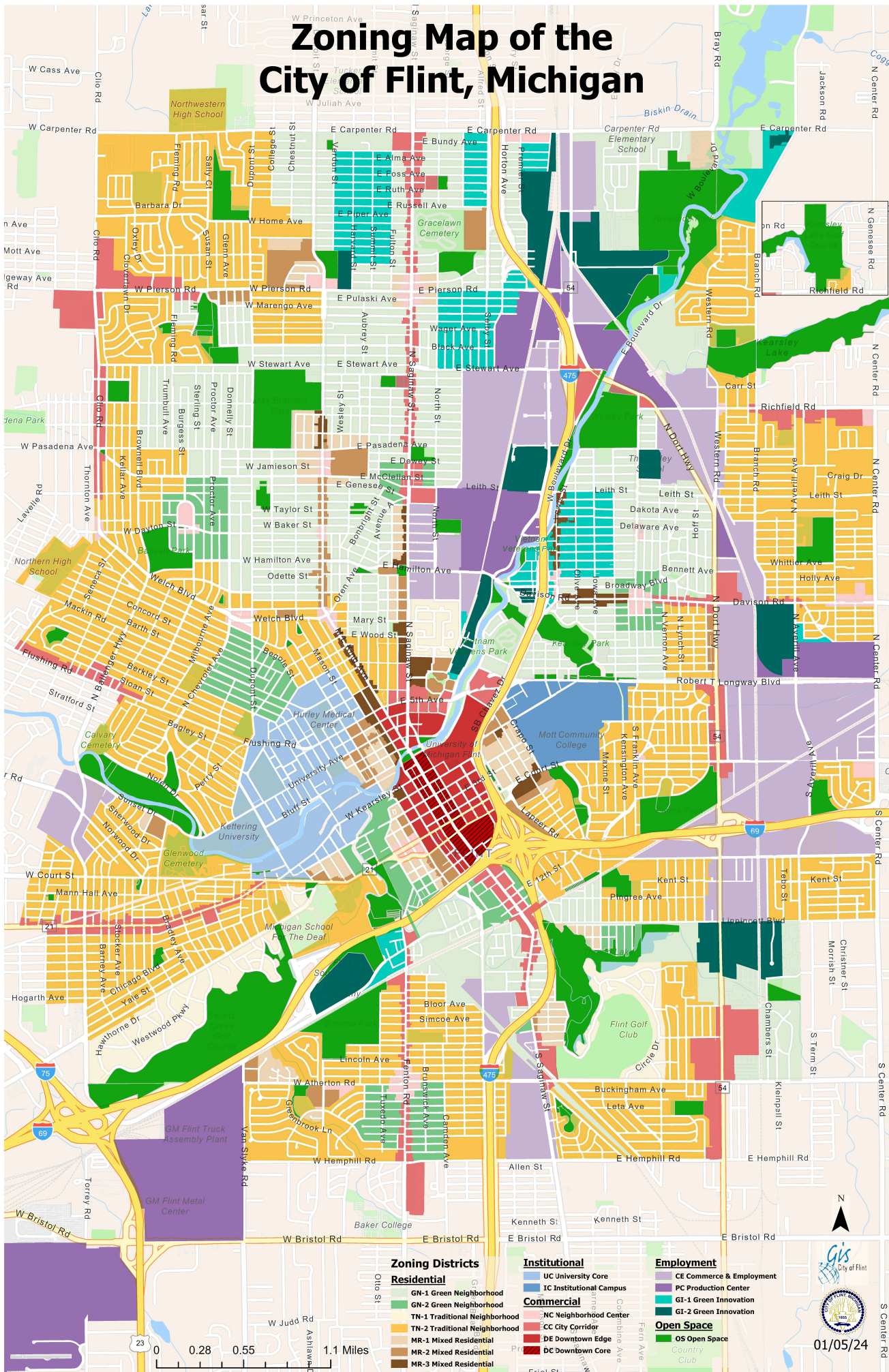


Zoning Map of the City of Flint, Michigan



Zoning Districts

- Residential**
- GN-1 Green Neighborhood
 - GN-2 Green Neighborhood
 - TN-1 Traditional Neighborhood
 - TN-2 Traditional Neighborhood
 - MR-1 Mixed Residential
 - MR-2 Mixed Residential
 - MR-3 Mixed Residential

Institutional

- UC University Core
- IC Institutional Campus

Commercial

- NC Neighborhood Center
- CC City Corridor
- DE Downtown Edge
- DC Downtown Core

Employment

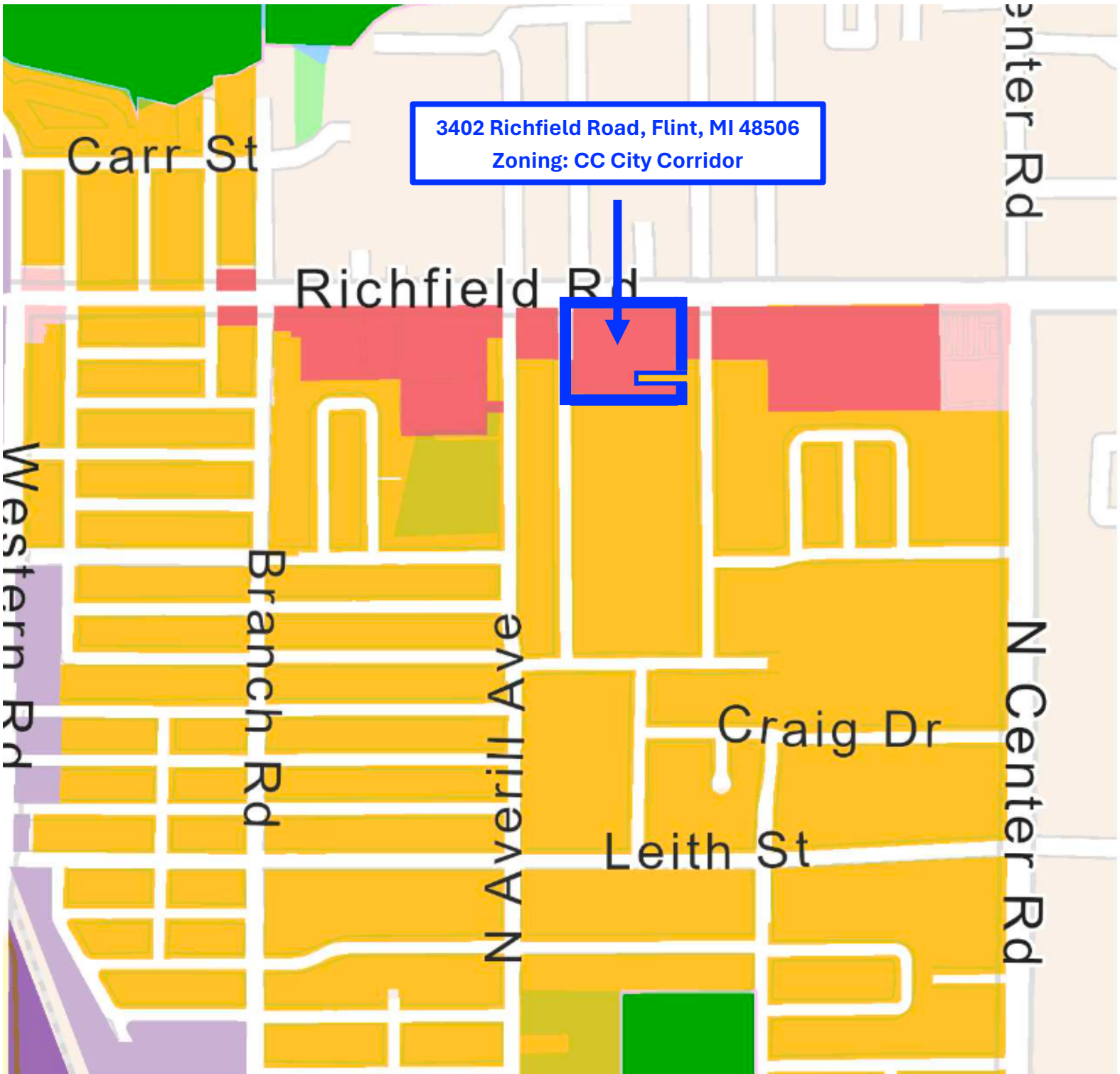
- CE Commerce & Employment
- PC Production Center

Open Space

- GI-1 Green Innovation
- GI-2 Green Innovation
- OS Open Space
- Country Club



01/05/24



3402 Richfield Road, Flint, MI 48506
Zoning: CC City Corridor

Carr St

Richfield Rd

Craig Dr

Leith St

Branch Rd

N Averill Ave

N Center Rd

Western Rd

Center Rd

ARTICLE 4 COMMERCIAL ZONE DISTRICTS

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Section 50-26 CC City Corridor: Purpose and Intent

The CC City Corridor district is intended to accommodate a wide range of commercial and institutional uses strung along Flint’s major roadways. Retail, service, and employment are the primary uses with structures oriented toward the roadway. Development may be auto-oriented in nature, but with amenities such as sidewalks, benches, pedestrian-scale lighting, and landscaping that make it easy for residents and visitors to traverse the corridor. Multi-family residential and mixed-use development with residential on the upper floors is also permitted. Duplexes and attached single-family residential development such as rowhomes are allowed as a special land use where they will serve as a transition between City Corridor and a lower density residential district.

Section 50-27 NC Neighborhood Center: Purpose and Intent

The NC Neighborhood Center district is intended to accommodate a variety of local-serving commercial uses that provide daily goods and services to surrounding neighborhoods. Stand-alone retailers and small mixed-use buildings are the predominant commercial use within a neighborhood center, while retail centers are permitted on a limited scale. Institutional and cultural uses, including schools, churches, and community centers, as well as multi-family residential uses may also be permitted. All neighborhood center uses must be compatible with the adjacent and surrounding residential areas and contribute to neighborhood character, viability, and attractiveness.

Section 50-28 D-E Downtown Edge: Purpose and Intent

The D-E Downtown Edge district is intended to accommodate a dynamic mix of commercial, employment, residential, and public uses that together foster an active pedestrian-oriented area. Commercial uses are predominant, but mixed-use buildings are also common. The D-E district makes up the majority of the community’s central business district and surrounds the smaller D-C Downtown Core district. Development in the D-E district is generally less intense than what is typical for the adjacent D-C district, providing a transition to surrounding mixed residential and commercial areas.

Section 50-29 D-C Downtown Core: Purpose and Intent

The D-C Downtown Core district is intended to accommodate the unique and vibrant mixed-use area located along Saginaw Street roughly between the Flint River and Interstate 69. Single-purpose buildings may exist, but mixed-use buildings should predominate, typically consisting of dining or retail uses on the ground floor, and office or multi-family residential uses above. This district is the highest intensity district within the community and all development should be pedestrian-oriented with buildings located at or near the sidewalk's edge.

Section 50-30 Permitted Uses

Article 16 Definitions shall be referred to for clarity on the uses as listed.

- A. Land Uses. Uses are allowed in residential Zone Districts in accordance with Table 50-30. Uses: Commercial Zone Districts. The following key is to be used in conjunction with the Use Table.
 1. Permitted Uses. Uses permitted by right in the Zone District, subject to compliance with all other applicable requirements of this Chapter. These uses are identified with a "P."
 2. Special Land Uses. Uses which may be allowed subject to review and approval by the Planning Commission in accordance with Article 17 and with all other applicable requirements of this Chapter. These uses are identified with an "S."
 3. Additionally Regulated Uses. Uses which may be allowed subject to review and approval by the Planning Commission in accordance with Article 17 and with all other applicable requirements of this Chapter, including limiting conditions specified in Article 9. These uses are identified with "ARU".
 4. Accessory Uses. Uses which are permitted by right, assuming they are not the primary use on the site and that they are in compliance with all other applicable requirements of this Chapter. These uses are identified with an "A."
 5. Uses Not Allowed. A cell which is left blank indicates that the listed use is not allowed in that Zone District.
 6. Use Regulations. Many allowed uses, whether permitted by right or as a Special Land Use, are subject to compliance with Article 9.
 7. Unlisted Uses. In general unlisted uses are prohibited. However, if an application is submitted for a use not listed, the Zoning Coordinator shall make a determination as to the proper Zone District and use classification for the new or unlisted use. If the unlisted use is similar to an existing permitted use in the same Zone District and fits the intent of the Zone District, the Zoning Coordinator may determine that the unlisted use is permitted.
 8. Parking Standards. Parking requirements are located in Article 12 Parking, Loading and Circulation.
 9. Level of Review for Mixed-Use Projects. The level of review for a project with multiple uses being developed simultaneously shall be the same as the highest level of review of the individual uses.

Allowed Uses Table.

Table 50-30 Uses: Commercial Zone Districts					
	NC	CC	DE	DC	Reference
RESIDENTIAL					
Household Living					
Single-Family Dwelling	S		S		50-50
Two-Family Dwelling (Duplex)	P	S	P		50-85
Single-Family Attached Dwelling	P	S	P		50-85
Multi-Family Dwelling (all floors)	P	P	P		50-104
Multi-Family Dwelling (above first floor)	P	P	P	P	50-104
Accessory Dwelling Unit	S		S		50-79
Mixed Use	P	P	P	P	
Group Living					
Convalescent or Nursing Home		S	P		
Fraternity/Sorority House			P		50-96
Transitional or Emergency Shelter	S	S	S		50-119
Adult Foster Care Family Home (1-6 residents)			S		50-81
Adult Foster Care Small Group Home (1-6)			S		50-81
Adult Foster Care Small Group Home (7-12)		P	P		50-81
Adult Foster Care Large Group Home (13-20)		P	P		50-81
RECREATIONAL					
Community Center	P		S		
AGRICULTURAL					
Farmers' Market (Permanent)	P		P		
Farmers' Market (Temporary)	P	P	P	P	50-118
Produce Stand	A	S			50-109
Community Garden	A	A	A		50-91
INSTITUTIONAL AND CULTURAL					
Religious					
Place of Worship	S	P	P	S	
Cemetery		S			
Government and Educational					
Elementary/Middle School		S	P		
High School		S	P		
College or University or Vocational Training		S	P	P	
Other Governmental Use or Facility		P	P	P	
Other Institutional, and Cultural					
Social Service Facility	P	P	P	S	
Civil, Religious, or Charitable Organization	P	P	P	S	
Library	P	P	P	S	
Museum		S	P	S	
Art Gallery	P	P	P	P	
Health					
Rehabilitation Center (w/o residential care)	S	P	P	S	
Hospital or Medical Center		P	P	S	
COMMERCIAL					
Automotive Services					
Automotive Rental		P			50-122
Auto Supply/Accessory Sales	S	P			
Vehicle Repair and Services		P			50-123
Vehicle Fuel Station (without vehicle repair, may include 1,000 sq. ft. convenience-Store)	S	P	S		50-121
Vehicle Sale/ Lease (including auto, RV, boat)		P			50-122
Car Wash	S	P			
Farm Implement Sales		P			
Entertainment and Hospitality					
Arcade, Amusement Devices, Gaming, Pool Hall	S	P	P	S	50-94
Auditorium, Cinema, Concert Hall, Theater, Banquet Hall, Amphitheater	S	P	P	P	50-86
Adult Entertainment Uses		ARU			50-80
Bingo Hall		ARU	ARU		50-92

	NC	CC	DE	DC	Reference
Bowling Alley, Skating Rink	S	P	S	S	
Casino			S		
Charity Gaming		ARU	ARU		50-92
Convention Center		P	P	P	
Dance Club, Night Club		S	S	S	50-94
Drive-In Theaters (Entertainment)		S			
Entertainment, Live (Not including ARUs)	S	P	P	P	
Hookah Lounge, Cigar Lounge	S	P	S	S	
Sports and Entertainment Arena		S	S		
Temporary Lodging					
Bed and Breakfast			P		50-87
Motel		P			
Hotel		P	P	P	
Offices					
Financial Services	P	P	P	P	
Physician or Dentist Office or Medical Clinic	P	P	P	P	
General Professional Office	P	P	P	P	
Research Facility/Laboratory		P	S		
Copying, Mailing, Courier Services, Parcel Receiving, Shipping Station	P	P	P	P	
Film Production, Photography, Radio, TV Studio	P	P	P	P	
Live/Work Unit	P	P	P		50-101
Personal Service Establishments					
Personal Service Establishments	P	P	P	P	
Gym or Fitness center	P	P	P	P	
Animal Services Day Care (w/o overnight boarding)	P	P	P		
Kennel (w/ boarding and/or grooming)		P			
Veterinary Clinic or Hospital (with or w/o boarding)	P	P	P		
Funeral Home or Mortuary		P			
Tattoo Establishment		ARU	ARU		50-80
Residential Service					
Adult Day Care or Day Services Center		P	S		50-81
Group Day Care Home		P	S		
Child Care Center	S	P	P	S	50-90
Retail and Service					
Grocery Store	P	P	P	S	
Retail Sales, General	P	P	P	P	
Retail Sales, Outdoor Nursery, Garden Center or Landscaping Supply		P			
Convenience Store (W/ or w/o liquor)	S	P	P	S	50-83
Restaurant w/Alcohol (beer, wine and/or liquor)	S	P	P	P	50-83
Restaurant w/o Alcohol	P	P	P	P	
Catering Business	P	P	S	S	
Bar, Tavern, Taproom, or Tasting Room	S	S	S	S	50-83
Brewpub	S	S	S	S	50-83
Craft Winery/distillery	S	S	S	S	50-83
Commercial Art Gallery	P	P	P	P	
Instruction Studio	P	P	P	P	
Cash Advance		S			
Liquor Store/Package Goods/Party Store		ARU	ARU		50-83/50-80
Antique, Second-Hand Store (except pawn shop)	P	P	P	P	
Pawn Shop or Pawn Broker		ARU			50-80
Firearms Sales		S			
Drive Through (all commercial uses w/drive through; includes dry cleaning)	S	A	A		
INDUSTRIAL					
Manufacturing and Production, Light					
Trade: Sheet Metal, Carpenter, Plumbing or Heating, Furniture Upholstering, Paint, Paper Hanging, Decorating or Sign Painting Shop, or Similar Enterprise, etc.		P			

	NC	CC	DE	DC	Reference
Household Service: Dry Cleaning Facility, Household Goods or Appliance Repair Shop, etc.	S	P	S		
Pottery and Figurine making, large-scale commercial/industrial		P			
Microbrewery/Small Distillery/Small Winery		P	P	P	
Large Brewery/Large Distillery/Large Winery		S			
Self-Storage Facility		P			50-114
Stone Monument Works		P			
Transportation					
Parking Structures		P	P		50-108
Stand Alone Parking, Surface Lots		P	S		
Transit Terminal or Station			P		
Utilities					
Electrical Substations and Private Utilities	S	S	S	S	50-93
Wireless Communication Facilities – Collocated on Existing Towers	P	P	P	P	50-126
Small-Scale Solar Energy Production	A	A	A	A	50-117
Large-Scale Solar Energy Production		A	A		50-116
Small-Scale Wind Energy Production	A	A	A	A	50-125
Additionally Regulated Uses					
Liquor/Package Goods/Party Store	ARU				50-80/50-83

Section 50-31 Site, Building Placement, and Bulk Standards

- A. Site Dimensions Table. All development in Commercial Zone Districts must comply with the requirements in Tables 50-31A-B and Diagrams 50-31A-B unless otherwise expressly stated.

Table 50-31A Lot and Bulk Standards: NE and CC Districts

District Name	Lot Characteristics		Site Design						Development Intensity	
	Min. Lot Width (W)	Min. Lot Area (s.f.)	Front Setback (F)		Corner Side Setback (C)		Interior Side Setback (S) Min.	Rear Setback Min. (R)	Min. Lot Area per Dwelling Unit	Max. Building Height
			Min.	Max.	Min.	Max.				
NC	25'	3000	None	10'	None	10'	None, unless lot width is greater than 100' and against a residential use, then 10'	20'	1,000 sq. ft.	4 stories/50'
CC										
<i>For lots less than 140' deep</i>	40'	3000	None	10'	None	10'	None, except for against a TN or M district, then 10'	20'	2,000 sq. ft.	4 stories/50'

For lots 140' deep or more	60'	8400	None	80'	None	20'	None, except for against a TN or M district, then 20'	40'	2,000 sq. ft.	4 stories/50'
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Commerical Zone Bulk Standards
NC, CC Districts

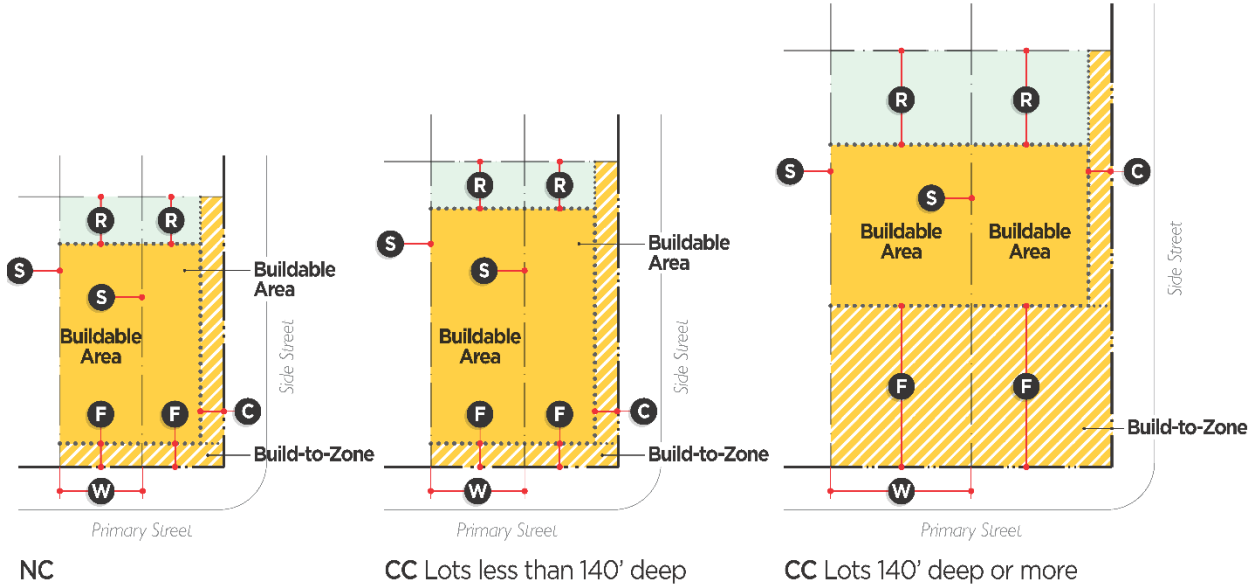
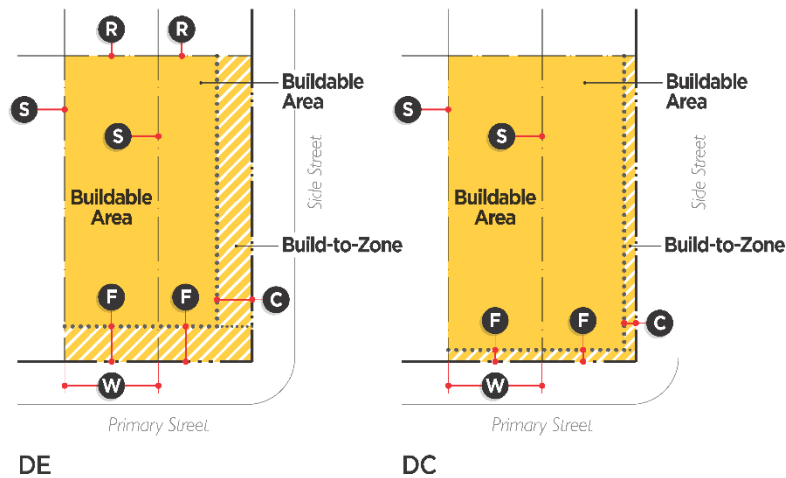


Table 50-31B Lot and Bulk Standards: D-E and D-C Districts

District Name	Lot Characteristics		Site Design						Development Intensity		
	Min. Lot Width (W)	Min. Lot Area (s.f.)	Front Setback (F)		Corner Side Setback (C)		Interior Side Setback (S)	Rear Setback (R)	Min. Lot Area per Dwelling Unit	Building Height	
			Min.	Max.	Min.	Max.	Min.	Min.		Max.	Min.
DE	40'	6000	None	15'	None	15'	None, except for against a TN or MR district, then 10'	None, except for against a TN or MR district, then 20'	600 sq. ft. per efficiency or one bedroom apartment; 800 sq. ft. per two or more bedroom apartment	Max. 75'	
DC	20'	3000	None	5'	None	5'	None	None	None	Max. 125'	Min. 35'

Commercial Zone Bulk Standards

DE, DC Districts



Section 50-32 General Commercial Requirements

- A. Required Conditions. All uses authorized in this article shall be subject to the following conditions:
1. Enclosed buildings. All business, service, repair, processing, storage or display of merchandise shall be conducted wholly within an enclosed building, except off-street parking structures and lots, food trucks/carts, produce stands, car and truck sales lots, off-street loading areas, gasoline stations and outdoor advertising, or other uses specifically allowed in this Chapter. However, food, beverages (including alcohol with proper licensing) and merchandise may be displayed and sold by an owner or tenant outside of a completely enclosed building subject to Zoning Coordinator approval and the conditions in Section 50-105 Outdoor Activities of Article 9.
 2. Use to be non-objectionable. Processes and equipment employed and goods sold shall be limited to those which are non-objectionable by reason of odor, heat, dust, smoke, cinders, gas, fumes, noise, vibration, radiation, refuse matter or water-carried waste.
 3. Hours of business. No business, service or processing shall conduct its operation at any point in time between the hours of 12:00 midnight and 6:00 a.m. if it is adjacent to a GN or TN district unless it is enclosed on all sides adjoining said residential district by screening and fencing.
 4. Improvement of auto storage areas. Areas which are in the normal conduct of business frequently used by automobiles, trucks, or trailers shall be graded, drained and surfaced and otherwise comply with the requirements of the off-street parking and loading regulations of this chapter.

Section 50-33 Building Element Requirements

- A. Purpose. The intent of these requirements is to promote mixed-use development and rehabilitation in Flint's most vibrant commercial areas that shall:

1. Establish a development pattern in which new buildings and building modifications enhance the character of the existing built environment;
 2. Increase transparency (windows) to add visual interest, increase pedestrian traffic and to reduce crime through increased surveillance;
 3. Enhance a sense of place and contribute to the sustainability of the City;
 4. Orient building entrances and storefronts to the street;
 5. Articulate longer building façades into more human-scale increments;
 6. Distinguish commercial uses based on scale and auto-orientation; and
 7. Encourage transportation alternatives (walking, biking and transit) to reduce automobile dependence and fuel consumption.
- B. Applicability. All development in the NC, CC, D-E, and D-C Districts shall comply with the requirements included in this section unless otherwise expressly stated.
- C. Materials.
1. Durable building materials, simple configurations and solid craftsmanship are required. A minimum fifty (50) percent of walls visible from public streets, exclusive of wall areas devoted to meeting transparency requirements shall be constructed of: brick, glass; fiber cement siding, metal (beams, lintels, trim elements and ornamentation only); wood lap, stucco, split-faced block, or stone. Exterior insulated finishing systems (EIFS), and vinyl or aluminum siding should only be used for accents and are prohibited on the first story. Metal siding may be used as a primary building material if allowed by the Planning Commission with Special Land Use approval.
- D. Façade Preservation and Variation.
1. Exterior Alterations. Exterior changes and façade renovations shall not destroy or cover original details on a building, wherever practicable. Brick and stone façades shall not be covered with artificial siding or panels.
 2. Window and Door Openings. Existing window and door openings shall be maintained wherever practicable. New window and door openings shall maintain a similar horizontal and vertical relationship as the originals.
 3. Vertical and Horizontal Lines. The vertical lines of columns and piers, and the horizontal definition of spandrels and cornices, and other primary structural elements shall be maintained wherever practicable.
 4. Uninterrupted Façade on New Construction. The maximum linear length of an uninterrupted building façade facing public streets and/or parks shall be thirty (30) feet. Façade articulation or architectural design variations for building walls facing the street are required to ensure that the building is not monotonous in appearance. Building wall offsets (projections and recesses), cornices, varying building materials or pilasters shall be used to break up the mass of a single building.
 5. Administrative Departures. An Administrative Departure, approved by the Director of Planning and Development, or his/her designee, may be approved to allow the following:

- i. To reduce up to five (5) feet of the thirty (30) foot requirement may be approved, depending on actual building design, entrance placement, and other factors that make the thirty (30) foot requirement impractical; or
- ii. Other methods to provide adequate articulation, provided that the visual effect of articulation is maintained. Examples of acceptable variations may include architectural or artistic details or features, a variation in color or materials and enhanced ornamentation around building entranceways.

E. Entrances.

1. Recessed Doorways. Where the building entrance is located on or within five (5) feet of a lot line, doorways shall be recessed into the face of the building to provide a sense of entrance and to add variety to the streetscape.
 - i. The entrance recess shall not be less than the width of the door(s) when opened outward.
 - ii. The entrance recess may not exceed the entrance width; and
 - iii. The entrance may not exceed two (2) stories in height
 - iv. Administrative Departure. An Administrative Departure approved by the Zoning Coordinator may be granted to permit non-recessed service doors where no safety hazard exists.
2. Residential Dwellings. Entrances for all residential dwellings shall be clearly defined by at least one (1) of the following:
 - i. Projecting or recessed entrance. A recessed entrance is required if the building entrance is located on or within five (5) feet of the lot line.
 - ii. Stoop or enclosed or covered porch.
 - iii. Transom and/or side light window panels framing the door opening.
 - iv. Architectural trim framing the door opening.
 - v. Administrative Departure. An Administrative Departure approved by the Zoning Coordinator may be permitted for other methods, such as unique color treatments, provided the same effect is achieved.
3. Building Orientation.
 - i. Primary Entrance. The main building entrance shall be located in the front façade parallel to the primary street.
 - ii. Administrative Departure. Alternative orientations may be permitted by the Zoning Coordinator where such alternative orientations are consistent with existing adjacent development.

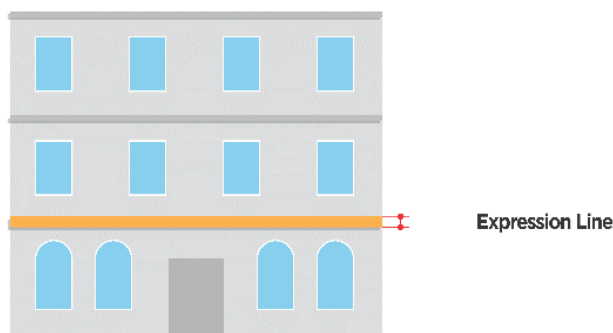
F. Expression Line (EL).

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

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

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

Expression Line 50.4.08.F



G. Transparency.

1. Purpose. The first floors of all buildings shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally by the use of windows and doors arranged so that active uses within the building are visible from or accessible to the street, and parking areas are visible to occupants of the building.
2. Applicability.
 - i. The minimum transparency requirement shall apply to all sides of a building that abut an urban open space or public right-of-way. Transparency requirements shall not apply to sides which abut an alley.
 - ii. Windows for building sides (non-front) shall be concentrated toward the front edge of the building, in locations most visible from an urban open space or public right-of-way.
3. Windows and Displays.
 - i. Ground level storefront transparency shall be horizontally oriented overall, divided into vertical segments.
 - ii. Product display windows shall be internally lit.
 - iii. Interior displays shall be set back a minimum of one (1) foot from the window and shall not cover more than fifty (50) percent of the window opening.

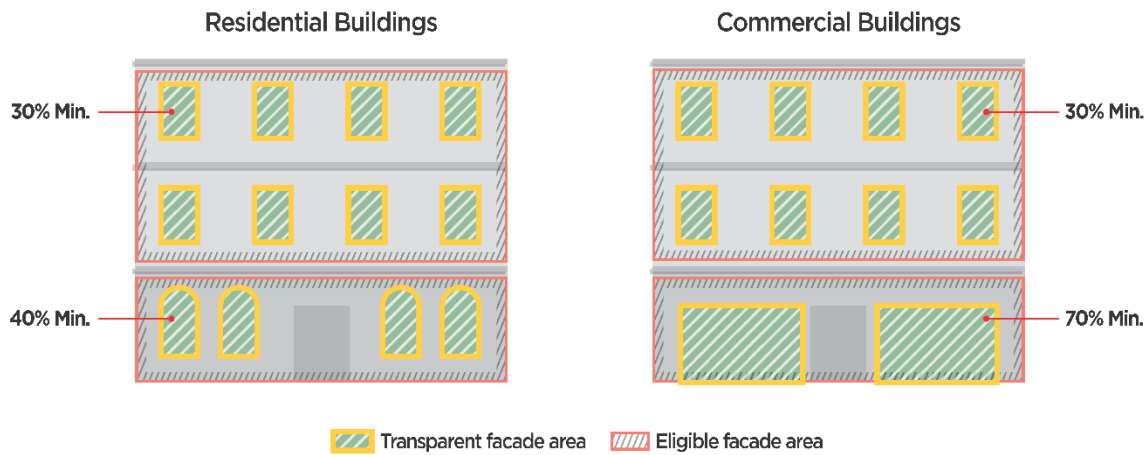
- iv. No window covering or screening shall cover more than twenty-five (25) percent of windows or doors that are used to meet transparency requirements.

4. Percentage of Required Transparency

- i. Ground-floor transparency percentages must be applied between two (2) feet and eight (8) feet from the ground. The area of windows in doors may count towards the transparency percentage.
- ii. Structures in the NC, DE, and DC Districts shall comply with Table 50-33G below with regards to the amount of transparent materials that is required for ground-floor and upper floor facades. Windows must be clear and allow views of the indoor space or display areas.

Table 50-33 Minimum Façade Transparency In NC, D-E, and D-C Districts		
	Commercial Use	Residential Use
Ground-floor	70%	40%
Upper floors	30%	30%

Transparency Requirements
50.4.08.G



H. Transitional Features.

1. Purpose. Transitional features are architectural elements, site features or alterations to building massing that are used to provide a transition between higher intensity uses and low- or moderate-density residential areas. It is the intent of these standards to:
 - i. Reduce land consumption;
 - ii. Create a compatible mixed-use environment;
 - iii. Limit interruptions in vehicular and pedestrian connections created by efforts to segregate uses; and
 - iv. Establish or maintain vibrant pedestrian- and transit-oriented areas where differing uses are permitted to operate in close proximity to one another.

2. Applicability. Transitional features shall be required for buildings or structures that:
 - i. Area adjacent to a residential Zone District where a permitted building or structure would be one (1) or more stories higher than adjacent buildings or structures located in the TN or MR Zone Districts.
 - ii. Host higher-intensity land uses that would adversely affect the livability of an area. The Planning Commission, Board of Zoning Appeals, or City Council may require transitional features as part of a Special Land Use, Variance, Planned Unit Development or Exception approval.
3. Landscape Buffer. The Planning Commission, Zoning Board of Appeals, City Council or Director of Planning and Development may require the use of a landscape buffer in lieu of, or in addition to, a transitional feature where such landscape buffer would reduce potentially adverse impacts between incompatible uses or different building types.
4. Architectural Features. Similarly sized and patterned architectural features such as windows, doors, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on the lower-intensity use shall be incorporated in the transitional features.
5. Parking and Loading. Off-street parking, loading, service and utility areas shall be located away from the lower-intensity use and, where possible, adjacent to similar site features on surrounding sites.
6. Lighting and Noise. Incompatible outdoor lighting or sources of audible noise shall be prevented whenever practicable.