Avenue Form District
Shaping the Avenue in East Lansing, MI

Table of Contents:
Part 1: Purpose & Intent .......................................................... 1
Part 2: Administration and Application Process................... 5
Part 3: Regulating Plan........................................................... 9
Part 4: Building Form Standards ........................................... 13
Part 5: Street and Public Realm Standards ....................... 31
Part 6: Architectural Standards ........................................... 40
Part 7: Parking and Loading Standards ............................. 51
Part 8: Building Use Standards ............................................ 53
Part 9: Definitions ................................................................. 59
Part 1. Purpose and Intent

101. Overview

The Avenue Form District is designed to ensure that as this area of the City develops, it does so in accordance with the recommendations of the City’s Master Plan. The purposes of this District are to:

A. Develop a fully integrated, mixed-use, pedestrian-oriented, and transit-supportive environment with buildings containing commercial, residential and office uses.

B. Create a vibrant downtown for residents, students, and visitors that embraces the proximity and architectural design of our University neighbors, while utilizing selected elements of traditional urban design and encouraging a diversity of styles.

C. Minimize traffic congestion, inefficient surface parking lots, infrastructure costs, and environmental impacts to promote a compact, mixed-use, pedestrian-friendly district.

D. Regulate building height to achieve appropriate scale along differing streetscapes to ensure a proper transition to nearby residential neighborhoods.

E. Inspire infill and redevelopment to increase and diversify the City’s housing inventory and commercial offerings.

F. Simplify and streamline the development review process and increase predictability.

102. Photographs and Graphics

Photographs are included in this document as examples of urban form similar to that required by the Avenue Form District code. Some photographs may depict elements that do not conform to this code.

All other graphics (diagrams, drawings, illustrations, etc.) are included to help the reader understand the text.

103. Form District Components

A. Regulating Plan

Part 3. Regulating Plan is the Avenue Form District zoning map.

B. Building Form Standards

Part 4. Building Form Standards establish the development standards for parcels within the Avenue Form District, particularly in relation to the public realm and to adjacent parcels. These standards include both required and permitted elements and identify broad use parameters.

C. Street and Public Realm Standards

Part 5. Street and Public Realm Standards addresses standards for street connectivity to promote walkability and compact development patterns. Additional standards ensure coherent street-space and assist developers and...
owners with understanding the relationship between the public realm and their development project or building. These standards set the parameters for required and recommended streetscape elements as well as the basic configurations for other civic or public open spaces in the Avenue Form District.

D. Architectural Standards

Part 6. Architectural Standards ensure a coherent and high-quality building character. These standards govern the exterior elements for all building form standards and set the parameters for allowable materials, configurations, and techniques.

E. Parking and Loading Standards

Part 7. Parking and Loading Standards provide goals and requirements to promote a “park once” pedestrian-friendly, multi-modal environment in the Avenue Form District.

F. Building Use Standards

Part 8. Building Use Standards establishes the broad range of uses allowed in the Avenue Form District, correlated by building form standards and ground and upper stories.

G. Definitions

Part 9. Definitions cover terms that are used in the Avenue Form District regulations in a very specific way, generally excluding some of the meanings of common usage. Defined terms are shown throughout the document in small capital letters.
How to Use these Standards

**I want to know what is allowed for my property:**
Look at the Zoning Map and determine if the property in question is located within the Avenue Form District of East Lansing.

*If yes:*

1. Look at the REGULATING PLAN. Note the color of the fronting STREET-SPACE—this determines the applicable BUILDING FORM STANDARD (see the key located on the REGULATING PLAN).

2. Find the applicable BUILDING FORM STANDARD in Part 4. Building Form Standards. (Note also the General Standards in Part 402 that apply to all properties in the Avenue Form District.)
   a. The BUILDING FORM STANDARD will tell you the parameters for development on the site in terms of height, placement, elements, and use.
   b. The REQUIRED BUILDING LINE location and parking setback line are specified in the BUILDING FORM STANDARD.

3. Additional regulations regarding streets and other public spaces surrounding the property, parking requirements, building materials, and permitted building uses are found in the following sections: Part 5. Street and Public Realm Standards; Part 6. Architectural Standards; Part 7. Parking and Loading Standards; and Part 8. Building Use Standards.


**I want to modify an existing building:**
If this district is applicable to your property, determine whether your intended changes would trigger a level of code compliance by looking at the Part 201.B Table 201 Modifications to Nonconforming Structures.

If yes, follow the process delineated therein (and the indicated portions of steps 2-4, above).

**I want to establish a new use in an existing building:**
Find the property on the REGULATING PLAN and determine the applicable BUILDING FORM STANDARD. Determine whether the use is allowed by looking at the Permitted Use Table in Part 8. Building Use Standards. If the use is listed with a cross-reference in the right-hand column, refer to those specific performance standards. Also, determine whether your intended changes would trigger a level of code compliance by looking at the Part 201.B Table 201 Applicability to Nonconforming Structures.

**I want to change the REGULATING PLAN regarding my property:**
See Part 3.02, Amending the Regulating Plan.

**I want to subdivide my property:**
Property can only be subdivided in accordance with the procedures of the East Lansing Municipal Code Section 40-106 Lot Splitting. Any lots created by such subdivision of a property within a Form District shall also meet the Form District standards.

**Why are some words shown in SMALL CAPITAL LETTERS?**
The Form District Standards includes terms with special meanings and their definitions are included in Part 9.
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Part 2. Administration and Application Process

201. Applicability

A. Application of Regulations

Within the Avenue Form District, all requirements of the East Lansing Zoning Ordinance shall apply, except as modified by this Section. When applying the regulations of the Form District, if regulations elsewhere within this ordinance conflict or appear to conflict with the regulations in this Section, the regulations of this Section shall apply.

B. Modifications to Nonconforming Structures

For modifications to nonconforming structures located in the Avenue Form District. Compliance with each component of this district is required based on the table below:

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>0%-20% of building area with additional foundation required (minor)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
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</tr>
<tr>
<td>21% or more of building area with additional foundation required (major)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>In M4 frontage, addition of stories to existing one and two story buildings up to a total of three stories if the building remains substantially the same and no additional structural changes are needed to the existing building to support the additional stories.</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

Changes in Us:

- Does not require a building addition or more than 10% additional parking area | X ²
- Expand the parking lot area by more than 10% from the approved site plan area | X ²
- Expansion of Parking Area (with no change in use) | X
- Façade Changes | X³

Notes:
1. Building expansion at or below the 20% level must comply with the Code; the existing building need not comply. For building expansion above the 20% level, both the existing building and the building expansion must meet the CODE.
2. In a multiple use building, the BUILDING USE STANDARDS only apply to the new use and do not apply to existing uses.
3. When an element or material of a facade is changed, only the element and material being changed must meet the BUILDING FORM AND ARCHITECTURAL STANDARD.
C. Applicability to Nonconforming Uses

Nonconforming use of property shall be regulated under Article X., Section 50-853 of Chapter 50.

202. Plan Review

A. Pre-Application Meeting

1. Intent. The purpose of a pre-application meeting is to determine whether the extent, nature and layout of the development would generally comply with the standards of this chapter and other applicable regulations, once detailed site plans are prepared and submitted.

2. A pre-application meeting with city staff is required for projects meeting one or more of the criteria below:
   a. Adjacent to single-family residential
   b. Public investment, capital improvement, incentive, or subsidy
   c. Large size (footprint larger than 20,000 square feet)

3. Projects not meeting the above criteria may request a pre-application meeting with city staff.

4. Pre-application submittal requirements:
   a. Concept site plan, a scaled plan illustrating existing site features such as lot dimensions, general footprints of buildings and parking, and providing more detail on the areas of the site proposed to be changed. The level of information required shall be sufficient to ensure the modification generally complies with this and other applicable City codes; and
   b. Name and address of the owner and any designated representative of the owner; and
   c. Description of use; and
   d. Facade elevation(s), a scaled drawing or sketch illustrating the facade(s) of building and building dimensions, architectural style, doors and windows; and
   e. Statement of impact to traffic, utilities, services, and adjacent land uses.

B. Site Plan Review:

1. Site Plan reviews and approvals shall be required for the activities or uses listed in Table 202.

2. Development requiring Site Plan Review shall comply with the standards for Application Materials for the Site Plan Approval and Site Plan Review Approval set forth in Sections 50-37 and 50-38.

3. Approvals shall be obtained from the Planning Commission, City Council, or Planning and Zoning Official, depending upon the nature of the proposed construction or use. Where City Council approval is required, a recommendation shall be provided by the Planning Commission. Where an application requests modifications, the approval authority shall be the body with the authority to grant the associated modification or waiver, based upon the standards provided in that section. Variances may only be granted by the Zoning Board of Appeals (ZBA) per Article II, Division 2, of Chapter 50.

4. The Planning and Zoning Official retains the option to require a complete site plan review and approval by the Planning Commission, particularly for sites which do not comply with previously approved site plans, sites with parking deficiencies, sites abutting residential districts or sites experiencing problems with drainage, traffic, noise, aesthetics or other general health and safety issues.

C. Special Use Permit:

Special Use Permits shall comply with Article II, Division 3, of Chapter 50.
D. Rezoning:

Rezonings shall comply with Article II, Division 1, of Chapter 50.

<table>
<thead>
<tr>
<th>Table 202: Review and Approval Process</th>
<th>Administrative Review</th>
<th>Planning Commission Review</th>
<th>City Council Review</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site Plan Review</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Development, 4-stories or less, footprint 20,000 sq. feet or less</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>New Development, with incentives (see subsection 202c.)</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>New Development, over 4-stories or footprint more than 20,000 sq. feet</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Major Expansion 21% or more of building area</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Minor Expansion 0%-20% of building area</td>
<td>X</td>
<td>Administration May Refer to Planning Commission for Consideration</td>
<td></td>
</tr>
<tr>
<td>Expansion of the parking lot area by more than 10% from the approved site plan</td>
<td>X</td>
<td>Administration May Refer to Planning Commission for Consideration</td>
<td></td>
</tr>
<tr>
<td>Modification to architectural/elements standards</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Developments within Mixed Use frontages, adjacent to single-family district outside of the regulating plan</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td><strong>Special Use Permit</strong></td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td><strong>Rezoning</strong></td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

E. Bonuses Requiring City Council Approval

1. The City may grant bonuses should the applicant demonstrate eligibility by meeting the requirements of Section 406 where permitted in the building form standards.

2. Applicants shall indicate their intent to utilize incentives during the pre-application meeting and shall submit a site plan for special use permit approval documenting that the requirements of Section 406 are met.

F. Exceptions Requiring Planning Commission Approval

1. Exceptions to the architectural standards of Part 6 may be approved by the Planning Commission. An application for an exception shall require an application that includes a site plan and a facade elevation drawing of the proposed building superimposed on a color drawing or photograph of the entire block showing the relationship of the proposed building to other buildings on the block. The application shall be reviewed by the Planning Commission based upon the following criteria:

   a. The design of the building shall be in keeping with the architectural character of Downtown East Lansing. This shall not prevent innovation and creativity in design that is in keeping with the intent of the form based code, as determined by the Planning Commission.
b. The building shall be oriented toward the front sidewalk, have a functioning entrance and enhance the continuity of the pedestrian-oriented environment. A modification shall not result in increasing the dominance of vehicular parking or garage doors along the front of the building.

c. The design of the roof shall be compatible with the character of other buildings along the block and shall meet district height requirements.

d. The exterior finish materials shall be of equal or better quality, in terms of durability and appearance/texture, similar to brick, stone, or wood, as those permitted in the district. The intent is to accommodate new technologies and building material while maintaining the desired character of Downtown East Lansing, as defined in paragraph a, above.

e. Ground floor windows shall be provided along the front sidewalk to maintain the pedestrian orientation of the streetscape. Upper story windows shall be compatible with the rhythm and proportions of windows on other buildings along the block.

5. Relief from Unlisted Standards. Any request for relief from a required Form District standard other than those listed above shall be made through the variance procedures set forth in Article II, Division 2, of Chapter 50.
Part 3. Regulating Plan

301. Purpose and Intent

A. The regulating plan is the controlling document and principal tool for implementing the Avenue Form District. It is the zoning map for the Avenue Form District.

B. The regulating plan makes the Avenue Form District development standards place-specific by:
   1. laying out a specific street and block configuration, including new streets;
   2. designating the building form standards for each street-space; and
   3. delineating new or existing civic greens or plazas.

C. Street-space standards for the Avenue Form District are in Part 5.

302. Amending the Regulating Plan

A. Modifications to the regulating plan will require rezoning, except as provided for below.

B. Minor modifications to an adopted regulating plan are permitted as follows:
   1. Certain minor reconfigurations to the street alignments shown on an adopted regulating plan may be allowed, subject to the design standards in Section 503. Street Configurations.
   2. Required building line location and/or new street alignments may be reconfigured by staff if the presence of a flood plain or wetland on the parcel prohibits development envisioned by the code.

303. Regulating Plan

The following are small scale reproductions of the regulating plan prepared for the Avenue Form District. Digital versions of the regulating plan are available from the City.
Shaping the Avenue
East Lansing

The Avenue Form District Regulating Plan

Avenue Form District Regulating Plan, detail of central portion
The Avenue Form District Regulating Plan (with Historic Districts for context)
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Part 4. Building Form Standards

401. Purpose

A. The goal of the BUILDING FORM STANDARDS (BFS) is to create a vital and coherent public realm. The BUILDING FORM STANDARDS frame the STREET-SPACE while allowing great flexibility behind the building FACADES (see figure 401.A).

B. The BUILDING FORM STANDARDS set the basic parameters governing building form, including the building envelope (in three dimensions) and certain required or permitted functional elements, such as FENESTRATION (windows and doors), STOOPS, BALCONIES, FRONT PORCHES, and STREET WALLS (see figure 401.A). A REGULATING PLAN identifies the applicable BUILDING FORM STANDARD(s) for all parcels within the Avenue Form District.

C. The BUILDING FORM STANDARDS establish the rules for development and redevelopment on private lots, unless otherwise indicated on the REGULATING PLAN.
402. General Standards

The following apply throughout the Avenue Form District, to all building form standards, unless expressly stated otherwise within an individual building form standard or otherwise designated on the regulating plan. For properties listed in a Historic District, the Secretary of Interior Standards for Rehabilitation shall superced this section. Civic use buildings and publicly-owned public art are not subject to the building form standards prescriptions of this district.

A. Height

1. The height of all buildings is measured in stories, with a maximum limit in feet, measured from the average fronting sidewalk elevation to the top of the wall plate (see figure 402.A.1).

2. The required minimum story height designated in each building form standard shall be satisfied at the required building line back to a minimum depth of 30 feet.

3. A single attic story, constructed according to the standards for this district, is not included in the building height measurement.

4. The ground story finished floor elevation is measured from the average fronting sidewalk elevation at the required building line, back to a minimum depth of 30 feet.

5. Clear height is measured from the finished floor elevation to the ceiling.

6. The prescribed minimum story clear height shall be met by at least 80 percent of the specified story area.

7. Mezzanines:
   a. Mezzanines with a floor area less than or equal to 1/3rd of the floor area of the story above which they are located shall not count as a full story in the building height measurement. The area without the Mezzanine must meet the clear height requirement.
   b. Mezzanines with a floor area greater than 1/3rd of the floor area of the story above which they are located shall count as an additional full story in the building height measurement. Both the ground story and the additional story must individually meet clear height requirements.

B. Placement

1. Building facades shall be built to the required building line. The required building line is specified, relative to the existing ROW/fronting property line, in the individual building form standard.

2. The required building line, designated as an absolute line, incorporates an offset area (or depth) of 24 inches behind that line (into the buildable area). Where the façade is placed within that 24-inch zone, it is considered to be “built to” the required building line.
3. Buildings may only occupy that portion of the lot specified as the buildable area—the area behind the required building line and excluding any required setbacks or at-grade private open area, as designated in the building form standard.

4. The required building line shall be set back in order to accommodate the following uses along the Mixed-Use frontage:
   a. plazas and civic greens
   b. Outdoor seating for uses in the proposed building

5. No part of any building may be located outside of the buildable area except overhanging eaves, awnings, storefronts, bay windows, front porches, stoops, steps, or balconies. Storefronts, bay windows, front porches, stoops, and steps shall not be located within the clear sidewalk area. Handicapped ramps approved by the Planning and Zoning Official may be located within the dooryard.

6. Side and rear lot setbacks, where required, are specified in the individual building form standard or Section 405.B, Neighborhood Manners.

7. The maximum building footprint is specified in the individual building form standards. Publicly accessible parking structures built according to this code are not included in the calculation of the maximum building footprint.

8. Private open area:
   A private usable open area, separate from the street-space, is required on every lot. It is defined as a percentage of the total buildable area. This requirement, as prescribed in each building form standard, may be satisfied in a variety of configurations, at or above grade.
   a. Any development on a lot that is exclusively reusing existing structures (without external expansion) is exempt from the private open area requirement.
   b. At least 67% of the required private open area shall be in no more than two areas.
   c. Up to 33% of the required private open area may be satisfied through the balconies of individual units.
   d. Any required private open area located at grade shall:
      (i) be located behind the parking setback line, but not within any required side or rear setbacks;
      (ii) not be used for parking or not be used for driveway (except for emergency access);
      (iii) not be used to satisfy stormwater Best Methods and Practices if said methods prevent active tenant use.
   e. Any private open area located above grade may be located anywhere on the roof above the ground story.
C. Elements

1. Fenestration
   a. Fenestration is regulated as a percentage of the façade for each story. It is measured as glass area (including muntins and similar window frame elements with a dimension less than one inch) and/or open (void) area within the wall.
   b. Blank lengths of wall exceeding 25 linear feet are prohibited on all facades below their 5th story.
   c. At least one functioning entrance shall be provided along each ground story façade. The maximum distance between functioning entrances within a single building is established in each building form standard.

2. Facade Projections
   a. Ground story awnings shall have a minimum 10-foot clear height above the sidewalk and a minimum five-foot depth, measured from the façade. The maximum depth is to the far side of the clear sidewalk.
   b. Balconies:
      (i) Shall not be located within 2 feet of any common lot line and shall not encroach into the public right-of-way.
      (ii) Balconies may be a single level or multiple balconies stacked vertically for multiple stories.
      (iii) Any balcony used to satisfy the private open area shall:
           • be a minimum of 8 feet wide and 5 feet deep;
           • be enclosed by balustrades, railings, or other means that have a minimum opacity of 50%;
           • not otherwise be enclosed above a height of 42 inches, except with insect screening and/or columns/posts supporting a roof or connecting with another balcony above.
   c. Stoops and front porches:
      (i) Shall not encroach into the clear sidewalk.
      (ii) All front porches shall be completely covered by a roof.
      (iii) Front porches may be screened (insect screening) when all architectural elements (columns, posts, railings, etc.) occur on the outside of the screen facing the street-space.
      (iv) Finished floor height shall be no more than 8 inches below the first interior finished floor level of the building.

3. Attic Stories
   a. An attic story is permitted for all building form standard frontages.
   b. A single attic story meeting the standards below does not count against the maximum building height in feet or stories.
(i) Windows for the attic story facing a required building line may only be located in dormers.

(ii) Dormers for attic stories are permitted so long as they do not break the primary eave line, are individually less than 15 feet wide, and their collective width is not more than 60 percent of the facade or building elevation length.

4. Privacy Fences, Street and Garden Walls
   a. Privacy fences may be constructed up to common lot lines behind the required building line, and along alleys.
   b. Privacy fences must meet the requirements of Section 50-147.
   c. Where a street wall is required, it shall be located along any required building line frontage that is not otherwise occupied by a building.
   d. No street wall shall be placed within 30 feet of the block corner (see figure 402.C.4).
   e. Any street wall above 4 feet in height shall meet the fenestration requirements in the applicable building form standard.

D. On-Site Vehicle Parking and Access
   1. Vehicle parking shall be located behind the parking setback line, extending vertically as a plane, except where the parking area:
      a. is completely within the building envelope; and
      b. floor level is at least five feet below grade; and
      c. fenestration is not greater than 20% (see figure 402.D.1).
   2. Curb cuts and driveways shall be located at least 50 feet away from any block corner or parking garage entry on the same block face. These requirements are not applicable along alleys.
   3. No project may create any new curb cuts unless designated on the regulating plan or created to provide shared rear alley access to service areas or publicly available parking. Where no alley is available at the time of redevelopment, temporary access may be granted by the Director of Planning, Building, and Development, subject to a plan for eventual alley connection.
403. Mixed-Use Frontage

This is the basic urban street-space frontage. It fully defines the street edge and accommodates a range of uses, including residential, office, institutional, and retail. This frontage is in the most intense areas of the District. It is anticipated that there will be significant pedestrian traffic along this frontage.

There are four variations of Mixed-Use frontage, designated on the regulating plan:

- Mixed-Use 4 (M4): 4 to 6 story (plus potential for bonus height), greatest range of uses anticipated
- Mixed-Use 3 (M3): 2 to 4 story (plus potential for bonus height)
- Mixed-Use 2 (M2): 1 to 4 story limited building, residential is required
- Mixed-Use 1 (M1): shorter structures (1 to 2 and 3 stories), limited building

New Mixed-Use type buildings

Residential buildings with raised dooryards

STOREFRONT buildings and streetscape

Mixed-Use (residential) building
### Mixed-Use

**HEIGHT**

<table>
<thead>
<tr>
<th></th>
<th>M4</th>
<th>M3</th>
<th>M2</th>
<th>M1</th>
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<tbody>
<tr>
<td>a</td>
<td>Maximum story height ¹</td>
<td>6</td>
<td>4</td>
<td>2 and 3 (see regulating plan)</td>
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<tr>
<td></td>
<td>(up to 10 with bonus stories)</td>
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<tr>
<td>b</td>
<td>Minimum story height</td>
<td>4</td>
<td>2</td>
<td>1</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Maximum building height ¹</td>
<td>100’</td>
<td>80’</td>
<td>50’</td>
</tr>
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<td>(up to 140’ with bonus)</td>
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<td>c</td>
<td>Upper stories clear height</td>
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<td>9’ Min</td>
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<td>d</td>
<td>Ground story clear height, commerce</td>
<td>15’ Min</td>
<td>9’ Min</td>
<td>13’ Min</td>
</tr>
<tr>
<td>e</td>
<td>Ground story clear height, residential</td>
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<td></td>
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<tr>
<td>f</td>
<td>Ground floor elevation, commerce ²</td>
<td></td>
<td>-4’ to +18”</td>
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</tr>
<tr>
<td>g</td>
<td>Ground floor elevation, commerce ²</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>h</td>
<td>Privacy fence</td>
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<td>6’ Max. ⁴</td>
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<tr>
<td></td>
<td>Street wall</td>
<td></td>
<td></td>
<td>5’ to 10’</td>
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<td>4’ to 8’</td>
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<tr>
<td>i</td>
<td>Visible roof pitch ⁵</td>
<td>Min 4/12, Max 12/12</td>
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**Notes:**

1. For each bonus story awarded by the City, the Maximum story height will increase by 1 and the Maximum building height by 10 feet. Story height shall not apply to multiple-level parking garages or to parking levels within multi-use structures; such structures shall comply with the building height limit, as stated in feet, for the land use category in which the structure is located.

2. Measured from the average fronting sidewalk elevation, and within 30 feet of the Required building line.

3. Measured from the average fronting sidewalk elevation, and within 30 feet of the Required building line. Main entrances may be at grade, with transitions within the building interior to meet the minimum finished floor elevation for the residential units. Support functions for residential and hotel uses, such as lobbies, rental offices, and club rooms may be located at grade.

4. 6-foot maximum except where it meets the requirements of Section 50-147(1)c.

5. Roof pitch is measured as rise over run, a 4/12 pitch roof increases 4 inches in height for every 12 inches of horizontal distance. Flat roofs are permitted.
PLACEMENT

<table>
<thead>
<tr>
<th>REQUIRED BUILDING LINE (RBL) Location ¹</th>
<th>M4</th>
<th>M3</th>
<th>M2</th>
<th>M1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage Build-To, Minimum</td>
<td></td>
<td>70%</td>
<td></td>
<td>50%</td>
</tr>
<tr>
<td>Parking setback line ²</td>
<td></td>
<td></td>
<td>30' behind the RBL</td>
<td></td>
</tr>
<tr>
<td>Private Open Area Minimum Area</td>
<td></td>
<td></td>
<td>10%</td>
<td></td>
</tr>
<tr>
<td>Side Setbacks</td>
<td></td>
<td></td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Rear Setback</td>
<td></td>
<td></td>
<td>8' with alley / 25' without alley</td>
<td></td>
</tr>
<tr>
<td>STREET WALL ³</td>
<td></td>
<td></td>
<td>Required on unbuilt RBL</td>
<td>Permitted on unbuilt RBL</td>
</tr>
<tr>
<td>PRIVACY FENCE ⁴</td>
<td></td>
<td></td>
<td>Permitted, Side or Rear Lot Lines</td>
<td></td>
</tr>
<tr>
<td>Footprint Maximum ⁵</td>
<td></td>
<td></td>
<td>25,000 sf</td>
<td>15,000 sf</td>
</tr>
<tr>
<td>GROUND STORY Corner entry chamfer</td>
<td></td>
<td></td>
<td>permitted within 12 feet of a BLOCK CORNER for a corner entry</td>
<td></td>
</tr>
</tbody>
</table>

Notes:
1. Right-of-way irregularities will be resolved during the development review process.
2. For lots not located on a corner only, the parking setback line is reduced to 12 feet where a STREET WALL, with canopy trees planted on maximum 25-foot centers behind and within 10ft of the wall, is built. This reduction is prohibited within 60ft of a block corner.
3. Street wall may be interrupted by a PEDESTRIAN PATHWAY.
4. Required where NEIGHBORHOOD MANNERS are applicable, see Section 405.B.
5. For grocery stores, the maximum building footprint is doubled. Note that this is “footprint”, not gross floor area.
Mixed-Use

<table>
<thead>
<tr>
<th>ELEMENTS</th>
<th>M4</th>
<th>M3</th>
<th>M2</th>
<th>M1</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Ground story fenestration</td>
<td></td>
<td></td>
<td></td>
<td>40 to 90%</td>
</tr>
<tr>
<td>b. Upper story fenestration</td>
<td></td>
<td></td>
<td></td>
<td>25 to 80%</td>
</tr>
<tr>
<td>c. Attic story</td>
<td></td>
<td></td>
<td>One level permitted per 402.C.3</td>
<td></td>
</tr>
<tr>
<td>d. Balconies (where used to meet private open area requirement)</td>
<td></td>
<td></td>
<td>Per 402.C.2.b</td>
<td></td>
</tr>
<tr>
<td>Maximum distance between façade entrances</td>
<td></td>
<td></td>
<td></td>
<td>75’</td>
</tr>
</tbody>
</table>

Notes:
1. Within an individual building façade or development project
404. Storefront Frontage

The storefront frontage is applied as an overlay on the regulating plan on selected portions of Mixed-Use frontage. Storefront frontages shall meet the Mixed-Use requirements as well as the following additional standards.

A. Uses

Uses in the ground story in front of the parking setback line shall be limited to commerce.

B. Element/Form/Height

<table>
<thead>
<tr>
<th>Element</th>
<th></th>
<th>Form</th>
<th>Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROUND STORY FENESTRATION</td>
<td>60 to 90%</td>
<td>STOREFRONT encroachment</td>
<td>up to 2’ into dooryard</td>
</tr>
<tr>
<td>Transparency</td>
<td>75%</td>
<td>FACADE: Maximum distance between FACADE entrances</td>
<td>60’</td>
</tr>
<tr>
<td>Ground story clear height</td>
<td>Min 15’</td>
<td></td>
<td>1. Use Mixed-Use standards except as per this page.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2. Ground story windows on storefronts shall be clear or lightly tinted. Ground story windows may not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space). With the exception of display windows, a minimum of 75% of the ground floor windows surface between the height of 2 and 8 feet shall allow a view into the building interior for a depth of at least 15 feet. Windows shall not be blocked with opaque materials or the back of shelving units or other fixtures.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>3. Storefronts may encroach beyond the facade or required building line into the dooryard, but not into the clear sidewalk.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4. Within an individual building facade or development project.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5. Within 30 feet of the required building line.</td>
</tr>
</tbody>
</table>
Mixed-Use has additional specific parameters to ensure that they create a positive environment.

A. Facade Composition

In order to maintain a pedestrian-friendly scale throughout the Avenue Form District, the following requirements apply to buildings having street frontages longer than 100 feet. The desired reduction in scale for such large buildings is achieved through required variations in **facade composition** on the **ground story**.

**Facade composition** refers to changes in the arrangement and proportions of facade materials and elements (windows, doors, columns, pilasters, awnings, and bays, for example) to give the appearance of multiple smaller facades on a large building.

1. A building with street frontage longer than 100 feet shall present a clearly different **ground story facade composition** at no greater than the following average street frontage lengths:
   a. 60 feet for Mixed-Use with required **storefront** frontage sites;
   b. 75 feet for Mixed-Use frontages.

2. Each **facade composition** shall include at least one functioning street entry door.

3. This requirement may be satisfied by liner shops, shallow shops that sit in front of a larger footprint use such as grocery stores (see **figure 405.A.4**).
B. Neighborhood Manners

The following rules shape a transition that respects the scale of adjacent single family detached houses. They ensure a comfortable and complementary relationship between new development and existing neighborhoods.

For the Mixed-Use frontages sharing a common lot line with a single-family residential zoning district outside the Avenue Form District the following rules apply.

1. A privacy fence, 4 to 6 feet in height, shall be constructed within one (1) foot of the common lot line.

2. Trees from the Street Tree List shall be planted, on maximum 30-foot centers, between 5 and 10 feet from this wall.

3. Neighborhood Manners Setbacks
   a. There shall be a 20-foot setback from the common lot line. Trees and surface parking are permitted within this setback, but there shall be no structures within this area. If the setback area is used as an alley the trees (required by this section) may be planted within this area (see figure 405.B.3.a.&b.).
   b. There shall be an additional setback plane extending from the common lot line at an angle of 60 degrees above horizontal, beyond which no building or structure is permitted (see figure 405.B.3.a.&b.).
405.B.3. a. & b. Neighborhood Manners Setback Plane
General Incentives/Bonus Regulations

Parcels designated as eligible for bonus height in the applicable building form standard may earn an increase in stories and height, up to the limit in building form standard, by doing one or more of the following as part of the development. Each bonus story earned shall result in an increase of 10 feet in allowed height.

A. Diversified Housing

1. Include housing restricted to residents of low to moderate income, where the amount of such housing (as measured by gross floor area), is equal to or greater than 50% of the gross floor area in the bonus stories.

2. Include housing restricted to residents 55 years old and older, where the amount of such housing (as measured by gross floor area), is equal to or greater than 50% of the gross floor area in the bonus stories.

3. Include housing restricted to units that are owner-occupied, where the amount of such housing (as measured by gross floor area), is equal to or greater than 50% of the gross floor area in the bonus stories.

B. New Public Parking West of Abbot Road

1. Include parking spaces permanently available to the public in a parking structure west of Abbot Road. Parking rates must be consistent with that of public parking offered by the City. There must be an increase of one new public parking space on the site for every 1,000 square feet of gross floor area in bonus stories.

2. Make payment-in-lieu to the City, amounting to $25,000 per 1,000 square feet of gross floor area in the bonus stories, for construction of public parking in a parking structure west of Abbot Road.

C. Green Building

1. Construct the development using environmentally sustainable building materials and practices in such a way as to earn a minimum of 25 points per 2-stories and 20 feet of building height through the East Lansing Policy Resolution 2019-01 adopted on xxxx At the time a building permit application is submitted, a $50,000 cash bond must be provided to assure the successful completion of the Green Building components proposed to meet the 25 points. If any part of the proposed Green Building component is unfulfilled at the completion of the development, the bond will be diverted to an account to be used by the City for Green Policy implementation.

D. New Public Plaza or Civic Greens

1. Construct a new public plaza or civic green, in an approved location, which meets the standards of Part 507 and has dimensions not less than 25’ by 75’. Only one bonus story may be earned this way.

2. Make payment-in-lieu to the City, at a rate to be determined by City Council, for construction of a public plaza or civic green within the Avenue Form District.

E. Significant Public Benefit

Construct a building of significant public benefit that meets all of the following requirements, as determined by an affirmative vote of three-fourths of all members of the City Council. The allowable number of bonus stories shall be determined by City Council at the time of approval:

1. The building shall either:
   a. through its proposed use, contribute substantially to the mix of desirable commercial, residential, social, cultural or employment opportunities, public amenities, or open space in the Avenue Form District or adjacent residential and public areas, or
   b. be a showpiece building which will, through innovative architecture, leading-edge construction techniques, and/or extensive use of advanced, highly sustainable materials (such as engineered lumber replacing steel and concrete), minimize the environmental impact of construction.

2. The applicant demonstrates that additional building height is necessary in order to make the proposed development economically feasible for the intended use and no reasonable alternative to additional height exists.

3. The additional building height will cause no significant additional negative impact on adjacent
properties, public streets and parking facilities or public utility and services.

F. Exemptions from the pay a fee-in-lieu of option

A developer may obtain the bonus height pursuant to paragraphs B or D of this section without providing a fee-in-lieu into a City public space fund or payment-in-lieu to the City for construction of a public parking deck if all of the requirements of paragraph E of this section are met and the requirement of the fee-in-lieu or payment-in-lieu would constitute a governmental taking or otherwise be contrary to law, as determined by the Planning and Zoning Official, under the particular facts and circumstances of that case. In order to obtain this exemption the applicant shall, explain in detail the particular circumstances of the applicant’s situation as to why said payment would constitute a taking or otherwise be contrary to law. The Planning and Zoning Official may request additional information from the applicant to make that determination. The applicant has all appeal rights as would otherwise be applicable to any determination by the Planning and Zoning Official.
407. Residential Frontage

The Residential frontage is of moderate intensity, configured as single-family residential, townhouse, small apartment building and stacked flat. This building form standard has regular street-space entrances, as frequently as 18 feet. The character and intensity of this frontage varies—the buildings may be placed up to the sidewalk with stoops, or further back with dooryard gardens and/or front porches.

There are four variations of Residential frontage, designated on the regulating plan:

- Residential Use 5 (R5) that allows townhouse/small apartment/stacked flat and limited commerce on ground floor: 1 to 4 story (plus potential for bonus height)
- Residential Use 4 (R4) that allows townhouse/small apartment/stacked flat limited commerce on ground floor: 1 to 2 story (plus potential for bonus height)
- Residential Uses 3 (R3) that allows townhouse/cottage: 1 to 2 story (plus potential for bonus height)
- Residential Use 2 (R2) that allows cottage: 1 to 2 story
Residential

HEIGHT

<table>
<thead>
<tr>
<th></th>
<th>R5 (4 story)</th>
<th>R4 (2 story)</th>
<th>R3</th>
<th>R2</th>
</tr>
</thead>
<tbody>
<tr>
<td>a</td>
<td>Maximum story height ¹</td>
<td>4 (up to 6 with bonus stories)</td>
<td>2 (up to 4 with bonus stories)</td>
<td>2</td>
</tr>
<tr>
<td>b</td>
<td>Minimum story height</td>
<td>No Min</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c</td>
<td>Maximum building height ¹</td>
<td>50’</td>
<td>35’</td>
<td>35’</td>
</tr>
<tr>
<td>d</td>
<td>Ground floor elevation residential ²</td>
<td>3’ to 8’</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e</td>
<td>All stories clear height ³</td>
<td>9’ Min</td>
<td></td>
<td></td>
</tr>
<tr>
<td>f</td>
<td>Privacy fence</td>
<td>6’ Max ⁴</td>
<td></td>
<td></td>
</tr>
<tr>
<td>g</td>
<td>Yard wall or fence ⁵</td>
<td>Max 30”</td>
<td></td>
<td></td>
</tr>
<tr>
<td>h</td>
<td>Street wall</td>
<td>4’ to 6’</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Visible Roof Pitch ⁶</td>
<td>Min 4/12 Max 12/12, mansard lower pitch: Min 20/12 Max 45/12, mansard upper pitch: Min 4/12 Max 8/12</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes:

1. Where a bonus story is awarded by the City, the Maximum Story Height will increase by 1 and the Maximum Building Height by 10 feet. Story height shall not apply to multiple-level parking garages or to parking levels within multi-use structures; such structures shall comply with the building height limit, as stated in feet, for the land use category in which the structure is located.
2. Measured from the average fronting sidewalk elevation, and within 30 feet of the required building line. Main entrances may be at grade, with transitions within the building interior to meet the minimum finished floor elevation for the residential units. Support functions for residential and hotel uses, such as lobbies, rental offices, and club rooms may be located at grade.
3. This does not apply to the attic story or an accessory unit in the siding or rear buildable area.
4. 6-foot maximum except where it meets the requirements of Section 50-147(1).
5. This is a low wall or fence surrounding the dooryard area.
6. Roof pitch is measured as rise over run, a 4/12 pitch roof increases 4 inches in height for every 12 inches of distance. Flat roofs are permitted.
### Residential

#### Placement

<table>
<thead>
<tr>
<th>Required Building Line (RBL) Location</th>
<th>R5 (4 story)</th>
<th>R4 (2 story)</th>
<th>R3</th>
<th>R2</th>
</tr>
</thead>
<tbody>
<tr>
<td>a Frontage Build-To, Minimum</td>
<td>5’ from ROW</td>
<td>10’ from ROW</td>
<td>10’ from ROW</td>
<td>15’ from ROW</td>
</tr>
<tr>
<td>b Parking setback line</td>
<td>70%</td>
<td></td>
<td>50%</td>
<td></td>
</tr>
<tr>
<td>c Private open area Minimum area</td>
<td></td>
<td>30’ (behind the RBL)</td>
<td>15%</td>
<td></td>
</tr>
<tr>
<td>d Rear setback</td>
<td>2’ (with alley) / 20’ (no alley)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>e Street wall</td>
<td>Required on unbuilt RBL; if front porch is present, shall be aligned with the façade</td>
<td>Permitted on unbuilt RBL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Privacy fence</td>
<td>Required, Side and Rear Lot Lines</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Buildable area Depth (Front/Side/Rear)</td>
<td>60’ from RBL / 14’ from side lot line / 25’ from rear setback</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stoop and the RBL (see also Elements)</td>
<td>With a stoop, the façade is placed on the RBL</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front porch and the RBL (see also Elements)</td>
<td>With a front porch, the façade is placed 6’ behind the RBL</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum townhouse width</td>
<td>18’</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum façade length</td>
<td>120 linear feet</td>
<td>100 linear feet</td>
<td>80 linear feet</td>
<td>60 linear feet</td>
</tr>
</tbody>
</table>

**Notes:**

1. Right-of-way (ROW) irregularities will be resolved during the development review process.
2. If parcel faces a Mixed-Use or R5 (4 story) frontage across the street, the RBL shall be 5’ from the right-of-way.
3. For lots not located on the corner only, the parking setback line is reduced to 12 feet where a minimum 6-foot street wall, with canopy trees planted on maximum 25-foot centers behind and within 10ft of the wall, is built.
4. Street wall may be interrupted by a pedestrian pathway.
5. A minimum 10’ gap is required between attached groups of townhouses or small apartment buildings when they meet the maximum facade length.
Residential

ELEMENTS

<table>
<thead>
<tr>
<th></th>
<th>R5 (4 story)</th>
<th>R4 (2 story)</th>
<th>R3</th>
<th>R2</th>
</tr>
</thead>
<tbody>
<tr>
<td>a</td>
<td>All stories fenestration</td>
<td></td>
<td></td>
<td>25 to 70%</td>
</tr>
<tr>
<td>b</td>
<td>attic story</td>
<td></td>
<td></td>
<td>One level permitted per 402.C.3</td>
</tr>
<tr>
<td>c</td>
<td>Stoop 1</td>
<td></td>
<td>Width 5’ Maximum, Depth 4’ Maximum</td>
<td></td>
</tr>
<tr>
<td>d</td>
<td>front porch 2</td>
<td></td>
<td>Width 65% façade Minimum, Depth 7’ to 9’</td>
<td></td>
</tr>
<tr>
<td>e</td>
<td>Balconies</td>
<td></td>
<td></td>
<td>Per 402.C.2.b</td>
</tr>
<tr>
<td></td>
<td>façade Entrances: Maximum door to door</td>
<td></td>
<td></td>
<td>At least one per townhouse or multi-unit building</td>
</tr>
</tbody>
</table>

Notes:
1. With a stoop, the façade is placed on the RBL. In no case may the stoop or stairs extend beyond the dooryard.
2. With a front porch, the façade is placed 6 feet behind the RBL. In no case may the front porch or stairs extend beyond the dooryard (see also Placement).
Part 5. Street and Public Realm Standards

The Street and Public Realm Standards apply to all streets within the Avenue Form District as defined on the regulating plan included in Part 3.

501. Intent

A. The Street and Public Realm Standards in this section regarding design in the public street right-of-way (ROW) are intended to fulfill the following goals:

1. To help implement the East Lansing Design Guidelines and City of East Lansing Non-motorized Transportation Plan which promote the Complete Streets policies of East Lansing and MDOT by ensuring the coherence of the street-space as an environment that encourages and facilitates walking and bicycling as safe and healthy travel options.

2. To improve pedestrian connectivity between destinations and CATA bus stops to support transit ridership.

3. To ensure the design and use of public and quasi-public spaces supports the intended character of the district and complements private development.

4. To contribute to ultimate sustainability. Native (and non-native adapted) trees and plants contribute to privacy, the reduction of noise and air pollution, shade, maintenance of the natural habitat, conservation of water, and storm-water management.

5. To help promote a vibrant mixed-use corridor and downtown East Lansing.

502. Street

Streets should balance the needs of all forms of traffic — auto, transit, bicycle, and pedestrian — to maximize mobility and convenience for all residents and users.

A. Roads within the Avenue Form District are under the jurisdiction of one of the following:

1. MDOT (Michigan Avenue/Grand River Avenue)

2. City of East Lansing (all other public roads).

3. Private roads and drives – owned and maintained by a private property owner or association.

503. Street Configurations

A. Street

Connectivity of the street grid throughout the Avenue Form District, specifically intersection alignments, is regulated by these standards. The street grid is fundamental to creating a compact, walkable and bikeable...
environment that is transit-supportive. These standards are intended to establish and preserve that connectivity, whether it is constructed immediately or in a phased manner. The regulating plan delineates a street network that creates a pattern for growth while providing flexible opportunities for infill.

1. Street Connectivity

   a. Any proposals to reconfigure the street network in the adopted regulating plan shall to the extent possible be configured such that:
      (i) Street connectivity is maintained without creating cul-de-sacs and other dead-end streets; and
      (ii) No street intersection occurs within 100 feet of another street intersection.

   b. Streets that do not connect to other streets, as part of an interconnected network, are not permitted except where no more than 120 feet long and configured as a stub-out designed for connection to future streets/development (see figure 503.A.1.b.).

   c. No street-space may be gated.

   d. All lots or development sites shall have frontage on a street-space.

2. New Streets

In addition to the street connectivity standards above, the following standards apply to those streets constructed after the adoption of this district.

   a. New streets designated on the regulating plan may or may not be immediately constructed. While the street infrastructure may not be constructed until some point in the future, the required building line and other regulations of the regulating plan shall be respected.
      (i) Any new streets that create building frontage on the parcel being developed shall be constructed at the time of development.
      (ii) Private streets must be similarly scheduled for construction by the developer.

   b. If constructed within 50 feet of the designated center line location, these streets may be administratively approved, provided the resulting configuration meets these street configuration standards and that any other properties with frontage are not adversely affected.

   c. New private streets shall be publicly accessible via a dedicated easement.

   d. Additional new streets may be added to an adopted regulating plan by an applicant during the development review process to create a smaller block pattern; however, no streets may be deleted.
without being replaced and the resulting regulating plan shall meet all the prescriptions of these standards.

3. **Existing Streets**

Existing streets shall, to the extent possible, be reconfigured to achieve the pedestrian- and transit-oriented development goals of the Master Plan and Avenue Form District.

**B. Alleys**

There shall be automobile and pedestrian passage through each block to provide rear service access and interior block circulation.

1. **Alleys** or common access easements shall provide access to the rear of all lots, except where:
   a. lots are on a perimeter common to non-developable or conservation lands, or
   b. a lot has streets on three sides, or
   c. no block face is greater than 300 feet, or
   d. the absence of the alley would not deprive adjacent properties of rear lot access.

2. **Alleys**, if shown on the regulating plan, do not prescribe the exact location of the alley. They do indicate:
   a. there shall be vehicle and pedestrian passage through the block and,
   b. the specific block faces where the alley exits/enters.

3. For alleys, or portions thereof, public access, public utility, and drainage shall be dedicated via an easement or in a form suitable to the City of East Lansing.

4. **Alleys** may be incorporated into parking lots as standard drive aisles. Access from alleys to all adjacent properties shall be maintained.

5. Where an alley does not exist and is not feasible to construct at the time of development of any property, the applicant is required to preserve rear service access (for future construction) and maintain the area within the rear setback by, at a minimum:
   a. Providing routine landscape maintenance to the area.
   b. Keeping the area clear of debris, stored materials, and stored or parked vehicles.

**504. Street Types**

This section includes design standards for public street right-of-ways under the jurisdiction of the agencies listed under section 502. The standards herein are intended to be applied to the street right-of-way in front of private development but also to be considered by the road agency as part of any improvement or reconstruction of the transportation systems in this district.

The Street Type Illustration (see figure 504) describes required configurations for the non-auto portions of the street-space within the Avenue Form District. It specifies the clear sidewalk area, tree lawn, and dooryards.
### STREET TYPES

<table>
<thead>
<tr>
<th>STREET TYPES</th>
<th>TREE LAWN WIDTH</th>
<th>CLEAR SIDEWALK WIDTH</th>
<th>DOORYARD WIDTH</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Street, Curb to ROW Less than 10' Wide</td>
<td>None Required</td>
<td>5' minimum</td>
<td>Varies, see required build to location in the placement standards.</td>
</tr>
<tr>
<td>General Street, Curb to ROW 10' Wide to 14' Wide</td>
<td>5' minimum</td>
<td>5' minimum</td>
<td></td>
</tr>
<tr>
<td>General Street, Curb to ROW 14' Wide Or Greater</td>
<td>8' minimum</td>
<td>6' minimum</td>
<td></td>
</tr>
<tr>
<td>Michigan Avenue/East Grand River Avenue</td>
<td>8' minimum</td>
<td>8' minimum</td>
<td></td>
</tr>
<tr>
<td>Abbot Road</td>
<td>5.5' minimum</td>
<td>5' minimum</td>
<td></td>
</tr>
</tbody>
</table>

504. Street Type Illustration
505. Bus Stops

Developers are encouraged to work with the Capital Area Transportation Authority (CATA) to coordinate bus transit access, designation of new bus stops, relocation of existing bus stops, or bus stop enhancements. In general, the following standards shall apply:

1. Pedestrian connections shall be provided between building entrances and the public sidewalk or pathway system.
2. Development within 1/8 mile of a bus stop in particular should be designed to support transit use.
3. All new, relocated, or enhanced bus stops must be ADA accessible.

A. Stop Locations

1. Stops should be located in safe areas along streets for buses to stop and/or pull out to access the curb. Any in-street bus zone or pull-out areas should be sized to facilitate bus movements, and be at least 11-feet wide.
2. Stops should be located as closely as possible to the pedestrian access points of nearby trip-generating land uses or other activities, such as commercial centers, schools, employment sites or residential areas.
3. Stops should be positioned to be directly accessible by sidewalk, with any stop features positioned so as not to impede a minimum 5-foot clearance on the passing sidewalk.
4. Stops should be located near accessible and signed crossing locations.
5. Stops should be located near lighting to allow for safe customer waiting experience during times of darkness.
6. To facilitate better operations, it is preferred that bus stops be located on the far side of signalized intersections. For these far-side stops, it is preferred that there is room for the front of the bus to stop a minimum of 80 feet past the intersection in order to give clearance to adjacent crosswalks.

B. Stop Features & Design Standards

1. All bus stops should include:
   a. Descriptive identifying signage with basic route information (stop name, route number, direction or destination) and directions for how to get information on system services (via web or phone)
   b. Minimum 5x8 front-door landing pad, directly connected to the sidewalk
2. Enhanced stops in higher-demand boarding locations should also consider including:
   a. A bench mounted to concrete, or a seating wall.
   b. A shelter that is:
      (i) constructed with open features that allow for visibility of waiting customers
(ii) positioned and designed to shield customers from prevailing weather patterns
(iii) set back from street travel lanes enough to create a comfortable waiting environment
(iv) inclusive of a minimum 2.5- by 4-foot clear space for wheelchair users located entirely within the shelter space
c. Bicycle racks or other bike storage devices
d. Wayfinding and local pedestrian / bike route information

3. Trees and other green elements can be integrated into or around the stop area, providing shade and a more comfortable waiting environment.

506. Street-space Standards

A. General Provisions

All work within the street-space or right-of-way shall be coordinated with, and permits obtained from MDOT or the City of East Lansing, as applicable.

B. Street Trees

1. The street-space graphics show both planted (turf or groundcovers) and pervious or bridged-paving options for the street tree lawn between the clear sidewalk and the curb.

2. Each street-space must have street trees planted parallel to the street, generally 3 to 3½ feet from the back of the curb, at an average spacing not greater than 30 feet on center, calculated per block face. Street tree spacing shall not exceed 45 feet on center except where necessary for transit stops or stations, curb cuts, fire hydrants and other infrastructure elements.

3. Required tree planting area minimum specifications are as follows:
   a. Tree lawn areas shall be at grade or not greater than six inches above or below the adjacent sidewalk
   b. Soil surface area shall not be less than 110 square feet per isolated tree or 90 square feet per tree for connected (tree lawn) situations (see figure 506.B.3.b. & c.).
   c. No dimension of the soil surface for any street tree area may be less than 5.5 feet unless the tree lawn is less than 5.5 feet (see figures 506.B.3.b. & c. and 506.B.3.c. & d.).
   d. The above requirements may be met through the use of bridged slab, structural soil, or other materials that clearly exceed these standards in the fostering of vital and long-lived street trees.
   e. At planting, street trees shall be at least 3.5 inches in diameter at designated breast height (DBH) and at least 12 feet in overall height. Species must be selected from the street tree list (see Tree Lists). The City may designate the appropriate tree species for a particular street-space (see figure 506.B.3.c. & d.).
f. Any unpaved ground area shall be planted with groundcover or flowering vegetation, not to exceed 12 inches in height. Street trees must be “limbed up” as they gain appropriate maturity so as to not interfere with pedestrian or truck travel (minimum 7 feet clear over the sidewalk and 14 feet over any travel lanes) and to maintain visibility.

g. Additional details for implementation of street tree planting requirements are included in the East Lansing Urban Design Guidelines.

C. Street-space Elements & Materials

1. At the time of development, or as coordinated by MDOT (Michigan Avenue/Grand River Ave.) or the City of East Lansing, the developer is required to install sidewalks or shared pathways on the side of the street-space being developed.

2. Sidewalks shall be a minimum of five feet wide and shared pathways a minimum seven feet wide. A minimum 5’ wide clear sidewalk area shall be provided in all sidewalks in order to allow for free flow of pedestrian traffic and to meet the American with Disabilities Act Accessibility Guidelines (ADAAG).

3. Sidewalks and pathways shall be constructed to meet the standards and specifications of the City of East Lansing, MDOT, and ADA requirements.

4. Streetlights shall conform with Section 50-155 of City of East Lansing Code of Ordinances. The selection of streetlights and street furnishings should be harmonious between individual elements in order to create a consistent aesthetic language for the street-space as a whole or by District.

5. Streetscape elements shall consist generally of high quality and well-detailed construction materials including clay or concrete permeable brick pavers, natural stone or granite curbs and pavers, and finely detailed cast-in-place concrete. (See East Lansing Urban Design Guidelines.)


7. Where street furniture is required it shall be simple, functional, and durable and meet City of East Lansing standards and East Lansing Urban Design Guidelines. Generally these elements should be installed on both sides of the street and aligned with street trees (not in the clear sidewalk area). Street furnishings may include vertical elements such as banners, art, and hanging baskets on light poles, planter boxes, benches, litter and recycling receptacles, newspaper racks, sidewalk cafe seating where space permits, and sidewalk advertisements or civic kiosks.
D. Pedestrian Pathways

The area within a pedestrian pathway shall be a public access easement or public right of way. The easement width for these pathways must not be less than 20 feet with a paved walkway not less than 10 feet wide providing an unobstructed view straight through its entire length, except where otherwise specified on the regulating plan.

E. Modifications

1. Modifications to these standards may be made during the planning process.

2. These configurations may be modified for the strict purposes of forming a civic green or plaza.

507. Plazas and Civic Greens

A. Intent

The plazas and civic greens standards are intended to guide the development of quality public open spaces that provide fresh air and recreation in urban spaces.

B. Standards

Plazas and civic greens shall be designed and planted according to the following requirements:

1. Plazas and civic greens shall have at least 33 percent of their perimeter fronting public rights-of-way. Their dimensions shall be no narrower than a 1:5 ratio and no plaza or civic green width or breadth dimension shall be less than 20 feet.

2. Plazas are active pedestrian centers therefore shall be designed with a higher percentage of paved surface area. Pervious paving materials are encouraged to allow oxygen for tree roots and absorb storm-water run-off.

3. Except for tree trunks, street lights, civic use buildings, public art or monuments, there shall be a clear view between two and seven feet above grade. The foliage of newly planted trees may intrude into this area until the tree has sufficient growth to allow such a clear trunk height.

4. The maximum slope across any plaza or civic green shall not exceed ten percent.

5. All streetscape standards from Section 506 shall apply.

C. Materials and Configurations

1. General

a. Street trees shall be planted in accordance with Section 506.B. Street Trees. They may be of a different species than the connecting streets. The ground surface level elevation shall be between 0 and 18 inches above the top of the adjacent curb.
c. Street furniture and amenities in open spaces shall meet the standards in Section 506.C.

508. Tree Lists

A. General

Street trees and Public Space trees shall be selected from an approved list provided by City of East Lansing.

B. Street Trees

Street trees are part of an overall street-space plan designed to provide both canopy and shade and to give special character and coherence to each street. The desired aesthetic shall be achieved through the use of native and/or proven hardy adapted species. Appropriate street tree species may change over time and acceptable species should be periodically amended. Appropriate street trees shall be either ‘Medium Trees’ or ‘Large Trees’ as defined in the approved tree list.

C. Private Space Trees

No trees, or other plant species that have been identified as invasive by the Michigan Invasive Plant Council may be planted in any outdoor location within the Avenue Form District.
Part 6. Architectural Standards

601. Purpose and Intent

A. These architectural standards establish basic parameters regarding functional building element configurations and a material palette for exterior building materials.

B. These architectural standards serve to establish a coherent character and encourage a high caliber, lasting quality of development.

602. General Principles

A. Most architectural standards apply only where CLEARLY VISIBLE FROM THE STREET-SPACE.

B. For properties listed in a Historic District, the Secretary of Interior Standards for Rehabilitation shall supercede this section.

C. All building materials to be used shall express their fundamental properties. For example, stronger and heavier materials (masonry) should be located below lighter materials (wood).

D. While only materials, techniques, and product types prescribed here are allowed, EQUIVALENT OR BETTER practices and products are encouraged. They may be submitted to the City for review. The Director of Planning, Building, and Development is authorized to approve alternative materials and methods if they maintain the intent of these standards.
603. Building Walls

A. Purpose and Intent

Facades define the public realm—the street-space. All walls should express the construction techniques and structural constraints of their building materials. Simple configurations and solid craftsmanship are favored over complexity and ostentation in building form and the articulation of details.

B. Applicability

The standards in this section shall apply to all building facades that are clearly visible from the street-space.
C. Primary Façade Materials.

Any of the following building materials shall be used on a minimum of 75% of the façade. This shall be calculated as a percentage of the wall portion of the façade, exclusive of fenestration.

1. Brick
2. Wood or cement fiber siding;
3. Natural Stone (or integrally-colored synthetic, equivalent or better);
4. Stucco (cement plaster);
5. Cast iron, copper, stainless steel (18-8 or better), and titanium metal siding;
6. Metal;
7. Display glass; and
8. Glazed brick or decorative tile.

D. Secondary Façade Materials

Any of the following materials are permitted on a maximum of 25% of the façade and on all side and rear elevations.

1. Ground- or Split-faced block (integrally colored);
2. Glass block;
3. Pre-cast masonry; and
4. Synthetic materials (only above the second story) as approved by the Director of Planning, Building, and Development.

E. Configurations and Techniques

The following configurations and techniques are permitted.

1. Walls

   Material changes shall be made with appropriate construction details for each abutting material—as where an addition (of a different material) is built onto the original building.

2. Wood Siding and Wood Simulation Materials

   Siding, shingles and shakes may be smooth or rough-sawn finish.

3. Brick, Block and Stone

   All masonry shall be in an apparent load-bearing configuration.

4. Stucco (cementitious finish)

   a. Finish coat shall be smooth or sand only, no rough textured finish.
   b. Stucco shall not come in contact with the ground surface.
604. Roofs and Parapets

A. Purpose and Intent

Roofs and parapets are part of the façade composition and important to the spatial definition of the street-space. Roofs and parapets should demonstrate common-sense recognition of the climate by utilizing appropriate pitch, drainage, and materials in order to provide visual coherence to the district. Roof forms are not interchangeable. The roof type is integral to the design of the building and its architectural character and these elements should be appropriate for the building and its façade.

B. Applicability

The standards in this section shall apply to any roof or parapet that is clearly visible from the street-space.
C. Materials

1. Only the following roofing materials are permitted:
   a. Tile;
   b. Slate (and equivalent synthetic or better);
   c. Metal (standing seam, equivalent or better);
   d. Dimensional architectural grade composition shingles;
   e. Wood shingles; or
   f. Three tab shingles.

D. Configurations and Techniques

The following configurations and techniques are permitted.

1. Overhang Requirements
   a. Eaves shall overhang 6 to 30 inches on the primary structure.
   b. Eaves on accessory buildings, dormers, and other smaller structures shall overhang at least 4 inches.
   c. Buildings may satisfy these overhang requirement with a cornice or similar form projecting horizontally from near the top of the building wall between 6 and 30 inches horizontally beyond the building wall.

2. Permitted Roof Elements
   a. Roof vents;
   b. Skylights and solar panels; and
   c. Other roof-mounted equipment is permitted only on the roof plane opposite the street-space (or required building line) or when shielded from street-space view by the building’s parapet wall.
605. Street Walls

A. Purpose and Intent

The street-space is physically defined by buildings, walls, or fences. Land should be clearly public or private—in public view or private and protected.

Street walls establish a clear edge to the street-space where the buildings do not. These street walls define outdoor spaces and separate the street-space from the private realm (e.g. parking lots, trash cans, gardens, and equipment).
B. Materials

Only the following materials are permitted on Street Walls and gates:

1. Walls
   a. Native/regional stone and equivalent or better imitation stone; or
   b. Brick; or
   c. Stucco on concrete block or poured concrete (only when a brick or stone coping is provided); or
   d. A combination of materials (e.g. stone piers with brick infill panels); or
   e. Wood (where configured to be effectively opaque).

2. Gates
   a. Metal (wrought iron, welded steel and/or black aluminum) - may also be used for fenestration in the wall itself; or
   b. Wood.

C. Configurations and Techniques

All Street Wall faces shall be as carefully designed as the building façade, with the finished side out (i.e. the “better” side facing the Street-space).
606. Windows and Doors

A. Purpose and Intent

The placement, type, and size of windows and doors on the façade largely establishes the scale and character of the street-space. For retail buildings, windows allow interplay between the storefront interiors and the street-space. Commercial uses (especially restaurants and retail establishments) benefit from exposure to the passers-by and the street-space benefits from the visual activity. For residences, windows foster the “eyes on the street” surveillance which provides for the security and safety for the area.

B. Applicability

The standards in this section shall apply to any window or door that is clearly visible from the street-space.
C. Materials

Only the following materials are permitted on windows and doors:

1. Window glass shall be clear, with light transmission at the ground story at least 90 percent and for the upper stories at least 75 percent (modification as necessary to meet applicable building and energy code requirements);
2. Doors shall be of wood, clad wood, glass, steel, or any combination; and
3. Shutter materials shall be wood or clad wood.

D. Configurations and Techniques

The following configurations and techniques are permitted:

1. All Windows
   a. Up to five windows may be grouped horizontally if each group is separated from the next by a mullion, column, pier or wall section that is at least seven inches wide;
   b. Exterior shutters, if applied, shall be sized and mounted appropriately for the window (full height and one-half the width), even if inoperative; and
   c. Windows may be fixed, triple-hung, double-hung, single-hung, hopper, awning, or casement windows.
   d. Egress windows may be installed as required by the applicable building code and Article III, Section 50-144(6) of Chapter 50.

2. Doors

   Mixed Use façade doors shall be recessed in such a way that the doors do not encroach into the right-of-way or required building line, and shall have a clear view and path to a 45-degree angle past the perpendicular from each side of the door into the street-space. (See diagram 606.D.2.)
607. Lighting and Mechanical Equipment Standards

A. Purpose and Intent

Appropriate lighting is desirable for night-time visibility, safety, and decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution.

Visible mechanical equipment is unattractive and detracts from the appearance of a building and the streetscape.

B. Applicability

The standards in this section shall apply to all properties in the Avenue Form District.
C. Lighting

1. Streetlights shall conform with Section 50-155 of the City of East Lansing Code of Ordinance.

2. Streetlight and street tree placement should be coordinated and should sit no less than 10 feet apart from one another.

D. Mechanical Equipment

The following shall be placed behind and away from any required building line, shall not be stored or located within nor clearly visible from the street-space, and shall be located and screened to minimize noise, vibration, or visual impacts which may affect adjacent properties or residents within the development: vents, HVAC units, air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, trash compactors, dumpsters, storage tanks, and similar equipment. Water pumps for public fountains or irrigation not visible are not included in this prohibition.
Part 7. Parking and Loading Standards

701. Intent

These standards are intended to:

A. Promote a “park once” environment with walkable nodes that will enable people to conveniently park and access a variety of commercial, residential, and civic enterprises in pedestrian friendly environments by encouraging shared parking.

B. Reduce fragmented, uncoordinated, inefficient parking.

C. Provide flexibility for redevelopment of sites.

D. Increase visibility and accessibility of publicly available parking.

702. Minimum Parking Requirements

Within the Avenue Form District, there shall be no minimum parking requirements. The applicant shall provide a parking analysis justifying the proposed parking plan. Parking shall be provided as necessary to meet the requirements of the Americans with Disabilities Act. For any parking determined to be needed, Sections 703 and 704 shall apply.

703. Parking Plan Standards

A. A parking plan shall include parking either on-site or within an 800-foot walking distance of the development. The parking must all be on the same side of Michigan or Grand River Avenue as the development, however parking on the opposite side may be included if within 1/8 mile of a signalized pedestrian crosswalk.

B. Bicycle Parking shall be provided as required by Section 50-820.

C. All other parking standards of Article VIII Off-Street Parking & Loading shall apply.

D. If on-street parking is provided along the building frontage, those spaces may be counted towards parking requirements.

E. Off-street parking shall be located in compliance with the parking setback line for the site on which it is located, as indicated on the regulating plan and/or building form standard.

F. Off-site parking shall:

1. Be located within a walking distance of 800 feet from the site it is serving.

2. Be located within the Avenue Form District.

3. Be the subject of a long-term lease approved as to form by the city attorney, or permanently dedicated for off-site parking use.

704. Special Parking Standards

A. Connected Parking

Vehicular access between adjacent parking lots across property lines is required. Sites abutting one another shall physically connect their surface parking areas
at the lot line to create connecting drive aisles. Where such surface parking areas lie within 50 feet of one another, a mutual access easement acceptable to the Director of Planning, Building, and Development shall be executed. Parking lot configurations existing _______ (insert effective adoption date) are exempt from this requirement.

705. Loading

All loading facilities shall comply with Article VIII Off-Street Parking & Loading.
Part 8. Building Use Standards

801. General Provisions

A. Permitted Uses

Uses are grouped into broad categories. Permitted uses by building form standard are shown in Section 802. The categories in the use table are listed in Section 803. Inclusion of a permitted use in an individual building form standard frontage does not supersede the individual building form standard development regulations in Part 4. Additional development and performance standards may be indicated in the last column of the use table with a reference to Section 803.

B. Use Determination

1. The Director of Planning, Building, and Development is responsible for categorizing all uses. If a proposed use is not listed in a use category, but can be said to be reasonably similar in impact on a form district to a listed use, the Director shall treat the proposed use as a use under that category. If a proposed use is not listed in a use category, and is fundamentally different from any other listed use, the use shall be prohibited.

2. Uses not specifically listed: When determining whether a proposed use is similar to a permitted use, the Director shall consider the following criteria:
   a. The actual or projected characteristics of the proposed activity in relationship to the stated characteristics of each use.
   b. Types of vehicles used and their parking and or loading requirements.
   c. The likely impact on surrounding properties.
   d. The intent of the Avenue Form District.
802. Use Table

The use table identifies the uses allowed in the respective BUILDING FORM STANDARD frontages, differentiating between the ground and upper stories where relevant.

### Table 802.1: Permitted Uses (Mixed-Use)

<table>
<thead>
<tr>
<th>CATEGORY</th>
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<th>ADDITIONAL REGULATIONS</th>
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**Keys:**
- **■** = Permitted
- **□** = Special Use Permit Apply
- **Blank Cell = Not Permitted**

November 2020
### Table 802.2: Permitted Uses (Residential/Neighborhood Services)

<table>
<thead>
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Key: ■ = Permitted, □ = Special Use Permit Regulations Apply, Blank Cell = Not Permitted
803. Development and Performance Standards

A. General

1. All permitted uses shall meet the Section 402. General Provisions and those standards specified in the applicable individual Building Form Standard pages.

2. No civic or commerce use is permitted above a residential use.

3. Businesses providing drive-up services shall not have a drive-through lane or service window that abuts or faces a street-space.

4. No smoke, radiation, vibration or concussion, heat or glare shall be produced that is perceptible outside a building, and no dust, fly ash or gas that is toxic, caustic or obviously injurious to humans or property shall be produced.

5. Only commercial uses may occupy the ground floor of buildings located in storefront frontages.

6. Child Care Organizations.

   a. Foster family homes, foster family group homes, and family day care homes shall be regulated under Article I, Section 50-150(1) of Chapter 50.

   b. Child care centers, day care centers, and group day care homes all shall be regulated under Article I, Section 50-150(2) of Chapter 50.

   c. Child care centers and day care centers shall also be regulated under Article I, Section 50-150(3) of Chapter 50.

B. Residential

1. A lobby serving an upper story residential use is permitted on the ground story of a Mixed-Use site with a storefront.

2. A Class A home occupation is allowed in all residential uses and shall conform to Section 50-147(7) of Chapter 50.

3. The keeping of not more than one rooer by an owner residing in a single-family dwelling, except that a person owning a single-family dwelling on the effective date of Ordinance No. 900 shall be permitted to keep two roomers while continuing to own and reside in the dwelling. The maximum occupancy shall not exceed three unrelated persons, including the owner, for an owner-occupied dwelling or two unrelated persons for a non-owner occupied dwelling. For purposes of this subsection, persons comprising a “domestic unit” as defined under “Family” in Section 50-6 shall be deemed related persons.

4. The keeping of not more than one rooer by an owner residing in each unit of a two-family dwelling. The maximum occupancy shall not exceed three unrelated persons per dwelling unit for an owner-occupied
dwelling unit or two unrelated persons for a non-owner-occupied dwelling unit.

5. A rental license is required through the City of East Lansing Housing Division.

6. Multiple-family dwelling units with three or fewer bedrooms per dwelling unit provided within a building which contains one or more of the allowed commerce uses.

7. Private garages shall not exceed the capacity of 3 automobiles.

C. Civic

Buildings that house civic uses located on civic sites specifically designated on the regulating plan are not subject to Part 4. Building Form Standards.

D. Office

Office uses are not permitted within the required minimum depth of the ground floor for the storefront frontage in a Mixed-Use site.

E. Hotel

1. Ground story guest rooms shall meet the configuration standards for ground story residential uses as specified in the Mixed-Use building form standard.

2. A lobby serving an upper story hotel use is permitted on the ground story of any Mixed-Use frontages where hotels are allowed.

F. Retail Sales, Restaurant

1. Outdoor eating areas for restaurants shall be allowed on the public sidewalk in Mixed-Use and/or storefront frontages, subject to the City’s standards (see the East Lansing City Code of Ordinances).

2. A retail sales use or restaurant is permitted in the second story of a Mixed-Use site with or without a storefront frontages provided it is an extension of that ground story use, with equal or less floor area.

3. A restaurant serving alcohol must have a special use permit under section 50-94 of the Zoning Code. The restaurant shall comply with the requirements and performance standards for a “restaurant” as set forth in Sections 8-181 and 8-182 of Chapter 18 of the City Charter at all times.

G. Special Use Permit

A Special Use Permit is required under Section 50-94 of Chapter 50.
Part 9. Definitions

901. Defined Terms

The following terms are defined for the purpose of this code. Terms not defined here may be defined elsewhere in the zoning ordinance. In such case, the definition contained in the zoning ordinance shall be used. Certain terms in this code are used in very specific ways, often excluding some of the meanings of common usage. Where there is an apparent conflict or contradiction, the definition herein shall prevail.

Alley. The public right-of-way or easement for vehicles and pedestrians within a block that provides service access to the rear or side of properties, vehicle parking (e.g., garages), loading docks, utility meters, recycling containers, and garbage bins.

Attic Story. Habitable space situated within the structure of a pitched roof and above the uppermost story. An attic story is permitted for all building form standard sites and does not count against the maximum building height limit in stories or feet of the frontage in which it is located.

Awning. A cantilevered, projected or suspended cover over the sidewalk portion of the street-space, or a roof like covering, usually of canvas, metal, or similar material and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain. It is distinguished from a canopy because it is not permanent, nor a structural portion or architectural feature of the building and does not support substantial weight.

Balcony. An exterior platform attached to the upper floors of the building façade (generally forward of the required building line).

Bay Window. Generally, a U-shaped enclosure extending the interior space of the building outward of the façade/required building line (along its street-space side).

Bed and Breakfast (B&B). A private residence in a single-family home that offers sleeping accommodations to lodgers in the innkeeper’s (owner or operators) principal residence, and serves breakfast at no extra cost to lodgers.

Block. An increment of land comprised of lots, alleys, and parcels circumscribed and not traversed by streets (pedestrian pathways excepted). Blocks are measured at the required building line (rbl).

Block Corner. The outside corner of a block at the intersection of any two required building lines. Inside corners, where the resulting angle formed by the block face is less than 180 degrees (concave) are not considered block corners for the purposes of this district.

Block Face. The required building line frontage between block corners.

Buildable Area. The area of the lot that building(s) may occupy, which includes the area of the lot behind the required building line as designated by the building form standard. The buildable area sets the limits of the building footprint now and in the future—any building additions shall be within the specified buildable area.
Building Corner. The outside corner of a building where the primary building mass is within an angle less than 180 degrees. Inside corners, where the exterior space of the building mass forms an angle of more than 180 degrees are not considered building corners for the purposes of this district.

Building Form Standards (bfs). The part of these district standards that establish basic parameters regulating building form, including: the envelope (in three dimensions); placement on the lot; and certain permitted and required building elements, such as storefronts, balconies, and street walls.

Child Care Organization. See section 50-5.

Civic Buildings. Those buildings that house strictly civic uses or historically and urbanistically significant structures designated on the regulating plan. Civic use buildings and publicly-owned public art are not subject to the building form standard prescriptions of this district.

Civic Green or Plaza. A public open space designated on the regulating plan. The term civic green is generally used to describe a formally configured small public lawn or park that is primarily unpaved. The term plaza is generally used to describe spaces that have more paved surface area, including squares. See the Public Realm Standards for the specific controls on civic greens and plazas.

Civic Use. See Use, Civic.

Clear Height. Within a structure, the habitable distance between the floor and ceiling. For entrances and other external building features, the unobstructed distance from the ground/sidewalk to the lowest element above.

Clear Sidewalk. An area within a street-space, the portion of the sidewalk that must remain clear of obstructions and allow public passage. The clear sidewalk width is specified in the Street Type Specifications.

Clearly Visible from the Street-Space. Many requirements of this district apply only where the subject is “clearly visible from the street-space.” A building element more than 40 feet from a required building line or street-space is by definition not clearly visible from the street-space (such as elements facing a common lot line). Also, common or party walls are by definition not clearly visible from the street-space. This does not exempt vehicle parking lots or parking structures from any building form standard requirements. These standards concentrate on the views from the public area and minimize interference in the private realm. For example, an architectural element that is visible only through an opening in a street wall is not clearly visible from the street-space.

Code. As used in this document, code refers to the Avenue Form District Form-Based Code for the City of East Lansing.

Common Lot Lines. Lot lines shared by adjacent private lots.

Coping. The cap or covering on top of a wall.

Corner Lot. A lot that has frontages on two intersecting street-spaces. Special building placement, fencing and landscape requirements may apply.
**Cornice.** A cornice is a horizontally overhanging element that crowns a building.

**Display Window.** A large window usually in the front of a store to display merchandise.

**Dooryard.** The area within the street-space, extending across the entire width of the lot, between the façade of the building (generally the required building line) and the clear sidewalk portion of the sidewalk, which may be paved or planted.

**Dormers.** Roofed ancillary structures with windows providing light and air to habitable space within a pitched roof.

**Dwellings, Class of.** See section 50-6.

**Dwellings, Class of Multiple-Family.** See section 50-6.

**Education and Training Facilities.** A public college or technical institute which provides a two-year, post-secondary, terminal-general, terminal-technical, out-of-school youth or adult education program, or any combination of these.

**Equivalent or Better.** A building material or construction technique that has been determined, by the Director of Planning, Building & Development, to be at least equal to, in appearance, durability, etc., or surpassing those expressly permitted herein.

**Façade (Building Face).** The building elevation facing the street-space or required building line. Building walls facing private interior courts, common lot lines, and alleys are not façades (they are elevations).

**Façade Composition.** The arrangement and proportion of materials and building elements (windows, doors, columns, pilasters, bays) on a given façade.

**Fenestration.** Openings in a wall, including windows and doors, allowing light and views between the block and/or building interior (private realm) and sidewalk and/or street exterior (public realm).

**First Floor.** See Ground Story.

**Front Porch.** The ground floor platform attached to the façade or required building line side of the main building.

**Garage Entry.** An opening (with curb cut) in the building façade and/or street wall where vehicles may enter into a parking structure in the block interior for general parking and business servicing.

**Gas Station.** Any lot or parcel of land or portion thereof used partly or entirely for storing or dispensing flammable liquids, combustible liquids, liquefied flammable gas, or flammable gas into the fuel tanks of motor vehicles.

**Government Facility.** A building or structure owned, operated, or occupied by governmental agency to provide a governmental service, such as but not limited to a city hall, library, police station or fire station.

**Ground Story.** The first habitable level of a building at or above grade. The next story above the ground story is the second floor or story.
Goverment Facility. A building or structure owned, operated, or occupied by governmental agency to provide a governmental service, such as but not limited to a City Hall, Library, police station or fire station.

Hospital. An institution, licensed by the state department of health, providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury and other abnormal physical or mental conditions, and including as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities.

Hotel. See section 50-7.

Laboratory, Support or Research. A facility for scientific laboratory research in technology-intense fields. This category includes but is not limited to biotechnology, pharmaceuticals, genetics, plastics, polymers, resins, coatings, fibers, fabrics, films, heat transfer, and radiation research facilities.

Mansard. A type of roof having two slopes on every side, the lower slope being considerably steeper than the upper.

Manufacturing, light. An establishment or activity primarily engaged in manufacturing, production or assembly which does not involve, on the premises, the use of heat, noise, or odor generating/producing processes, which are detectable off-site.

Mezzanine. An intermediate level between the ground story and the second story that may be in the form of a platform, podium, or wide balcony.

Mullion. A vertical structural member in a window.

Muntin. A strip of wood or metal (etceteras) separating and holding panes of glass in a window, less than 1” in thickness. Muntins divide a single window sash or casement into a smaller grid system of panes of glass.

Open Area. See Private Open Area.

Parking Setback Line. A line or plane indicated on the regulating plan which extends vertically up from the ground story floor level and is generally parallel to the required building line. The parking setback line (psl) is a permissive minimum distance from the required building line.

Pedestrian Pathway. A publicly accessible interconnecting paved way providing pedestrian and bicycle passage through blocks running from a street-space to another street-space, alley, or an interior block parking area.

Personal Services. Establishments providing non-medically related services, including beauty and barber shops; clothing rental; dry cleaning pick-up businesses; psychic readers; shoe repair shops; tanning salons. These uses may also include accessory retail sales of products related to the services provided.

Privacy Fence. An opaque fence along alleys, pedestrian pathways, and common lot lines. See the Building Form Standards for height and placement specifications and Architecture for material and configuration standards.
Private Open Area. An occupiable area within the buildable area, accessible only to occupants of the particular building or site, and (primarily) open to the sky.

Place of Assembly. Establishments at which persons gather for the purpose of amusement, entertainment, and socialization. Such establishments include galleries, museums, theaters, sports arenas, lodges, or clubs but exclude places of worship.

Place of Worship. A building, together with its accessory buildings and use, where persons regularly assemble for religious purposes and related social events and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain religious ceremonies and purposes.

Professional Office. The office of a member of a recognized profession maintained for the conduct of business in any of the following categories: accounting, architecture, dentistry, engineering, financial institution, insurance, interior design, law, planning, medicine, real estate, optometry, or any similar type of profession; including their ancillary uses such as laboratories and automatic teller machines.

Public Realm. All space identified as street space also including parks.

Recreation, Indoor. An establishment whose main purpose is to provide the public with active or passive recreation opportunities and where fees are collected for the activity. Includes, but not limited to health clubs, arcades, bowling alleys, and billiard halls.

Regulating Plan. The implementing plan for development within the form districts. Regulating plans designate the building form standards and street types and may provide specific information for the disposition of each building site. The regulating plan also shows how each site relates to adjacent street-spaces, the overall district, and the surrounding neighborhoods.

Required Building Line (rbl). A line or plane indicated on the regulating plan, defining the street frontage which extends vertically and generally parallel to the street, at which the building façade shall be placed. (The minimum length and height of façade that is required at the rbl is shown on the appropriate building form standard.)

Restaurant. See section 50-8.

Retail Sales. Establishment selling merchandise directly to the consumer. Such establishments may include but are not limited to apparel store, book store, bakery, flower shop, appliance store and similar establishments.

Shared Parking. Automobile parking that is visible and accessible to the public for a minimum portion of each day.

Sidewing. The portion of a building attached to and behind the primary structure extending along a common lot line toward the alley or rear of the lot.

Square. See civic green.
Street Tree. A tree required in the form districts that is used to define the street-space/pedestrian realm and listed in the Street Tree List in the Public Realm Standards. Street trees are of proven hardy and drought tolerant species and large enough to form a shade canopy with sufficient clear trunk to allow traffic to pass under unimpeded.

Street Wall. A masonry wall which assists in the definition of the street-space in the absence of a building. See the building form standards for height and gate specifications.

Transom. Transom or transom window refers to a transom light, the window over a structural crosspiece in a window or door opening.

Tree Lawn. A continuous strip of soil area—typically covered with grass, other vegetation, bridging pavement, or sometimes porous pavers—located between the back of curb and the clear sidewalk, and used for planting street trees and configured to foster healthy street tree root systems. Tree lawn dimensions are specified in the Street Type Specifications.

Vehicle Service. An establishment for the minor servicing of motor vehicles including but not limited to car washing, dispensing of motor fuels, and lubricants; and the retail sale and installation of minor automobile parts and accessories such as tires, batteries, and spark plugs.

Vehicle Rental/Sales. The use of any building or portion thereof, or other premises or portion thereof for the display, sale, rental, or lease of new motor vehicles, or used motor vehicles.

Warehouse. A use engaged in storage, wholesale and distribution of manufactured products, supplies, and equipment, excluding bulk storage of materials that are inflammable or explosive or that present hazards or conditions commonly recognized as offensive.