RRC BEST PRACTICE 2: ZONING CODE EXAMPLES
2.1.2: Concentrated Development in Key Areas

A resource for Michigan communities looking to update their zoning ordinance
INTRODUCTION

Best Practice 2.1.2 calls for community zoning codes to enable compact, mixed-use, pedestrian-oriented development in appropriate locations. The expectation is that communities will have at least one zoning district that allows for vertical mixed-use development by right, includes placemaking standards and addresses historic preservation, where appropriate. Typically, these provisions are found in a community's downtown or along major corridors.

Compact, mixed-use developments counter sprawling, auto-dependent environments and foster connected, inclusive communities. In mixed-use areas, housing, restaurants, services, schools, cultural facilities, and recreational areas are in proximity to each other, or even in the same building—allowing people to quickly and efficiently reach multiple destinations. Urban connectivity promotes health, equity and quality of life as it enables walking and biking trips, increases the viability of transit, leverages existing infrastructure and mitigates issues arising from auto dependency like traffic congestion, air pollution and the need for expansive parking lots.

HOW TO USE THIS DOCUMENT

This document provides examples of how Redevelopment Ready Communities® have ensured consistency between the master plan and the zoning ordinance. Please note that master plans and zoning codes are highly customized documents designed to advance each community’s vision. Therefore, these zoning code examples should be used to generate ideas only. Any zoning code language adopted locally should undergo a rigorous review to ensure it addresses the community’s specific desires. To learn more about incremental zoning code revisions and related processes check out the “RRC Users’ Guide to Zoning Reform.”

Zoning code updates should always be reflective of goals in your community’s master plan and other relevant plans.
RRC Best Practice 2.1.2

Compact, mixed-use developments counter sprawling, auto-dependent environments and foster connected, inclusive communities. In mixed-use areas, housing, restaurants, services, schools, cultural facilities and recreational areas are in proximity to each other, or even in the same building—allowing people to quickly and efficiently reach multiple destinations. Urban connectivity promotes health, equity and quality of life as it enables walking and biking trips, increases the viability of transit, leverages existing infrastructure and mitigates issues arising from auto dependency like traffic congestion, air pollution and the need for expansive parking lots.

The RRC best practices call for a robust mix of uses within zoning districts and, specifically, communities are expected to permit a mix of uses (residential and non-residential) within buildings by right in at least one desired area/zoning district. Permitting housing units in proximity to downtown businesses provides residents with lifestyle options, increases pedestrian activity, supports nearby businesses and generally adds to the vibrancy of the area.
Flat Rock Zoning Ordinance

Sec. 14.02 - Permitted uses and structures.

Multi-family residential uses when combined with business and office uses, provided that:

a. No business or office use shall be located on the same floor that is used for residential purposes, with the exception of legal home occupations.

b. Residential uses are permitted on any level above the ground floor.

c. Where there are nonresidential and residential uses in a building, the residential uses shall be provided with separate, private entrances.

d. Residential uses are subject to the density, building, and floor area requirements for R-3 districts in article 11.00 of the ordinance.

Ithaca Zoning Ordinance

§ 12.02 Permitted uses.

The following uses shall be permitted within the C-1 Central Business District:

(i) Dwelling units within commercial structures, which meet State of Michigan minimum housing code standards, including, but not limited to, safety, ingress/egress, and electrical, plumbing and mechanical codes. If units are rentals, then they must meet rental code standards adopted by the City (currently the International Property Maintenance Code). Units are permitted only on upper floors of structures and may not occupy basements. Those on the ground floor are subject to the special use permit process in § 12.03 below.

[Amended 6-18-2019 by Ord. No. 2019-03]
### Williamston Zoning Ordinance

**Section 74-2.306  C-1 Central Business District**

**STATEMENT OF PURPOSE**

The C-1 Central Business District is intended to permit a variety of commercial, administrative, financial, civic, cultural, residential, entertainment, and recreational activities in an effort to provide a harmonious mix of activities that serve to enhance the district as a commercial and service center. This district is characterized by multiple story buildings, the presence of intense pedestrian activity, and is so located that the provision of off-street parking facilities by individual landowners is not necessary. Many persons entering the district will come by automobile and typically will park once to carry out several errands.

<table>
<thead>
<tr>
<th>PRINCIPAL PERMITTED USES</th>
<th>SPECIAL LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed use dwelling unit</td>
<td>Adult entertainment</td>
</tr>
<tr>
<td>Inn</td>
<td>Place of assembly (51 or more persons at max. occupancy)</td>
</tr>
<tr>
<td>Hotel</td>
<td>School (college or university)</td>
</tr>
<tr>
<td>Bank or financial institution</td>
<td>Child care or day care center</td>
</tr>
<tr>
<td>Health or exercise club or spa (small)</td>
<td>Essential Services</td>
</tr>
<tr>
<td>Office</td>
<td>Private recreation (small indoor)</td>
</tr>
<tr>
<td>Personal service establishment</td>
<td>Agriculture bulk collection, storage, distribution</td>
</tr>
<tr>
<td>Bakery or confectionery</td>
<td>Public park or recreation facility</td>
</tr>
<tr>
<td>Bar, tavern, or alcohol service establishment</td>
<td>Gardening and cultivating of plants</td>
</tr>
<tr>
<td>Dry cleaning shop</td>
<td>Keeping of household animals or pets</td>
</tr>
<tr>
<td>Funeral home or mortuary</td>
<td>Accessory building or structure</td>
</tr>
<tr>
<td>Gallery or studio</td>
<td>Home occupation</td>
</tr>
<tr>
<td>Place of assembly (up to 50 persons at max. occupancy)</td>
<td>Roadside stand or market</td>
</tr>
<tr>
<td>Restaurant</td>
<td>Seasonal outdoor sales</td>
</tr>
<tr>
<td>Restaurant with outdoor sidewalk or patio dining</td>
<td>Temporary use or construction</td>
</tr>
</tbody>
</table>

### City of Albion Zoning Ordinance

**Section 4.12 – Full Table of Permitted & Special Land Uses**

<table>
<thead>
<tr>
<th>Land Use Categories</th>
<th>( P \text{a} )</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation &amp; Food/Event Services</td>
<td>4-42</td>
</tr>
<tr>
<td>Agriculture &amp; Forest Products: Animals</td>
<td>4-43</td>
</tr>
<tr>
<td>Arts, Entertainment &amp; Recreation</td>
<td>4-44</td>
</tr>
<tr>
<td>Commercial, Services &amp; Retail</td>
<td>4-45</td>
</tr>
<tr>
<td>Communications</td>
<td>4-48</td>
</tr>
<tr>
<td>Construction &amp; Contractors</td>
<td>4-48</td>
</tr>
<tr>
<td>Educational Services &amp; Religion</td>
<td>4-48</td>
</tr>
<tr>
<td>Energy</td>
<td>4-49</td>
</tr>
<tr>
<td>Human Care &amp; Social Assistance</td>
<td>4-49</td>
</tr>
<tr>
<td>Manufacturing, Industrial &amp; Waste Mgmt</td>
<td>4-50</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>4-50</td>
</tr>
<tr>
<td>Public Facilities</td>
<td>4-51</td>
</tr>
<tr>
<td>Residential Uses</td>
<td>4-51</td>
</tr>
<tr>
<td>Transportation, Storage &amp; Wholesale</td>
<td>4-51</td>
</tr>
</tbody>
</table>
In addition to permitting land uses conducive to vibrant downtown districts (i.e. open store fronts, outdoor dining), design standards can be used to ensure the type of development desired. Design standards are requirements that apply to a building’s form, architectural style or other design elements (e.g. color, building materials).

Rationale: A zero-foot build-to line or build-to range (maximum front setback) are strategies that ensure buildings are constructed near and accessible from the public realm. Typically, existing downtown buildings are constructed on the front property line. So, zero-foot build-to lines can help ensure a uniform façade line is continued in downtown districts. In some communities allowing a range of acceptable setback distances
may make more sense. Build-to ranges (maximum setbacks) would allow developers to build up to the front property line, but it would also allow them the option of constructing the building back to the maximum setback line. This would support place-making efforts as inviting building façade lines would be developed.

**Auburn Zoning Ordinance** (Build-to Range)

**SECTION 154.032. DOWNTOWN MIXED-USE REGULATIONS.**

(A) BUILD TO LINE REQUIREMENTS

(1) All development within the area designated on the zoning map as the Build-To-Line area shall be required to be built within 5 feet of the front lot line and shall be built along the full width of the lot permitted under the Ordinance unless otherwise permitted by the Planning Commission to address unique design considerations.

(2) This standard will apply for redevelopment of an existing principal building within the Build-To-Line area if the building is being expanded or rebuilt.

**Village of Cassopolis Zoning Ordinance** (Build-to Line)

§370-401 Schedule of District Regulations.

C. Footnotes to the Schedule of Regulations.

(5) A 0-foot front yard build-to-line is required within the Central Business District.

**City of Williamston Zoning Ordinance** (Build-to Range)

Section 74-2.306 C-1 Central Business District

<table>
<thead>
<tr>
<th>DIMENSION REGULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Standards</strong></td>
</tr>
<tr>
<td>Minimum Lot Width (ft.): none</td>
</tr>
<tr>
<td>Minimum Lot Area (sq. ft.): none</td>
</tr>
<tr>
<td>Maximum Lot Coverage: none</td>
</tr>
<tr>
<td>Minimum Floor Area Per Unit (sq. ft.): none</td>
</tr>
<tr>
<td>Building Height (ft.): 45</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>
City of Ithaca Zoning Ordinance (Build-to Line)

Article 12 C-1 Central Business District

$\square$ 12.06 Regulations.
[Amended 9-4-2018 by Ord. No. 2018-01]

(d) Yard setbacks:

(1) Front yard for lots fronting Center Street between Pine River Street and Main Street, Main Street between Newark Street and Emerson Street; and South Pine River Street between Center Street and Newark Street: No front yard setback is permitted. All structures shall be built to the front lot line adjacent to the sidewalk.

Plymouth Zoning Ordinance (Build-to line)

Sec. 78-105. - Premiums, pedestrian amenities, design standards.

(2) Building siting.

a. A minimum of 90 percent of the length of the front lot line shall be occupied by building.

Marquette Waterfront District

Section 54.321(D)(7)

<table>
<thead>
<tr>
<th>Street FACADE (General 3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) On each lot a new building FACADE shall be built to the REQUIRED BUILDING LINE for at least 75% of the REQUIRED BUILDING LINE length.</td>
</tr>
<tr>
<td>(b) The building FACADE shall be built to RBL within 30 feet of a BLOCK CORNER. The ground floor FACADE, within 7 feet of the BLOCK CORNER may be chamfered to form a corner entry.</td>
</tr>
<tr>
<td>(c) These portions of the building FACADE (the required minimum build-to) may include jogs of not more than 18 inches in depth except as otherwise provided to allow bay windows, shopfronts, and balconies.</td>
</tr>
</tbody>
</table>
## Williamston Zoning Ordinance

### Article 9 – Chapter 2 – Site Plan Review

<table>
<thead>
<tr>
<th>DEVELOPMENT ACTIVITY</th>
<th>Not Required</th>
<th>Administrative Review</th>
<th>Sketch Plan</th>
<th>Site Plan Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>SITE IMPROVEMENTS OTHER THAN BUILDINGS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Changes to a site required by City for safety considerations</td>
<td>●</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Improvements in outdoor recreation facilities and parks</td>
<td>●</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Improvements to a site that has previously received site plan approval (e.g. entrance features, walls, landscaping, sidewalks, bike paths, fences, exterior lighting, relocation of driveways, road improvements, etc.)</td>
<td>●</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Increase in parking and loading areas of less than 10% of the existing area or 6,000 square feet without any building changes, whichever is less</td>
<td>●</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Increase in parking and loading areas of more than 10% of the existing area or 6,000 square feet without any building changes, whichever is less</td>
<td>●</td>
<td></td>
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</tr>
<tr>
<td>Landscape changes to similar species consistent with the standards of this Ordinance that do not reduce the total amount of landscaping on the site</td>
<td>●</td>
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</tr>
<tr>
<td>Minor changes during construction due to unanticipated site constraints, or to improve safety, protect natural features or comply with unanticipated requirements of outside agencies</td>
<td>●</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking lot improvements, alterations to the internal layout, resurfacing or re-striping, or the installation of pavement and curbs to off-street parking lots</td>
<td>●</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Utility system improvements and modifications to upgrade a building to improve barrier-free design or to comply with the Americans with Disabilities Act or similar regulations</td>
<td>●</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory open air businesses</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Outdoor Dining

City of Williamston Zoning Ordinance

Article 2 Zoning Districts and Permitted Uses
Chapter 4 Development Standards for Specific Uses

Section 74-2.431 Outdoor Dining
Outdoor dining and table service, including but not limited to patios and sidewalk cafes, are subject to the following requirements:

A. The sales and service of food outdoors shall be incidental to a similar principal use indoors and adjacent to that principal use.

B. Outdoor dining areas shall not obstruct the entrance to any building or sidewalk. If outdoor dining areas are located on a sidewalk in front of a building, a minimum 5-foot wide clear pedestrian travelway shall be maintained on the sidewalk or pathway.

C. Temporary, manufactured or free standing food service providers are not considered outdoor dining uses.

D. The outside table service shall be located in a manner which will not interfere with visibility, vehicular or pedestrian mobility or access to City or public utility facilities. The determination of whether the outside table service (or any part thereof) interferes shall be made by the zoning administrator at the time of application based on the characteristics of each proposed site.

E. The height of any barrier or installed landscaping shall not exceed three feet, six inches (3'6"). Any barriers permitted in a public right-of-way shall be entirely portable.

F. Signs are not allowed in the outside table service area with the exception of a menu sign. Business names may be allowed on the valence of awnings and/or umbrellas.

G. All outside table services must be readily accessible to and useable by individuals with disabilities.

H. Approval of a right of way permit by the agency with jurisdiction.

I. Use and occupation of the public right-of-way which is allowed under this ordinance may be temporarily suspended, without prior notice or hearing, when, in the discretion of the City Manager any such use, occupation or obstruction may interfere with public safety efforts or programs, special events, street improvement activities, construction activities, cleaning efforts, or other similar activities or with the health, welfare, or safety of the citizens of the City.
Auburn Zoning Ordinance

2.0 DEFINITIONS

221. OUTDOOR USE
A use, the majority of which is carried outside of a structure of any kind. These may include outdoor displays of merchandise, outdoor eating areas, outdoor storage and outdoor recreation under certain circumstances.

Lapeer Zoning Ordinance – CBD Outdoor Dining

<table>
<thead>
<tr>
<th>Schedule of uses.</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Table 7.07:11 Central Business Districts Schedule of Uses</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Use</strong></td>
<td><strong>CBD-1</strong></td>
</tr>
<tr>
<td>Photographic studios, and self-service laundries and dry cleaners</td>
<td></td>
</tr>
<tr>
<td><strong>Lodging and Food Service Uses</strong></td>
<td></td>
</tr>
<tr>
<td>Bed-and-breakfast dwellings</td>
<td>P</td>
</tr>
<tr>
<td>Motels and hotels</td>
<td>SLU</td>
</tr>
<tr>
<td>Restaurants, brew pubs and taverns where the patrons are served while seated within the building occupied by such establishment, and wherein said establishment does not extend as an integral part of, or accessory thereto, any service of a drive-in or open-front store</td>
<td>P</td>
</tr>
<tr>
<td>Sale and service of food and drink out of doors, provided such use is incidental to a similar principal use indoors and conducted adjacent to said principal use and subject further to street occupancy permits and all rules and regulations to control such street occupancy</td>
<td>P</td>
</tr>
</tbody>
</table>

Minimum Ground Floor Transparency

Auburn Zoning Ordinance

SECTION 154.032. DOWNTOWN MIXED-USE REGULATIONS.

(C) WINDOWS
(3) The first floor of front facades of non-residential buildings shall include at least thirty percent (30%) windows, and remaining floors of front facades shall include at least twenty percent (20%) windows. Second floor windows may be spandrel glass depending on the use and/or function of the area upon approval by the Planning Commission.

**Plymouth Zoning Ordinance**

Sec. 78-105. - Premiums, pedestrian amenities, design standards.

(4) Building facade regulations.

e. At least 60 percent of the ground floor of a building facing a public street, courtyard or public square shall consist of clear glazed windows or glazè doors. At least 40 percent of the upper floor of a building facing a public street, courtyard or public square shall consist of clear windows.

**Greenville Zoning Ordinance**

Sec. 46-165. - MUD mixed use district.

(10) Windows:

b. First story windows. In order to provide a clear view inward the first story of a façade window opening shall cover a minimum of 15 percent and a maximum of 60 percent of the wall area and the bottom of the window opening shall be no higher than 30 inches from sidewalk level.

**Milan Zoning Ordinance**

**SECTION 5.50 DESIGN STANDARDS**
C. **Ground Story Activation:**

1. **Transparency:**

   a. 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. The first floor of any front façade facing a right-of-way shall be no less than fifty percent (50%) windows and doors, and the minimum transparency for façades facing a side street, side yard, or parking area shall be no less than thirty percent (30%) of the façade.

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**City of Albion Zoning Ordinance**

Section 4.7 (C) CBD – Central Business District (Development Standards)

| e. Transparency (Figure 4.7b) | (1) Building facades within 20’ of the sidewalk shall have at least 15% glazing for all upper floor facades.  
(2) Building facades within 20’ of the sidewalk shall have at least 50% clear glass along the ground floor of the façade. |

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**Streetscape Elements (trees, seating, pedestrian-scale lighting and signage)**

**Cassopolis Zoning Ordinance** (Pedestrian Scale Lighting)

§370-405 **General lighting, screening requirements and fences.**

(3) Lighting within the C-3 District. (a) Light poles and building mounted lighting planned along public sidewalks or pedestrian walkways shall be of a pedestrian scale and style, not exceeding fourteen (14) feet in height.

(b) Light poles solely intended to illuminate parking lots may be as tall as twenty (20) feet in height.
Plymouth Zoning Ordinance (Arcades, Inner Arcades, Galleries, Plazas)

Sec. 78-105. - Premiums, pedestrian amenities, design standards.

General regulations.

(1) Where seating is provided in an open space area available to the public and used to acquire a premium, it shall be available for use by the general public at all times the space is open. Tables and/or umbrellas may be placed in usable open space.

(2) A public open space used to acquire a premium shall be designed to avoid creation of isolated areas, to maintain lines of sight into the space from streets and major pedestrian walkways, and to provide a secure environment. Lighting shall be provided for public open space premiums which are open at night.

(3) All amenities or land uses used to acquire a premium shall remain for the life of the structure. The feature(s) shall only be diminished or discontinued if the additional gross floor area is permanently removed or if it is replaced with another approved premium feature of at least equivalent floor area value. The property owner or applicant may also consider payments in lieu of parking for a reduction in previously approved amenities.

(c) Pedestrian amenities for a parking premium may include:

(1) Arcade. A non-public owned, continuous covered open space along the facade of a building, which either:
   a. Adjoins the front line and is not less than ten feet or more than 15 feet deep, and extends the full length of, or at least 50 feet along, the front lot line, whichever is less; or
   b. Is at a corner lot bounded on two sides by two intersecting streets, has an area of not less than 500 square feet, and has a minimum dimension of ten feet perpendicular to the sidewalk.

(2) Inner arcade. A non-public owned, continuous covered space which runs through a building and connects public streets, arcades, open space, or sidewalks and is readily visible and identifiable from the public street, arcade, or sidewalk. An inner arcade shall meet the following requirements:
   a. Connect and be accessible from at least two public streets or alleys, or a public street or alley and a public or non-public arcade fronting on another public street, or a public street or alley and a public or non-public arcade and another public or non-public arcade fronting on another public street; or a public or private parking garage and a public street; and
   b. Measure not less than 12 feet wide; and
   c. Have an open and unobstructed headroom of at least 12 feet in height; and
   d. Remain open for use by the general public during all business hours common in the area.
   e. Art works may occupy up to five percent of the total arcade area if a minimum clearance of eight feet for circulation is provided.

(3) Gallery. A frontage wherein the facade of the building is aligned with an attached cantilevered enclosure or light weight colonnade and provides covered protection for pedestrians.

(4) Plaza. A non-publicly owned continuous space, open to the sky for its entire width and length which fronts on a public street or public sidewalk, which is directly and conveniently accessible to the public at all times for passive recreational activities. Up to two-thirds of the surface area of the plaza may be occupied by features such as seating, permanent planting areas, water features, or works of art. When landscaping is provided for a plaza amenity premium, a variety of living trees, shrubs, ground covers, and seasonal plantings shall be used and shall be located in permanently installed beds or planters serviced by automatic irrigation systems or in large containers, provided they cannot be readily removed. A plaza shall meet the following requirements:
   a. Be located at a corner lot bounded on two sides by two intersecting public streets, be located at the corner closest to the street intersection, have a minimum dimension of ten feet.
   b. Be the same grade as the adjacent public sidewalk or not more than 24 inches above or below the grade of the adjoining public sidewalk for no more than 50 percent of either length of the sides adjoing and measured at the property line and shall be barrier free accessible.

(5) Graphic examples illustrating an arcade, inner arcade, gallery, plaza, and shopfront awning are shown on the diagram in section 78-105 below.

Diagram of Pedestrian Amenities
**Inner Arcade**: A non-public owned, continuous covered space which runs through a building and connects public streets, arcades, open space, or sidewalks.

**Gallery**: A frontage wherein the facade of the building is aligned to the frontage line with an attached cantilevered shed or a lightweight colonnade.

**Plaza**: A non-public owned, pedestrian space which adjoins and connects to public streets or sidewalks and contains pedestrian amenities such as benches, planters, kiosk, etc.

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**Marquette Waterfront District (section 54.321(B)(c))**

(c) Streetscape Requirements. At the time of, and within, new or infill development:

(i) STREET TREES shall be planted at an average spacing of no greater than 30 feet on the side(s) of the STREET-SPACE being developed (dependent on available right-of-way width).

(ii) The developer is required to install sidewalks if none currently exist.
Auburn Zoning Ordinance

SECTION 154.032. DOWNTOWN MIXED-USE REGULATIONS.

(D) ENTRANCES

(1) Main entrances shall be provided along the street frontage and will be emphasized with larger doors and framing devices such as deep overhangs, recesses, peaked roof forms, porches, or arches. Secondary rear and side accessory entrances are encouraged where possible but should be clearly identified as secondary by their size and design. The Planning Commission may modify this requirement and allow main entrances based on particular circumstances that make a front entrance impractical.

Milan Zoning Ordinance

SECTION 5.50 DESIGN STANDARDS

D. Pedestrian Access/Entrance:

1. The primary entrance for a non-residential and/or mixed-use building shall be clearly identifiable and useable and located facing the right-of-way.

Auburn Zoning Ordinance

SECTION 154.032. DOWNTOWN MIXED-USE REGULATIONS.

(B) PARKING LOTS

(1) All new or redeveloped parking areas shall be located in the side or rear yards
Marquette Waterfront District (section 54.321(E)(16)

(16) Doors/Entries (General S)

(a) At least one functioning entry door(s) shall be provided along the GROUND STORY FAÇADE of each building and at intervals not greater than 60 linear feet.

(b) Doors shall not swing out past the RBL.

Auburn Zoning Ordinance

SECTION 154.032. DOWNTOWN MIXED-USE REGULATIONS.

(D) ENTRANCES

(1) Main entrances shall be provided along the street frontage and will be emphasized with larger doors and framing devices such as deep overhangs, recesses, peaked roof forms, porches, or arches. Secondary rear and side accessory entrances are encouraged where possible but should be clearly identified as secondary by their size and design. The Planning Commission may modify this requirement and allow main entrances based on particular circumstances that make a front entrance impractical.

Plymouth Zoning Ordinance

ARTICLE X. - B-2 CENTRAL BUSINESS DISTRICTS

Sec. 78-104. - Private surface parking.

(a) Private surface parking shall be prohibited within the B-2 zoning district except in accordance with this section. Enclosed sub-surface parking or enclosed private parking structures at least one story above ground level shall however be permitted.

(b) Private parking or loading areas may be allowed along the rear of a building and adjoining a public alley. The parking or loading area shall be limited to the width of the building and a maximum depth of 19 feet. The private parking area shall not exceed six spaces and/or one loading zone. Screening of the parking or loading zone area shall be provided along adjacent streets if viewed from the right-of-way.
**Auburn Zoning Ordinance**

SECTION 154.032. DOWNTOWN MIXED-USE REGULATIONS.

(B) PARKING LOTS

(1) All new or redeveloped parking areas shall be located in the side or rear yards

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**Portage Zoning Ordinance**

Subdivision 15. - CCA City Centre Area - Mixed Use Floating District

Sec. 42-437. - Site development incentives and standards.

G. Off-street parking and loading. The following provisions shall apply in the district

2. Off-street parking must be located in the side or rear yard.