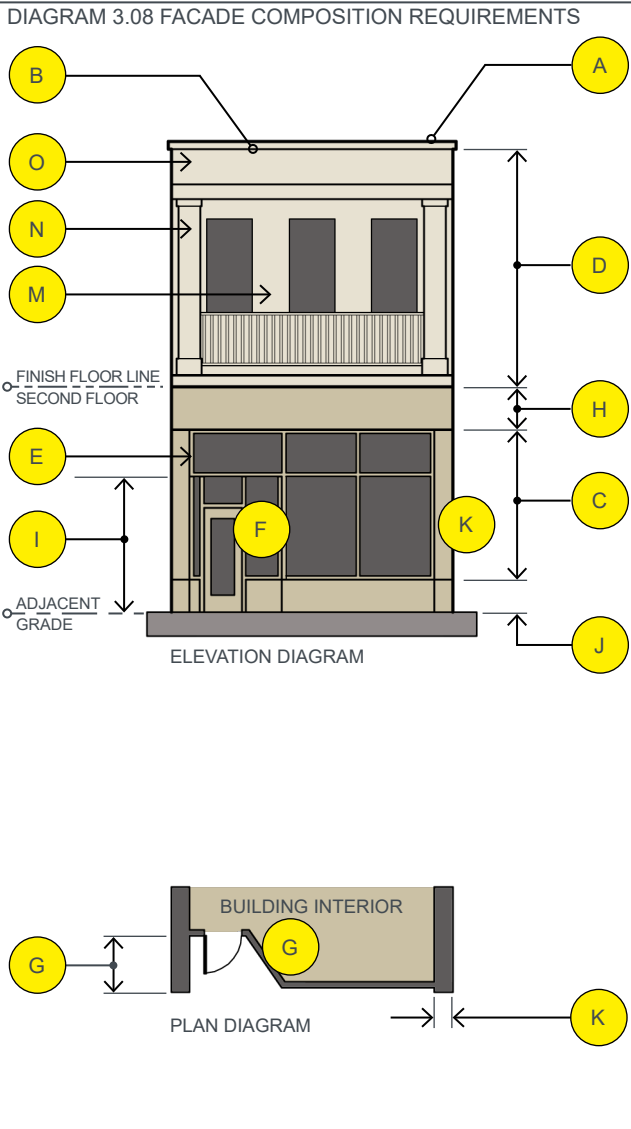
- A. The balcony facade shall be placed at a Build-to-Line (BTL) as required by the building site placement requirements for the Form Generating District (refer to Article II).
- B. Primary balcony facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary balcony facade shall extend across 100% of the overall secondary building wall at the side street property line.
 - 1. Upper balcony elements and ground floor transparency required in the balcony facade composition may extend across all or part of the secondary building wall. In instances when balcony elements and ground floor transparency are not applied across entire secondary building wall, the remaining portion of the ground floor shall meet the upper floor transparency requirements of the facade composition.
- D. Storefront windows are required to be recessed from pilaster or building wall. Recess shall be no more than 18 inches.
- E. Entry door threshold shall be at the same elevation as adjacent sidewalk grade (zero step entry).
- F. Required upper floor open-air balcony shall be located within the mass of the building.
- G. Face of balcony, supports, and/or railings and partial walls shall align with the building wall.
- H. Ground area between the balcony facade and public sidewalk shall be paved to match sidewalk.
- I. Encroachments: Architectural features may extend into the public right-of-way. Refer to 3.07.
- J. Wells for basement windows are not permitted on primary or secondary building walls.



DIAGRAM 3.07 FACADE LOCATION REQUIREMENTS



BALCONY: MIXED USE BUILDING



FACADE COMPOSITION REQUIREMENTS

Balcony facade composition shall meet the following requirements and Diagram 3.08.

- A. Building shall have a flat roof with parapet.
- B. Building shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Balcony facade shall have 70% minimum clear glass between the top of the storefront base and bottom of sign band (or horizontal expression line). Transparency of entry door and transom (if used) may be included as part of the required transparency calculation.
- D. Transparency Upper Floors: Balcony facade shall have 15% minimum clear glass between the finish floor line of the second floor and bottom of cornice expression line.
- E. Optional transom window above storefront may extend over entry recess (as depicted) or follow entry recess.
- F. Entry door(s) shall have 70% minimum clear glass.
- G. Entry door is required to be recessed 3 feet to 5 feet from the building wall. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the transparency of the main storefront window.
- H. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item K. on this page.
- I. Storefront window glass (not including optional transom) shall be eight (8) feet high minimum, measured from the adjacent grade.
- J. Required 18" to 24" high storefront base.
- K. Facade shall have a 16" to 32" pilaster or wall surface every 20 to 40 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to cornice expression line, but may be interrupted by the sign band or horizontal expression line. Pilasters may extend above cornice expression line by no more than 18".
- L. Facade is not permitted to have an angled building corner.
- M. Required recessed open-air balcony located within the mass of the building.
- N. Required balcony columns spaced to match spacing of pilasters (item K. above).
- O. Building roof and/or parapet wall at balcony shall extend over balcony and align with building wall.
- P. Storefront windows may be replaced with overhead doors or accordion-style doors. Overhead doors or accordion-style doors that replace storefront windows are required to meet the transparency requirements in item C. Refer to Image 3.02.

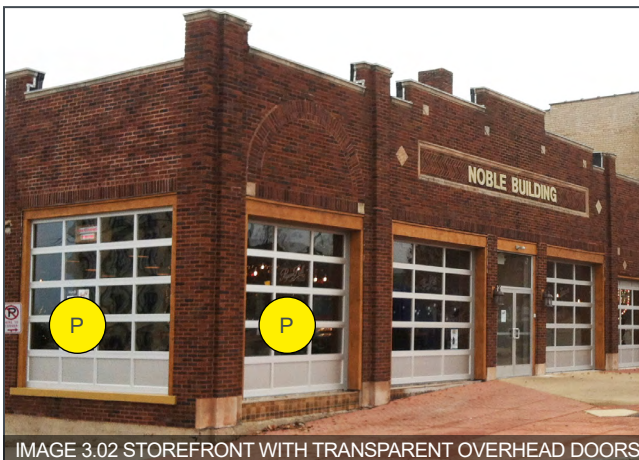


IMAGE 3.02 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

TERRACE: MIXED USE BUILDING

FACADE DESCRIPTION

The terrace facade is applied to the Mixed Use Building Type along the primary and secondary building walls. The terrace provides circulation along the building wall and can accommodate grade changes and sloping sidewalks. Frequent steps up to the terrace are necessary to maximize access. When used with the Mixed Use Building, the terrace facade includes a ground level storefront that is designed to promote an attractive, convenient shopping experience and transparent wall along the sidewalk.



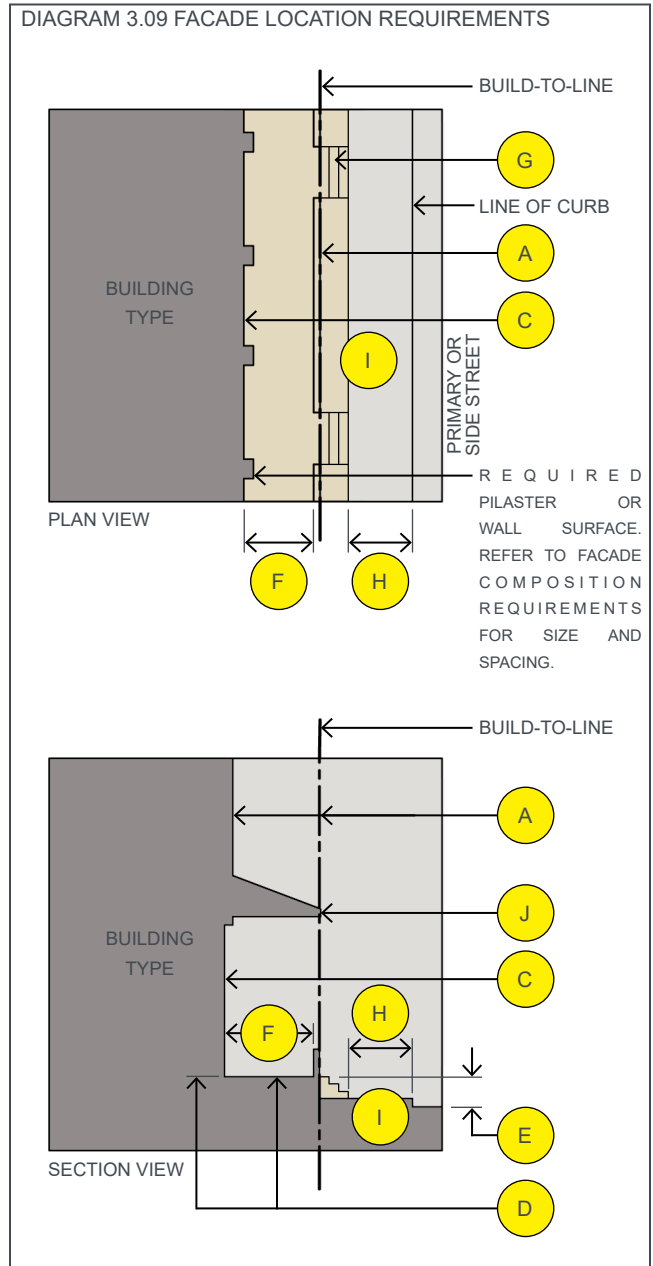
MIXED-USE BUILDING WITH TERRACE FACADE

FACADE LOCATION REQUIREMENTS

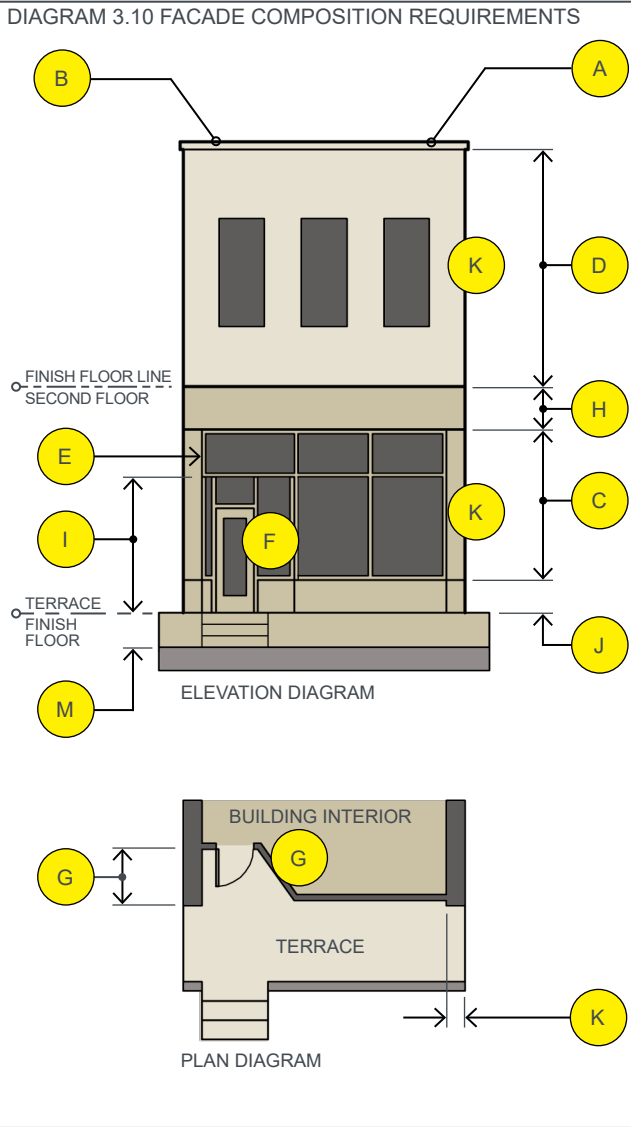
Terrace facade shall be located per the following requirements and Diagram 3.09.

- A. The terrace facade shall be placed at a Build-to-Line (BTL) as required by the building site placement requirements for the Form Generating District (refer to Article II). Terrace facade requires that primary and secondary walls be setback to accommodate the terrace. Front edge of terrace shall be at the BTL. Steps may encroach past BTL.
- B. Terrace facade shall extend across 100% of the overall primary and secondary building walls.
 - 1. Terrace facade is not permitted to be placed at both primary and secondary walls for any single building. On primary or secondary building walls where terrace is not placed, the ground floor and upper floor building walls shall still meet the terrace facade composition requirements.
- C. Storefront windows are required to be recessed from pilaster or building wall. Recess shall be no more than 18 inches.
- D. Entry door threshold shall be at the same elevation as finish floor of the terrace (zero step entry).
- E. Terrace shall be elevated above the adjacent sidewalk grade.
- F. Terrace depth shall be six (6) feet minimum, clear.
- G. Steps to access terrace shall occur at intervals of not greater than fifty (50) feet.
- H. Terrace placement (including any steps) shall provide eight (8) feet minimum clear sidewalk between terrace and back of curb.
- I. Ground area between the terrace facade and public sidewalk shall be paved to match sidewalk. In instances where steps project beyond the terrace, the area adjacent to the steps may be landscaped.
- J. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend into the public right-of-way, with the exception of terrace steps. Refer to 3.07.
- K. Wells for basement windows are not permitted on primary or secondary building walls.

DIAGRAM 3.09 FACADE LOCATION REQUIREMENTS



TERRACE: MIXED USE BUILDING



FACADE COMPOSITION REQUIREMENTS

Terrace facade composition shall meet the following requirements and Diagram 3.10.

- A. Building shall have a flat roof with parapet.
- B. Building shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Terrace facade shall have a storefront that has 70% minimum clear glass between the top of the storefront base and bottom of sign band (or horizontal expression line). Transparency of entry door and transom (if used) may be included as part of the required transparency calculation.
- D. Transparency Upper Floors: Terrace facade shall have 15% minimum clear glass between the finish floor line of the second floor and bottom of cornice expression line.
- E. Optional transom window above storefront may extend over entry recess (as depicted) or follow entry recess.
- F. Entry door(s) shall have 70% minimum clear glass.
- G. Entry door is required to be recessed 3 feet to 5 feet from the building wall. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the transparency of the main storefront window.
- H. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item K. on this page.
- I. Storefront window glass (not including optional transom) shall be eight (8) feet high minimum, measured from the adjacent grade.
- J. Required 18" to 24" high storefront base.
- K. Facade shall have a 16" to 32" pilaster or wall surface every 20 to 40 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to cornice expression line, but may be interrupted by the sign band or horizontal expression line. Pilasters may extend above cornice expression line by no more than 18".
- L. Facade is not permitted to have an angled building corner.
- M. Terrace floor level above adjacent grade shall be 42" maximum.
- N. Storefront windows may be replaced with overhead doors or accordion-style doors. Overhead doors or accordion-style doors that replace storefront windows are required to meet the transparency requirements in item C. Refer to Image 3.03.



IMAGE 3.03 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

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BUILDING TYPE DESCRIPTION

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



PRECEDENT OF RETAIL BUILDING TYPE

The following images represent precedent examples of the Retail Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects requiring a Retail Building within the Form Generating Districts of the Bridgman Zoning Ordinance.



BRIDGMAN RETAIL BUILDINGS WITH STOREFRONT FACADE



RETAIL BUILDING WITH STOREFRONT FACADE



RETAIL BUILDING WITH STOREFRONT FACADE



RETAIL BUILDING WITH STOREFRONT FACADE

BUILDING SIZE AND MASSING

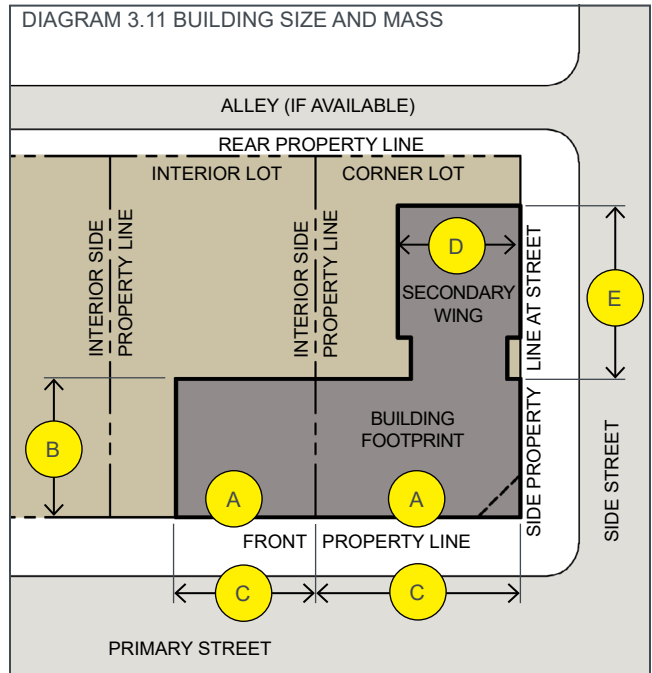
Building Type size and massing shall meet the following requirements and Diagram 3.11.

- A. Percentage of primary building wall at front property line:
 - 1. When lot width is 50 feet or less, primary building wall shall be built to a minimum of 90% of the overall width of the primary street property line (when doing calculation do not include required side setbacks).

Exception: When parking access is not available on an alley, rear street, or side street and is only available at primary street, the required percentage indicated above may be reduced to allow access that meets the requirements indicated for the Form Generating District (Article II).

- 2. When lot width is more than 50 feet, primary building wall shall be built to a minimum of 50% of the overall width of the primary street property line (when doing calculation do not include required side setbacks).

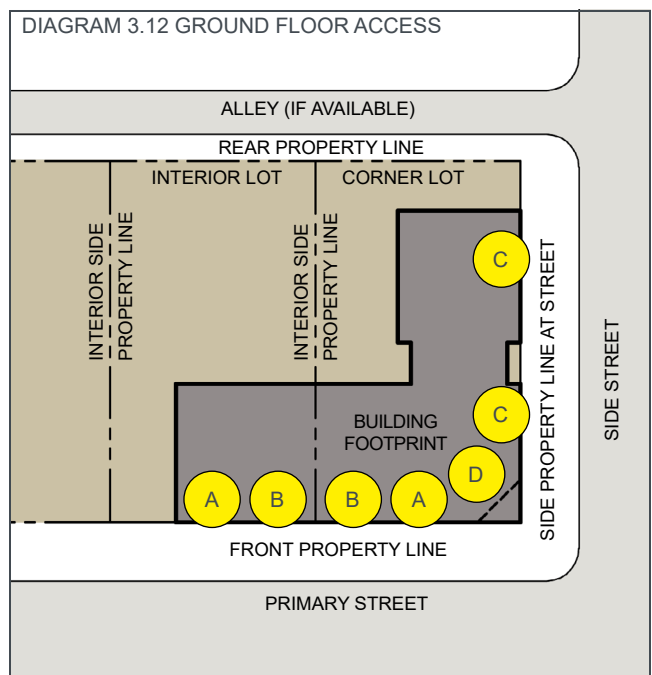
- B. Main body building depth: 20 feet min.
- C. Main body building width: 150 feet max.
- D. Secondary wing building depth: 65 feet max.
- E. Secondary wing building width: 100 feet max.
- F. Maximum site coverage: 100%



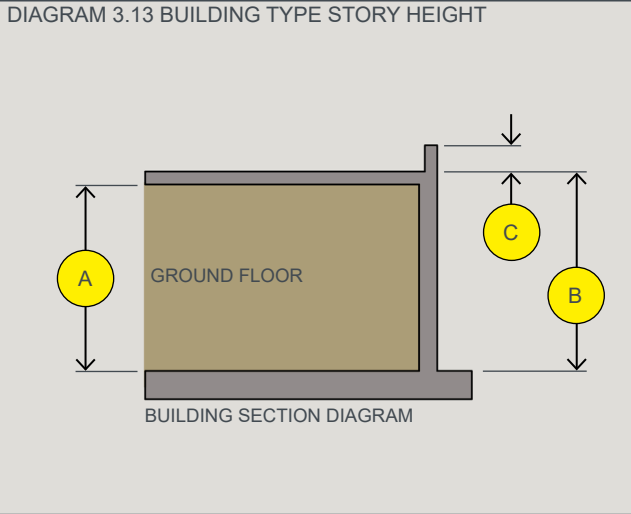
GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 3.12.

- A. Entrances to ground floor unit(s) are required at the primary street and shall be directly accessed from and face the primary street.
- B. Entrances to ground floor unit(s) shall occur at intervals of not greater than 50 feet along the primary street.
- C. Entrances to ground floor unit(s) at the side street are not required. If side street entries are provided, they shall be directly accessed from and face the side street.
- D. Optional angled building corner with required entry door. Maximum length of angled wall shall be 8 feet.



BUILDING TYPE FLOOR HEIGHT REQUIREMENTS



Building Type floor heights shall meet the following requirements and Diagram 3.13.

- A. Ground floor: Floor to ceiling height shall be 14 feet minimum, measured from the finished floor to the finished ceiling or bottom of exposed structural elements.
- B. Overall height of Building Type is regulated by Form Generating District, refer to Article II.
- C. Parapet height shall be four (4) foot minimum.

BUILDING TYPE FACADE OPTIONS

The Retail Building Type is required to have 1 of the following facades at primary and secondary building walls.

Facade options for the Retail Building Type are provided in the table below and described on the following pages of this Section.

RETAIL BUILDING TYPE	BUILDING TYPE FACADE OPTION	FORM GENERATING DISTRICT			
		DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY	DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE
	with STOREFRONT (3.11.A)	By Right	By Right	By Right	
	with TERRACE (3.11.B)	By Right	By Right	By Right	

Shaded areas represent Building Type and/or facade options that are not permitted in Form Generating Districts.



NUMBER OF UNITS PER BUILDING

Number of units per Building:

- A. Required total of 1 unit minimum.

BUILDING TYPE USE

Building Type use:

- A. Uses are regulated by Zoning District. Refer to Article II for permitted uses in each Form Generating District.

STOREFRONT: RETAIL BUILDING

FACADE DESCRIPTION

The storefront facade is applied to the Retail Building Type along the primary and secondary building walls. The ground level storefront shall be designed in a way that promotes an attractive and convenient shopping experience and a transparent wall along the sidewalk. Storefront entries are at grade with the sidewalk and are sometimes shaded by awnings.

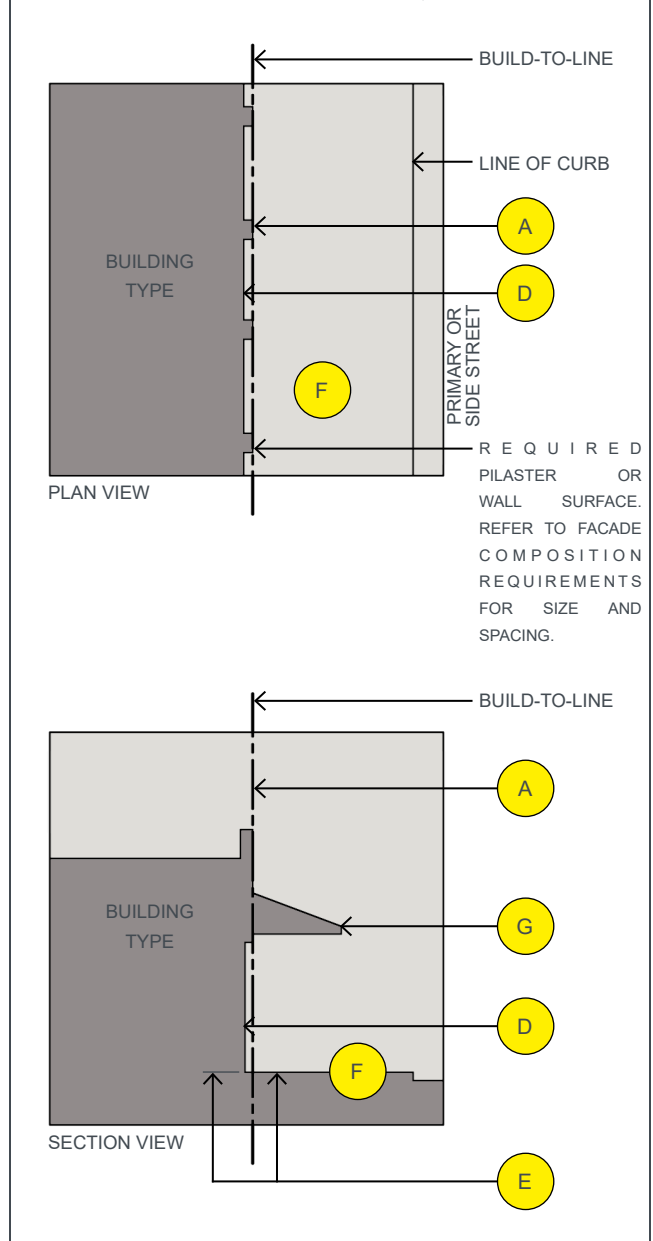
FACADE LOCATION REQUIREMENTS

Storefront facade shall be located per the following requirements and Diagram 3.14.

- A. The storefront facade shall be placed at a Build-to-Line (BTL) as required by the building site placement requirements for the Form Generating District (refer to Article II).
- B. Primary storefront facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary storefront facade shall extend across 100% of the overall secondary building wall at the side street property line.
 - 1. Storefront window elements and ground floor transparency required in the storefront facade composition shall extend across minimum 30% of the secondary building wall. In instances when storefront window elements and ground floor transparency are not applied across entire secondary building wall, the remaining portion of the ground floor shall meet the upper floor transparency requirements of the facade composition.
- D. Storefront windows are required to be recessed from pilaster or building wall. Recess shall be no more than 18 inches.
- E. Entry door threshold shall be at the same elevation as adjacent sidewalk grade (zero step entry).
- F. Ground area between the storefront facade and public sidewalk shall be paved to match sidewalk.
- G. Encroachments: Architectural features may extend into the public right-of-way. Refer to 3.07.
- H. Wells for basement windows are not permitted on primary or secondary building walls.

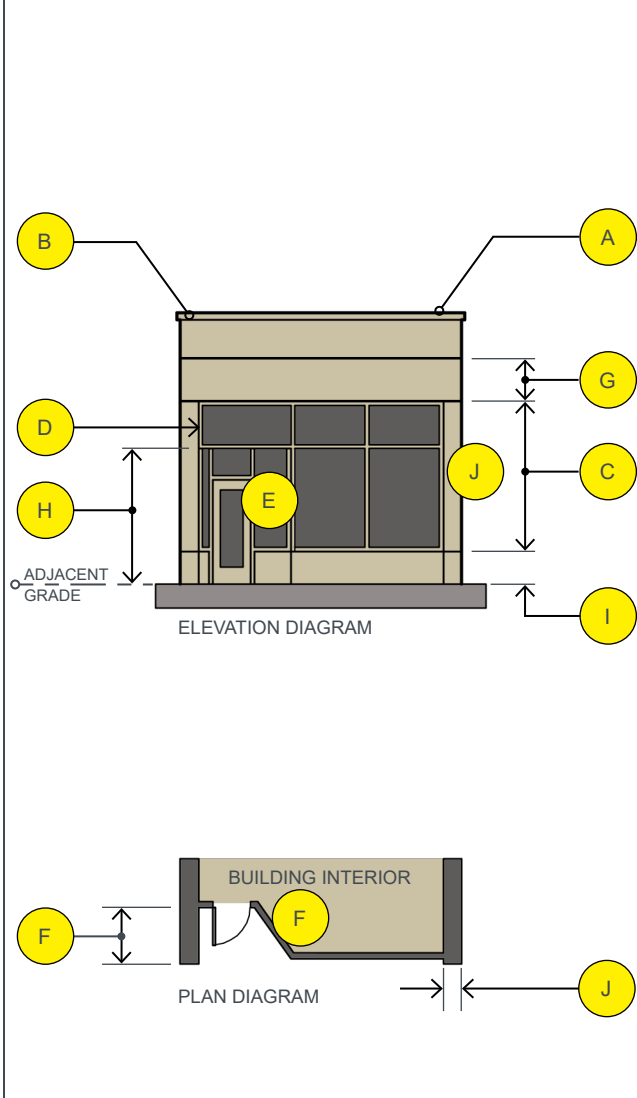


DIAGRAM 3.14 FACADE LOCATION REQUIREMENTS



STOREFRONT: RETAIL BUILDING

DIAGRAM 3.15 FACADE COMPOSITION REQUIREMENTS



FACADE COMPOSITION REQUIREMENTS

Storefront facade composition shall meet the following requirements and Diagram 3.15.

- A. Building shall have a flat roof with parapet.
- B. Building shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Storefront facade shall have 70% minimum clear glass between the top of the storefront base and bottom of sign band (or horizontal expression line). Transparency of entry door and transom (if used) may be included as part of the required transparency calculation.
- D. Optional transom window above storefront may extend over entry recess (as depicted) or follow entry recess.
- E. Entry door(s) shall have 70% minimum clear glass.
- F. Entry door is required to be recessed 3 feet to 5 feet from the building wall. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the transparency of the main storefront window.
- G. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item J. on this page.
- H. Storefront window glass (not including optional transom) shall be eight (8) feet high minimum, measured from the adjacent grade.
- I. Required 18" to 24" high storefront base.
- J. Facade shall have a 16" to 32" pilaster or wall surface every 20 to 40 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner (except at buildings with angled wall at corner). Pilasters or wall surface shall extend vertically from adjacent grade to cornice expression line, but may be interrupted by the sign band or horizontal expression line. Pilasters may extend above cornice expression line by no more than 18".
- K. The storefront facade may have an angled corner entry. The angled corner entry shall meet the transparency requirements of the storefront facade and have an entry door that is not recessed.
- L. Storefront windows may be replaced with overhead doors or accordion-style doors. Overhead doors or accordion-style doors that replace storefront windows are required to meet the transparency requirements in item C. Refer to Image 3.04.



IMAGE 3.04 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

TERRACE: RETAIL BUILDING

FACADE DESCRIPTION

The terrace facade is applied to the to the Retail Building Type along the primary and secondary building walls. The terrace provides circulation along the building wall and can accommodate grade changes and sloping sidewalks. Frequent steps up to the terrace are necessary to maximize access. When used with the Retail Building, the terrace facade includes a ground level storefront that is designed to promote an attractive, convenient shopping experience and transparent wall along the sidewalk.



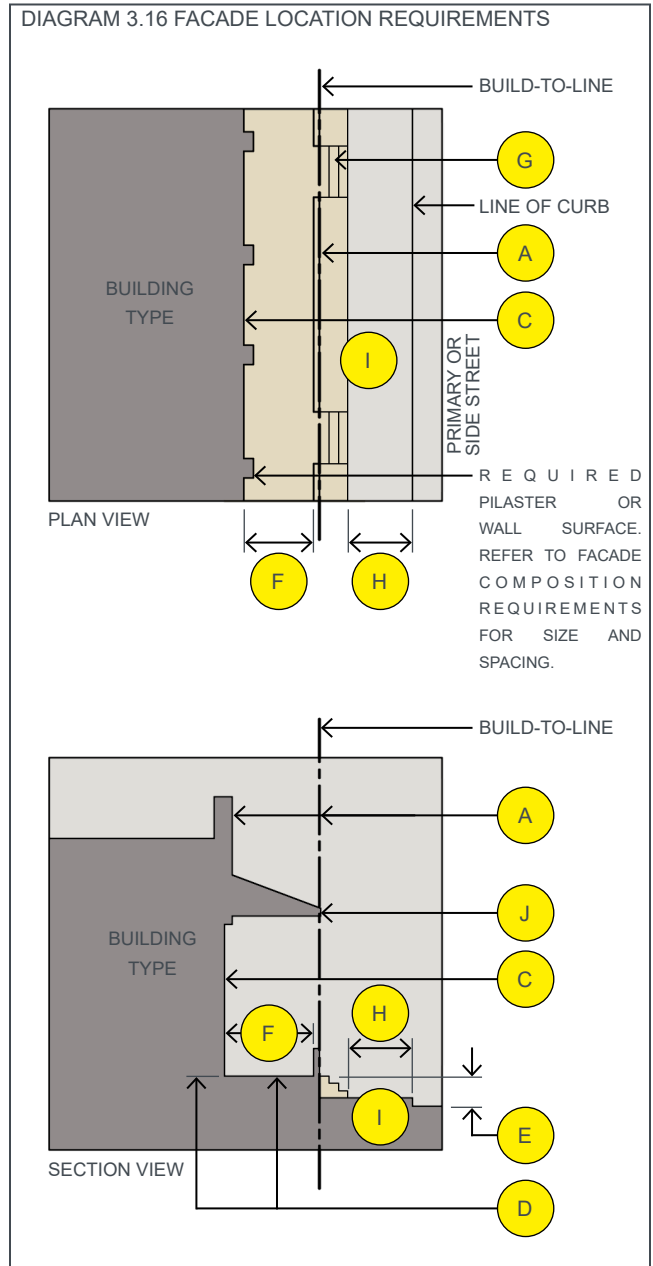
TERRACE FACADE

FACADE LOCATION REQUIREMENTS

Terrace facade shall be located per the following requirements and Diagram 3.16.

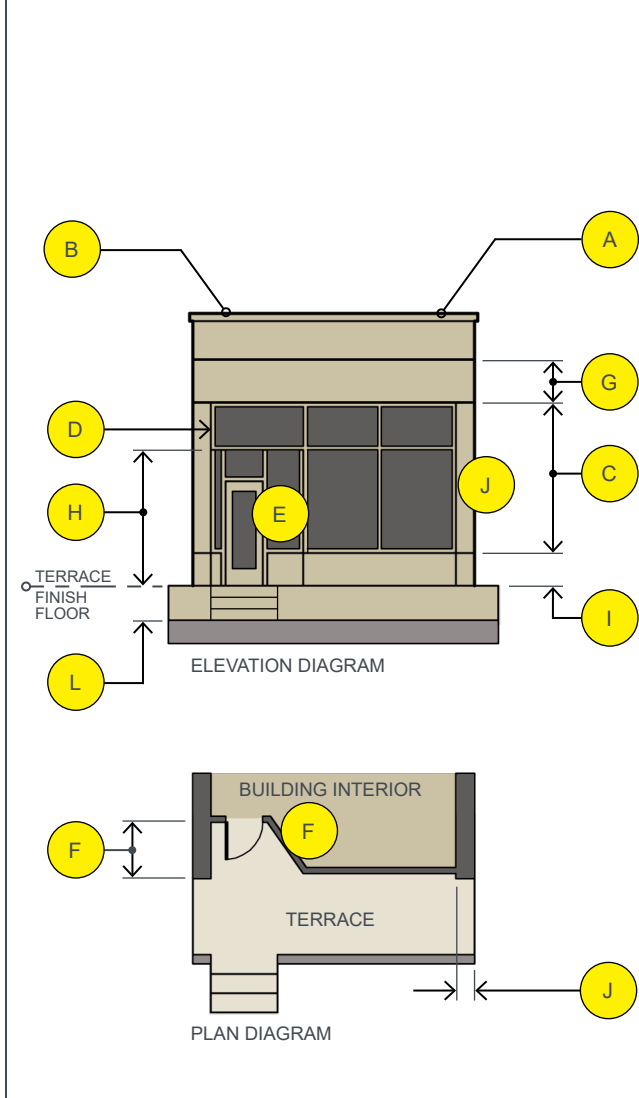
- A. The terrace facade shall be placed at a Build-to-Line (BTL) as required by the building site placement requirements for the Form Generating District (refer to Article II). Terrace facade requires that primary and secondary walls be setback to accommodate the terrace. Front edge of terrace shall be at the BTL. Steps may encroach past BTL.
- B. Terrace facade shall extend across 100% of the overall primary and secondary building walls.
 - 1. Terrace facade is not permitted to be placed at both primary and secondary walls for any single building. On primary or secondary building walls where terrace is not placed, the ground floor and upper floor building walls shall still meet the terrace facade composition requirements.
- C. Storefront windows are required to be recessed from pilaster or building wall. Recess shall be no more than 18 inches.
- D. Entry door threshold shall be at the same elevation as finish floor of the terrace (zero step entry).
- E. Terrace shall be elevated above the adjacent sidewalk grade.
- F. Terrace depth shall be six (6) feet minimum, clear.
- G. Steps to access terrace shall occur at intervals of not greater than fifty (50) feet.
- H. Terrace placement (including any steps) shall provide eight (8) feet minimum clear sidewalk between terrace and back of curb.
- I. Ground area between the terrace facade and public sidewalk shall be paved to match sidewalk. In instances where steps project beyond the terrace, the area adjacent to the steps may be landscaped.
- J. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend into the public right-of-way, with the exception of terrace steps. Refer to 3.07.
- K. Wells for basement windows are not permitted on primary or secondary building walls.

DIAGRAM 3.16 FACADE LOCATION REQUIREMENTS



TERRACE: RETAIL BUILDING

DIAGRAM 3.17 FACADE COMPOSITION REQUIREMENTS



FACADE COMPOSITION REQUIREMENTS

Terrace facade composition shall meet the following requirements and Diagram 3.17.

- A. Building shall have a flat roof with parapet.
- B. Building shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Terrace facade shall have a storefront that has 70% minimum clear glass between the top of the storefront base and bottom of sign band (or horizontal expression line). Transparency of entry door and transom (if used) may be included as part of the required transparency calculation.
- D. Optional transom window above storefront may extend over entry recess (as depicted) or follow entry recess.
- E. Entry door(s) shall have 70% minimum clear glass.
- F. Entry door is required to be recessed 3 feet to 5 feet from the building wall. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the transparency of the main storefront window.
- G. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item J. on this page.
- H. Storefront window glass (not including optional transom) shall be eight (8) feet high minimum, measured from the adjacent grade.
- I. Required 18" to 24" high storefront base.
- J. Facade shall have a 16" to 32" pilaster or wall surface every 20 to 40 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to cornice expression line, but may be interrupted by the sign band or horizontal expression line. Pilasters may extend above cornice expression line by no more than 18".
- K. Facade is not permitted to have an angled building corner.
- L. Terrace floor level above adjacent grade shall be 42" maximum.
- M. Storefront windows may be replaced with overhead doors or accordion-style doors. Overhead doors or accordion-style doors that replace storefront windows are required to meet the transparency requirements in item C. Refer to Image 3.05.



IMAGE 3.05 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

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BUILDING TYPE DESCRIPTION

The Flex Building Type is a medium- to large-sized attached or detached structure. It can be used to provide a vertical mix of uses with ground floor service, retail, residential and/or light industrial uses; or it may be a single-use building.



PRECEDENT OF FLEX BUILDING TYPE

The following images represent precedent examples of the Flex Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects requiring a Flex Building within the Form Generating Districts of the Bridgman Zoning Ordinance.



BRIDGMAN FLEX BUILDING WITH DOORYARD FACADE



FLEX BUILDING WITH STOREFRONT FACADE



FLEX BUILDING WITH STOOP FACADE



BRIDGMAN FLEX BUILDING WITH STOREFRONT FACADE

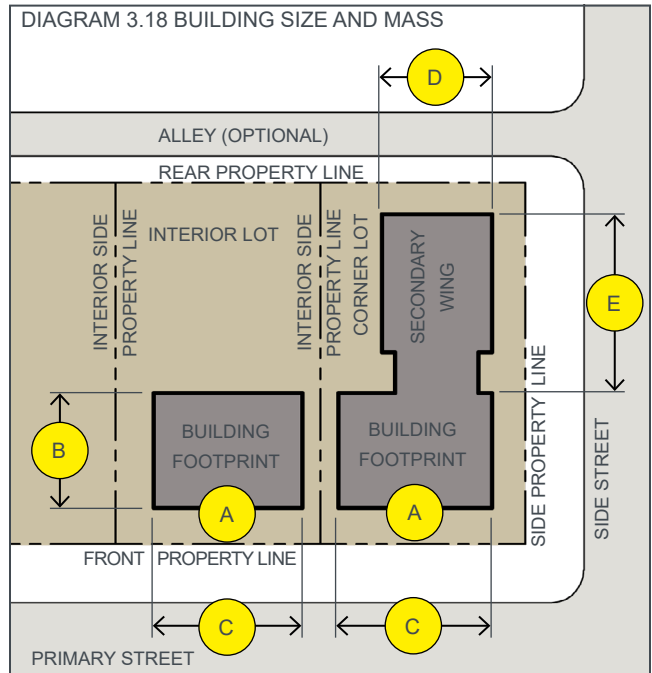
BUILDING SIZE AND MASSING

Building Type size and massing shall meet the following requirements and Diagram 3.18.

- A. Percentage of primary building wall at front property line:
 - 1. When lot width is 50 feet or less, primary building wall shall be built to a minimum of 90% of the overall width of the primary street property line (when doing calculation do not include required side setbacks).

Exception: When parking access is not available on an alley, rear street, or side street and is only available at primary street, the required percentage indicated above may be reduced to allow access that meets the requirements indicated for the Form Generating District (Article II).

- 2. When lot width is more than 50 feet, primary building wall shall be built to a minimum of 50% of the overall width of the primary street property line (when doing calculation do not include required side setbacks).

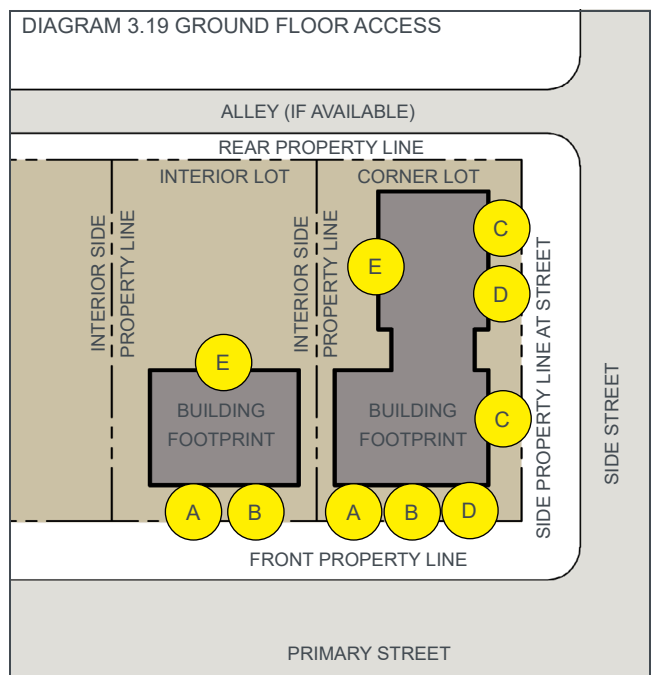


- B. Main body building depth: 20 feet min.
- C. Main body building width: 150 feet max.
- D. Secondary wing building depth: 65 feet max.
- E. Secondary wing building width: 100 feet max.
- F. Maximum site coverage: 100%

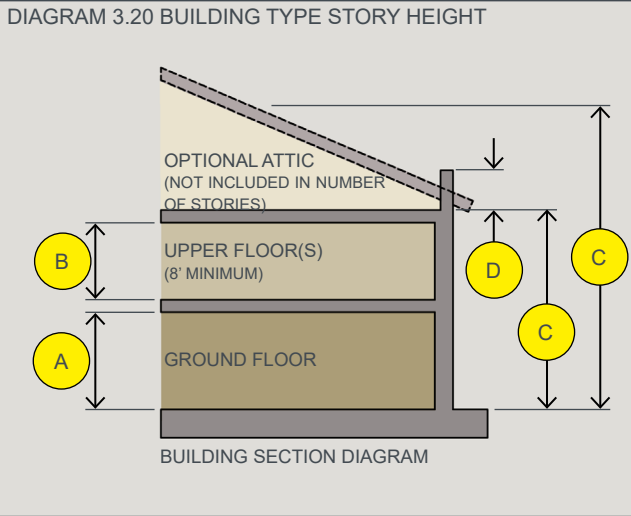
GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 3.19.

- A. Entrances to ground floor unit(s) are required at the primary street and shall be directly accessed from and face the primary street.
- B. Entrances to ground floor unit(s) shall occur at intervals of not greater than 75 feet along the primary street.
- C. Entrances to ground floor unit(s) at the side street are not required. If side street entries are provided, they shall be directly accessed from and face the side street.
- D. Upper floor units shall be accessed by a common entry along the primary or side street.
- E. Upper floor units may also be accessed by a secondary common entry at the rear of the building.



BUILDING TYPE FLOOR HEIGHT REQUIREMENTS



Building Type floor heights shall meet the following requirements and Diagram 3.20.

- A. Ground floor: Floor to ceiling height shall be 14 feet minimum, measured from the finished floor to the finished ceiling or bottom of exposed structural elements.
- B. Upper floors: Floor to ceiling height shall be a minimum of eight (8) feet.
- C. Overall height of Building Type is regulated by Form Generating District, refer to Article II.
- D. Parapet height shall be a minimum of four (4) feet.

BUILDING TYPE FACADE OPTIONS

The Flex Building Type is required to have a minimum of 1 of the following facades at primary and secondary building walls. The Building Type may have a combination of multiple facades on primary and secondary building walls.

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

FLEX BUILDING TYPE	BUILDING TYPE FACADE OPTION	FORM GENERATING DISTRICT			
		DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY	DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE
	with STOREFRONT (3.12.A)		By Right	By Right	
	with TERRACE (3.12.B)		By Right	By Right	
	with FORECOURT (3.12.C)		By Right	By Right	
	with DOORYARD (3.12.D)		By Right	By Right	
	with STOOP (3.12.E)			By Right	

Shaded areas represent Building Type and/or facade options that are not permitted in Form Generating Districts.



NUMBER OF UNITS PER BUILDING

Number of units per Building:

- A. Required total of 1 unit minimum.

BUILDING TYPE USE

Building Type use:

- A. Uses are regulated by Zoning District. Refer to Article II for permitted uses in each Form Generating District.

STOREFRONT: FLEX BUILDING

FACADE DESCRIPTION

The storefront facade is applied to the Flex Building Type along the primary and secondary building walls. The ground level storefront shall be designed in a way that promotes an attractive and convenient shopping experience and a transparent wall along the sidewalk. Storefront entries are at grade with the sidewalk and are sometimes shaded by awnings.



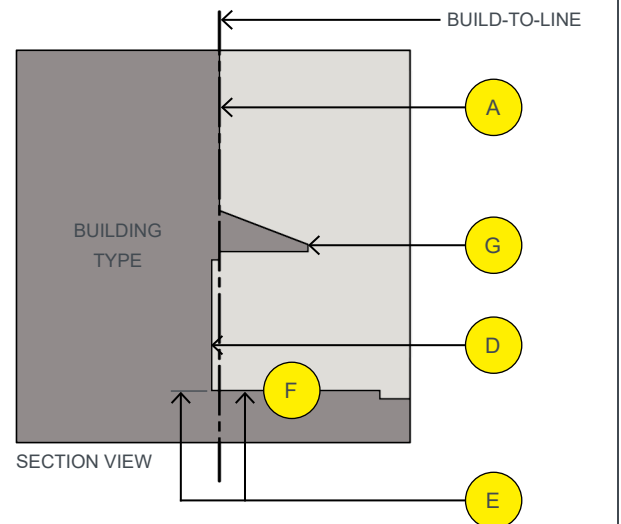
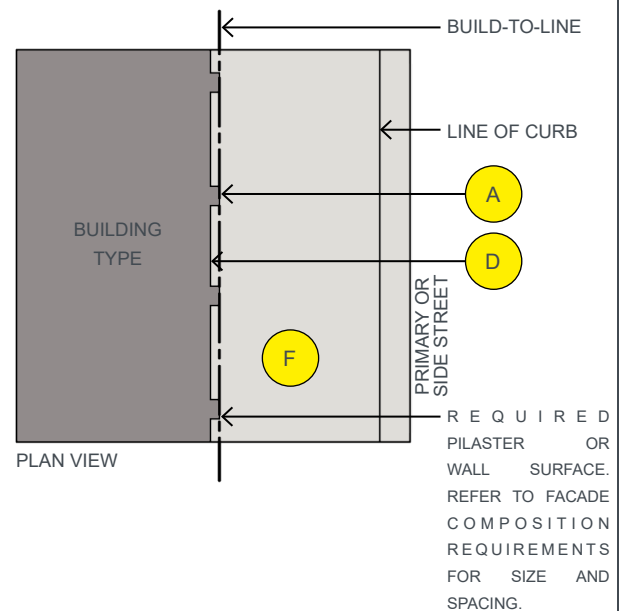
FLEX BUILDING WITH STOREFRONT FACADE

FACADE LOCATION REQUIREMENTS

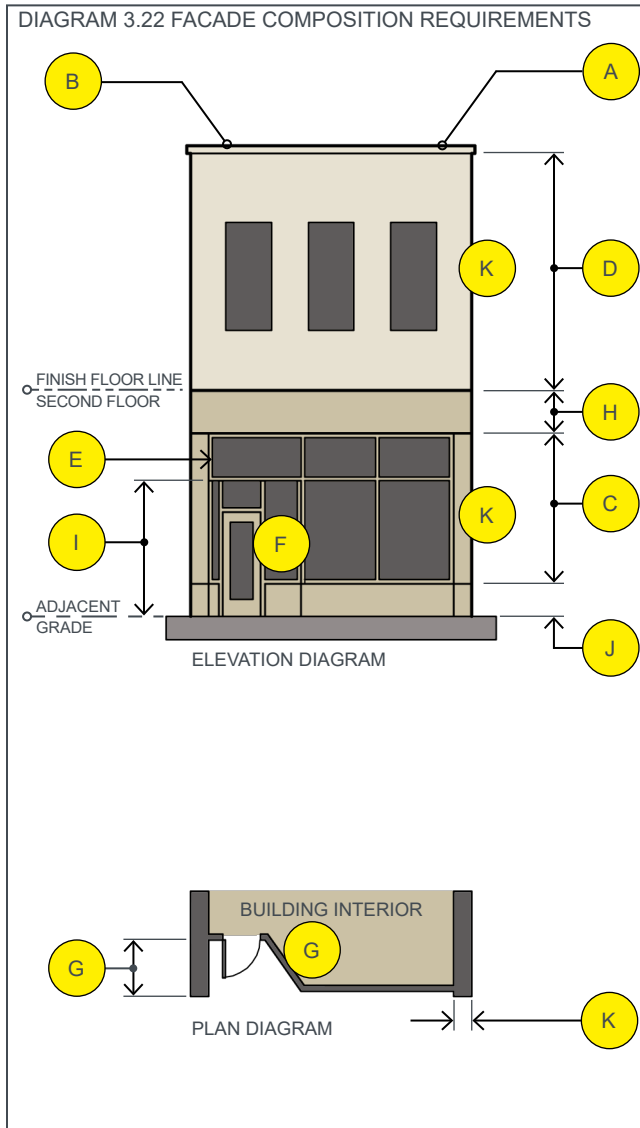
Storefront facade shall be located per the following requirements and Diagram 3.21.

- A. The storefront facade shall be placed at a Build-to-Line (BTL) as required by the building site placement requirements for the Form Generating District (refer to Article II).
- B. Primary storefront facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary storefront facade shall extend across 100% of the overall secondary building wall at the side street property line.
 - 1. Storefront window elements and ground floor transparency required in the storefront facade composition shall extend across minimum 30% of the secondary building wall. In instances when storefront window elements and ground floor transparency are not applied across entire secondary building wall, the remaining portion of the ground floor shall meet the upper floor transparency requirements of the facade composition.
- D. Storefront windows are required to be recessed from pilaster or building wall. Recess shall be no more than 18 inches.
- E. Entry door threshold shall be at the same elevation as adjacent sidewalk grade (zero step entry).
- F. Ground area between the storefront facade and public sidewalk shall be paved to match sidewalk.
- G. Encroachments: Architectural features may extend into the public right-of-way. Refer to 3.07.
- H. Wells for basement windows are not permitted on primary or secondary building walls.

DIAGRAM 3.21 FACADE LOCATION REQUIREMENTS



STOREFRONT: FLEX BUILDING



FACADE COMPOSITION REQUIREMENTS

Storefront facade composition shall meet the following requirements and Diagram 3.22.

- A. Building may have a flat roof with parapet or a pitched (sloped) roof.
- B. Building with flat roof shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Storefront facade shall have 70% minimum clear glass between the top of the storefront base and bottom of sign band (or horizontal expression line). Transparency of entry door and transom (if used) may be included as part of the required transparency calculation.
- D. Transparency Upper Floors: Storefront facade shall have 15% minimum clear glass between the finish floor line of the second floor and bottom of cornice expression line or bottom of roof eave.
- E. Optional transom window above storefront may extend over entry recess (as depicted) or follow entry recess.
- F. Entry door(s) shall have 70% minimum clear glass.
- G. Entry door is required to be recessed 3 feet to 5 feet from the building wall. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the transparency of the main storefront window.
- H. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item K. on this page.
- I. Storefront window glass (not including optional transom) shall be eight (8) feet high minimum, measured from the adjacent grade.
- J. Required 18" to 24" high storefront base.
- K. Facade shall have a 16" to 32" pilaster or wall surface every 20 to 50 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to cornice expression line or bottom of roof eave, but may be interrupted by the sign band or horizontal expression line. Pilasters may extend above cornice expression line by no more than 18".
- L. Storefront windows may be replaced with overhead doors or accordion-style doors. Overhead doors or accordion-style doors that replace storefront windows are required to meet the transparency requirements in item C. Refer to Image 3.06.

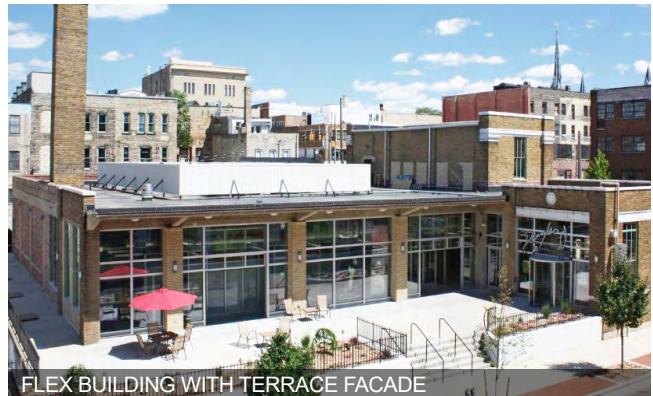


IMAGE 3.06 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

TERRACE: FLEX BUILDING

FACADE DESCRIPTION

The terrace facade is applied to the Flex Building Type along the primary and secondary building walls. The terrace provides circulation along the building wall and can accommodate grade changes and sloping sidewalks. Frequent steps up to the terrace are necessary to maximize access. When used with the Flex Building, the terrace facade includes a ground level storefront that is designed to promote an attractive, convenient shopping experience and transparent wall along the sidewalk.



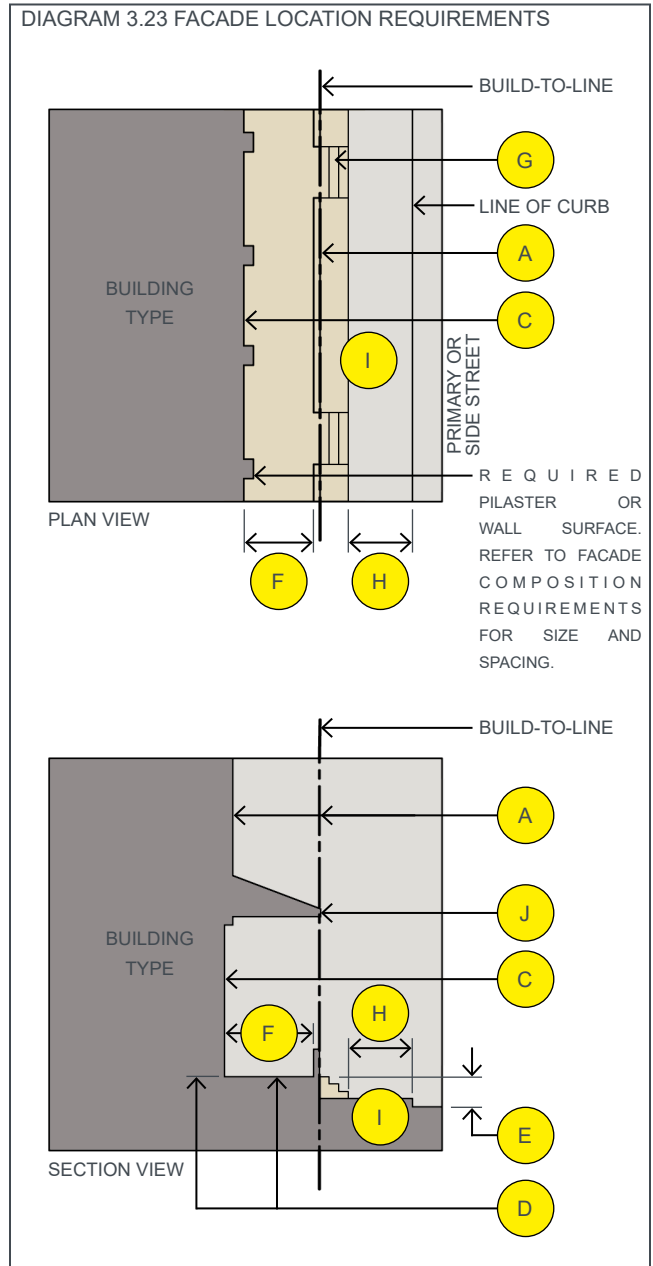
FLEX BUILDING WITH TERRACE FACADE

FACADE LOCATION REQUIREMENTS

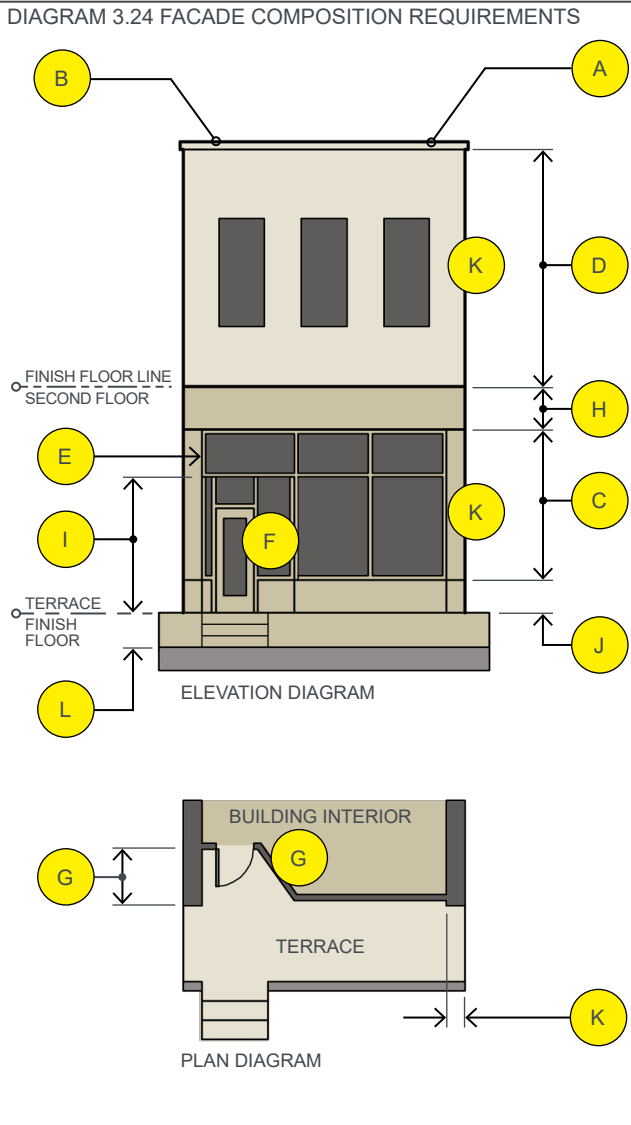
Terrace facade shall be located per the following requirements and Diagram 3.23.

- A. The terrace facade shall be placed at a Build-to-Line (BTL) as required by the building site placement requirements for the Form Generating District (refer to Article II). Terrace facade requires that primary and secondary walls be setback to accommodate the terrace. Front edge of terrace shall be at the BTL. Steps may encroach past BTL.
- B. Terrace facade shall extend across 100% of the overall primary and secondary building walls.
 - 1. Terrace facade is not permitted to be placed at both primary and secondary walls for any single building. On primary or secondary building walls where terrace is not placed, the ground floor and upper floor building walls shall still meet the terrace facade composition requirements.
- C. Storefront windows are required to be recessed from pilaster or building wall. Recess shall be no more than 18 inches.
- D. Entry door threshold shall be at the same elevation as finish floor of the terrace (zero step entry).
- E. Terrace shall be elevated above the adjacent sidewalk grade.
- F. Terrace depth shall be six (6) feet minimum, clear.
- G. Steps to access terrace shall occur at intervals of not greater than fifty (50) feet.
- H. Terrace placement (including any steps) shall provide eight (8) feet minimum clear sidewalk between terrace and back of curb.
- I. Ground area between the terrace facade and public sidewalk shall be paved to match sidewalk.
 - 1. In instances where steps project beyond the terrace, the area adjacent to the steps may be landscaped.
- J. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend into the public right-of-way, with the exception of terrace steps. Refer to 3.07.
- K. Wells for basement windows are not permitted on primary or secondary building walls.

DIAGRAM 3.23 FACADE LOCATION REQUIREMENTS



TERRACE: FLEX BUILDING



FACADE COMPOSITION REQUIREMENTS

Terrace facade composition shall meet the following requirements and Diagram 3.24.

- A. Building may have a flat roof with parapet or a pitched (sloped) roof.
- B. Building with flat roof shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Terrace facade shall have a storefront that has 60% minimum clear glass between the top of the storefront base and bottom of sign band (or horizontal expression line). Transparency of entry door and transom (if used) may be included as part of the required transparency calculation.
- D. Transparency Upper Floors: Terrace facade shall have 15% minimum clear glass between the finish floor line of the second floor and bottom of cornice expression line or bottom of roof eave.
- E. Optional transom window above storefront may extend over entry recess (as depicted) or follow entry recess.
- F. Entry door(s) shall have 60% minimum clear glass.
- G. Entry door is required to be recessed 3 feet to 5 feet from the building wall. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the transparency of the main storefront window.
- H. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item K. on this page.
- I. Storefront window glass (not including optional transom) shall be eight (8) feet high minimum, measured from the adjacent grade.
- J. Required 18" to 24" high storefront base.
- K. Facade shall have a 16" to 32" pilaster or wall surface every 20 to 50 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to cornice expression line or bottom of roof eave, but may be interrupted by the sign band or horizontal expression line. Pilasters may extend above cornice expression line by no more than 18".
- L. Terrace floor level above adjacent grade shall be 42" maximum.
- M. Storefront windows may be replaced with overhead doors or accordion-style doors. Overhead doors or accordion-style doors that replace storefront windows are required to meet the transparency requirements in item C. Refer to Image 3.07.



IMAGE 3.07 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

FORECOURT: FLEX BUILDING

FACADE DESCRIPTION

The forecourt facade is applied to the Flex Building Type along the primary and secondary building walls, and along building walls facing the courtyard. In the forecourt facade, a majority of the building walls are at or near the property line and the remaining building wall is setback, creating a small courtyard space. The courtyard space may be used as an entry court or shared garden space, or as an additional area for shopping or restaurant seating. The courtyard area is not covered and extends the entire height of the building.

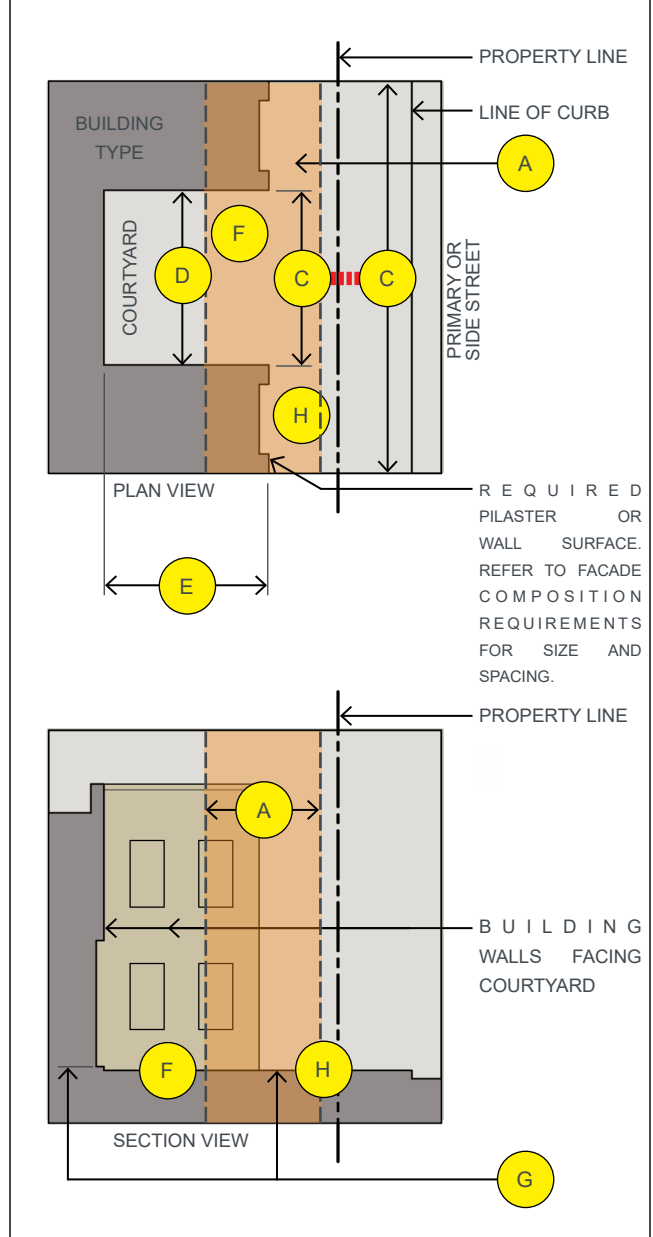
FACADE LOCATION REQUIREMENTS

Forecourt facade shall be located per the following requirements and Diagram 3.25.

- A. The forecourt facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II).
- B. Forecourt facade shall extend across 100% of the overall primary and secondary building walls.
 - 1. Courtyard is not permitted to be placed at both primary and secondary building walls for any single building. On primary or secondary building walls where courtyard is not placed, the ground floor and upper floor building walls shall still meet the forecourt facade composition requirements.
- C. Required courtyard width shall be no more than 50% of the overall building wall width where it is placed.
- D. Required courtyard shall have a width of twelve (12) feet minimum.
- E. Required courtyard shall have a depth of twelve (12) feet minimum.
- F. Courtyard ground area shall be hard surface (paved or pavers). Landscape islands may be used within the courtyard, but may not cover more than 40% of the courtyard ground area.
- G. Refer to facade composition requirements for entry door threshold elevation.
- H. Ground area between the forecourt facade and public sidewalk shall have one of the following treatments depending on distance from property line.
 - 1. Distance between façade and property line is five (5) feet or less: Ground area may be paved to match public sidewalk.
 - 2. Distance between façade and property line is greater than five (5) feet: Ground area shall be landscaped and have sidewalk(s) connecting the courtyard and/or entry doors to the public sidewalk.
- I. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.
- J. Wells for basement windows are not permitted on primary or secondary building walls.

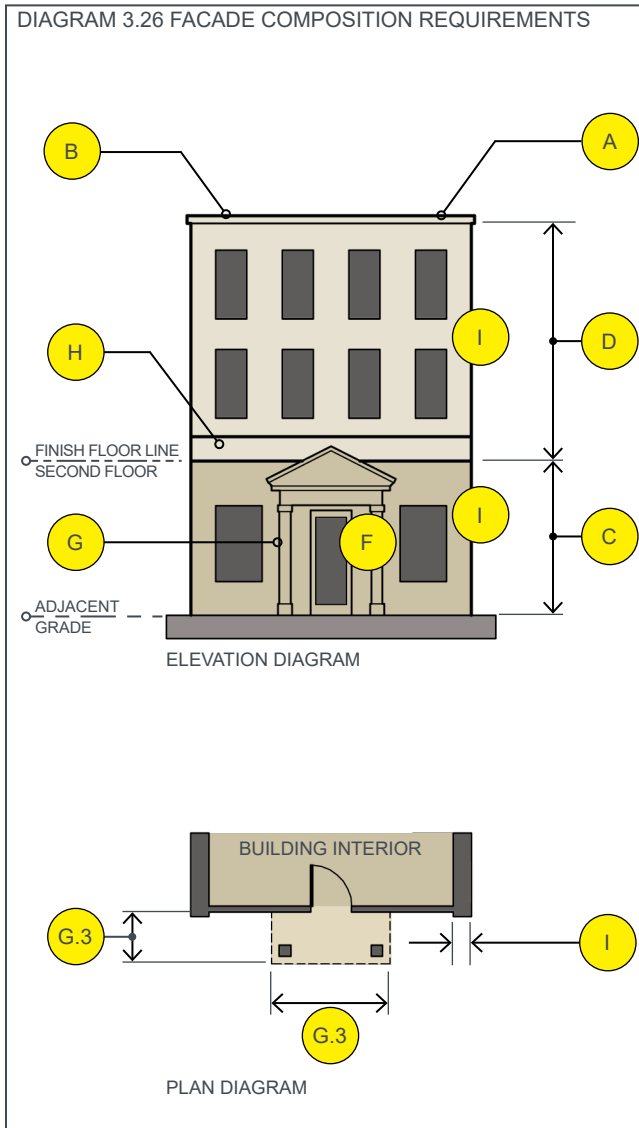


DIAGRAM 3.25 FACADE LOCATION REQUIREMENTS



FORECOURT: FLEX BUILDING

DIAGRAM 3.26 FACADE COMPOSITION REQUIREMENTS

**FACADE COMPOSITION REQUIREMENTS**

Forecourt facade composition shall meet the following requirements and Diagram 3.26.

Facade composition requirements apply to primary and secondary building walls, and all walls that face the courtyard.

- A. Building may have a flat roof with parapet or a pitched (sloped) roof.
- B. Building with flat roof shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Forecourt facade shall have 20% minimum clear glass between the adjacent grade and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- D. Transparency Upper Floors: Forecourt facade shall have 15% minimum clear glass between the finish floor line of the second floor and bottom of cornice expression line or bottom of roof eave.
- E. In instances where a storefront is desired, or ground floor transparency exceeds 70%, the ground floor shall have a storefront that meets the requirements of 3.12.A rather than the requirements listed in these facade composition requirements.
- F. Entry door(s) shall have 50% minimum clear glass.
- G. Entry door(s) that face primary and secondary streets, and the courtyard may be at-grade or elevated above adjacent grade.
 1. At-grade entry doors (zero-step) shall have one of the following treatments:
 - a. Covered with a roof (as depicted in the graphic). Roof shall be supported with columns.
 - b. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
 - c. Uncovered (with no canopy or roof).
 - d. Recessed in building wall.
 2. Elevated entry doors shall have one of the following treatments:
 - a. Covered with a roof. Roof shall be supported with columns.
 - b. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
 3. Elevated entry doors shall have a stoop (landing at door) that is connected with a sidewalk to the public sidewalk and is a minimum 4 feet deep and minimum 4 feet wide. Stoop shall be elevated a minimum of 12 inches above adjacent grade.
- H. Required 24" to 42" horizontal expression line at or near the finish floor line of the second floor. Horizontal expression line shall extend the entire width of the facade but may be interrupted by the required pilasters referenced in item I. on this page. Horizontal expression line may contain signage. Refer to Article VI.
- I. Facade shall have a 16" to 32" pilaster or wall surface every 20 to 50 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to cornice expression line or bottom of roof eave, but may be interrupted by the horizontal expression line. Pilasters may extend above cornice expression line by no more than 18".

DOORYARD: FLEX BUILDING

FACADE DESCRIPTION

The dooryard facade is applied to the Flex Building Type along the primary and secondary building walls. In the dooryard facade, the building walls are at or near the property line, within a Build-to-Zone. The front property line is occasionally defined by a low wall, fence, or hedge, creating a small yard. The yard is not intended to provide public circulation along the rights-of-way, but rather has a sidewalk connecting the building entrance(s) to the public sidewalk. The entry door is at-grade and intended to access ground floor and upper floor uses.

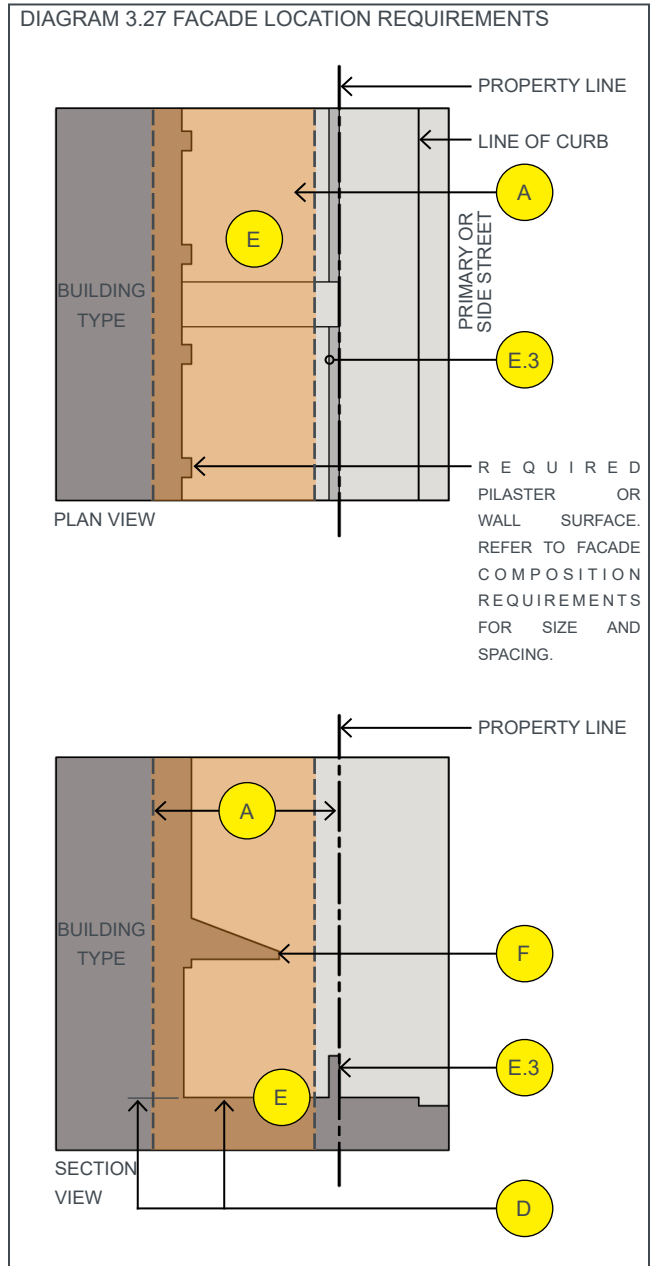
FACADE LOCATION REQUIREMENTS

Dooryard facade shall be located per the following requirements and Diagram 3.27.

- A. The dooryard facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II).
- B. Primary dooryard facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary dooryard facade shall extend across 100% of the overall secondary building wall at the side street property line.
 - 1. Doors and related elements are not required on the secondary building wall. In instances when door and door elements are not applied, the secondary building wall shall meet the remaining dooryard facade composition requirements.
- D. Entry door threshold shall be at the same elevation as adjacent sidewalk grade (zero step entry).
- E. Ground area between the dooryard facade and public sidewalk shall have one of the following treatments depending on distance from property line.
 - 1. Distance between façade and property line is five (5) feet or less: Ground area shall be paved to match public sidewalk.
 - 2. Distance between façade and property line is greater than five (5) feet: Ground area shall be landscaped with a sidewalk connecting the entry door to the public sidewalk.
 - 3. At distances greater than fifteen (15) feet, the dooryard facade shall have one of the following landscape elements placed at the property line, refer to Article VII:
 - a. A 24" to 36" high garden wall.
 - b. A decorative metal fence that is 42" high maximum.
 - c. A continuous hedge that is maintained at a 42" maximum height.
 - 4. Ground area may be paved at distances greater than five (5) feet when outdoor seating is proposed per approval of Zoning Administrator and / or Planning Commission. If ground area is paved, landscape elements in E.3 are not required.
- F. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.

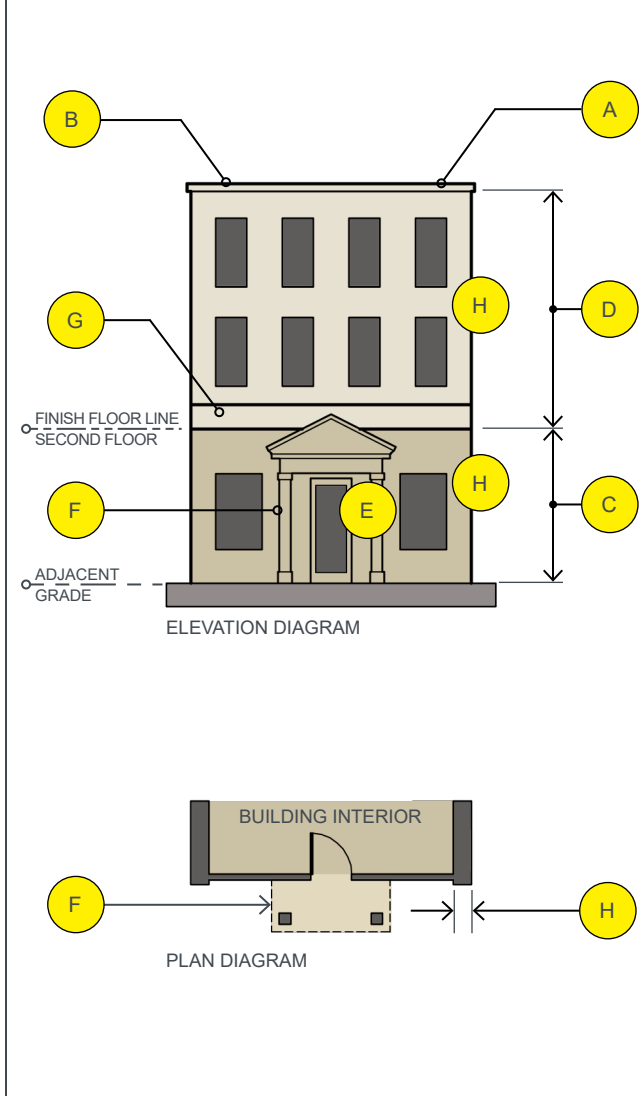


DIAGRAM 3.27 FACADE LOCATION REQUIREMENTS



DOORYARD: FLEX BUILDING

DIAGRAM 3.28 FACADE COMPOSITION REQUIREMENTS

**FACADE COMPOSITION REQUIREMENTS**

Dooryard facade composition shall meet the following requirements and Diagram 3.28.

- A. Building may have a flat roof with parapet or a pitched (sloped) roof.
- B. Buildings with flat roof shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Dooryard facade shall have 20% minimum clear glass between the adjacent grade and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- D. Transparency Upper Floors: Dooryard facade shall have 15% minimum clear glass between the finish floor line of the second floor and bottom of cornice expression line or bottom of roof eave.
- E. Entry door(s) shall have 50% minimum clear glass.
- F. Entry door(s) that face primary and secondary streets shall be at-grade (zero-step) and have one of the following treatments:
 1. Covered with a roof (as depicted in the graphic). Roof shall be supported with columns.
 2. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
 3. Uncovered (with no canopy or roof).
 4. Recessed in building wall.
- G. Required 24" to 42" horizontal expression line at or near the finish floor line of the second floor. Horizontal expression line shall extend the entire width of the facade but may be interrupted by the required pilasters referenced in item H. on this page. Horizontal expression line may contain signage. Refer to Article VI.
- H. Facade shall have a 16" to 32" pilaster or wall surface every 20 to 50 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to cornice expression line or bottom of roof eave, but may be interrupted by the horizontal expression line. Pilasters may extend above cornice expression line by no more than 18".

STOOP: FLEX BUILDING

FACADE DESCRIPTION

The stoop facade is applied to the Flex Building Type along the primary and secondary building walls. In the stoop facade, the building walls are at or near the property line, within a Build-to-Zone. The front property line is occasionally defined by a low wall, fence, or hedge, creating a small yard. The yard is not intended to provide public circulation along the rights-of-way, but rather has a sidewalk connecting the building entrances(s) to the public sidewalk. The entry door is raised from the adjacent grade.



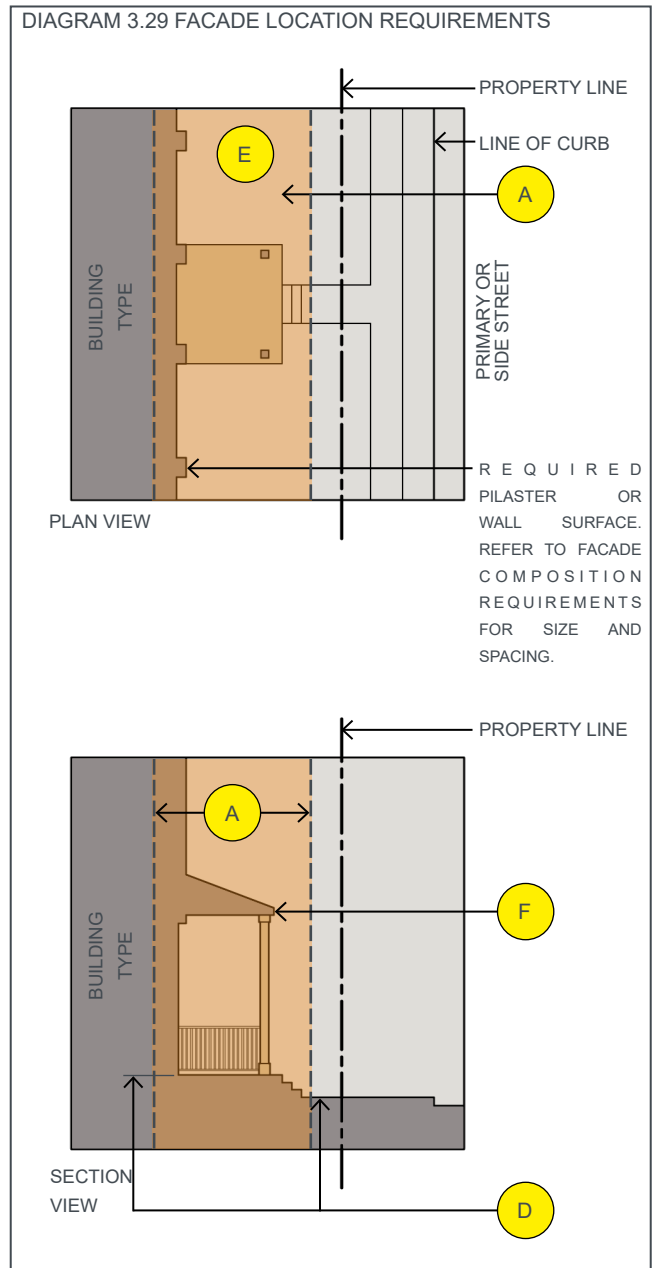
FLEX BUILDING WITH STOOP FACADE

FACADE LOCATION REQUIREMENTS

Stoop facade shall be located per the following requirements and Diagram 3.29.

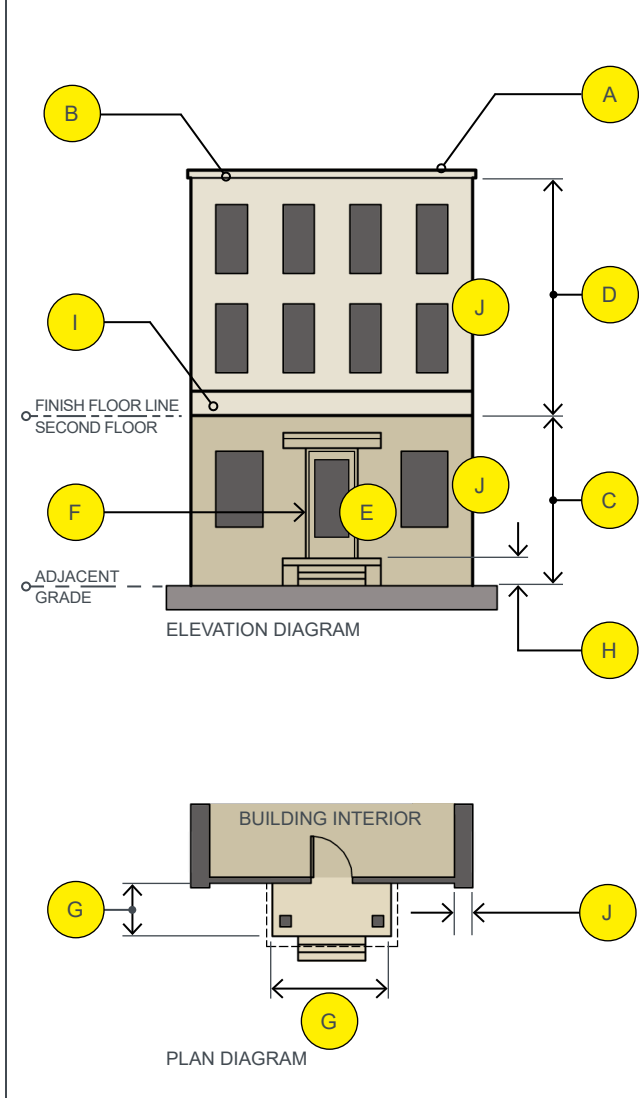
- A. The stoop facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II). In the stoop facade, the primary and secondary building walls may be placed outside of the BTZ, provided that the stoop is within the BTZ.
- B. Primary stoop facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary stoop facade shall extend across 100% of the overall secondary building wall at the side street property line.
 - 1. Stoops are not required on the secondary building wall. In instances when stoops are not applied, the secondary building wall shall meet the remaining stoop facade composition requirements.
- D. Entry door threshold shall be elevated from the adjacent grade.
- E. Ground area between the stoop facade and public sidewalk shall have one of the following treatments depending on distance from property line.
 - 1. Distance between façade and property line is five (5) feet or less: Ground area may be paved to match public sidewalk.
 - 2. Distance between façade and property line is greater than five (5) feet: Ground area shall be landscaped with a sidewalk connecting the entry door to the public sidewalk.
 - 3. At distances greater than twenty (20) feet, the stoop facade shall have one of the following landscape elements placed at the property line, refer to Article VII:
 - a. A 24" to 36" high garden wall.
 - b. A decorative metal fence that is 42" high maximum.
 - c. A continuous hedge that is maintained at a 42" maximum height.
 - 4. Ground area may be paved at distances greater than five (5) feet when outdoor seating is proposed per approval of Zoning Administrator and / or Planning Commission. If ground area is paved, landscape elements in E.3 are not required.
- F. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.

DIAGRAM 3.29 FACADE LOCATION REQUIREMENTS



STOOP: FLEX BUILDING

DIAGRAM 3.30 FACADE COMPOSITION REQUIREMENTS

**FACADE COMPOSITION REQUIREMENTS**

Stoop facade composition shall meet the following requirements and Diagram 3.30.

- A. Building may have a flat roof with parapet or pitched (sloped) roof.
- B. Buildings with flat roof shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Stoop facade shall have 20% minimum clear glass between the adjacent grade and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- D. Transparency Upper Floors: Stoop facade shall have 15% minimum clear glass between the finish floor line of the second floor and bottom of cornice expression line or bottom of roof eave.
- E. Entry door(s) shall have 50% minimum clear glass.
- F. Entry door(s) that face primary and secondary streets shall be elevated above adjacent grade and have one of the following treatments:
 1. Covered with a roof. Roof shall be supported with columns.
 2. Covered with a canopy (as depicted in the graphic). Canopy shall be cantilevered or supported by brackets or cables.
 3. Uncovered (with no canopy or roof).
- G. Elevated entry doors shall have a stoop (landing at door) that is connected with a sidewalk to the public sidewalk and is a minimum 4 feet deep and minimum 4 feet wide.
- H. Stoop shall be elevated a minimum of 12 inches above the adjacent grade.
- I. Required 24" to 42" horizontal expression line at or near the finish floor line of the second floor. Horizontal expression line shall extend the entire width of the facade but may be interrupted by the required pilasters referenced in item J. on this page. Horizontal expression line may contain signage. Refer to Article VI.
- J. Facade shall have a 16" to 32" pilaster or wall surface every 20 to 50 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to cornice expression line or bottom of roof eave, but may be interrupted by the horizontal expression line. Pilasters may extend above cornice expression line by no more than 18".

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BUILDING TYPE DESCRIPTION

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



PRECEDENT OF COTTAGE RETAIL BUILDING TYPE

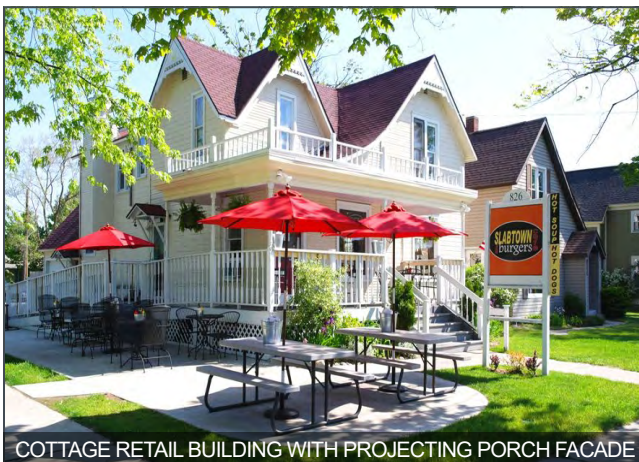
The following images represent precedent examples of the Cottage Retail Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects requiring a Cottage Retail Building within the Form Generating Districts of the Bridgman Zoning Ordinance.



BRIDGMAN COTTAGE RETAIL WITH STOREFRONT FACADE



COTTAGE RETAIL BUILDING WITH STOOP FACADE



COTTAGE RETAIL BUILDING WITH PROJECTING PORCH FACADE

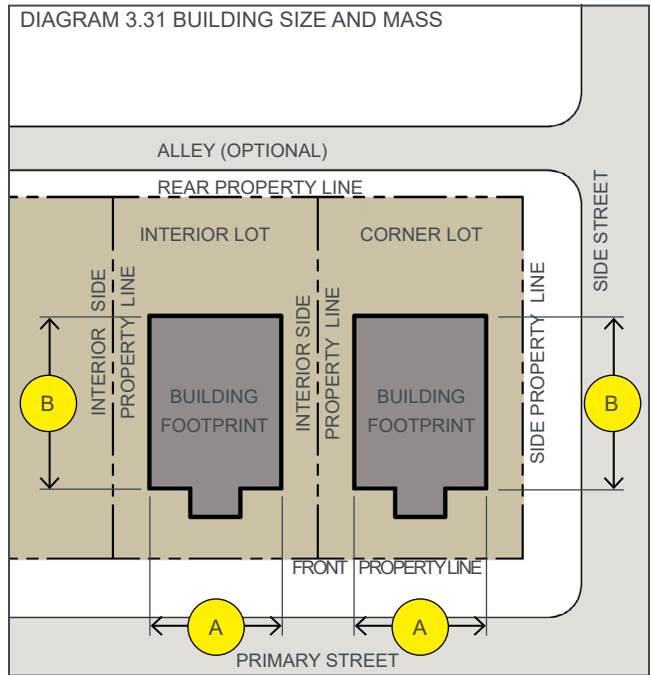


BRIDGMAN COTTAGE RETAIL BUILDING WITH STOOP FACADE

BUILDING SIZE AND MASSING

Building Type size and massing shall meet the following requirements and Diagram 3.31.

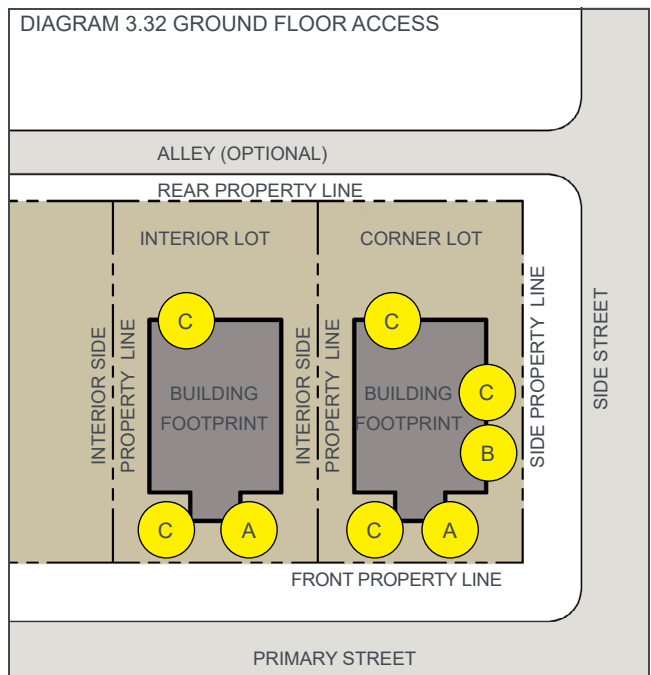
- A. Width of primary building wall at front property line: 30 feet maximum.
- B. Building depth: 20 feet minimum.
- C. Maximum site coverage: 60%



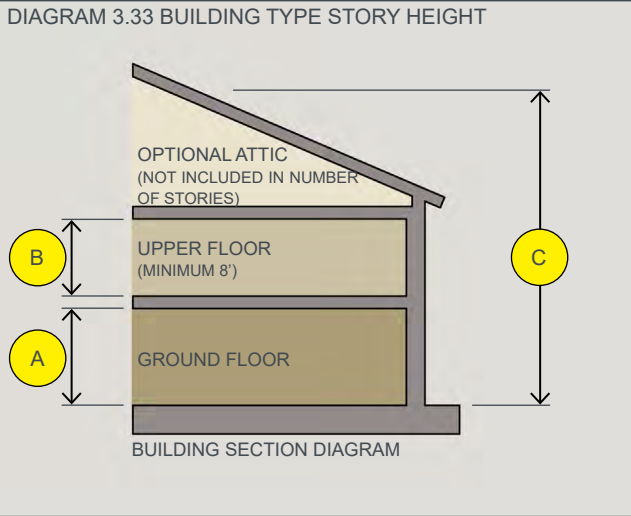
GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 3.32.

- A. Entrances to ground floor unit(s) are required at the primary street and shall be directly accessed from and face the primary street.
- B. Entrances to ground floor unit(s) at the side street are not required. If side street entries are provided, they shall be directly accessed from and face the side street.
- C. Upper floor units may be accessed by an entry along the primary or side street, or by a rear entry.



BUILDING TYPE FLOOR HEIGHT REQUIREMENTS



Building Type floor heights shall meet the following requirements and Diagram 3.33.

- A. Ground floor: Floor to ceiling height shall be 12 feet minimum, measured from the finished floor to the finished ceiling or bottom of exposed structural elements.
- B. Upper floors: Floor to ceiling height shall be a minimum of eight (8) feet.
- C. Overall height of Building Type is regulated by Form Generating District, refer to Article II.

BUILDING TYPE FACADE OPTIONS

The Cottage Retail Building Type is required to have 1 of the following facades at primary and secondary building walls.

Facade options for the Cottage Retail Building Type are provided in the table below and described on the following pages of this Section.

COTTAGE RETAIL BUILDING TYPE	BUILDING TYPE FACADE OPTION	FORM GENERATING DISTRICT			
		DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY	DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE
	with STOREFRONT (3.13.A)			By Right	By Right
	with DOORYARD (3.13.B)			By Right	By Right
	with STOOP (3.13.C)			By Right	By Right
	with PROJECTING PORCH (3.13.D)				By Right

Shaded areas represent Building Type and/or facade options that are not permitted in Form Generating Districts.



NUMBER OF UNITS PER BUILDING

Number of units per Building:

- A. Required total of 1 unit minimum.

BUILDING TYPE USE

Building Type use:

- A. Uses are regulated by Zoning District. Refer to Article II for permitted uses in each Form Generating District.

STOREFRONT: COTTAGE RETAIL BUILDING**FACADE DESCRIPTION**

The storefront facade is applied to the Cottage Retail Building Type along the primary and secondary building walls. The ground level storefront shall be designed in a way that promotes an attractive and convenient shopping experience and a transparent wall along the sidewalk. Storefront entries are at grade with the sidewalk and are sometimes shaded by awnings.

FACADE LOCATION REQUIREMENTS

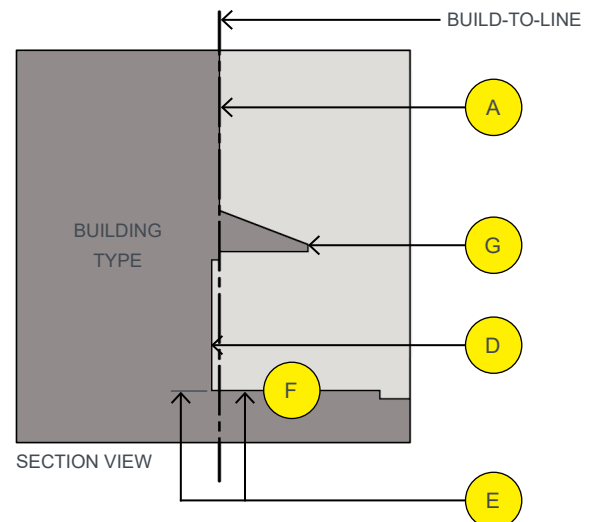
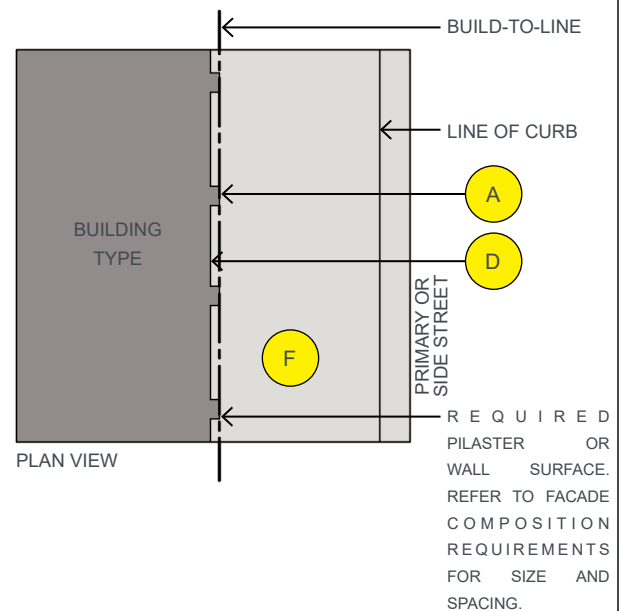
Storefront facade shall be located per the following requirements and Diagram 3.34.

- A. The storefront facade shall be placed at a Build-to-Line (BTL) as required by the building site placement requirements for the Form Generating District (refer to Article II).
- B. Primary storefront facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary storefront facade shall extend across 100% of the overall secondary building wall at the side street property line.
 1. Storefront window elements and ground floor transparency required in the storefront facade composition shall extend across minimum 30% of the secondary building wall. In instances when storefront window elements and ground floor transparency are not applied across entire secondary building wall, the remaining portion of the ground floor shall meet the upper floor transparency requirements of the facade composition.
- D. Storefront windows are required to be recessed from pilaster or building wall. Recess shall be no more than 18 inches.
- E. Entry door threshold shall be at the same elevation as adjacent sidewalk grade (zero step entry).
- F. Ground area between the storefront facade and public sidewalk shall be paved to match sidewalk.
- G. Encroachments: Architectural features may extend into the public right-of-way. Refer to 3.07.
- H. Wells for basement windows are not permitted on primary or secondary building walls.

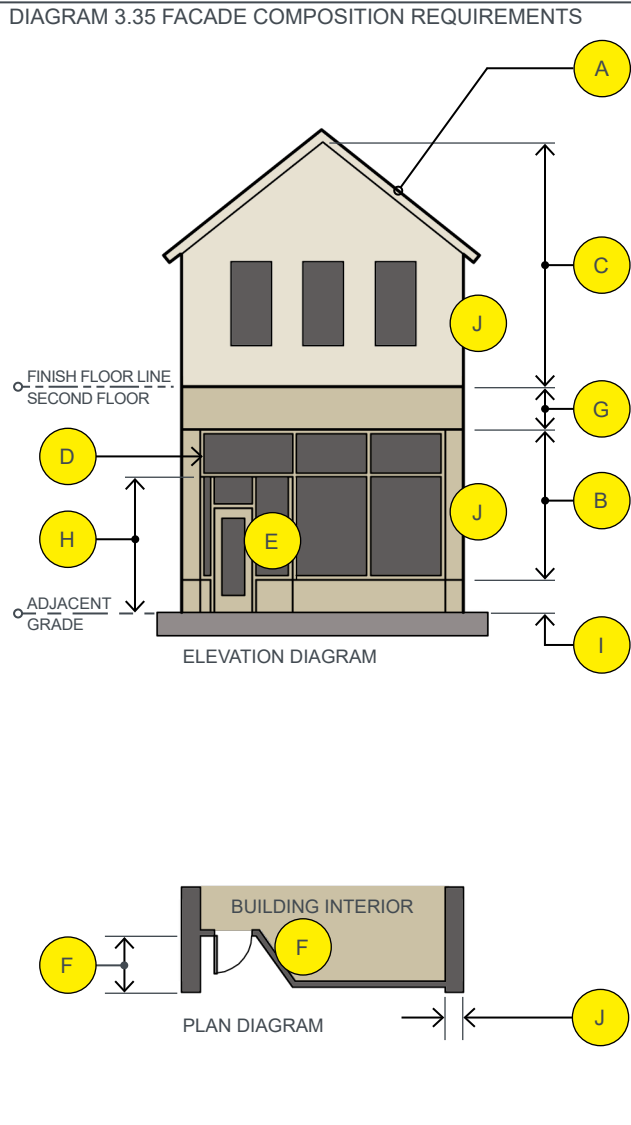


COTTAGE RETAIL BUILDING WITH STOREFRONT FACADE

DIAGRAM 3.34 FACADE LOCATION REQUIREMENTS



STOREFRONT: COTTAGE RETAIL BUILDING



FACADE COMPOSITION REQUIREMENTS

Storefront facade composition shall meet the following requirements and Diagram 3.35.

- A. Building shall have a pitched (sloped roof).
- B. Transparency Ground Floor: Storefront facade shall have 70% minimum clear glass between the top of the storefront base and bottom of sign band (or horizontal expression line). Transparency of entry door and transom (if used) may be included as part of the required transparency calculation.
- C. Transparency Upper Floors: Storefront facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of roof eave.
- D. Optional transom window above storefront may extend over entry recess (as depicted) or follow entry recess.
- E. Entry door(s) shall have 70% minimum clear glass.
- F. Entry door is required to be recessed 3 feet to 5 feet from the building wall. The angled wall (the wall that connects the storefront to the door) in the recess area shall match the transparency of the main storefront window.
- G. Required 30" to 42" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item J. on this page.
- H. Storefront window glass (not including optional transom) shall be eight (8) feet high minimum, measured from the adjacent grade.
- I. Required 18" to 24" high storefront base.
- J. Facade shall have a 16" to 32" pilaster or wall surface every 20 to 30 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to bottom of roof eave, but may be interrupted by the sign band or horizontal expression line.

DOORYARD: COTTAGE RETAIL BUILDING

FACADE DESCRIPTION

The dooryard facade is applied to the Cottage Retail Building Type along the primary and secondary building walls. In the dooryard facade, the building walls are at or near the property line, within a Build-to-Zone. The front property line is occasionally defined by a low wall, fence, or hedge, creating a small yard. The yard is not intended to provide public circulation along the rights-of-way, but rather has a sidewalk connecting the building entrance(s) to the public sidewalk. The entry door is at-grade and intended to access ground floor retail.

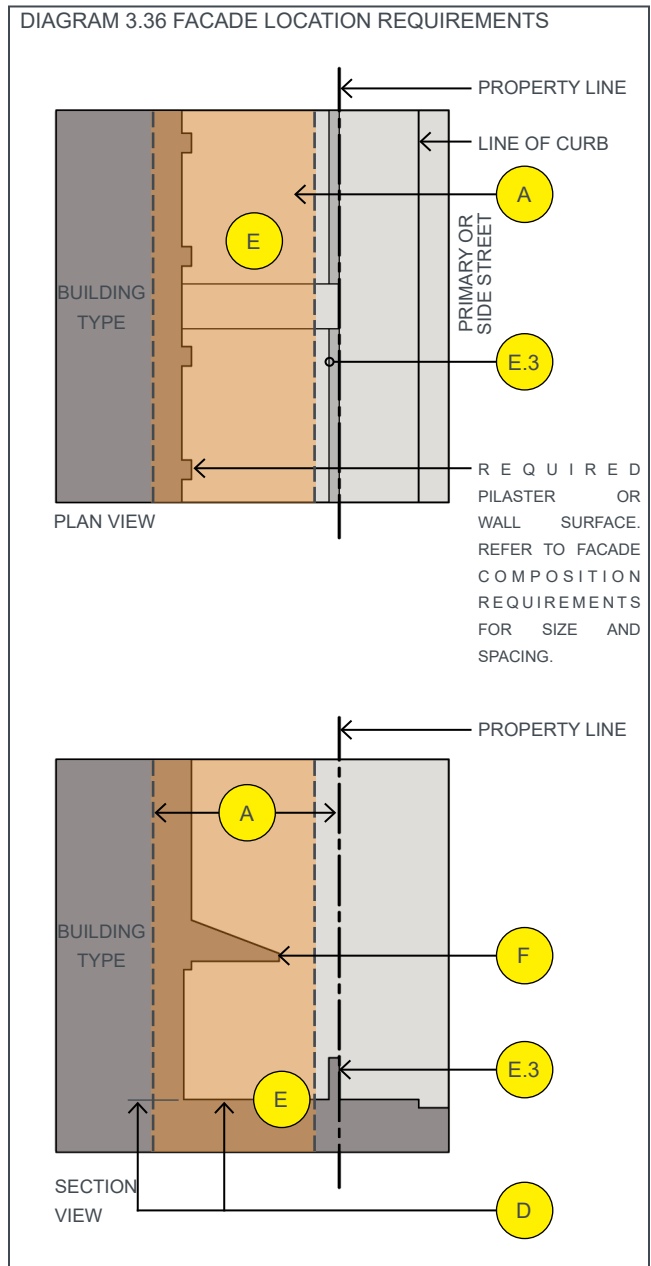
FACADE LOCATION REQUIREMENTS

Dooryard facade shall be located per the following requirements and Diagram 3.36.

- A. The dooryard facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II).
- B. Primary dooryard facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary dooryard facade shall extend across 100% of the overall secondary building wall at the side street property line.
 1. Doors and related elements are not required on the secondary building wall. In instances when door and door elements are not applied, the secondary building wall shall meet the remaining dooryard facade composition requirements.
- D. Entry door threshold shall be at the same elevation as adjacent sidewalk grade (zero step entry).
- E. Ground area between the dooryard facade and public sidewalk shall have one of the following treatments depending on distance from property line.
 1. Distance between façade and property line is five (5) feet or less: Ground area shall be paved to match public sidewalk.
 2. Distance between façade and property line is greater than five (5) feet: Ground area shall be landscaped with a sidewalk connecting the entry door to the public sidewalk.
 3. At distances greater than fifteen (15) feet, the dooryard facade shall have one of the following landscape elements placed at the property line, refer to Article VII:
 - a. A 24" to 36" high garden wall.
 - b. A decorative metal fence that is 42" high maximum.
 - c. A continuous hedge that is maintained at a 42" maximum height.
 4. Ground area may be paved at distances greater than five (5) feet when outdoor seating is proposed per approval of Zoning Administrator and / or Planning Commission. If ground area is paved, landscape elements in E.3 are not required.
- F. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.

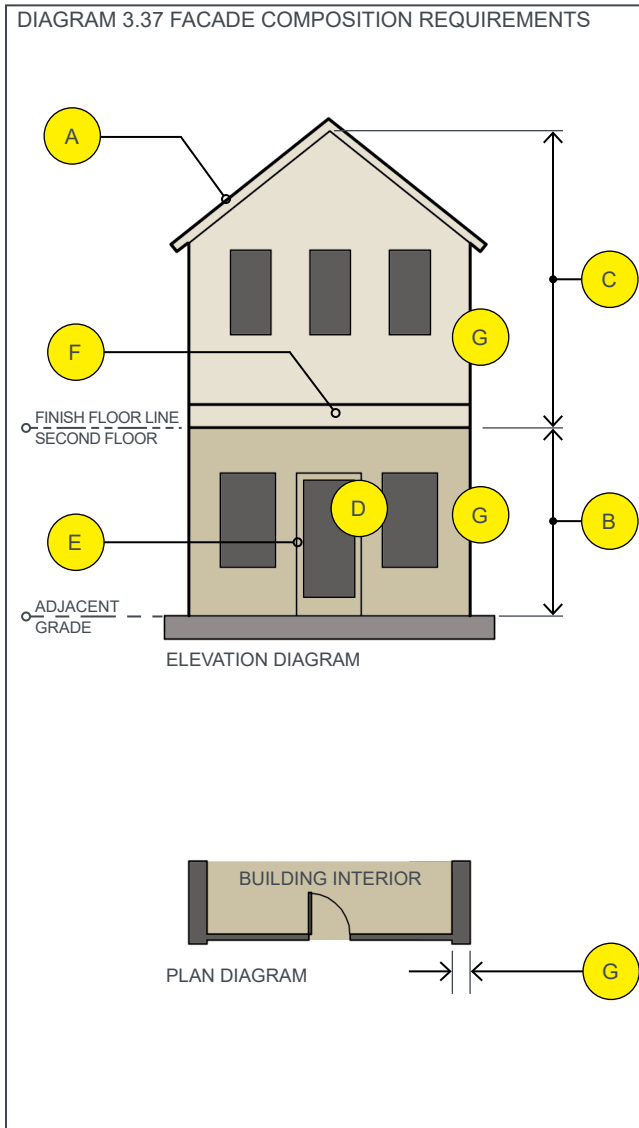


DIAGRAM 3.36 FACADE LOCATION REQUIREMENTS



DOORYARD: COTTAGE BUILDING

DIAGRAM 3.37 FACADE COMPOSITION REQUIREMENTS



FACADE COMPOSITION REQUIREMENTS

Dooryard facade composition shall meet the following requirements and Diagram 3.37.

- A. Building shall have a pitched (sloped) roof.
- B. Transparency Ground Floor: Dooryard facade shall have 30% minimum clear glass between the adjacent grade and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- C. Transparency Upper Floors: Dooryard facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of roof eave.
- D. Entry door(s) shall have 50% minimum clear glass.
- E. Entry door(s) that face primary and secondary streets shall be at-grade (zero-step) and have one of the following treatments:
 1. Covered with a roof. Roof shall be supported with columns.
 2. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
 3. Uncovered with no canopy or roof (as depicted in the graphic).
- F. Required 24" to 42" horizontal expression line at or near the finish floor line of the second floor. Horizontal expression line shall extend the entire width of the facade but may be interrupted by the required pilasters referenced in item H. on this page. Horizontal expression line may contain signage. Refer to Article VI.
- G. Facade shall have a 16" to 32" pilaster or wall surface every 20 to 30 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to bottom of roof eave, but may be interrupted by the horizontal expression line.

STOOP: COTTAGE RETAIL BUILDING

FACADE DESCRIPTION

The stoop facade is applied to the Cottage Retail Building Type along the primary and secondary building walls. In the stoop facade, the building walls are at or near the property line, within a Build-to-Zone. The front property line is occasionally defined by a low wall, fence, or hedge, creating a small yard. The yard is not intended to provide public circulation along the rights-of-way, but rather has a sidewalk connecting the building entrance(s) to the public sidewalk. The entry door is raised from the adjacent grade.

FACADE LOCATION REQUIREMENTS

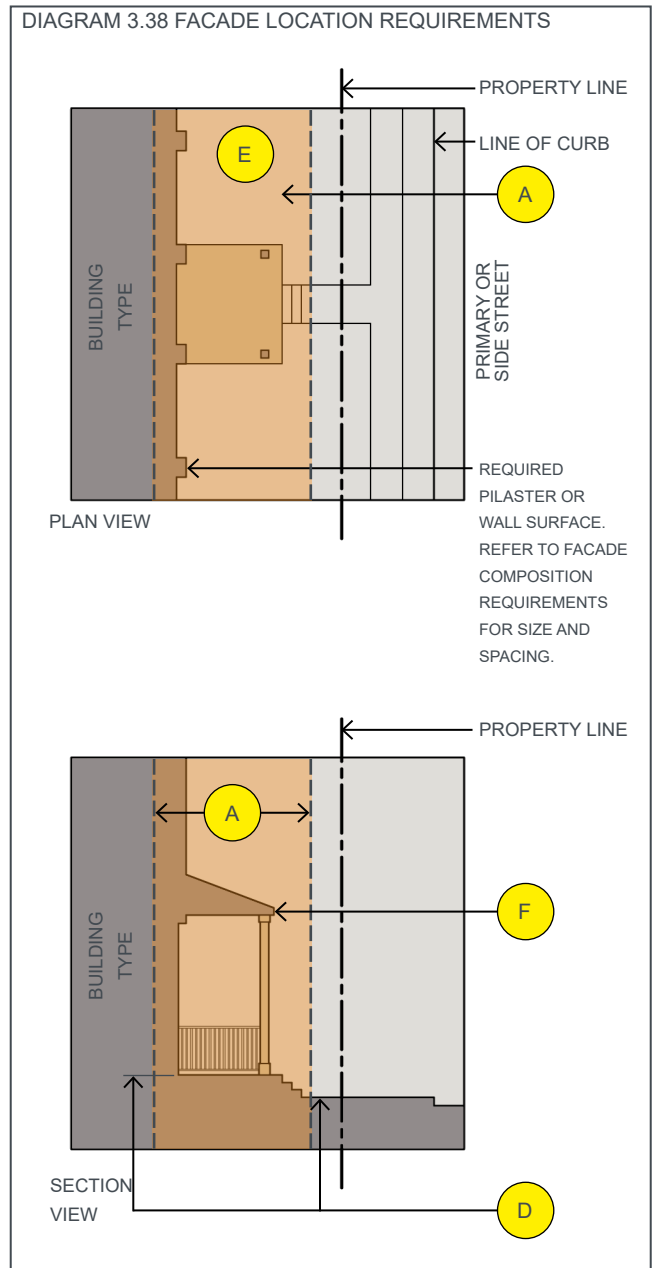
Stoop facade shall be located per the following requirements and Diagram 3.38.

- A. The stoop facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II). In the stoop facade, the primary and secondary building walls may be placed outside of the BTZ, provided that the stoop is within the BTZ.
- B. Primary stoop facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary stoop facade shall extend across 100% of the overall secondary building wall at the side street property line.
 1. Stoops are not required on the secondary building wall. In instances when stoops are not applied, the secondary building wall shall meet the remaining stoop facade composition requirements.
- D. Entry door threshold shall be elevated from the adjacent grade.
- E. Ground area between the stoop facade and public sidewalk shall have one of the following treatments depending on distance from property line.
 1. Distance between façade and property line is five (5) feet or less: Ground area may be paved to match public sidewalk.
 2. Distance between façade and property line is greater than five (5) feet: Ground area shall be landscaped with a sidewalk connecting the entry door to the public sidewalk.
 3. At distances greater than twenty (20) feet, the stoop facade shall have one of the following landscape elements placed at the property line, refer to Article VII:
 - a. A 24" to 36" high garden wall.
 - b. A decorative metal fence that is 42" high maximum.
 - c. A continuous hedge that is maintained at a 42" maximum height.
 4. Ground area may be paved at distances greater than five (5) feet when outdoor seating is proposed per approval of Zoning Administrator and / or Planning Commission. If ground area is paved, landscape elements in E.3 are not required.
- F. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.

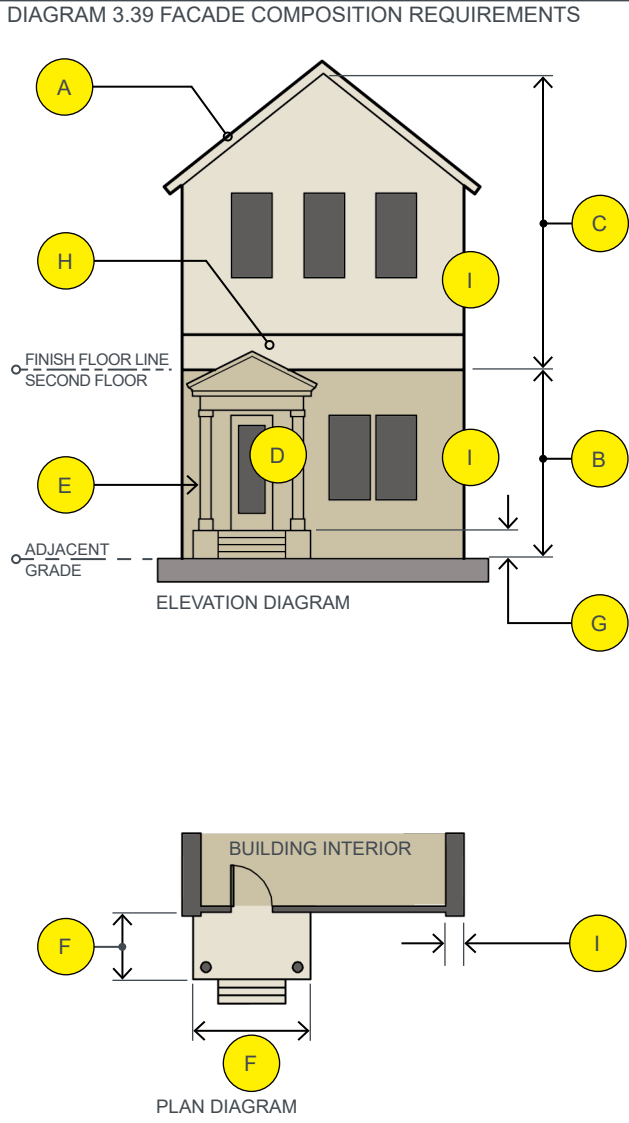


COTTAGE RETAIL BUILDING WITH STOOP FACADE

DIAGRAM 3.38 FACADE LOCATION REQUIREMENTS



STOOP: COTTAGE RETAIL BUILDING



FACADE COMPOSITION REQUIREMENTS

Stoop facade composition shall meet the following requirements and Diagram 3.39.

- A. Building shall have a pitched (sloped) roof.
- B. Transparency Ground Floor: Stoop facade shall have 30% minimum clear glass between the adjacent grade and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- C. Transparency Upper Floors: Stoop facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of roof eave.
- D. Entry door(s) shall have 50% minimum clear glass.
- E. Entry door(s) that face primary and secondary streets shall be elevated above adjacent grade and have one of the following treatments:
 1. Covered with a roof (as depicted in the graphic). Roof shall be supported with columns.
 2. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
 3. Uncovered (with no canopy or roof).
- F. Elevated entry doors shall have a stoop (landing at door) that is connected with a sidewalk to the public sidewalk and is a minimum 4 feet deep and minimum 4 feet wide.
- G. Stoop shall be elevated a minimum of 12 inches above adjacent grade.
- H. Required 24" to 36" horizontal expression line at or near the finish floor line of the second floor. Horizontal expression line shall extend the entire width of the facade but may be interrupted by the required pilasters referenced in item I. on this page. Horizontal expression line may contain signage. Refer to Article VI.
- I. Facade shall have a 16" to 32" pilaster or wall surface every 20 to 30 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to bottom of roof eave, but may be interrupted by the horizontal expression line.

PROJECTING PORCH: COTTAGE RETAIL BUILDING

FACADE DESCRIPTION

The projecting porch facade is applied to the Cottage Retail Building Type along the primary and secondary building walls. In the projecting porch facade, the building walls are at or near the property line, within a Build-to-Zone. The entry door is raised from the adjacent grade and accessed by a front porch that is open on three sides and projecting from the main building mass with all habitable space of the building located behind the rear edge of the porch.



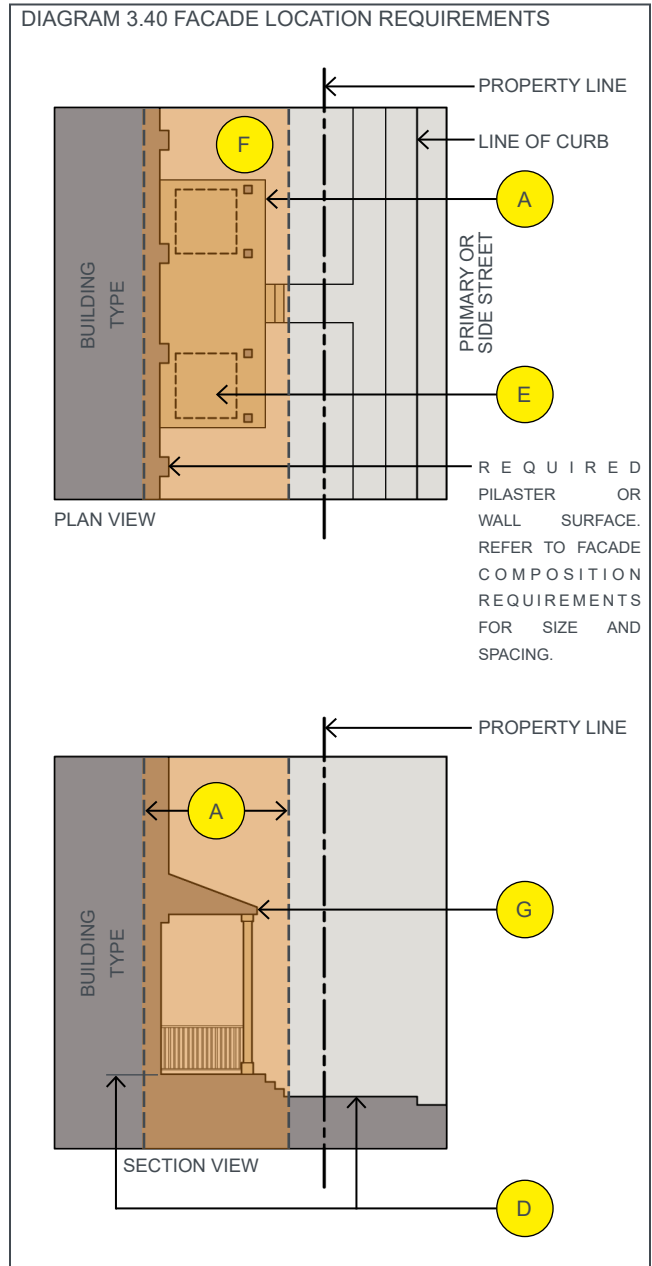
COTTAGE RETAIL WITH PROJECTING PORCH FACADE

FACADE LOCATION REQUIREMENTS

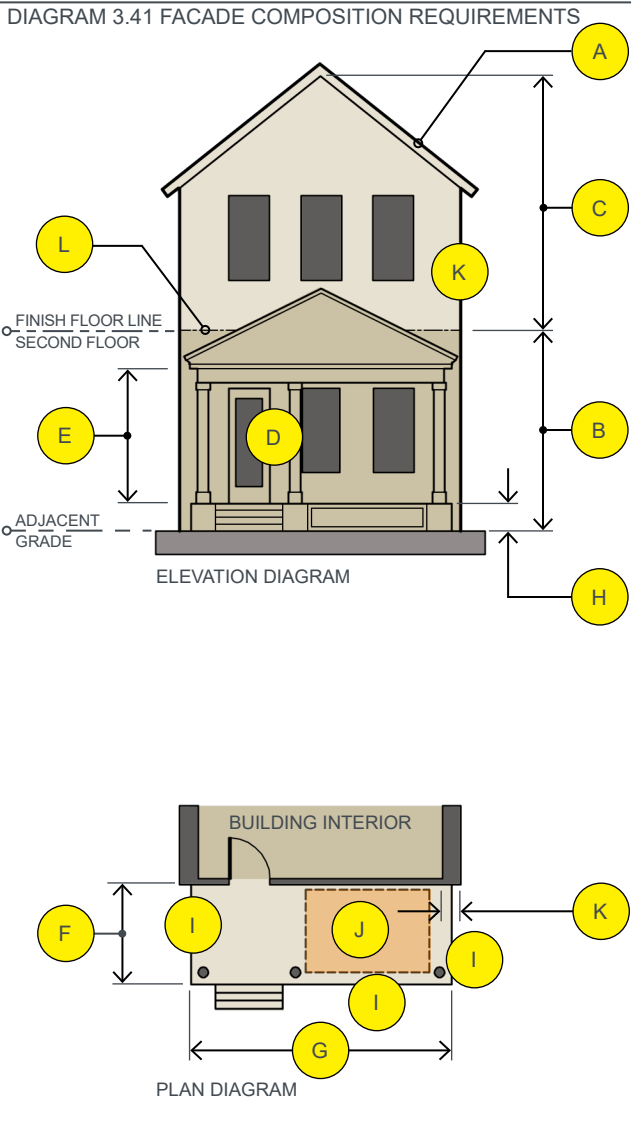
Projecting Porch facade shall be located per the following requirements and Diagram 3.40.

- A. The projecting porch facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II). In the projecting porch facade, the primary and secondary building walls may be placed outside of the BTZ, provided that the projecting porch is within the BTZ.
- B. Primary projecting porch facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary projecting porch facade shall extend across 100% of the overall secondary building wall at the side street property line.
 1. Porches are not required on the secondary building wall. In instances when porches are not applied, the secondary building wall shall meet the remaining projecting porch facade composition requirements.
- D. Entry door threshold shall be elevated from the adjacent grade.
- E. Projecting porch shall have a clear area for seating or furniture, refer to facade composition requirements.
- F. Ground area between the projecting porch facade and public sidewalk shall have one of the following treatments depending on distance from property line.
 1. Distance between façade and property line is five (5) feet or less: Ground area may be paved to match public sidewalk.
 2. Distance between façade and property line is greater than five (5) feet: Ground area shall be landscaped with a sidewalk connecting the entry door to the public sidewalk.
 3. At distances greater than twenty (20) feet, the projecting porch facade shall have one of the following landscape elements placed at the property line, refer to Article VII:
 - a. A 24" to 36" high garden wall.
 - b. A decorative metal fence that is 42" high maximum.
 - c. A continuous hedge that is maintained at a 42" maximum height.
 4. Ground area may be paved at distances greater than five (5) feet when outdoor seating is proposed per approval of Zoning Administrator and / or Planning Commission. If ground area is paved, landscape elements in E.3 are not required.
- G. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.

DIAGRAM 3.40 FACADE LOCATION REQUIREMENTS



PROJECTING PORCH: COTTAGE RETAIL BUILDING



FACADE COMPOSITION REQUIREMENTS

Projecting porch facade composition shall meet the following requirements and Diagram 3.41.

- A. Building shall have a pitched (sloped) roof.
- B. Transparency Ground Floor: Projecting porch facade shall have 30% minimum clear glass between the adjacent grade and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- C. Transparency Upper Floors: Projecting porch facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of roof eave.
- D. Entry door(s) shall have 50% minimum clear glass.
- E. Height of porch ceiling, measured from porch floor to porch ceiling shall be 8 feet minimum.
- F. Width of projecting porch shall be 10 feet minimum.
- G. Length of projecting porch shall be 10 feet minimum.
- H. Projecting porch shall be elevated a minimum of 18 inches above adjacent grade.
- I. Projecting porch shall be open on three sides (no walls on three sides).
- J. Projecting porch shall have a clear area for seating or furniture that is 6 feet x 6 feet, minimum.
- K. Required 24" to 36" horizontal expression line at or near the finish floor line of the second floor (not depicted in graphic). Horizontal expression line shall extend the entire width of the facade but may be interrupted by the required pilasters referenced in item L. on this page. Horizontal expression line may contain signage. Refer to Article VI.
- L. Facade shall have a 16" to 32" pilaster or wall surface every 20 to 30 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to bottom of roof eave, but may be interrupted by the horizontal expression line.

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BUILDING TYPE DESCRIPTION

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



PRECEDENT OF LIVE/WORK BUILDING TYPE

The following images represent precedent examples of the Live/Work Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects requiring a Live/Work Building within the Form Generating Districts of the Bridgman Zoning Ordinance.



LIVE/WORK BUILDINGS WITH STOREFRONT AND DOORYARD FACADES



LIVE/WORK BUILDINGS WITH STOREFRONT FACADES



LIVE/WORK BUILDINGS WITH STOREFRONT AND DOORYARD FACADES

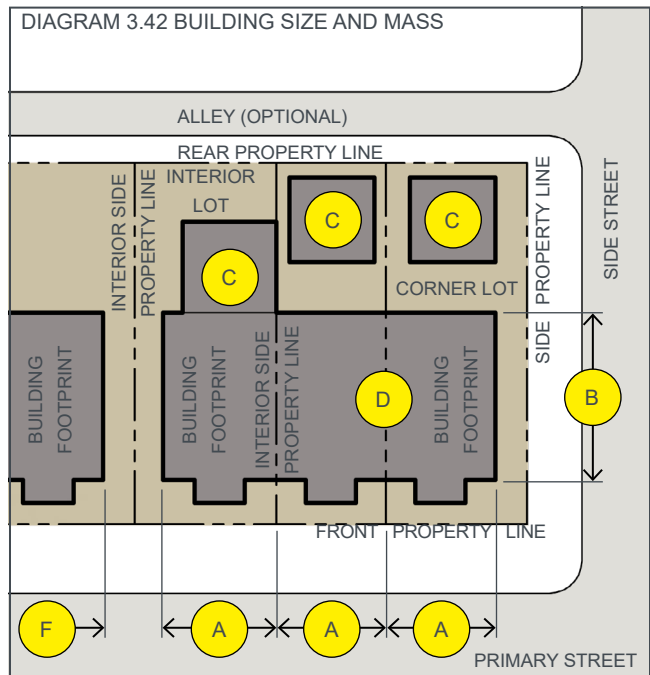


LIVE/WORK BUILDINGS WITH DOORYARD FACADES

BUILDING SIZE AND MASSING

Building Type size and massing shall meet the following requirements and Diagram 3.42.

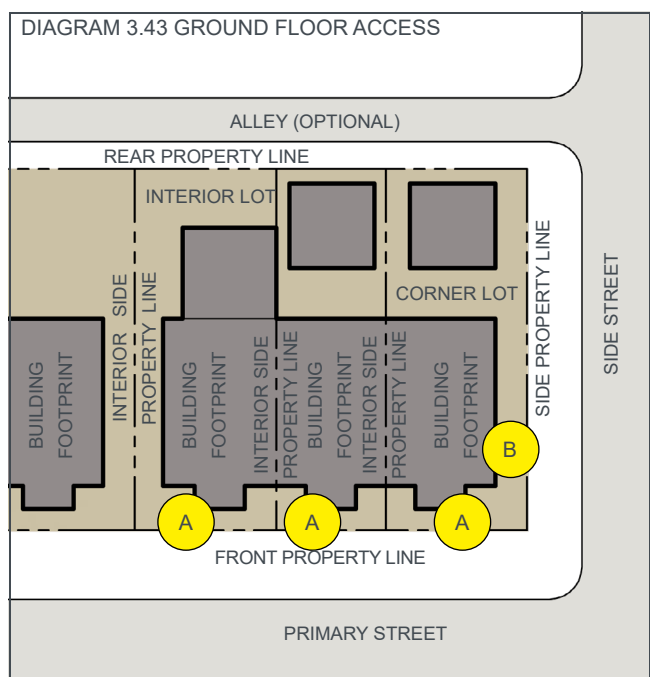
- A. Width of primary building wall at front property line: 18 feet minimum, 30 feet maximum.
- B. Building depth: 20 feet minimum.
- C. Building may have an attached or detached garage located in the rear of the building and accessed per the parking access requirements in Article II for the Form Generating Districts.
- D. Live/Work buildings shall be attached to adjacent Live/Work buildings to form a continuous row of buildings at primary and/or secondary street. Separation may be with an individual lot property line or via an attached condominium.
- E. Attached units of Live/Work buildings that create a continuous row of buildings shall be a minimum of 2 units and a maximum of 8 units.
- F. A minimum 10 foot separation is required between attached rows of buildings.
- G. Maximum site coverage: 80%, including garage.



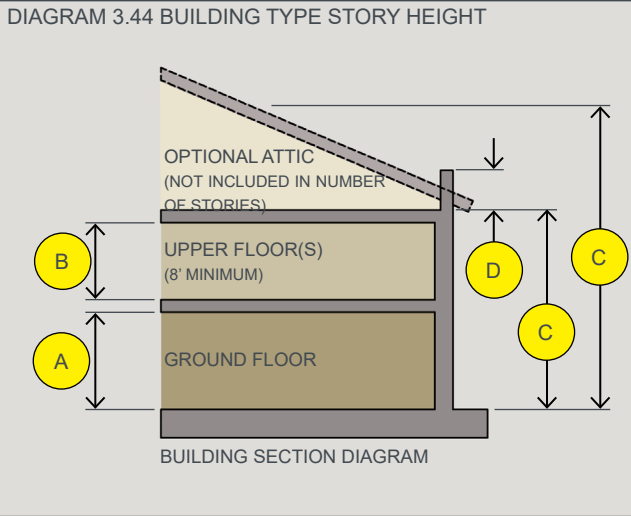
GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 3.43.

- A. Entrances to ground floor unit(s) are required at the primary street and shall be directly accessed from and face the primary street.
- B. Entrances to ground floor unit(s) at the side street are not required. If side street entries are provided, they shall be directly accessed from and face the side street.
- C. Ground floor units and upper floor units are required to share a common entrance because Live/Work Building Types are occupied by a single entity.



BUILDING TYPE FLOOR HEIGHT REQUIREMENTS



Building Type floor heights shall meet the following requirements and Diagram 3.44.

- A. Ground floor: Floor to ceiling height shall be 12 feet minimum, measured from the finished floor to the finished ceiling or bottom of exposed structural elements.
- B. Upper floors: Floor to ceiling height shall be a minimum of eight (8) feet.
- C. Overall height of Building Type is regulated by Form Generating District, refer to Article II.
- D. Parapet height for flat roof buildings shall be a minimum of four (4) feet.

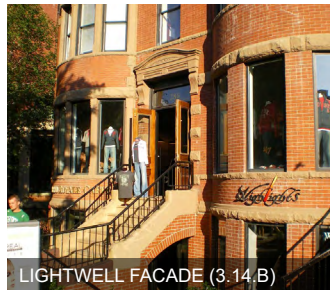
BUILDING TYPE FACADE OPTIONS

The Live/Work Building Type is required to have a minimum of 1 of the following facades at primary and secondary building walls. The Building Type may have a combination of multiple facades on primary and secondary building walls.

Facade options for the Live/Work Building Type are provided in the table below and described on the following pages of this Section.

LIVE/WORK BUILDING TYPE	BUILDING TYPE FACADE OPTION	FORM GENERATING DISTRICT			
		DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY	DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE
	with STOREFRONT (3.14.A)			By Right	By Right
	with LIGHTWELL (3.14.B)			By Right	By Right
	with DOORYARD (3.14.C)			By Right	By Right
	with STOOP (3.14.D)			By Right	By Right

Shaded areas represent Building Type and/or facade options that are not permitted in Form Generating Districts.



NUMBER OF UNITS PER BUILDING

Number of units per Building:

- A. Maximum of 2 units per building. Both units shall be used by same entity.

BUILDING TYPE USE

Building Type use:

- A. Uses are regulated by Zoning District. Refer to Article II for permitted uses in each Form Generating District.

STOREFRONT: LIVE/WORK BUILDING

FACADE DESCRIPTION

The storefront facade is applied to the Live/Work Building Type along the primary and secondary building walls. The ground level storefront shall be designed in a way that promotes an attractive and convenient shopping experience and a transparent wall along the sidewalk. Storefront entries are at grade with the sidewalk and are sometimes shaded by awnings.

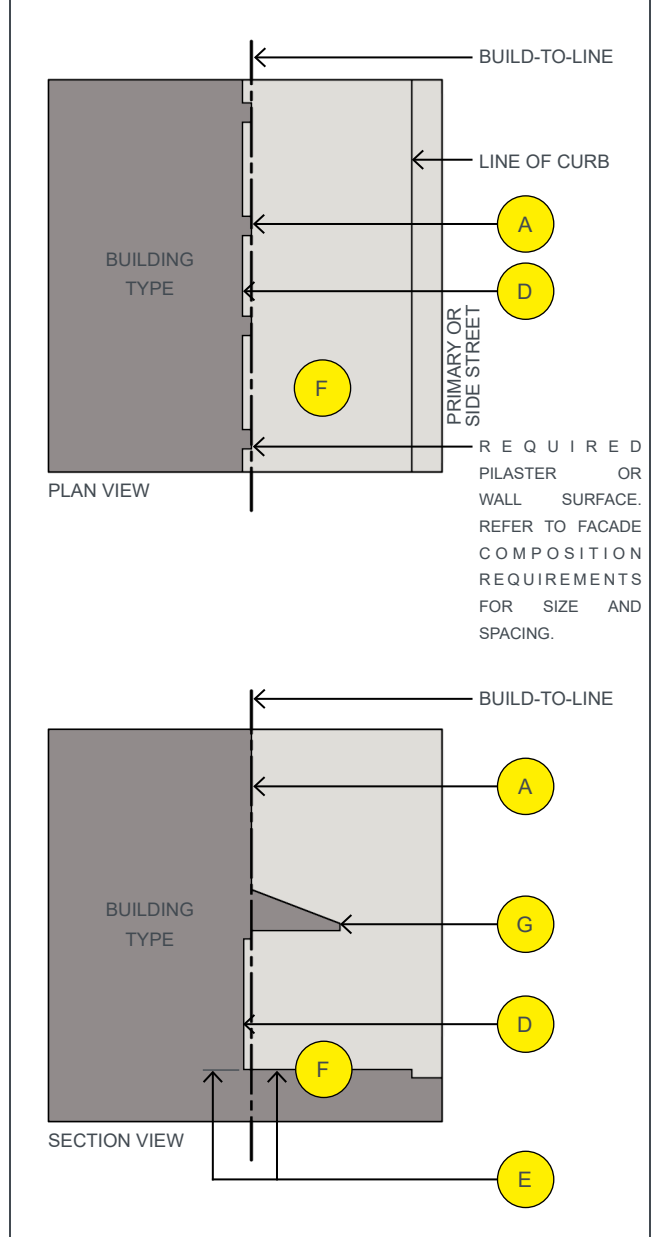
FACADE LOCATION REQUIREMENTS

Storefront facade shall be located per the following requirements and Diagram 3.45.

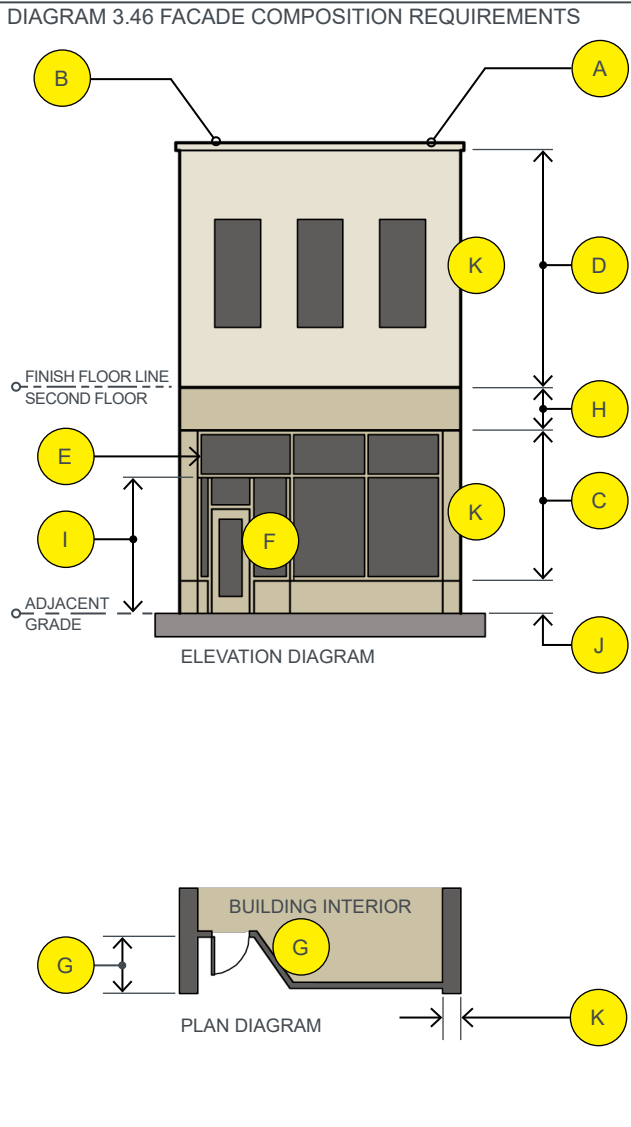
- A. The storefront facade shall be placed at a Build-to-Line (BTL) as required by the building site placement requirements for the Form Generating District (refer to Article II).
- B. Primary storefront facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary storefront facade shall extend across 100% of the overall secondary building wall at the side street property line.
 - 1. Storefront window elements and ground floor transparency required in the storefront facade composition shall extend across minimum 30% of the secondary building wall. In instances when storefront window elements and ground floor transparency are not applied across entire secondary building wall, the remaining portion of the ground floor shall meet the upper floor transparency requirements of the facade composition.
- D. Storefront windows are required to be recessed from pilaster or building wall. Recess shall be no more than 18 inches.
- E. Entry door threshold shall be at the same elevation as adjacent sidewalk grade (zero step entry).
- F. Ground area between the storefront facade and public sidewalk shall be paved to match sidewalk.
- G. Encroachments: Architectural features may extend into the public right-of-way. Refer to 3.07.
- H. Wells for basement windows are not permitted on primary or secondary building walls.



DIAGRAM 3.45 FACADE LOCATION REQUIREMENTS



STOREFRONT: LIVE/WORK BUILDING



FACADE COMPOSITION REQUIREMENTS

Storefront facade composition shall meet the following requirements and Diagram 3.46.

- A. Building may have a flat roof with parapet or a pitched (sloped) roof.
- B. Buildings with flat roof shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Storefront facade shall have 70% minimum clear glass between the top of the storefront base and bottom of sign band (or horizontal expression line). Transparency of entry door and transom (if used) may be included as part of the required transparency calculation.
- D. Transparency Upper Floors: Storefront facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of cornice expression line or bottom of roof eave.
- E. Optional transom window above storefront may extend over entry recess (as depicted) or follow entry recess.
- F. Entry door(s) shall have 70% minimum clear glass.
- G. Entry door may flush with storefront window or be recessed 3 feet to 5 feet from the building wall. If recessed, the angled wall (the wall that connects the storefront to the door) in the recess area shall match the transparency of the main storefront window.
- H. Required 24" to 36" sign band or horizontal expression line above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the storefront but may be interrupted by the required pilasters referenced in item K. on this page.
- I. Storefront window glass (not including optional transom) shall be eight (8) feet high minimum, measured from the adjacent grade.
- J. Required 18" to 24" high storefront base.
- K. Facade shall have a 16" to 30" pilaster or wall surface every 18 to 30 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to cornice expression line or bottom of roof eave, but may be interrupted by the sign band or horizontal expression line. Pilasters may extend above cornice expression line by no more than 18" on flat roof buildings.
- L. Storefront windows may be replaced with overhead doors or accordion-style doors. Overhead doors or accordion-style doors that replace storefront windows are required to meet the transparency requirements in item C. Refer to Image 3.08.



IMAGE 3.08 STOREFRONT WITH TRANSPARENT OVERHEAD DOORS

LIGHTWELL: LIVE/WORK BUILDING

FACADE DESCRIPTION

The lightwell facade is applied to the Live/Work Building Type along the primary and secondary building walls. In the lightwell facade, the building walls are at or near the property line, within a Build-to-Zone. The facade has a combined elevated terrace and a sunken lightwell to access the lightwell (basement) floor. The lightwell facade buffers residential, retail, and service uses from the public sidewalk and provides access to multiple uses along the sidewalk.



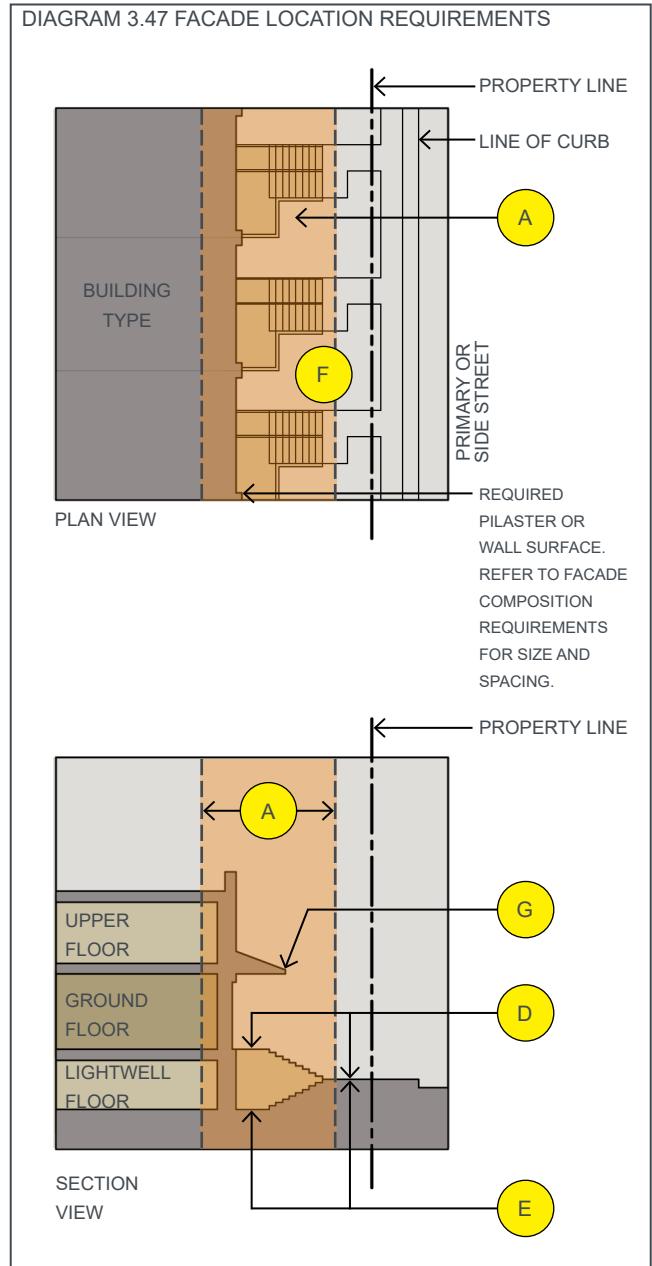
LIVE/WORK BUILDING WITH LIGHTWELL FACADE

FACADE LOCATION REQUIREMENTS

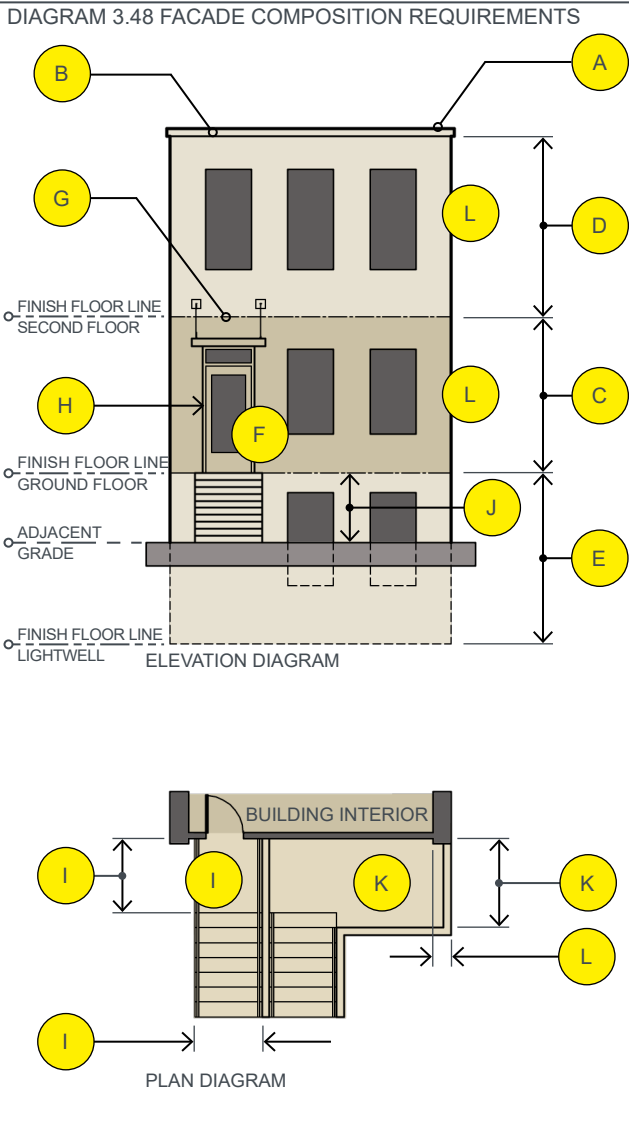
Lightwell facade shall be located per the following requirements and Diagram 3.47.

- A. The lightwell facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II). In the lightwell facade, the primary and secondary building walls may be placed outside of the BTZ, provided that the lightwell assembly is within the BTZ.
- B. Primary lightwell facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary lightwell facade shall extend across 100% of the overall secondary building wall at the side street property line.
 1. Lightwell is not required on the secondary building wall. In instances when lightwell is not applied, the secondary building wall shall meet the remaining lightwell facade composition requirements.
- D. Ground floor entry door threshold shall be elevated from the adjacent grade.
- E. Lightwell (basement) entry door threshold shall be below adjacent grade.
- F. Ground area between the lightwell facade and public sidewalk shall have one of the following treatments depending on distance from property line.
 1. Distance between façade and property line is twelve (12) feet or less: Ground area may be paved to match public sidewalk.
 2. Distance between façade and property line is greater than twelve (12) feet: Ground area shall be landscaped with a sidewalk connecting the entry door to the public sidewalk.
- G. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.

DIAGRAM 3.47 FACADE LOCATION REQUIREMENTS



LIGHTWELL: LIVE/WORK BUILDING

**FACADE COMPOSITION REQUIREMENTS**

Lightwell facade composition shall meet the following requirements and Diagram 3.48.

- A. Building may have a flat roof with parapet or a pitched (sloped) roof.
- B. Buildings with flat roof shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Lightwell facade shall have 20% minimum clear glass between the finish floor line of the first floor and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- D. Transparency Upper Floors: Lightwell facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of cornice expression line or bottom of roof eave.
- E. Transparency Lightwell (Basement) Floor: Lightwell facade shall have 12% minimum clear glass between the finish floor line of the lightwell and the finish floor line of the first floor.
- F. First floor entry door(s) shall have 50% minimum clear glass.
- G. Optional 24" to 36" horizontal expression line at or near the second floor finish floor line (not depicted in graphic). If used, the horizontal expression line shall extend the entire width of the facade but may be interrupted by the required pilasters referenced in item L. on this page. Horizontal expression line may contain signage. Refer to Article VI.
- H. First floor entry door(s) that face primary and secondary streets shall be elevated above adjacent grade and have one of the following treatments:
 1. Covered with a canopy (as depicted in the graphic). Canopy shall be cantilevered or supported by brackets or cables.
 2. Uncovered (with no canopy or supported roof).
- I. Elevated entry doors shall have a stoop (landing at door) that is connected with a sidewalk to the public sidewalk and is a minimum 4 feet deep and minimum 4 feet wide.
- J. Stoop shall be elevated a minimum of 3 feet above adjacent grade.
- K. Clear width of required lightwell shall be 6 feet minimum and 10 feet maximum, measured from building wall.
- L. Facade shall have a 16" to 30" pilaster or wall surface every 18 to 30 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from finish floor of lightwell to bottom of cornice expression line or bottom of roof eave, but may be interrupted by the sign band or horizontal expression line. Pilasters may extend above cornice expression line by no more than 18" on flat roof buildings.

DOORYARD: LIVE/WORK BUILDING

FACADE DESCRIPTION

The dooryard facade is applied to the Live/Work Building Type along the primary and secondary building walls. In the dooryard facade, the building walls are at or near the property line, within a Build-to-Zone. The front property line is occasionally defined by a low wall, fence, or hedge, creating a small yard. The yard is not intended to provide public circulation along the rights-of-way, but rather has a sidewalk connecting the building entrance(s) to the public sidewalk. The entry door is at-grade.

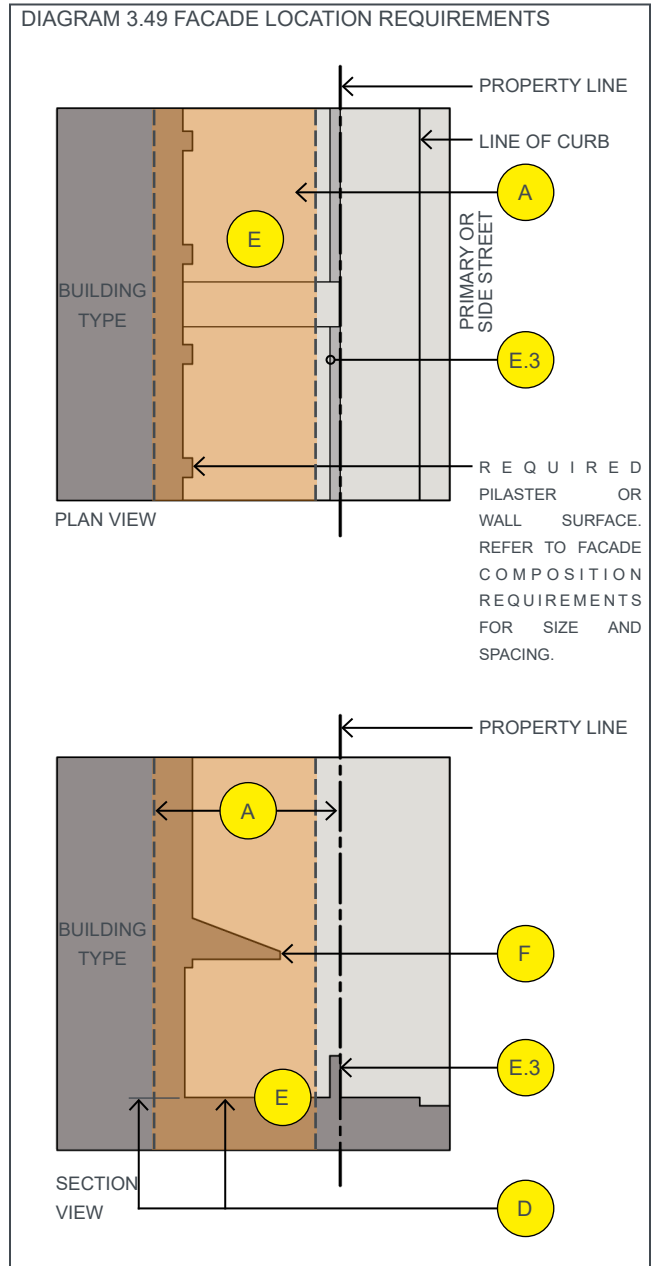
FACADE LOCATION REQUIREMENTS

Dooryard facade shall be located per the following requirements and Diagram 3.49.

- A. The dooryard facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II).
- B. Primary dooryard facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary dooryard facade shall extend across 100% of the overall secondary building wall at the side street property line.
 - 1. Doors and related elements are not required on the secondary building wall. In instances when door and door elements are not applied, the secondary building wall shall meet the remaining dooryard facade composition requirements.
- D. Entry door threshold shall be at the same elevation as adjacent sidewalk grade (zero step entry).
- E. Ground area between the dooryard facade and public sidewalk shall have one of the following treatments depending on distance from property line.
 - 1. Distance between façade and property line is five (5) feet or less: Ground area shall be paved to match public sidewalk.
 - 2. Distance between façade and property line is greater than five (5) feet: Ground area shall be landscaped with a sidewalk connecting the entry door to the public sidewalk.
 - 3. At distances greater than fifteen (15) feet, the dooryard facade shall have one of the following landscape elements placed at the property line, Article VII:
 - a. A 24" to 36" high garden wall.
 - b. A decorative metal fence that is 42" high maximum.
 - c. A continuous hedge that is maintained at a 42" maximum height.
 - 4. Ground area may be paved at distances greater than five (5) feet when outdoor seating is proposed per approval of Zoning Administrator and / or Planning Commission. If ground area is paved, landscape elements in E.3 are not required.
- F. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.

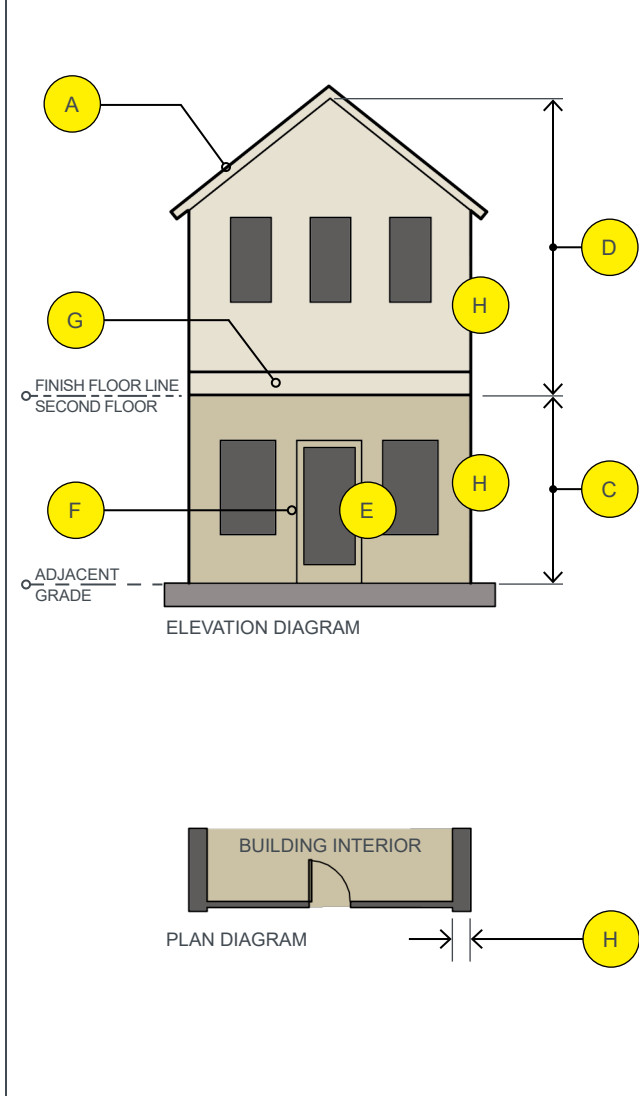


DIAGRAM 3.49 FACADE LOCATION REQUIREMENTS



DOORYARD: LIVE/WORK BUILDING

DIAGRAM 3.50 FACADE COMPOSITION REQUIREMENTS

**FACADE COMPOSITION REQUIREMENTS**

Dooryard facade composition shall meet the following requirements and Diagram 3.50.

- A. Building may have a flat roof with parapet or a pitched (sloped) roof.
- B. Buildings with flat roof shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Dooryard facade shall have 15% minimum clear glass between the adjacent grade and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- D. Transparency Upper Floors: Dooryard facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of cornice expression line or bottom of roof eave.
- E. Entry door(s) shall have 50% minimum clear glass.
- F. Entry door(s) that face primary and secondary streets shall be at-grade (zero-step) and have one of the following treatments:
 1. Covered with a roof. Roof shall be supported with columns.
 2. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
 3. Uncovered with no canopy or roof (as depicted in the graphic).
- G. Optional 24" to 36" horizontal expression line at or near the second floor finish floor line. If used, the horizontal expression line shall extend the entire width of the facade but may be interrupted by the required pilasters referenced in item H. on this page. Horizontal expression line may contain signage. Refer to Article VI.
- H. Facade shall have a 16" to 30" pilaster or wall surface every 18 to 30 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to cornice expression line or bottom of roof eave, but may be interrupted by the sign band or horizontal expression line. Pilasters may extend above cornice expression line by no more than 18" on flat roof buildings.

STOOP: LIVE/WORK BUILDING

FACADE DESCRIPTION

The stoop facade is applied to the Live/Work Building Type along the primary and secondary building walls. In the stoop facade, the building walls are at or near the property line, within a Build-to-Zone. The front property line is occasionally defined by a low wall, fence, or hedge, creating a small yard. The yard is not intended to provide public circulation along the rights-of-way, but rather has a sidewalk connecting the building entrance(s) to the public sidewalk. The entry door is raised from the adjacent grade.



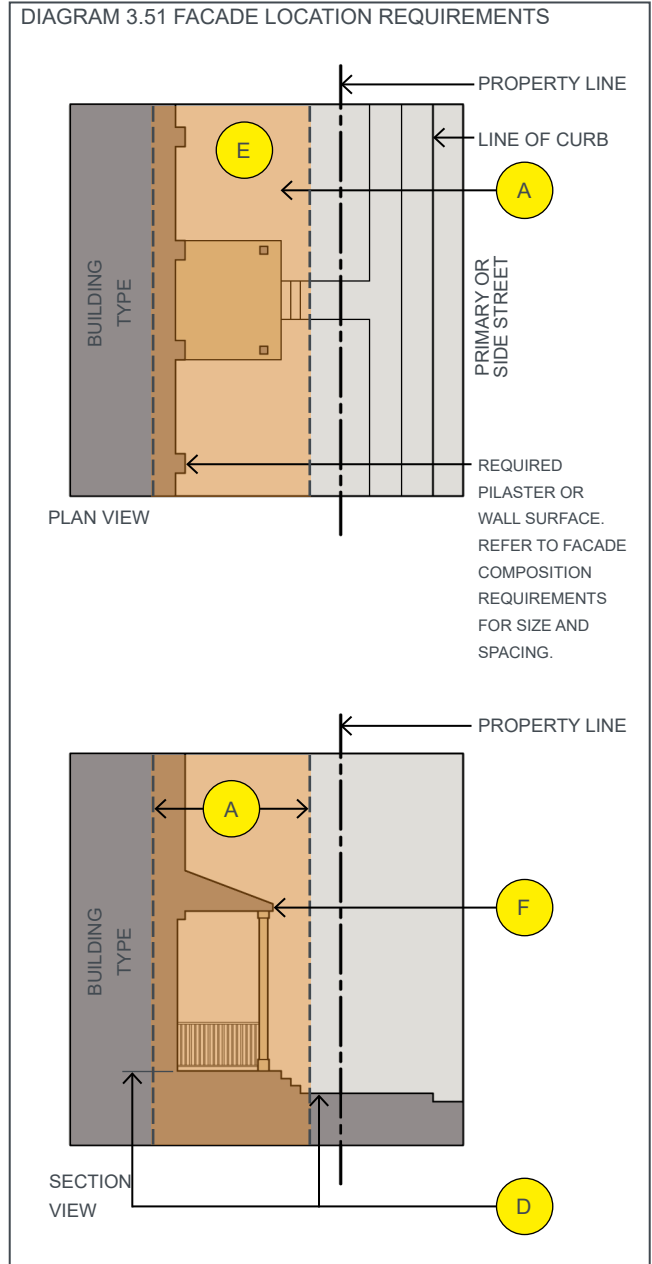
LIVE/WORK BUILDING WITH STOOP FACADE

FACADE LOCATION REQUIREMENTS

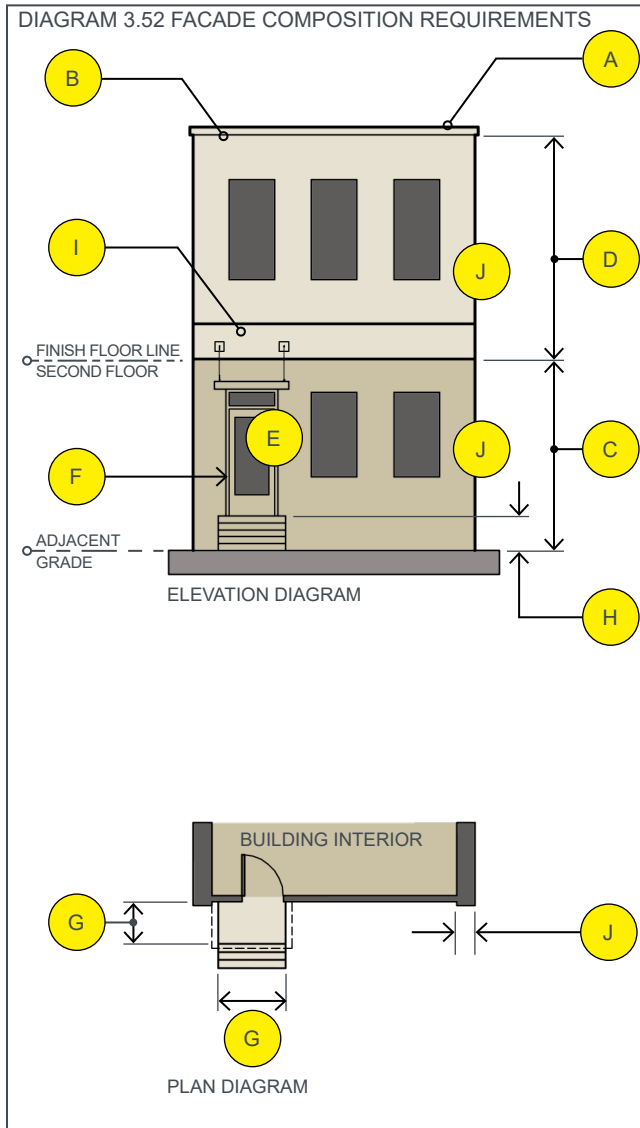
Stoop facade shall be located per the following requirements and Diagram 3.51.

- A. The stoop facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II). In the stoop facade, the primary and secondary building walls may be placed outside of the BTZ, provided that the stoop is within the BTZ.
- B. Primary stoop facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary stoop facade shall extend across 100% of the overall secondary building wall at the side street property line.
 - 1. Stoops are not required on the secondary building wall. In instances when stoops are not applied, the secondary building wall shall meet the remaining stoop facade composition requirements.
- D. Entry door threshold shall be elevated from the adjacent grade and accessed by steps and/or ramp.
- E. Ground area between the stoop facade and public sidewalk shall have one of the following treatments depending on distance from property line.
 - 1. Distance between façade and property line is five (5) feet or less: Ground area may be paved to match public sidewalk.
 - 2. Distance between façade and property line is greater than five (5) feet: Ground area shall be landscaped with a sidewalk connecting the entry door to the public sidewalk.
 - 3. At distances greater than twenty (20) feet, the stoop facade shall have one of the following landscape elements placed at the property line, refer to Article VII:
 - a. A 24" to 36" high garden wall.
 - b. A decorative metal fence that is 42" high maximum.
 - c. A continuous hedge that is maintained at a 42" maximum height.
 - 4. Ground area may be paved at distances greater than five (5) feet when outdoor seating is proposed per approval of Zoning Administrator and / or Planning Commission. If ground area is paved, landscape elements in E.3 are not required.
- F. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.

DIAGRAM 3.51 FACADE LOCATION REQUIREMENTS



STOOP: LIVE/WORK BUILDING

**FACADE COMPOSITION REQUIREMENTS**

Stoop facade composition shall meet the following requirements and Diagram 3.52.

- A. Building may have a flat roof with parapet or a pitched (sloped) roof.
- B. Buildings with flat roof shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Stoop facade shall have 15% minimum clear glass between the adjacent grade and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- D. Transparency Upper Floors: Stoop facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of cornice expression line or bottom of roof eave.
- E. Entry door(s) shall have 50% minimum clear glass.
- F. Entry door(s) that face primary and secondary streets shall be elevated above adjacent grade and have one of the following treatments:
 1. Covered with a roof. Roof shall be supported with columns.
 2. Covered with a canopy (as depicted in the graphic). Canopy shall be cantilevered or supported by brackets or cables.
 3. Uncovered (with no canopy or roof).
- G. Elevated entry doors shall have a stoop (landing at door) that is connected with a sidewalk to the public sidewalk and is a minimum 4 feet deep and minimum 4 feet wide.
- H. Stoop shall be elevated from adjacent grade a minimum of 12 inches.
- I. Optional 24" to 36" horizontal expression line at or near the second floor finish floor line. If used, the horizontal expression line shall extend the entire width of the facade but may be interrupted by the required pilasters referenced in item J. on this page. Horizontal expression line may contain signage. Refer to Article VI.
- J. Facade shall have a 16" to 30" pilaster or wall surface every 18 to 30 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to cornice expression line or bottom of roof eave, but may be interrupted by the sign band or horizontal expression line. Pilasters may extend above cornice expression line by no more than 18" on flat roof buildings.

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BUILDING TYPE DESCRIPTION

The Large Multi-plex Building Type is a medium- to large-sized structure that consists of 7 or more stacked and/or side-by-side dwelling units, typically with one shared entry. This Type is scaled to fit in medium-density neighborhoods. It is an essential Building Type for providing missing middle housing types within a walkable context.



PRECEDENT OF LARGE MULTI-PLEX BUILDING TYPE

The following images represent precedent examples of the Large Multi-plex Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects requiring a Large Multi-plex Building within the Form Generating Districts of the Bridgman Zoning Ordinance.



LARGE MULTI-PLEX BUILDING WITH DOORYARD FACADE



LARGE MULTI-PLEX BUILDING WITH FORECOURT FACADE



LARGE MULTI-PLEX BUILDING WITH STOOP FACADE

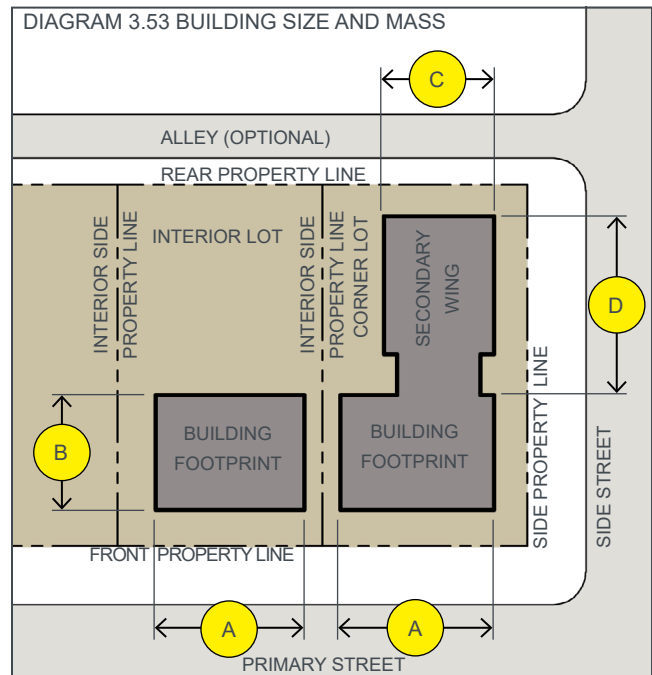


LARGE MULTI-PLEX WITH PROJECTING PORCH FACADE

BUILDING SIZE AND MASSING

Building Type size and massing shall meet the following requirements and Diagram 3.53.

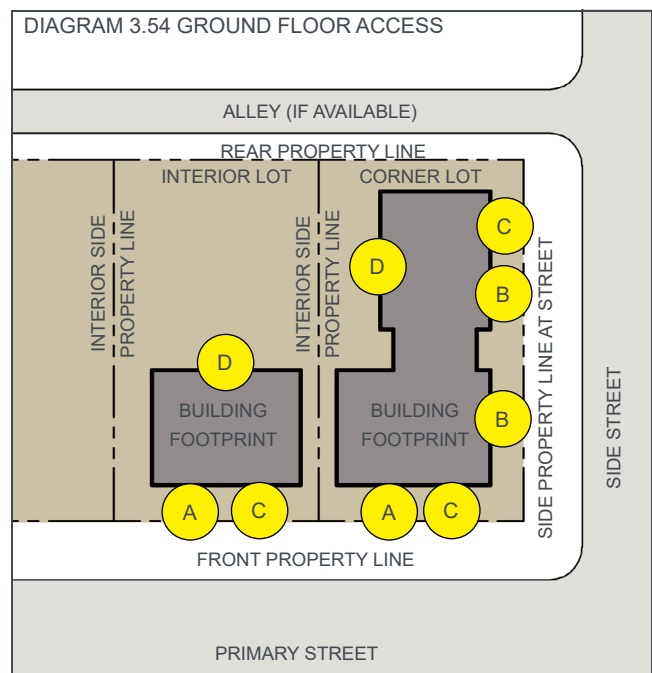
- A. Width of primary building wall at front property line: 80 feet maximum.
- B. Main body building depth: 20 feet min.
- C. Secondary wing building depth: 65 feet max.
- D. Secondary wing building width: 60 feet max.
- E. Maximum site coverage: 70%



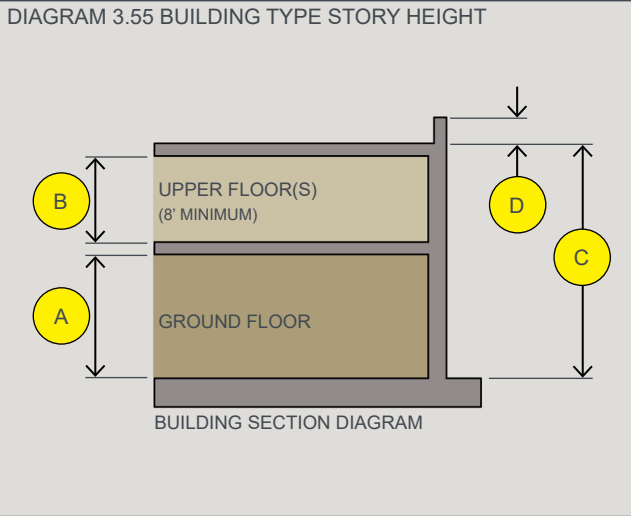
GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 3.54.

- A. Entrances to ground floor and upper floor units are required at the primary street and shall be directly accessed from and face the primary street.
- B. Entrances to ground floor units and upper floor units at the side street are not required. If side street entries are provided, they shall be directly accessed from and face the side street.
- C. Ground floor and upper floor units are encouraged to be accessed by a common entry and lobby.
- D. Ground floor and upper floor units may also be accessed by a secondary common entry at the rear of the building.



BUILDING TYPE FLOOR HEIGHT REQUIREMENTS



Building Type floor heights shall meet the following requirements and Diagram 3.55.

- A. Ground floor: Floor to ceiling height shall be 10 feet minimum, measured from the finished floor to the finished ceiling or bottom of exposed structural elements.
- B. Upper floors: Floor to ceiling height shall be a minimum of eight (8) feet.
- C. Overall height of Building Type is regulated by Form Generating District, refer to Article II.
- D. Parapet height for flat roof buildings shall be a minimum of four (4) feet.

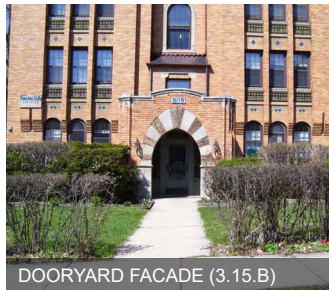
BUILDING TYPE FACADE OPTIONS

The Large Multi-plex Building Type is required to have a minimum of 1 of the following facades at primary and secondary building walls. The Building Type may have a combination of multiple facades on primary and secondary building walls.

Facade options for the Large Multi-plex Building Type are provided in the table below and described on the following pages of this Section.

LARGE MULTI-PLEX BUILDING TYPE	BUILDING TYPE FACADE OPTION	FORM GENERATING DISTRICT			
		DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY	DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE
	with FORECOURT (3.15.A)			By Right	
	with DOORYARD (3.15.B)			By Right	
	with STOOP (3.15.C)			By Right	
	with PROJECTING PORCH (3.15.D)			By Right	

Shaded areas represent Building Type and/or facade options that are not permitted in Form Generating Districts.



NUMBER OF UNITS PER BUILDING

Number of units per Building:

- A. Required total of 7 units minimum

BUILDING TYPE USE

Building Type use:

- A. Uses are regulated by Zoning District. Refer to Article II for permitted uses in each Form Generating District.

FORECOURT: LARGE MULTI-PLEX BUILDING

FACADE DESCRIPTION

The forecourt facade is applied to the Large Multi-plex Building Type along the primary and secondary building walls, and along building walls facing the courtyard. In the forecourt facade, a majority of the building walls are at or near the property line and the remaining building wall is setback, creating a small courtyard space. The courtyard space may be used as an entry court or shared garden space. The courtyard area is not covered and extends the entire height of the building.

FACADE LOCATION REQUIREMENTS

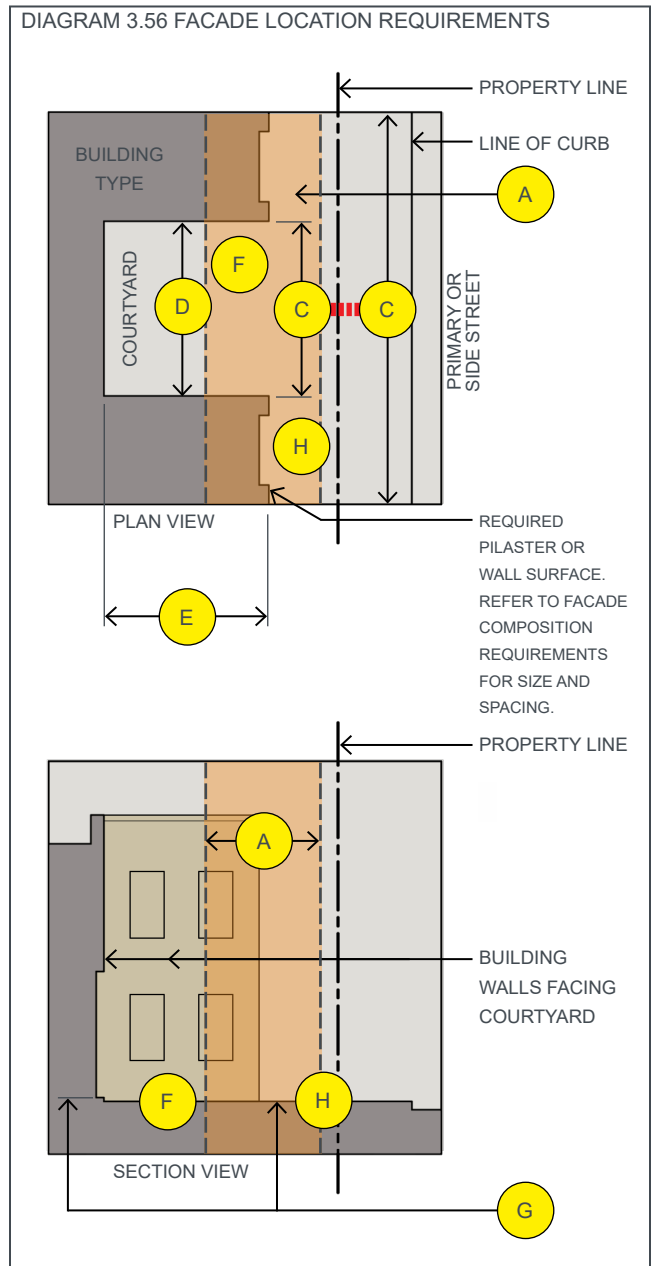
Forecourt facade shall be located per the following requirements and Diagram 3.56.

- A. The forecourt facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II).
- B. Forecourt facade shall extend across 100% of the overall primary and secondary building walls.
 1. Courtyard is not permitted to be placed at both primary and secondary building walls for any single building. On primary or secondary building walls where courtyard is not placed, the ground floor and upper floor building walls shall still meet the forecourt facade composition requirements.
- C. Required courtyard width shall be no more than 50% of the overall primary or secondary building wall width where it is placed.
- D. Required courtyard shall have a width of twelve (12) feet minimum.
- E. Required courtyard shall have a depth of twelve (12) feet minimum.
- F. Courtyard ground area shall be landscaped with sidewalks connecting entrances to public sidewalk. Landscaping shall cover 70% minimum of the courtyard's ground area.
- G. Refer to facade composition requirements for entry door threshold elevation.
- H. Ground area between the forecourt facade and public sidewalk shall have one of the following treatments depending on distance from property line.
 1. Distance between façade and property line is five (5) feet or less: Ground area may be paved to match public sidewalk.
 2. Distance between façade and property line is greater than five (5) feet: Ground area shall be landscaped and have sidewalk(s) connecting the courtyard and/ or entry doors to the public sidewalk.
- I. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.
- J. Wells for basement windows are not permitted on primary or secondary building walls.



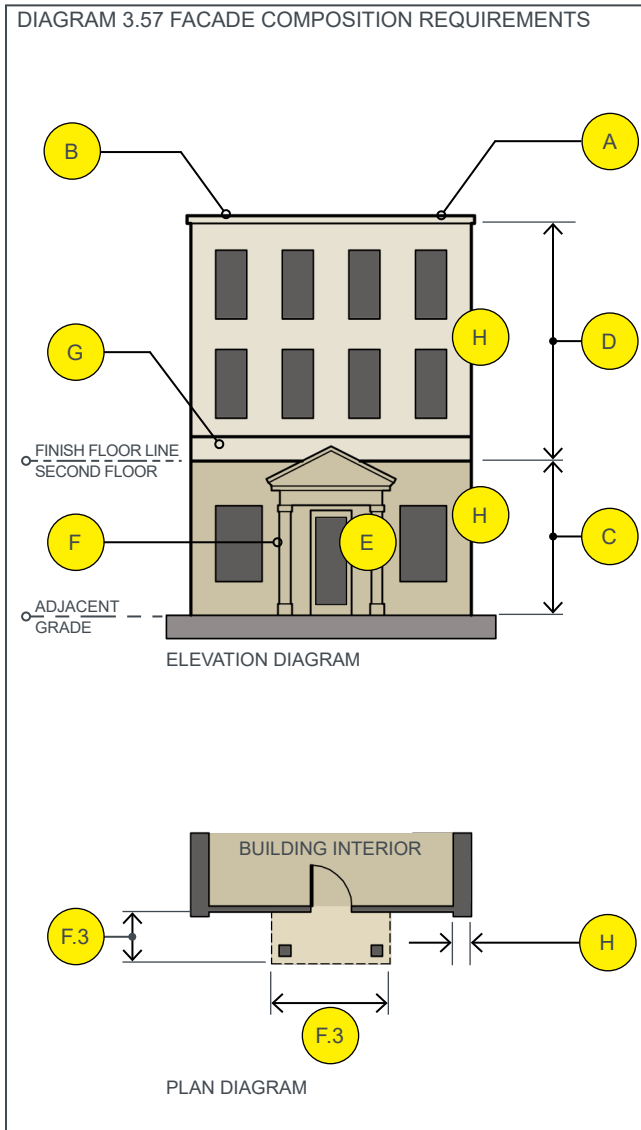
LARGE MULTI-PLEX BUILDING WITH FORECOURT FACADE

DIAGRAM 3.56 FACADE LOCATION REQUIREMENTS



FORECOURT: LARGE MULTI-PLEX BUILDING

DIAGRAM 3.57 FACADE COMPOSITION REQUIREMENTS



FACADE COMPOSITION REQUIREMENTS

Forecourt facade composition shall meet the following requirements and Diagram 3.57.

Facade composition requirements apply to primary and secondary building walls, and all walls that face the courtyard.

- A. Building shall have a flat roof with parapet.
- B. Building shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Forecourt facade shall have 15% minimum clear glass between the adjacent grade and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- D. Transparency Upper Floors: Forecourt facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of cornice expression line.
- E. Entry door(s) shall have 50% minimum clear glass.
- F. Entry door(s) that face primary and secondary streets, and the courtyard may be at-grade or elevated above adjacent grade.
 - 1. At-grade entry doors (zero-step) shall have one of the following treatments:
 - a. Covered with a roof (as depicted in the graphic). Roof shall be supported with columns.
 - b. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
 - c. Uncovered (with no canopy or roof).
 - d. Recessed in building wall.
 - 2. Elevated entry doors shall have one of the following treatments:
 - a. Covered with a roof. Roof shall be supported with columns.
 - b. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
 - 3. Elevated entry doors shall have a stoop (landing at door) that is connected with a sidewalk to the public sidewalk and is a minimum 4 feet deep and minimum 4 feet wide. Stoop shall be elevated a minimum of 12 inches above adjacent grade.
- G. Optional 24" to 42" horizontal expression line at or near the finish floor line of the second floor. Horizontal expression line shall extend the entire width of the facade but may be interrupted by the required pilasters referenced in item H. on this page.
- H. Facade shall have a 16" to 32" pilaster or wall surface every 20 to 40 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to cornice expression line, but may be interrupted by the horizontal expression line. Pilasters may extend above cornice expression line by no more than 18".

DOORYARD: LARGE MULTI-PLEX BUILDING

FACADE DESCRIPTION

The dooryard facade is applied to the Large Multi-plex Building Type along the primary and secondary building walls. In the dooryard facade, the building walls are at or near the property line, within a Build-to-Zone. The front property line is occasionally defined by a low wall, fence, or hedge, creating a small yard. The yard is not intended to provide public circulation along the rights-of-way, but rather has a sidewalk connecting the building entrances to the public sidewalk. The entry door is at-grade.

FACADE LOCATION REQUIREMENTS

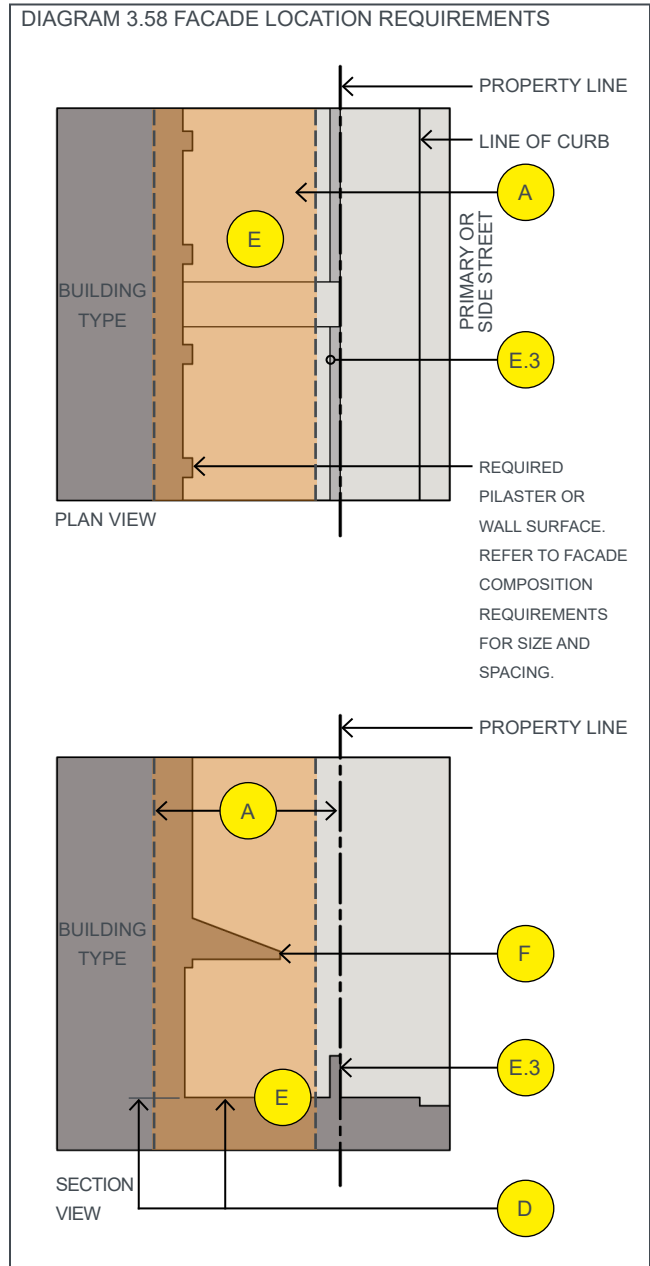
Dooryard facade shall be located per the following requirements and Diagram 3.58.

- A. The dooryard facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II).
- B. Primary dooryard facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary dooryard facade shall extend across 100% of the overall secondary building wall at the side street property line.
 1. Doors and related elements are not required on the secondary building wall. In instances when door and door elements are not applied, the secondary building wall shall meet the remaining dooryard facade composition requirements.
- D. Entry door threshold shall be at the same elevation as adjacent sidewalk grade (zero step entry).
- E. Ground area between the dooryard facade and public sidewalk shall have one of the following treatments depending on distance from property line.
 1. Distance between façade and property line is five (5) feet or less: Ground area may be paved to match public sidewalk.
 2. Distance between façade and property line is greater than five (5) feet: Ground area shall be landscaped with a sidewalk connecting the entry door to the public sidewalk.
 3. At distances greater than ten (10) feet, the dooryard facade shall have one of the following landscape elements placed at the property line, refer to Article VII:
 - a. A 24" to 36" high garden wall.
 - b. A decorative metal fence that is 42" high maximum.
 - c. A continuous hedge that is maintained at a 42" maximum height.
- F. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.



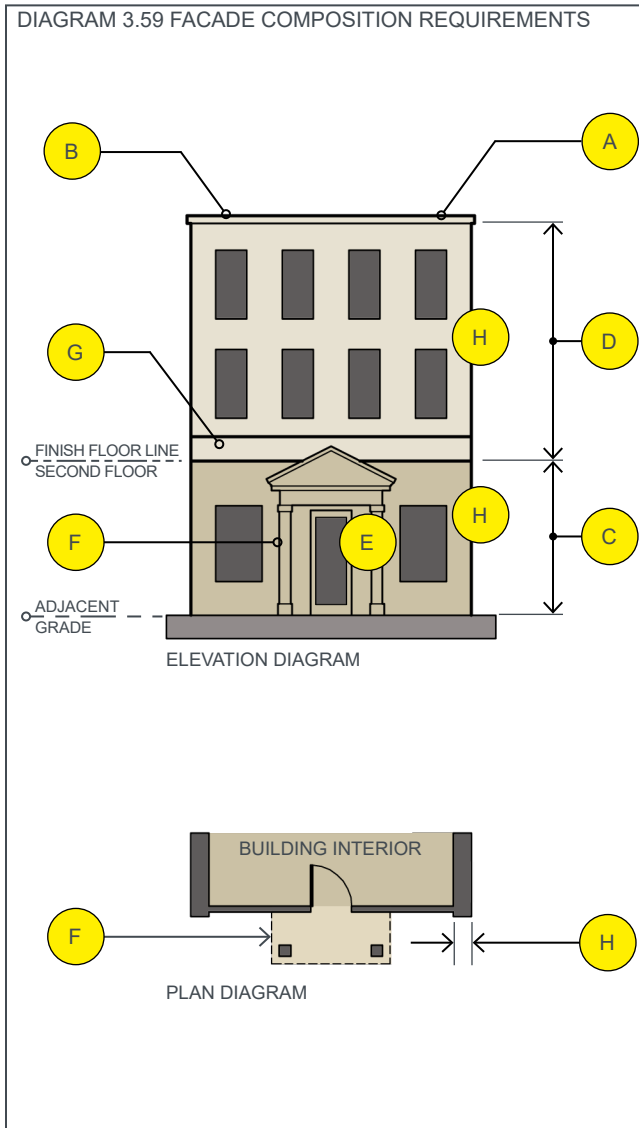
LARGE MULTI-PLEX BUILDING WITH DOORYARD FACADE

DIAGRAM 3.58 FACADE LOCATION REQUIREMENTS



DOORYARD: LARGE MULTI-PLEX BUILDING

DIAGRAM 3.59 FACADE COMPOSITION REQUIREMENTS



FACADE COMPOSITION REQUIREMENTS

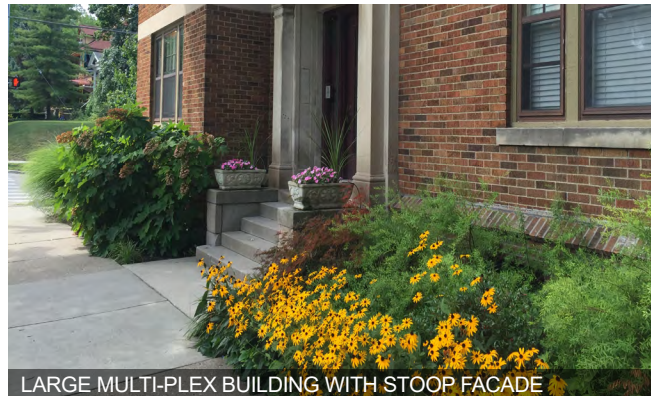
Dooryard facade composition shall meet the following requirements and Diagram 3.59.

- A. Building shall have a flat roof with parapet.
- B. Building shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Dooryard facade shall have 15% minimum clear glass between the adjacent grade and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- D. Transparency Upper Floors: Dooryard facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of cornice expression line.
- E. Entry door(s) shall have 50% minimum clear glass.
- F. Entry door(s) that face primary and secondary streets shall be at-grade (zero-step) and have one of the following treatments:
 1. Covered with a roof (as depicted in the graphic). Roof shall be supported with columns.
 2. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
 3. Uncovered (with no canopy or roof).
 4. Recessed in building wall.
- G. Optional 24" to 42" horizontal expression line at or near the finish floor line of the second floor. Horizontal expression line shall extend the entire width of the facade but may be interrupted by the required pilasters referenced in item H. on this page.
- H. Facade shall have a 16" to 32" pilaster or wall surface every 20 to 40 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to cornice expression line, but may be interrupted by the horizontal expression line. Pilasters may extend above cornice expression line by no more than 18".

STOOP: LARGE MULTI-PLEX BUILDING

FACADE DESCRIPTION

The stoop facade is applied to the Large Multi-plex Building Type along the primary and secondary building walls. In the stoop facade, the building walls are at or near the property line, within a Build-to-Zone. The front property line is occasionally defined by a low wall, fence, or hedge, creating a small yard. The yard is not intended to provide public circulation along the rights-of-way, but rather has a sidewalk connecting the building entrance(s) to the public sidewalk. The entry door is raised from the adjacent grade.



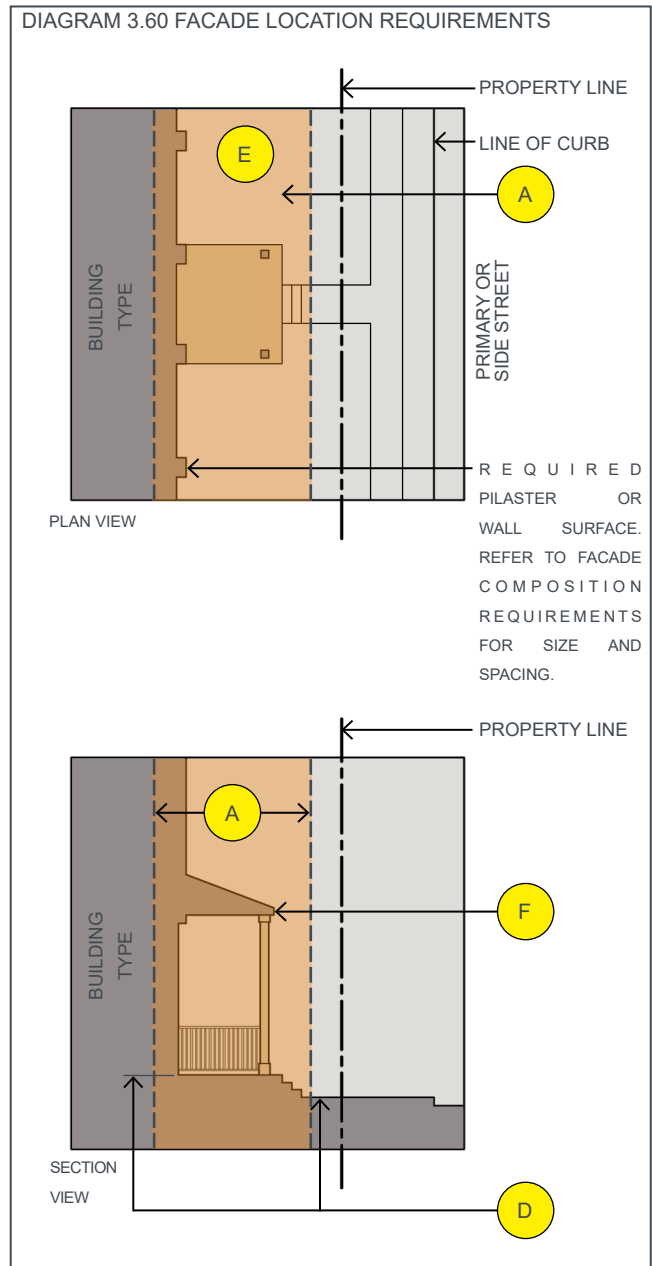
LARGE MULTI-PLEX BUILDING WITH STOOP FACADE

FACADE LOCATION REQUIREMENTS

Stoop facade shall be located per the following requirements and Diagram 3.60.

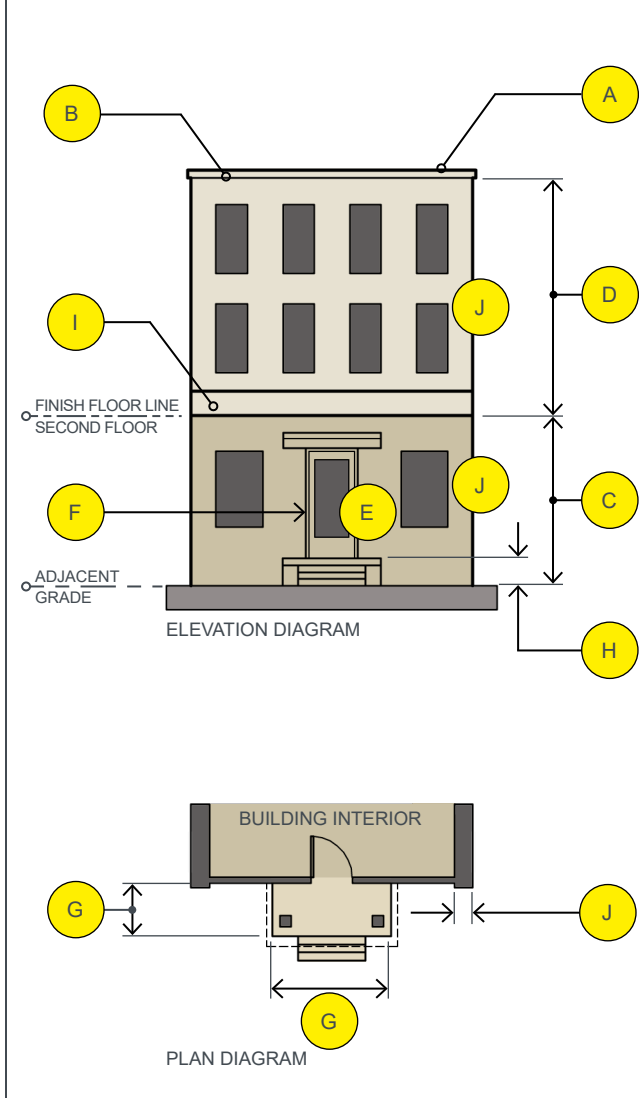
- A. The stoop facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II). In the stoop facade, the primary and secondary building walls may be placed outside of the BTZ, provided that the stoop is within the BTZ.
- B. Primary stoop facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary stoop facade shall extend across 100% of the overall secondary building wall at the side street property line.
 1. Stoops are not required on the secondary building wall. In instances when stoops are not applied, the secondary building wall shall meet the remaining stoop facade composition requirements.
- D. Entry door threshold shall be elevated from the adjacent grade.
- E. Ground area between the stoop facade and public sidewalk shall have one of the following treatments depending on distance from property line.
 1. Distance between façade and property line is five (5) feet or less: Ground area may be paved to match public sidewalk.
 2. Distance between façade and property line is greater than five (5) feet: Ground area shall be landscaped with a sidewalk connecting the entry door to the public sidewalk.
 3. At distances greater than twenty (20) feet, the stoop facade shall have one of the following landscape elements placed at the property line, refer to Article VII:
 - a. A 24" to 36" high garden wall.
 - b. A decorative metal fence that is 42" high maximum.
 - c. A continuous hedge that is maintained at a 42" maximum height.
- F. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.

DIAGRAM 3.60 FACADE LOCATION REQUIREMENTS



STOOP: LARGE MULTI-PLEX BUILDING

DIAGRAM 3.61 FACADE COMPOSITION REQUIREMENTS

**FACADE COMPOSITION REQUIREMENTS**

Stoop facade composition shall meet the following requirements and Diagram 3.61.

- A. Building shall have a flat roof with parapet.
- B. Building shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Stoop facade shall have 15% minimum clear glass between the adjacent grade and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- D. Transparency Upper Floors: Stoop facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of cornice expression line.
- E. Entry door(s) shall have 50% minimum clear glass.
- F. Entry door(s) that face primary and secondary streets shall be elevated above adjacent grade and have one of the following treatments:
 1. Covered with a roof. Roof shall be supported with columns.
 2. Covered with a canopy (as depicted in the graphic). Canopy shall be cantilevered or supported by brackets or cables.
 3. Uncovered (with no canopy or roof).
- G. Elevated entry doors shall have a stoop (landing at door) that is connected with a sidewalk to the public sidewalk and is a minimum 4 feet deep and minimum 4 feet wide.
- H. Stoop shall be elevated a minimum of 12 inches above adjacent grade.
- I. Optional 24" to 42" horizontal expression line at or near the finish floor line of the second floor. Horizontal expression line shall extend the entire width of the facade but may be interrupted by the required pilasters referenced in item J. on this page.
- J. Facade shall have a 16" to 32" pilaster or wall surface every 20 to 40 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to cornice expression line, but may be interrupted by the horizontal expression line. Pilasters may extend above cornice expression line by no more than 18".

PROJECTING PORCH: LARGE MULTI-PLEX BUILDING

FACADE DESCRIPTION

The projecting porch facade is applied to the Large Multi-plex Building Type along the primary and secondary building walls. In the projecting porch facade, the building walls are at or near the property line, within a Build-to-Zone. The entry door is raised from the adjacent grade and accessed by a front porch that is open on three sides and projecting from the main building mass with all habitable space of the building located behind the rear edge of the porch.

FACADE LOCATION REQUIREMENTS

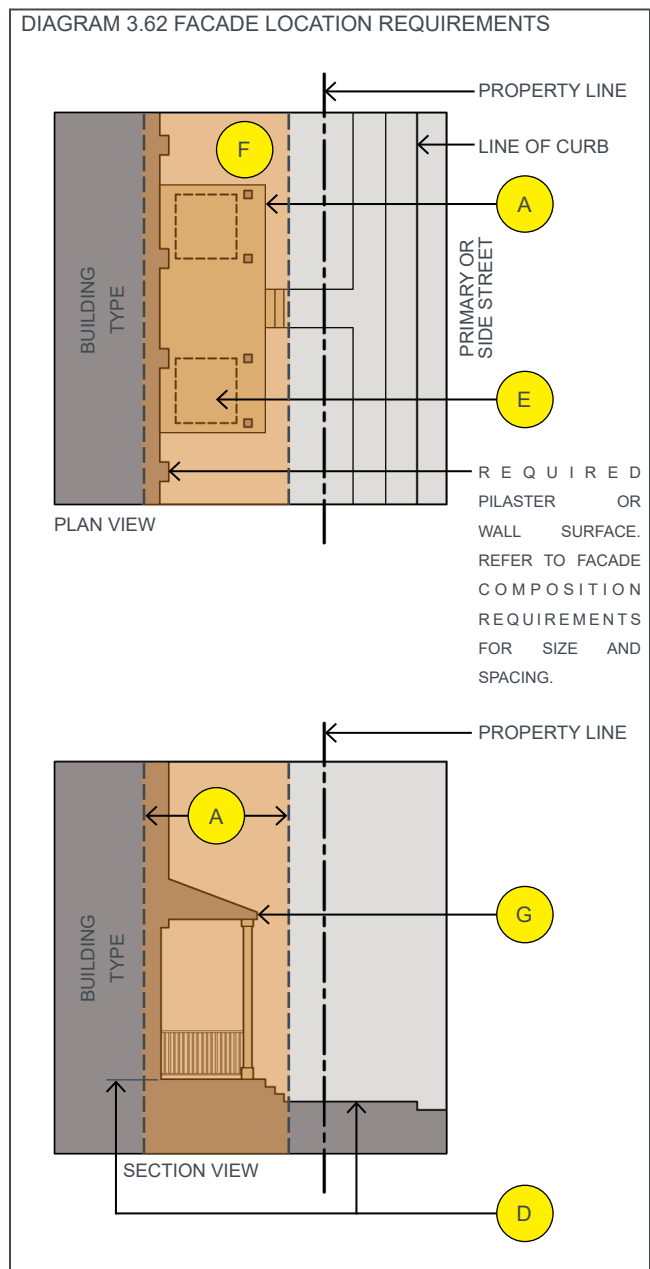
Projecting Porch facade shall be located per the following requirements and Diagram 3.62.

- A. The projecting porch facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II). In the projecting porch facade, the primary and secondary building walls may be placed outside of the BTZ, provided that the projecting porch is within the BTZ.
- B. Primary projecting porch facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary projecting porch facade shall extend across 100% of the overall secondary building wall at the side street property line.
 1. Porches are not required on the secondary building wall. In instances when porches are not applied, the secondary building wall shall meet the remaining projecting porch facade composition requirements.
- D. Entry door threshold shall be elevated from the adjacent grade.
- E. Projecting porch shall have a clear area for seating or furniture, refer to facade composition requirements.
- F. Ground area between the projecting porch facade and public sidewalk shall be landscaped with a sidewalk connecting the entry door to the public sidewalk.
- G. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.

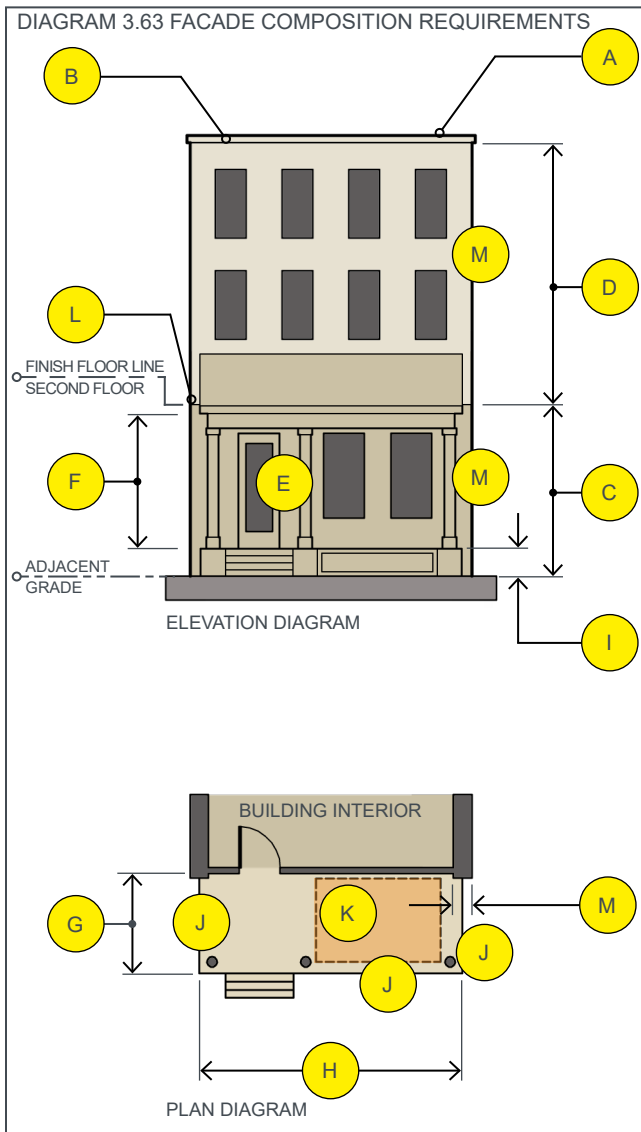


LARGE MULTI-PLEX WITH PROJECTING PORCH FACADE

DIAGRAM 3.62 FACADE LOCATION REQUIREMENTS



PROJECTING PORCH: LARGE MULTI-PLEX BUILDING



FACADE COMPOSITION REQUIREMENTS

Projecting porch facade composition shall meet the following requirements and Diagram 3.63.

- A. Building shall have a flat roof with parapet.
- B. Building shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Projecting porch facade shall have 15% minimum clear glass between the adjacent grade and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- D. Transparency Upper Floors: Projecting porch facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of cornice expression line.
- E. Entry door(s) shall have 50% minimum clear glass.
- F. Height of porch ceiling, measured from porch floor to porch ceiling shall be 8 feet minimum.
- G. Width of projecting porch shall be 8 feet minimum.
- H. Length of projecting porch shall be 10 feet minimum.
- I. Projecting porch shall be elevated a minimum of 24 inches above the adjacent grade.
- J. Projecting porch shall be open on three sides (no walls on three sides).
- K. Projecting porch shall have a clear area for seating or furniture that is 4 feet x 6 feet minimum.
- L. Optional 24" to 42" horizontal expression line at or near the finish floor line of the second floor (not depicted on graphic). Horizontal expression line shall extend the entire width of the facade but may be interrupted by the required pilasters referenced in item M. on this page.
- M. Facade shall have a 16" to 32" pilaster or wall surface every 20 to 40 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to cornice expression line, but may be interrupted by the horizontal expression line. Pilasters may extend above cornice expression line by no more than 18".

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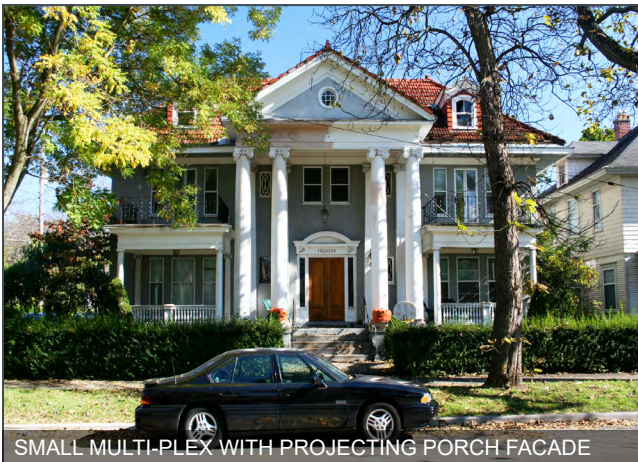
BUILDING TYPE DESCRIPTION

The Small Multi-plex Building Type is a medium-sized structure that consists of 3 to 12 stacked and/or side-by-side dwelling units, typically with one shared entry or individual entries along the front. This Type oftentimes has the appearance of a large single-family house and is scaled to fit in single family neighborhoods. It is an essential Building Type for providing missing middle housing types within a walkable context.



PRECEDENT OF SMALL MULTI-PLEX BUILDING TYPE

The following images represent precedent examples of the Small Multi-plex Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects requiring a Small Multi-plex Building within the Form Generating Districts of the Bridgman Zoning Ordinance.



SMALL MULTI-PLEX WITH PROJECTING PORCH FACADE



SMALL MULTI-PLEX BUILDING WITH FORECOURT FACADE



SMALL MULTI-PLEX BUILDING WITH STOOP FACADE

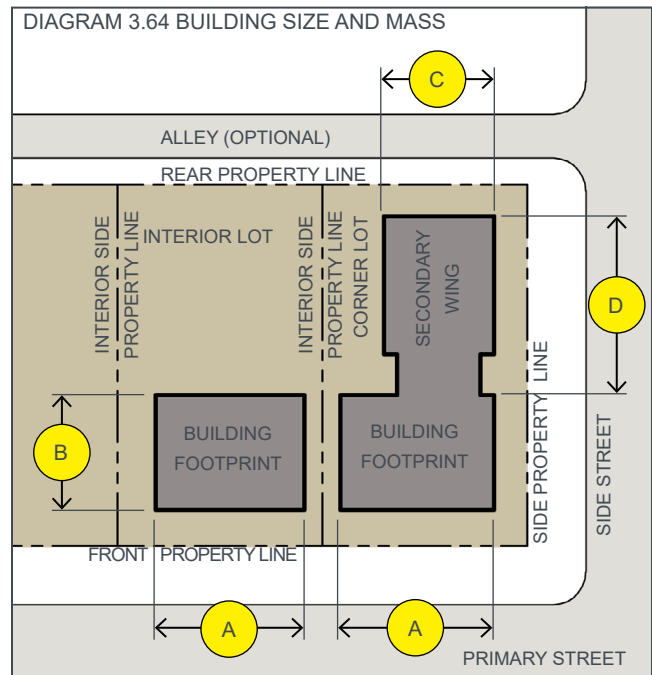


SMALL MULTI-PLEX WITH ENGAGED PORCH FACADE

BUILDING SIZE AND MASSING

Building Type size and massing shall meet the following requirements and Diagram 3.64.

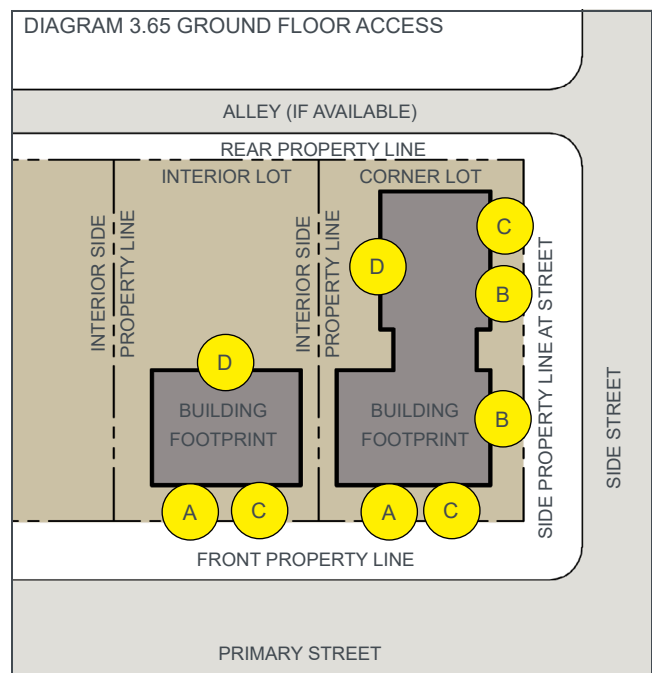
- A. Width of primary building wall at front property line: 60 feet maximum.
- B. Main body building depth: 20 feet min.
- C. Secondary wing building depth: 30 feet max.
- D. Secondary wing building width: 40 feet max.
- E. Maximum site coverage: 70%



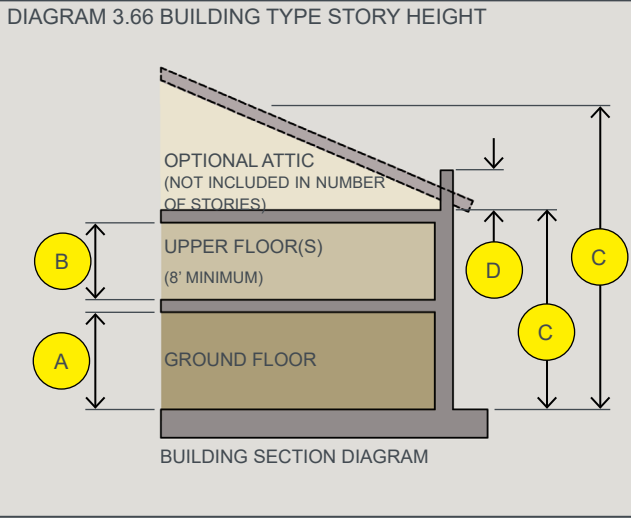
GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 3.65.

- A. Entrances to ground floor and upper floor units are required at the primary street and shall be directly accessed from and face the primary street.
- B. Entrances to ground floor unit and upper floor units at the side street are not required. If side street entries are provided, they shall be directly accessed from and face the side street.
- C. Ground floor and upper floor units are encouraged to be accessed by a common entry and lobby.
- D. Ground floor and upper floor units may also be accessed by a secondary common entry at the rear of the building.



BUILDING TYPE FLOOR HEIGHT REQUIREMENTS



Building Type floor heights shall meet the following requirements and Diagram 3.66.

- A. Ground floor: Floor to ceiling height shall be 10 feet minimum, measured from the finished floor to the finished ceiling or bottom of exposed structural elements.
- B. Upper floors: Floor to ceiling height shall be a minimum of eight (8) feet.
- C. Overall height of Building Type is regulated by Form Generating District, refer to Article II.
- D. Parapet height for flat roof buildings shall be a minimum of four (4) feet.

BUILDING TYPE FACADE OPTIONS

The Small Multi-plex Building Type is required to have 1 of the following facades at primary and secondary building walls.

Facade options for the Small Multi-plex Building Type are provided in the table below and described on the following pages of this Section.

SMALL MULTI-PLEX BUILDING TYPE	BUILDING TYPE FACADE OPTION	FORM GENERATING DISTRICT			
		DC	CG	DE	NE
		DOWNTOWN CORE	COMMERCIAL GATEWAY	DOWNTOWN EDGE	NEIGHBORHOOD EDGE
	with FORECOURT (3.16.A)			By Right	
	with DOORYARD (3.16.B)			By Right	
	with STOOP (3.16.C)			By Right	
	with PROJECTING PORCH (3.16.D)			By Right	
	with ENGAGED PORCH (3.16.E)			By Right	

Shaded areas represent Building Type and/or facade options that are not permitted in Form Generating Districts.



NUMBER OF UNITS PER BUILDING

Number of units per Building:

- A. Required total of 3 units minimum, 12 units maximum.

BUILDING TYPE USE

Building Type use:

- A. Uses are regulated by Zoning District. Refer to Article II for permitted uses in each Form Generating District.

FORECOURT: SMALL MULTIPLEX BUILDING

FACADE DESCRIPTION

The forecourt facade is applied to the Small Multi-plex Building Type along the primary and secondary building walls, and along building walls facing the courtyard. In the forecourt facade, a majority of the building walls are at or near the property line and the remaining building wall is setback, creating a small courtyard space. The courtyard space may be used as an entry court or shared garden space. The courtyard area is not covered and extends the entire height of the building.

FACADE LOCATION REQUIREMENTS

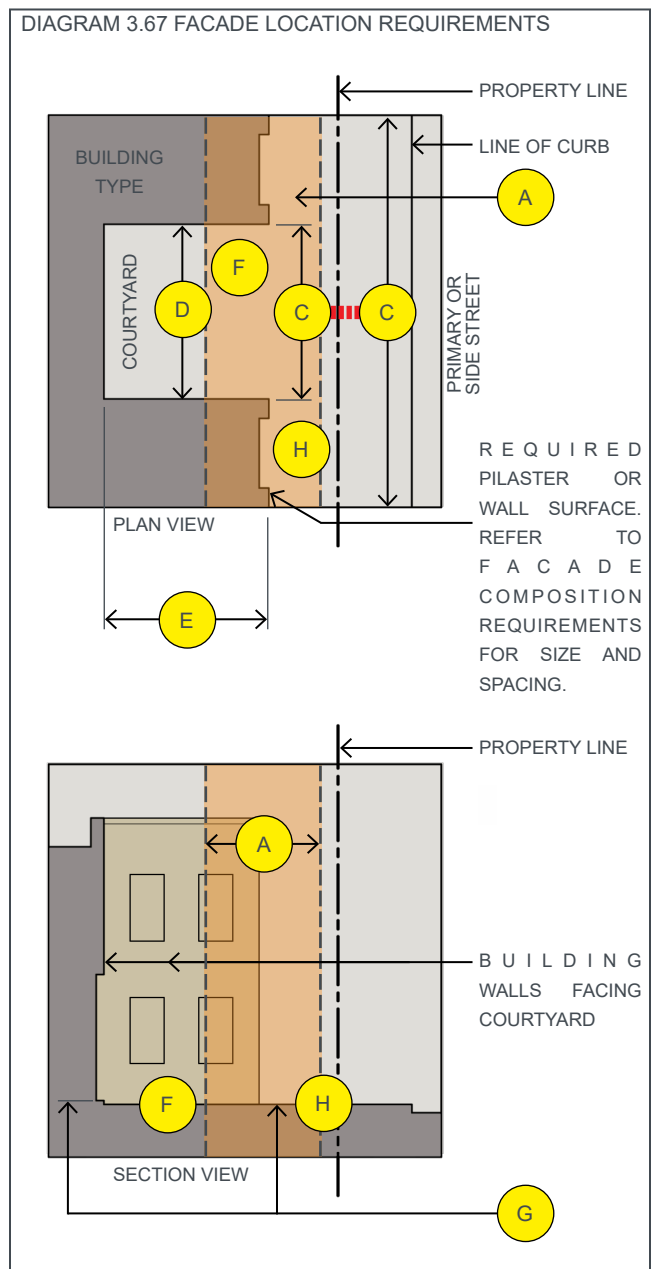
Forecourt facade shall be located per the following requirements and Diagram 3.67.

- A. The forecourt facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II).
- B. Forecourt facade shall extend across 100% of the overall primary and secondary building walls.
 1. Courtyard is not permitted to be placed at both primary and secondary building walls for any single building. On primary or secondary building walls where courtyard is not placed, the ground floor and upper floor building walls shall still meet the forecourt facade composition requirements
- C. Required courtyard width shall be no more than 50% of the overall primary or secondary building wall width where it is placed.
- D. Required courtyard shall have a width of ten (10) feet minimum.
- E. Required courtyard shall have a depth of ten (10) feet minimum.
- F. Courtyard ground area shall be landscaped with sidewalks connecting entrances to public sidewalk. Landscaping shall cover 70% minimum of the courtyard's ground area.
- G. Refer to facade composition requirements for entry door threshold elevation.
- H. Ground area between the forecourt facade and public sidewalk shall be landscaped and have sidewalk(s) connecting the courtyard and/or entry doors to the public sidewalk.
- I. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.
- J. Wells for basement windows are not permitted on primary building walls.

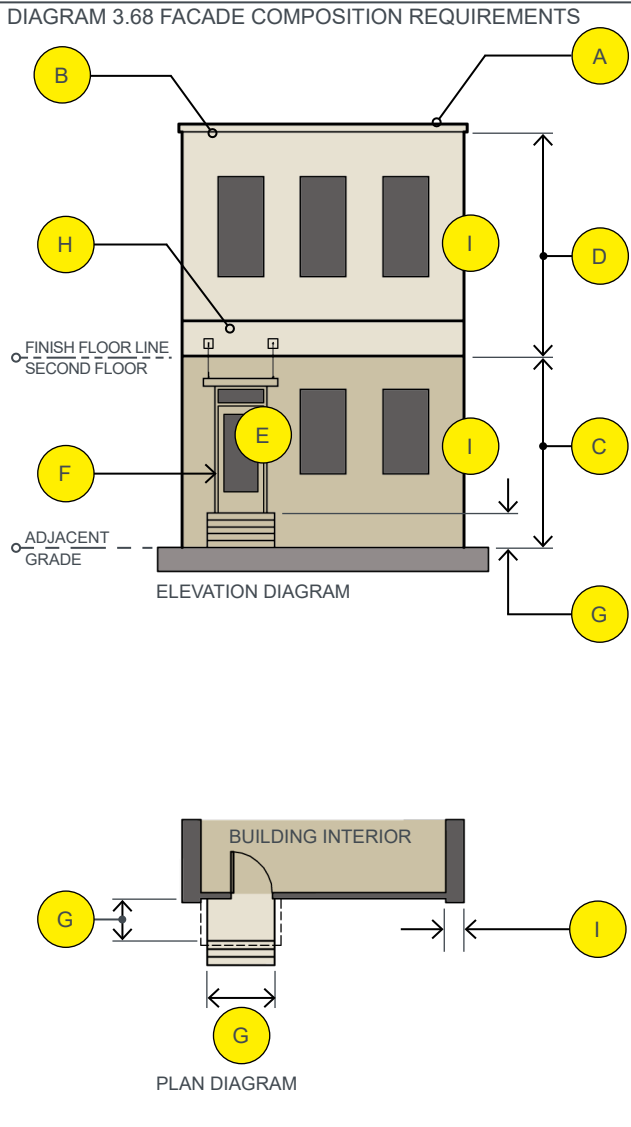


SMALL MULTI-PLEX BUILDING WITH FORECOURT FACADE

DIAGRAM 3.67 FACADE LOCATION REQUIREMENTS



FORECOURT: SMALL MULTIPLEX BUILDING



FACADE COMPOSITION REQUIREMENTS

Forecourt facade composition shall meet the following requirements and Diagram 3.68.

Facade composition requirements apply to primary and secondary building walls, and all walls that face the courtyard.

- A. Building may have a flat roof with parapet or a pitched (sloped) roof.
- B. Buildings with flat roof shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Forecourt facade shall have 12% minimum clear glass between the adjacent grade and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- D. Transparency Upper Floors: Forecourt facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of cornice expression line or bottom of roof eave.
- E. Entry door(s) are not required to have transparency.
- F. Entry door(s) that face primary and secondary streets, and the courtyard may be at-grade or elevated above adjacent grade.
 - 1. At-grade entry doors (zero-step) shall have one of the following treatments:
 - a. Covered with a roof. Roof shall be supported with columns.
 - b. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
 - c. Uncovered (with no canopy or roof).
 - d. Recessed in building wall.
 - 2. Elevated entry doors shall have one of the following treatments:
 - a. Covered with a roof. Roof shall be supported with columns.
 - b. Covered with a canopy (as depicted in graphic). Canopy shall be cantilevered or supported by brackets or cables.
- G. Elevated entry doors shall have a stoop (landing at door) that is connected with a sidewalk to the public sidewalk and is a minimum 4 feet deep and minimum 4 feet wide. Stoop shall be elevated a minimum of 12 inches above adjacent grade.
- H. Optional 24" to 36" horizontal expression line at or near the finish floor line of the second floor. Horizontal expression line shall extend the entire width of the facade but may be interrupted by the required pilasters referenced in item I. on this page.
- I. Facade shall have a 16" to 30" pilaster or wall surface every 20 to 40 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to bottom of cornice expression line or bottom of roof eave, but may be interrupted by the horizontal expression line. Pilasters may extend above cornice expression line by no more than 18" on flat roof buildings.

DOORYARD: SMALL MULTI-PLEX BUILDING

FACADE DESCRIPTION

The dooryard facade is applied to the Small Multi-plex Building Type along the primary and secondary building walls. In the dooryard facade, the building walls are at or near the property line, within a Build-to-Zone. The front property line is occasionally defined by a low wall, fence, or hedge, creating a small yard. The yard is not intended to provide public circulation along the rights-of-way, but rather has a sidewalk connecting the building entrances to the public sidewalk. The entry door is at-grade.

FACADE LOCATION REQUIREMENTS

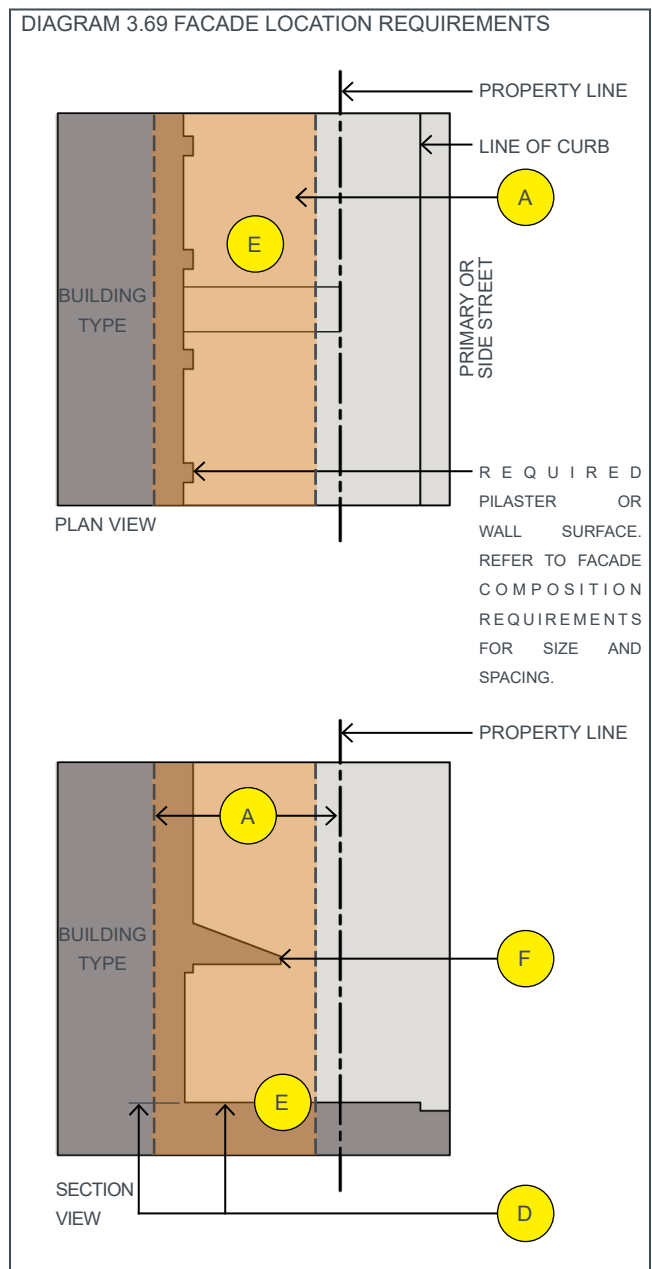
Dooryard facade shall be located per the following requirements and Diagram 3.69.

- A. The dooryard facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II).
- B. Primary dooryard facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary dooryard facade shall extend across 100% of the overall secondary building wall at the side street property line.
 1. Doors and related elements are not required on the secondary building wall. In instances when door and door elements are not applied, the secondary building wall shall meet the remaining dooryard facade composition requirements.
- D. Entry door threshold shall be at the same elevation as adjacent sidewalk grade (zero step entry).
- E. Ground area between the stoop facade and public sidewalk shall be landscaped with a sidewalk connecting the entry door to the public sidewalk.
- F. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.



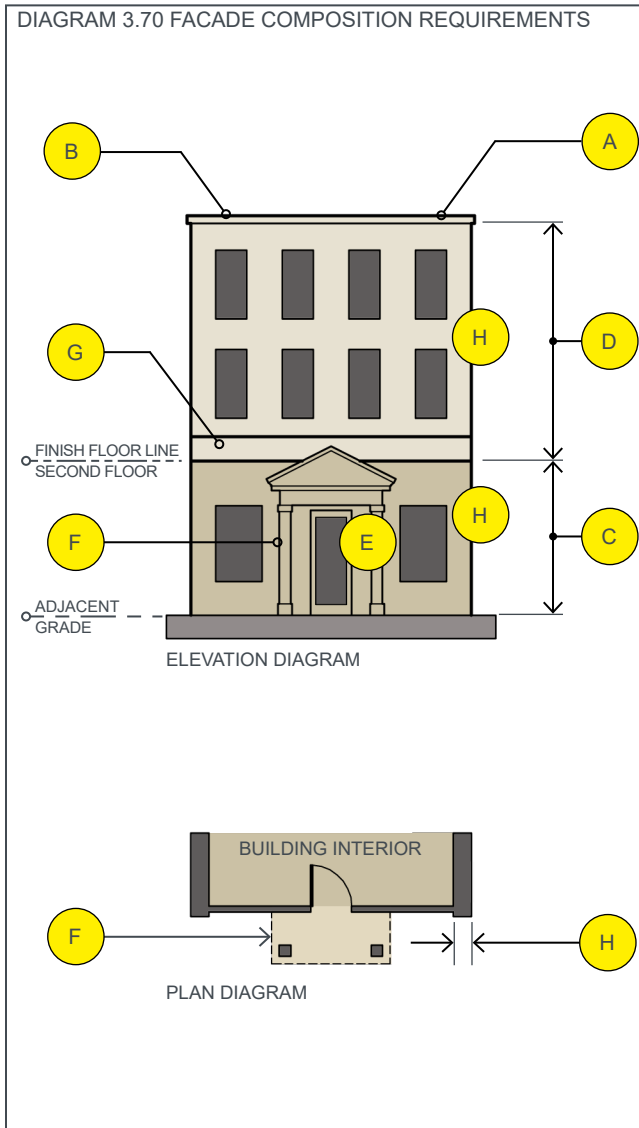
SMALL MULTI-PLEX BUILDING WITH DOORYARD FACADE

DIAGRAM 3.69 FACADE LOCATION REQUIREMENTS



DOORYARD: SMALL MULTI-PLEX BUILDING

DIAGRAM 3.70 FACADE COMPOSITION REQUIREMENTS



FACADE COMPOSITION REQUIREMENTS

Dooryard facade composition shall meet the following requirements and Diagram 3.70.

- A. Building shall have a flat roof with parapet.
- B. Building shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Dooryard facade shall have 15% minimum clear glass between the adjacent grade and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- D. Transparency Upper Floors: Dooryard facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of cornice expression line or bottom of roof eave.
- E. Entry door(s) shall have 50% minimum clear glass.
- F. Entry door(s) that face primary and secondary streets shall be at-grade (zero-step) and have one of the following treatments:
 1. Covered with a roof (as depicted in the graphic). Roof shall be supported with columns.
 2. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
 3. Uncovered (with no canopy or roof).
 4. Recessed in building wall.
- G. Optional 24" to 42" horizontal expression line at or near the finish floor line of the second floor. Horizontal expression line shall extend the entire width of the facade but may be interrupted by the required pilasters referenced in item H. on this page.
- H. Facade shall have a 16" to 30" pilaster or wall surface every 20 to 40 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to cornice expression line or bottom of roof eave, but may be interrupted by the horizontal expression line. Pilasters may extend above cornice expression line by no more than 18".

STOOP: SMALL MULTI-PLEX BUILDING

FACADE DESCRIPTION

The stoop facade is applied to the Small Multi-plex Building Type along the primary and secondary building walls. In the stoop facade, the building walls are at or near the property line, within a Build-to-Zone. The yard is not intended to provide public circulation along the rights-of-way, but rather has a sidewalk connecting the building entrance(s) to the public sidewalk. The entry door is raised from the adjacent grade.

FACADE LOCATION REQUIREMENTS

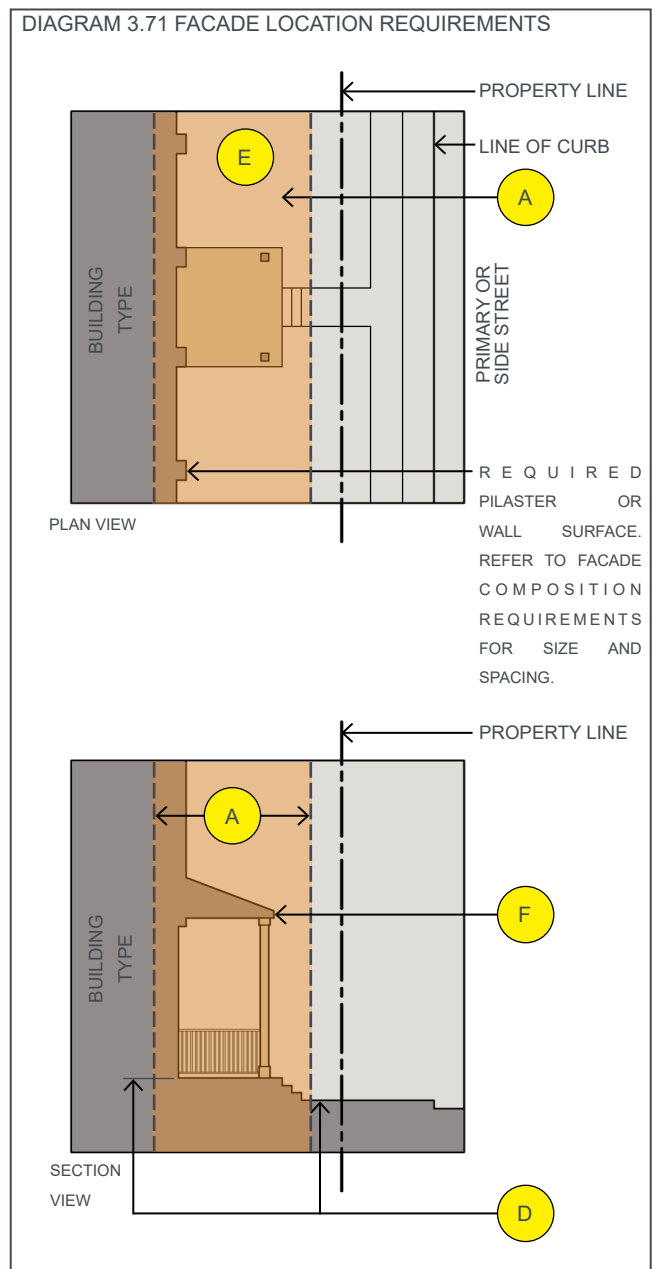
Stoop facade shall be located per the following requirements and Diagram 3.71.

- A. The stoop facade is required to be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II). In the stoop facade, the primary and secondary building walls may be placed outside of the BTZ, provided that the stoop is within the BTZ.
- B. Primary stoop facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary stoop facade shall extend across 100% of the overall secondary building wall at the side street property line.
 1. Stoops are not required on the secondary building wall. In instances when stoops are not applied, the secondary building wall shall meet the remaining stoop facade composition requirements.
- D. Entry door threshold shall be elevated from the adjacent grade.
- E. Ground area between the stoop facade and public sidewalk shall be landscaped with a sidewalk connecting the entry door to the public sidewalk.
- F. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.

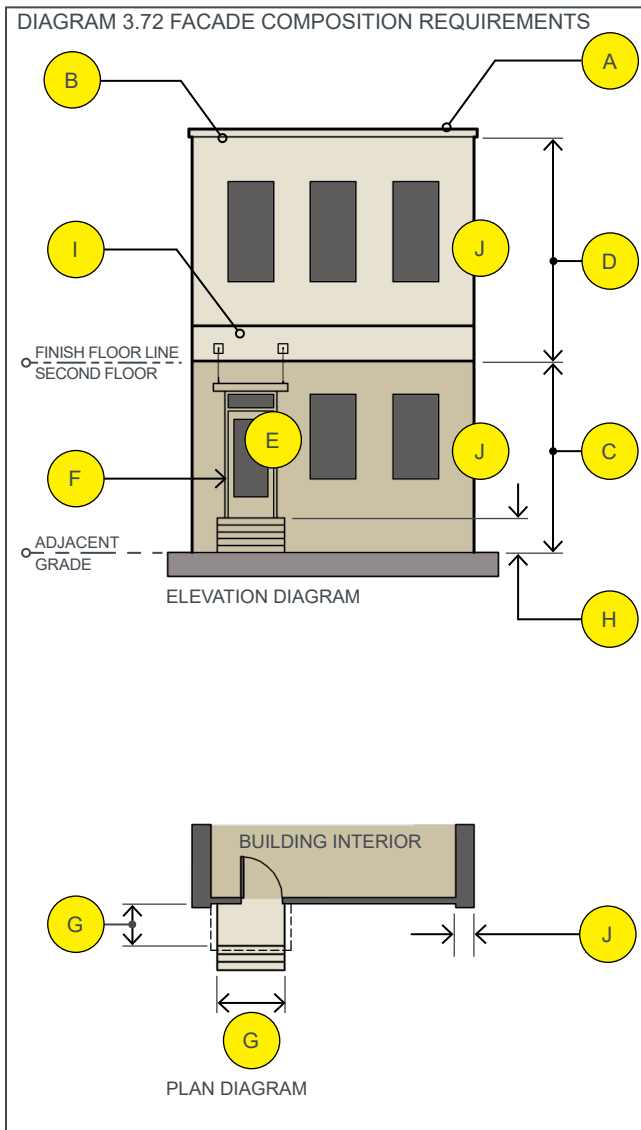


SMALL MULTI-PLEX BUILDING WITH STOOP FACADE

DIAGRAM 3.71 FACADE LOCATION REQUIREMENTS



STOOP: SMALL MULTI-PLEX BUILDING



FACADE COMPOSITION REQUIREMENTS

Stoop facade composition shall meet the following requirements and Diagram 3.72.

- A. Building may have a flat roof with parapet or a pitched (sloped) roof.
- B. Buildings with flat roof shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Stoop facade shall have 12% minimum clear glass between the adjacent grade and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- D. Transparency Upper Floors: Stoop facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of cornice expression line or bottom of roof eave.
- E. Entry door(s) are not required to have transparency.
- F. Entry door(s) that face primary and secondary streets shall be elevated above adjacent grade and have one of the following treatments:
 1. Covered with a roof. Roof shall be supported with columns.
 2. Covered with a canopy (as depicted in the graphic). Canopy shall be cantilevered or supported by brackets or cables.
 3. Uncovered (with no canopy or roof).
- G. Elevated entry doors shall have a stoop (landing at door) that is connected with a sidewalk to the public sidewalk and is a minimum 4 feet deep and minimum 4 feet wide.
- H. Stoop shall be elevated a minimum of 12 inches above adjacent grade.
- I. Optional 24" to 36" horizontal expression line at or near the finish floor line of the second floor. Horizontal expression line shall extend the entire width of the facade but may be interrupted by the required pilasters referenced in item J. on this page.
- J. Facade shall have a 16" to 30" plaster or wall surface every 20 to 40 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to bottom of cornice expression line or bottom of roof eave, but may be interrupted by the horizontal expression line. Pilasters may extend above cornice expression line by no more than 18" on flat roof buildings.

PROJECTING PORCH: SMALL MULTI-PLEX BUILDING

FACADE DESCRIPTION

The projecting porch facade is applied to the Small Multi-plex Building Type along the primary and secondary building walls. In the projecting porch facade, the building walls are at or near the property line, within a Build-to-Zone. The resulting front yard is typically small and occasionally defined by a fence or hedge at the property line. The entry door is raised from the adjacent grade and accessed by a front porch that is open on three sides and projecting from the main building mass with all habitable space of the building located behind the rear edge of the porch.

FACADE LOCATION REQUIREMENTS

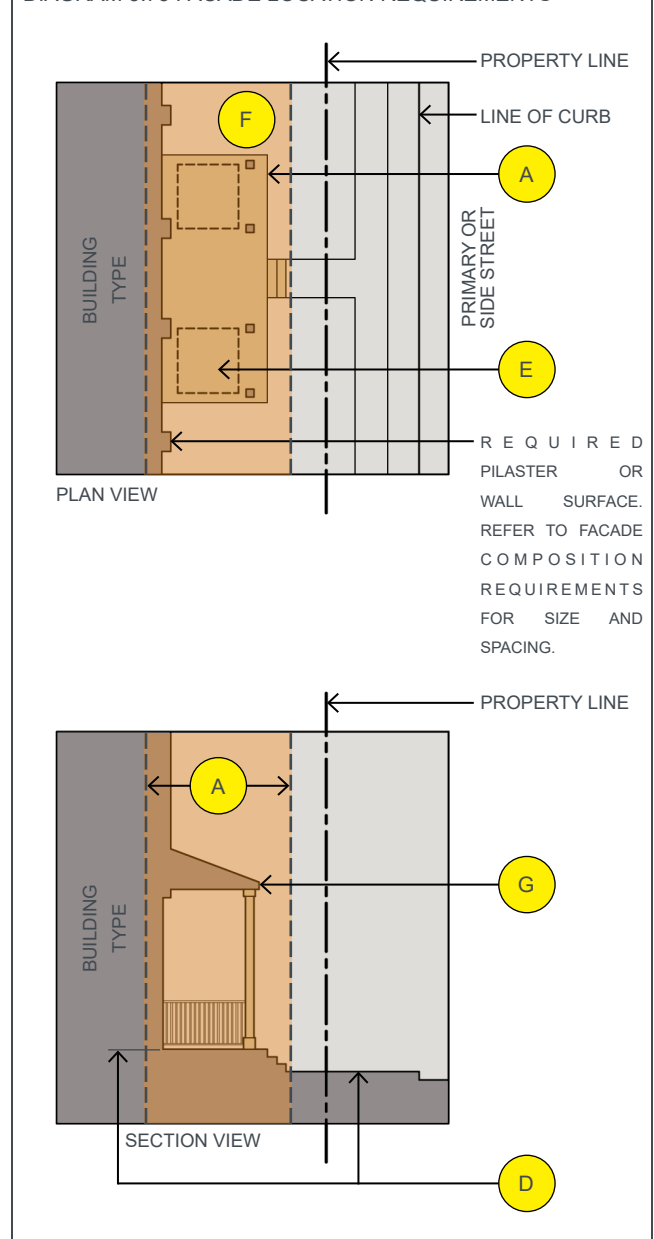
Projecting Porch facade shall be located per the following requirements and Diagram 3.73.

- A. The projecting porch facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II). In the projecting porch facade, the primary and secondary building walls may be placed outside of the BTZ, provided that the projecting porch is within the BTZ.
- B. Primary projecting porch facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary projecting porch facade shall extend across 100% of the overall secondary building wall at the side street property line.
 1. Porches are not required on the secondary building wall. In instances when porches are not applied, the secondary building wall shall meet the remaining projecting porch facade composition requirements.
- D. Entry door threshold shall be elevated from the adjacent grade.
- E. Projecting porch shall have a clear area for seating or furniture, refer to facade composition requirements.
- F. Ground area between the projecting porch facade and public sidewalk shall be landscaped with a sidewalk connecting the entry door to the public sidewalk.
- G. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.

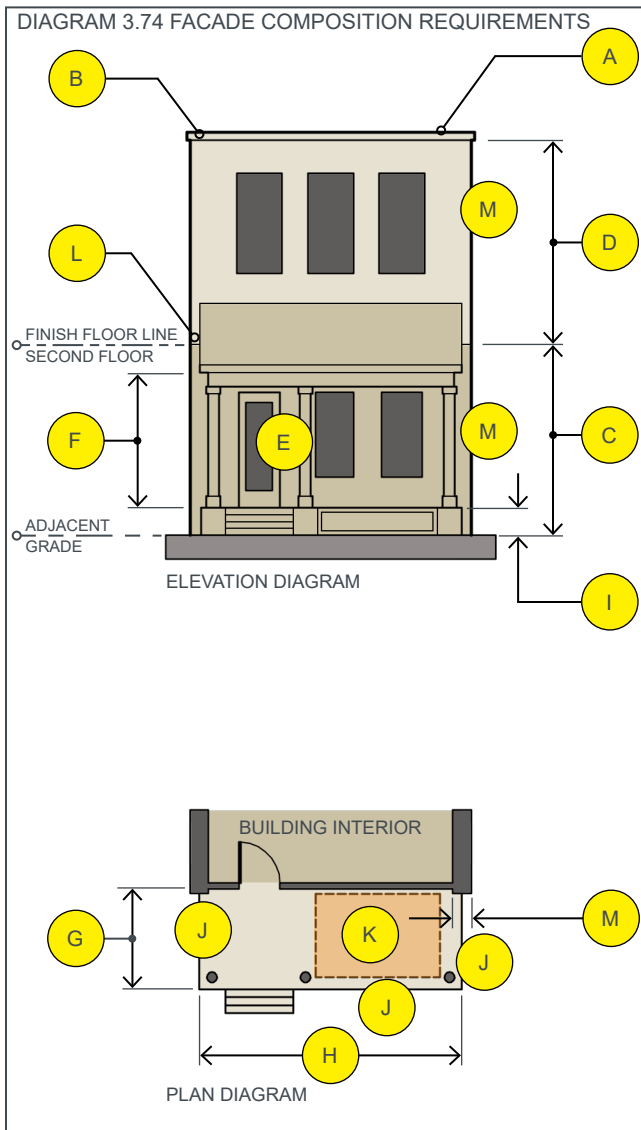


SMALL MULTI-PLEX WITH PROJECTING PORCH FACADE

DIAGRAM 3.73 FACADE LOCATION REQUIREMENTS



PROJECTING PORCH: SMALL MULTI-PLEX BUILDING



FACADE COMPOSITION REQUIREMENTS

Projecting porch facade composition shall meet the following requirements and Diagram 3.74.

- A. Building may have a flat roof with parapet or a pitched (sloped) roof.
- B. Buildings with flat roof shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Projecting porch facade shall have 12% minimum clear glass between the adjacent grade and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- D. Transparency Upper Floors: Projecting porch facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of cornice expression line or bottom of roof eave.
- E. Entry door(s) are not required to have transparency.
- F. Height of porch ceiling, measured from porch floor to porch ceiling shall be 8 feet minimum.
- G. Width of projecting porch shall be 8 feet minimum.
- H. Length of projecting porch shall be 10 feet minimum.
- I. Projecting porch shall be elevated a minimum of 24 inches above adjacent grade.
- J. Projecting porch shall be open on three sides (no walls on three sides).
- K. Projecting porch shall have a clear area for seating or furniture that is 4 feet x 6 feet minimum.
- L. Optional 24" to 36" horizontal expression line at or near the finish floor line of the second floor. Horizontal expression line shall extend the entire width of the facade but may be interrupted by the required pilasters referenced in item M. on this page.
- M. Facade shall have a 16" to 30" pilaster or wall surface every 20 to 40 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to bottom of cornice expression line or bottom of roof eave, but may be interrupted by the horizontal expression line. Pilasters may extend above cornice expression line by no more than 18" on flat roof buildings.

ENGAGED PORCH: SMALL MULTI-PLEX BUILDING

FACADE DESCRIPTION

The engaged porch facade is applied to the Small Multi-plex Building Type along the primary and secondary building walls. In the engaged porch facade, the building walls are at or near the property line, within a Build-to-Zone. The entry door is raised from the adjacent grade and accessed by a front porch that is open on two sides and enclosed by two adjacent building walls. The engaged porch is built into the overall mass of the building, rather than projecting from the building.

FACADE LOCATION REQUIREMENTS

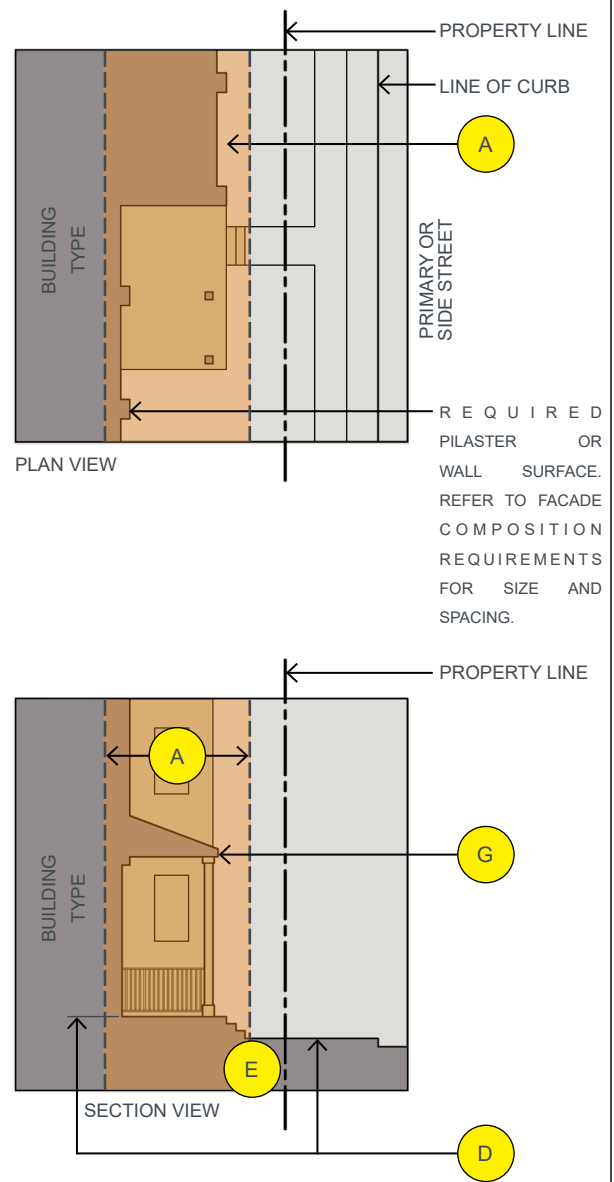
Engaged Porch facade shall be located per the following requirements and Diagram 3.75.

- A. The engaged porch facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II).
- B. Primary engaged porch facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary engaged porch facade shall extend across 100% of the overall secondary building wall at the side street property line.
 1. Porches are not required on the secondary building wall. In instances when porches are not applied, the secondary building wall shall meet the remaining engaged porch facade composition requirements.
- D. Entry door threshold shall be elevated from the adjacent grade.
- E. Ground area between the projecting porch facade and public sidewalk shall be landscaped with a sidewalk connecting the entry door to the public sidewalk.
- F. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.



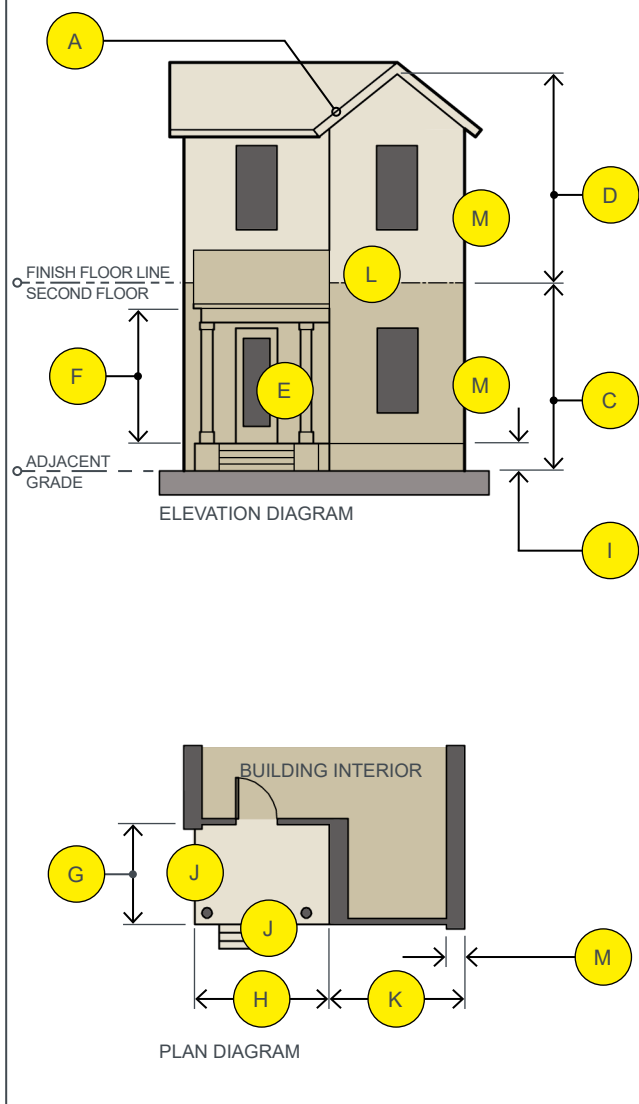
SMALL MULTI-PLEX WITH ENGAGED PORCH FACADE

DIAGRAM 3.75 FACADE LOCATION REQUIREMENTS



ENGAGED PORCH: SMALL MULTI-PLEX BUILDING

DIAGRAM 3.76 FACADE COMPOSITION REQUIREMENTS

**FACADE COMPOSITION REQUIREMENTS**

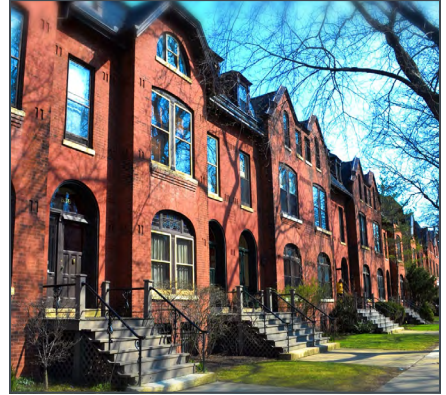
Engaged porch facade composition shall meet the following requirements and Diagram 3.76.

- A. Building may have a flat roof with parapet or a pitched (sloped) roof.
- B. Buildings with flat roof shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Projecting porch facade shall have 12% minimum clear glass between the adjacent grade and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- D. Transparency Upper Floors: Projecting porch facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of cornice expression line or bottom of roof eave.
- E. Entry door(s) are not required to have transparency.
- F. Height of porch ceiling, measured from porch floor to porch ceiling shall be 8 feet minimum.
- G. Width of projecting porch shall be 6 feet minimum.
- H. Length of projecting porch shall be 6 feet minimum.
- I. Projecting porch shall be elevated a minimum of 24 inches above adjacent grade.
- J. Projecting porch shall be open on two sides (no walls on two sides).
- K. When engaged porch is used at primary or secondary building wall, a minimum of 50% of the primary and/or secondary building wall shall project either beyond the line of porch columns or be flush with the porch columns.
- L. Optional 24" to 36" horizontal expression line (not depicted on graphic) at or near the finish floor line of the second floor. Horizontal expression line shall extend the entire width of the facade but may be interrupted by the required pilasters referenced in item M. on this page.
- M. Facade shall have a 16" to 30" pilaster or wall surface every 20 to 40 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to bottom of cornice expression line or bottom of roof eave, but may be interrupted by the horizontal expression line. Pilasters may extend above cornice expression line by no more than 18" on flat roof buildings.

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BUILDING TYPE DESCRIPTION

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



PRECEDENT OF ROWHOUSE BUILDING TYPE

The following images represent precedent examples of the Rowhouse Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects requiring a Rowhouse Building within the Form Generating Districts of the Bridgman Zoning Ordinance.



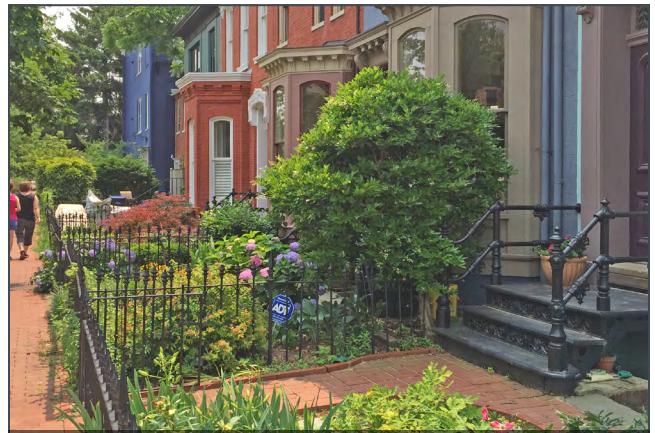
ROWHOUSE BUILDINGS WITH LIGHTWELL FACADES



ROWHOUSE BUILDINGS WITH PROJECTING PORCH FACADES



ROWHOUSE BUILDINGS WITH STOOP FACADES

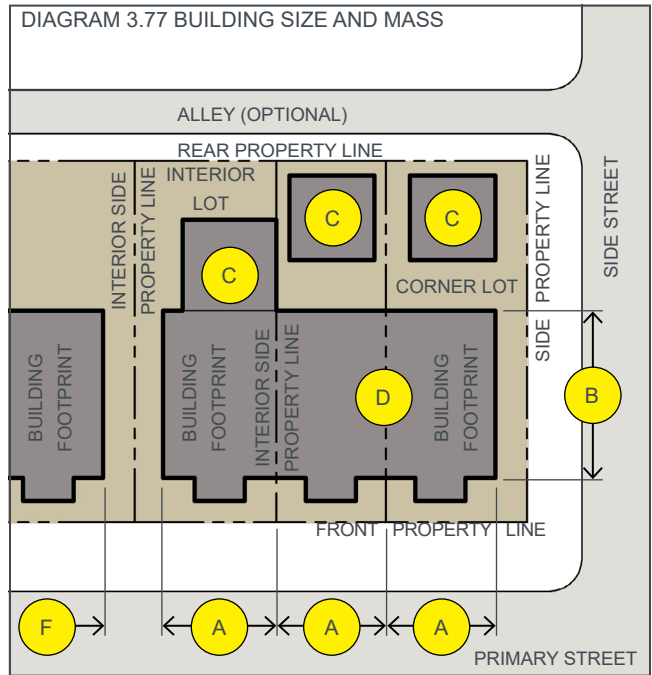


ROWHOUSE BUILDINGS WITH STOOP FACADES

BUILDING SIZE AND MASSING

Building Type size and massing shall meet the following requirements and Diagram 3.77.

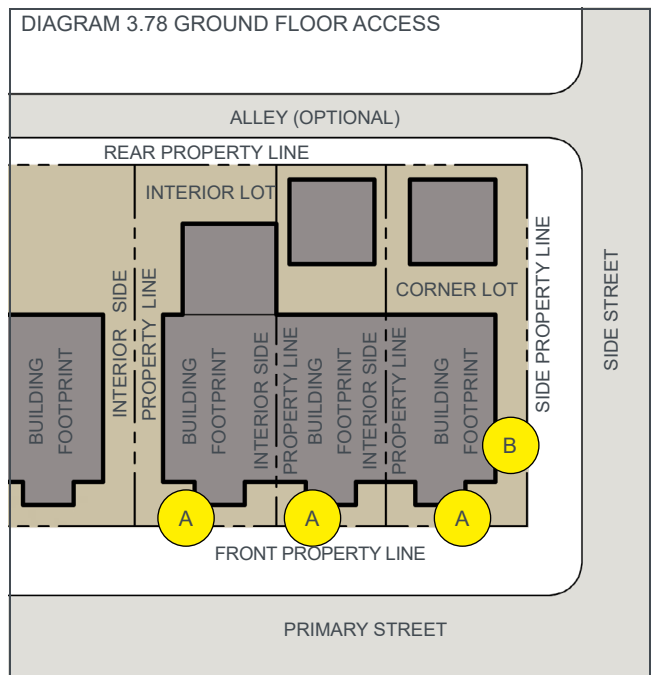
- A. Width of primary building wall at front property line: 18 feet minimum, 30 feet maximum.
- B. Building depth: 20 feet minimum.
- C. Building may have an attached or detached garage located in the rear of the building and accessed per the parking access requirements in Article II for the Form Generating Districts.
- D. Rowhouse buildings shall be attached to adjacent Rowhouse buildings to form a continuous row of buildings at primary and/or secondary street. Separation may be with an individual lot property line or via an attached condominium.
- E. Attached units of Rowhouse buildings that create a continuous row of buildings shall be a minimum of 2 units and a maximum of 8 units.
- F. A minimum 10 foot separation is required between attached rows of buildings.
- G. Maximum site coverage: 80%, including garage.



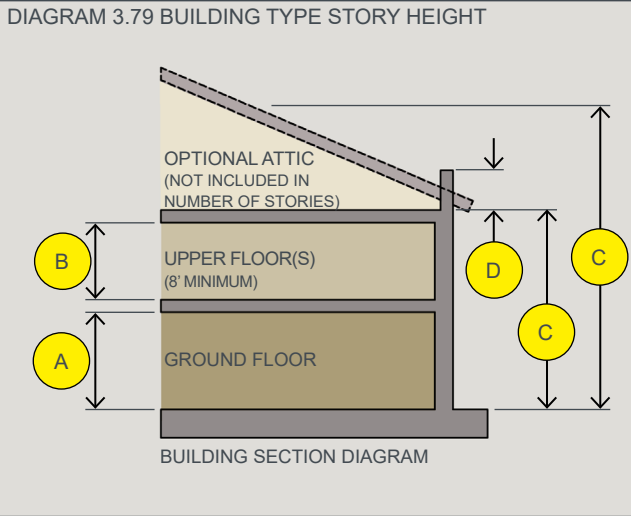
GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 3.78.

- A. Entrances to rowhouse units are required at the primary street and shall be directly accessed from and face the primary street.
- B. Entrances to rowhouse units at the side street are not required. If side street entries are provided, they shall be directly accessed from and face the side street.



BUILDING TYPE FLOOR HEIGHT REQUIREMENTS



Building Type floor heights shall meet the following requirements and Diagram 3.79.

- A. Ground floor: Floor to ceiling height shall be 10 feet minimum, measured from the finished floor to the finished ceiling or bottom of exposed structural elements.
- B. Upper floors: Floor to ceiling height shall be a minimum of eight (8) feet.
- C. Overall height of Building Type is regulated by Form Generating District, refer to Article II.
- D. Parapet height for flat roof buildings shall be a minimum of four (4) feet.

BUILDING TYPE FACADE OPTIONS

The Rowhouse Building Type is required to have a minimum of 1 of the following facades at primary and secondary building walls. The Building Type may have a combination of multiple facades on primary and secondary building walls.

Facade options for the Rowhouse Building Type are provided in the table below and described on the following pages of this Section.

ROWHOUSE BUILDING TYPE	BUILDING TYPE FACADE OPTION	FORM GENERATING DISTRICT			
		DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY	DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE
	with LIGHTWELL (3.17.A)			By Right	By Right
with STOOP (3.17.B)			By Right	By Right	
with PROJECTING PORCH (3.17.C)			By Right	By Right	

Shaded areas represent Building Type and/or facade options that are not permitted in Form Generating Districts.



NUMBER OF UNITS PER BUILDING

Number of units per Building:

- A. Maximum of 1 unit per individual rowhouse building.

BUILDING TYPE USE

Building Type use:

- A. Uses are regulated by Zoning District. Refer to Article II for permitted uses in each Form Generating District.

LIGHTWELL: ROWHOUSE BUILDING

FACADE DESCRIPTION

The lightwell facade is applied to the Rowhouse Building Type along the primary and secondary building walls. In the lightwell facade, the building walls are at or near the property line, within a Build-to-Zone. The facade has a combined elevated terrace and a sunken lightwell to access the lightwell (basement) floor. The lightwell facade buffers residential uses from the public sidewalk.

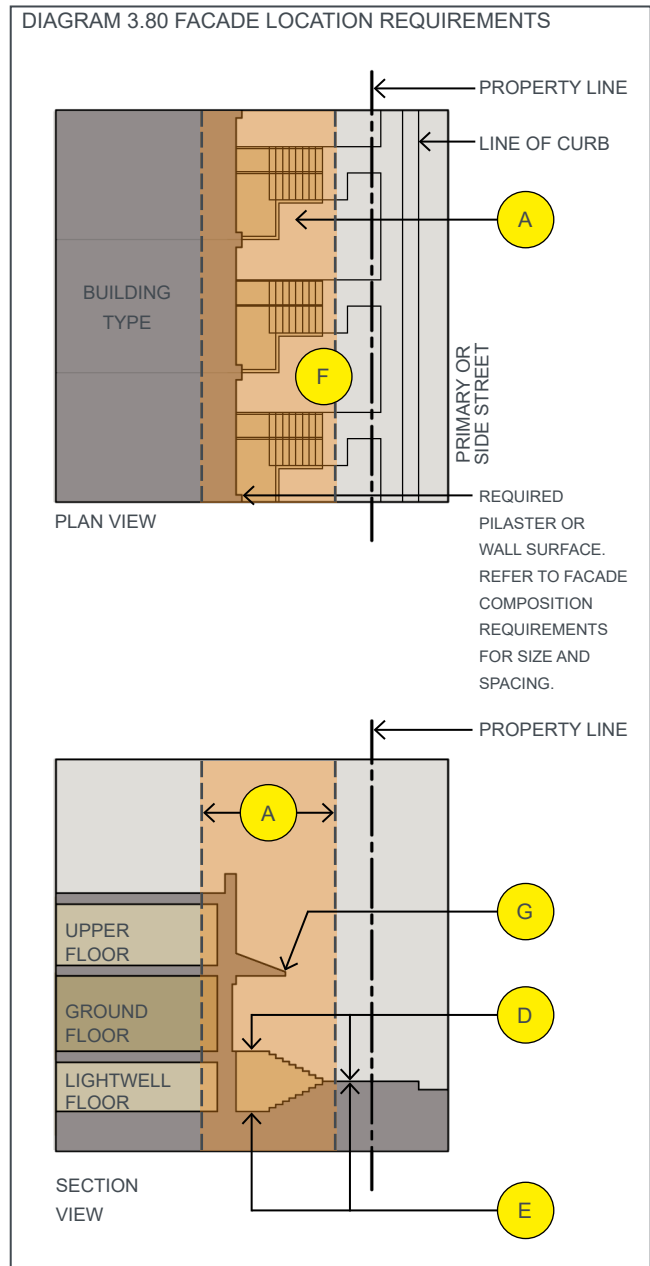
FACADE LOCATION REQUIREMENTS

Lightwell facade shall be located per the following requirements and Diagram 3.80.

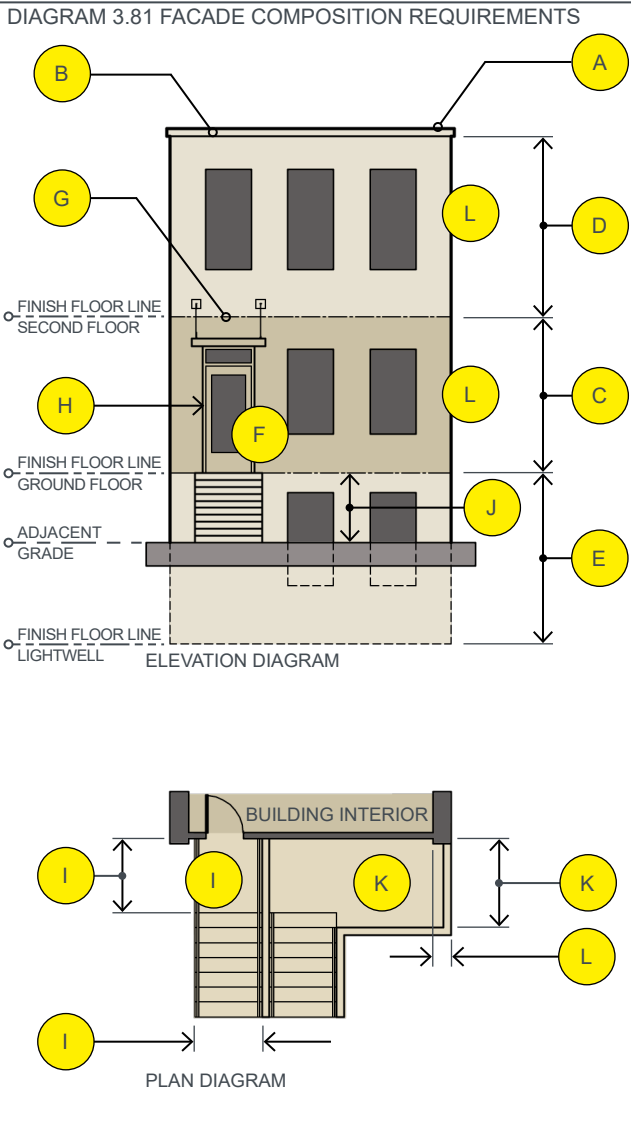
- A. The lightwell facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II). In the lightwell facade, the primary and secondary building walls may be placed outside of the BTZ, provided that the lightwell assembly is within the BTZ.
- B. Primary lightwell facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary lightwell facade shall extend across 100% of the overall secondary building wall at the side street property line.
 1. Lightwell is not required on the secondary building wall. In instances when lightwell is not applied, the secondary building wall shall meet the remaining lightwell facade composition requirements.
- D. Ground floor entry door threshold shall be elevated from the adjacent grade.
- E. Lightwell (basement) entry door threshold shall be below adjacent grade.
- F. Ground area between the lightwell facade and public sidewalk shall be landscaped with a sidewalk connecting the entry door to the public sidewalk.
- G. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.



DIAGRAM 3.80 FACADE LOCATION REQUIREMENTS



LIGHTWELL: ROWHOUSE BUILDING



FACADE COMPOSITION REQUIREMENTS

Lightwell facade composition shall meet the following requirements and Diagram 3.81.

- A. Building may have a flat roof with parapet or a pitched (sloped) roof.
- B. Buildings with flat roof shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Lightwell facade shall have 12% minimum clear glass between the finish floor line of the first floor and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- D. Transparency Upper Floors: Lightwell facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of cornice expression line or bottom of roof eave.
- E. Transparency Lightwell (Basement) Floor: Lightwell facade shall have 12% minimum clear glass between the finish floor line of the lightwell and the finish floor line of the first floor.
- F. Entry door(s) are not required to have transparency.
- G. Optional 24" to 36" horizontal expression line at or near the second floor finish floor line (not depicted in graphic). If used, the horizontal expression line shall extend the entire width of the facade but may be interrupted by the required pilasters referenced in item L. on this page.
- H. First floor entry door(s) that face primary and secondary streets shall be elevated above adjacent grade and have one of the following treatments:
 - 1. Covered with a canopy (as depicted in the graphic). Canopy shall be cantilevered or supported by brackets or cables.
 - 2. Uncovered (with no canopy or roof).
- I. Elevated entry doors shall have a stoop (landing at door) that is connected with a sidewalk to the public sidewalk and is a minimum 4 feet deep and minimum 4 feet wide.
- J. Stoop shall be elevated a minimum of 3 feet above adjacent grade.
- K. Clear width of required lightwell shall be 6 feet minimum and 10 feet maximum, measured from building wall.
- L. Facade shall have a 16" to 30" pilaster or wall surface every 18 to 30 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from finish floor of lightwell to bottom of cornice expression line or bottom of roof eave, but may be interrupted by the sign band or horizontal expression line. Pilasters may extend above cornice expression line by no more than 18" on flat roof buildings.

STOOP: ROWHOUSE BUILDING

FACADE DESCRIPTION

The stoop facade is applied to the Rowhouse Building Type along the primary and secondary building walls. In the stoop facade, the building walls are at or near the property line, within a Build-to-Zone. The front property line is occasionally defined by a low wall, fence, or hedge, creating a small yard. The yard is not intended to provide public circulation along the rights-of-way, but rather has a sidewalk connecting the building entrance(s) to the public sidewalk. The entry door is raised from the adjacent grade.



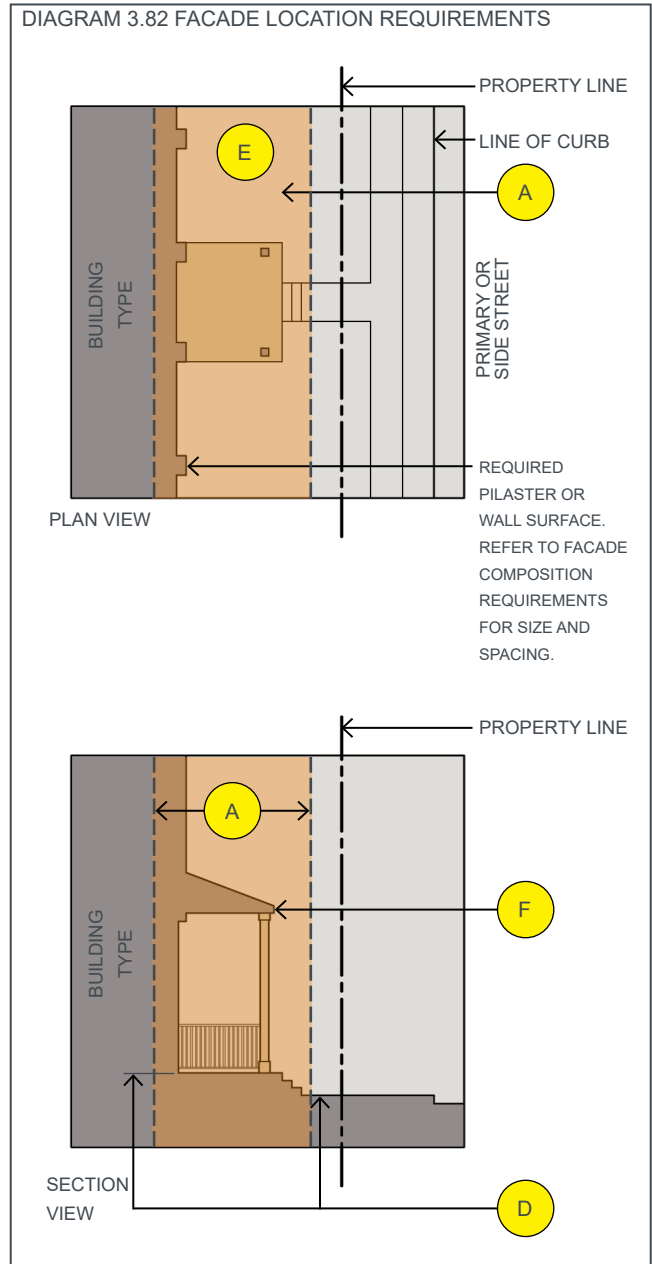
ROWHOUSE BUILDING WITH STOOP FACADE

FACADE LOCATION REQUIREMENTS

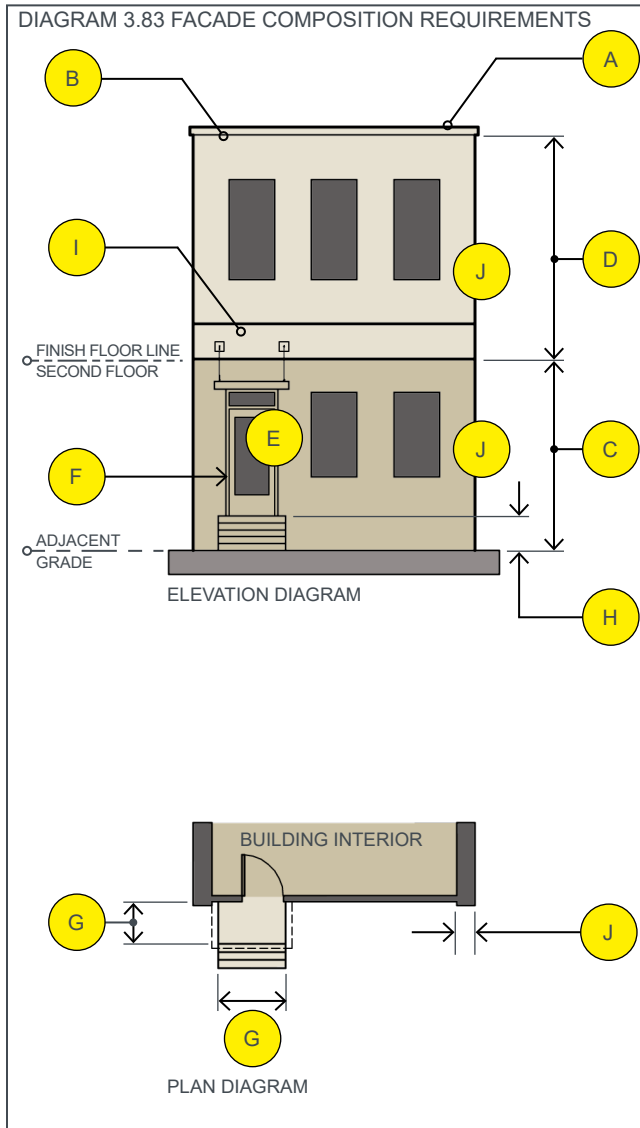
Stoop facade shall be located per the following requirements and Diagram 3.82.

- A. The stoop facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II). In the stoop facade, the primary and secondary building walls may be placed outside of the BTZ, provided that the stoop is within the BTZ.
- B. Primary stoop facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary stoop facade shall extend across 100% of the overall secondary building wall at the side street property line.
 1. Stoops are not required on the secondary building wall. In instances when stoops are not applied, the secondary building wall shall meet the remaining stoop facade composition requirements.
- D. Entry door threshold shall be elevated from the adjacent grade.
- E. Ground area between the stoop facade and public sidewalk shall have one of the following treatments depending on distance from property line.
 1. Distance between façade and property line is five (5) feet or less: Ground area may be paved to match public sidewalk.
 2. Distance between façade and property line is greater than five (5) feet: Ground area shall be landscaped with a sidewalk connecting the entry door to the public sidewalk.
 3. At distances greater than fifteen (15) feet, the stoop facade shall have one of the following landscape elements placed at the property line, refer to Article VII:
 - a. A 24" to 36" high garden wall.
 - b. A decorative metal fence that is 42" high maximum.
 - c. A continuous hedge that is maintained at a 42" maximum height.
- F. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.

DIAGRAM 3.82 FACADE LOCATION REQUIREMENTS



STOOP: ROWHOUSE BUILDING

**FACADE COMPOSITION REQUIREMENTS**

Stoop facade composition shall meet the following requirements and Diagram 3.83.

- A. Building may have a flat roof with parapet or a pitched (sloped) roof.
- B. Buildings with flat roof shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Stoop facade shall have 12% minimum clear glass between the adjacent grade and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- D. Transparency Upper Floors: Stoop facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of cornice expression line or bottom of roof eave.
- E. Entry door(s) are not required to have transparency.
- F. Entry door(s) that face primary and secondary streets shall be elevated above adjacent grade and have one of the following treatments:
 1. Covered with a roof. Roof shall be supported with columns.
 2. Covered with a canopy (as depicted in the graphic). Canopy shall be cantilevered or supported by brackets or cables.
 3. Uncovered (with no canopy or roof).
- G. Elevated entry doors shall have a stoop (landing at door) that is connected with a sidewalk to the public sidewalk and is a minimum 4 feet deep and minimum 4 feet wide.
- H. Stoop shall be elevated a minimum of 18 inches above adjacent grade.
- I. Optional 24" to 36" horizontal expression line at or near the second floor finish floor line (not depicted in graphic). If used, the horizontal expression line shall extend the entire width of the facade but may be interrupted by the required pilasters referenced in item J. on this page.
- J. Facade shall have a 16" to 30" pilaster or wall surface every 18 to 30 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to bottom of cornice expression line or bottom of roof eave, but may be interrupted by the sign band or horizontal expression line. Pilasters may extend above cornice expression line by no more than 18" on flat roof buildings.

PROJECTING PORCH: ROWHOUSE BUILDING

FACADE DESCRIPTION

The projecting porch facade is applied to the Rowhouse Building Type along the primary and secondary building walls. In the projecting porch facade, the building walls are at or near the property line, within a Build-to-Zone. The entry door is raised from the adjacent grade and accessed by a front porch that is open on three sides and projecting from the main building mass with all habitable space of the building located behind the rear edge of the porch.

FACADE LOCATION REQUIREMENTS

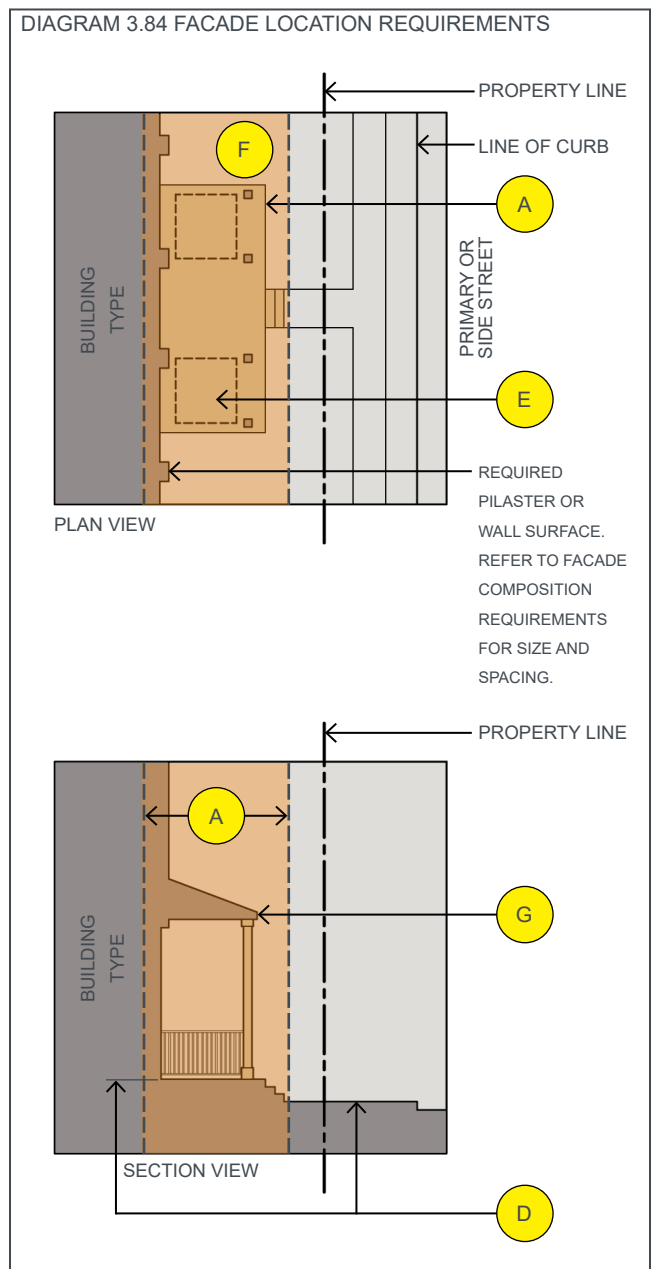
Projecting Porch facade shall be located per the following requirements and Diagram 3.84.

- A. The projecting porch facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II). In the projecting porch facade, the primary and secondary building walls may be placed outside of the BTZ, provided that the projecting porch is within the BTZ.
- B. Primary projecting porch facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary projecting porch facade shall extend across 100% of the overall secondary building wall at the side street property line.
 1. Porches are not required on the secondary building wall. In instances when porches are not applied, the secondary building wall shall meet the remaining projecting porch facade composition requirements.
- D. Entry door threshold shall be elevated from the adjacent grade.
- E. Projecting porch shall have a clear area for seating or furniture, refer to facade composition requirements.
- F. Ground area between the projecting porch facade and public sidewalk shall be landscaped with a sidewalk connecting the entry door to the public sidewalk.
- G. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.

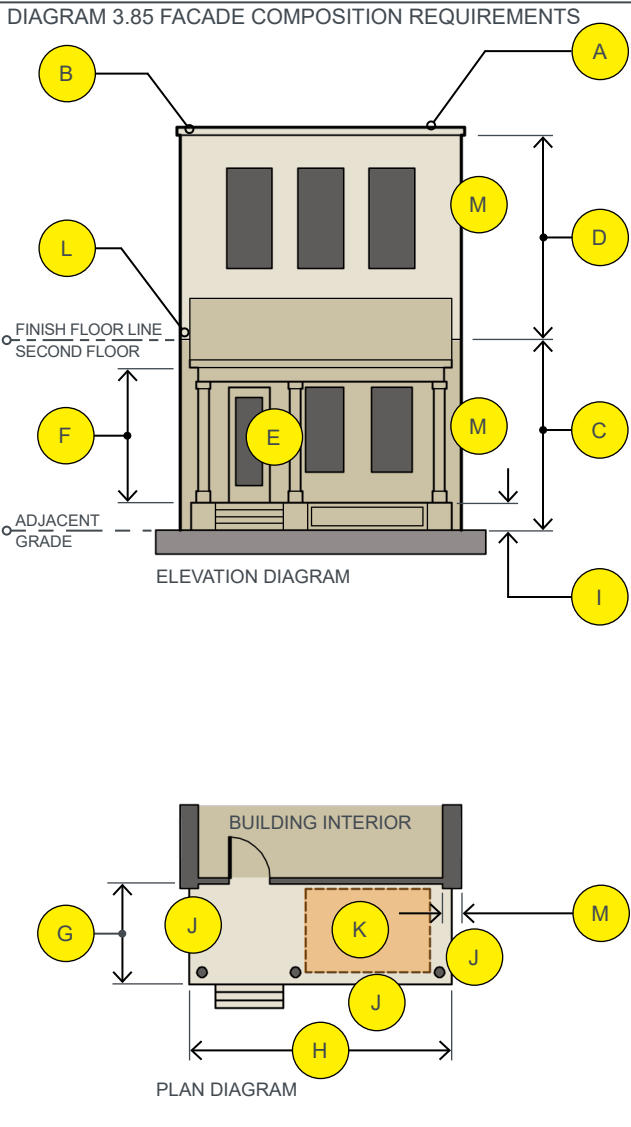


ROWHOUSE WITH PROJECTING PORCH FACADE

DIAGRAM 3.84 FACADE LOCATION REQUIREMENTS



PROJECTING PORCH: ROWHOUSE BUILDING



FACADE COMPOSITION REQUIREMENTS

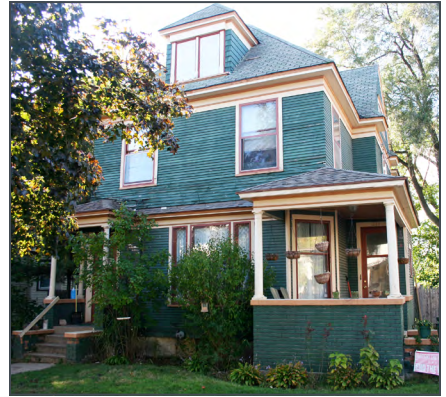
Projecting porch facade composition shall meet the following requirements and Diagram 3.85.

- A. Building may have a flat roof with parapet or a pitched (sloped) roof.
- B. Buildings with flat roof shall have a cornice expression line at roofline.
- C. Transparency Ground Floor: Projecting porch facade shall have 12% minimum clear glass between the adjacent grade and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- D. Transparency Upper Floors: Projecting porch facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of cornice expression line or bottom of roof eave.
- E. Entry door(s) are not required to have transparency.
- F. Height of porch ceiling, measured from porch floor to porch ceiling shall be 8 feet minimum.
- G. Width of projecting porch shall be 8 feet minimum.
- H. Length of projecting porch shall be 10 feet minimum.
- I. Projecting porch shall be elevated a minimum of 24 inches above adjacent grade.
- J. Projecting porch shall be open on three sides (no walls on three sides).
- K. Projecting porch shall have a clear area for seating or furniture that is 4 feet x 6 feet minimum.
- L. Optional 24" to 36" horizontal expression line (not depicted on graphic) at or near the finish floor line of the second floor. Horizontal expression line shall extend the entire width of the facade but may be interrupted by the required pilasters referenced in item M. on this page.
- M. Facade shall have a 16" to 30" pilaster or wall surface every 18 to 30 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to bottom of cornice expression line or bottom of roof eave, but may be interrupted by the horizontal expression line. Pilasters may extend above cornice expression line by no more than 18" on flat roof buildings.

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BUILDING TYPE DESCRIPTION

The Duplex Building Type is a small- to medium-sized detached structure that consists of two side-by-side or stacked dwelling units, both facing the street and within a single building massing. This Type has the appearance of a single-family house and is appropriately scaled to fit in single family neighborhoods. It is an essential Building Type for providing missing middle housing types within a walkable context.



PRECEDENT OF DUPLEX BUILDING TYPE

The following images represent precedent examples of the Duplex Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects requiring a Duplex Building within the Form Generating Districts of the Bridgman Zoning Ordinance.



SIDE-BY-SIDE UNIT DUPLEX WITH STOOP FACADE



STACKED UNIT DUPLEX WITH ENGAGED PORCH FACADE



SIDE-BY-SIDE DUPLEX WITH STOOP FACADE

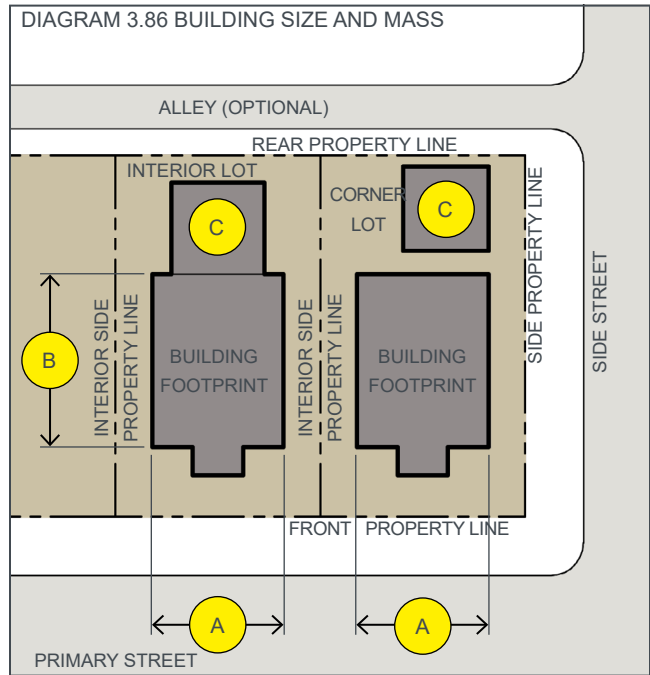


SIDE-BY-SIDE DUPLEX WITH PROJECTING PORCH FACADE

BUILDING SIZE AND MASSING

Building Type size and massing shall meet the following requirements and Diagram 3.86.

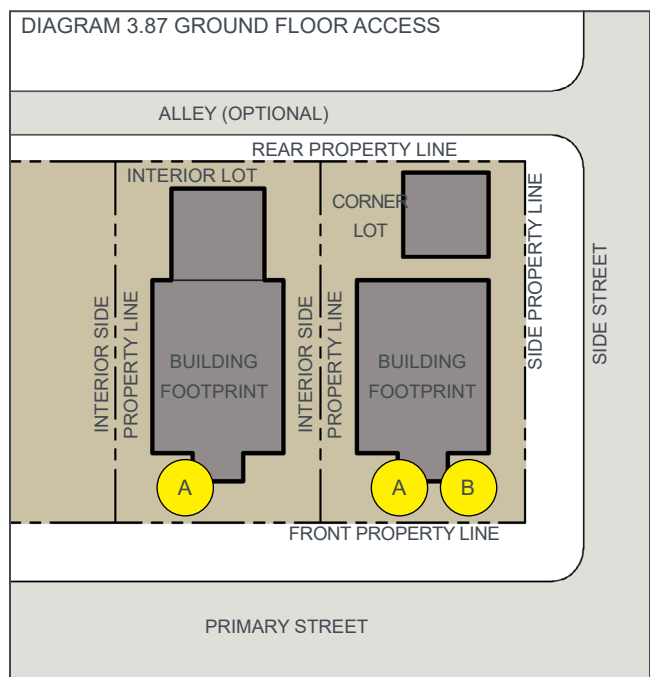
- A. Width of primary building wall at front property line: 48 feet maximum.
- B. Building depth: 20 feet minimum.
- C. Building may have an attached or detached garage located in the rear of the building and accessed per the parking access requirements in Article II for the Form Generating District.
- D. Maximum site coverage: 60%, including garage.



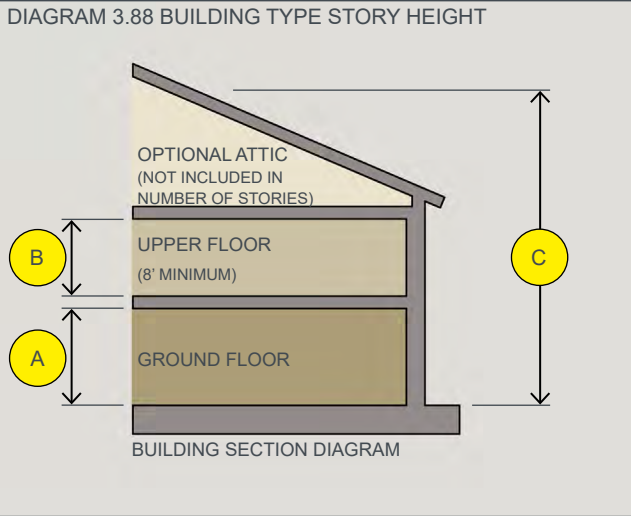
GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 3.87.

- A. Entrances to duplex units are required at the primary street and shall be directly accessed from and face the primary street.
- B. Duplex units may share a common entry or may have individual entries.



BUILDING TYPE FLOOR HEIGHT REQUIREMENTS



Building Type floor heights shall meet the following requirements and Diagram 3.88.

- A. Ground floor: Floor to ceiling height shall be 9 feet minimum, measured from the finished floor to the finished ceiling or bottom of exposed structural elements.
- B. Upper floors: Floor to ceiling height shall be eight (8) foot minimum.
- C. Overall height of Building Type is regulated by Form Generating District, refer to Article II.

BUILDING TYPE FACADE OPTIONS

The Duplex Building Type is required to have 1 of the following facades at primary and secondary building walls.

Facade options for the Duplex Building Type are provided in the table below and described on the following pages of this Section.

DUPLEX BUILDING TYPE	BUILDING TYPE FACADE OPTION	FORM GENERATING DISTRICT			
		DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY	DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE
	with STOOP (3.18.A)				By Right
	with PROJECTING PORCH (3.18.B)				By Right
	with ENGAGED PORCH (3.18.C)				By Right

Shaded areas represent Building Type and/or facade options that are not permitted in Form Generating Districts.



NUMBER OF UNITS PER BUILDING

Number of units per Building:

- A. Required total of 2 units per building.

BUILDING TYPE USE

Building Type use:

- A. Uses are regulated by Zoning District. Refer to Article II for permitted uses in each Form Generating District.

STOOP: DUPLEX BUILDING

FACADE DESCRIPTION

The stoop facade is applied to the Duplex Building Type along the primary and secondary building walls. In the stoop facade, the building walls are at or near the property line, within a Build-to-Zone. The yard is not intended to provide public circulation along the rights-of-way, but rather has a sidewalk connecting the building entrance to the public sidewalk. The entry door is raised from the adjacent grade.

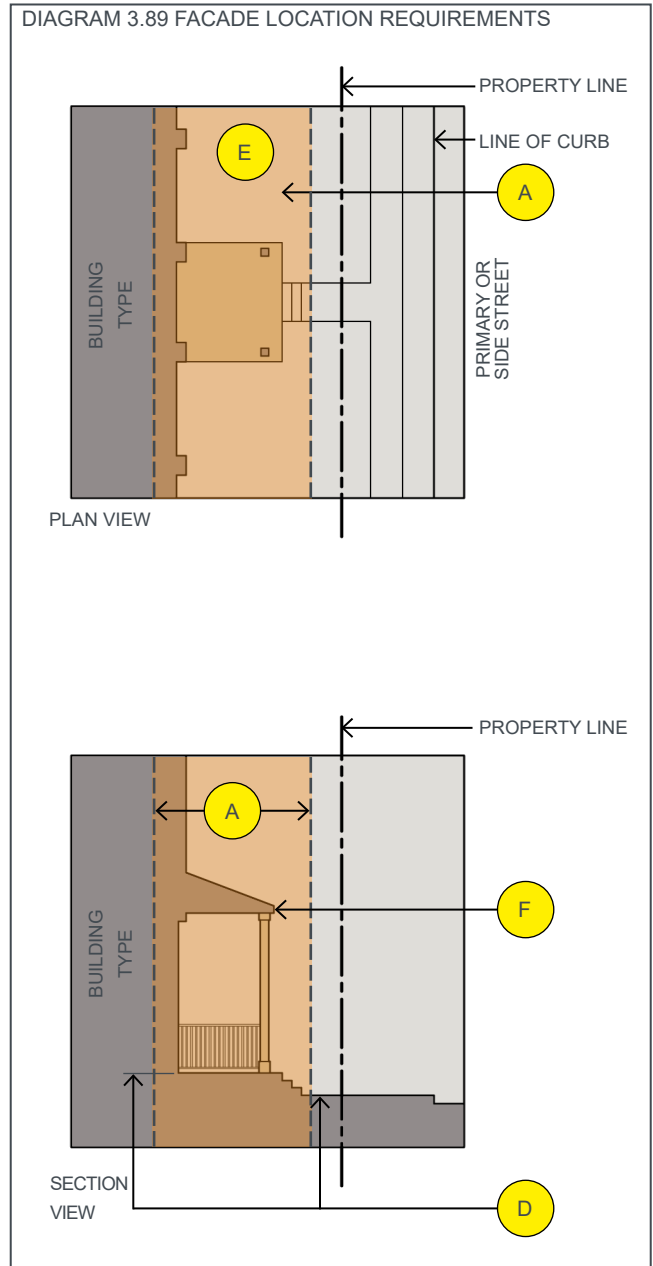


FACADE LOCATION REQUIREMENTS

Stoop facade shall be located per the following requirements and Diagram 3.89.

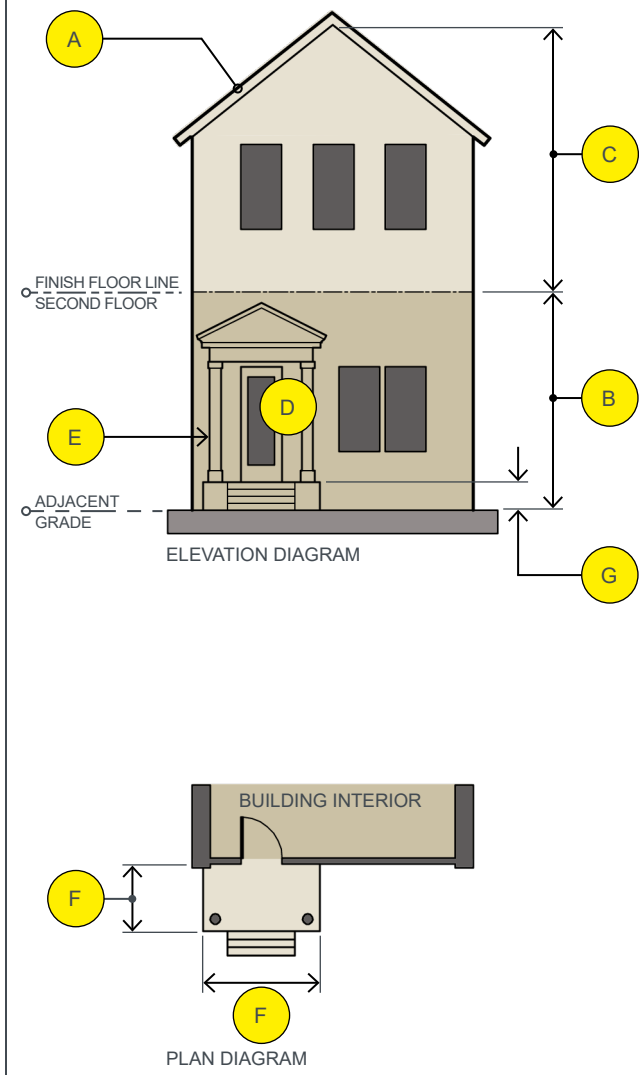
- A. The stoop facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II). In the stoop facade, the primary and secondary building walls may be placed outside of the BTZ, provided that the stoop is within the BTZ.
- B. Primary stoop facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary stoop facade shall extend across 100% of the overall secondary building wall at the side street property line.
 - 1. Stoops are not required on the secondary building wall. In instances when stoops are not applied, the secondary building wall shall meet the remaining stoop facade composition requirements.
- D. Entry door threshold shall be elevated from the adjacent grade.
- E. Ground area between the stoop facade and public sidewalk shall be landscaped with a sidewalk connecting the entry door to the public sidewalk.
- F. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.

DIAGRAM 3.89 FACADE LOCATION REQUIREMENTS



STOOP: DUPLEX BUILDING

DIAGRAM 3.90 FACADE COMPOSITION REQUIREMENTS

**FACADE COMPOSITION REQUIREMENTS**

Stoop facade composition shall meet the following requirements and Diagram 3.90.

- Building shall have a pitched (sloped) roof.
- Transparency Ground Floor: Stoop facade shall have 12% minimum clear glass between the adjacent grade and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- Transparency Upper Floors: Stoop facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of roof eave.
- Entry door(s) are not required to have transparency.
- Entry door(s) that face primary and secondary streets shall be elevated above adjacent grade and have one of the following treatments:
 - Covered with a roof (as depicted in the graphic). Roof shall be supported with columns.
 - Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
- Elevated entry doors shall have a stoop (landing at door) that is connected with a sidewalk to the public sidewalk and is a minimum 4 feet deep and minimum 4 feet wide.
- Stoop shall be elevated a minimum of 18 inches above adjacent grade.

PROJECTING PORCH: DUPLEX BUILDING

FACADE DESCRIPTION

The projecting porch facade is applied to the Duplex Building Type along the primary and secondary building walls. In the projecting porch facade, the building walls are at or near the property line, within a Build-to-Zone. The entry door is raised from the adjacent grade and accessed by a front porch that is open on three sides and projecting from the main building mass with all habitable space of the building located behind the rear edge of the porch.



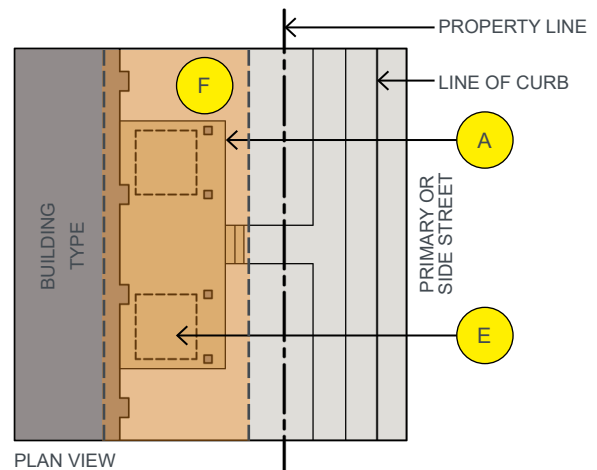
DUPLEX WITH PROJECTING PORCH FACADE

FACADE LOCATION REQUIREMENTS

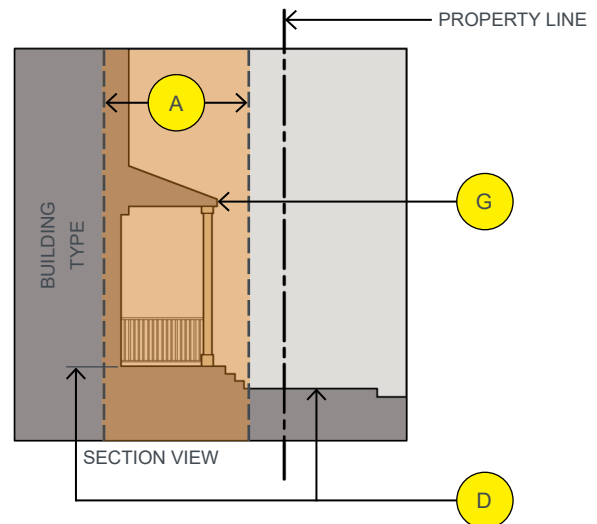
Projecting Porch facade shall be located per the following requirements and Diagram 3.91.

- A. The projecting porch facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II). In the projecting porch facade, the primary and secondary building walls may be placed outside of the BTZ, provided that the projecting porch is within the BTZ.
- B. Primary projecting porch facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary projecting porch facade shall extend across 100% of the overall secondary building wall at the side street property line.
 - 1. Porches are not required on the secondary building wall. In instances when porches are not applied, the secondary building wall shall meet the remaining projecting porch facade composition requirements.
- D. Entry door threshold shall be elevated from the adjacent grade.
- E. Projecting porch shall have a clear area for seating or furniture, refer to facade composition requirements.
- F. Ground area between the projecting porch facade and public sidewalk shall be landscaped with a sidewalk connecting the entry door to the public sidewalk.
- G. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.

DIAGRAM 3.91 FACADE LOCATION REQUIREMENTS

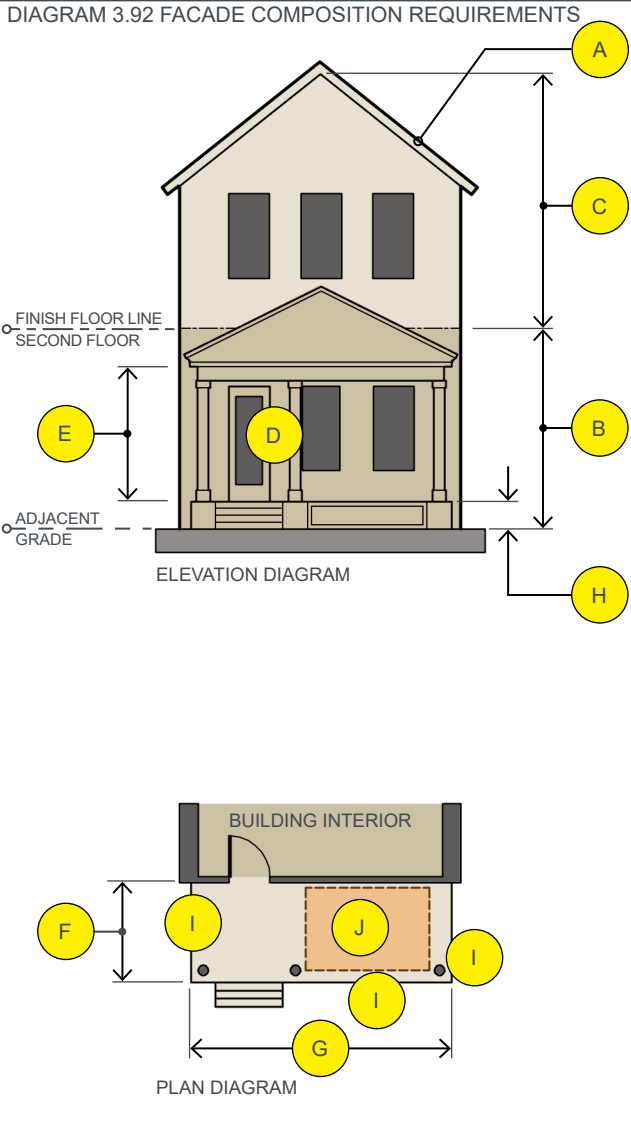


PLAN VIEW



SECTION VIEW

PROJECTING PORCH: DUPLEX BUILDING



FACADE COMPOSITION REQUIREMENTS

Projecting porch facade composition shall meet the following requirements and Diagram 3.92.

- A. Building shall have a pitched (sloped) roof.
- B. Transparency Ground Floor: Projecting porch facade shall have 12% minimum clear glass between the adjacent grade and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- C. Transparency Upper Floors: Projecting porch facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of roof eave.
- D. Entry door(s) are not required to have transparency.
- E. Height of porch ceiling, measured from porch floor to porch ceiling shall be 8 feet minimum.
- F. Width of projecting porch shall be 8 feet minimum.
- G. Length of projecting porch shall be 10 feet minimum.
- H. Projecting porch shall be elevated a minimum of 24 inches above adjacent grade.
- I. Projecting porch shall be open on three sides (no walls on three sides).
- J. Projecting porch shall have a clear area for seating or furniture that is 4 feet x 6 feet minimum.

ENGAGED PORCH: DUPLEX BUILDING

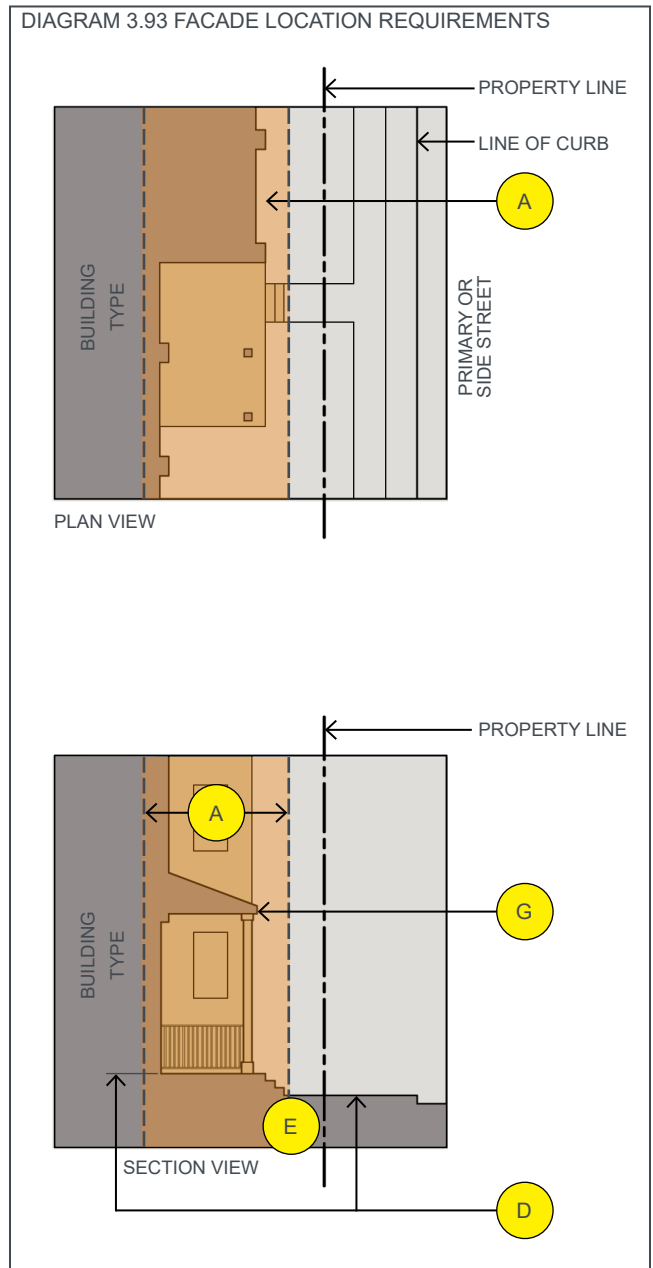
FACADE DESCRIPTION

The engaged porch facade is applied to the Duplex Building Type along the primary and secondary building walls. In the engaged porch facade, the building walls are at or near the property line, within a Build-to-Zone. The entry door is raised from the adjacent grade and accessed by a front porch that is open on two sides and enclosed by two adjacent building walls. The engaged porch is built into the overall mass of the building, rather than projecting from the building.

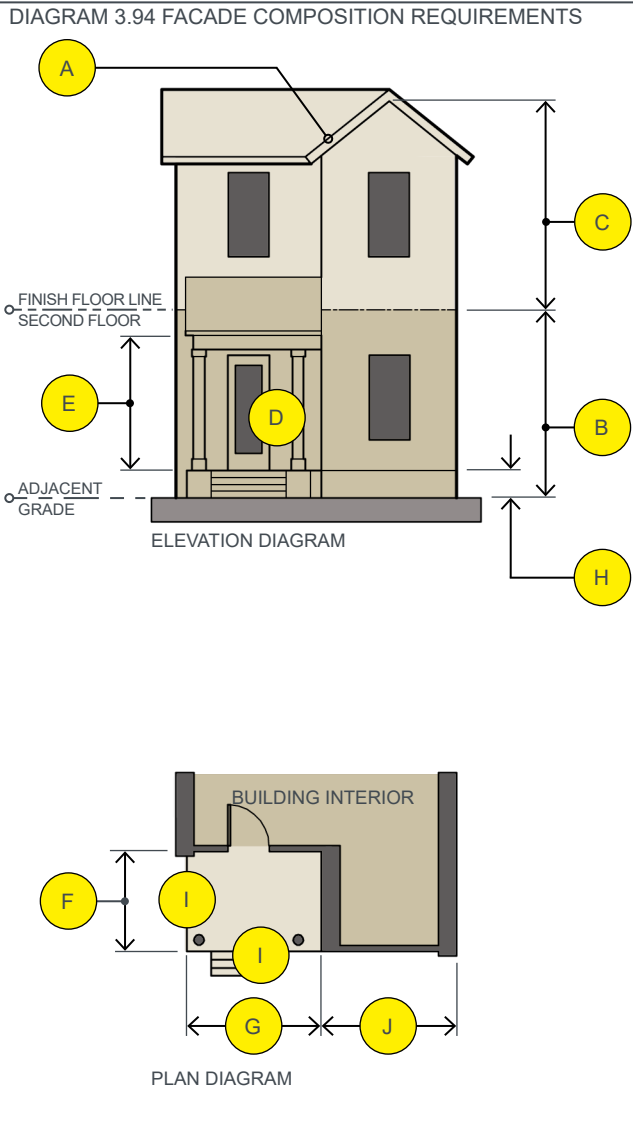
FACADE LOCATION REQUIREMENTS

Engaged Porch facade shall be located per the following requirements and Diagram 3.93.

- A. The engaged porch facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II).
- B. Primary engaged porch facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary engaged porch facade shall extend across 100% of the overall secondary building wall at the side street property line.
 - 1. Porches are not required on the secondary building wall. In instances when porches are not applied, the secondary building wall shall meet the remaining engaged porch facade composition requirements.
- D. Entry door threshold shall be elevated from the adjacent grade.
- E. Ground area between the projecting porch facade and public sidewalk shall be landscaped with a sidewalk connecting the entry door to the public sidewalk.
- F. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.



ENGAGED PORCH: DUPLEX BUILDING



FACADE COMPOSITION REQUIREMENTS

Engaged porch facade composition shall meet the following requirements and Diagram 3.94.

- A. Building shall have a pitched (sloped) roof.
- B. Transparency Ground Floor: Projecting porch facade shall have 12% minimum clear glass between the adjacent grade and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- C. Transparency Upper Floors: Projecting porch facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of roof eave.
- D. Entry door(s) are not required to have transparency.
- E. Height of porch ceiling, measured from porch floor to porch ceiling shall be 8 feet minimum.
- F. Width of projecting porch shall be 6 feet minimum.
- G. Length of projecting porch shall be 6 feet minimum.
- H. Projecting porch shall be elevated a minimum of 24 inches above adjacent grade.
- I. Projecting porch shall be open on two sides (no walls on two sides).
- J. When engaged porch is used at primary or secondary building wall, a minimum of 50% of the primary and/or secondary building wall shall project either beyond the line of porch columns or be flush with the porch columns.

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BUILDING TYPE DESCRIPTION

The Detached House Building Type is a small- to medium-sized detached structure that incorporates one dwelling unit. It is typically located within a primarily single-family neighborhood in a walkable urban setting. It is an essential Building Type for providing missing middle housing types within a walkable context.



PRECEDENT OF COTTAGE HOUSE BUILDING TYPE

The following images represent precedent examples of the Detached House Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects requiring a Detached House Building within the Form Generating Districts of the Bridgman Zoning Ordinance.



BRIDGMAN DETACHED HOUSE WITH PROJECTING PORCH FACADE



DETACHED HOUSE WITH STOOP FACADE



DETACHED HOUSE WITH ENGAGED PORCH FACADE

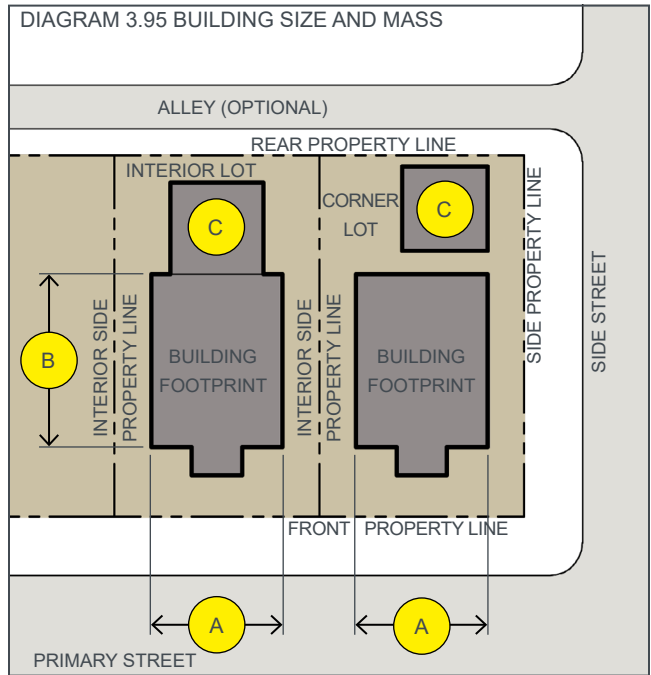


BRIDGMAN DETACHED HOUSE WITH ENGAGED PORCH FACADE

BUILDING SIZE AND MASSING

Building Type size and massing shall meet the following requirements and Diagram 3.95.

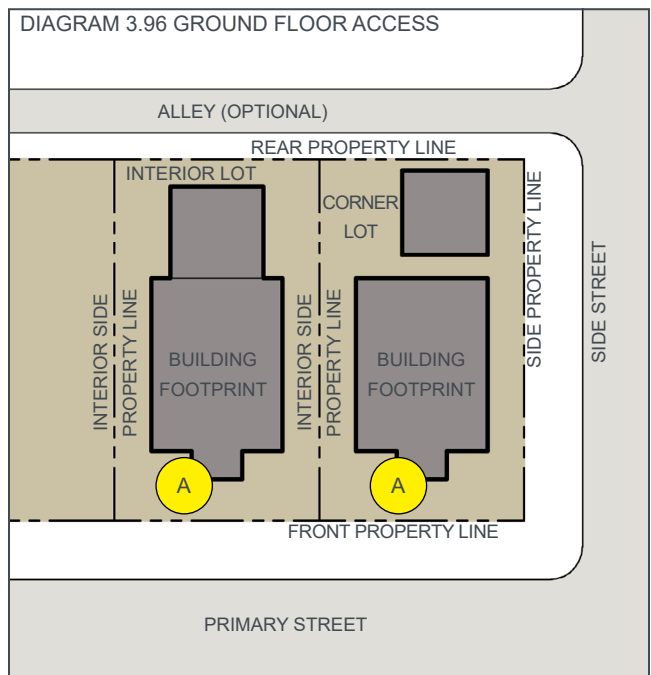
- A. Width of primary building wall at front property line: 36 feet maximum.
- B. Building depth: 20 feet minimum.
- C. Building may have an attached or detached garage located in the rear of the building and accessed per the parking access requirements in Article II for the Form Generating District.
- D. Maximum site coverage: 50%, including garage.



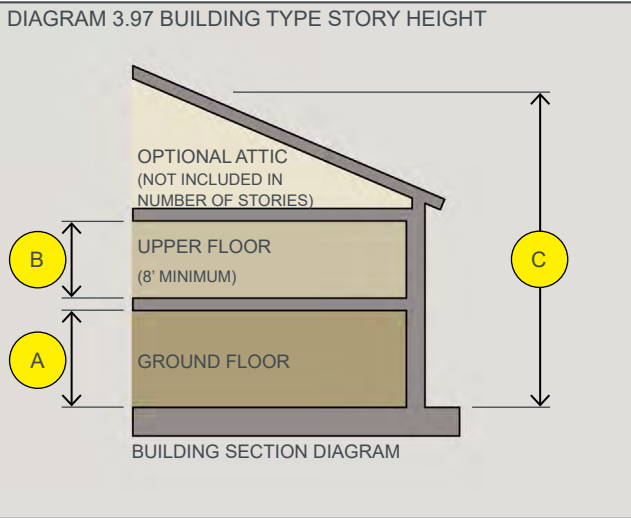
GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 3.96.

- A. Entrances to dwelling unit is required at the primary street and shall be directly accessed from and face the primary street.



BUILDING TYPE FLOOR HEIGHT REQUIREMENTS



Building Type floor heights shall meet the following requirements and Diagram 3.97.

- A. Ground floor: Floor to ceiling height shall be 9 feet minimum, measured from the finished floor to the finished ceiling or bottom of exposed structural elements.
- B. Upper floors: Floor to ceiling height shall be eight (8) foot minimum.
- C. Overall height of Building Type is regulated by Form Generating District, refer to Article II.

BUILDING TYPE FACADE OPTIONS

The Detached House Building Type is required to have 1 of the following facades at primary and secondary building walls.

Facade options for the Detached House Building Type are provided in the table below and described on the following pages of this Section.

DETACHED HOUSE BUILDING TYPE	BUILDING TYPE FACADE OPTION	FORM GENERATING DISTRICT			
		DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY	DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE
	with STOOP (3.19.A)				By Right
	with PROJECTING PORCH (3.19.B)				By Right
	with ENGAGED PORCH (3.19.C)				By Right

Shaded areas represent Building Type and/or facade options that are not permitted in Form Generating Districts.



NUMBER OF UNITS PER BUILDING

Number of units per Building:

- A. Required 1 unit per building.

BUILDING TYPE USE

Building Type use:

- A. Uses are regulated by Zoning District. Refer to Article II for permitted uses in each Form Generating District.

STOOP: DETACHED HOUSE BUILDING

FACADE DESCRIPTION

The stoop facade is applied to the Detached House Building Type along the primary and secondary building walls. In the stoop facade, the building walls are at or near the property line, within a Build-to-Zone. The yard is not intended to provide public circulation along the rights-of-way, but rather has a sidewalk connecting the building entrance(s) to the public sidewalk. The entry door is raised from the adjacent grade.

FACADE LOCATION REQUIREMENTS

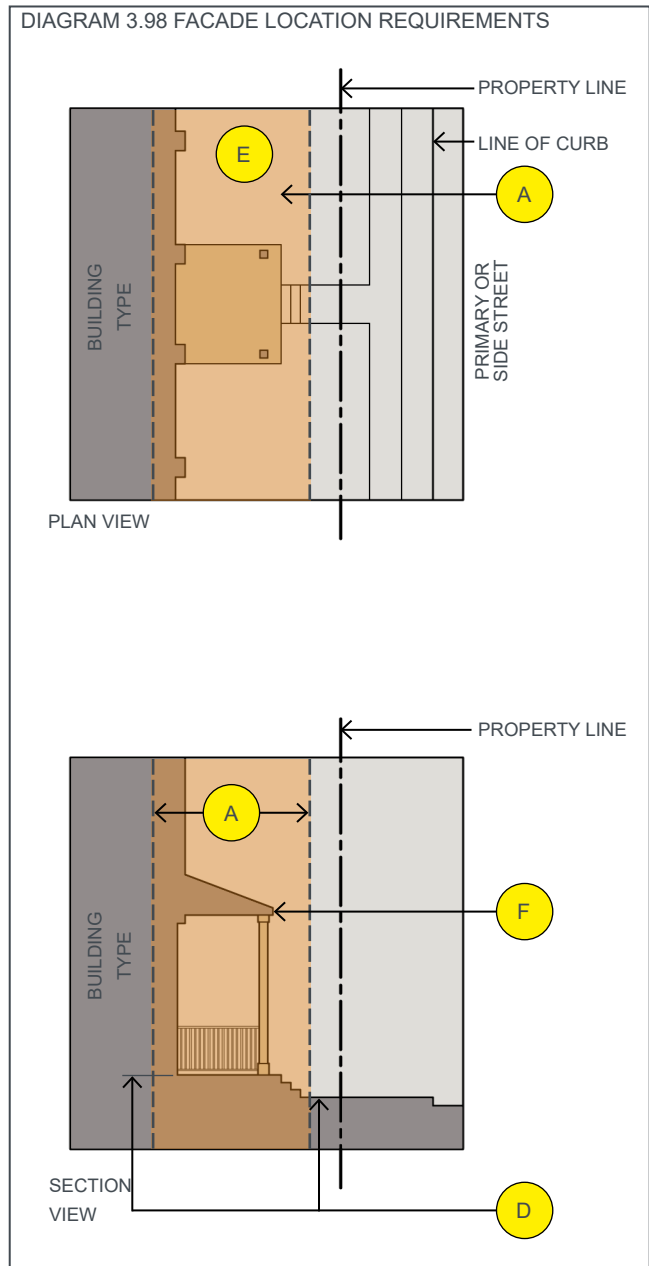
Stoop facade shall be located per the following requirements and Diagram 3.98.

- A. The stoop facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II). In the stoop facade, the primary and secondary building walls may be placed outside of the BTZ, provided that the stoop is within the BTZ.
- B. Primary stoop facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary stoop facade shall extend across 100% of the overall secondary building wall at the side street property line.
 1. Stoops are not required on the secondary building wall. In instances when stoops are not applied, the secondary building wall shall meet the remaining stoop facade composition requirements.
- D. Entry door threshold shall be elevated from the adjacent grade.
- E. Ground area between the stoop facade and public sidewalk shall be landscaped with a sidewalk connecting the entry door to the public sidewalk.
- F. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.

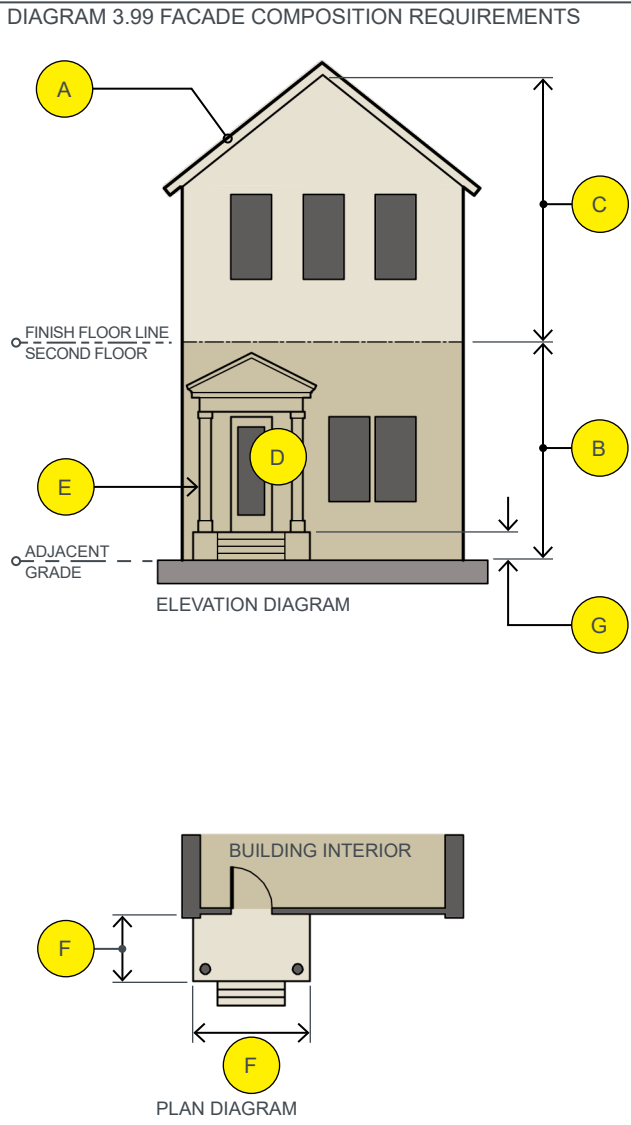


DETACHED HOUSE BUILDING WITH STOOP FACADE

DIAGRAM 3.98 FACADE LOCATION REQUIREMENTS



STOOP: DETACHED HOUSE BUILDING



FACADE COMPOSITION REQUIREMENTS

Stoop facade composition shall meet the following requirements and Diagram 3.99.

- A. Building shall have a pitched (sloped) roof.
- B. Transparency Ground Floor: Stoop facade shall have 12% minimum clear glass between the adjacent grade and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- C. Transparency Upper Floors: Stoop facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of roof eave.
- D. Entry door(s) are not required to have transparency.
- E. Entry door(s) that face primary and secondary streets shall be elevated above adjacent grade and have one of the following treatments:
 1. Covered with a roof (as depicted in the graphic). Roof shall be supported with columns.
 2. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables.
- F. Elevated entry doors shall have a stoop (landing at door) that is connected with a sidewalk to the public sidewalk and is a minimum 4 feet deep and minimum 4 feet wide.
- G. Stoop shall be elevated a minimum of 18 inches above adjacent grade.

PROJECTING PORCH: DETACHED HOUSE BUILDING

FACADE DESCRIPTION

The projecting porch facade is applied to the Detached House Building Type along the primary and secondary building walls. In the projecting porch facade, the building walls are at or near the property line, within a Build-to-Zone. The entry door is raised from the adjacent grade and accessed by a front porch that is open on three sides and projecting from the main building mass with all habitable space of the building located behind the rear edge of the porch.



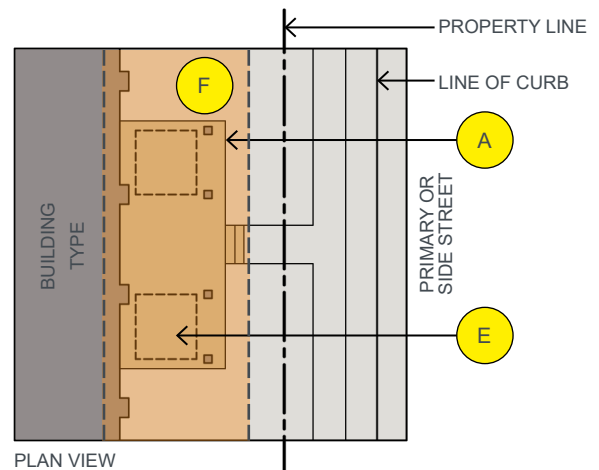
DETACHED HOUSE WITH PROJECTING PORCH FACADE

FACADE LOCATION REQUIREMENTS

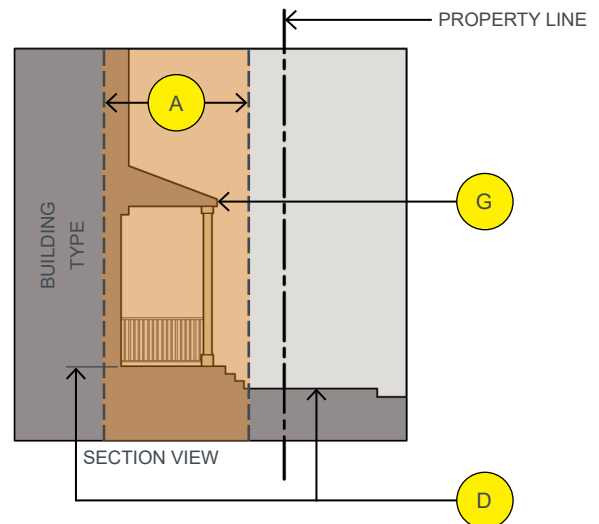
Projecting Porch facade shall be located per the following requirements and Diagram 3.100.

- A. The projecting porch facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II). In the projecting porch facade, the primary and secondary building walls may be placed outside of the BTZ, provided that the projecting porch is within the BTZ.
- B. Primary projecting porch facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary projecting porch facade shall extend across 100% of the overall secondary building wall at the side street property line.
 - 1. Porches are not required on the secondary building wall. In instances when porches are not applied, the secondary building wall shall meet the remaining projecting porch facade composition requirements.
- D. Entry door threshold shall be elevated from the adjacent grade.
- E. Projecting porch shall have a clear area for seating or furniture, refer to facade composition requirements.
- F. Ground area between the projecting porch facade and public sidewalk shall be landscaped with a sidewalk connecting the entry door to the public sidewalk.
- G. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.

DIAGRAM 3.100 FACADE LOCATION REQUIREMENTS

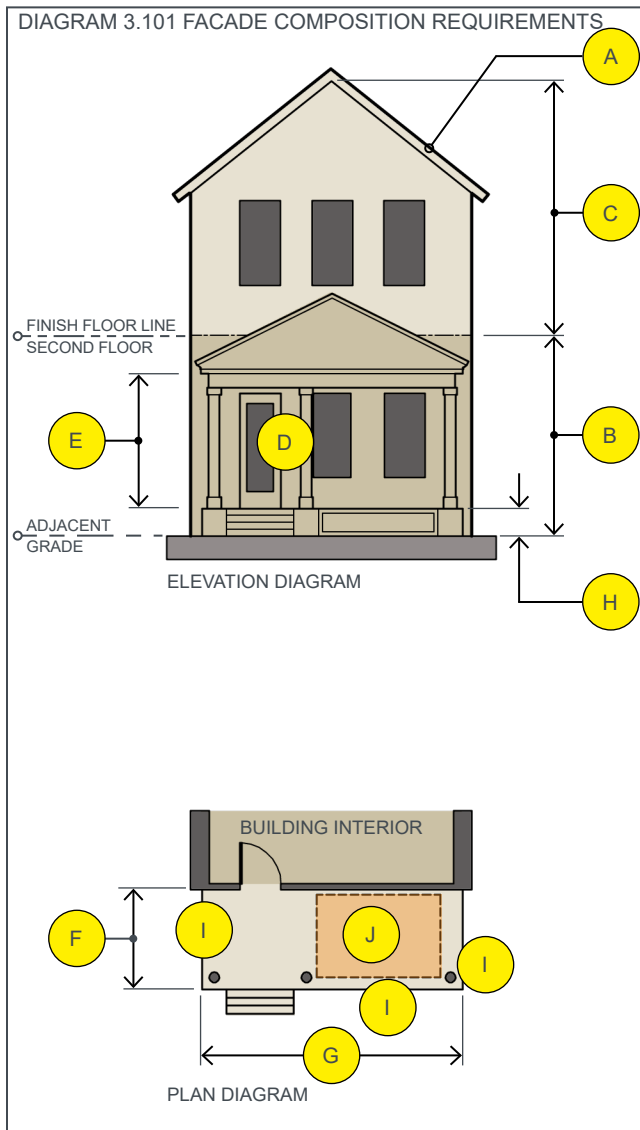


PLAN VIEW



SECTION VIEW

PROJECTING PORCH: DETACHED HOUSE BUILDING

**FACADE COMPOSITION REQUIREMENTS**

Projecting porch facade composition shall meet the following requirements and Diagram 3.101.

- A. Building shall have a pitched (sloped) roof.
- B. Transparency Ground Floor: Projecting porch facade shall have 12% minimum clear glass between the adjacent grade and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- C. Transparency Upper Floors: Projecting porch facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of roof eave.
- D. Entry door(s) are not required to have transparency.
- E. Height of porch ceiling, measured from porch floor to porch ceiling shall be 8 feet minimum.
- F. Width of projecting porch shall be 8 feet minimum.
- G. Length of projecting porch shall be 10 feet minimum.
- H. Projecting porch shall be elevated a minimum of 24 inches above adjacent grade.
- I. Projecting porch shall be open on three sides (no walls on three sides).
- J. Projecting porch shall have a clear area for seating or furniture that is 4 feet x 6 feet minimum.

ENGAGED PORCH: DETACHED HOUSE BUILDING

FACADE DESCRIPTION

The engaged porch facade is applied to the Detached House Building Type along the primary and secondary building walls. In the engaged porch facade, the building walls are at or near the property line, within a Build-to-Zone. The entry door is raised from the adjacent grade and accessed by a front porch that is open on two sides and enclosed by two adjacent building walls. The engaged porch is built into the overall mass of the building, rather than projecting from the building.



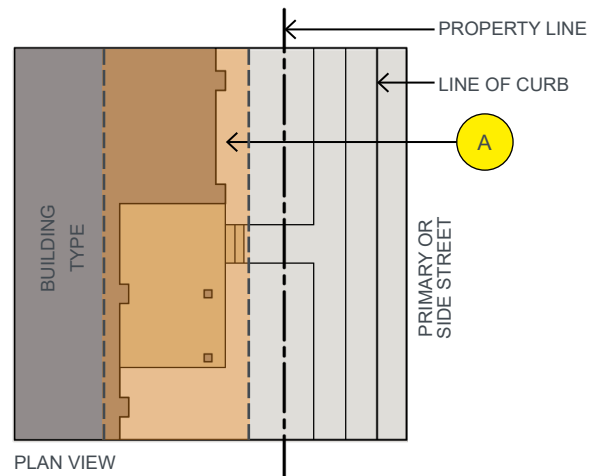
DETACHED HOUSE WITH ENGAGED PORCH FACADE

FACADE LOCATION REQUIREMENTS

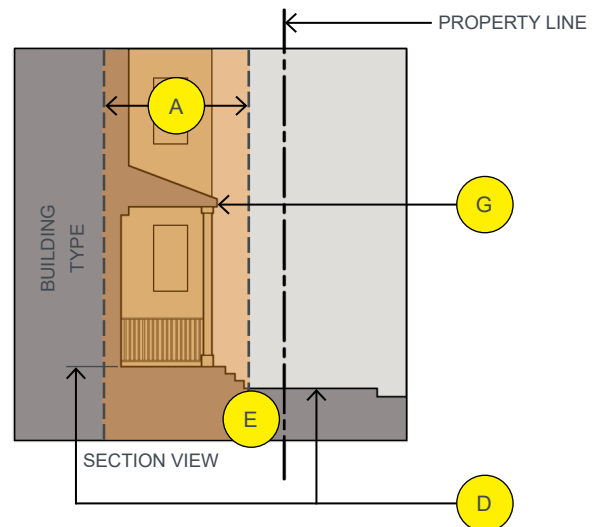
Engaged Porch facade shall be located per the following requirements and Diagram 3.102.

- A. The engaged porch facade shall be placed within a Build-to-Zone (BTZ) as required by the building site placement requirements for the Form Generating District (refer to Article II).
- B. Primary engaged porch facade shall extend across 100% of the overall primary building wall at the primary street property line.
- C. Secondary engaged porch facade shall extend across 100% of the overall secondary building wall at the side street property line.
 - 1. Porches are not required on the secondary building wall. In instances when porches are not applied, the secondary building wall shall meet the remaining engaged porch facade composition requirements.
- D. Entry door threshold shall be elevated from the adjacent grade.
- E. Ground area between the projecting porch facade and public sidewalk shall be landscaped with a sidewalk connecting the entry door to the public sidewalk.
- F. Encroachments: Architectural features may extend into setbacks, but are not permitted to extend beyond BTZ. Refer to 3.07.

DIAGRAM 3.102 FACADE LOCATION REQUIREMENTS



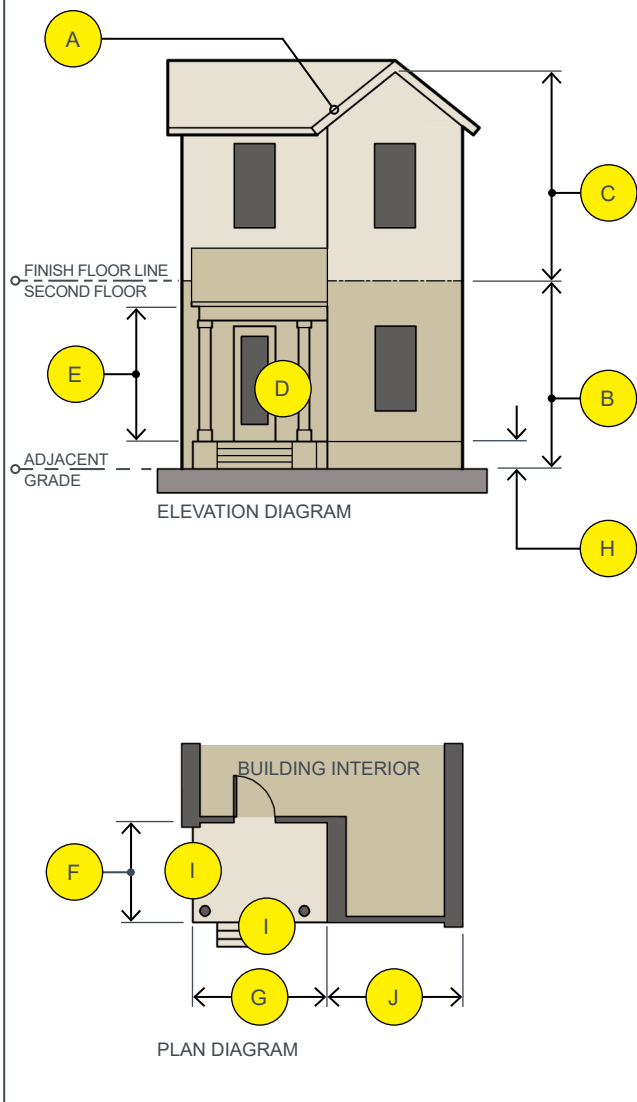
PLAN VIEW



SECTION VIEW

ENGAGED PORCH: DETACHED HOUSE BUILDING

DIAGRAM 3.103 FACADE COMPOSITION REQUIREMENTS

**FACADE COMPOSITION REQUIREMENTS**

Engaged porch facade composition shall meet the following requirements and Diagram 3.103.

- A. Building shall have a pitched (sloped) roof.
- B. Transparency Ground Floor: Projecting porch facade shall have 12% minimum clear glass between the adjacent grade and the finish floor line of the second floor. Transparency of entry door may be included as part of the required transparency calculation.
- C. Transparency Upper Floors: Projecting porch facade shall have 12% minimum clear glass between the finish floor line of the second floor and bottom of roof eave.
- D. Entry door(s) are not required to have transparency.
- E. Height of porch ceiling, measured from porch floor to porch ceiling shall be 8 feet minimum.
- F. Width of projecting porch shall be 6 feet minimum.
- G. Length of projecting porch shall be 6 feet minimum.
- H. Projecting porch shall be a minimum of 24 inches above adjacent grade.
- I. Projecting porch shall be open on two sides (no walls on two sides).
- J. When engaged porch is used at primary or secondary building wall, a minimum of 50% of the primary and/or secondary building wall shall project either beyond the line of porch columns or be flush with the porch columns.

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BUILDING TYPE DESCRIPTION

The Civic Building Type is a detached structure that incorporates uses of 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.



PRECEDENT OF CIVIC BUILDING TYPE

The following images represent precedent examples of the Civic Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects requiring a Civic Building within the Form Generating Districts of the Bridgman Zoning Ordinance.



CIVIC BUILDING: BRIDGMAN POST OFFICE



CIVIC BUILDING: BRIDGMAN BEACH HOUSE



CIVIC BUILDING: BRIDGMAN LIBRARY



CIVIC BUILDING: BRIDGMAN CHURCH

BUILDING SIZE AND MASSING

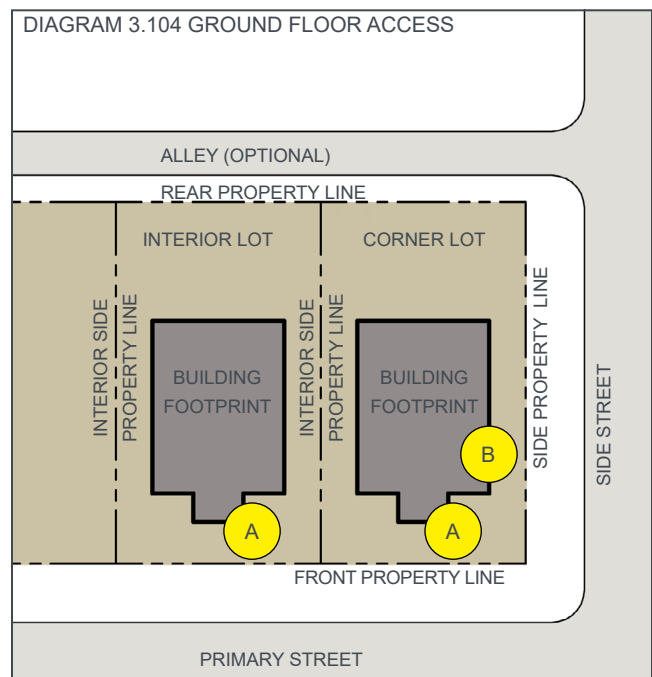
Civic Building Type size and massing is not regulated by the form generating elements of this Ordinance. Generally civic buildings shall have a significant presence in the community and this presence is articulated through the size and mass of the building form.

Civic buildings should generally respond to their surrounding context in their massing and size.

GROUND FLOOR PEDESTRIAN ACCESS AND ACTIVATION

Building Type ground floor entrances shall meet the following requirements and Diagram 3.104.

- A. Main entrance to buildings are required at the primary street and shall be directly accessed from and face the primary street.
- B. Building entrances at the side street are not required. If side street entries are provided, they shall be directly accessed from and face the side street.

**BUILDING TYPE HEIGHT REQUIREMENTS**

Overall height of Civic Building Type is regulated by the Form Generating Districts in Article II.

BUILDING TYPE FACADE COMPOSITION

Civic Building Type facade composition is not regulated by the form generating elements of this Ordinance. Generally civic buildings shall have design elements and materials that represent their significance in the community.

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

NUMBER OF UNITS PER BUILDING

Number of units is not applicable to the Civic Building Type.

BUILDING TYPE USE

Building Type use:

- A. Uses are regulated by Zoning District. Refer to Article II for permitted uses in each Form Generating District.
- B. Civic buildings will typically include church, school, and government functions as uses.

ARTICLE IV STREET SPACE GUIDELINES

4.01 TITLE

Article IV identifies specific Street Spaces that are encouraged within the Form Generating Districts and provides attributes for each Street Space. These attributes include guidelines for sidewalks, street tree planting, thoroughfares, on-street parking, streetscapes, and bike lanes. These Street Space guidelines help to ensure that proposed development is consistent with the desires and outcomes of the 2014 City of Bridgman Master Plan, and that the public realm supports the form standards that are required by this code.

4.02 APPLICABILITY

Each Street Space established in the Street Space Type Map shall follow the guidelines of this Article. Each Street Space includes guidelines for sidewalks, street tree planting, thoroughfares, on-street parking, streetscapes, and bike lanes.

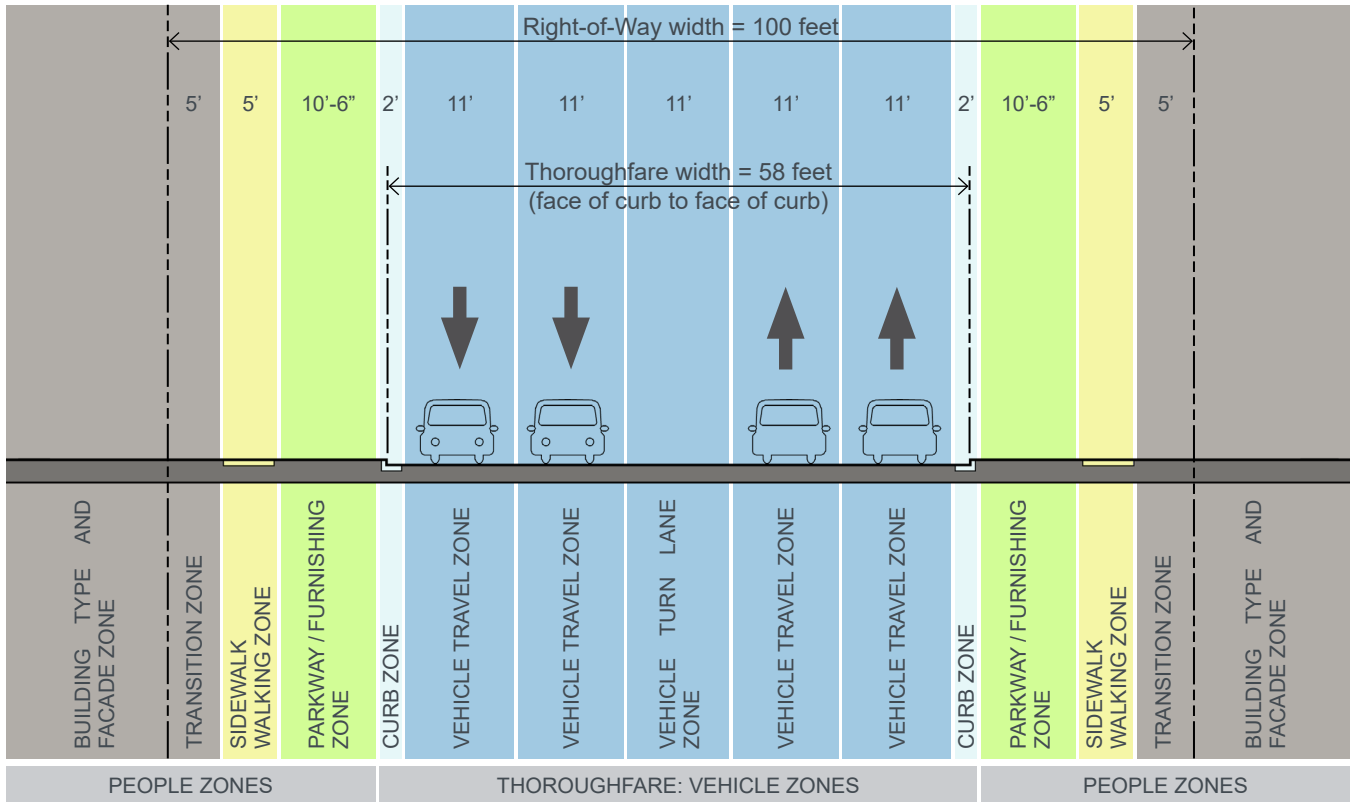
These guidelines include minimum required dimensions and ideal dimensions for the widths of many of the Street Space attributes. Additionally, materials and context-sensitive design guidelines are also included for each of the Street Spaces. Key maps are provided to quickly discern the Public Realm location within the City of Bridgman.

4.03 CONTENTS OF THIS ARTICLE

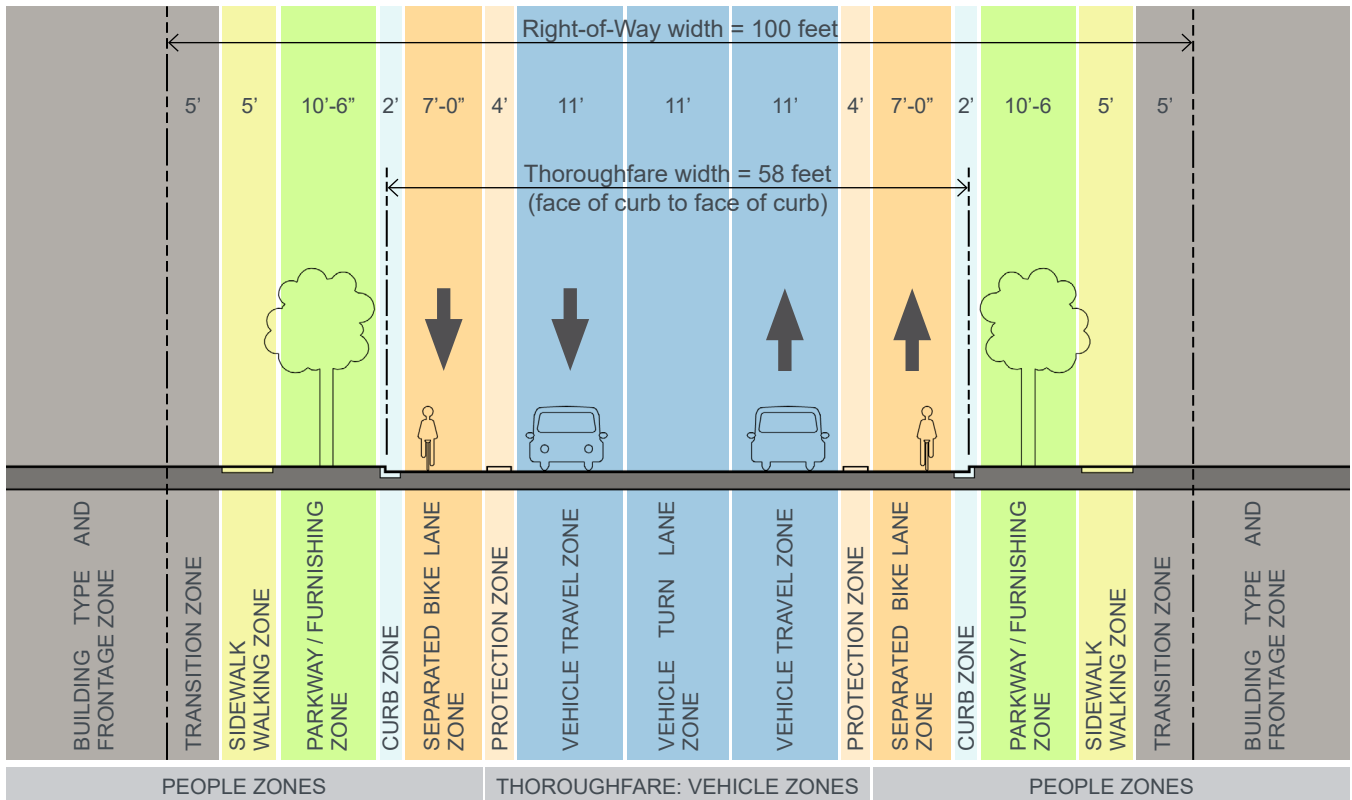
The following Street Spaces are specified in this Article:

- A. Red Arrow Highway (Section 4.04)
- B. Lake Street (Section 4.05)
- C. Church Street (Section 4.06)

EXISTING STREET SPACE (looking north)

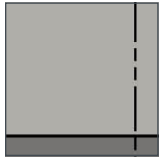


PROPOSED INTERIM STREET SPACE (looking north)



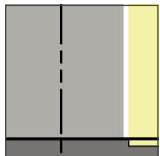
Red Arrow Highway: Conversion to a Multi-modal Boulevard (INTERIM):

These Street Space Guidelines promote the conversion of the four-lane (+ center turn lane) highway to a two-lane (+ center turn lane) multi-modal boulevard with separated bike lanes on each side. This is the interim stage in a two-stage conversion and includes temporary buffers installed adjacent to the bike lane to physically separate it from the vehicular lanes.



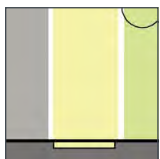
Building Type and Facade Zone: Represents the portion of the Street Space that is defined by the building wall at or near the property line.

- Refer to Article II for Form Generating Districts of parcel for building site placement requirements
- Refer to Article III for Building Type and facade requirements
- Building Type will indicate facade options for building wall facing the street and sidewalk



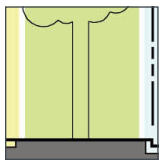
Transition Zone: Represents the portion of the Street Space that is between the property line and the sidewalk. The following are guidelines for the Transition Zone:

- Refer to Article II for building site placement and Article III for Building Type and facade requirements.
- Transition area may be paved to match sidewalk or landscaped depending on building site placement, Building Type, and facade requirements



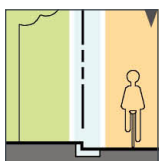
Sidewalk Walking Zone: Represents the portion of the Street Space that is dedicated exclusively to pedestrian activity. The following are guidelines for the Sidewalk Walking Zone:

- Minimum Width of Sidewalk: 5 feet
- Ideal Width of Sidewalk: Between 10 to 15 feet
- Paving Material for Sidewalk: Concrete (brick pavers are optional)



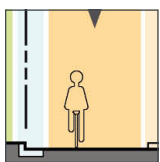
Parkway / Furnishing Zone: Represents the portion of the Street Space dedicated to accommodating street trees, landscaping, street lighting, sidewalk signs, and seating. The following are guidelines for the Parkway/Furnishing Zone:

- Width of Parkway/Furnishing Zone: 10 to 15 feet (ideal) / 5 feet (minimum)
- Street Tree Planter Type: Parkway consisting of a continuous landscaped area (no tree pits)
- Street Tree Planting Arrangement: Formal and regular spacing of trees at approximately 30 - 40 feet on center
- Street Lighting Type: Pedestrian-scaled decorative lights



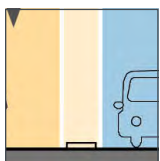
Curb Zone: Represents the portion of the Street Space dedicated to accommodating the curb and gutter assembly. The following are guidelines for the Curb Zone:

- Width of curb and gutter assembly: 6 inch curb and 18 inch gutter (2 feet total)
- Curb and gutter material: Concrete



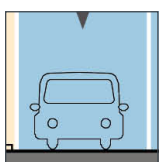
Separated Bike Lane Zone: Represents the portion of the Street Space dedicated to accommodating bicycle traffic. The following are guidelines for the Separated Bike Lane Zone:

- Accommodation for Bicycle Traffic: Separated bike lanes with temporary buffers to delineate lane
- Minimum Width of One-Way Bike Lane: 6 feet
- Bike Lane Designation: Pavement markings, signage, and temporary buffers



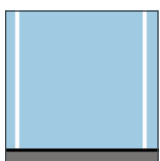
Protection Zone: Represents the portion of the Street Space dedicated to buffering the bike lane from vehicular traffic. The following are guidelines for the Protection Zone:

- Minimum Width of protection zone: 2 feet
- Buffer material: Flexible delineator posts with pavement markings, posts may also be paired with pre-cast concrete curbing or similar vertical elements



Vehicle Travel Zone: Represents the portion of the Street Space dedicated to vehicular travel. The following are guidelines for the Vehicle Travel Zone:

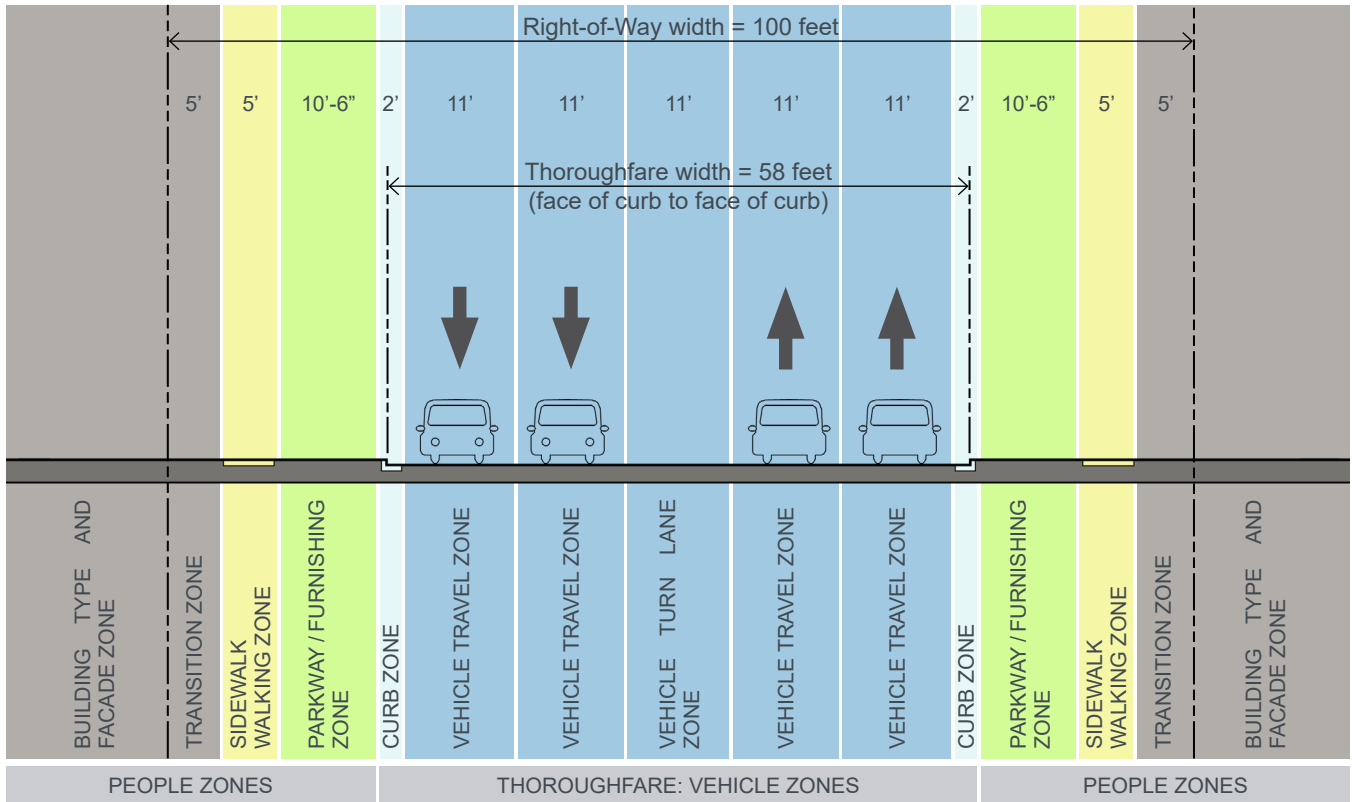
- Travel Lane Width: 10 feet (ideal) / 12 feet (maximum)
- Maximum Target Speed: 45 MPH
- Ideal Number of Travel Lanes: One in each direction



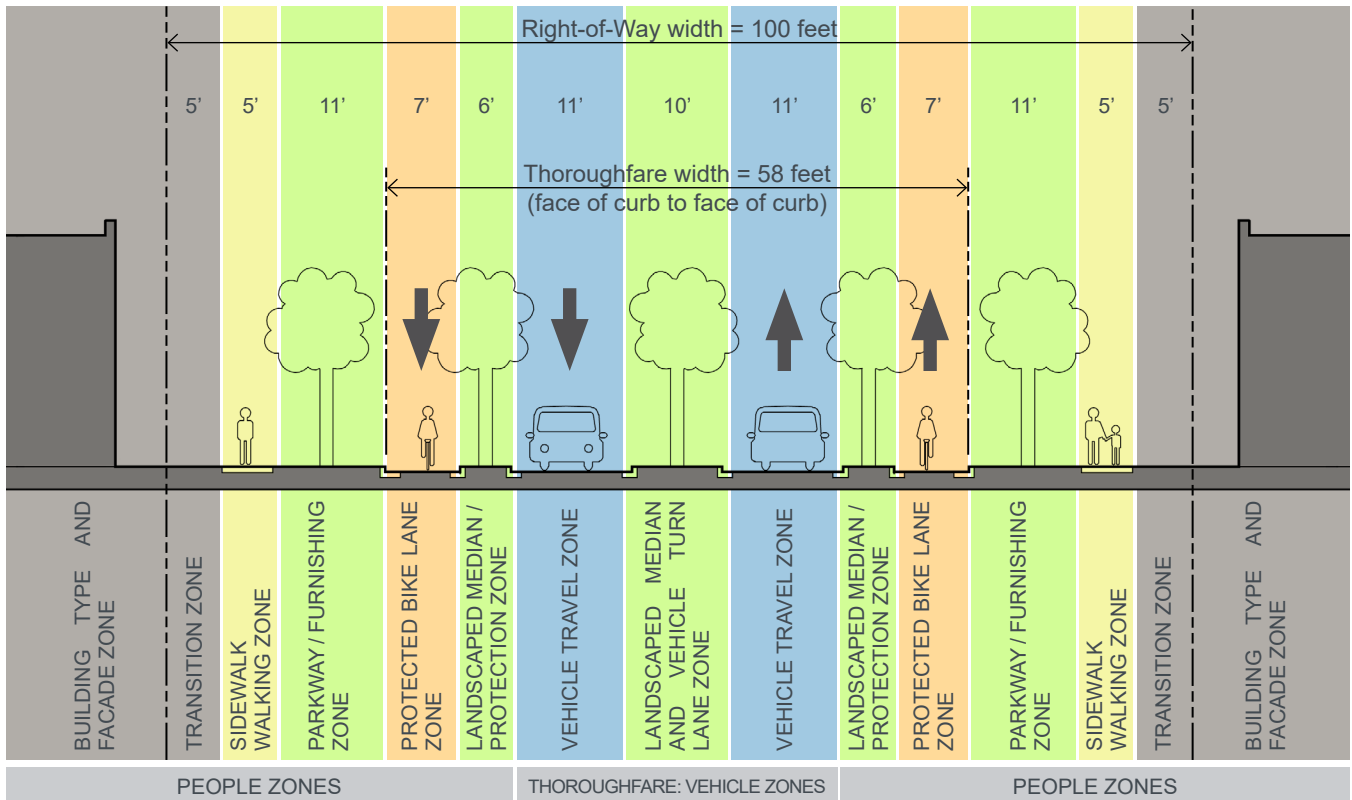
Vehicle Turn Lane Zone: Represents the portion of the Street Space dedicated to vehicular turn lane movements. The following are guidelines for the Vehicle Turn Lane Zone:

- Movement Type: Left hand turn
- Ideal Turn Lane Width: 10 feet
- Maximum Turn Lane Width: 12 feet

EXISTING STREET SPACE (looking north)

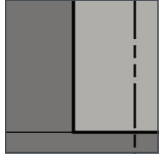


PROPOSED FINAL STREET SPACE (looking north)



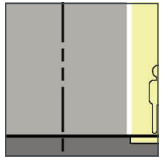
Red Arrow Highway: Conversion to a Multi-modal Boulevard (FINAL):

These Street Space Guidelines promote the conversion of the four-lane (+ center turn lane) highway to a two-lane (+ center turn lane) multi-modal boulevard with protected bike lanes on each side. This is the FINAL stage in a two-stage conversion and includes permanent landscaped medians installed adjacent to the bike lane to physically protect it from the vehicular lanes and a center landscaped median where left turn lanes are not required.



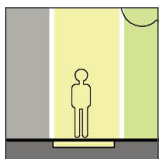
Building Type and Facade Zone: Represents the portion of the Street Space that is defined by the building wall at or near the property line.

- Refer to Article II for Form Generating Districts of parcel for building site placement requirements
- Refer to Article III for Building Type and facade requirements
- Building Type will indicate facade options for building wall facing the street and sidewalk



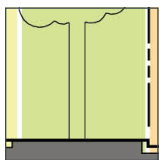
Transition Zone: Represents the portion of the Street Space that is between the property line and the sidewalk. The following are guidelines for the Transition Zone:

- Refer to Article II for building site placement and Article III for Building Type and facade requirements.
- Transition area may be paved to match sidewalk or landscaped depending on building site placement, Building Type, and facade requirements



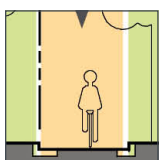
Sidewalk Walking Zone: Represents the portion of the Street Space that is dedicated exclusively to pedestrian activity. The following are guidelines for the Sidewalk Walking Zone:

- Minimum Width of Sidewalk: 5 feet
- Ideal Width of Sidewalk: Between 10 to 15 feet
- Paving Material for Sidewalk: Concrete (brick pavers are optional)



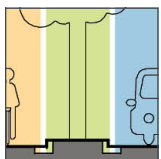
Parkway / Furnishing Zone: Represents the portion of the Street Space dedicated to accommodating street trees, landscaping, street lighting, sidewalk signs, and seating. The following are guidelines for the Parkway/Furnishing Zone:

- Width of Parkway/Furnishing Zone: 10 to 15 feet (ideal) / 5 feet (minimum)
- Street Tree Planter Type: Parkway consisting of a continuous landscaped area (no tree pits)
- Street Tree Planting Arrangement: Formal and regular spacing of trees at approximately 30 - 40 feet on center
- Street Lighting Type: Pedestrian-scaled decorative lights



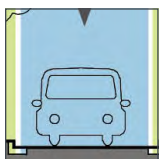
Protected Bike Lane Zone: Represents the portion of the Street Space dedicated to accommodating bicycle traffic. The following are guidelines for the Protected Bike Lane Zone:

- Accommodation for Bicycle Traffic: Protected bike lanes with landscaped median to protect lane
- Minimum Width of One-Way Bike Lane: 6 feet
- Bike Lane Designation: Pavement markings, signage, and landscaped median



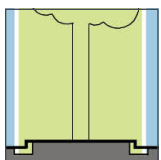
Landscaped Median / Protection Zone: Represents the portion of the Street Space dedicated to protecting the bike lane from vehicular traffic. The following are guidelines for the Landscaped Median / Protection Zone:

- Minimum Width of protection zone: 5 feet
- Street Tree Planter Type: Parkway consisting of a continuous landscaped area (no tree pits)
- Street Tree Planting Arrangement: Formal and regular spacing of trees at approximately 30 - 40 feet on center
- Street Lighting Type: Pedestrian-scaled decorative lights



Vehicle Travel Zone: Represents the portion of the Street Space dedicated to vehicular travel. The following are guidelines for the Vehicle Travel Zone:

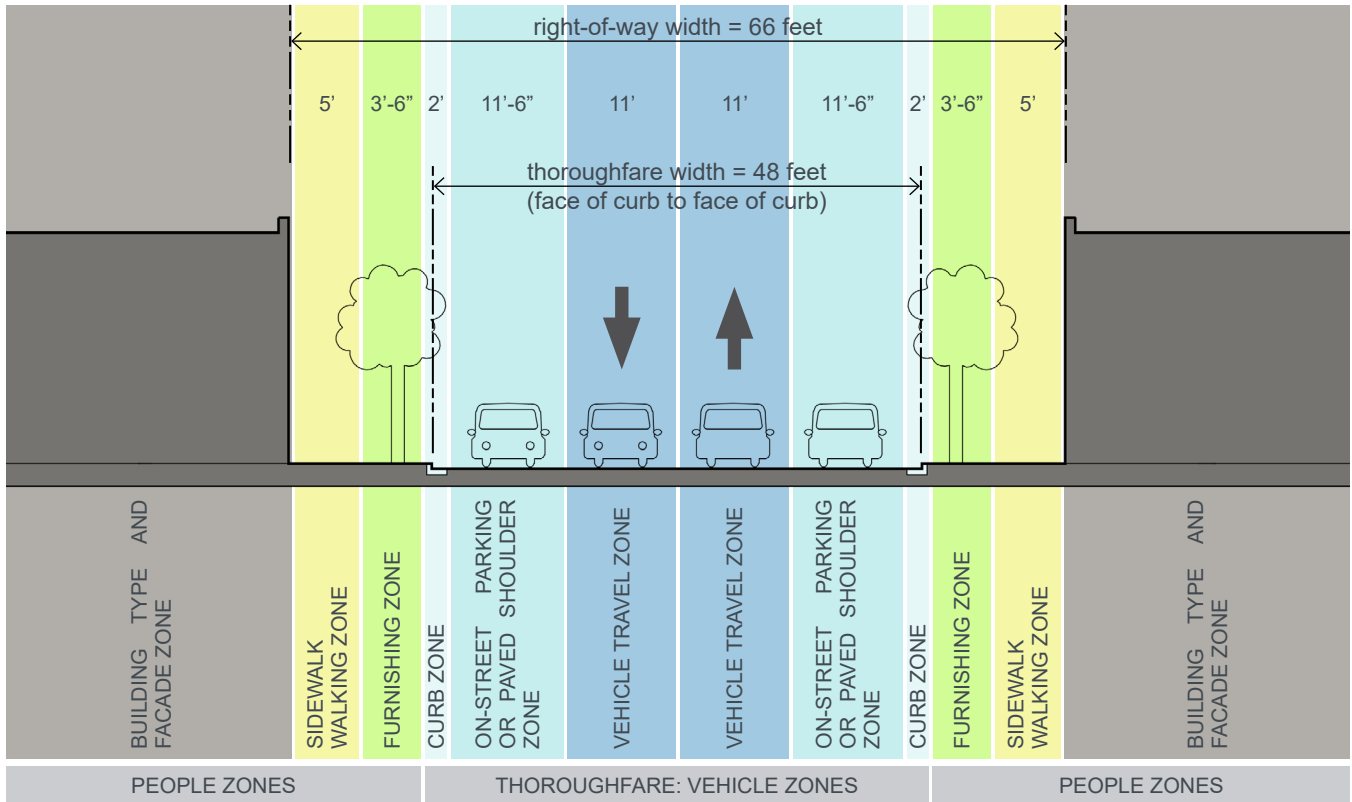
- Travel Lane Width: 10 feet (ideal) / 12 feet (maximum)
- Maximum Target Speed: 45 MPH
- Ideal Number of Travel Lanes: One in each direction



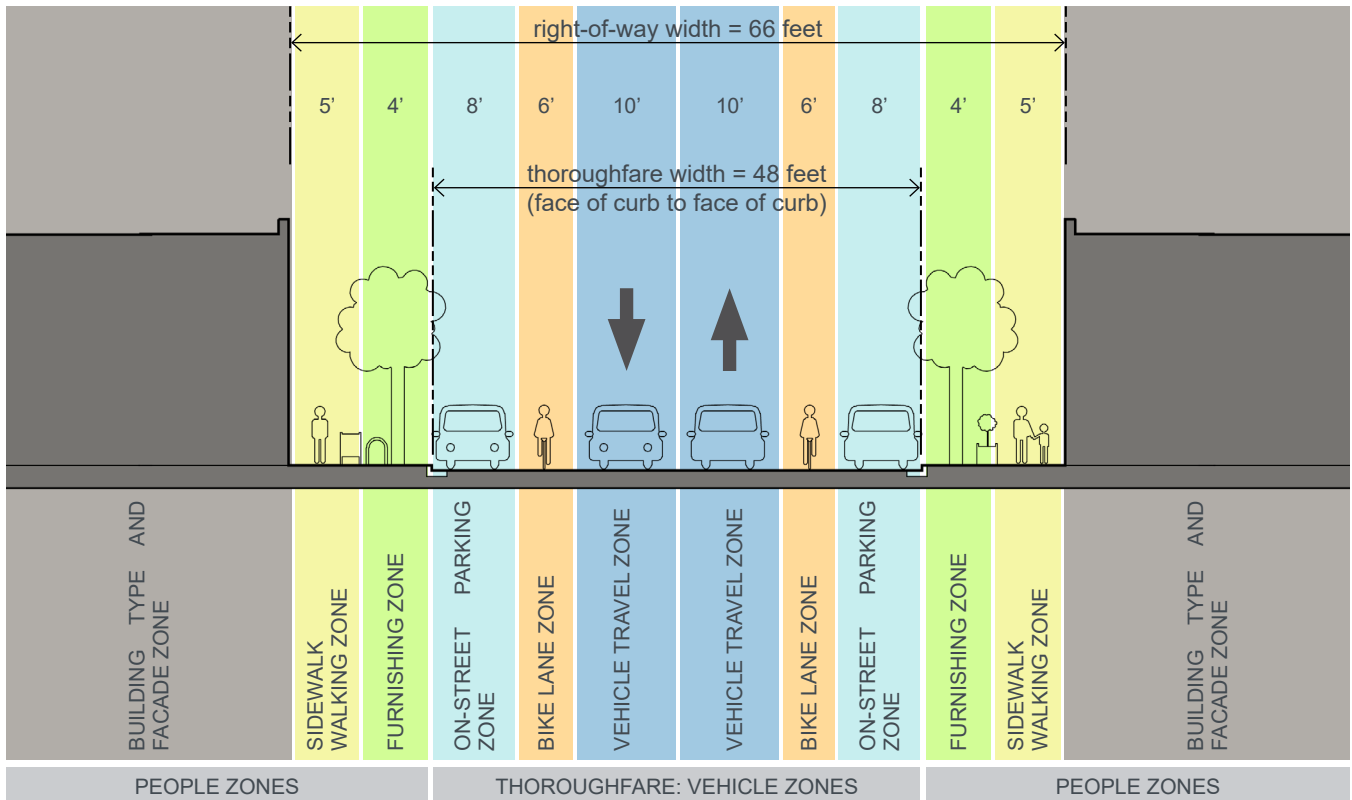
Landscaped Median / Vehicle Turn Lane Zone: Represents the portion of the Street Space dedicated to a center median to create a multi-way boulevard. Zone will have a vehicular turn lane at strategic locations to facilitate left turn movements. The following are guidelines for the Landscaped Median / Vehicle Turn Lane Zone:

- Minimum Landscaped Median / Vehicle Turn Lane Width: 10 feet
- Maximum Landscaped Median / Vehicle Turn Lane Width: 12 feet
- Street Tree Planter Type: Parkway consisting of a continuous landscaped area (no tree pits)
- Street Tree Planting Arrangement: Formal and regular spacing of trees at approximately 30 - 40 feet on center
- Street Lighting Type: Pedestrian-scaled decorative lights
- Movement Type: Left hand turn as required by access management

EXISTING STREET SPACE (looking east)

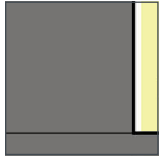


PROPOSED STREET SPACE (looking east)



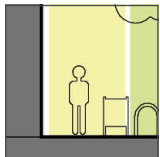
Lake Street: Conversion to a Multi-modal Street

These Street Space Guidelines promote the conversion of a two-lane street with intermittent on-street parking to a two-lane multi-modal street with dedicated bike lanes on each side. The Street Space includes permanent painted bike lanes and on-street parking at non-driveway locations. Driveways and access should be limited and combined wherever possible.



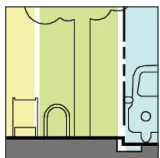
Building Type and Facade Zone: Represents the portion of the Street Space that is defined by the building wall at or near the property line.

- Refer to Article II for Form Generating Districts of parcel for building site placement requirements
- Refer to Article III for Building Type and facade requirements
- Building Type will indicate facade options for building wall facing the street and sidewalk



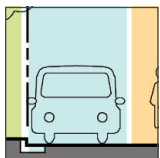
Sidewalk Walking Zone: Represents the portion of the Street Space that is dedicated exclusively to pedestrian activity. The following are guidelines for the Sidewalk Walking Zone:

- Minimum Width of Sidewalk: 5 feet
- Ideal Width of Sidewalk: Between 10 to 15 feet
- Sidewalk shall extend to property line or face of building wall
- Paving Material for Sidewalk: Concrete (brick pavers are optional)



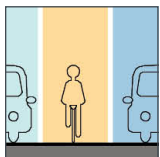
Furnishing Zone: Represents the portion of the Street Space dedicated to accommodating street trees, landscaping, street lighting, sidewalk signs, and seating. The following are guidelines for the Furnishing Zone:

- Width of Furnishing Zone: 10 to 12 feet (ideal) / 4 feet (minimum)
- Street Tree Planter Type: Required tree pit (well) with structural soil and/or expanded tree pit preferred.
- Street Tree Planting Arrangement: Formal and regular spacing of trees at approximately 30 - 40 feet on center
- Street Lighting Type: Pedestrian-scaled decorative lights
- Furnishing zone shall be paved
- Paving Material for Furnishing Zone: Concrete (brick pavers are optional)



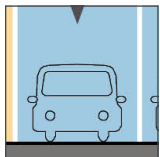
On-Street Parking Zone: Represents the portion of the Street Space dedicated to accommodating on-street parking. The following are guidelines for the On-Street Parking Zone:

- Minimum Width of Parking Zone: 7 feet (should include gutter width in measurement)
- Maximum Width of Parking Zone: 8'-6" (including gutter width)
- Parking Zone Designation: Pavement markings and signage



Bike Lane Zone: Represents the portion of the Street Space dedicated to accommodating bicycle traffic. The following are guidelines for the Bike Lane Zone:

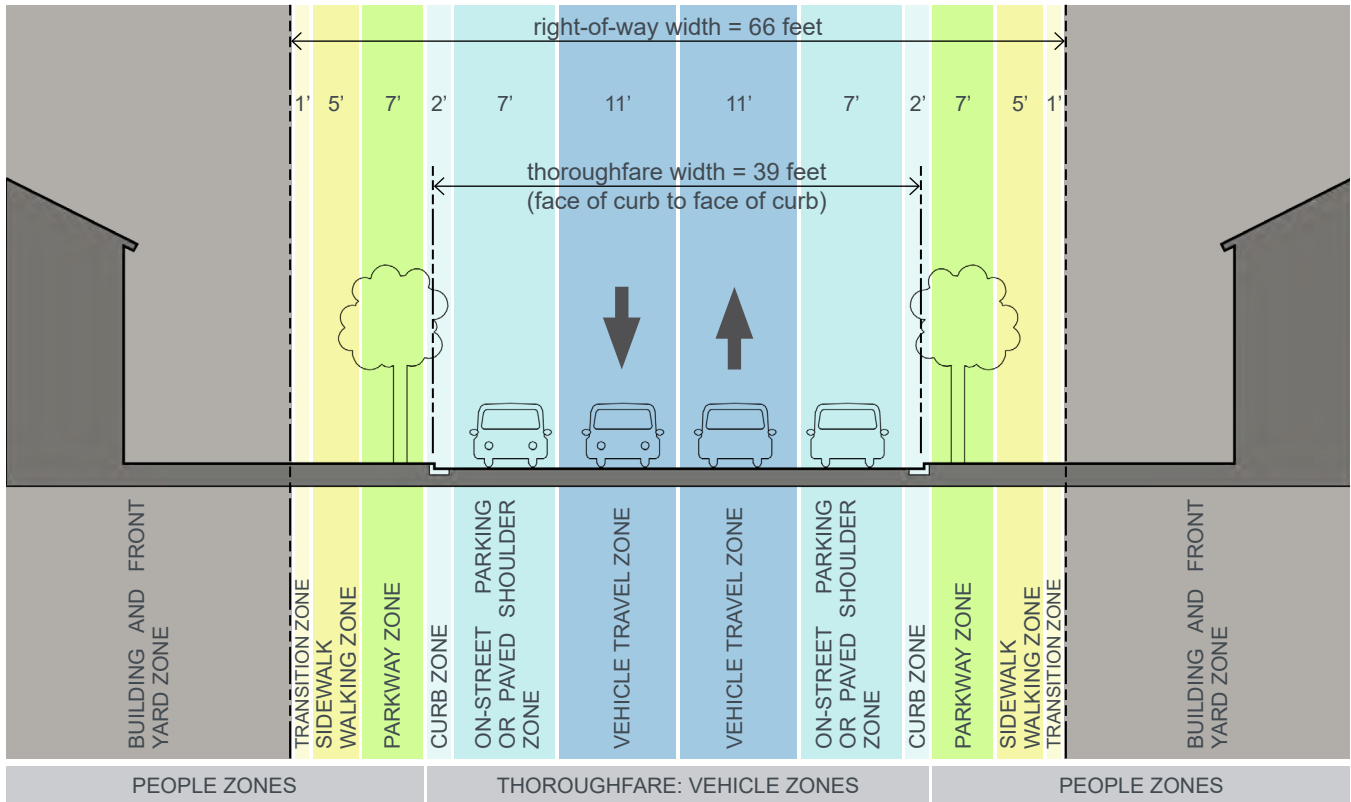
- Accommodation for Bicycle Traffic: Dedicated bike lanes
- Minimum Width of One-Way Bike Lane: 6 feet
- Bike Lane Designation: Pavement markings and signage



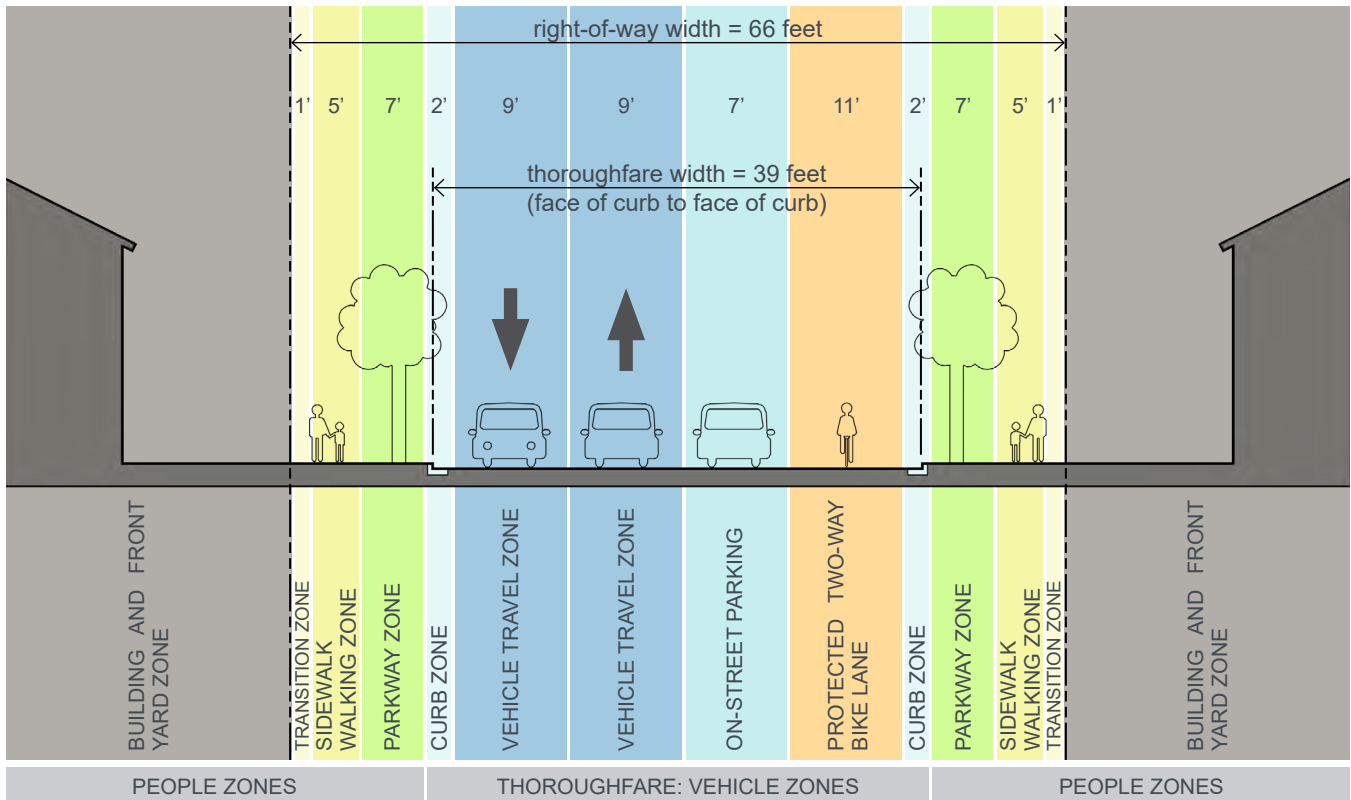
Vehicle Travel Zone: Represents the portion of the Street Space dedicated to vehicular travel. The following are guidelines for the Vehicle Travel Zone:

- Travel Lane Width: 9 feet (ideal) / 10 feet (maximum)
- Maximum Target Speed: 25 MPH
- Ideal Number of Travel Lanes: One in each direction

EXISTING STREET SPACE (looking south)



PROPOSED STREET SPACE (looking south)



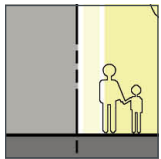
Church Street: Conversion to a Multi-modal Street

These Street Space Guidelines promote the conversion of a two-lane street with intermittent on-street parking on both sides to a two-lane multi-modal street with a two-way bike lane on one side, in lieu of on-street parking. The Street Space includes a permanent painted bike lane (cycle track) and on-street parking at non-driveway locations on one side of the street.



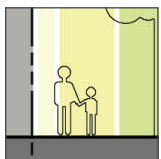
Building and Front Yard Zone: Represents the portion of the Street Space that is defined by a building with setbacks and a front yard.

- Refer to Article II for Zoning Districts of parcel for building site placement requirements



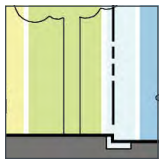
Transition Zone: Represents the portion of the Street Space that is between the property line and the sidewalk. The following are guidelines for the Transition Zone:

- Width of Transition Zone: 1 foot
- Transition area is typically landscaped to match the adjacent front yard.



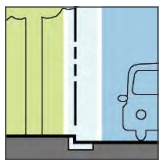
Sidewalk Walking Zone: Represents the portion of the Street Space that is dedicated exclusively to pedestrian activity. The following are guidelines for the Sidewalk Walking Zone:

- Minimum Width of Sidewalk: 5 feet
- Paving Material for Sidewalk: Concrete



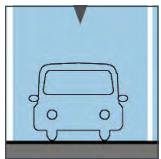
Parkway Zone: Represents the portion of the Street Space dedicated to accommodating street trees, landscaping, and street lighting. The following are guidelines for the Parkway Zone:

- Width of Parkway Zone: 8 to 10 feet (ideal) / 5 feet (minimum)
- Street Tree Planter Type: Parkway consisting of a continuous landscaped area (no tree pits)
- Street Tree Planting Arrangement: Formal and regular spacing of trees at approximately 30 - 40 feet on center
- Street Lighting Type: Pedestrian-scaled decorative lights



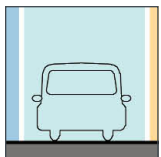
Curb Zone: Represents the portion of the Street Space dedicated to accommodating the curb and gutter assembly. The following are guidelines for the Curb Zone:

- Width of curb and gutter assembly: 6 inch curb and 18 inch gutter (2 feet total)
- Curb and gutter material: Concrete



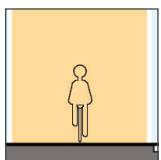
Vehicle Travel Zone: Represents the portion of the Street Space dedicated to vehicular travel. The following are guidelines for the Vehicle Travel Zone:

- Travel Lane Width: 9 feet (ideal) / 10 feet (maximum)
- Maximum Target Speed: 25 MPH
- Ideal Number of Travel Lanes: One in each direction



On-Street Parking Zone: Represents the portion of the Street Space dedicated to accommodating on-street parking. The following are guidelines for the On-Street Parking Zone:

- Minimum Width of Parking Zone: 7 feet
- Maximum Width of Parking Zone: 8 feet
- Parking Zone Designation: Pavement markings and signage



Bike Lane Zone: Represents the portion of the Street Space dedicated to accommodating bicycle traffic. The following are guidelines for the Bike Lane Zone:

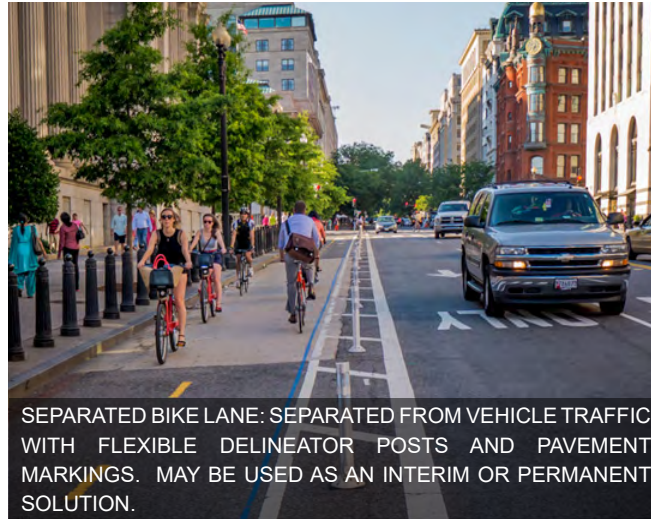
- Accommodation for Bicycle Traffic: Two-way dedicated bike lane (aka Cycle Track)
- Minimum Width of Two-Way Bike Lane: 11 feet
- Bike Lane Designation: Pavement markings, signage, buffers

Protected And Separated Bike Lanes:

The following images represent examples of Protected and Separated Bike Lanes that are referenced in the Street Space Guidelines (Sections 4.04, 4.05, and 4.06). These images describe the zones of the Street Space and should be used to inform the design of street conversions in Bridgman.



PROTECTED BIKE LANE: PROTECTED FROM VEHICLE TRAFFIC WITH TEMPORARY PLANTERS. MAY BE USED AS AN INTERIM SOLUTION.



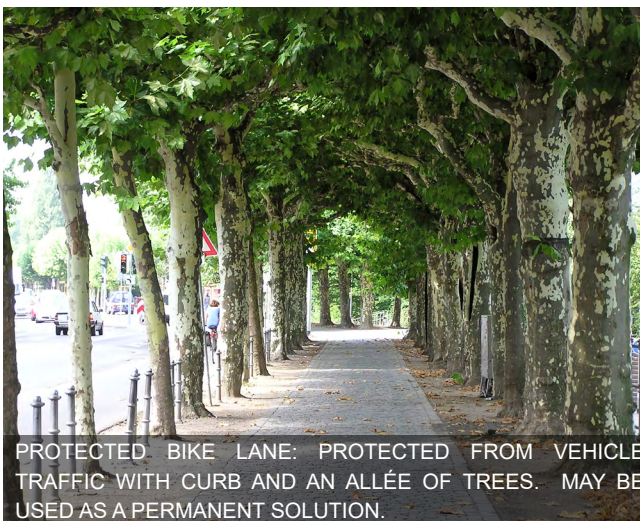
SEPARATED BIKE LANE: SEPARATED FROM VEHICLE TRAFFIC WITH FLEXIBLE DELINEATOR POSTS AND PAVEMENT MARKINGS. MAY BE USED AS AN INTERIM OR PERMANENT SOLUTION.



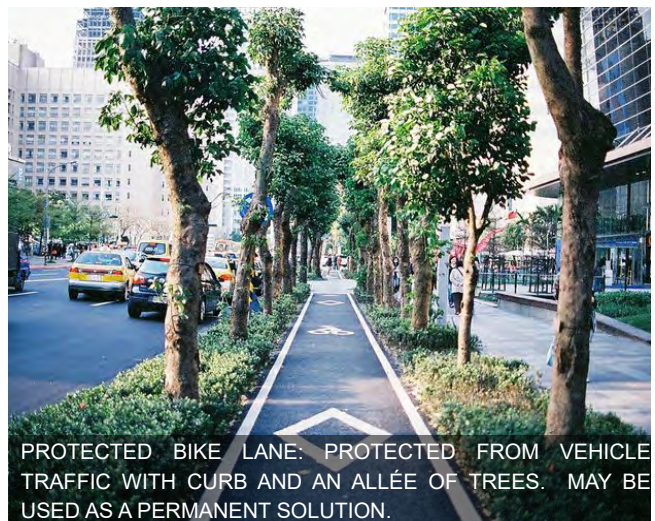
PROTECTED BIKE LANE: PROTECTED FROM VEHICLE TRAFFIC WITH "ARMADILLOS" AND PAVEMENT MARKINGS. MAY BE USED AS A PERMANENT SOLUTION ON STREETS WITH SLOW TRAFFIC SPEEDS.



PROTECTED BIKE LANE: PROTECTED FROM VEHICLE TRAFFIC WITH CURBED PLANTERS AND TREES. TWO-WAY MOVEMENT DENOTED WITH DIFFERENT PAVERS. MAY BE USED AS A PERMANENT SOLUTION.



PROTECTED BIKE LANE: PROTECTED FROM VEHICLE TRAFFIC WITH CURB AND AN ALLÉE OF TREES. MAY BE USED AS A PERMANENT SOLUTION.



PROTECTED BIKE LANE: PROTECTED FROM VEHICLE TRAFFIC WITH CURB AND AN ALLÉE OF TREES. MAY BE USED AS A PERMANENT SOLUTION.

ARTICLE V PARKING

5.01 PURPOSE

The purpose of this Article is to regulate and ensure the provision of parking spaces and access drives designed for motor vehicles and bicycles. The Article provides options for adjusting parking requirements and provides parking alternatives. These standards ensure that the parking needs of new land uses and development are met, while being designed and located in a manner consistent with the desired character and development patterns as outlined in the Master Plan.

5.02 APPLICABILITY

The regulations of this Section apply to all off-street parking and parking landscape areas:

- A. Whenever the use of a building or lot is changed to another classification of use, off-street parking facilities shall be provided as required by this Article.
- B. If the intensity of the use of any building (other than a single or two family residence) or lot is increased, through the addition of floor area, addition of seating capacity, number of employees, or other means, additional off-street parking shall be provided for such increase in intensity.

5.03 GENERAL STANDARDS

The regulations of this Section apply to all off-street parking and parking landscape areas: (Amended 4/2/2018, Res. 2018-05)

- A. Use of off-street parking facilities accessory to residential uses shall be used solely for the parking of noncommercial passenger vehicles owned by occupants of the dwelling. Under no circumstances shall required parking facilities, accessory to residential structures, be used for the storage of commercial vehicles.
- B. Residential Parking. Parking on any residential lot shall be limited to the parking of the following vehicles:
 1. Passenger motor vehicles which do not accommodate more than nine passengers;
 2. Motorcycles;
 3. Snowmobiles;
 4. Trucks not exceeding two tons in capacity;
 5. Recreational units such as a recreational vehicle, boat, riding lawn mower, ATV, covered utility trailer, or other motorized unit. A recreational unit parked or stored upon an established driveway shall be subject to the following limitations:
 - a. No portion of a recreational unit shall obstruct a public sidewalk.
 - b. No more than one recreational unit shall be permitted to be parked or stored upon any established driveway at one time. For purposes of this limitation, recreational units used in conjunction with one another, such as a boat mounted on a boat trailer, shall be con-

sidered as one unit.

- c. Recreational vehicle must be licensed. An unlicensed recreational vehicle may only remain on an established driveway for a period of four weeks.
 - d. Parking or storage of recreational units shall be limited to residentially developed sites (properties or lots with at least one dwelling unit). Parking or storage shall be limited to recreational units owned by any of the occupants of such residence, however, family members may park their recreational unit for up to 72 hours.
 - e. All recreational units parked or stored outside of an enclosed building shall be kept in a state of proper repair and shall be secured to prevent unauthorized entry or use.
 - f. No recreational unit shall at any time be used for living or storage.
6. Recreational unit(s) may be stored in the side yard under the following conditions:
- a. Provided there is a minimum space of three feet clearance from the dwelling, a minimum space of one foot clearance from the property line of the adjoining property and provide a minimum space of three feet clearance from neighbors dwelling.
 - b. Recreational unit(s) must be located on an established driveway with a finished surface of asphalt, concrete, pavers, permeable pavers, grass pavers or another similar durable surface, or on a nonconforming, established driveway or parking space as defined by this Ordinance, however such pavement, asphalt or previously stated material shall not obstruct the required drainage on site. An apron shall not exceed 50 feet in length or 10 feet in width.
 - c. In those cases where an apron currently exists it shall meet all requirements of this article.
 - d. Prior to construction or expansion of a storage or parking apron, a permit shall be obtained from the Building Official. A permit application shall show the location, size, shape, design, and surface material of the driveway or parking space and the name, address, telephone number, and licensing information of the person performing the work. If the application complies with this section, then the Building Official shall issue a permit for the construction and use of such driveway or parking space.
 - e. A driveway or parking space shall be made accessible to the public street by an asphalt, concrete, or driveway constructed of pavers.
 - f. Neither a driveway nor a parking space

shall be placed directly between a residential structure and the street right-of-way, or in the front corner on a corner lot, except for a driveway to a vehicle entrance of a garage attached to the residential structure. Additional driveway or parking area such as expanded driveway width, parking for recreational vehicles and turnaround accommodations may be constructed in residential yards only when located 25 feet or more from a street right-of way (see graphic).

- C. No person shall park or store any recreational unit upon any public property located in a residential area, including public streets, rights-of-way, sidewalks and/or in planting areas between sidewalks and curb lines.
- D. Trucks exceeding two tons in capacity shall be limited to the parking of those vehicles for deliveries, service calls, and other short duration parking.
- E. A required off-street parking space shall measure at least nine (9') feet in width by at least eighteen (18') feet in length, exclusive of drive aisles or access drives.
- F. Off-Street parking shall be separated at least five (5) feet from buildings in order to allow for sidewalk, landscaping and other plantings between the building and parking lot.
- G. Aisle widths shall be at least the following:
 - 1. Perpendicular parking: 20 feet
 - 2. Angle parking with two-way travel: 16 feet
 - 3. Angle parking with one-way travel: 12 feet
- H. Parking shall not be permitted within any parkway, or area between the back of curb and sidewalk.
- I. Parking lots shall be properly maintained and of concrete, asphalt or pervious paving.
- J. All parking lot lighting shall comply with Article VII, General Provisions, Section 7.18. Parking lot lighting shall be dark sky compliant and shall not exceed fifteen (15') feet in total height.

5.04 REQUIRED OFF-STREET PARKING SPACES

The number of required off-street parking spaces shall be provided and maintained on the premises or as otherwise allowed by this Article, on the basis of the following:

- A. When units or measurements determining the number of required parking spaces result in a fraction over one-half, a full parking space shall be required.
- B. In the case of a use not specifically mentioned, the requirement for off-street parking facilities for a specified use which is most similar shall apply, as determined by the Zoning Administrator.

- C. Each twenty-four (24) inches of bench, pew or similar seating facilities shall be counted as one seat.
- D. Where parking requirements are based upon maximum seating or occupancy capacity, the capacity shall be as determined by the Building Code and the Fire Code.

5.05 MODIFICATION OF PARKING REQUIREMENTS

Parking space requirements may be reduced by no more than fifty percent (50%) as part of the site plan review authority, based on one or more of the following conditions:

- A. Shared Parking With Staggered Peak Periods. Where there is a mix of land uses on two (2) or more adjacent lots create staggered peak periods of parking demand, the on-site parking requirements for the adjacent lots may be reduced subject to the following:
 - 1. Shared parking areas shall be located within three hundred (300) feet of the use.
 - 2. Pedestrian connections shall be maintained between the shared parking and the buildings or uses.
 - 3. Lots shall be adjacent and shall be interconnected for vehicular passage.
 - 4. A shared parking agreement shall be submitted and approved.
 - 5. For shared parking with places of worship, the other uses shall not normally operate during peak hours.
 - 6. Shared parking may only constitute 50% of the total parking requirement.
 - 7. Documentation of these requirements shall be submitted to the Zoning Administrator.
- B. Buildings With A Mix Of Uses In A Single Building. Where one (1) building on one (1) lot creates staggered periods of parking demand, the on-site parking requirements for the single lot may be reduced subject to the following:
 - 1. The building has a mixture of uses for which the parking demand is shown to vary throughout the day and night, creating a staggered demand for parking at any given time.
- C. Availability of Other Modes of Travel. To qualify the site plan must incorporate bicycle parking facilities as applicable.
 - 1. Bicycle Reduction. Parking requirements may be reduced by one space for every 4 covered secure bicycle parking spaces that are provided on the site.
- D. Where the applicant has provided a parking study, conducted by a qualified professional, that demonstrates that another standard would be more appropriate based on the actual number of employees or expected level of customer traffic. Actual counts at a similar establishment provided by the applicant may

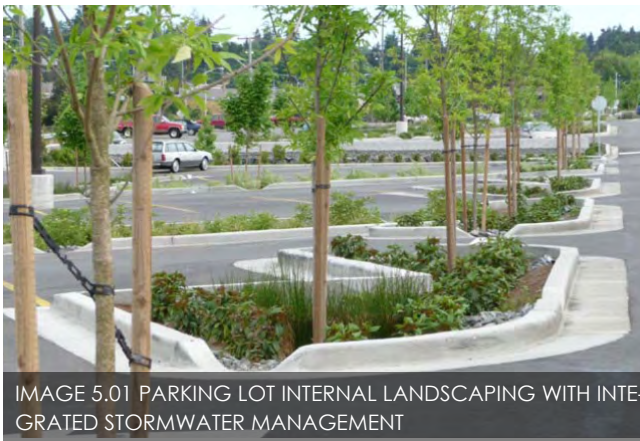


IMAGE 5.01 PARKING LOT INTERNAL LANDSCAPING WITH INTEGRATED STORMWATER MANAGEMENT

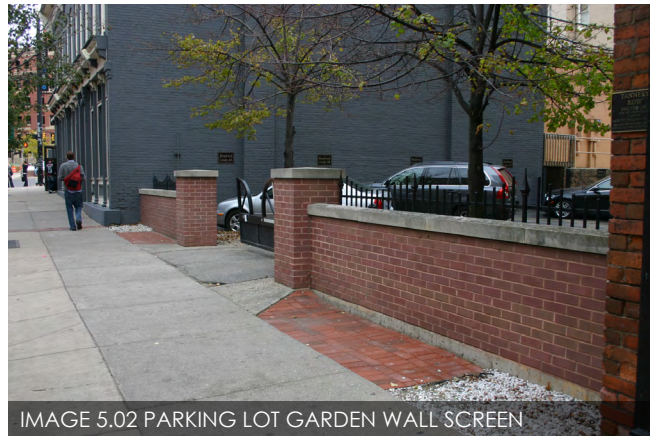


IMAGE 5.02 PARKING LOT GARDEN WALL SCREEN

also be acceptable.

- E. A parking study may be required as part of site plan review to document that any one of criteria A. through D. above would be met.

5.06 OFF-STREET PARKING FACILITIES FOR SINGLE AND TWO FAMILY

- A. Off-street parking facilities required for single and two family dwellings shall be located on the same lot or parcel as the building that they are intended to serve, and shall consist of garage or open parking. All residential driveways shall provide a minimum width of nine (9) feet. Driveways must be paved. All parking spaces must be paved and no more than one space may be located within the required front yard.
- B. The open storage of disassembled or component parts for any vehicle of any type shall be prohibited at all times.
- C. Recreational vehicles shall not be used for lodging or housekeeping purposes, except as otherwise authorized by permit.
- D. Any storage of any goods or materials out of doors shall be the property of the resident and any stored vehicle shall have current registration and licensing.
- E. No recreational vehicle shall be parked or stored on any roadway or road right-of-way.
- F. Outdoor storage items shall be placed no closer than three (3) feet from a side lot line or five (5) feet from a rear lot line and provided that such storage does not prevent clear access between the front and rear yards of the parcel for a person on foot.
- G. All outdoor storage associated with all uses, including recreational vehicles except agriculture shall occur on a paved surface, and any paved surface shall comply with the lot coverage and setback standards of the applicable zoning district.



IMAGE 5.03 PARKING LOT GARDEN WALL SCREEN WITH LANDSCAPE ON STREET SIDE



IMAGE 5.04 PIERCED GARDEN WALL WITH PIER AND BRICK CAP



IMAGE 5.05 GARDEN WALL WITH PIER AND METAL FENCE

5.07 OFF-STREET LOADING AND ACCESS

Refer to access requirements for off-street parking in the Form Generating Districts and Section 5.12.

5.08 PARKING LOT INTERNAL LANDSCAPING

In order to provide a more aesthetic appearance, a measure of shading, increased oxygen generation, and reduced air pollution, wherever site plan approval is required in the part of that approval shall include a parking lot landscaping plan unless waived by the Zoning Administrator.

The general landscaping standards of Article VII of this Zoning Ordinance are applicable. The following standards shall also apply:

A. For every fifteen (15) parking spaces, or fraction thereof, there shall be provided a landscape island at least 10 feet in width and 18 feet in length. Said landscape island shall include at least one canopy tree of at least 2.5 inches in caliper. Other landscape treatment shall be included in the landscape island, including, but not limited to, groundcover, ornamental grasses, annual or perennial flowers or shrubbery. Shrubby must be planted at least three (3) feet from all sidewalks, drives and parking spaces so as to not infringe upon access. Required interior landscape islands shall be dispersed evenly throughout the parking lot (refer to Images 5.01 and 5.02).

B. Landscape area may be used as part of the on-site stormwater management system.

5.09 PARKING LOT LANDSCAPE SCREEN

In order to screen parking lots from the public realm, to provide spatial definition along sidewalks and public rights-of-way, and to provide a more aesthetic appearance, wherever site plan approval is required, part of that approval shall include a parking lot landscaping plan unless waived by the Zoning Administrator. The general landscaping standards of Article VII of the Bridgman Zoning Ordinance are applicable. The following standards shall also apply to screening of parking lot areas in the Form Generating Districts.

Parking lots located adjacent to primary and secondary streets shall have one (1) of the following landscape screens at the parking lot edge:

- A. Garden Wall (refer to Images 5.02, 5.03, 5.04, and 5.05):
1. Constructed of brick or other masonry as approved by the Zoning Administrator or Planning Commission.
 2. 24" to 36" high, measured from the adjacent grade.
 3. Wall may be solid or pierced to create a pattern of solids and voids (refer to Image 6.05).
 4. Wall shall be capped with a brick, stone or concrete cap.
 5. Wall may have piers that are no more than 42" above adjacent grade.
 6. Wall may include a decorative metal fence



IMAGE 5.06 PARKING LOT DECORATIVE METAL FENCE SCREEN



IMAGE 5.07 PARKING LOT DECORATIVE METAL FENCE SCREEN WITH LANDSCAPE ON STREET SIDE AND BRICK PIERS



IMAGE 5.08 PARKING LOT LANDSCAPE HEDGE SCREEN

7. on top of masonry. Walls capped with fence shall be no more than 42" high (refer to Image 5.06).
7. A two (2) foot minimum buffer shall be provided between the wall and the parking/loading area to accommodate the overhang of cars and protect the wall whenever cars are likely to park adjacent to the wall. Parking bumper blocks may be used to achieve this buffer.
8. Walls may have landscape adjacent to them on the street side. If provided, landscape shall have a minimum two (2) foot wide and maximum four (4) foot wide landscape edge placed on the street side of the wall. Canopy trees,

groundcover, ornamental grasses, annual or perennial flowers, or a combination thereof may be used to soften the appearance of the wall (refer to Image 5.03).

B. Decorative Metal Fence (refer to Images 5.06 and 5.07):

1. Constructed of aluminum, steel, wrought iron, or other approved material by Zoning Administrator or Planning Commission.
2. 24" to 42" high, measured from adjacent grade.
3. Fence may have brick piers that are no more than 42" above adjacent grade and spaced at a minimum of 10 feet on center (refer to Image 5.07).
4. Wire or chain link fences and painted or stained wood fences are not permitted.
5. A two (2) foot minimum buffer shall be provided between the fence and the parking/loading area to accommodate the overhang of cars and protect the fence whenever cars are likely to park adjacent to the fence. Concrete bumper blocks may be used to achieve this buffer.
6. Fences may have landscape adjacent to them on the street side. If provided, landscape shall have a minimum two (2) foot wide and maximum four (4) foot wide landscape edge placed on the street side of the fence. Canopy trees, groundcover, ornamental grasses, annual or perennial flowers, or a combination thereof may be used to soften the appearance of the fence (refer to Image 5.07).

C. Continuous Landscape Hedge (refer to Image 5.08):

1. Hedge shall be maintained at a 42" maximum height, measured from adjacent grade.
2. Hedge shall be composed of suitable landscape material so that it is continuous along the property line within two years of planting.
3. If landscape material dies, it shall be replaced with similar material to ensure height and continuity requirements.
4. A two (2) foot minimum buffer shall be provided between the fence and the parking/loading area to accommodate the overhang of cars and protect the fence whenever cars are likely to park adjacent to the fence. Parking bumper blocks may be used to achieve this buffer.

D. Required parking lot screens adjacent to single-family detached may include any of the above screens, or a minimum four (4) foot wide landscape buffer that includes the following:

1. Minimum of one (1) canopy tree of at least 2.5 inches caliper for every twenty (20) linear feet of buffer.
2. Six (6) foot high solid fence along the com-

mon lot line up to within twenty-five (25) feet of the street. Fence shall be made of wood or other materials as approved by the Zoning Administrator.

3. Landscape buffer shall include other landscape treatment, including, but not limited to, groundcover, ornamental grasses, annual or perennial flowers or shrubbery. Shrubby must be planted at least three (3) feet from all drives and parking spaces so as to not infringe upon access.

5.10 PARKING REQUIRED

The minimum number of off-street parking spaces shall be as follows:

	USE	AMOUNT
RESIDENTIAL	Accessory Building and Structure*	N/A
	Single Family Detached	2 per dwelling
	Single Family Residential, All Floors	1 per dwelling
	Multi-family Residential, All Floors	1 per dwelling
	Residential, Upper Floor Only	1 per dwelling
	Bed and Breakfast	1 per room
	Foster Care, Adult	2 per dwelling
	Day Care, Family	2 per dwelling
INSTITUTIONAL & OPEN SPACE	Place of Public Assembly	.3 per seat
	School	.3 per seat
	Park	N/A
	Plaza	N/A
COMMERCIAL	Retail	1 per 500 sf.
	Office	1 per 500 sf.
	Eating and Drinking Establishment	1 per 300 sf.
	Hotel/Lodging	1 per room
	Professional Services	1 per 500 sf.
	Brewery/Distillery	1 per 300 sf.
	Veterinary Clinic	1 per 500 sf.
	Automobile Sales	1 per 500 sf.
	Gas/Service Station	1 per 500 sf.
	Drive-through Establishment	1 per 500 sf.
Sexually-Oriented Business	1 per 500 sf.	
INDUSTRIAL & UTILITY	Communication Tower	2 total
	Craft Industry	1 per 600 sf.
	Storage/Warehouse/Assembly	1 per 600 sf.
	Textile Processing	1 per 600 sf.

- A. An applicant may count available on-street parking within 750 feet of a building entrance toward meeting the parking requirements. Further, parking may be reduced or shared according to Section 5.05.
- B. Parking shall not be required for any use within the DC Form Generating District.
- C. For uses not included above, parking spaces shall be provided on the same basis as required for the most similar listed use, or as determined by the Zoning Administrator.

5.11 BICYCLE PARKING

- A. Bicycle parking shall be located on paved or pervious, dust-free spaces, and shall be a minimum of 2' by 6'. Bicycle parking shall be located in a convenient and visible area, and within 100' of building entries, when possible.
- B. Bicycle parking shall be provided at a rate of 20% of required vehicular parking.
- C. All bicycle parking facilities shall be securely anchored to the surface so they cannot be easily removed and shall be of sufficient strength to resist vandalism and theft.
- D. All bicycle parking facilities shall be within the parkway zone to allow for at least five (5) feet of clear passage for pedestrians.
- E. All bicycle parking facilities shall support bicycles by at least two contact points on the bicycle to prevent the bicycle from falling over and to prevent damage to wheels, frame, or other components.
- F. All bicycle parking facilities within vehicle parking areas shall be separated by a curb or other physical barrier to protect bicycles from damage by automobiles and other moving vehicles.
- G. Existing municipal bicycle parking facilities located within 400' of the proposed use may be counted towards the bicycle parking facilities requirement.
- H. Bicycle parking facilities are subject to and shall meet all the following requirements:
 1. The facilities shall be located at least three feet away from any wall, fence, or other structure.
 2. When multiple short-term bicycle parking facilities are installed together in sequence, they shall be installed at least three feet apart and located in a configuration that provides space for parked bicycles to be aligned parallel to each other.
 3. The facilities shall be installed in a clear space at least two feet in width by six feet in length to allow sufficient space between parked bicycles.

5.12 OFF-STREET LOADING

- A. Location. All required loading berths shall be located on the same lot as the use served. No loading berth for vehicles over two tons capacity shall be closer than fifty (50) feet to any property in a residential district unless completely enclosed by building walls, or a uniformly painted solid fence or wall, or any combination thereof, no less than six feet in height. No permitted or required loading berth shall be located within twenty-five (25) feet of the nearest point of intersection of any two streets.
- B. Size. Unless otherwise specified, a required loading berth shall be at least ten (10) feet in width and at least twenty-five (25) feet in length, exclusive of aisles and maneuvering space, and shall have a vertical clearance of the least fourteen (14) feet. The length of the berth shall be increased to a minimum of fifty-five (55) feet, if intended to serve semi-tractors and trailers.
- C. Access. Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements.
- D. Surfacing. All open off-street loading berths shall be concrete or asphalt.
- E. No motor vehicle repair work or service of any kind shall be permitted in conjunction with loading facilities provided in any residence or Form Generating District.
- F. Loading areas, if provided, shall not be used as space requirements for off-street parking requirements.

ARTICLE VI SIGNAGE

6.01 PURPOSE

The regulation of signs is intended to protect and further the health, safety and welfare of the general public; maintain and improve the City's appearance; preserve community character; minimize traffic hazards; provide safer conditions for pedestrians and promote economic development consistent with the adopted City of Bridgman Master Plan. This is achieved by regulating the construction, alteration, repair, maintenance, size, location, and number of signs.

The City further determines that overall regulations for signs, especially number, size, and placement, are desirable in order to:

- A. Protect the public right to receive messages and information protected by the First Amendment of the U.S. Constitution;
- B. Prevent or limit traffic or pedestrian accidents, injuries, deaths, and property damages resulting from obstructed vision, distraction or confusion to the public or to emergency safety personnel;
- C. Minimize the risk of damage and injuries from signs that are dilapidated, wind blown, electric shock hazards, etc.;
- D. Achieve some uniformity and balance in the size, number and placement of signs;
- E. Promote and enhance aesthetic and environmental values of the community by providing for signs that do not impair the attractiveness of the City as a place to live, work and shop;
- F. Prevent blight;
- G. Encourage equality among business and property;
- H. Otherwise protect the public health, safety, peace and general welfare; and
- I. Accommodate special circumstances or events that may create a need for temporary signs for a limited and reasonable period of time.

6.02 PERMIT PROCESS

No sign that is not specifically listed as exempt from the provisions of this ordinance shall be erected, constructed, attached, relocated, or structurally altered without obtaining approval/permit by the Zoning Administrator. Unless otherwise provided in Article VI, such approvals/permits are not required for temporary signs, signs listed as exempt, or for routine sign maintenance.

- A. Each person or entity desiring to replace, erect, construct, attach, relocate or structurally alter, other than temporary signage, shall make written application to the Zoning Administrator accompanied by the applicable fees, as adopted by the City Council, which shall include the following:

- 1. Size, height, location, description, and material of the sign;
- 2. Name of the manufacturer, contractor, owner, and business advertised;
- 3. Scaled drawing(s) and description of copy, structure, and lighting;
- 4. Photo(s) or drawing(s) of the proposed sign location(s); and
- 5. Written consent with signature(s) of the property owner(s) or authorized designee(s).
- 6. Certificate of Insurance, certifying that the applicant is insured against bodily injury and for property damage arising out of the erection, maintenance, repair, and replacement of the sign, in the following amounts:
 - a. Bodily injury: \$100,000 each person; \$300,000 each accident
 - b. Property damage: \$50,000
- 7. Other information may be required to demonstrate compliance with Article VI.

- B. No sign requiring a sign permit shall be erected or installed until an application is approved.
- C. The permit review may be eliminated if the required information is part of a site plan review in which case the Planning Commission shall recommend approval, approval with conditions or denial of the request.
- D. Expiration. A sign permit shall expire one (1) year from its effective date if the sign is not constructed, unless an extension not to exceed one year has been granted by the Zoning Administrator. The Zoning Administrator may deny a request for extension of time if substantial changes in circumstances have occurred.
- E. Review criteria. The Zoning Administrator or the Planning Commission shall consider the following criteria in addition to any other criteria elsewhere specified in consideration of any request made pursuant to Article VI. 1. The purpose of this Article and the zoning ordinance in general.

6.03 REGULATIONS REGARDING SIGNS

The following standards shall apply to all signs, whether allowed without a permit or requiring a permit.

- A. Sign area.
 - 1. Projecting, Portable, Ground and Freestanding: The area of the sign shall be measured as follows: The area around and enclosing the perimeter of the cabinet in which the sign is contained shall be totaled to determine the aggregate sign area. If the sign is composed of two or more sign cabinets, the area enclosing the entire perimeter of all cabinets within a single, continuous geometric figure shall be the area of the sign. The perimeter of measurable area shall not include embellishments such as pole covers, finials, or architectural ornament provided that there is no written or

- graphic copy on such embellishments. All face areas of any multi-faced sign shall be counted in calculating its area. For a double-faced sign in a single cabinet, only the area of one face is counted. Sign height shall be measured as the vertical dimension from the finished grade to the highest point of the highest attached projection of the sign and shall not include embellishments such as pole covers, finials, or architectural ornaments provided that there is no written or graphic copy on such embellishments.
2. Wall Signs: The area around or enclosing each sign cabinet, or, where sign cabinets are not used, the area within a single, continuous perimeter composed of any straight-line geometric figure which encloses the extreme limits of the message. Wall signs shall not extend further than twelve (12) inches from the face of the wall to which it is attached.
- B. Where a projecting sign, awning or canopy sign or suspended sign protrudes over any public or private sidewalk or walkway, the bottommost point of the sign structure shall be at minimum of nine (9) feet from the surface of the sidewalk.
 - C. Signs supports and uprights shall not contain a commercial message.
 - D. No sign may obstruct vehicular view of roadway traffic.
 - E. Where a proposed sign appears to meet the definition of more than one (1) sign, the most restrictive requirements and limitations of the defined sign types shall apply.
 - F. No sign shall be of a design that imitates, or which may be confused with, legitimate traffic controls.
 - G. Signs should be oriented so as to be perpendicular to the roadway.
 - H. Illuminated signs. Signs with external or internal illumination shall be allowed in any district, subject to the following standards:
 1. A sign intended to be internally illuminated shall consist of a dark background with contrasting light lettering and/or symbols so as to minimize the intensity of the internal light source.
 2. All externally lighted signs shall be illuminated from the top downward and have full-cut-off shielding to direct the light toward the sign face and to shield the light source from view of vehicular and pedestrian traffic and adjacent property.
 3. No signs with external or internal illumination, including electronic message boards, shall have lighting of a blinking, flashing, or fluttering nature; including, changes to intensity, brightness or color in a blinking, flashing or fluttering manner.
 4. All signs with external or internal illumination shall be required to have an electrical permit.
- I. Materials. Ground sign bases shall be constructed of brick, concrete, stone (or equivalent imitation stone) or other similar material as approved by the Zoning Administrator or Planning Commission. Ground bases shall be a minimum of 18" high.
 - J. Landscaping. A landscape area around the base of a Ground and freestanding sign shall be provided and shall not obscure visibility of the sign itself.
 - K. Maintenance: All signs shall be maintained in a safe condition with proper bracing, anchorage and foundation and be subject to inspection by the Building Inspector or another designated representative. A sign which no longer serves the purpose for which it was intended, or is abandoned, or is not maintained in accordance with applicable regulations of the City shall be removed by the owner.
 - L. Removal of Signs. A sign shall be removed by the owner upon receipt of notice from the City stating that the sign is unsafe or not properly maintained or otherwise does not comply with the requirements of Article VI by reason of its size, height, design, condition or location. The notice shall state that if the owner does not remove the sign, or correct the unsafe or improper condition, within a specified time period, the sign may be removed by the City. Upon failure to remove or correct the unsafe or improper condition, the City may take whatever action is necessary to have the sign removed or to otherwise abate the unsafe or improper condition, and in addition to other available remedies, the City shall have the right to recover from the owner of the sign the full costs of removing and disposing of the sign or abating the unsafe or improper condition.
 - M. Temporary Signs:
 1. Temporary signage does not require a permit issued by the Zoning Administrator.
 2. Display of a temporary sign shall occur no more than two (2) weeks prior to the event or activities and shall be removed within two (2) days of the conclusion of the event or activity provided that the sign shall not exceed thirty-two (32) square feet in sign area per frontage. Such signage shall not exceed eight (8) feet in height. Business's may only display temporary signage during business hours.
 3. A temporary sign which is a banner shall be secured at every corner.

4. Temporary signs shall be displayed in a manner so as to not cover nor obscure address markers or other signage upon the building.
5. No temporary sign shall be displayed longer than thirty (30) days in a usage period except for Realtor Sale, Lease, Rent signs.
6. Temporary signs that are torn or otherwise in disrepair shall be prohibited.
7. Temporary signs shall not be located on public land, in a public right-of-way, or in a private road easement.

6.04 EXEMPT SIGNS

All signs listed in this section are subject to all other applicable requirements of Article VI and other applicable provisions of the City of Bridgman.

- A. Signs placed or authorized by the city, county, state, or federal government in or over the publicly owned right-of-way as well as signs required by city, state, or federal government located on private property;
- B. Flags or insignia of any nation, state, local government, community organization, education institution;
- C. Customary lettering on, or other insignia which are a structural part of, a gasoline pump, consisting only of the brand name gasoline sold, lead warning sign, a price indicator, and any other sign required by law, and not exceeding a total of three (3) square feet on each pump.
- D. Tablets, cornerstones, historical or commemorative plaques;
- E. Window displays;
- F. Seasonal lights and decorations with no commercial message;
- G. Signs erected by a recognized neighborhood watch group advertising the organization or program;
- H. Onsite handheld signs;
- I. Accessory signs;
- J. Signs for hospital or emergency services and railroads;
- K. Incidental Signs, provided the signs do not exceed one and a half (1.5) square feet in area for each sign, with no more than five (5) signs allowed for each permitted structure;
- L. An exterior sign erected next to an entrance, exit, rest room, office door, or telephone, provided the sign is no more than four square feet in area, used to identify or locate a property feature;
- M. Any sign that is not visible to motorists or pedestrians on any public highway, sidewalk, street, alley, or other area open to public travel;
- N. One indirectly illuminated or non-illuminated wall sign not exceeding one and one-half square feet in area placed on any residential building, used as a name or address plate;
- O. Signs including but not limited to vehicle wrap or skin, placed in or attached to a passenger vehicle, commercial vehicle, bus, or railroad car that is regularly used for purposes other than the display of signs;
- P. Signs, up to four (4) square feet and no taller than four (4) feet, constructed or placed within a parking lot, to direct traffic and parking;
- Q. A sign that does not exceed four (4) square feet in area and four (4) feet in height, and is erected to indicate a danger to the public or to designate where public access is prohibited;
- R. Signs located within a sports stadium or athletic field, or other outdoor assembly area, which are intended and oriented for viewing by persons within the facility;
- S. Real Estate and Subdivision Signs. One unlighted sign per frontage stating that the site is for rent or sale by the owner or named agent and giving information regarding size, price and terms. Such signs may be placed in the yard or attached to the outside of the building. Freestanding real estate signs may not exceed three and one-half feet in height from the ground level to the top of the sign. Real estate signs may not exceed sixteen (16) sq. ft. in area. Real estate signs larger than sixteen (16) sq. ft. will require a sign permit;
- T. Campaign/Political, Garage/Rummage Sale, Real Estate (Sale, Rent or Lease) or of like Sign:
 1. No sign shall be attached to any utility pole, public structure, pole or structure supporting a traffic-control sign or device, or hydrant,
 2. No sign shall be placed on any tree or shrub by any nail, tack, spike or other method that will cause physical harm to the tree or shrub,
 3. No sign shall be placed in such a manner as to obstruct the public use of the sidewalk or interfere with the visibility of persons operating motor vehicles or constitute a hazard to persons using the public road or right-of-way,
 4. No sign shall be placed in the roadway or on the sidewalk,
 5. No sign shall be placed in that portion of the public right-of-way or easement past the sidewalk without the consent of the adjoining property owner or person in possession if different from the owner,

- U. Directional signs that do not contain a commercial message, including Stop, Yield, One Way and similar signs, provided the following are met:
 1. Directional signs shall not exceed six (6) sq. ft. in area or thirty (30) inches in height.
 2. The number of directional signs permitted on a property shall be the minimum number necessary to provide adequate orientation, as determined by the applicable City representative, council or commission.
- V. Signs giving notice that a structure on a premises is protected by alarm or security service, provided such signs are not larger than one (1) sq. ft. and are located within 5 feet of the structure.
- W. School Activity Signs. A sign denoting the participation of an occupant of the residence on the lot in a public or private school sport or activity, provided such sign is no larger than six (6) sq.ft.
- X. Signs promoting non-commercial community-wide events provided such sign is no larger than six (6) sq.ft. and is removed after the event occurs.
- Y. One flashing open/closed sign not exceeding two (2) sq.ft.

6.05 PROHIBITED SIGNS

The following signs are prohibited in the City of Bridgman:

- A. Signs which are obsolete, abandoned, hazardous and signs that do not relate to the business or land use on the property where the sign is located.
- B. A private use sign located on public land, in a public right-of-way, or in a private road easement, unless it is part of the traffic control information for that road.
- C. Signs which do not comply with Federal or State laws or regulations, applicable local ordinances or regulations, and signs which do not comply with this Ordinance.
- D. Signs affixed to utility poles or directional signs or any lawful sign within the right-of-way.
- E. Animated or moving signs, as defined herein; provided, however, clocks and thermometers are permitted.
- F. Flashing signs, except as provided in Article 6.04 (Y).
- G. Electronic Digital (Video) signs.
- H. Pennants, searchlights, banners or bunting, lighter than air balloons and signs, air- filled balloons, signs animated by forced air, and streamers.
- I. Signs that are not clean and in good repair, and signs that are out of compliance with applicable building and electrical codes.

- J. Signs that are not official traffic signs that appear to or attempt to regulate, warn, or direct the movement of traffic, which interfere with or resemble any official traffic sign, signal, or device, and which may obstruct a motorist's vision.
- K. Off-Site signs, also referred to as "Billboard Sign", except as lawfully existed prior to adoption of City's Zoning Ordinance.
- L. Portable signs in the following categories:
 1. Signs on vehicle parked on private property, public property, or right-of-way, unless the vehicle is used for transport in normal day-to-day operations of a business, except as provided in Article 6.04 (O).
 2. Portable or temporary signs in the public right-of-way, unless approved by the Zoning Administrator.
- M. No sign shall extend beyond a roof line, wall or opening in a wall.
- N. N. Roof signs.
- O. O. Signs within or which overhang streets, except as allowed in Article VI.

6.06 SIGN SUBSTITUTION

A protected noncommercial message of any type may be substituted, in whole or in part, for the message displayed on any sign for which the sign structure or mounting device is legal without consideration of message content. This provision applies to all signs. Such substitution of message may be made without any additional approval, permitting, registration or notice to the City.

6.07 SIGN DEFINITIONS

The following sign definitions shall be used for the City of Bridgman Zoning Ordinance. The following term shall mean:

A

SIGN DEFINITIONS "A"

Abandoned Sign - A sign or sign structure where either: (1) the sign is no longer used by the property or sign owner, in which case discontinuance of sign use may be shown by cessation of use of the property where the sign is located for the use or purpose associated with the sign; or (2) the sign has been damaged, and repairs and restoration have not been started within forty-five (45) days of the date the sign was damaged, or, once started, are not diligently pursued to completion.

Accessory Sign - Signage which is an integral part of outdoor display structures associated with a commercial or industrial use such as soft drink machines, gas pumps, newspaper dispensers, and other similar structures, equipment or uses.

Alteration - Any change in the size, shape, method of illumination, construction, or supporting structure of a sign.

Area (of a sign) -

1. Projecting, Portable, Ground and Freestanding: The area of the sign shall be measured as follows: The area around and enclosing the perimeter of the cabinet in which the sign is contained shall be totaled to determine the aggregate sign area. If the sign is composed of two or more sign cabinets, the area enclosing the entire perimeter of all cabinets within a single, continuous geometric figure shall be the area of the sign. The perimeter of measurable area shall not include embellishments such as pole covers, finials, or architectural ornament provided that there is no written copy on such embellishments. All face areas of any multi-faced sign shall be counted in calculating its area. For a double-faced sign in a single cabinet, only the area of one face is counted. Sign height shall be measured as the vertical dimension from the finished grade to the highest point of the highest attached projection of the sign and shall not include embellishments such as pole covers, finials, or architectural ornaments provided that there is no written or graphic copy on such embellishments.
2. Wall Signs: The area around or enclosing each sign cabinet, or, where sign cabinets are not used, the area within a single, continuous perimeter composed of any straight-line geometric figure which encloses the extreme limits of the message. Wall signs shall not extend further than twelve (12) inches from the face of the wall to which it is attached.

Awning - A secondary covering attached to the exterior wall of a building.

Awning Sign - A sign that is painted, screen printed or applied to the awning with information as to the name of the business, thereby acting as a sign, in addition to providing protection from weather. The location of an awning on a building may be above a window or a door, or over a sidewalk.

B

SIGN DEFINITIONS "B"

Balloon Sign - A sign made from a nonporous bag of tough, light material normally filled with heated air or a gas lighter than air so as to rise and float, and displaying graphics, symbols or written copy, or a combination of graphics, symbols and written copy.

Billboard Sign - See "Off-Site Sign"

C

SIGN DEFINITIONS "C"

Canopy - An awning supported by at least two columns. A canopy is able to extend further from a building than an awning, as in the case of an entrance to a restaurant or retail store.

Canopy Sign - A sign painted on, printed on, or attached flat against the surface of a canopy.

Changeable Copy Sign - A sign where the copy on the face can be changed at will either manually using attachable letters, mechanically using a rotating panel or electronically via computer-controlled bulbs, LEDs or LCD screen, etc.

Clearance (of a sign) - The vertical distance measured from the lowest point of the sign to the natural surface grade beneath the sign.

Copy - The message on a sign surface in either permanent or removable letter form.

D

SIGN DEFINITIONS "D"

Directional Sign - A sign indicating entrances and exits, including those for parking lots and garages for the safety and direction of vehicular or pedestrian traffic.

Double-Faced Sign - A sign with advertising on two (2) faces wherein the faces are parallel or within ten degrees of parallel.

E

SIGN DEFINITIONS "E"

Electronic Changeable Copy Sign - See Changeable Copy Sign.

Electronic Digital (Video) Sign - An electronic sign providing information in both a horizontal and vertical format (as opposed to linear), and having the capacity to create continuously changing sign copy or pictures in a wide spectrum of colors, shades, and light intensities.

F

SIGN DEFINITIONS "F"

Face (of a sign) - The area of a sign on which the advertising is placed.

Festoons - A string of lights, ribbons, tinsel, small flags, streamers, sequins, disks or pinwheels.

Flashing Sign - A sign which contains an intermittent or sequential flashing light source used primarily to attract attention. "Flashing sign" does not include electronic changeable copy signs or signs which, through reflection or other means, create an illusion of flashing of intermittent light.

Freestanding Sign - A sign supported upon the ground by a frame, pole(s), or other support structure(s) that is not attached to any building. A freestanding sign constitutes one sign, even if it has multiple faces.

Frontage - The length of the property line of a lot or parcel along a public right-of-way on which it borders.

G

SIGN DEFINITIONS "G"

Ground Sign - A freestanding permanent sign that has content on one or both sides and mounted directly to the ground or ground level foundation and is often used to mark a place of significance or the entrance to a location.

H

SIGN DEFINITIONS "H"

Hanging Sign - A sign that hangs beneath a marquee, canopy, or awning and is perpendicular to the building face.

Hazardous Sign - A sign that is detrimental to the public health, welfare or safety, including but not limited to: any sign that has a design, color, or lighting which may be mistaken for a traffic light, signal, or directional sign; any sign that is located in such a manner as to obstruct free and clear vision to motorists or pedestrians at intersections and driveways; any sign which, because of its location, would prevent free ingress to or egress from any door, window, or fire escape; any sign that is attached to a standpipe or fire escape; any sign that has lighting which temporarily blinds or impairs one's vision; and any sign that is in a leaning, sagging, fallen, decayed, deteriorated, or other unsafe condition.

Height (of a sign) - The vertical distance measured from the highest point of the sign to the natural surface grade beneath the sign.

I

SIGN DEFINITIONS "I"

Illuminated Sign - A sign with an artificial light source incorporated internally (direct illumination), or with an external light source directed to illuminate the exterior surface of the sign (indirect illumination). This definition includes signs with light sources that are disconnected from power.

Incidental Sign - A small sign, emblem, or decal typically used to inform the public of goods, facilities, or services available on a premises, such as a credit card sign or a sign indicating hours of business.

M

SIGN DEFINITIONS "M"

Maintenance - For the purposes of this chapter, the cleaning, painting, repair, or replacement of defective parts of a sign, or to achieve a change in sign face, in a manner that does not alter the basic design or structure of the sign.

Marquee - A permanent roof-like projection from a building above the building entrance.

Menu Board - A permanently mounted structure displaying the bill of fare for a drive-in or drive-thru business. Such signs are not for the purpose of business identification or advertising and are intended for view of customers who are currently on the premises.

Monument Sign - See "Ground Sign"

Mounted Sign - A sign permanently attached to a building, including a Canopy sign, Projecting sign, Hanging sign, Suspended sign and Wall sign.

Moving Sign - A sign that uses mechanized movement to attract attention, depict action, or to create a special effect or scene, and includes dancing inflatable displays.

Multi-tenant complex - A development consisting of one or more lots and two or more businesses sharing appurtenant facilities, such as driveways, parking and pedestrian walkways, and is designed to provide varied products and services at a single location. Mural – Any painting, design, or image, including incidental copy, that is applied directly to the exterior of a building for artistic, informational, historic, or aesthetic purposes, and does not contain advertising.

N

SIGN DEFINITIONS "N"

Nonconforming Sign -

1. A sign that is prohibited under this ordinance but was erected lawfully and was in use on the date of enactment of this Zoning Ordinance, or amendment thereto: or
2. A sign that does not conform to the requirements of the City of Bridgman Zoning Ordinances but for which a variance has been granted.
3. Signs which do not conform to the requirements of this ordinance shall be deemed a nonconforming structure and shall be subject to Article 7.04.

O

SIGN DEFINITIONS "O"

Off-Site Sign - Any sign, advertisement, or advertising structure as defined in this section owned by a person, firm, or corporation in the business of outdoor advertising not located on the site of the activity or business being advertised. Also known as "Billboard Sign".

P

SIGN DEFINITIONS "P"

Permanent Sign - A sign structurally affixed to the ground or to a building and intended for permanent display.

Pole Sign - See "Pylon sign."

Portable Sign - A sign not permanently affixed to a sign structure, a building, or the ground, (such as an A-frame sign) that can be easily moved.

Projecting Sign - A sign, other than a flat wall sign, which is attached to and projects from a building wall or other structure not specifically designed to support the sign.

Pylon Sign - A freestanding sign, usually double-faced, mounted on one or two supports above ground level, also referred to as a "Pole sign."

R

SIGN DEFINITIONS "R"

Roof Sign - A mounted sign that projects above the top of a wall, eave, or parapet.

S

SIGN DEFINITIONS "S"

Sign - Any device, structure, fixture, placard, and any related support structure erected for the purpose of displaying graphics, symbols, and/or written copy designed specifically for the purpose of advertising or identifying any business, person, institution, commodity, service, entertainment, or activity. "Sign" includes graphics, symbols and written copy painted or otherwise affixed directly on a building surface.

Sign Band Sign - A sign that is painted on, incorporated in, or attached directly to the sign band or horizontal expression band above a storefront window or transom on Building Types and facades as permitted in Article III. This is typically associated with the storefront façade. *Site* - A lot, parcel, or tract of land under common ownership, or developed together as a single development site, regardless of how many uses occupy the site.

Suspended Sign - A double or single faced sign that hangs from brackets attached to the building at a 90-degree angle or hangs parallel to the building wall above openings, typically centered over the door of a storefront façade.

T

SIGN DEFINITIONS "T"

Temporary Sign -

1. A sign constructed of fabric, vinyl, paper, cardboard, plywood, or other light material, with or without a frame, that may or may not be attached to a building;
2. A sign intended to be displayed for a specific and limited period of time; or
3. A sign that will be rendered obsolete after the occurrence of an event or series of events.
4. Temporary signs typically include, but are not limited to: portable signs, special event signs, "for sale" and "for lease" signs, "feather signs", and political campaign signs.

W

SIGN DEFINITIONS "W"

Wall Sign - A sign attached parallel to and extending not more than twelve (12) inches from the wall of a building or structure. This definition includes painted, individual letters, and cabinet signs.

Window Sign - An unlighted sign installed inside a window or painted on a window and intended to be viewed from the outside.

Y

SIGN DEFINITIONS "Y"

Yard Sign - A sign that is placed within the front, or side yard if a corner lot, area facing public right-of-way, and which may be temporary or permanent in nature.

6.08 PERMITTED SIGNS, NON-FORM GENERATING DISTRICTS

See table 6.01 for signs permitted per zoning district and use in the non-form generating districts. Note that multiple signs are permitted so long as the total area is not exceeded:

6.09 PERMITTED SIGNS, FORM GENERATING DISTRICTS

The following signs are permitted per zoning district and use in the form generating districts.

- A. For sign area and quantity per building type and facade, see tables 6.02 and 6.03.
- B. For building types not listed in tables 6.02 and 6.03, permitted signs shall be those exempt from this Article, see section 6.04.

TABLE 6.01 PERMITTED SIGNS (NON-FORM DISTRICTS)					
USE	TYPE	HEIGHT (IN FEET)	AREA (IN SQUARE FEET)	QUANTITY	
OS, RL, RS, RC DISTRICTS	Home Occupation	Yard	2	4	Multiple
	School, Park or Plaza	Yard	4	16	Multiple
	Bed and Breakfast	Yard	4	16	Multiple
	Place of Public Assembly	Ground	4	16	Multiple
CC AND TI DISTRICTS	Multi-Family	Ground	6	32	Multiple
	School, Park or Plaza	Ground	6	32	Multiple
	Place of Public Assembly	Ground	6	64	Multiple
	Retail, Office, Eating and Drinking Establishment, Hotel/Lodging, Professional Services, Brewery/Distillery, Veterinary Clinic	Ground/Wall	8	64	Multiple
	Automobile Sales	Ground/Wall	10	40	Multiple
	Drive-through Establishment	Ground/Wall	8	40	Multiple
	Sexually-Oriented Business	Ground/Wall	8	40	Multiple
	Communication Tower	Ground	2	4	Multiple
	Craft Industry	Ground/Wall	8	64	Multiple
	Storage/Warehouse/Assembly	Ground/Wall	8	64	Multiple
	Textile Processing	Ground/Wall	8	64	Multiple
IG DISTRICT	Retail, Office, Eating & Drinking Establishment, Hotel/Lodging, Professional Services, Brewery/Distillery, Automobile Sales/Service Drive-Through Establishment	Ground (single tenant)	13	80	1
		Ground (multi-tenant)	13	100	1
	IG District Calculated Area <ul style="list-style-type: none"> • Total maximum allowable signage area is the length, in feet, of the given parcel's road frontage; not to exceed 500 sq.ft. • In the case of two frontages, the longest frontage will be used to compute total sign area. • Sign area is calculated in square feet. • Menu Boards for Drive - Through Establishments do not count against maximum signage area. 	Wall (single tenant)	-	10% of wall area, not to exceed 120 sf. per wall	Multiple signs on a maximum of 4 walls
		Wall (multi-tenant)	-	10% of tenant's individual wall area, not to exceed 60 sf. per tenant	1 per tenant on primary wall only
		Awning/Canopy (per storefront)	-	10% of awning/canopy face	Multiple
		Window (per storefront)	-	25% of total window area	Multiple
		Menu Board	-	16	2

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6.10 WALL SIGN

The following standards apply to the Wall Sign:



A sign that is painted on, incorporated in, or attached directly to a building wall, with the exposed face of the sign parallel to the building wall.

BUILDING TYPE WITH FACADE

MIXED USE (all facade options)
 RETAIL or COTTAGE RETAIL (all facade options)
 FLEX (all facade options)
 LIVE/WORK (all facade options)
 LARGE MULTI-PLEX
 (forecourt & dooryard facades)
 CIVIC

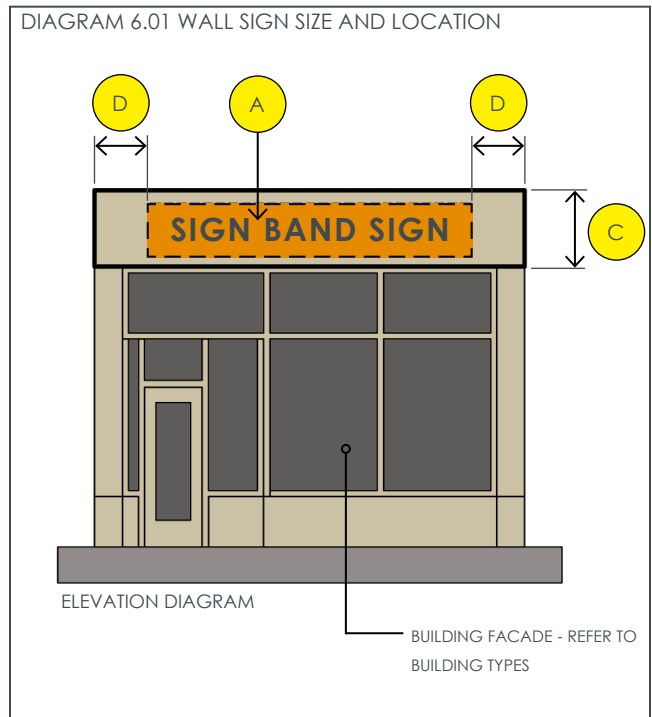
DISTRICTS

DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY
DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE

SIGN SIZE, PROPORTION AND LOCATION

Sign size, proportion and location shall meet the following requirements and Diagram 6.01.

- A. Wall signs may be permitted on primary, secondary, and/or alley-facing building walls per Building Type and facade, as indicated in Table 6.03.
- B. Wall sign size shall be as permitted in Table 6.02.
- C. Wall Signs shall be a minimum of three (3) feet above the adjacent grade.
- D. Wall Signs shall not come closer than two (2) feet to the corner of the building.
- E. Sign shall not extend more than three (3) inches from the face of the building wall.



SIGN STANDARDS

- A. Sign may be painted, applied, or surface mounted on the building wall.

SIGN QUANTITY

- A. The number of wall signs permitted per building shall not exceed the quantities indicated in Table 6.02.
- B. Wall signs may be used with other sign types on the same building.

SIGN ILLUMINATION

- A. Wall signs may be externally or internally illuminated per the requirements of Section 6.03 E.

6.11 PROJECTING SIGN

The following standards apply to the Projecting Sign:



A double-faced sign that projects from the building wall at a 90 degree angle. Sometimes referred to as a blade sign.

BUILDING TYPE WITH FACADE

MIXED USE (all facade options)
 RETAIL or COTTAGE RETAIL (all facade options)
 FLEX (all facade options)
 LIVE/WORK (all facade options)
 LARGE MULTI-PLEX
 (forecourt, dooryard and stoop facades)
 CIVIC

DISTRICTS

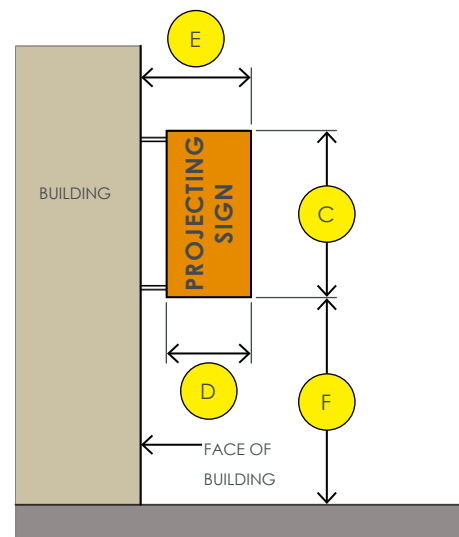
DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY
DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE

SIGN SIZE, PROPORTION AND LOCATION

Sign size, proportion and location shall meet the following requirements and Diagram 6.02.

- Projecting signs shall be permitted on primary and secondary building walls as indicated in Table 6.03.
- Projecting sign size shall be as permitted in Table 6.02.
- Maximum height of projecting signs shall be four (4) feet.
- Maximum width of projecting signs shall be three (3) feet.
- Projecting signs shall not extend more than four (4) feet from the face of the building wall.
- Projecting signs shall be a minimum of eight (8) feet above the adjacent grade.
- Projecting signs shall be perpendicular to the building face.

DIAGRAM 6.02 PROJECTING SIGN SIZE AND LOCATION



ELEVATION DIAGRAM
PROJECTING SIGN

SIGN STANDARDS

- Signs may be painted, applied, or surface mounted on the projecting sign. Signs shall be made of materials visually compatible with the building's massing, scale, and character.
- Projecting sign frame shall be securely anchored, perpendicular to the building wall.
- Projecting signs made of fabric, cloth, or canvas (banners) shall be securely anchored to a sign frame.
- Projecting signs may have two sides.

SIGN QUANTITY

- The number of projecting signs permitted per building shall not exceed the quantities indicated in Table 6.03.
- Projecting signs may be used with other sign types on the same building.

SIGN ILLUMINATION

- Projecting signs may be externally or internally illuminated per the requirements of Section 6.03 E.
- Projecting signs are not permitted to be internally illuminated. Projecting sign is not permitted to be illuminated with neon.

6.12 SUSPENDED SIGN

The following standards apply to the Suspended Sign:



A double- or single-faced sign that hangs from brackets attached to the building at a 90 degree angle or hangs parallel to the building wall above openings, typically within the recessed door of a storefront facade.

BUILDING TYPE WITH FACADE

MIXED USE (all facade options)
 RETAIL or COTTAGE RETAIL (all facade options)
 FLEX (all facade options)
 LIVE/WORK (all facade options)
 LARGE MULTI-PLEX
 (forecourt, dooryard and stoop facades)
 CIVIC

DISTRICTS

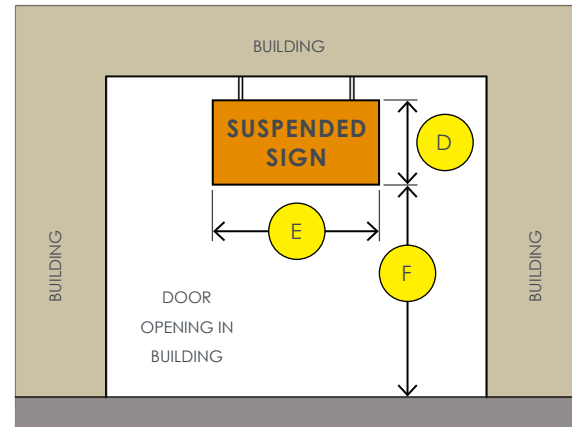
DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY
DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE

SIGN SIZE, PROPORTION AND LOCATION

Sign size, proportion and location shall meet the following requirements and Diagram 6.03.

- Suspended signs shall be permitted on primary and secondary building walls as indicated in Table 6.03.
- Suspended signs shall be hung in door openings (refer to image above) or similar opening within a primary or secondary building wall.
- Suspended sign size shall be as permitted in Table 6.02.
- Maximum height of suspended signs shall be two (2) feet.
- Maximum width of suspended signs shall be three (3) feet.
- Suspended signs shall be a minimum of eight (8) feet above the adjacent grade.
- Suspended signs shall not project beyond the edge of the building wall.

DIAGRAM 6.03 SUSPENDED SIGN SIZE AND LOCATION



ELEVATION DIAGRAM
 SUSPENDED SIGN

SIGN STANDARDS

- Sign may be painted, applied, or surface mounted on the suspended sign. Sign shall be made of materials visually compatible with the building's massing, scale, and character.
- Suspended sign frame shall be securely anchored to the arcade, marquee, soffit, eave, or similar horizontal surface of the building.
- Suspended signs may have two sides.

SIGN QUANTITY

- The number of suspended signs permitted per building shall not exceed the quantities indicated in Table 6.03.
- Suspended signs may be used with other sign types on the same building.

SIGN ILLUMINATION

- Suspended signs may be externally or internally illuminated per the requirements of Section 6.03 E.
- Suspended signs are not permitted to be internally illuminated. Suspended sign is not permitted to be illuminated with neon.

6.13 AWNING SIGN

The following standards apply to the Awning Sign:



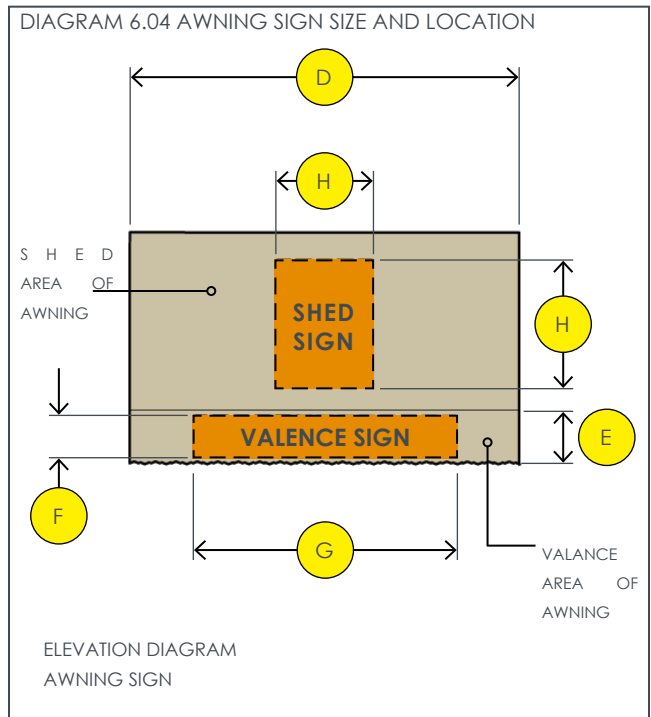
A sign that is painted, screen printed or applied to the awning.

BUILDING TYPE WITH FACADE	DISTRICTS	
MIXED USE (all facade options)	DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY
RETAIL or COTTAGE RETAIL (all facade options)		
FLEX (all facade options)		
LIVE/WORK (all facade options)	DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE
LARGE MULTI-PLEX (forecourt, dooryard and stoop facades)		
CIVIC		

SIGN SIZE, PROPORTION AND LOCATION

Sign size, proportion and location shall meet the following requirements and Diagram 6.04.

- Awning signs shall be permitted on awnings at primary and secondary building walls as indicated in Table 6.03.
- Awnings shall only be permitted above doors and/or windows on primary and secondary building walls.
- Bottom of awning shall be a minimum of eight (8) feet above the adjacent grade.
- Width of awning shall be no more than 24 (twenty-four) inches wider than the width of the door or window that it is above. Awning shall be centered on door or window.
- Height of awning valance shall be between eight (8) and fourteen (14) inches.
- Height of sign on awning valance shall not exceed 80% of the valance height.
- Width of sign on awning valance shall not exceed 90% of the valance width.
- Area of sign located on the shed (sloped) area of the awning shall not exceed 30% of the overall shed area.



SIGN STANDARDS

- Sign (letters, corporate logos, symbols or designs) may be painted, screen printed, or applied to the awning.
- Awnings shall meet the material and construction standards in Section 3.08.

SIGN QUANTITY

- The number of awning signs permitted per building shall not exceed the quantities indicated in Table 6.03.
- Awning signs may be used with other sign types on the same building.

SIGN ILLUMINATION

- Awnings and awning signs are not permitted to be externally illuminated.
- Awnings and awning signs are not permitted to be internally illuminated.

6.14 CANOPY SIGN

The following standards apply to the Canopy Sign:



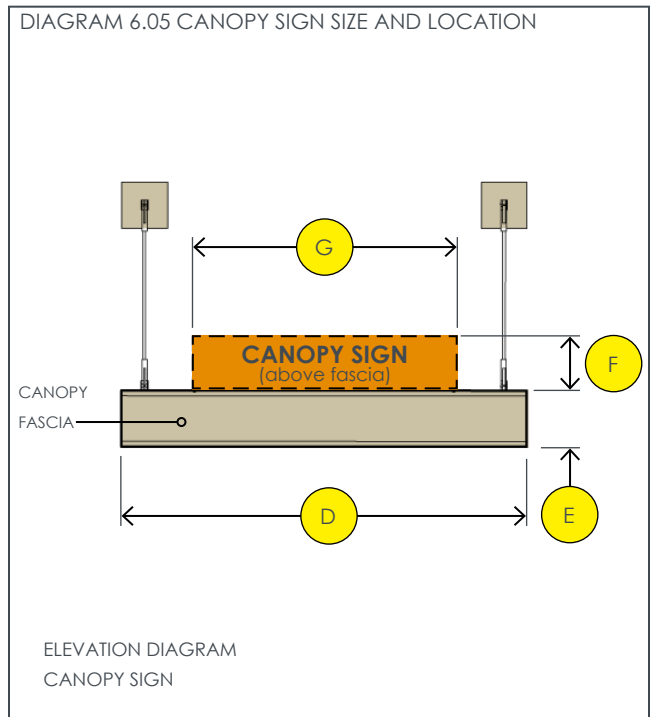
A sign that is attached to the face or above the face of a canopy.

BUILDING TYPE WITH FACADE	DISTRICTS	
MIXED USE (all facade options)	DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY
RETAIL or COTTAGE RETAIL (all facade options)	DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE
FLEX (all facade options)		
LIVE/WORK (all facade options)		
LARGE MULTI-PLEX (forecourt, dooryard and stoop facades)		
CIVIC		

SIGN SIZE, PROPORTION AND LOCATION

Sign size, proportion and location shall meet the following requirements and Diagram 6.05.

- Canopy signs shall be permitted on canopies at primary and secondary building walls as indicated in Table 6.03.
- Canopies shall only be permitted above doors on primary and secondary building walls.
- Bottom of canopy shall be a minimum of eight (8) feet above the adjacent grade.
- Width of canopy shall be no more than 24 (twenty-four) inches wider than the width of the door that it is above. Canopy shall be centered on door.
- Height of canopy fascia shall not exceed 12 (twelve) inches.
- Height of sign placed above the face of canopy fascia or on canopy fascia shall not exceed 80% of the fascia height.
- Width of sign placed above the face of canopy fascia or on canopy fascia shall not exceed 90% of the fascia width.



SIGN STANDARDS

- Sign may be painted, surface-mounted, or applied to the canopy fascia; or may be mounted or applied to the top of the fascia canopy (as depicted in canopy sign image on this page).
- Sign shall not be applied to both canopy fascia and above canopy fascia on one canopy.
- Canopies shall meet the material and construction standards in Section 3.08.

SIGN QUANTITY

- The number of canopy signs permitted per building shall not exceed the quantities indicated in Table 6.03.
- Canopy signs may be used with other sign types on the same building.

SIGN ILLUMINATION

- Canopies and canopy signs may be externally or internally illuminated per the requirements of Section 6.03 E.

6.15 WINDOW SIGN

The following standards apply to the Window Sign:



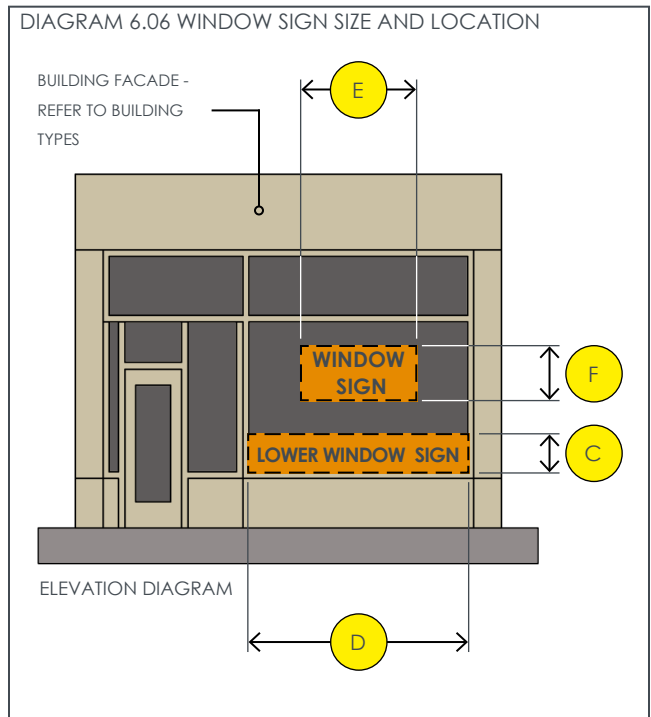
A sign that is placed on the interior of the window and which is intended to be seen by the public from the outside. Window signs include neon tube signs.

BUILDING TYPE WITH FACADE	DISTRICTS	
MIXED USE (all facade options)	DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY
RETAIL or COTTAGE RETAIL (all facade options)		
FLEX (all facade options)		
LIVE/WORK (all facade options)	DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE
CIVIC		

SIGN SIZE, PROPORTION AND LOCATION

Sign size, proportion and location shall meet the following requirements and Diagram 6.06.

- Window signs shall be permitted on windows at primary and secondary building walls as indicated in Table 6.03.
- Size of window signs shall be as permitted by Table 6.02.
- Signs placed within 12 (twelve) inches from the bottom of window sill shall be considered lower window signs.
- Lower window signs shall be within 12 (twelve) inches of window sill and may span the entire width of the storefront.
- Width of window signs above twelve (12) inches from the sill shall not exceed three (3) feet in width.
- Height of window signs above twelve (12) inches from the bottom of the sill shall not exceed two (2) feet in height.
- Window signs may be placed on ground floor and upper floor windows.



SIGN STANDARDS

- Sign (letters, corporate logos, symbols or designs) may be painted or applied to the inside face of the window.
- Neon tube signs may be used as window signs.

SIGN QUANTITY

- The number of window signs permitted per building shall not exceed the quantities indicated in Table 6.03.
- Window signs may be used with other sign types on the same building.

SIGN ILLUMINATION

- Window signs are not permitted to be externally or internally illuminated.

6.16 GROUND SIGN

The following standards apply to the Ground Sign:



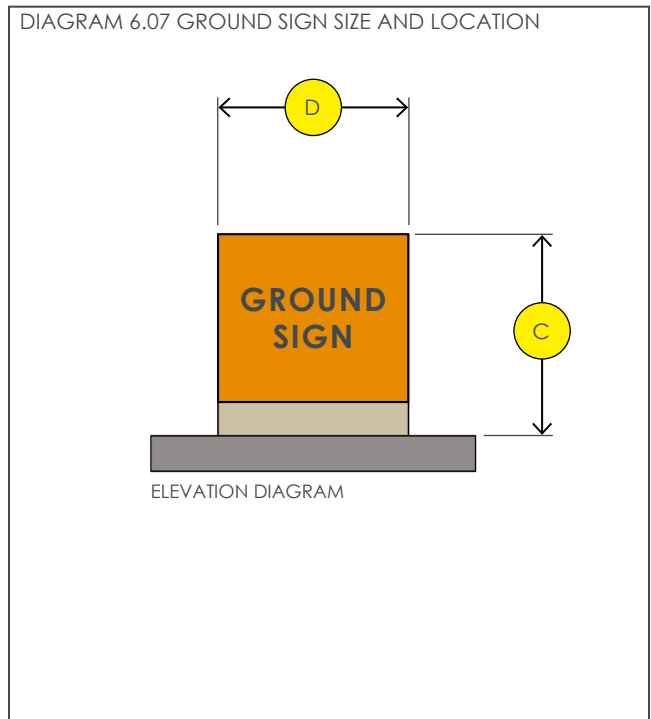
A free-standing permanent sign on one or both sides and mounted directly on the ground or ground level foundation and is often used to mark a place of significance or the entrance to a location.

BUILDING TYPE WITH FACADE	DISTRICTS	
COTTAGE RETAIL (dooryard, stoop and projecting porch facade)	DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY
FLEX (forecourt, dooryard & stoop facade)	DE DOWNTOWN EDGE	NE NEIGHBORHOOD EDGE
LARGE MULTI-PLEX (all facade options)		
CIVIC		

SIGN SIZE, PROPORTION AND LOCATION

Sign size, proportion and location shall meet the following requirements and Diagram 6.07.

- Ground signs shall be permitted as indicated in Table 6.03.
- Size of ground signs shall be as permitted by Table 6.02.
- Maximum height of ground signs shall be four (4) feet, measured from adjacent grade.
Exception: Height of multi-tenant ground signs may increase to five (5) feet, measured from adjacent grade.
- Maximum width of ground signs shall be three (3) feet, measured from adjacent grade.
Exception: Width of multi-tenant ground signs may increase to five (5) feet, measured from adjacent grade.
- Ground signs may be oriented perpendicular or parallel to the street. Ground signs shall be setback a minimum of five (5) feet from the property line.



SIGN STANDARDS

- Sign (letters, corporate logos, symbols or designs) may be surface-mounted or applied to ground sign. Ground sign shall be designed to be compatible with the character of the surrounding buildings and materials in order to promote a unified design which complements the buildings' massing, scale, and material.
- Ground sign is not permitted to be changeable copy, except for gasoline price signs, directory signs listing more than one tenant, and signs advertising restaurant food specials, films, and live entertainment, which change on a regular basis.
- Ground signs may have two sides.

SIGN QUANTITY

- The number of ground signs permitted per building shall not exceed the quantities indicated in Table 7.03.
- Ground signs may be used with other sign types on the same building.

SIGN ILLUMINATION

- Ground signs may be externally or internally illuminated per the requirements of Section 6.03 E.

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6.17 SIGN TYPE DIMENSIONAL REQUIREMENTS

Table 6.02 indicates sign size requirements per Building Type, facade, and district.

TABLE 6.02 SIGN TYPE DIMENSIONAL REQUIREMENTS					
BUILDING TYPE WITH FACADE OPTION		DC DOWNTOWN CORE	CG COMMERCIAL GATEWAY	DE DOWNTOWN EDGE	
		SIGN BAND SIGN	WALL SIGN	PROJECTING SIGN	SUSPENDED SIGN
MIXED USE	all FACADES	Sign shall fit within sign band or horizontal expression line	15% of secondary building wall area, NTE 32 SF. Sign not permitted on primary wall.	12 SF, maximum.	8 SF, maximum.
RETAIL	all FACADES	Sign shall fit within sign band or horizontal expression line	15% of secondary building wall area, NTE 32 SF. Sign not permitted on primary wall.	12 SF, maximum.	8 SF, maximum.
FLEX	with STOREFRONT	Sign shall fit within sign band or horizontal expression line	15% of secondary building wall area, NTE 32 SF. Sign not permitted on primary wall.	12 SF, maximum.	8 SF, maximum.
	with TERRACE	Sign shall fit within sign band or horizontal expression line	15% of secondary building wall area, NTE 32 SF. Sign not permitted on primary wall.	12 SF, maximum.	8 SF, maximum.
	with FORECOURT	Sign shall fit within sign band or horizontal expression line	15% of secondary building wall area, NTE 32 SF. Sign not permitted on primary wall.	12 SF, maximum.	8 SF, maximum.
	with DOORYARD	Sign shall fit within sign band or horizontal expression line	15% of secondary building wall area, NTE 32 SF. Sign not permitted on primary wall.	8 SF, maximum.	8 SF, maximum.
	with STOOP	Sign shall fit within sign band or horizontal expression line	15% of secondary building wall area, NTE 32 SF. Sign not permitted on primary wall.	8 SF, maximum.	8 SF, maximum.
COTTAGE RETAIL	with STOREFRONT	Sign shall fit within sign band or horizontal expression line	15% of secondary building wall area, NTE 32 SF. Sign not permitted on primary wall.	8 SF, maximum.	8 SF, maximum.
	with DOORYARD	Sign shall fit within sign band or horizontal expression line	15% of secondary building wall area, NTE 32 SF. Sign not permitted on primary wall.	8 SF, maximum.	8 SF, maximum.
	with STOOP	Sign shall fit within sign band or horizontal expression line	15% of secondary building wall area, NTE 32 SF. Sign not permitted on primary wall.	8 SF, maximum.	8 SF, maximum.
	with PROJECTING PORCH	Sign shall fit within sign band or horizontal expression line	15% of secondary building wall area, NTE 32 SF. Sign not permitted on primary wall.	8 SF, maximum.	8 SF, maximum.
LIVE/WORK	with STOREFRONT	Sign shall fit within sign band or horizontal expression line	15% of secondary building wall area, NTE 32 SF. Sign not permitted on primary wall.	8 SF, maximum.	8 SF, maximum.
	with LIGHTWELL	Sign shall fit within sign band or horizontal expression line	15% of secondary building wall area, NTE 32 SF. Sign not permitted on primary wall.	8 SF, maximum.	8 SF, maximum.
	with DOORYARD	Sign shall fit within sign band or horizontal expression line	15% of secondary building wall area, NTE 32 SF. Sign not permitted on primary wall.	8 SF, maximum.	8 SF, maximum.
	with STOOP	Sign shall fit within sign band or horizontal expression line	15% of secondary building wall area, NTE 32 SF. Sign not permitted on primary wall.	8 SF, maximum.	8 SF, maximum.
LARGE MULTI-PLEX	with FORECOURT		15% of secondary building wall area, NTE 32 SF. Sign not permitted on primary wall.	8 SF, maximum.	8 SF, maximum.
	with DOORYARD		15% of secondary building wall area, NTE 32 SF. Sign not permitted on primary wall.	8 SF, maximum.	8 SF, maximum.
	with STOOP			8 SF, maximum.	8 SF, maximum.
	with PROJECTING PORCH				
CIVIC	Facades not applicable to this Building Type	Sign shall fit within sign band or horizontal expression line	15% of secondary building wall area, NTE 32 SF. Sign not permitted on primary wall.	12 SF, maximum.	8 SF, maximum.

Shaded areas represent Building Types and facades where sign type is not permitted.

6.17 SIGN TYPE DIMENSIONAL REQUIREMENTS (CONTINUED)

Table 6.02 indicates sign size requirements per Building Type, facade, and district.

TABLE 6.02 SIGN TYPE DIMENSIONAL REQUIREMENTS (continued)							
DC DOWNTOWN CORE		CG COMMERCIAL GATEWAY		DE DOWNTOWN EDGE		BUILDING TYPE WITH FACADE OPTION	
AWNING SIGN	CANOPY SIGN	WINDOW SIGN	GROUND SIGN				
Sign shall fit within awning	Sign shall fit on canopy	12 inches or more above sill: NTE 15% of window area on each window. Lower window signs (placed within 12 inches of sill) may span entire window width.		all FACADES		MIXED USE/ RETAIL	
Sign shall fit within awning	Sign shall fit on canopy	12 inches or more above sill: NTE 15% of window area on each window. Lower window signs (placed within 12 inches of sill) may span entire window width.		with STOREFRONT		FLEX	
				with TERRACE			
			24 SF, maximum.	with FORECOURT			
			24 SF, maximum.	with DOORYARD			
Sign shall fit within awning	Sign shall fit on canopy	12 inches or more above sill: NTE 15% of window area on each window. Lower window signs (placed within 12 inches of sill) may span entire window width.		with STOREFRONT		COTTAGE RETAIL	
			24 SF, maximum.	with DOORYARD			
			24 SF, maximum.	with STOOP			
			24 SF, maximum.	with PROJECTING PORCH			
Sign shall fit within awning	Sign shall fit on canopy	12 inches or more above sill: NTE 10% of window area on each window. Lower window signs (placed within 12 inches of sill) may span entire window width.		with STOREFRONT		LIVE/WORK	
				with LIGHTWELL			
				with DOORYARD			
				with STOOP			
Sign shall fit within awning	Sign shall fit on canopy		24 SF, maximum.	with FORECOURT		LARGE MULTI-PLEX	
			24 SF, maximum.	with DOORYARD			
			24 SF, maximum.	with STOOP			
			24 SF, maximum.	with PROJECTING PORCH			
Sign shall fit within awning	Sign shall fit on canopy	Refer to Mixed Use Building Type requirements listed above, for window sign size requirements	24 SF, maximum.	Facades not applicable to this Building Type		CIVIC	

Shaded areas represent Building Types and facades where sign type is not permitted.

6.18 SIGN TYPE DIMENSIONAL REQUIREMENTS

Table 6.03 indicates sign amount per Building Type, facade, and district.

TABLE 6.03 SIGN AMOUNT REQUIREMENTS					
BUILDING TYPE WITH FACADE OPTION		DC	CG	DE	
		DOWNTOWN CORE	COMMERCIAL GATEWAY	DOWNTOWN EDGE	
		SIGN BAND SIGN	WALL SIGN	PROJECTING SIGN	SUSPENDED SIGN
MIXED USE	all FACADES	One (1) per sign band or horizontal expression line.	One (1) per secondary wall + one (1) per alley if present.	One (1) per entry.	One (1) per entry.
RETAIL	all FACADES	One (1) per sign band or horizontal expression line.	One (1) per secondary wall + one (1) per alley if present.	One (1) per entry.	One (1) per entry.
FLEX	with STOREFRONT	One (1) per sign band or horizontal expression line.	One (1) per secondary wall + one (1) per alley if present.	One (1) per entry.	One (1) per entry.
	with TERRACE	One (1) per sign band or horizontal expression line.	One (1) per secondary wall + one (1) per alley if present.	One (1) per entry.	One (1) per entry.
	with FORECOURT	One (1) per sign band or horizontal expression line.	One (1) per secondary wall + one (1) per alley if present.	One (1) per entry.	One (1) per entry.
	with DOORYARD	One (1) per sign band or horizontal expression line.	One (1) per secondary wall + one (1) per alley if present.	One (1) per entry.	One (1) per entry.
	with STOOP	One (1) per sign band or horizontal expression line.	One (1) per secondary wall + one (1) per alley if present.	One (1) per entry.	One (1) per entry.
COTTAGE RETAIL	with STOREFRONT	One (1) per sign band or horizontal expression line.	One (1) per secondary wall + one (1) per alley if present.	One (1) per entry.	One (1) per entry.
	with DOORYARD	One (1) per sign band or horizontal expression line.	One (1) per secondary wall + one (1) per alley if present.	One (1) per entry.	One (1) per entry.
	with STOOP	One (1) per sign band or horizontal expression line.	One (1) per secondary wall + one (1) per alley if present.	One (1) per entry.	One (1) per entry.
	with PROJECTING PORCH	One (1) per sign band or horizontal expression line.	One (1) per secondary wall + one (1) per alley if present.	One (1) per entry.	One (1) per entry.
LIVE/WORK	with STOREFRONT	One (1) per sign band or horizontal expression line.	One (1) per secondary wall + one (1) per alley if present.	One (1) per entry.	One (1) per entry.
	with LIGHTWELL	One (1) per sign band or horizontal expression line.	One (1) per secondary wall + one (1) per alley if present.	One (1) per entry.	One (1) per entry.
	with DOORYARD	One (1) per sign band or horizontal expression line.	One (1) per secondary wall + one (1) per alley if present.	One (1) per entry.	One (1) per entry.
	with STOOP	One (1) per sign band or horizontal expression line.	One (1) per secondary wall + one (1) per alley if present.	One (1) per entry.	One (1) per entry.
LARGE MULTI-PLEX	with FORECOURT		One (1) per secondary wall + one (1) per alley if present.	One (1) per entry.	One (1) per entry.
	with DOORYARD		One (1) per secondary wall + one (1) per alley if present.	One (1) per entry.	One (1) per entry.
	with STOOP			One (1) per entry.	One (1) per entry.
	with PROJECTING PORCH				
CIVIC	Facades not applicable to this Building Type	One (1) per sign band or horizontal expression line.	One (1) per secondary wall + one (1) per alley if present.	One (1) per entry.	One (1) per entry.

Shaded areas represent Building Types and facades where sign type is not permitted.

6.18 SIGN TYPE DIMENSIONAL REQUIREMENTS (CONTINUED)

Table 6.03 indicates the number of allowable signs per Building Type, facade, and district.

TABLE 6.03 SIGN TYPE AMOUNT REQUIREMENTS (continued)							
DC DOWNTOWN CORE		CG COMMERCIAL GATEWAY		DE DOWNTOWN EDGE		BUILDING TYPE WITH FACADE OPTION	
AWNING SIGN	CANOPY SIGN	WINDOW SIGN	GROUND SIGN				
One (1) per awning.	One (1) per canopy,	One (1) per window + one (1) lower window sign.		all FACADES		MIXED USE/ RETAIL	
One (1) per awning.	One (1) per canopy,	One (1) per window + one (1) lower window sign.		with STOREFRONT		FLEX	
				with TERRACE			
			One (1) per building.	with FORECOURT			
			One (1) per building.	with DOORYARD			
One (1) per awning. Ground floor only.	One (1) per canopy, ground floor only.	One (1) per window + one (1) lower window sign.		with STOREFRONT		COTTAGE RETAIL	
			One (1) per building.	with DOORYARD			
			One (1) per building.	with STOOP			
One (1) per awning. Ground floor only.	One (1) per canopy, ground floor only.	One (1) per window + one (1) lower window sign.		with STOREFRONT		LIVE/WORK	
				with LIGHTWELL			
				with DOORYARD			
				with STOOP			
One (1) per awning. Ground floor only.	One (1) per canopy, ground floor only.		One (1) per building.	with FORECOURT		LARGE MULTI-PLEX	
			One (1) per building.	with DOORYARD			
			One (1) per building.	with STOOP			
			One (1) per building.	with PROJECTING PORCH			
One (1) per building, ground floor only.	One (1) per canopy, ground floor only.	One (1) per window + one (1) lower window sign.	One (1) per building.	Facades not applicable to this Building Type		CIVIC	

Shaded areas represent Building Types and facades where sign type is not permitted.

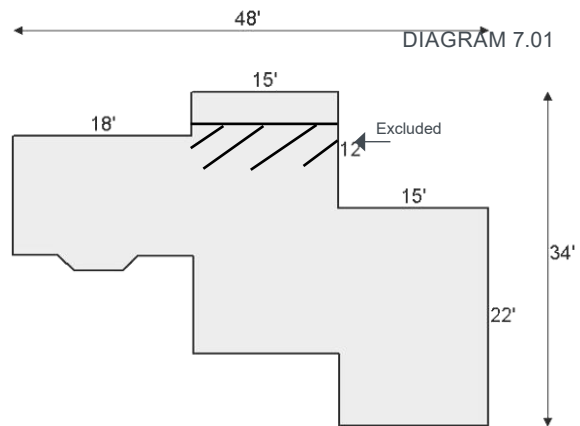
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ARTICLE VII GENERAL PROVISIONS

7.01 AREA OF DWELLING

- A. Detached Single Family. Every detached single family dwelling shall have a floor area of no less than eight hundred fifty (850) square feet, with a minimum width of thirty (30) feet.
- B. Attached Single Family: Minimum area of attached residential units shall be not less than four hundred (400) square feet, with a minimum width of eighteen (18) feet.
- C. Manufactured and Modular Homes. If the dwelling is a manufactured or modular home, it shall:
1. Be installed pursuant to the manufacturer's setup instructions and shall be secured to the premises by an anchoring system or device complying with the rules and regulations of the Michigan Manufactured Home Commission and shall have a foundation wall as required in this Section.
 2. Be installed with the wheels removed. Additionally, no dwelling shall have any exposed towing mechanism, undercarriage or chassis.
 3. Dwellings shall be firmly and permanently attached to a permanent foundation constructed on the site in accordance with the building code in effect, and shall have a foundation wall of the same perimeter dimensions of the dwelling and constructed of such materials and type as required in the applicable building code for single-family dwellings. In the event that the dwelling is a manufactured home, as defined herein located outside a licensed manufactured housing community, such dwelling shall be installed pursuant to the manufacturer's setup instructions except that the above requirement for permanent attachment to a permanent foundation and perimeter wall shall supersede the anchoring system or device rules and regulations of the Michigan Manufactured Housing Commission applicable within a manufactured housing community.
 4. All construction and all plumbing, electrical apparatus and insulation within and connected to the manufactured house shall be of a type and quality conforming to the Manufactured Home Construction and Safety Standards as promulgated by the United States Department of Housing and Urban Development, 24 CFR 3280, as amended, and comply with all applicable building and fire codes.
 5. Single-Family Dwellings not located within a manufactured housing community shall meet the minimum floor area requirements of this Ordinance and shall have minimum exterior di-

mensions of at least twenty (20) feet. For the purposes of this section, the minimum exterior dimension shall be measured along two adjoining sides of a rectangle containing the structure, including the sum of all wall segments with essentially the same general orientation (as illustrated below), but excluding minor extensions such as bay windows, "bump-outs," "expandos" or similar extensions with a floor area of less than one hundred (100) square feet.



7.02 ACCESSORY USES, BUILDINGS, AND STRUCTURES

Accessory uses, buildings, and structures shall be regulated as follows: (Amended 4/2/2018 Res. 2018-06)

- A. Accessory uses and buildings shall be permitted when ancillary to a permitted or permitted special land use.
- B. No accessory building may be built on any residentially zoned lot on which there is no principal dwelling.
- C. No portion of an accessory building shall be used as a dwelling or as sleeping quarters.
- D. Accessory buildings in residential districts shall not be used for commercial purposes, unless for a bona fide agricultural operation.
- E. Accessory buildings in residential districts shall not exceed the following:
1. Accessory buildings shall not exceed more than 1.5 times the square footage of the main dwelling/principal building, unless for a bona fide agricultural operation. The square footage of the main dwelling/principal building shall be calculated using the sum of the area of all floors.
 2. Accessory buildings shall not occupy more than thirty (30) percent of the area of the yard in which it is located inclusive of all impervious decking or patio surfaces, and covered parking.
 3. Up to two (2) accessory buildings are permitted per lot or parcel. For a bona fide agricultural use, there shall be no maximum number of accessory buildings.

- F. Accessory buildings shall be located in a rear or side yard only and shall not be located less than four (4) feet from a side or rear lot line, except:
 1. On corner lots, not less than the required side yard setback.
 2. On through lots that do not have a rear lot line adjoining a nonaccess strip, not nearer to the rear lot line adjoining a street than the distance required for a front yard.
- G. Height of accessory buildings for residential uses shall not exceed 18', except there shall be no maximum for an accessory building for a bona fide agricultural operation.
- H. Accessory buildings for commercial uses shall not exceed 30' in height.
- I. Accessory buildings shall be located at least 10' from any dwelling on the lot.
- J. Accessory buildings will require building/zoning permit(s).
- K. All accessory buildings shall be secured to the premises by an anchoring system approved by the Building Official, sufficient to retain the building/structure in place during high wind conditions.

7.03 USES EXCLUDED

No junk yard, recycling operation or business involving livestock, or business likely to create detrimental noise, odors, fumes, radiation or vibration, nor any business or commercial endeavor of any sort that violates any local, state or federal law, rules, regulation or ordinance shall be located or operated in any zoning district in the City of Bridgman.

7.04 NONCONFORMING USES AND BUILDINGS

Nonconforming uses shall be regulated as follows:

- A. Continuation of Nonconforming Use: The lawful use of any parcel of land, buildings or structure existing at the effective date of this Ordinance, although such use does not conform with the provisions hereof, may be continued except as hereinafter provided; and provided further, that such nonconforming use of any such parcel, building or structure shall not be enlarged or extended beyond the use existing at the time of enactment of the Ordinance.
- B. Changes in Nonconforming Uses: Whenever a nonconforming use is changed, in whole or in part, to a conforming use, such changed use shall not thereafter be modified or changed to any nonconforming use. A nonconforming use of a building or premises may, however, be changed to a kindred nonconforming use by the owner or occupant thereof, providing such owner or occupant thereof shall first submit to the Board of Appeals a written application setting forth fully the particulars and purposes of the change; and the Board of Appeals shall determine that the proposed change will not materially injure the appropriate use of other premises in the vicinity or the

occupants thereof and will not be detrimental to the public health, safety, and welfare and, if the premises are located in or close to a residential neighborhood, will not detract from the desirability of such neighborhood as a residential area. If the application is approved, the Board of Appeals shall issue a Certification of Approval accordingly.

- C. Discontinuance of Nonconforming Uses: If any nonconforming use is discontinued through vacancy of the premises, lack of operations or otherwise for a continuous period of six (6) months, then the future of such property shall conform in its entirety to the provisions of this Ordinance; provided, however, that the Board of Appeals may grant an extension of such nonconforming use if, in its judgment, such extension is necessary in order to avoid injustice or undue hardship to the owner of the property and can be granted without undue detriment to the other property in the vicinity and the owners thereof.
- D. Repair and Alteration of Nonconforming Buildings: Any building, existing as a nonconforming use, may be subject to all applicable building, health or other Ordinances and regulations, be repaired as herein provided, and the nonconforming use thereof continued, provided such action does not involve any change in use, and that the variance from applicable regulations of the Ordinance is not increased.
- E. Reconstruction and/or Replacement of Nonconforming Buildings: Nothing in this Ordinance shall prevent the reconstruction and/or replacement of any dwelling, building or structure upon its original foundation, damaged or destroyed to an extent of less than fifty (50) percent of its value (exclusive of foundations), as determined by the City Assessor, by fire, explosion, act of God, or act of a public enemy, subsequent to the passage of this Ordinance, where such dwelling, buildings or structure is issued a building permit to be rebuilt or rehabilitated within six (6) months from the date of damage; nor shall any provision contained herein prevent the continuance of the use of such dwelling, buildings or structure, as existed at the time of such damage or destruction.
- F. Special Use Permits: Every existing non-conforming-dwelling, building or structures, damaged or destroyed to an extent of more than fifty (50) percent of its value (exclusive of foundations) as determined by the City Assessor, by fire, explosion, act of God, or act of a public enemy must obtain, prior to reconstruction or replacement, approval of the plans for reconstruction or replacement in the form of a special use permit from the Planning Commission. The Planning Commission shall consider the following factors in making their decision:
 1. The effect of the proposed use on adjoining property and the surrounding neighborhood.
 2. Off-street parking requirements of the district.
 3. Access to the proposed use.

- G. A single-family or two family owner occupied residence located on a nonconforming lot, which is the principal permitted structure in accordance with the terms of the zoning district in which the property is located and which has been destroyed by fire or other casualty or act of God, may be restored to the condition in which it was before the occurrence, provided however, that the restoration does not expand the exterior dimensions of the original structure, as measured at the building foundation and, that all restoration, to the maximum extent possible, conforms with the current provisions of the zoning ordinance district.
- H. Completion of Nonconforming Buildings: If the construction of a building intended for a lawful nonconforming use, or located on a nonconforming lot, has been started prior to the effective date of this Ordinance, the completion of such building and occupancy thereof for the intended use shall be permitted, subject to all applicable building, health or other Ordinances and regulations, and provided the construction shall be completed within one (1) year from the effective date of the Ordinance.
- I. Existing Nonconforming Lot: Any lot or parcel of record at the time of adoption of this Ordinance that fails to comply with the area and lot size requirements of this Ordinance may be used for a permitted use, providing the proposed principal building and any accessory structures conform to the applicable zoning district front, side and rear yard setback requirements. In all other cases, no lot shall be used unless the approval of the Zoning Board of Appeals is obtained. See Article VIII for standards for reviewing variances.

7.05 RESERVED

7.06 PROHIBITION OF PRIVATE ROADS

No division or partition of an unplatted parcel of real estate shall be approved which results in the creation of a private road, right-of-way or other means of access.

7.07 PUBLIC UTILITIES

The erection, alteration and maintenance of public utility facilities, including erection of power, communications (except for communication and other towers), disposal, distribution and similar public utility by law shall be permitted in every District, it being the intent to exempt such structures and facilities from application of the particular Zoning District classifications of this Ordinance; provided, however, all such public utility companies shall be required to make application to the City for a permit covering all new structures and submit, in connection therewith, preliminary plans showing the nature and extent of such construction. After review and approval of such plans by the Planning Commission, the permit shall be issued by the Building Inspector. Public utilities shall include water, sewer, storm water collection, streets, traffic signs, and traffic signals. All other services including postal service, private mail and freight services, telephone, wireless communication, cable television, and other similar services shall

not be considered public utilities within the definition of this section.

7.08 MUNICIPAL FACILITIES/ESSENTIAL SERVICES

No provisions of the Ordinance shall prohibit the City of Bridgman from constructing, or permitting the construction of, fire stations, water and sewage facilities, parks or public spaces, and/or cemeteries, or other necessary public buildings in any of the aforementioned districts. Review and approval of such plans shall be made by the Planning Commission.

7.09 SCREENING OF DUMPSTERS

Dumpsters and enclosures shall be required in the TI, CC, DC, CG, and DE districts and with any multi-family development, unless waived by the Zoning Administrator. Dumpster enclosure locations and details of construction shall be shown on site plans.

- A. Location. Dumpster enclosures shall be located in the rear yard or nonrequired side yard, unless otherwise approved by the Planning Commission, at least five (5) feet from any principal building. Dumpster enclosures for commercial and industrial sites shall be as far as practical from an adjoining residential district. Enclosures that are integrated into the principal building shall include concrete bollards placed at least five (5) feet from the exterior building wall, to minimize damage to the principal building from trucks or fire.
- B. Access. Dumpsters shall be accessible by refuse vehicles to prevent damage to automobiles in designated parking spaces; provided the enclosure doors shall not be highly visible from traffic entering the site from a public road.
- C. Base. The base shall be at least nine (9) feet by nine (9) feet, constructed of six (6) inches of reinforced concrete pavement. The base shall extend six (6) feet beyond the dumpster pad or gate to support the front axle of a refuse vehicle. Where grease disposal receptacles are used, curbing shall be provided around the enclosure base to contain any spillage.
- D. Screening. Dumpsters shall have an enclosing lid or cover and be enclosed by a wall on three (3) sides with a wood, metal, or other material as approved by Building Inspector/Zoning Administrator gate on the fourth side. The enclosure shall be constructed of brick or split face block that matches the building color with a maximum height of six (6) feet or at least one (1) foot higher than the dumpster.
- E. Other decorative masonry material may be approved if it matches the material used on the principal building and landscape screening is provided. Poured concrete with false brick design or plain concrete slag blocks are not permitted.
- F. Exceptions. The Planning Commission may waive the requirement for a trash receptacle enclosure for businesses, such as banks, that store all waste material indoors or other uses that provide alternate means of handling waste disposal.

7.10 HEIGHT EXCEPTIONS

The height requirements of all zones, except the Transitional Industrial District may be exceeded by parapet walls not over four (4) feet in height, chimneys, roof mounted television and radio antennas, cupolas, spires or other ornamental projections, or water towers. In the Transitional Industrial Zone, chimneys, cooling and communication towers and other necessary appurtenances are permitted above the height limitations provided they are located the same distance as their height from any adjoining property line.

7.11 SWIMMING POOLS AND OUTDOOR SPAS

The location of a swimming pool on any lot or parcel of land must comply with the yard requirements of the respective district in which it is situated. No swimming pool shall be constructed, erected or installed on any lands in the City without first securing a Building Permit. All swimming pools, spas or man-made ponds shall comply with all regulations and requirements of the Building Code of the City including fencing, gates and security devices.

7.12 PRINCIPAL BUILDING ON A LOT

In RL, RS, and RC Residential Districts, not more than one principal or main use shall be located on a lot or parcel.

7.13 ANIMALS AND POULTRY

The keeping of more than three (3) common household pets, including but not limited to cats, dogs, and household birds, or any combination of households pets totaling more than three (3), is expressly prohibited in any Residential District. The keeping of any other animals or poultry, for any purpose, on an occupied or unoccupied zoning lot in any zoning district is expressly prohibited.

7.14 THROUGH LOTS AND CORNER LOTS

Buildings on lots having frontage on two (2) streets shall comply with the front yard requirement of the street from which the property takes its address.

7.15 STREET ACCESS CUL-DE-SACS

Every principal building and use shall be located on a lot having a minimum of forty (40) feet of frontage on a public cul-de-sac street measured at the right-of-way line with direct access to a public cul-de-sac street.

7.16 STREET ACCESS OTHER STREETS

Every principal building and use shall be located on a lot having frontage on a public street. A minimum of eighty (80) percent of the lot frontage shall access (abut and adjoin the right-of-way) of the public street.

7.17 FENCES

- A. Construction of a fence shall require issuance of a building permit issued by the Building Inspector, prior to construction or erection of the fence.
- B. Fences may be erected only in the side and rear yards of a lot and not extend beyond the front building line of the principal use.
- C. Fences on side yards, facing a street, shall be a maximum of four (4) feet in height and shall be a maximum of fifty (50) percent opaque. For a corner lot, a fence shall not extend beyond a front building wall.

- D. All fences shall be constructed to present a finished outside fence appearance to adjacent property and public right-of-ways by either:
 1. Symmetrical construction having identical inside and outside face appearance, including main anchor posts and frame members.
 2. Offset construction with main anchor posts and horizontal and vertical frame members visible on inside face only and vertical and horizontal face members or materials mounted on outside surface of frame and anchor post members.
- E. Fences shall be a maximum of six (6) feet in height, except as otherwise provided herein.
- F. Any form of barbed wire, barbwire, or single strand wire fence or barrier is prohibited.
- G. Decorative fences, as determined by the Zoning Administrator, may be permitted in front yards provided the decorative fences are constructed of such materials or made in such a way that access to the property may be easily and readily acquired in emergency situations by public safety personnel. Under no circumstance shall a front yard fence be allowed that is continuous from a side property line to the opposing side yard property line. Decorative fences shall not exceed three (3) feet in height.
- H. Any fence maintained in violation of this section shall be deemed a hazard to public health and welfare and shall constitute a violation of this Ordinance.

7.18 LIGHTING

The purpose of this Section is to maintain safe nighttime driver performance on public roadways, by minimizing both brightly lighted surfaces and lighting glare, to preserve the restful quality of nighttime, by eliminating intrusive, artificial light and lighting that unnecessarily contributes to "sky glow," and to reduce light pollution from lighting luminaries and light trespass onto adjacent properties. The following requirements shall be considered by the Planning Commission and Zoning Administrator in the review of all site plans submitted for approval under the terms of this Ordinance.

- A. Exempted areas and types. The following types of outdoor lighting shall not be covered by this Ordinance:
 1. Residential decorative lighting such as porch lights, low level lawn lights, and special seasonal light such as for holiday decorating, and residential yard lights when directed at the dwelling. Residential yard lights shall be mounted at a height not to exceed three (3) feet.
 2. Lighting associated with agricultural operations.

B. Regulated Lighting. The following types of lighting shall be regulated by this Ordinance:

1. Parking lot lighting and site lighting for commercial, industrial, institutional and other non-residential developments.
2. Lighting for multiple-family developments or uses, including parking lot lighting and site lighting.
3. Publicly and privately owned roadway lighting.
4. Building facade lighting.
5. Other forms of outdoor lighting which, in the judgment of the Planning Commission or Zoning Administrator is similar in character, luminosity and/or glare to the foregoing.

C. Standards. Lighting shall be designed and constructed in such as manner to:

1. Ensure that direct or directly reflected light is confined to the development site.
2. Lamps and luminaries shall be shielded, hooded and/or louvered to provide a glare free area beyond the property line and beyond any public right-of-way, or the light source is not directly visible from beyond the boundary of the site.
3. The light from any illuminated source shall be designed so that the light intensity or brightness at any property line shall not exceed one (1) foot candle.
4. Lighting fixtures shall have one hundred percent (100%) cut off above the horizontal plane at the lowest part of the point light source. The light rays may not be emitted by the installed fixture at angles above the horizontal plane. No light fixture shall be higher than twenty (20) feet above the average grade of the site.
5. Outdoor recreation area lighting may use standard color metal halide sources and standard sports lighting fixtures if they are mounted at a sufficient height and properly equipped with baffling, glare guards or lenses to meet the requirements of this section.
6. There shall be no lighting of a blinking, flashing, or fluttering nature, including changes in light intensity, brightness or color. Beacon and search lights are not permitted.
7. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
8. The City of Bridgman may require the submission of a photometric plan to ensure compliance with ordinance standards.

7.19 LANDSCAPING

Landscaping requirements are set forth to: protect and preserve the appearance, character and value of properties within the City; to increase water retention and absorption to

reducing stormwater run-off, flooding and soil erosion; and to assure sufficient buffering and screening of incompatible uses or offensive or unattractive views. When a site plan is required pursuant to Article VIII, landscaping shall be incorporated into the site and a landscape plan shall be submitted in conjunction with the site plan. The landscape plan shall clearly describe the location, type, size, height, and spacing of plant materials.

A. In the Form Generating Districts, Canopy trees shall be provided in the public right-of-way as follows:

1. A minimum of one canopy street tree shall be required for each lineal fifty (50) feet, or fraction thereof, of frontage along a public.
2. Street trees shall be planted within the public right-of-way whenever possible; if placement of trees within the right-of-way is not possible, they may be located within ten (10) feet of the right-of-way.

B. Buffer Zone Landscaping Adjacent to Street Frontage: Buffer zone apply to all development, redevelopment, and expansion that is subject to site plan review by the Zoning Administrator or Planning Commission. Buffer zone standards shall apply to the following districts:

1. CC - Corridor Commercial
2. TI - Transitional Industrial
3. CG - Commercial Gateway
4. IG – Interstate Gateway

C. Buffer Zone Location and Plant Material Requirements. All yards adjacent to roads and rights-of-way shall be landscaped along the entire frontage (except access points). There shall be a 10' buffer zone along all parcels fronting Red Arrow Highway and along any parcel line abutting the OS, RL, RC or RS districts. The buffer zone shall be the first 10' of the property line. For every 40' linear feet, or portion thereof (including calculating access points) all of the following are required:

1. One (1) deciduous canopy tree
2. Two (2) ornamental or evergreen trees
3. Three (3) shrubs
4. Four (4) flowering perennial plants

D. Landscaping shall be installed so that, when mature, it does not obscure traffic signs, fire hydrants, lighting, drainage patterns on site or adjacent properties, or obstruct vision for safety of ingress or egress.

E. Landscape islands shall be a minimum of nine (9) feet in width.

F. All landscaped areas shall be protected by a six (6) inch standard or rolled concrete curb, except where landscape islands are being utilized as part of a stormwater detention or conveyance system.

G. Accessory Structure Landscaping. Accessory structures, mechanical equipment, and utility structures such as trash receptacle enclosures, air condi-

tioning units, transformers, utility substations and clustered mailboxes that are in a visible location on the site shall be landscaped with evergreens of sufficient height to screen the structure or equipment. This provision does not apply to single-family detached dwellings. This provision may be waived in instances where the intent is being met through other means as determined by the Zoning Administrator or Planning Commission.

H. Planting sizes. The minimum size of all landscape plant material shall comply with the following:

PLANT TYPE	MINIMUM SIZE
Deciduous/Canopy tree	2 1/2-3 inch caliper
Ornamental tree	2-2 1/2 inch caliper
Evergreen tree	8-10 feet tall
Shrubs and hedges	30-36 inches tall

I. The overall landscape plan shall not contain more than 33% of the same plant species. The use of native plant species is encouraged.

J. Installation and Maintenance Provisions. All landscaping shall be maintained in a healthy, neat, and orderly state free from refuse and debris.

1. Any dead or diseased plants shall be removed and replaced within one (1) year from the time that the plant dies.
2. In-ground automatic irrigation shall be provided for all landscaped areas.
3. Landscaping required on the site plan must be maintained so long as they remain healthy and shall not be removed unless approved by the City as a site plan amendment.

K. All areas not occupied by building, pavement or storage shall be landscaped with living plant material. Stones shall not be used as ground cover unless part of a drainage erosion control.

L. Prohibited Trees. The following trees are prohibited in meeting the landscaping requirements of this Ordinance unless specific exemption is granted by the City: Ash, Box Elder, Soft Maples (Red Silver), Elms (except disease-resistant American Liberty Elm), Black or Honey Locust, Mulberry, Poplars, Willows, Horse Chestnut (nut bearing), Tree of Heaven, and Catalpa.

M. Tree Preservation. It is the intent of this section that developments, structures, utilities, and all other site activities be designed, installed, and constructed so that the maximum number of mature trees with a diameter of twelve (12) inches or larger at breast height are preserved on all lots or parcels. Individual single-family dwellings, individual two-family dwellings and agricultural uses are not subject to the provisions of this subsection.

1. Tree Preservation Plan. To minimize tree loss and to mitigate tree removal on wooded lots or

parcels with trees, the applicant shall submit the following information as a part of the landscaping plan required by this Section.

2. Location, condition, size and identification of species of all existing mature trees with a diameter of twelve (12) inches or greater at breast height on the subject parcel or parcels.
3. Tree Preservation. The landscape plan shall demonstrate that a proposed development would retain as many healthy, existing mature trees with a diameter of twelve (12) inches or larger at breast height as is practical.
4. Justification. The applicant is responsible for providing justification of the removal of mature trees on the site with a diameter of twelve (12) inches or greater at breast height.

N. Existing vegetation that is going to be preserved may be counted towards meeting the landscaping requirements of this Section. The Planning Commission and/or Zoning Administrator shall determine the adequacy of landscaping and screening.

O. Modification and waivers. Innovation in design of landscaping is encouraged. To that end, the Planning Commission may modify or waive these landscaping requirements upon a finding that sufficient screening would be provided or the intent of the ordinance is met. Criteria which shall be used when considering a modification or waiver shall include, but shall not be limited to:

1. Existing vegetation;
2. Topography;
3. Existing wetlands, floodplains, or other natural features;
4. Existing and proposed building and parking lot placement;
5. Building heights and views;
6. Adjacent land uses and distance between land uses;
7. Dimensional conditions unique to the parcel;
8. Traffic sight distances;
9. Alternative means of irrigation provided satisfactory to the Planning Commission.

7.20 UNCLASSIFIED AND SIMILAR USES

A. Where a proposed use of land or use of a building is not expressly authorized, contemplated or named by this Ordinance in any of the zoning districts, or where the Zoning Administrator has a question as to the appropriateness of a use that involves other features which are not expressly authorized, contemplated or specified in this Ordinance, the Zoning Administrator may determine that the use is unclassified. In the case of an unclassified use, an amendment to classify, permit and regulate the use may be initiated pursuant to Article VIII, Procedures. Unclassified uses may not be treated as a special land use.

- B. Where a permitted use is similar to another listed permitted use, the Zoning Administrator may make a determination that the use is similar to the permitted use and regulate the permitted use in the same manner as the similar use. In no instance, however, may the uses similar provision apply to special land uses.

7.21 HOME OCCUPATIONS

A minor home occupation meeting criteria set forth in subsection B below may receive a Zoning Permit from the Zoning Administrator for the conduct of the minor home occupation. At their discretion, the Zoning Administrator may request a public hearing in accordance with the public hearing procedures set forth in Article VIII. All other home occupations, except for medical marihuana uses, shall file for special land use approval pursuant to Article VIII.

- A. The following land uses shall not be considered home occupations: adult businesses, motor vehicle repair and service, major motor vehicle repair, motor vehicle sales, bed and breakfasts, and junk yards.
- B. Minor home occupations shall comply with the following standards:
1. The use shall be conducted entirely within the dwelling.
 2. The use shall be operated only by persons residing in the dwelling.
 3. The exterior appearance of the dwelling shall not be modified to accommodate the home occupation.
 4. The home occupation shall not occupy more than four hundred (400) square feet of floor area or thirty (30) percent of the floor area of the dwelling, excluding area of basement, whichever is less.
 5. There shall be no selling of goods, merchandise, supplies or products, provided that orders made by telephone or at sales events off the premises may be filled on premise so long as customers do not arrive on premise to acquire orders.
 6. Outdoor storage or display is prohibited.
 7. There shall be no regular deliveries from commercial suppliers to the premises.
 8. There shall be no activity on premise resulting in noise, vibration, smoke, dust, odors, heat or glare that creates a nuisance to adjoining properties.
 9. As a result of operating the home occupation, there shall occur no more motor vehicle traffic than would be normal for a dwelling.
 10. No combustible, toxic or hazardous substances shall be kept on premise attendant to the home occupation
 11. Each home occupation may be subject to an annual compliance inspection.
 12. The Zoning Administrator shall have discretion to refer any home occupation application to the Planning Commission for approval.

13. Each minor home occupation may have one (1) four (4) square foot sign.

- C. All other home occupations, except for medical marihuana uses, shall be considered major home occupations and a special land use permit shall be required.
- D. Medical Marihuana Use. Medical Marihuana use by a primary caregiver shall be permitted and considered as a permitted minor home occupation use only in the following districts: OS, RS, RC and TI pursuant to compliance with the Administrative Rules of the Michigan Department of Community Health, the Michigan Medical Marihuana Act, Initiated Law 1 of 2008, MCL 333.26421, et. seq. and the requirements of this section. As a permitted home occupation, it is at all times, subordinate and incidental to the use of the dwelling as a residence. The caregiver shall file an application and site plan with the zoning administrator who shall review, and if approved, file a land use permit for the use. The Zoning Administrator may also notify the county sheriff department of site plan approval. The requirements for a primary caregiver as a permitted home occupation shall be as follows:
1. The medical use of marihuana shall comply at all times and in all circumstances with the Michigan Medical Marihuana Act ("Act") and the Administrative Rules of the Michigan Department of Community Health, ("Administrative Rules") as they may be amended from time to time.
 2. A primary caregiver must be located outside of a one-thousand (1,000) foot radius from any real property as follows: a registered daycare facility; a church, synagogue or other place of religious worship; a recreational park, public community center, private youth center, playground, public swimming pool, video arcade facility; a public or private preschool, elementary school, middle school, high school, community college, vocational or secondary school; a public or private college, junior college, university; any and all other schools that have different name references but serve students of the same age. Measurements for purposes of this section shall be made from, parcel/lot/site condominium unit boundary to parcel/lot/site condominium unit boundary.
 3. No signage is permitted regarding medical marihuana.
 4. All medical marihuana shall be contained within an enclosed, locked facility inaccessible on all sides and equipped with locks or other security devices that permit access only by the primary caregiver or qualifying patient.
 5. All necessary building, electrical, plumbing and mechanical permits shall be obtained for any portion of the residential structure in which electrical wiring, lighting, and/or watering de-

vices are located, installed or modified that support the cultivation, growing or harvesting of marihuana.

6. If a room with windows is utilized as a marihuana growing location, any lighting methods that exceed usual residential use between the hours of 11 p.m. and 6 a.m. shall employ shielding methods, without alteration to the exterior of the residence, to prevent ambient light spillage that causes or creates a distraction or nuisance to adjacent residential properties.
7. Nothing in this subsection or in any companion regulatory provision adopted in any other provision of this Ordinance is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with that Act and the Administrative Rules and this subsection. To this end, the sale, distribution, cultivation, manufacture, possession, delivery or transfer of marihuana to treat or alleviate a qualifying patient shall only be conducted as a home occupation, and shall not be permitted in any other zoning classification of this Zoning Ordinance. Also, since federal law is not affected by that Act or the Administrative Rules, nothing in this section, or in any companion regulatory provision adopted in any other provision of this Ordinance, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under federal law. Neither this ordinance nor the Michigan Medical Marihuana Act protects users, caregivers or the owners of properties on which the medical use of marihuana is occurring from federal prosecution, or from having their property seized by federal authorities under the Federal Controlled Substances Act.
8. Delivery. The primary caregiver shall deliver medical marihuana to their patients. Patients shall not visit the caregiver's premises.
9. It shall be considered unlawful for any person or persons to establish or operate a profit or non-profit medical marihuana dispensary, collective or cooperative or smoke house in any zoning classification within the Township.
10. If at any point the above standards conflict with the Michigan Medical Marihuana Act, the Act shall take precedence.

7.22 TRANSPARENCY

Facade transparency requirements are indicated as a percentage of clear glass to solid wall. Transparency shall be subject to the following requirements (refer to transparency definition in Article IX):

- A. Clear Glass At Ground Floors: Glass having a Visual Light Transmittance (VLT) of 70% minimum and a

Visual Light Reflectance (VLR) of 15% maximum. Heavily tinted or reflective glass shall not be considered clear.

- B. Clear Glass At Upper Floors: Glass having a Visual Light Transmittance (VLT) of 60% minimum and a Visual Light Reflectance (VLR) of 15% maximum. Heavily tinted or reflective glass shall not be considered clear.
- C. Calculation: The calculation of the percentage of transparency shall include only the glass within the windows, transoms, doors, and storefront windows as indicated for specific facade type.
- D. Reflective Surfaces: The use of highly reflective surfaces, including reflective glass and mirrors is prohibited.
- E. Security Shutters: Exterior steel bars, hurricane curtains, and other security devices are not permitted on the following:
 1. Windows, transoms, doors, and/or storefront windows that are used to meet the transparency requirements.
 2. Any ground floor window or storefront window on any building wall (even in instances where window is not used as part of transparency calculation).
- F. Interior Display: Interior display shelves and merchandise are not permitted to block or to obscure doors, windows, or storefront windows that are included as part of the required transparency.
- G. Window Treatments: Window treatments that are applied to the inside surface of glass and obscure transparency are not permitted on doors, windows, or storefront windows that are included as part of the required transparency.

7.23 OUTDOOR SEATING

Outdoor seating refers to a balcony, patio, terrace, walkway, parking area, lawn, garden or any other place which is not enclosed where seating or other activities shall be permitted in association with a commercial use, subject to the following requirements:

- A. Outdoor seating may be permitted as an ancillary use in association with the following Building Types when a bar, restaurant, cafe, or similar use is approved as a primary use:
 1. Mixed Use (all facade options)
 2. Retail (all facade options)
 3. Flex (all facade options)
 4. Live/Work (all facade options)
- B. Outdoor seating shall require approval by the Zoning Administrator or Planning Commission as part of a Special Land Use Permit.

- C. When outdoor seating is provided, a minimum pedestrian clear space of five (5) feet along all public walkways shall be provided at all times.
- D. When outdoor seating is provided at ground level, an enclosure to define or enclose the outdoor seating space may be required. Enclosures shall meet one of the following requirements:
 1. Enclosure may be a fence that is no more than forty-eight (48) inches high, measured from adjacent grade;
 2. Enclosure may be a solid wall made of wood, masonry, or similar material that is no more than thirty-six (36) inches high, measured from adjacent grade; or
 3. Enclosure may be planter boxes with landscaping that are no more than thirty-six (36) inches high, measured from adjacent grade.
- E. Trash receptacles related to the outdoor seating area shall be maintained and shall be removed from the public right-of-way during non-business hours.
- F. Outdoor dining areas shall be designed to be architecturally compatible with the existing structures on the site.
- G. Temporary signage, such as sandwich board signs, shall be located within the seating enclosure.
- H. Enclosure shall be removed from November 1st to April 1st to allow for snow removal.

7.24 DRIVEWAYS

- A. Distance from Lot Line. Unless otherwise permitted by this Section or by the City Engineer, all driveways, including the entry radius of the drive approach that serve a single main building or principal use, shall be located at least four (4) feet from an abutting lot line.
- B. Surface. There shall be a hard-surfaced driveway from the public or private right-of-way to the required parking space. The drive surface must be permanent, and completely covered with concrete, bituminous surface, brick or other similar surface. A pervious surface may be used, subject to applicable City ordinances and policies.
- C. Alley Access. Where an alley is present, access to parking areas shall be obtained from the alley. Additional curb cuts on the public street shall be prohibited, unless approved by the Zoning Administrator.
- D. Minimum Width. Residential driveways shall be a minimum of ten (10) feet in width. The minimum width of driveways for non-residential uses shall be determined by the City Engineer.
- E. Driveway with Garage. Where a garage or accessory structure is accessed directly from a public street and has a vehicle door eight (8) feet or wider, the driveway shall extend to the vehicle door.

- F. Parking. Parking or storage of motor vehicles in the front yard of a residential use or residentially-zoned property shall be on a driveway.
- G. Commercial Vehicle Parking or Storage. Parking or storage of trucks more than one and one-half tons or truck trailers, recreational vehicles and boats of any kind shall be prohibited within a front yard. Such items may be parked or stored within a side or rear yard, and shall be placed at least 3' from a side lot line and 5' from a rear lot line.

7.25 PERFORMANCE GUARANTEE

The Planning Commission, Board of Zoning Appeals, City Council or Zoning Administrator may require an applicant to provide a performance guarantee or surety acceptable to the City as a condition of approval for any project. The amount shall be equivalent to the costs of the project improvements. Examples include but are not limited to: cash deposit, certified check, irrevocable bank letter of credit, or surety bond. The performance guarantee or surety shall be in accordance with the Zoning Act, shall be reviewed and approved by the City, and shall be provided by the owner or responsible person prior to issuance of a building permit.

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ARTICLE VIII PROCEDURES

8.01 APPLICABILITY FORM GENERATING DISTRICTS

In order to determine the applicability of various Form Generating standards to a specific development or redevelopment within a Form Generating district, Table 8.01 shall be used. Appeals to the provisions of the table shall be made to the Planning Commission.

TABLE 2.01 APPLICABILITY TO THE FORM GENERATING DISTRICTS

REGULATIONS	NEW CONSTRUCTION	EXISTING BUILDINGS				
		CHANGE IN USE 1	REMODEL 2	BUILDING AREA OR FOOTPRINT EXPANSION OR REDUCTION		
				0% TO 25%	26% TO 50%	> 50%
BUILDING PLACEMENT	X					X
BUILDING TYPE AND FACADE	X		X		X	X
USE	X	X	X	X	X	X
SIGNAGE	X	X	X	X	X	X
LANDSCAPING	X	X	X	X	X	X
LIGHTING	X		X	X	X	X
BUILDING HEIGHT	X					
AMOUNT OF PARKING	X				X	X
LOCATION OF PARKING	X				X	X

X Item is required to comply with the Form Generating standards of the district.

1 A change in use that is a Special Land Use, shall also follow the Special Land Use process and standards.

2 Remodel includes any exterior changes to the building in excess of 50% of the current assessed value of the property. Phased construction to avoid compliance with this standard or breaking up construction such that the thresholds are avoided shall be prohibited.

8.02 PERMITS

No building, structure (including fences), nor other improvement shall hereafter be moved, relocated, constructed, remodeled or altered, nor shall any use be made of any parcel of land or building in the City of Bridgman until a permit therefore shall have been issued by the Building Inspector and/or Zoning Administrator. After the issuance of such a permit, no building, structure, improvement or land use may be occupied, begun or benefit received therefrom until the Building Inspector and/or Zoning Administrator shall have made a full inspection thereof and issued a certificate of occupancy and compliance, showing that the proposed use of the building or premises complies with all ordinance of the City of Bridgman, and of the County of Berrien, and statutes of the State of Michigan. Applicable fees and application requirements shall be as stipulated in this Zoning Ordinance.

8.03 PROPERTY DIVISION REQUIREMENTS

No lot, out lot or other parcel of land located in the City of Bridgman shall be further partitioned or divided unless such partition or division is first approved, according to the following procedures:

- A. Any proprietor who desires to partition or divide a lot, outlot or other parcel of land located in the City of Bridgman shall first make application to the City in writing or such form or forms as shall be provided by the City. Such application shall be filed with the Zoning Administrator and shall include a detailed statement of the reasons for the requested partition or division, a sketch map or maps prepared in scale showing the proposed division or partition and all adjoining lots, streets and parcels of land and a statement that the effect of the proposed division or partition will not violate any provisions of this ordinance, the Land Division Ordinance or adversely affect health, safety or welfare.
- B. No building permit shall be issued to any proprietor or his agent or any other person, firm, association, or corporation with reference to the lot, outlot, or parcel of land which is to be divided unless the partition or division shall first have been approved by the City pursuant to the City Land Division Ordinance.

SECTION 8.04 AMENDMENTS

Amendments to this Ordinance may be initiated by the City Council by resolution or by any interested person or person by petition to the City Council.

- A. Amendment Petition Procedure. All petitions for amendment to this Ordinance shall be in writing signed, and filed with the Zoning Administrator. Such petitions shall include the following:
 1. The petitioner's name, address, and interest in the petition as well as the name, address, and interest of every person having a legal or equitable interest in any land which is to be rezoned;
 2. The nature and effect of the proposed amendment;
 3. If the proposed amendment would require a change in the Zoning Map, a fully dimensioned

map showing the land which would be affected by the proposed amendment, a legal description of such land, the present zoning district of the land, the zoning district of all abutting lands, and all public and private right-of-way and easements bounding and intersecting the land to be rezoned;

4. The alleged error in the ordinance which would be corrected by the proposed amendment, with a detailed explanation of such alleged error and detailed reason why the proposed amendment will correct the same.
 5. The change or changing conditions in the area or the City that make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare;
 6. All other circumstances, factors, and reasons which the petitioner offers in support of the proposed amendment.
- B. Applicable Factors. When reviewing an amendment request, the City may consider, but shall not be limited to the following:
 1. Whether the proposed change is in accordance with the City's Master Plan.
 2. Whether the proposed change represents a form of spot zoning.
 3. Whether the proposed use would be incompatible with existing (and/or future) uses in the area.
 4. Whether the proposed change would negatively affect the City's ability to implement or follow the Master Plan for the area.
 5. Whether the proposed use would add more acreage than can be justified, thereby detracting from the City's ability to develop according to the Master Plan.
 6. Other factors set forth in the Zoning Enabling Act, Act 110 of 2006, as amended.
 - C. Amendment Procedure.
 1. After initiation, amendments to this Ordinance shall be considered as provided in the Zoning Enabling Act, Act 110 of 2006, as amended.

8.05 CONDITIONAL REZONING

It is recognized that there are certain instances where it would be in the best interest of the City, as well as advantageous to property owners seeking an amendment to zoning boundaries, if certain conditions could be proposed by property owners as part of a request for rezoning. It is the intent of this section to provide a process consistent with PA 110 of 2006, as amended by which an owner seeking a rezoning may voluntarily propose conditions regarding the use and/or development of land as part of the rezoning request.

- A. Any interested property owner may voluntarily offer in writing, and the City may approve, certain uses and/or development of the land or other activities as a condition to a rezoning of the land, as set forth herein.

- B. Application Procedure. If the applicant wishes to submit an offer of conditions or restrictions along with a petition to rezone land, the applicant shall do so in writing. The offer of conditions or restrictions shall be received with the application to rezone the land.
1. The applicant may request a per-application meeting, in which the Zoning Administrator and other City officials may identify concerns reasonably related to the rezoning request. The City shall not require the applicant to offer conditions or restrictions as a prerequisite for rezoning nor shall the presentation of an offer of conditions or restrictions create any obligation on the part of the City to rezone any land.
 2. The City shall not add to, alter, or augment the offer of conditions or restrictions.
 3. If an offer of conditions is proposed at a Planning Commission public hearing on the rezoning request, the public hearing may be adjourned or recessed to provide the City time to consider the offer; and if an offer of conditions is proposed at a City Council meeting, the rezoning request and such conditions shall be remanded back to the Planning Commission for consideration.
 4. The Planning Commission or City Council may table a request to give residents of the City more time to fully understand the offer of conditions.
 5. The offer of conditions may not purport to authorize uses or developments not permitted in the requested zoning district.
 6. The applicant's offer of conditions shall bear a reasonable and rational relationship to the property for which rezoning is requested.
 7. Any use or development proposed as part of an offer of conditions that requires a special use permit, variance, and/or site plan approval under the terms of this Ordinance shall also comply with such other applicable provisions or regulations.
- C. Standards of Approval for Conditional Rezoning.
1. When reviewing a rezoning request and an offer of conditions, the City may consider, but shall not be limited to; future land use recommendations in the Master Plan, as amended; goals and objectives in the Master Plan, as amended; the availability and capacity of utilities; potential impact on neighboring land uses and the natural environment; and other concerns related to the general welfare, safety and health of area residents,
 2. Offers of conditions shall not be approved if such conditions violate or cause a violation of this Ordinance or other regulations or ordinances promulgated by, or applicable in, the City of Bridgman.
3. When considering an offer of conditions, the City Council may determine whether the conditions offered would address or mitigate impacts that might otherwise be reasonably expected to result from the rezoning request.
- D. Expiration of Agreement, Reversion and Extensions.
1. In approving the conditions, the City Council may establish a time period during which the conditions apply to the land. Except for an extension under subparagraph 3 hereof, if the conditions are not satisfied within the time specified, the land shall revert back to its former zoning classification, as set forth in subparagraph 4 hereof.
 2. Neither the applicant nor the City Council shall add to or alter the approved conditions during the time period specified in subparagraph 1.
 3. The time period specified in subparagraph 1 may be extended upon the request of the applicant and with the approval of the City Council.
- E. If the conditions are not satisfied or the restrictions are not established within the specified time period, the Zoning Administrator shall initiate the reversion process, in which the land reverts back to its former zoning classification, in accordance with this paragraph. At a public hearing, the Planning Commission shall determine whether the applicant has failed to satisfy the approved conditions, shall state what specific conditions were not met, shall note all comments and reports requested or the absence of such, and shall recommend to the City Council whether to rezone the land back to its former zoning classification. The City Council shall make a decision as to the rezoning of the property.
- F. Coordination and Performance Bonds. Where proposed conditions involve public improvements, the applicant shall submit the following to the City Council prior to final approval of the rezoning and offer of conditions:
1. A construction schedule.
 2. Costs and obligations.
 3. Responsible parties for obtaining permits.
 4. Proof, in writing, that applicable utility or regional agencies or reviewing bodies have reviewed and approved final design of said public improvements.
 5. The City Council may require a performance bond or similar financial guarantee in a form approved by the City Attorney, as part of the agreement or approval.
- G. Recording.
1. If the City Council finds the rezoning request and offer of conditions acceptable, the offered conditions shall be incorporated into a formal

written Statement of Conditions acceptable to the owner and conforming to the provisions of this section. The Statement of Conditions shall be incorporated by attachment or otherwise as an inseparable part of the ordinance adopted by the City Council to accomplish the requested rezoning. The Statement of Conditions shall:

2. Be in a form acceptable to the City Attorney and recordable with the Register of Deeds of Berrien County in which the subject land is located.
 3. Contain a legal description of the land to which it pertains.
 4. Contain a statement acknowledging that the Statement of Conditions runs with the land and is binding upon successive owners of the land.
 5. Incorporate, by attachment, any diagrams, plans or other documents submitted or approved by the owner that are necessary to illustrate the implementation of the Statement of Conditions.
 6. Contain the notarized signature of all of the owners of the subject land preceded by a statement attesting to the fact that they voluntarily offer and consent to the provisions contained within the Statement of Conditions.
 7. Upon the rezoning taking effect, the Zoning Map shall be amended to reflect the new zoning classification along with a designation that the land was rezoned with a Statement of Conditions. The City Clerk shall maintain a listing of all lands rezoned with a Statement of Conditions.
- H. Amendment of Conditions. The Statement of Conditions may be amended thereafter in the same manner as was prescribed for in the original rezoning and statement of conditions.
- I. Failure to Offer Conditions. The City shall not require an owner to offer conditions as a requirement for rezoning. The lack of an offer of conditions shall not affect an owner's rights under this Ordinance.

8.06 PUBLIC HEARING PROCESS

Where this Ordinance requires the City to provide notice of a public hearing for any decision or action permitted, authorized or required by this Ordinance or under Act 110 of the Public Acts of 2006 as amended, notice of the public hearing shall be given as follows:

- A. The notice shall be published once, at least 15 days prior to the date of the public hearing, in a newspaper of general circulation in the City. Publication on the City's website is also required.
- B. Except as provided in subsection 4 below, a notice of public hearing shall also be mailed or personally delivered to the following persons, at least 15 days prior to the date of the public hearing:

1. The applicant;
2. The owner or owners of the subject property;
3. All persons to whom real property is assessed within 300 feet of the property that is the subject to the application or request, even if the 300 feet extends outside of the City's boundaries; and
4. The occupants of all structures within 300 feet of the property that is the subject of the application or request, even if the 300 feet extends outside of the City's boundaries. If the name of the occupant is not known, the term "occupant" may be used in making notification under this subsection.

- C. The notice of public hearing shall include the following information:
1. A description of the nature of the proposed amendment, application or request.
 2. An identification of the property that is the subject of the application or request, if applicable. Except as provided in subsection 4 below, the notice shall include a listing of all existing street addresses within the property. Street addresses do not need to be created and listed if no such addresses currently exist within the property and another means of identification of the property shall be used.
 3. State when and where the application or request will be considered.
 4. Identify when and where written comments will be received concerning the application or request.
 5. In the case of an amendment to the Ordinance or to the Zoning Map, the notice shall indicate the place where and the times when the proposed text or map amendment may be examined.
- D. When a proposed rezoning involves the text of the Zoning Ordinance or 11 or more adjacent properties, or when a petition to the Zoning Board of Appeals involves an interpretation of the Zoning Ordinance or an appeal of an administrative decision that does not involve a specific parcel, the mailing or delivery requirements shall be as per the requirements outlined in Act 110 of the Public Acts of 2006, being the Michigan Zoning Enabling Act, as amended.
- E. For a zoning ordinance amendment, including rezoning of property, the notice shall be given by first-class mail to each electric, gas, and pipeline public utility company, each telecommunication service provider, each railroad operating within the district or zone affected, and the airport manager of each airport, that registers its name and mailing address with the City for the purpose of receiving the notice of public hearing.
- F. After providing the notice required under this section and without further notice, except that as required

under the Open Meetings Act, the body holding the public hearing may adjourn from time to time a duly called public hearing by passing a motion specifying the time, date, and place of the continued public hearing.

8.07 REHEARING

No application for a Special Land Use, Site Plan Review, Conditional Rezoning, or Variance which has been denied, in whole or in part, by either the Planning Commission or the Zoning Board of Appeals may be resubmitted for a period of twelve (12) months from the date of the denial, except on the grounds of newly discovered evidence, or unless the site plan is substantially changed in the opinion of the Zoning Administrator.

8.08 ZONING BOARD OF APPEALS

There is hereby established a Zoning Board of Appeals in accordance with the Michigan Zoning Enabling Act (being Act 110 of the Public Acts of 2006). The Zoning Board of Appeals shall perform its duties and exercise its powers as provided by said Act and in accordance with the provisions of this Article and in such a way that the objectives of this Ordinance may be equitably achieved; that there shall be provided a means for competent interpretation and controlled flexibility in the application of this Ordinance; that the health, safety, and welfare of the public be secured; and that substantial justice be secured. Membership, terms, alternates and rules of procedure shall be as outlined in the Zoning Board of Appeals Bylaws.

- A. The Zoning Board of Appeals shall act upon all questions as they may arise in the administration of this Ordinance, including the interpretation of the zoning maps, and may fix rules and regulations to govern its procedures. It shall also hear and decide appeals from and review any order, requirements, decision or determination made by the administrative official charged with enforcement of this Ordinance. It shall also hear and decide all matters referred to it or upon which it is required to pass under this Ordinance. Such appeal may be taken by any person aggrieved or by any officer, department, board or bureau of the City, County, or State.
 1. On matters involving an appeal of a decision or interpretation by the Zoning Administrator, the Zoning Board of Appeals shall review the record and any relevant materials submitted by the Zoning Administrator and appellant, and render a decision to affirm or reverse the decision or interpretation of the Zoning Administrator.
 2. On matters involving an appeal of a decision by the Planning Commission, the Zoning Board of Appeals shall review the record to determine whether the Planning Commission followed required procedures and took into account all relevant facts in reaching its decision. If the Zoning Board of Appeals determines that the Planning Commission failed to follow required procedures or to consider all relevant

facts, it shall take be empowered to act in place of the Planning Commission on the matter under appeal. In so doing, it may affirm or reverse, or alter in any manner, the decision of the Planning Commission based on its review of the record.

3. The Zoning Board of Appeals shall not be empowered to hear appeals of decisions on Special Land Uses, to alter or change the zoning district classification of any property, or to make any change in the terms or intent of this Ordinance, or to grant any variances which would allow any land use otherwise not permitted in the zoning district.
 4. In all cases, the grounds of every determination shall be stated.
- B. Variances. The Zoning Board of Appeals shall have the power to authorize, upon an appeal, specific variances from such requirements as lot area and width regulations, building height regulations, yard and depth regulations, and off-street parking and loading space requirements provided it finds, based on competent material and substantial evidence, that all of the following standards are met:
1. That the variance is necessitated by unique or unusual circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, topography, surface water or other extraordinary conditions not typically found on similar properties.
 2. That the need for the variance is not based on the applicants' personal circumstances or economic hardship.
 3. That the variance is not necessitated by, nor the result of, actions or negligence of the applicant or current or previous property owners.
 4. That the requested variance shall not be contrary to the public interest or to the intent and purpose of this Ordinance.
 5. That the requested variance shall not permit the establishment within a district of any use which is not permitted by right within that zone district, or any use for which a special land use permit is required.
 6. That the requested variance shall not cause a substantial adverse effect upon properties in the immediate vicinity or in the district in which the property of the applicant is located.
 7. That the conditions or situations which necessitate the requested variance is not so general or of such recurrent nature as to make the formulation of a general regulation for such conditions reasonably practical.
 8. That the requested variance shall relate only to property that is under control of the applicant.
 9. That there is no reasonable alternative loca-

tion on the parcel for the proposed improvements for which a variance is sought where such alternative location would eliminate the need for the requested variance or reduce the extent of the condition(s) necessitating the variance.

10. That strict compliance with the requirements of the ordinance under appeal would unreasonably prevent the property owner from using the property for a permitted use.
 11. The requested variance is the minimum variance that will make possible the reasonable use of the land.
- C. Conditions. The Board may specify, in writing, such conditions regarding the character, location, and other features that will in its judgment, secure the objectives and purposes of this Ordinance. The breach of any such condition shall automatically invalidate the permit granted.
- D. Each variance granted under the provisions of this Ordinance shall become null and void unless: The construction authorized by such variance has received a land use permit within one (1) year after the granting of the variance; and the occupancy of land, premises, or buildings authorized by the variance has taken place within one (1) year after the granting of the variance, unless an extension of time has been granted by the Zoning Board of Appeals.
- E. No application for a variance which has been denied wholly or in part by the Zoning Board of Appeals shall be re-submitted for a period of one (1) year from the date of the last denial, except on the grounds of newly discovered evidence of changed conditions found, upon inspection by the Board, to be valid. For such newly discovered evidence to be considered, an applicant shall submit a detailed description of such evidence to the Zoning Administrator who shall place it on the agenda of the Zoning Board of Appeals along with a report and recommendation on the nature of such newly discovered evidence and whether it may have been pertinent to the decision of the Zoning Board of Appeals. If the Zoning Board of Appeals determines that the newly discovered evidence would have been pertinent to its decision, it shall direct the Zoning Administrator to accept a new application for the previously denied variance. An application considered under the terms of this subparagraph shall be considered a new application and shall be subject to all hearing, notice and fee requirements of this Ordinance.
- F. Stay of Proceedings Pending Appeal. An appeal shall stay all proceedings in furtherance of the action appealed, except as provided herein. Proceedings shall not be stayed in the event the officer from whom the appeal is taken certifies to the Zoning Board of Appeals, after the notice of appeal is filed, that a stay would cause imminent peril to life or property. The Zoning Board of Appeals or the Circuit Court may is-

sue a restraining order to re-institute a stay on application and notice to the officer from whom the appeal is taken with due cause shown.

- G. Performance Guarantees. In authorizing any variance, or in granting any conditional, temporary or special approval permits, the Zoning Board of Appeals may require that a performance guarantee be furnished to insure compliance with the requirements, specifications and conditions imposed with the grant of variance or permit and to insure the discontinuance of a temporary use by a stipulated time. Such performance guarantee may be in the form of a cash deposit, certified check, or irrevocable bank letter of credit, at the discretion of the Zoning Board of Appeals.

8.09 SITE PLAN PROCESS

- A. Site Plan review and approval shall be required for the following:

TABLE 2.02 SITE PLAN REVIEW PROCESS		
	ACTION	REVIEW LEVEL
NON-FORM GENERATING DISTRICTS	Single Family Detached	Administrative Review
	Permitted Use	Administrative Review by Zoning Administrator
	Special Land Use	Full Site Plan Review
	Amendments Minor Major	Administrative Review Planning Commission Full Site Plan Review (unless project was originally approved by the Zoning Administrator, in which case Administrative Review)
FORM GENERATING DISTRICTS	Single Family Detached	Administrative Review
	Permitted Use	Administrative Review by Zoning Administrator
	Special Land Use	Full Site Plan Review
	Amendments Minor Major	Administrative Review Planning Commission Full Site Plan Review (unless project was originally approved by the Zoning Administrator, in which case Administrative Review)

- B. Submittal Procedures Administrative Review: Complete site plans shall be submitted to the City's Zoning Administrator. Applications for Administrative Review shall be deemed complete by the Zoning Administrator. Typical review periods for Administrative Review vary by complexity of the request, and the reviewing bodies reserve the right to request additional information.
- C. Submittal Procedures Preliminary Site Plan Review (Optional): Preliminary site plan review is optional. Materials shall be submitted in accordance with City requirements. The Planning Commission may provide guidance to the applicant with respect to conformance with the Zoning Ordinance and City Master Plan.
- D. Submittal Procedures Full Site Plan Review: Full site plan review requires review and comment by all reviewing agencies, and review and approval by the City's Planning Commission.
- E. Submittal Requirements: Submittal requirements shall be as outlined in Table 2.03, unless waived by the Zoning Administrator.
- F. Submittal Process: The application shall be submitted by the owner of an interest in the land for which the site plan approval is sought, or the designated agent, or signed by the owner granting permission for the application.
- G. Administrative Review: Plans shall be approved by the Zoning Administrator once they are found to be in compliance with the requirements of the Zoning Ordinance and other applicable ordinances. The Zoning Administrator reserves the right to send the site plan to the Planning Commission for review and approval. The Zoning Administrator shall sign and date the approved plan and keep on file with the City.
- H. Planning Commission Review: Site plans requiring Planning Commission approval shall be placed on the agenda of the Planning Commission. The Planning Commission shall review the application, together with the reports and recommendations from other reviewing departments and agencies, as appropriate.
1. Planning Commission Action:
 - a. The Planning Commission shall make a determination based on the requirements and standards of this Ordinance.
 - b. Where existing nonconforming conditions prevent compliance with these requirements and standards, the Planning Commission may allow reasonable modifications.
 - c. The Planning Commission may take action to postpone a decision, approve, approve with conditions, or deny approval of the application.

TABLE 2.03 SITE PLAN SUBMITTAL REQUIREMENTS

ITEM		REQUIREMENT			
		ADMIN.	PRELIM.	FULL	
GENERAL	Legal description		x		
	Location map showing all parcels within 1/2 mile of the site		x		
	Plan not to exceed a scale of 1" to 100"		x		
	Date, name, address		x		
	Topography		x		
	Existing natural and man-made features		x		
	Site dimensions		x		
	Easements (if any)		x		
	Project narrative		x		
	Rights-of-way, internal and external circulation		x		
SITE	Fences, buffer zone, buffers, screening, landscaping within the site and between facade and property line		x		
	Lighting details and photometric plan	x		x	
	Signage detail and location	x		x	
	Parking calculation, location, facilities, access and driveways	x	x	x	
	Planting list with size and materials	x	x	x	
	Details or traffic regulatory signs, pavement markings, and curbing	x		x	
	Accessory buildings, density calculations, any accessory structures	x	x	x	
	ENGINEERING	Proposed grading	x		x
		Location and type of drainage and stormwater management features	x		x
		All above and below ground utilities	x		x
Location and description of any hazardous materials		x		x	
BUILDING	Placement, height, number of stories, size of buildings		x		
	Detailed building elevations of all building walls that depict facade options used, transparency, and materials	x		x	
	Conformance with any build-to-lines, encroachments (if applicable)		x		
	Material samples of glass to be used where transparency is required by facade type indicating VLR and VLT		x		

- d. If approved, any conditions shall be made part of the motion to approve and documented in the Planning Commission's minutes, a copy of which shall be provided to the applicant.
- I. Final Approval of Conditionally Approved Site Plan. A site plan shall be revised to reflect any conditions of approval imposed by the Planning Commission or others and submitted to the Zoning Administrator, accompanied by a letter describing all changes. The Zoning Administrator shall review the revised plans for compliance with conditions of site plan approval. The Zoning Administrator may grant final approval if the site plan properly addresses the required revisions and conditions and otherwise complies with this Ordinance.
- J. Agency Approvals. The applicant shall obtain all necessary agency permits state and local entities. Copies of applications for all applicable outside agencies shall accompany submission of the application and site plan to the City and approvals shall be obtained prior to the issuance of building permits, and before any substantial development activity takes place.
- K. Engineering Review. The City's Engineer shall make a full review of the engineering plans. A building permit shall not be issued without the approval of the City's Engineer.
- L. Building Permit. An application for a building permit may be submitted following final approval of the site plan, or sketch plan and engineering plans by the City's Engineer. The applicant is responsible for obtaining all other applicable City, County, or State permits before a building permit is received.
- M. As-Built Drawings. Digital files submitted to the City shall be in PDF format.
- N. Expiration of Approved Site Plan. If construction has not commenced within twelve (12) months of site plan approval, approval becomes null and void and a new application for site plan review shall be required. The applicant may request and the Planning Commission may grant extensions to the approved site plan for a period of one (1) year each, provided a written request is received prior to the expiration date and provided that the approved site plan complies with the Zoning Ordinance, as amended. Planning Commission approval shall be required to extend site plans and Zoning Administrator approval shall be required to extend administrative site plans.
- O. Site Plan Review Standards: Any site plan (administrative, preliminary or full), shall be approved if it contains the information required by the Zoning Ordinance and is in compliance with the conditions imposed under the Zoning Ordinance, other statutorily authorized and properly adopted City planning documents, other applicable ordinances, and state and federal statutes, as outlined:
1. Adequacy of Information. The site plan shall include all required information in a sufficiently complete and understandable form to provide an accurate description of the proposed use(s) and structure(s).
 2. Buildings. Buildings and structures shall meet the minimum dimensional requirements of this Ordinance. Redevelopment of nonconforming structures shall bring the site into closer conformity to the extent deemed practical by the City. Expansions to nonconforming buildings shall be as provided for in Article VII, General Provisions.
 3. Privacy. The site design shall provide reasonable visual and sound privacy for dwelling units located adjacent to the site. Walls, berms, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of adjacent uses.
 4. Exterior Lighting. Exterior lighting shall be designed so that it is deflected away from adjacent properties and so that it does not impede the vision of drivers on public streets.
 5. Preservation of Natural Areas. The landscape shall be preserved in its natural state, insofar as practicable, by strategic building placement, minimizing tree and soil removal, alteration to the natural drainage courses, and the amount of cutting, filling and grading. Insofar as practical, natural features and the site topography shall be incorporated into the proposed site design.
 6. Drainage. Stormwater management systems and facilities shall preserve natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible, and shall not substantially reduce or increase the natural retention or storage capacity of any wetland, water body, or water course, or cause alterations which could increase flooding or water pollution on or off the site.
 7. Soil Erosion. Measures shall be included to prevent soil erosion and sedimentation.
 8. Hazardous Materials. Sites that include storage of hazardous materials or waste, fuels, salt, or chemicals shall be designed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater, or nearby surface water bodies. These areas shall be designed to meet all applicable state and federal regulations and incorporate basic management practices for the handling of hazardous materials. Uses that involve the storage of large quantities of hazardous or combustible materials shall be located and designed to ensure no threat to nearby uses and residents is present.

9. Ingress and Egress. Every structure and dwelling unit shall be provided with adequate means of ingress and egress via public streets and walkways. Access to the site shall be located and designed to ensure minimal impact on the safety and efficiency of traffic flow along all adjoining roadways.
10. Emergency Vehicle Access. All buildings and site circulation shall be arranged to permit emergency vehicle access by practicable means to all buildings and areas of the site. Vehicle circulation shall meet turning radius requirements set by the Fire Department. Fire lanes shall be designated on the site and posted with signage by the developer/property owner at the developer's/property owner's expense prior to occupancy. Fire hydrants, fire suppression systems, fire detection, and fire extinguishers shall be provided as required by the Fire Department.
11. Vehicular Circulation Layout. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian pathways in the area. Public streets adjacent or through the proposed development shall be required when it is essential to promoting and protecting public health, safety and general welfare and to provide continuity to the public road system.
12. Pedestrian Circulation. The site plan shall provide a pedestrian circulation system which is insulated as completely as is reasonably possible from the vehicular circulation system.
13. Traffic Impact. The expected volume of traffic to be generated by the proposed use shall not adversely affect existing roads and traffic patterns. Roadway access shall minimize excessive vehicle traffic on local residential streets to reduce the possibility of any adverse effects upon adjacent property. A transportation impact study may be required.
14. Public Services. The scale and design of the proposed development shall facilitate the adequate provision of services currently furnished by or that may be required of the City or other public agency including, but not limited to, fire and police protection, stormwater management, sanitary sewage removal and treatment, traffic control, and administrative services.
15. Site Redevelopment. Redevelopment of existing sites shall conform to the site improvement provisions of this Ordinance to the extent deemed practical by the Planning Commission. The extent of upgrade to site improve-

ments shall be relative to and proportionate with the extent of redevelopment or expansion in accordance with the nonconforming site requirements of Article VII.

P. Amendments

1. Minor changes: Prior to making any changes to an approved any site plan for properties located in Non-Form Generating Districts, the applicant or property owner shall notify the Zoning Administrator of any desired change. For properties located within the Form Generating Districts, please see Section 8.10 below.
2. The Zoning Administrator shall determine if the request constitutes a major or a minor modification. The following shall be considered minor changes:
 - a. Movement of a building or buildings by no more than five (5) feet, provided all setback, parking, landscaping and other site requirements are still met.
 - b. Plantings approved in the landscape plan may be replaced by similar types and sizes of landscaping which provides a similar screening effect on an equal or greater basis.
 - c. Trees to be preserved that were damaged or lost during construction may be replaced.
 - d. Improvements to site access or circulation, such as deceleration lanes, boulevards, curbing, pedestrian/bicycle paths, but not the addition of new driveways.
 - e. Changes of building materials to another of higher quality, as determined by the Zoning Administrator.
 - f. Changes in interior floor plans which do not alter the character of the use.
 - g. Modification of sign placement (by no more than 10%) or reduction of size.
 - h. Changes required or requested by the City, County, State or Federal agency for safety reasons or for compliance with applicable laws.
 - i. Revisions that do not alter the basic design, compliance with the standards of approval, nor any specified conditions of the approved site plan.
 - j. Situations the Zoning Administrator deems similar to the above.
3. All other changes constitute major changes and shall require a new application for site plan review.

8.10 DEPARTURES FROM FORM BASED DISTRICT STANDARDS

- A. Minor Departures. The Zoning Administrator may, at the request of an applicant, waive certain minor adjustments to building facade standards and building type standards as outlined in Table 8.04.
- B. Major Departures. The Planning Commission may, at the request of the Zoning Administrator or applicant, waive certain major deviations to building facade standards and building type standards. Table 8.05 provides a summary of major departures.

	TYPE	MODIFICATION	FINDINGS
BUILDING FACADE	Location requirement, including required building line	Not to exceed 1' deviation in standard	Constraints related to topography, pattern of existing adjacent facades, or lot dimensions
BUILDING COMPOSITION	Transparency	deviation ≤ 5%	Constraints related to topography, pattern of existing adjacent facades, or lot dimensions
	Sign Band/ Horizontal Expression Line	deviation ≤ 6"	
	Storefront base or pilaster	deviation ≤ 2"	
BUILDING TYPE	Size and massing	Not to exceed 5% deviation in standard	Constraints related to topography, pattern of existing adjacent facades, or lot dimensions
	Entrance intervals		
	Story height		

	TYPE	MODIFICATION	FINDINGS
BUILDING FACADE	Location requirement, including required building line	Not to exceed 2' deviation in standard	Constraints related to topography, pattern of existing adjacent facades, or lot dimensions
BUILDING COMPOSITION	Transparency	deviation ≤ 10%	Constraints related to topography, pattern of existing adjacent facades, or lot dimensions
	Sign Band/ Horizontal Expression Line	deviation ≤ 1'	
	Storefront base or pilaster	deviation ≤ 4"	
BUILDING TYPE	Size and massing	Not to exceed 10% deviation in standard	Constraints related to topography, pattern of existing adjacent facades, or lot dimensions
	Entrance intervals		
	Story height		

- C. Findings for Code Departures. The applicable reviewing body shall find that a departure(s):
1. Do not materially change the circulation and

- building location on the site;
2. Do not alter the relationship between the buildings and the street;
3. Do not allow a use not otherwise permitted in the zoning district; and
4. The departure is the minimum required necessary to meet the intent of the form generating standards.

8.11 SPECIAL LAND USE

Special land uses are uses considered to be more intense, or potentially more disruptive, compared to the various uses permitted by right in a particular zoning district. The uses classified as special land uses vary by district and are listed in the regulations of each zoning district. The special land use procedures and standards are intended to provide a procedure by which special land uses can be evaluated to determine their potential impacts; ensure impacts can be accommodated within the environmental, infrastructure, and public services capacities of the area; provide site design and operational standards to minimize any negative impact on adjoining or nearby properties; and provide for public input through a public hearing.

- A. An application for the approval of a special land use shall be made by an owner, lessee, or other person with a legal interest in the property who has the owner's consent to file the application.
- B. The application shall be accompanied by a complete full site plan and the necessary fees in accordance with the City's requirements, and written information describing the special land use and how the proposed land use will comply with the standards of Section 8.11 and the applicable specific standards in Section 8.12.
- C. Upon a determination by the Zoning Administrator that the application is complete, the City shall provide notice of the request as per Section 8.06.
- D. Planning Commission Review. Following a public hearing, the Planning Commission shall:
1. Review the application and site plan along with recommendations from City staff.
 2. Make a recommendation on the special land use along with any suggested conditions they deem necessary.
 3. In making its recommendation the Planning Commission shall review the application for its appropriateness using the general standards that follow and the specific standards for the applicable use in Section 8.12.
- E. Amendments shall follow the procedures as outlined in Section 8.09, P. Departures shall follow the process in Section 8.10.

- F. General Special Land Use Standards are as follows:
1. The Special Use shall be consistent with the adopted City Master Plan and all other appli-

- cable adopted planning documents.
2. The Special Use shall be designed, constructed, operated and maintained to be consistent with the existing or intended character of the general vicinity and such use will not change the essential character of the area in which it is proposed.
 3. The Special Use shall not be hazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole.
 4. The Special Use shall be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, storm water drainage, refuse disposal, water and sewage facilities, and schools; or persons or agencies responsible for the establishment of the proposed use shall provide adequately for such services.
 5. The Special Use shall not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.
 6. The Special Use shall not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, vibration, smoke, toxic emissions, fumes, glare, or odors.
 7. The Special Use shall meet the intent and purpose of the Zoning Ordinance; be related to the standards established in the Ordinance for the land use or activity under consideration; and will be in compliance with these standards.
 8. In addition to all applicable standards, the Special Land Use shall comply with General Provisions, Building Type and Facade standards, Street Space standards, Parking, and Signs.

8.12 STANDARDS FOR SPECIFIC SPECIAL LAND USES

- A. Sexually-Oriented Business Facilities. Sexually-Oriented Business businesses, meeting the definition of Sexually-Oriented Business as set forth in Article IX or those similar in character, shall be subject to the following special provisions:
 1. All business shall be the principal use of a building located in the TI - Transitional Industrial District.
 2. No business shall be located within 1,000 feet, measured from the perimeter of the building to the lot line of zoning lot containing a residential, commercial or public building.
 3. All business shall be conducted in an enclosed building having an occupancy of less than 50

- persons, as determined by the Fire Chief or Building Inspector based on nationally recognized occupancy standards established by the National Fire Insurance Board or City Building Code or fire protection standard organization.
4. Any building used may have not more than forty (40) per cent of the floor area devoted to storage purposes incidental to such primary use.

- B. Automobile Sales and Storage. The use of any building, land area, or other premise for the display and sale of new or pre-owned automobiles, RVs, trucks, or similar motorized vehicle, including any vehicle preparation or repair work conducted as an accessory use, shall adhere to the following specific standards:

1. Dismantled, wrecked or inoperable vehicles or any vehicle parts or scrap of any kind shall not be kept outdoors where they are visible from any adjoining property or right-of-way. The Planning Commission may require an opaque fence up to eight (8) feet in height and/or an evergreen landscape buffer not less than eight (8) feet in height at time of planting to buffer any vehicles from neighboring uses or passers-by.
2. Any loading or unloading of vehicles shall be on site. The Planning Commission may establish hours for load or unloading of vehicles.
3. All equipment including hydraulic hoists, pits, lubrication and repair facilities shall be entirely enclosed within a building.
4. All repair and maintenance activities shall be performed entirely within an enclosed building.
5. A permanent 15' buffer zone shall be established in any required yard, and shall be landscaped in accordance with Article 6. The required buffer zone shall be in addition to any required transition strip, unless waived by the Planning Commission due to existing site conditions which may provide buffering to adjacent uses.
6. Adequate internal access routes shall be provided for ease of loading and unloading of vehicles.
7. Automobiles shall not be parked in any required buffer zone or transition strip area.
8. The Planning Commission may establish hours of operation for such uses consistent with the character of the land uses in the vicinity.
9. Noise generated on site from any source shall not exceed 60 decibels measured at any property line.

- C. Bed and Breakfast Facilities. Because many older, single-family homes are larger and represent size-

able maintenance and energy costs for a single family, it is feared that restriction to only single-family use may foster inadequate maintenance or even abandonment in certain zoning districts. The possible consequences may be a general appearance of blight, which, if allowed to proceed in a downward trend, could erode the social stability of certain neighborhoods. Based upon the above, some zoning districts are regarded as conducive for limited use for bed and breakfast purposes; but only when certain conditions as may be required by the Planning Commission in order to preserve the character, as well as health, safety and welfare of the neighborhood are met

1. Bed and breakfast operation shall be subject to the following special provisions in addition to any other conditions which are required by the Planning Commission for the health, safety, and welfare of the neighborhood:
 - a. A residential structure shall not have or be converted to more rental rooms than the number of bedrooms which exist at the time of enactment of this Amendment and adequate living space must be preserved for the Owner's quarters. A common room for guest relaxation is required in these facilities. The Owner must reside at the premises where the Bed and Breakfast is located.
 - b. Off street parking for one vehicle for each bedroom to be rented must be available in addition to requirements for residential family vehicles.
 - c. Bathrooms must be furnished for guestrooms—One bathroom not to serve over four guestrooms.
 - d. No separate cooking facilities are required for Bed and Breakfast operation if continental breakfast is served.
 - e. One sign shall be allowed in residential districts. Size, location and design must be authorized by Planning Commission pursuant to Article VI.
 - f. Inspection and approval by building inspector/code enforcement officer are required prior to occupancy of Bed & Breakfast. Health Department approval is required if other than continental breakfast is planned.
 - g. Bed and Breakfast shall be limited to short-term occupancy not to exceed one hundred eighty (180) consecutive days.
 - h. A residence must contain a minimum of two thousand four hundred (2,400) square feet of livable floor space to be converted into a Bed and Breakfast.
 - i. Parking shall be provided according to the following formula; 2 spaces, plus 1 space for each guest room, plus 1 space for each employee on duty at any one time.

D. Communication Towers. It is the intent of this ordinance to allow communication and other similar towers to serve the ever-changing technology in the field of personal and business communications within the City. The term tower shall include all communication towers, antennas, and any similar structures. All such towers shall be limited to City owned or other publicly owned property and shall conform to the following specifications:

1. Location and Qualifying Conditions
 - a. Towers shall be allowed as a special use in the TI - Transitional Industrial District. Towers shall be prohibited from all residential and commercial zoning districts.
 - b. The minimum lot size shall contain no less than one (1.0) acre of land area. All lots shall have a minimum of one hundred twenty-five (125) feet of road or street frontage.
 - c. The base of the tower and any wire cable supports shall be entirely enclosed within a fence having a minimum of height of five (5) feet.
 - d. The use of guyed wires located off-site of the zoning lot is strictly prohibited.
 - e. The applicant shall provide certified evidence from a licensed audio engineer satisfactory to the City that the communication device proposed for installation is not compatible with existing towers and cannot be located thereon.
2. Special Performance Standards
 - a. The tower must be setback from all property lines a distance equal to its height, unless engineering plans and specifications have been verified by the City Engineer that the structural integrity of the tower will withstand the maximum high wind velocity for the area, as reported by a nationally recognized weather service or City Building Code specifications, and associated impacts, and the likelihood of a tower failure is minimal.
 - b. Accessory structures are limited to uses associated with the operation of the tower and may not be located any closer to any property line than thirty (30) feet.
 - c. Accessory structures shall not exceed six hundred (600) square feet of gross building area.
 - d. All other requirements of the zoning district in which the tower is located shall be enforced.
 - e. Security to prevent unauthorized access shall be provided for all fence and building enclosures. A written agreement with the Fire Department con-

cerning access for fire safety shall be provided to the City, prior to approval of the special use.

- f. Engineering plans and specification for the tower, prepared by a State of Michigan Registered Engineer specializing in structural engineering, shall be provided with the application for the special use.
- g. Engineer plans and specifications for the tower mounting foundation and the foundation for any structure shall be prepared by a State of Michigan Registered Engineer. These shall accompany the application for the special use. Engineering plans shall including soil boring information for the site of the tower mounting foundation and any other foundation in excess of four (4) feet in depth. Soil conditions must be determined suitable for the tower mount foundation by the City Engineer.
- h. The applicant shall provide inspection and verification that the installation of the tower, mount and foundation have been installed in compliance with the plans and specification and all applicable codes and standards. Inspections and verification procedures shall be subject to approval of the City Building Inspector.
- i. All towers shall meet the standards of the Federal Aviation Administration, Federal Communications Commission and any other applicable regulatory State of Michigan or Federal agency.
- j. Communication towers in excess of one hundred (100) feet in height above grade level shall be prohibited within a two (2) mile radius of a public or private airport or helipad.
- k. No part of any tower shall be constructed, located or maintained at any time, permanently or temporarily, on or upon any required setback area for the district in which the tower will be located. In no case shall a tower be located within thirty (30) feet of a property line.
- l. Metal towers shall be constructed of, or treated with, corrosive-resistant material acceptable to the City.
- m. Towers shall be grounded for protection against a direct strike by lightning and shall comply as, to electrical wiring and connections with all applicable local statutes, regulations and standards.
- n. All attachments to any tower shall be designed to withstand the maximum uniform wind loading as, prescribed in the City Building Code.
- o. All signals and remote control conductors extending substantially horizontally above the ground between the tower and a structure, or between towers, shall be at least eight (8) feet above the ground at all points, unless buried underground.
- p. Towers shall be located so that they do not interfere with frequency reception in nearby areas.
- q. Towers shall be located so there is room for vehicles doing maintenance to maneuver on the property owned or leased by the applicant, including fire safety equipment.
- r. The base of the tower shall occupy no more than five hundred (500) square feet of area.
- s. Minimum spacing between tower locations shall be one (1) mile in order to prevent a concentration of towers in one area.
- t. Height of the tower shall not exceed three hundred (300) feet and no tower located within five hundred (500) feet of any residential area shall exceed one hundred seventy-five (175) feet in height from grade.
- u. Towers shall not be artificially lighted unless required by the Federal Aviation Administration.
- v. Existing on-site vegetation shall be preserved to the maximum extent possible.
- w. There shall not be displayed advertising or identification of any kind intended to be visible from the ground mounted on the tower or other structures, except for emergency purposes.
- x. Any attachments to the tower shall be painted to match the exterior treatment of the tower. The chosen paint scheme should be designed to minimize off-site visibility of the tower as determined by the City Building Inspector.
- y. All structures shall be subject to any state and federal regulations concerning non ionizing electromagnetic radiation. If more restrictive state or federal standards are adopted in the future, the tower shall be made to conform to the extent required by such standards or the special use approval will be subject to revocation by the City Council. Costs for testing and verification of compliance shall be born by the owner of the tower.
- z. There shall be no employees located on the site on a permanent basis to service or maintain the tower or attachments. Occasional or temporary repair and service activities are excluded from this restriction.
- aa. All parking and drive areas must be

paved with material meeting the standards of the City.

- ab. A vegetative buffer shall be required where the property adjoins any residentially zoned property or land use. The tower owner shall plant two (2) alternating rows of evergreen trees with a minimum height of five (5) feet on twenty (20) foot centers along the entire perimeter, and twenty (20) feet beyond but not further than the property line, of the tower and structure, to provide a visual sight barrier from the adjoining residential zoned properties and the tower and structures. In no case shall the evergreens be any closer than ten (10) feet to the tower or structure.
- ac. The tower shall be removed by the property owner or property lessee within six months of being abandoned. Notice of the abandonment of the tower shall be provided to the City ninety days prior to abandonment.
- ad. The applicant shall incur all cost associated with the City review of the application for the special use.

E. Drive-through Establishment. A principal or accessory use of an establishment that by design, physical facilities, service, or packaging procedures encourages or permits customers to receive services, or obtain goods while remaining in their motor vehicles shall meet the following standards:

1. All automobile queuing for a drive-through window shall be separated from other on-site traffic patterns and shall be clearly illustrated on the site plan.
2. Pedestrian areas and areas for personnel serving customers in their vehicles shall be separated from on-site traffic patterns, clearly marked and illustrated on the site plan.
3. All drive-through lane(s) shall be designed to accommodate a full-size passenger vehicle, including appropriate overhead clearance and safe turning radii.
4. The applicant shall demonstrate to the satisfaction of the Planning Commission that vehicle stacking areas for the drive-through facility are adequate to handle the highest volume likely at the facility without encroaching on the public right-of-way or the drive aisles, parking or pedestrian areas on site.
5. All parking areas shall comply with the provisions of Article V and stacking areas for drive-through service shall not be regarded as required off-street parking. Where both inside and drive-in service is provided, parking spaces for drive-in service may be regarded as a part of the required off-street parking.
6. Applications shall document measures to as-

sure that the use will produce no detectable objectionable dust, fumes, or odors at any property line.

7. Noise generated on site from any source shall not exceed 60 decibels measured at any property line.
 8. The Planning Commission may establish hours of operation for such uses consistent with the character of the land uses in the vicinity.
- F. Gas/Service Station. Any building, structure, or land, or portion thereof, and any associated appurtenances, intended and used for the retail sale, supply, and dispensing of fuels, lubricants and similar products for motor vehicles shall adhere to the following:
1. The Planning Commission may establish hours of operation for Gasoline Stations to protect the character of the land uses in the vicinity.
 2. The applicant shall demonstrate to the Planning Commission proper design and licensing measures as required by State and federal statutory and regulatory authority.
 3. All buildings, pump islands and other facilities shall be located in conformance with the yard and setback requirements of the zoning district.
 4. Dismantled, wrecked, or inoperable vehicles stored shall not be kept outdoors unless completely screened from any adjoining parcel or right-of-way and located in the rear or side yard.
 5. Such facilities shall at all times be maintained in a manner consistent with the character of the surrounding uses.
 6. Any hazardous materials proposed to be stored, used or handled on site shall be disclosed by the applicant and all such storage, use and handling shall be conducted in accordance with any applicable State or Federal requirements.
 7. All areas of the site accessible to vehicles shall be paved.
 8. A raised curb of six (6) inches in height shall be constructed along the perimeter of all paved and landscaped areas.
 9. All areas of the site not paved or occupied by buildings or structures shall be landscaped.
 10. Any drive-thru use shall only be permitted if such use is permitted in the underlying zoning district.

ARTICLE IX DEFINITIONS

The following terms are defined for the purpose of the City of Bridgman Zoning Ordinance.

In instances where terms are not defined here, they may be defined elsewhere in the existing municipal zoning ordinance. In such cases, the definitions contained within the existing zoning ordinance shall be used for the administration of the City of Bridgman Ordinance.

In instances where terms are defined in both the existing ordinances and here, the definitions here shall prevail for the administration of the City of Bridgman Ordinance.

A

DEFINITIONS "A"

Accessory Building or Structure: A supplemental building or structure on the same lot or parcel of land as the main building or buildings, the use of which is incidental or secondary to that of the main building; but such use shall not include residential or living quarters.

Accessory Use: A use naturally and normally incidental to, subordinate to, and devoted exclusively to, the main use of the land or building.

Adjacent grade: Refer to Grade, adjacent.

Adult Foster Care Facility: A dwelling or establishment in which is provided supervision, assistance, protection, or personal care, in addition to room and board, to an adult, not to include a licensed home for the aged, a licensed nursing home, or a licensed mental hospital.

Alley: Refer to Rear Alley.

Architectural Features: Elements of a Building Type that may project into setbacks or beyond the BTL as permitted by the facade option. Architectural features include awnings, balconies, bay windows, canopies, cornices, eaves, and projecting signs.

At-Grade entry: An entry door that has a zero-step entrance that is accessed with a sidewalk that is connected to the public sidewalk.

Attached dwelling unit: Refer to Dwelling unit, attached.

Attic: A single floor of habitable interior space of a building that occurs within the pitched roof structure, whether conditioned or not. Attic space is not among the number of stories regulated by District or Building Type. See definition for *Story, Habitable*.

Automobile Sales Facility: A retail business typically characterized by a mixture of related uses upon a commercial site; however, the principal use of the site shall be the marketing of new or used automobiles, whether by sale, rent, lease, or other commercial or financial means. Secondary supporting

uses may also exist upon the same site, such as motor vehicle repair and service, a car wash, parts storage areas, and financial service areas.

Awning: A retractable or fixed shelter projecting from and supported by the exterior wall of a building and constructed of non-rigid materials on a supporting framework.

B

DEFINITIONS "B"

Balcony: An open-air outdoor portion of an upper floor. Balconies typically project from the building wall, but may also be recessed within the building mass, specifically when associated with the balcony facade.

Balcony Facade: A facade type that contains a recessed open-air balcony that is applied to the upper level floor of a Mixed Use Building Type along the primary street and occasionally, along the secondary street. The facade also has a storefront that is applied to the ground level floor along the primary and side streets. The balcony facade shall be designed to include an open-air space that is recessed into the building mass on the upper level(s) and a storefront that is designed to promote an attractive, convenient shopping experience and transparent wall along the sidewalk.

Basement: That portion of a building which is partly or wholly below finished grade, but so located that the vertical distance from the average grade to the floor is greater than the vertical distance from the average grade to the ceiling. A basement shall not be counted as a story.

Bay or Bay Window: An interior portion of an upper floor extending beyond the building's exterior wall plane that is not supported from below by vertical columns or piers.

Bed and Breakfast Operation: A use which is subordinate to the principal use as a single family dwelling where an owner of the premises resides permanently at the premises and where at least one (1) sleeping room and breakfast are provided in return for payment.

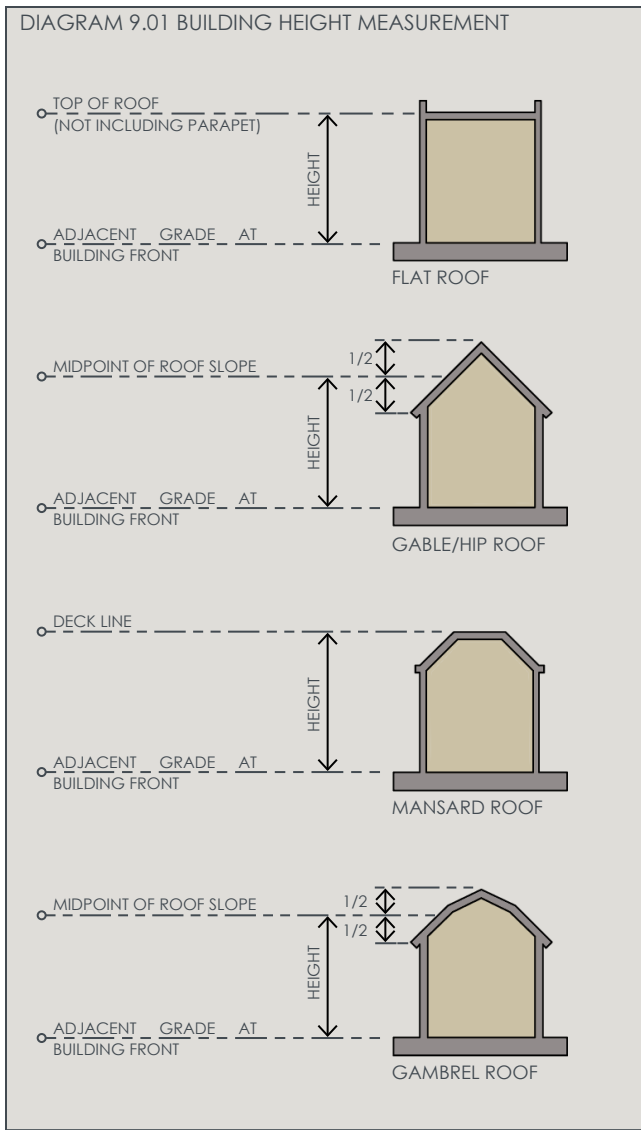
Brewery/Distillery: A facility that engages in the production of beers, meads, wine ciders, distilled spirits and similar beverages. A brewery/distillery may include retail sale of beer, wine, spirits, and similar products made on-site and related items.

Buffer Zone: An area designed to separate.

Building: A structure, either temporary or permanent, having a roof and used or built for the shelter or enclosure of persons, chattels or property of any kind.

Building Area or Footprint Expansion or Reduction: For the purposes of determining applicability of form-generating district standards in Section 8.01, changes to the exterior of an existing building footprint by either expansion or reduction the size of the area of the footprint.

Building Footprint: The shape and placement of the ground floor of a structure on the lot or parcel.

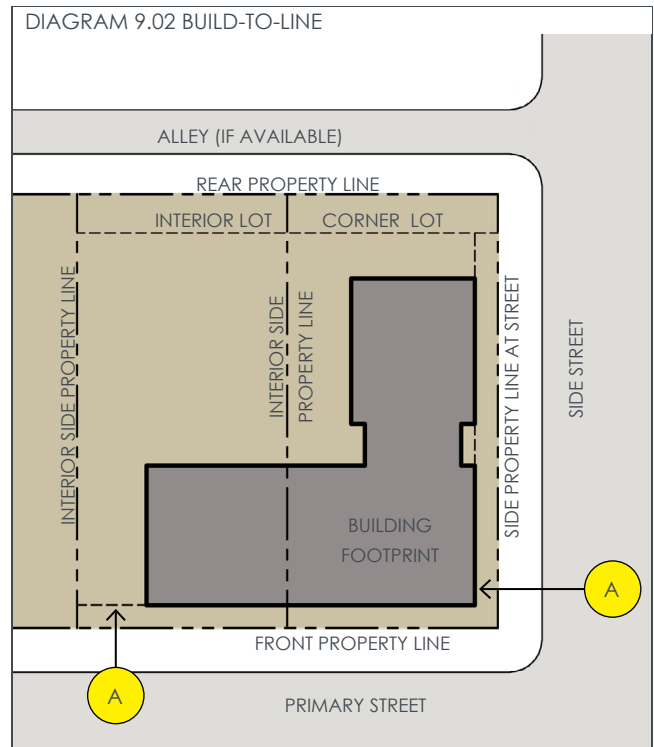


Building Footprint, Condominium Site: The area of the condominium site within which the main building or structure may be constructed as described in the master deed for the site condominium.

Building Height, measured: The vertical distance measured from adjacent grade the highest point: of the roof deck for flat roofs; to the deck line of mansard roofs; and to the average height between eaves; and the ridge of gable, hip, and gambrel roofs. Refer to Diagram 9.01.

Building Height, number of stories: The number of stories permitted by District with the actual measurement of individual story height determined according to specific Building Types and within the District. Measurement of story height is the distance between the finished floor and finished ceiling (or exposed structure) of that story.

Building Type: A structure defined by its combination of configuration, facade composition, site location, and function. Building Types are associated with Districts.



Build-To-Line (BTL): A measurement that defines the edge in which the primary and secondary building walls are required to be built to. When a Build-to-Line is indicated, it is a requirement and not a permissive minimum as is a Setback Line. Refer to Diagram 9.02, item A.

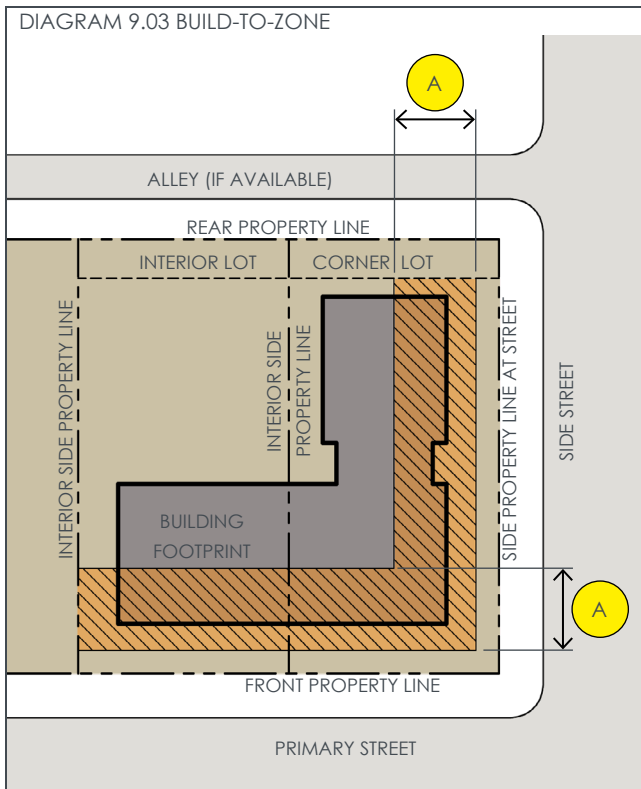
Build-To-Zone (BTZ): A measurement that defines the range (or zone) in which the primary and secondary building walls are required to be located within. When a Build-to-Zone is indicated, it is a requirement that the primary and secondary building walls and/or required facade are constructed within this range. Refer to Diagram 9.03, item A.

Building Wall, Primary: Building walls located at, or near, the property line/public right-of-way along the street, public path, or civic space of address for the building. Primary building walls require the use of a facade (refer to Article III). Refer to Diagram 9.04, item A.

Building Wall, Secondary: Building walls located at, or near, the property line/public right-of-way along the street, public path, or civic space that are not the address of the building. Secondary building walls require the use of a facade (refer to Article III). Refer to Diagram 9.04, item B.

Building Wall: Any building wall other than primary or secondary building walls that do not face the public right-of-way along streets, public paths or civic spaces. These walls are not subject to the Building Type or facade requirements listed in Article III. Refer to Diagram 9.04, item C.

Building Width, measured: The length of distance measured perpendicular at the foundation line running not less than thirty-three (33) percent of the length of the longest wall.



Child care home, family: A private residence in which the operator permanently resides as a member of the household in which one (1) but less than seven (7) minor children are received for care and supervision for periods of less than twenty-four (24) hours per day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage or adoption. Family day care home includes a home that gives care to an unrelated minor child for more than four (4) weeks during a calendar year. See also Day care, family.

Civic Building Type: A typically detached structure that incorporates uses of special public importance including, but not limited to, municipal buildings, places of worship, and libraries. Civic Buildings typically have less form regulations than other Building Types because their prominence within the community requires more iconic and distinctive form. Civic buildings are typically sited in locations of prominence, such as corners of major intersections, terminating a street vista or overlooking or within a civic space.

Civic Space: An outdoor area dedicated to public use that is strategically placed to facilitate use by the surrounding community.

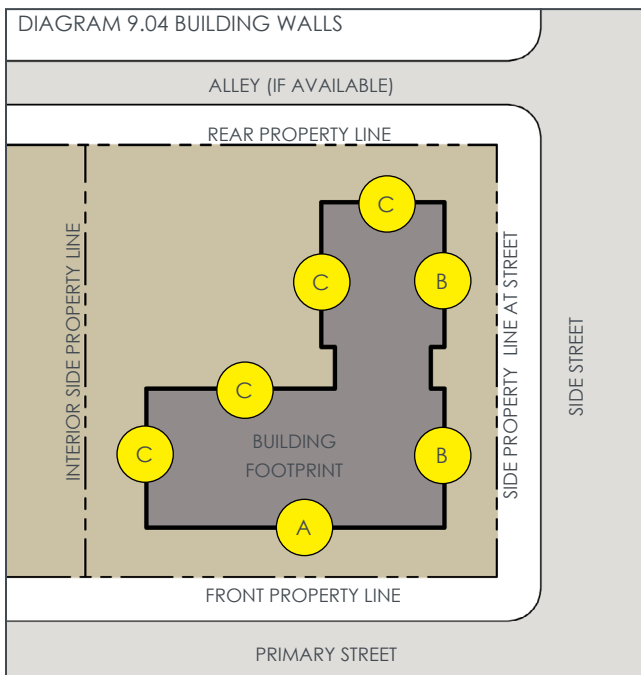
Clear glass, Ground floor: Glass having a Visible Light Transmittance (VLT) of 70% minimum and a Visible Light Reflectance (VLR) of 12% maximum on both exterior and interior. Heavily tinted or reflective glass shall not be considered clear.

Clear glass, Upper floor: Glass having a Visible Light Transmittance (VLT) of 60% minimum and a Visual Light Reflectance (VLR) of 15% maximum. Heavily tinted or reflective glass shall not be considered clear.

Common Entry: A shared entrance that typically has a lobby for access to upper floor units or multiple ground floor tenants.

Commercial Motor Vehicle: “Commercial motor vehicle” means a bus; a school bus; a school transportation vehicle; a motor vehicle, except a motor home, having a gross vehicle weight rating or gross combination weight rating of 26,001 or more pounds; a motor vehicle towing a vehicle with a gross vehicle weight rating of more than 10,000 pounds; or a motor vehicle carrying hazardous material and on which is required to be posted a placard as defined and required under 49 C.F.R. parts 100 to 199. A commercial motor vehicle does not include a vehicle designed primarily for the purpose of transporting personal possessions or family members with a capacity of under nine (9) individuals.

Communication Tower: All structures and accessory facilities relating to the use of the radio frequency spectrum for the purpose of transmitting or receiving radio signals. This may include, but shall not be limited to, radio towers, television towers, telephone devices and exchanges, microwave relay towers, telephone transmission equipment building and commercial mobile radio service facilities. Not included within this definition are: citizen band radio facilities; short wave facilities; ham, amateur radio facilities; satellite dishes; and, governmental facilities which are subject to state or federal law or regulations which preempt municipal regulatory authority.



C

DEFINITIONS “C”

Canopy: A fixed shelter projecting from and supported by the exterior wall of the building with cables, brackets, or cantilever. Canopies are not supported with columns. Canopies are constructed of metal or other rigid materials.

See also Communication Tower.

Cornice Expression Line: An architectural feature on buildings that acts as an upper termination for the overall composition of the building. Located at the roofline, the cornice expression line may be straight across the building top, or staggered to vary the apparent building height.

Corrugated Panel: A sheet of metal with wavy ridges.

Courtyard: A component of the forecourt facade that is an open space defined on three sides by building walls and open to the street or public right-of-way on the fourth side. The courtyard is not covered by a roof and extends the entire height of the building. Courtyards are accessed with a sidewalk that is connected to the public sidewalk.

In some instances the courtyard is paved and can act as an outdoor seating area with access to retail storefronts, while in other cases the courtyard acts as an entry space for residential units. Refer to Forecourt facade.

Craft Industry: A business or establishment that encompasses the creation of goods that are handmade by artisans or those skilled in a particular trade or craft.

D

DEFINITIONS "D"

Day Care, Family: A private residence in which the operator permanently resides as a member of the household in which one (1) but less than seven (7) minor children are received for care and supervision for periods of less than twenty-four (24) hours per day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage or adoption. Family day care home includes a home that gives care to an unrelated minor child for more than four (4) weeks during a calendar year. See also Child care, family.

District: A part or parts of the incorporated area of the City of Bridgman for which the zoning regulations are prescribed.

Drive-through Establishment: An establishment whose method of operation involves the delivery of prepared food and/or drink to the customer in a motor vehicle, typically through a drive-through window, for consumption off of the premises.

Drive-through Zone: The area (or zone) in which a drive-through is permitted to be placed on a site.

Dooryard Facade: A facade type that has a small front yard that is occasionally defined by a low wall, fence, or hedge. The facade type has an at-grade entry that is connected to the public sidewalk.

Duplex Building Type: 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 single-family house and is appropriately scaled to fit in single family neighbor-

hoods. It is an essential Building Type for providing missing middle housing types within a walkable context.

Dwelling: Any building or portion thereof which is designed and used exclusively for residential living purposes.

Dwelling, Single-family: A building having accommodations for, and occupied exclusively by one family, solely for residential purposes, complying with the following standards:

1. It complies with the minimum square footage requirements of this Ordinance for the zone in which it is located.
2. It has minimum front building dimension measured at the foundation line of thirty (30) feet and complies in all respects with the City building code, including minimum heights for habitable rooms. Where a dwelling is required by law to comply with any federal or state standards or regulations for construction and where such standards or regulations for construction are different than those imposed by the building code adopted by the City, then and in that event such federal or state standard or regulation shall apply.
3. It is firmly attached to a permanent foundation constructed on the site in accordance with the Building Code and shall have a wall of the same perimeter dimensions of the dwelling and constructed of such materials and type as required in the applicable building code for single-family dwellings. In the event that the dwelling is a mobile home, defined herein, such dwellings shall be installed pursuant to the manufacturers setup instructions and shall be secured to the premises by an anchoring system or device complying with the rules and regulations of the Michigan Mobile Home Commission and shall have a perimeter wall as required above.
4. In the event that a dwelling is a mobile home as defined herein, each mobile home shall be installed with the wheels removed. Additionally, no dwelling shall have any exposed towing mechanism, undercarriage or chassis.
5. The dwelling is connected to a public sewer and water supply or to such private facilities approved by the local health department.
6. The dwelling contains a storage capability area in a basement located under the dwelling, in an attic area, in closed areas, or in a separate structure of standard construction similar to or of better quality than the principal dwelling, which storage area shall be equal to 10% of the square footage of the dwellings or one hundred twenty (120) square feet, whichever shall be less.
7. The dwelling is aesthetically compatible in de-

sign and appearance with other residences in the vicinity, with either a roof overhang of not less than six inches on all sides, or alternatively with window sills or roof drainage systems concentrating roof drainage at collection points along the sides of the dwelling; has not less than two exterior doors with the second one being in either the rear or side of the dwelling; and contains steps connected to said exterior door areas or to porches connected to said door areas where a difference in elevation requires the same. The compatibility of design and appearance shall be determined in the first instance by the City Zoning Administrator upon review of the plans submitted for a particular dwelling subject to appeal by an aggrieved party to the Zoning Board of Appeals. Any determination of compatibility shall be based upon the standards set forth in this definition of "dwelling" as well as the character, design, and appearance of the majority of residential dwelling located outside of mobile home parks within 1,200 feet of the subject dwelling where such area is developed with dwellings to the extent of not less than 20% of the lots situated within said area; or, where said area is not so developed, by the character, design and appearance of one or more residential dwellings located outside of mobile home parks throughout the City. The foregoing shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour or relief from the common or standard designed home.

8. The dwelling contains no additions or rooms or other areas which are not constructed with similar quality workmanship as the original structure, including permanent attachment to the principal structure and construction of a foundation as required herein.
9. The dwelling complies with all pertinent building and fire codes. In the case of a mobile home, all construction and all plumbing, electrical apparatus and insulation within and connected to said mobile home shall be of a type and quality conforming to the "Mobile Home Construction and Safety Standards" as promulgated by the United States Department of Housing and Urban Development, being 24 CFR 3280, and as from time to time such standards may be amended. Additionally, all dwellings shall meet or exceed all applicable roof snow load and strength requirements.
10. The foregoing standards shall not apply to a mobile home located in a licensed mobile home park except to the extent required by

state or federal law or otherwise specifically required in the ordinance of the City pertaining to such parks.

11. All construction required herein shall be commenced only after a building permit has been obtained in accordance with the applicable City building code provisions and requirements.
12. All construction shall conform with health, safety, and welfare specifications of the adopted building code for emergency egress, rescue windows and smoke detectors.

Dwelling, Two-family: A building having accommodations for, and occupied exclusively by two families, solely for residential purposes, conforming in all other respect to the standards set forth in "Dwelling, Single-family." See also Duplex.

Dwelling, Multiple-family Residential: A building containing three or more dwelling units designated solely for residential use and conforming in all other respects to the standards set forth in "Dwelling, Single-family."

Dwelling unit, attached: A dwelling unit attached to one or more dwelling units by common, major, structural elements. Typically associated with the Live/Work, Rowhouse, and Duplex Building Types in the City of Bridgman Ordinance.

E

DEFINITIONS "E"

Easement: A grant of one or more of the property rights by a property owner to and/or for use by the public or another person or entity.

Eating and Drinking Establishment: A business located in a building where, in consideration of the payment of money, meals are habitually prepared, sold, and served to persons for consumption on or off the premises; having suitable kitchen facilities connected therewith containing conveniences for cooking an assortment of foods which may be required for ordinary meals, and deriving the major portion of its receipts from the sale of food.

Eave: The projecting overhang along the sloped edge of a pitched roof.

Engaged Porch: A slightly elevated unenclosed area attached to a building and corresponding to a door. An engaged porch is within the building mass, is open on two sides, and is covered with a roof. An engaged porch is occasionally large enough to provide private outdoor seating. Porch is accessed with a sidewalk that is connected to the public sidewalk.

Engaged Porch Facade: A facade type that has a small front yard and an engaged porch. The facade type has a raised entry door that is accessed with an engaged porch.

Erected: Includes built, constructed, reconstructed, moved upon and any physical operations on the land required for

the building. Excavation, fill, drainage and the like shall be considered a part of erection.

Exterior Remodel: For the purposes of determining applicability of form-based code standards in Section 8.01. Changes to the exterior of an existing building, including, but not limited to, addition or removal of windows and doors, a change in materials, a change in building height or roof structure, or an addition of architectural features (ie- canopies or awnings). Exterior remodel does not include the change in building area or footprint, which is a separate applicability requirement in Section 8.01.

Exterior Remodel, 75% and above: An exterior remodel of a building or structure that has a cost that is greater than or equal to seventy-five (75) percent of the current State Equalized Value (SEV) of the building, including land. Refer to Section 8.01 Applicability.

Exterior Remodel, under 75%: An exterior remodel of a building or structure that has a cost that is less than seventy-five (75) percent of the current State Equalized Value (SEV) of the building, including land. Refer to Section 8.01 Applicability.

F

DEFINITIONS "F"

Façade: The composition and placement for exterior walls of a building that face either a primary or side street, public right-of-way, or easement. Each Building Type will require the use of one facade for primary and secondary building walls. Refer to Section 23.05. Facades include:

- Storefront facade
- Balcony facade
- Forecourt facade
- Lightwell facade
- Dooryard facade
- Stoop facade
- Projecting Porch facade
- Engaged Porch facade

Facade composition: The architectural characteristics required for primary and secondary building walls.

Family: A single individual doing his/her own cooking, and living upon the premises in a permanent manner as a separate, nonprofit housekeeping unit, or a collective body of persons doing their own cooking and living together in a permanent manner upon the premises as a separate, nonprofit housekeeping unit in a domestic relationship based on birth, marriage or other domestic bond as distinguished from a group temporarily occupying a dwelling, boarding house, lodging house, club, fraternity or hotel. This definition shall not include any person, society, club, fraternity, group, coterie, or organization which is not a recognized religious order, nor include a group of individuals whose association at a premises is temporary/resort-seasonal in character or nature, being for a time period of less than six (6) months in duration.

Farm: All of the contiguous neighboring or associated land operated as a single unit on which bonfire farming is carried on directly by the owner/operator, manager or tenant-farmer,

by his/her own labor or with the assistance of members of his/her household or hired employees; provided, however, that land to be considered a farm hereunder shall include a contiguous, unplotted parcel of not less than two (2) acres in area; provided further, farms may be considered as including establishments operated as bonfire greenhouses, nurseries, orchards, vineyards, chicken hatcheries, poultry farms, and apiaries; but establishments keeping fur bearing animals or game or operating fish hatcheries, stockyards, stone quarries or gravel or sand pits shall not be considered farms hereunder unless combined with bonfire farm operations on the same continuous tract of land.

Farm Buildings: Any building or structure other than a dwelling, moved upon, maintained, used or built on a farm, which is essential and customarily used on farms of that type for the pursuit of agricultural activities.

Fascia: Horizontal board that terminates an eave edge of a sloped or pitched roof.

Finish Ceiling: The ceiling surface, usually installed over building structure or hung from the structure, which provides the completed ceiling surface.

Finish Floor: The floor, sometimes laid over a subfloor, which provides the completed floor surface.

Flex Building Type: A medium- to large-sized attached or detached structure. It can be used to provide a vertical mix of uses with ground floor service, retail, and/or residential uses; or it may be a single-use building.

Floor Area: The area designed and used for living quarters within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts, courts, basements, porches, garages, breeze ways, terraces or attics. For all office buildings, and for any other building where the principal use thereof shall include the basement, only the basement floor area shall be included except that part which contains heating and cooling equipment and other basic utilities.

Forecourt facade: A facade type that has a courtyard space defined on three sides by building walls and open to the street or public right-of-way on the fourth side. The courtyard is not covered with a roof and extends the entire height of the building. Courtyard is accessed with a sidewalk that is connected to the public sidewalk.

G

DEFINITIONS "G"

Gas/Service Station: Any building, structure or land used for the dispensing, servicing, sale or offering for sale at retail, any automobile fuels, oils, or accessories. Gas/service stations may also contain convenience stores.

Glass, Clear: Refer to Clear glass ground floor and Clear glass upper floor.

Grade, adjacent: The exterior grade immediately adjacent to the building or structure from which measurements shall be

taken. Used as a reference when measuring facade composition requirements and building heights.

H

DEFINITIONS "H"

Height, building: Refer to Building height, measured and Building height, number of stories.

Home Occupation: Home Occupations are those uses of land in all residential districts possessing essentially incompatible characteristics with the uses normally attributable to residential zoning districts; however, possessing characteristics of use, location, and qualities which require individual review and discretion in order grant reasonable use of said property while avoiding incompatibility with the character of the surrounding area, public services and facilities, and adjacent use of land.

Horizontal Expression Line: An architectural element on buildings that acts as an upper termination for the ground floor, separating the building base from the upper stories. Horizontal Expression Lines typically extend the entire width of the building facade and have a height that is regulated by the building facade.

Hotel/Lodging: A building where lodging with or without meals is furnished to transient or resident guests for compensation and containing more than four (4) rooms for sleeping and having no cooking facilities in any individual lodging, but wherein a restaurant may or may not be located.

I

DEFINITIONS "I"

No definitions for this section

J

DEFINITIONS "J"

No definitions for this section

K

DEFINITIONS "K"

No definitions for this section

L

DEFINITIONS "L"

Landscaping: Refer to Article VII for landscaping requirements.

Large Multi-plex Building Type: A medium- to large-sized structure that consists of 7 or more stacked and/or side-by-side dwelling units, typically with one shared entry. This Type is scaled to fit in medium-density neighborhoods. It is an essential Building Type for providing missing middle housing types within a walkable context.

Lightwell: A below grade entry that provides access to a

basement via a stair or ramp. The lightwell is accessed with a sidewalk that is connected to the public sidewalk.

Lightwell facade: A facade type that has a lightwell to access the below grade floor and a stoop (or elevated terrace) to access the main level of the building.

Lighting, Dark sky compliant: A standard for lighting which promotes safe nighttime driver performance on public roadways, by minimizing both brightly lighted surfaces and lighting glare, to preserve the restful quality of nighttime, by eliminating intrusive, artificial light and lighting that unnecessarily contributes to "sky glow," and to reduce light pollution from lighting luminaries and light trespass onto adjacent properties. Dark sky complaint lighting shall conform to Section 7.18 of this Ordinance.

Live/Work Building Type: 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 occupied by one entity. This Type is appropriate for incubating retail and service uses and allows neighborhood retail to expand as the market demands.

Lot: A parcel of land on which one (1) principal building and its accessory buildings are placed, together with the open spaces required by this Ordinance.

Lot Coverage: The percentage of a lot which is taken up by building space. Synonymous with Site Coverage.

Lot or Parcel of Record: The recording of legal description of any lot or parcel of land in the office of the Register of Deeds for Berrien County, State of Michigan, or as a part of an unrecorded plat, development plan, or subdivision, or by metes and bounds.

Lot Width: The distance between the side lot lines measured at the building setback line and at right angles to the lot depth.

M

DEFINITIONS "M"

Mandatory: Refer to Required.

Massing: The scale and proportions of a building or object.

Mixed Use Building Type: 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.

Mobile Home: A structure, transportable in one or more section, which is built on a chassis and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained in the structure. Mobile home does not include a recreational vehicle.

Modular Unit or Prefabricated Dwelling: A prefabricated structure designed for permanent occupancy as a single or two-family dwelling and transported to the site on a flat bed or other type truck or trailer for erection on a permanent foundation, either in sections or modular units that have been prefabricated at the factory, complete with the plumbing and electrical facilities for connection to outside systems. Such modular units or prefabricated dwellings as defined herein are designed to be used and occupied as a permanent dwelling, requiring assembly at the site more than simply unpacking and are not ordinarily equipped with furniture and furnishing.

N

DEFINITIONS "N"

Nonconforming building or structure: A building, structure, or portions thereof lawfully existing at the effective date of the City of Bridgman Zoning Ordinance or subsequent amendment which fails to meet the regulations for the District in which it is located or Building Type standards.

Nonconforming lot: A lot of record which does not meet the dimensional requirements of the City of Bridgman Zoning Ordinance, or amendments thereto.

Nonconforming sign: Refer to Article VI for sign definitions.

Nonconforming use: A use which lawfully existed prior to the effective date of the City of Bridgman Zoning Ordinance, or amendments thereto, that does not conform to the use regulations of the District in which it is located.

O

DEFINITIONS "O"

Office: A room, suite of rooms, or building in which are located desks, chairs, tables, couches, bookcases (accounting, filing, recording, communication and/or stenographic) equipment for current use in the office business and personnel engaged in executive, administrative, professional, political, informative, research and/or clerical duties.

Optional: A feature or architectural element in Form Generating Zoning Districts that is not required, but may be provided on the building or facade at the applicant's discretion.

P

DEFINITIONS "P"

Parapet: A part of the building wall that extends above the roof, typically located on flat roof buildings. Parapet heights are measured from the roof deck to the top of the parapet.

Park: Any noncommercial recreational area, except as otherwise permitted per City charter or permitted per City Council.

Parking Area: Any on-premises parking lot, together with associated circulation aisles, and access drives.

Parkway: The area between the sidewalk and the street curb that is either landscaped or paved to match the sidewalk.

Place of Public Assembly: Buildings, structures and grounds, including theaters, churches, auditoriums, stadiums, sports arenas, concert halls, lecture or reception halls and other similar facilities intended for commercial or non-commercial entertainment, instruction, worship or similar activities involving assembled groups of people. A family gathering, reunion or similar event shall not be considered a place of public assembly.

Pilaster: A decorative or structural column that is attached to the façade of a building. Pilasters may be round, in which case they are detailed exactly like a free-standing column. Square or rectangular pilasters may be detailed in a simpler manner and sometimes are a wall projection (common in masonry buildings).

Plaza: An open space that may be improved, landscaped, or paved, usually surrounded by buildings or streets.

Porch, Engaged: Refer to Engaged Porch.

Porch, Projecting: Refer to Projecting Porch.

Primary Building Wall: Refer to Building Wall, Primary.

Primary Street: The property lines of a parcel that are along the street of address for the parcel or building. Refer also to Side Street.

Principal Building or Structure: A building or structure in which is conducted the principal use of the lot upon which it is situated.

Principal Use: The main use to which the premises are devoted and the main purpose for which the premises exist.

Professional Services: Services furnished by such persons as doctors, dentists, artists, architects, lawyers, opticians, decorators and beauticians.

Projecting Porch: A slightly elevated unenclosed area attached to a building and corresponding to a door. A projecting porch projects from the building mass, is open on three sides, and is covered with a roof. A projecting porch is typically large enough to provide private outdoor seating. Porch is accessed with a sidewalk that is connected to the public sidewalk.

Projecting Porch Facade: A facade type that has a small front yard and a projecting porch. The facade type has a raised entry door that is accessed with a projecting porch.

Public Realm: The area between the façade of a building and the corresponding façade of the building across the street, typically defined by the rights-of-way lines of the roadway or street.

Public Utility: Any person, firm, corporation, municipal department or board, duly authorized to furnish and furnishing under regulation to the public transportation, water, gas electricity, telephone, steam, telegraph or sewage disposal and other similar services.

Q

DEFINITIONS "Q"

Queuing: A line of people or vehicles waiting their turn.

R

DEFINITIONS "R"

Rake Board: The trim board along the sloping edge of a gable roof.

Rear Alley: A dedicated right-of-way or easement providing access for service and parking at the rear of a parcel. Not intended for general traffic circulation.

Rear Lot Line: Refer to Lot line, rear.

Recreational Vehicle: A vehicle primarily designed and used as temporary living quarters for recreational, camping, or travel purposes, including a vehicle having its own motor power or a vehicle attached to or drawn by another vehicle.

Retail: A store, market or shop in which commodities are sold or offered for sale in small or large quantities to the retail trade. Grocery and general stores and meat markets are included in this definition.

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

Required: An element or feature that is required to be provided on the project. Synonymous with Mandatory.

Right-of-way: A street, alley or other thoroughfare or easement permanently established for passage of persons or vehicles and under the legal authority of the agency having jurisdiction over said passage.

Roof Line: The top of a flat roof adjacent to the required parapet. Used for measuring the height of the parapet and building height in Form Generating Zoning Districts.

Rowhouse Building Type: 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 missing middle housing types within a walkable context.

S

DEFINITIONS "S"

Scale: Refers to the size of the building, street fixture, sign or other built or constructed element.

School: An institution for the teaching or instruction of children or adults including primary and secondary schools, colleges, professional schools, dance schools, business schools, trade schools, art schools, and similar facilities.

Secondary Building Wall: Refer to Building Wall, Secondary.

Secondary Wing: A portion of a Building Type that is subservient to the main building in site placement, size, mass, scale and sometimes height. The secondary wing is attached to the main building and in the rear of the site, typically along the secondary street.

Setback: The minimum horizontal distance that a building, structure, use, or parking must be from any lot or property line.

Sexually Oriented Business: Sexually oriented business shall mean any adult book store, adult motion picture theater, adult mini-motion picture theater, massage parlor or commercial establishment which for a fee or incidentally to another service, presents material or exhibition distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" as defined below for observation by patrons there in.

1. Specified sexual activities --shall mean: a) human genitals in a state of sexual stimulation or arousal, b) acts of human masturbation, sexual intercourse or sodomy, and c) fondling or other erotic touching of human genitals, pubic region, buttock or female breast.
2. Specified anatomical areas--shall mean less than completely opaquely covered: 1) human genitals, pubic region, 2) buttock, 3) female breast below a point immediately above the top of the areola, 4) human male genitals in a discernible turgid state, even if completely and opaquely covered.

Side Street: The property lines of a parcel that are along any street other than the street of address for the parcel or building. Refer also to Primary Street.

Sign Band: An architectural element on buildings that acts as an upper termination for the ground floor, separating the building base from the upper stories. Sign bands typically extend the entire width of the building facade and contain signage within the band.

Signs: Refer to Article VI for definitions of signs regulated by the City of Bridgman Zoning Ordinance.

Site Placement: The placement or location of a building footprint on a lot or parcel.

Site Coverage: The percentage of a lot which is taken up by building space. Synonymous with Lot Coverage.

Small Multi-plex Building Type: A medium-sized structure that consists of 3 to 12 stacked and/or side-by-side dwelling units, typically with one shared entry or individual entries along the front. This Type oftentimes has the appearance of a large single-family house and is scaled to fit in single family neighborhoods. It is an essential Building Type for providing missing middle housing types within a walkable context.

Stoop: A slightly elevated unenclosed area attached to a building and corresponding to a door. Stoop is accessed with a sidewalk that is connected to the public sidewalk.

Stoop Facade: A facade type that has a small front yard that is occasionally defined by a low wall, fence, or hedge. The facade type has a raised entry door that is accessed with a stoop.

Storage, Warehouse, Assembly: A structure used for storage repackaging, or assembly of goods, wares, raw materials, equipment, parts and other materials by and for the owner or operator of the facility, or as a commercial service on behalf of the owner(s) of such items.

Storefront Window: A ground floor display window and entrance that typically includes windows, doors, transoms, and storefront base. The storefront has a high level of transparency and typically accommodates retail uses.

Storefront Base: The partial height wall located at the sidewalk that the storefront display window sits on. Sometimes referred to as a bulkhead wall.

Storefront Facade: A facade type that has a ground level storefront that promotes an attractive and convenient shopping experience and a transparent wall along the sidewalk. Entries for storefront facades are at grade with the sidewalk and are sometimes shaded by awnings.

Story: The distance between any two adjacent floors or floor lines, measured as the distance between the finished floor and finished ceiling (or bottom of exposed structure) in feet and inches. The introduction of mezzanines within any story is not permitted within the Zoning Ordinance.

Story, Habitable: A story which:

- A. Has at least four feet between the ground level and the ceiling joists;
- B. Has enough area to provide a habitable room with net floor-to-ceiling distance of 7 feet-6 inches over half the area of the room; and
- C. Constitutes a habitable room as defined in the building code.

Street of Address: The street that has the address of the building, lot, or parcel. Synonymous with Primary Street.

Structure: Any production or piece of work artificially built up or composed of parts joined together in some definite manner; any construction including dwellings, garages, buildings, signboards and fences, except public utility communication towers and electrical transmission lines, underground gas distribution lines, and equipment and facilities supporting the same and/or incidental thereto.

T

DEFINITIONS "T"

Textile Processing: The manufacture, predominantly from previously prepared materials, of finished textile products, including processing, fabrication, treatment and packaging of such products, and incidental storage, sales, and distribution of such products.

Transom: A small horizontal window located above the storefront and entry door to allow light or air into the retail building. Transoms do not have a minimum transparency requirement and can occasionally have decorative glass in lieu of transparent glass.

Transparency: The ability to see through with clarity. An opening in a building wall allowing light and views between interior and exterior through the use of clear glass. Only clear or lightly tinted glass in windows, doors and display windows is considered clear. Heavily tinted glass or reflective glass shall not be considered clear. Interior display shelves and merchandise are not allowed to obstruct views into or out of any windows, doors or display areas that are considered part of the transparency calculation. Windows, doors and display areas provide clear views into and out of the building. Transparency is integral to the relationship of buildings and the street because of the permeable edge and dialogue that it creates between the interior and exterior of buildings. Refer to Clear Glass definitions.

Transparency Calculation: The transparency is listed as a percentage of clear glass relative to the primary and secondary building wall. Amount of clear glass area shall be divided by the amount of overall building wall within the specified range to determine percentage.

U

DEFINITIONS "U"

No definitions for this section.

V

DEFINITIONS "V"

Veterinary Clinic: An institution that is licensed by the Michigan Department of Health to provide for the care, diagnosis, and treatment of sick or injured animals, including those in need of medical or surgical attention. A 'veterinary clinic' may include customary pens or cages for the overnight boarding of animals and such related facilities as laboratories, testing services, and offices.

Visible Light Reflectance (VLR): The percent of total visible light that is reflected by a glazing system. The lower the number, the less visible light is reflected - making the glass more transparent. VLR is a measure of clear glass and transparency for Building Types. Low VLR means higher transparency in windows.

Visible Light Transmittance (VLT): The percent of total visible light that is transmitted through a glazing system. The lower the number, the less visible light is transmitted - making the glass less transparent. VLT is a measure of clear glass and transparency for Building Types. High VLT means higher transparency in windows.

W

DEFINITIONS "W"

Wireless Communication Facility: All structures and accessory facilities relating to the use of the radio frequency spectrum for the purpose of transmitting or receiving radio signals. This may include, but shall not be limited to, radio towers, television towers, telephone devices and exchanges, microwave relay towers, telephone transmission equipment building and commercial mobile radio service facilities. Not included within this definition are: citizen band radio facilities; short wave facilities; ham, amateur radio facilities; satellite dishes; and, governmental facilities which are subject to state or federal law or regulations which preempt municipal regulatory authority. See also Communication Tower.

X

DEFINITIONS "X"

No definitions for this section

Y

DEFINITIONS "Y"

Yard: A space open to the sky and unoccupied or unobstructed except by encroachments specifically permitted under sections of this Ordinance, on the same lot with a building or structure. Minimum yard dimensions shall be measured along a line perpendicular from the street frontage right-of-way line, or the side or rear lot line, as applicable, to the nearest point of the foundation line of a building or structure.

1. Yard, front (FY). A yard extending across the full width of the lot between the nearest line of the building and the street or highway right-of-way line.
2. Yard, rear (RY). A yard extending across the full width of the lot between the rear lot line and the nearest line of the building.
3. Yard, side (SY). A yard extending from the front yard to the rear yard between the side lot line and the nearest line of the building.

Z

DEFINITIONS "Z"

No definitions for this section

CITY OF BRIDGMAN
COUNTY OF BERRIEN
STATE OF MICHIGAN

AN ORDINANCE TO AMEND THE CITY ZONING MAP

ORDINANCE NO. 2021-209

Effective: October 2, 2021

An Ordinance to amend the City Zoning Map, Section 2.02.

Motion by Council Member Bonkoske and supported by Council Member Sam Stine to adopt the following:

THE CITY OF BRIDGMAN ORDAINS:

Section 1 - Section 2.02 of the City of Bridgman Zoning Ordinance, the City Zoning Map, is hereby amended to show that the property located at 9470 Red Arrow Highway (Parcel ID 11-56-0018-0037-04-8) is located in the Corridor Commercial District.

Section 2 – Severability. If any section, subsection, clause, phrase or portion of this ordinance is for any reason held invalid or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion of this ordinance, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 3 – Repealer. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 4 – Effective Date. A summary of this ordinance shall be published in a newspaper of record as provided by law, and this ordinance shall become effective seven (7) days after publication.

Ayes: Sam Stine, Trapani, Bonkoske, Rose, Stacy Stine, Hahaj

Nays: None

Absent: Gipson

ORDINANCE DECLARED ADOPTED.

Allyson Holm, Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the City of Bridgman, County of Berrien, State of Michigan, at a Regular Meeting, held on the 20st day of September, 2021, and that said Meeting was conducted and public notice of said meeting was given, pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, as amended, and that the Minutes of said meeting were kept and will be or have been made available as required by said Act.

Allyson Holm, Clerk

**CITY OF BRIDGMAN
COUNTY OF BERRIEN
STATE OF MICHIGAN**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE

ORDINANCE NO. 2022-210

Effective: April 16, 2022

An Ordinance to amend Section IX, Definitions – “Hotel/Lodging”, of the Zoning Ordinance of the City of Bridgman.

Motion by Council Member Stacy Stine and supported by Council Member Trapani to adopt the following:

THE CITY OF BRIDGMAN ORDAINS:

Section 1. Section IX, Definitions, “Hotel/Lodging” in the City of Bridgman Zoning Ordinance is hereby deleted, with the following inserted in its place and stead:

Hotel/Lodging: A building where the primary use is lodging, with or without meals, furnished to transient, temporary, or resident guests for compensation, containing rooms for sleeping quarters which may or may not have a kitchen or individual cooking components such as a microwave, hotplate, toaster, coffee maker, and/or refrigerator, and which building may or may not also have a restaurant on the premises.

Section 2. Severability. If any section, subsection, clause, phrase or portion of this ordinance is for any reason held invalid or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion of this ordinance, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 3. Repealer. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 4. Effective Date. A summary of this ordinance shall be published in a newspaper of record as provided by law, and this ordinance shall become effective seven (7) days after publication.

ORDINANCE DECLARED ADOPTED.

Allyson Holm, Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the City of Bridgman, County of Berrien, State of Michigan, at a Regular Meeting, held on the 4th day of April, 2022, and that said Meeting was conducted and public notice of said meeting was given, pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, as amended, and that the Minutes of said meeting were kept and will be or have been made available as required by said Act.

Allyson Holm, Clerk

CITY OF BRIDGMAN
COUNTY OF BERRIEN
STATE OF MICHIGAN

Ordinance No. 2022-213

AN ORDINANCE TO AMEND THE CITY OF BRIDGMAN ZONING ORDINANCE TO INCLUDE SECURED TRANSPORTER AND ADDITIONAL ZONING DEFINITIONS.

Motion by Council Member Trapani, seconded by Council Member Hahaj to adopt the following:

The City of Bridgman ordains:

SECTION ONE. Article II.10, "Transitional Industrial District", under Permitted and Special Uses, COMMERCIAL, "Marihuana Secure Transporter" shall be included as a Permitted Use.

SECTION TWO. Article II.15, "Interstate Gateway District", under Permitted and Special Uses, COMMERCIAL, "Marihuana Secure Transporter" shall be included as a Permitted Use.

SECTION THREE. Section IX, Definitions, shall be amended to include the following four definitions:

"Marihuana transporter" means a secure transporter under the Medical Marihuana Facilities Licensing Act or a marihuana secure transporter under the Michigan Regulation and Taxation of Marihuana Act, or both.

"Medical Marihuana Facilities Licensing Act" or "MMFLA" means the Medical Marihuana Facilities Licensing Act, 2016 PA 281, MCL 333.27101 to 333.27801.

"Michigan Medical Marihuana Act" means the Michigan Medical Marihuana Act, 2008 IL 1, MCL 333.26421 to 333.26430.

"Michigan Regulation and Taxation of Marihuana act" or "MRTMA" means the Michigan Regulation and Taxation of Marihuana Act, 2018 IL 1, MCL 333.27951 to 333.27967.

SECTION FOUR. Severability. If any section, subsection, clause, phrase or portion of this ordinance is for any reason held invalid or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion of this ordinance, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION FIVE. Repealer. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

SECTION SIX. Effective Date. A summary of this ordinance shall be published in a newspaper of record as provided by law, and this ordinance shall become effective seven (7) days after publication.

AYES: Bonkoske, Trapani, Stacy Stine, Gipson, Hahaj

NAYS: None

ABSENT: Sam Stine, Rose

ORDINANCE DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the City of Bridgman, County of Berrien, State of Michigan, at a Regular Meeting, held on the 2nd day of May, 2022, and that said Meeting was conducted and public notice of said meeting was given, pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, as amended, and that the Minutes of said meeting were kept and will be or have been made available as required by said Act.

Allyson Holm, City Clerk

CITY OF BRIDGMAN

COUNTY OF BERRIEN

STATE OF MICHIGAN

Ordinance No. 2022-214

AN ORDINANCE TO AMEND THE CITY OF BRIDGMAN ZONING ORDINANCE TO INCLUDE PROVISIONS FOR PLANNED UNIT DEVELOPMENTS.

The City of Bridgman ordains:

SECTION ONE. The following Article 2.16 is adopted and added to the City Zoning Ordinance:

A. Statement of Intent

The regulations of this section are intended to offer an alternative to conventional development and traditional zoning standards and to permit flexibility in the development or redevelopment of areas through the authorization of Planned Unit Development (PUD) districts. The standards in this section are intended to promote and encourage development on parcels of land that are suitable in size, location, and character for the uses proposed, and are further intended to ensure compatibility with adjacent land uses, the City's Master Plan, and where applicable, existing natural features. The City also seeks to facilitate the development of affordable housing through flexible and sensible land use regulations.

B. Statement of Objectives

1. The degree to which the following objectives are satisfied shall be considered by the Planning Commission and City Council in its review of a PUD in order to realize the inherent advantages of coordinated, flexible, comprehensive, long-range planning of planned developments. The objectives of PUDs are:
 - a. To encourage the provision and protection of open spaces, cultural/historic resources, the development of recreational amenities, and, where necessary, other support facilities within reasonable distance of all dwelling units;
 - b. To encourage developers to use a more creative and imaginative approach in the development of property in the City;
 - c. To allow for market-driven development or redevelopment in places most conducive to accommodating additional activity;
 - d. To facilitate economic development through the creation of a mix of uses and/or building types and forms;

- e. To create walkable developments with pedestrian-oriented buildings and open space that connects to nearby destinations or neighborhoods;
- f. To provide for the adaptive re-use of significant or historic buildings;
- g. To allow phased construction with the knowledge that subsequent phases will be approved as originally planned and approved by the City.
- h. To promote flexibility in design and to permit planned diversification in the location of structures;
- i. To promote the efficient use of land to facilitate a more economic arrangement of buildings, circulation systems, land use, and utilities;
- j. To minimize adverse traffic impacts and to accommodate safe and efficient pedestrian access and circulation;
- k. To provide for redevelopment of sites and/or buildings that are underdeveloped or have fallen into disrepair;
- l. To combine and coordinate architectural styles, building forms, and building relationships;
- m. To ensure a quality of construction commensurate with other developments within the City and consistent with the building type and façade standards in the City's form generating zoning districts;
- n. To promote more efficient use of land while providing a balanced variety of housing choices serving different socioeconomic levels.

C. Purpose of Departures from the Zoning Ordinance

The provisions of this section are not intended as a device for ignoring the Zoning Ordinance, or the planning upon which it has been based. The provisions of this section are intended to result in land use development that is substantially consistent with the goals and objectives of the Bridgman Master Plan, this Ordinance, and consistent with sound planning principles.

However, to encourage flexibility and creativity consistent with the Planned Unit Development (PUD) concept, departures from the regulations may be permitted subject to review and approval by the City Council after the recommendation of the Planning Commission. For example, such departures may include but are not limited to modifications in density; lot dimensional standards; floor area standards; setback requirements; height requirements; parking, loading, and landscaping requirements and similar requirements.

Such departures may be permitted only if the Planning Commission and City Council determine that a higher quality development than would have been possible will result. Deviations should benefit the community. The City should take this principle into account when determining whether to approve a Planned Unit Development.

Because some regulations are crucial to quality development and therefore cannot be deviated from in order to promote positive outcomes, this section contains specific provisions that apply to all PUDs and cannot be altered or waived through the PUD process.

D. Qualifying Conditions

- a. Ownership. The tract of land for which a PUD application is received must be either in one (1) ownership or with written approval of the owners of all affected properties and have a minimum area of at least 1 acre.
- b. Conditions. To be considered as a PUD, the proposed development must fulfill at least one (1) of the following conditions:
 1. The PUD contains two (2) or more separate and distinct uses, for example, residential dwellings and office or commercial uses;
 2. The PUD site exhibits significant natural features encompassing at least twenty-five (25) percent of the land area of the PUD which will be preserved as a result of the PUD plan;
 3. The PUD is designed to preserve, in perpetuity, at least sixty (60) percent of the total area of the site as open space;
 4. The PUD constitutes a significant redevelopment of an underutilized or vacant property where conventional development may not be viable ~~feasible~~.
- c. Master Plan. The applicant shall demonstrate that the proposed PUD is consistent with the adopted City of Bridgman Master Plan.

E. Permitted Uses and Residential Density

1. The following uses may be permitted in a PUD:
 - a. Uses permitted by right or by special land use in the underlying zoning district;
 - b. Any use that is determined to be consistent with the City Master Plan;
 - c. A combination of residential, commercial, and public uses which are compatible with existing and adjacent land uses and the City Master Plan;
2. Only those uses approved for the PUD shall thereafter be permitted within the PUD.
3. For PUDs containing residential uses located in non-residential districts, the maximum number of dwelling units permitted in a PUD shall be determined by the Planning Commission in consideration of the Master Plan, existing and future surrounding land uses, capacity of public utilities and services, and other applicable factors.
4. The total amount of land to be used for the calculation of the permitted density in a PUD shall be determined by using the net developable area, which shall be determined by taking the total site area and subtracting lands used or dedicated for existing public easements and existing public or private street rights-of-way.

5. Land not proposed for development and not used or dedicated existing public or private street rights-of-way or other infrastructure, but used for the calculation of overall density, shall be considered open space and subject to the requirements of subsection H below.

F. Non-Residential or Mixed Use PUDs

1. All uses shall be integrated into the design of the project with similar architectural and site development elements, such as signs, landscaping, etc.
6. A mix of residential and non-residential uses may be permitted only if they will not materially alter the character of the neighborhood and/or the PUD.
7. When a PUD contains a mix of residential and non-residential uses, buildings designed for non-residential uses shall be constructed according to the following requirements:
 - a. If the entire PUD contains fewer than twenty (20) dwelling units, seventy-five (75) percent of these units must be constructed prior to construction of any non-residential use.
 - b. If the PUD contains more than twenty (20) dwelling units, fifty (50) percent of these units shall be constructed prior to the construction of any non-residential use.

G. Design Standards

1. Deviations from Minimum Requirements. In approving a PUD, the City may permit deviations from the lot area and width requirements, density, parking requirements, required buffers, building setback requirements, height limitations, and other requirements of the zoning ordinance. However, PUDs located in form generating districts shall comply with building type, façade requirements, and building site placement standards of the underlying district and in no case shall a PUD be permitted to deviate from these requirements.
2. Deviations from the underlying district shall be consistent with all other requirements of this Ordinance, the Master Plan, and the following standards:
 - a. The applicant shall identify, in writing, all proposed deviations from the underlying zoning district. Any deviations, including those recommended by the Planning Commission, shall be subject to City Council approval. These adjustments may be permitted if they will result in a higher quality of development or better integration of the proposed use(s) within the vicinity.
 - b. Deviations from the minimum requirements or permitted density shall also satisfy at least one (1) of the following criteria:
 1. The proposed deviations shall preserve the best natural features of the site;
 2. The proposed deviations shall create, maintain, or improve habitat for wildlife;
 3. The proposed deviations shall create, maintain, or improve open space for the residents;
 4. The proposed deviations shall enhance the views into the site as well as the view from dwellings to be built on site;

5. The proposed deviations shall constitute an adaptive re-use or redevelopment of buildings and/or property;
 6. The proposed deviations shall be necessary for the development or redevelopment of property that would not be feasible without the deviations.
3. Other Requirements.
- c. All electric, cable, internet, and telephone transmission wires within the PUD shall be placed underground.
 - d. Signs are permitted in accordance with the zone district in which the proposed uses are permitted.
4. Conditions. The City Council ~~may~~ shall impose conditions with the approval of a PUD that are necessary to ensure compliance with the standards for approval stated in this section and any other applicable standards contained in this chapter. Such conditions shall be considered an integral part of the PUD approval and shall be enforceable by the Zoning Administrator.
- H. Open Space. If open space is provided in the PUD, it shall meet the following considerations and requirements:
1. Open space may be established to separate uses within the PUD.
 2. Open space areas shall be large enough and of proper dimensions so as to constitute a useable area, with adequate access, through easements or other similar arrangements, such that all properties within the entire PUD may reasonably utilize the available open space.
 3. Evidence shall be given that satisfactory arrangements will be made for the maintenance of open space to relieve the City of the future maintenance thereof.
 4. Open space may be provided where significant natural features may be preserved and/or be used for passive or active recreation.
 5. All land set aside as open space shall be deed restricted to ensure that the open space remains undeveloped in perpetuity.
 6. All open space shall be in joint ownership of the property owners within the PUD or some other entity approved by the City. Such joint ownership or entity shall take responsibility for the maintenance of the open space.
 7. The maintenance requirements of dedicated open space may include regular clearing and mowing or other active maintenance. Maintenance shall also include the removal of any accumulation of trash or waste material within the dedicated open space, cleanup of storm damage, removal of diseased plant materials, and similar improvements.
 8. To the extent possible, dedicated open space areas shall be continuous and contiguous throughout the PUD. Open space areas shall be large enough and of proper dimensions so as to contribute significantly to the intent and objectives of the PUD.

9. In form generating districts, open space shall also be designed and arranged to accomplish all of the following:
 - a. to maximize compatibility between uses;
 - b. to further the intended physical form of the development pattern of the vicinity;
 - c. to be consistent with the intent of the underlying form generating district; and
 - d. to create a series of important elements that contribute to a high-quality urban place.
- I. General Application Procedures. The following steps, which are outlined in subsections J-N below, shall govern all applications for PUD approval, whether residential, non-residential, or mixed use:
 1. Preliminary Planning Commission Review (Optional). A preliminary plan may be submitted to the Planning Commission for initial review. The applicant may attend a pre-application review of the proposed PUD Plan with the Planning Commission.
 2. PUD Plan and PUD Rezoning.
 - a. The Planning Commission shall review the PUD plan and PUD rezoning application, hold a public hearing (if desired), and make a written recommendation to the City Council.
 - b. The City Council shall review the PUD plan and PUD rezoning application, and the written recommendation and findings from the Planning Commission, hold a public hearing, and make a final decision.
 3. PUD Final Site Plan Review. The Planning Commission and other applicable City personnel shall review the PUD final site plan in accordance with Subsection N of this article.
 4. An application for PUD shall be accompanied by a statement with regard to compliance with the standards required for approval in Subsection L, and other standards imposed by this Ordinance affecting the PUD under consideration.
 5. Either concurrently with the PUD plan application, or upon approval by the City Council (with or without conditions), the applicant may apply for preliminary plat approval, condominium approval, and private road approval, as applicable.
 6. Approval of a PUD pursuant to this article shall constitute an amendment to the Bridgman Zoning Ordinance and Zoning Map.
- J. Preliminary Planning Commission Review (Optional)
 1. Preliminary plans of the proposed PUD may, at the applicant's option, be submitted for review to the Planning Commission prior to submission of an application for a PUD. The purpose of the meeting is to allow discussion between an applicant and the Planning Commission, and to inform the applicant of the acceptability of proposed plans prior to incurring extensive engineering and other costs which will be necessary for PUD review.
 2. As part of the pre-application review, the applicant shall submit a copy of a conceptual plan for the proposed PUD that shows the property location, boundaries, significant natural features,

vehicular and pedestrian circulation, the proposed number and arrangement of lots or units with building envelopes, proposed open spaces, location of proposed buildings, and proposed land use(s) for the entire site.

3. The Planning Commission shall advise the applicant regarding whether the proposed conceptual plan complies with the statement of intent of this article and if it qualifies for PUD rezoning pursuant to the objectives and qualifying conditions of subsection B and D.
4. Formal action shall not be taken at a preliminary Planning Commission review. Statements made at the pre-application conference or review by the Planning Commission shall not be considered binding commitments or an approval of the PUD plan.

K. Procedures for PUD Plan and PUD Rezoning

1. Required Information. Following the preliminary review (if conducted), the applicant shall submit a completed application form for PUD rezoning, the required application fee, and ten (10) copies and a PDF of the PUD plan to the Planning Commission at least thirty (30) days prior to the next Planning Commission meeting.
2. The PUD plan shall be professionally prepared by a licensed engineer, surveyor, architect, and/or landscape architect and shall be drawn to a scale of not less than one (1) inch = 100 feet. The PUD plan shall, at a minimum, contain the following information, unless specific items are determined to be not pertinent to the application by the Planning Commission or Zoning Administrator:
 - a. General Information.
 - b. Name and firm address of the professional individual responsible for preparing the site plan and his/her professional seal.
 - c. Name and address of the property owner or petitioner.
 - d. Scale, north arrow, and date.
 - e. Acreage (gross and net).
 - f. Zoning of adjacent properties.
 - g. Legal property description.
 - h. Existing site conditions:
 - 1) Boundary survey lines and setbacks.
 - 2) Location sketch showing site, adjacent streets, and properties within 300 feet or as directed by the City.
 - 3) Location, width, and purpose of all existing easements and lease areas, including cross-access.
 - 4) Abutting street right(s)-of-way and width.
 - 5) Topography with contour intervals of no more than two (2) feet.

- 6) Natural features such as wooded areas, surface water feature, floodplains or floodways, wetlands, slopes exceeding 15%, lakes, rivers, creeks, county drains, and other significant site features, including the area of such features.
- 7) Existing buildings, structures, paved surfaces and areas, installed landscaping, and other significant physical infrastructure.
- 8) Size and location of existing utilities and status, where applicable.

i. Proposed Development:

- 1) Layout of proposed buildings, structures, driveways, parking lots, streets, landscaped areas, and other physical infrastructure, as applicable, including the area of these improvements.
- 2) Recreation areas, common use areas, dedicated open space, and areas to be conveyed for public use.
- 3) Layout of sidewalks and/or pathways, both internal to the development and along the main road frontage.
- 4) Layout and typical dimensions of building envelopes, proposed parcels, and lots.
- 5) Parking, stacking, and loading calculations, if applicable.
- 6) Phasing plan, if applicable.
- 7) Conceptual plan for provision of public water and public sanitary sewer services.
- 8) Conceptual grading plan.
- 9) Conceptual stormwater plan.
- 10) Conceptual building types, including building elevations and footprints.

j. Additional Information:

- 1) A narrative, which shall describe the proposed PUD, the proposed time frame of development, the zoning district(s) in which it will be located, the overall residential density of the project, and documentation indicating how the objectives and qualifying conditions in subsection B, D and the standards of subsection L are met.
- 2) A table detailing all requested deviations identified in the PUD Plan compared to the requirements of the zoning district in which the proposed PUD is located. This table shall clearly identify the requirement in comparison to the requested deviation.
- 3) The Planning Commission may require additional information from the applicant to better assist in the determination of PUD qualification such as, but

not limited to, market studies, fiscal impact analysis, traffic impact studies, and environmental impact assessments.

3. Planning Commission Review and Optional Public Hearing

- a. The Planning Commission shall review the PUD Plan at a regular or special meeting and may hold a public hearing, though it is not required. Notice of the public hearing (if held) shall be provided in accordance with Section 8.06 of this Ordinance.
- b. The Planning Commission shall review the PUD plan in consideration of public comments, technical reviews from city staff and consultants (if requested), and other applicable standards and requirements. Within a reasonable timeframe, the Planning Commission shall recommend approval, approval with conditions, or denial of the PUD plan and PUD rezoning to the City Council. The Planning Commission's recommendation shall be documented with findings to justify its recommendation.
- c. In order to recommend approval of the PUD plan and PUD rezoning, the Planning Commission shall find that the standards of subsection L are satisfied.

4. City Council Review and Required Public Hearing

- a. Following receipt of a recommendation from the Planning Commission on the PUD plan and PUD rezoning, a public hearing of the City Council shall be scheduled in accordance with Section 8.06 of this Ordinance.
- b. After the public hearing, the City Council shall review the application in consideration of the Planning Commission's written recommendation, public hearing comments, technical reviews from city staff and consultants, and other applicable standards and requirements. Within a reasonable time, the City Council shall approve, approve with conditions, or deny the PUD plan and PUD rezoning. The City Council's decision shall be documented with written findings to justify its decision.
- c. In accordance with the Michigan Zoning Enabling Act, as amended, the City Council may place reasonable conditions on the approval of a PUD plan, including a performance guarantee pursuant to Section 7.25 of this Ordinance. Conditions attached to the approval shall be incorporated into the ordinance adopting the PUD plan and PUD rezoning.
- d. Approval of the PUD plan and PUD rezoning by the City Council shall be incorporated into an ordinance amending the zoning ordinance and map. Such rezoning and PUD plan approval shall become effective after notification and publication as required by the Michigan Zoning Enabling Act, as amended.

L. PUD Plan and Rezoning Standards for Approval. In order to approve a PUD plan and PUD rezoning, the Planning Commission and City Council shall find that all of the following standards are met:

1. The proposed PUD complies with the intent, objectives, and qualifying conditions of subsections A, B and D.

2. The uses conducted within the proposed PUD, the PUD's impact on the community, and other aspects of the PUD are consistent with, and further implement the policies of, the adopted master plan.
3. The proposed PUD shall be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land, the natural environment, and the capacity of public services and facilities affected by the development.
4. The proposed PUD shall not be hazardous to adjacent property or involve uses, activities, materials, or equipment that will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, or glare.
5. The proposed PUD shall not place demands on public services and facilities more than current or anticipated future capacity.
6. The proposed PUD shall satisfy all applicable local, state, and federal laws, rules and regulations.

M. PUD Final Site Plan

1. Within one year after PUD plan and PUD rezoning approval by the City Council, a minimum of four (4) copies and a PDF for the entire PUD (or at least one phase of the PUD) shall be submitted by the applicant in accordance with Section 8.09 of this Ordinance.
2. All PUD final site plans subsequently submitted shall conform to the approved PUD Plan subject to minor revisions and all conditions attached to its approval, the ordinance adopting the PUD plan and PUD rezoning, and the requirements of this article.
3. If the PUD final site plan substantially conforms to the approved PUD Plan subject to minor revisions and all conditions attached to its approval, the PUD adoption ordinance, and the requirements of this article, then the Planning Commission shall approve the PUD final site plan.
4. Unless otherwise permitted by subsection N(2) below, PUD final site plans shall be reviewed by the Planning Commission and any other applicable city personnel.
5. For land uses within the PUD subject to additional special land use requirements, such uses shall comply with all such required conditions, unless deviations were approved pursuant to this article.
6. For land uses within the PUD that require special land use approval, or for PUDs that contain private roads, subdivisions, and/or condominium units, such uses shall be reviewed and approved in accordance with all other applicable sections of the zoning ordinance and other provisions of the city code. These review processes may occur concurrently with the process for PUD plan review and PUD rezoning.

N. Approved PUDs

1. Phased Projects. Where a project is proposed for construction in phases, the project shall be designed so that each phase, when completed, shall be capable of standing on its own in terms of the presence of services, facilities, and open space, and shall contain the necessary components to ensure protection of natural resources and the health, safety, and welfare of the users of the PUD and residents of the community. Each phase of a PUD shall require the submittal of a site plan as outlined in subsection M.
2. Amendments to an Approved PUD. An amendment to an approved PUD shall be reviewed and approved by the Planning Commission and City Council pursuant to subsection K (3-4), except that the Zoning Administrator may review and approve minor amendments to the PUD, or refer minor amendments to the Planning Commission for a determination with or without a public hearing. Minor amendments include, but are not limited to, the following:
 - a. Reduction of the size of any building, building envelope, or sign.
 - b. Movement of buildings or signs by no more than 10 feet.
 - c. Changes requested by the City for safety reasons.
 - d. Changes which will preserve natural features of the land without changing the basic site layout.
 - e. Changes in the boundary lines of lots or condominium units which do not change the overall density of the development, do not reduce the width of the lot by more than 10 percent, or which do not change the average lot or unit width throughout the development.
 - f. Additions or modifications of the landscape plan or landscape materials, or replacement of plantings approved in the landscaping plan.
 - g. Alterations to the internal parking layout of a parking lot, provided that the total number of spaces or means of ingress and egress do not change.
 - h. Other non-substantive changes proposed to be made to the configuration, design, layout, or topography of the site plan which are deemed by the City to be not material or significant in relation to the entire site and which the City determines would not have a significant adverse effect on the development on adjacent or nearby lands or the public health, safety, and welfare.
3. Expiration
 - a. A PUD (or at least the first phase of a PUD) shall be under meaningful construction of proposed improvements consistent with the approved PUD final site plan within one year after the date of approval of the PUD final site plan, which shall proceed diligently to completion. For the purposes of this subsection, “meaningful construction” means substantial completion of improvements such as utilities, roads, buildings, and similar improvements.

- b. Upon expiration of the time period for submission of either (a) the PUD Plan and rezoning, or (b) the PUD final site plan, such approvals shall automatically become null and void and all rights of development based on the plan shall terminate.
 - c. The City Council may approve extensions of up to one year at a time, if requested in writing by the applicant prior to the expiration date of the original PUD plan approval or PUD final site plan approval. In requesting an extension, the applicant shall provide the reason(s) it is requesting the proposed extension.
 - d. Upon expiration of a PUD plan or PUD final site plan, the Planning Commission may conduct a public hearing and make a recommendation to rezone the property to its original designation or other district as deemed appropriate.
4. Development Agreements
- a. Upon approval of the PUD Plan and PUD rezoning and prior to issuance of any building permits or commencement of construction on any portion of the PUD, the applicant shall enter into a development agreement with the City setting forth the applicant's obligations with respect to the PUD.
 - b. The agreement shall describe all improvements to be constructed as part of the PUD and shall incorporate, by reference, the final development plan with all required revisions, other documents which comprise the PUD, and all conditions of approval imposed by the Planning Commission and City Council.
 - c. The agreement shall also establish the remedies of the City in the event of default by the applicant in carrying out the PUD, and such remedies shall be binding on all successors in interest to the applicant.
 - d. The PUD agreement shall be reviewed by the City Attorney and upon execution the applicant shall record it along with all other relevant documents with the Berrien County Register of Deeds.
5. Performance Guarantees. The Planning Commission and/or City Council may require the applicant for PUD rezoning to furnish a performance guarantee pursuant to Section 7.25 of this Ordinance.
6. Appeals and Variances. The Zoning Board of Appeals shall not have jurisdiction to consider variances from the requirements of this article, nor may decisions related to a PUD be appealed to the Zoning Board of Appeals.

SECTION TWO. Severability. If any section, subsection, clause, phrase or portion of this ordinance is for any reason held invalid or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion of this ordinance, and such holding shall not affect the validity of the remaining portions of this ordinance.

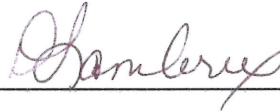
SECTION THREE. Repealer. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

SECTION FOUR. Effective Date. A summary of this ordinance shall be published in a newspaper of record as provided by law, and this ordinance shall become effective seven (7) days after publication.

Ayes: Trapani, Bonkoske, Rose, Sam Stine, Hahaj, Gipson, Stacy Stine

Nays: None

ORDINANCE DECLARED ADOPTED.

A handwritten signature in cursive script, appearing to read "Debra Lambrix", is written above a horizontal line.

Debra Lambrix, Deputy City Clerk