



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
May 18, 2020 7PM

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1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
  - A. February 24, 2020 Regular Meeting
  - B. May 11, 2020 Work Session
5. COMMUNICATIONS
  - A. Thomas Dietz and Linda Kalof RE: Special Use Permit #20011
  - B. Carol Bidigare RE: medical marihuana
6. PUBLIC HEARINGS - None
7. UNFINISHED BUSINESS - None
8. OTHER BUSINESS
  - A. Election of Vice-Chair
  - B. Zoning Board of Appeals representative
  - B. Form based code
9. REPORTS AND ANNOUNCEMENTS
  - A. Township Board update.
10. PROJECT UPDATES
  - A. New Applications - None
  - B. Site Plans Received - None
  - C. Site Plans Approved - None
11. PUBLIC REMARKS
12. ADJOURNMENT

**AGENDA page 2**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION MEETING  
May 18, 2020 7PM

**TENTATIVE PLANNING COMMISSION AGENDA**  
**June 11, 2020**

1. PUBLIC HEARINGS
  - A. Special Use Permit #20011 (Andev Group, LLC), establish an approximately 268,263 square foot senior living community comprised of 230 units on an undeveloped parcel identified as Parcel Number 20-401-005, located at the east end of Hannah Boulevard.
  - B. Special Use Permit #20021 (Andev Group, LLC), construct building greater than 25,000 square feet in size on an undeveloped parcel identified as Parcel Number 20-401-005, located at the east end of Hannah Boulevard.
  - C. Rezoning #20010 (Ho Cho), rezone approximately 4.67 acres located at 5654 Okemos Road from RR (Rural Residential) to RAA (Single Family-Low Density).
  - D. Rezoning #20030 (Planning Commission), rezone approximately 0.10 acre located at 5937 Potter Street from C-1 (Commercial) to RN (Mixed Residential).
  
2. UNFINISHED BUSINESS
  - A. Form based code
  
3. OTHER BUSINESS - None

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Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.



**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES**

**February 24, 2020  
5151 Marsh Road, Okemos, MI 48864-1198  
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Premoe, Trezise, Hendrickson, Lane, Shrewsbury, Clark, and  
McConnell**  
**ABSENT: Commissioners Cordill and Richards**  
**STAFF: Director of Community Planning & Development Mark Kieselbach and  
Principal Planner Peter Menser**

**1. Call meeting to order**

Chair Lane called the regular meeting to order at 7:00 P.M.

**2. Public Remarks - None**

**3. Approval of Agenda**

Commissioner Trezise moved to approve the amended agenda.  
Seconded by Commissioner McConnell.  
VOICE VOTE: Motion approved unanimously.

**4. Approval of Minutes**

**A. February 10, 2020 Regular Meeting**

Commissioner Hendrickson requested amendments in the minutes to include the following items:

- Item 8B, 2020 Goals- Amend to read: Review the Sign Ordinance by the end of September, and propose new changes by the end of the year.
- In the discussion of the Big Goals- Add: Creation of TIFs for both the Grand River Corridor and the Haslett PICA areas
- Add: Amend the Planning Commission/Township Board review process so that a proposal being presented to the Board for the first time does not undergo changes after the Planning Commission has voted on it and/or allow for an expedited process if a matter gets referred back to the Planning Commission so that it only takes one meeting for the Planning Commission to review and approve/deny the amended proposals.
- Add: Improve the information flow among the various boards and commissions and the Planning Commission, specifically on projects of great interest.

Commissioner Hendrickson moved to approve the amended minutes.  
Seconded by Commissioner Trezise.  
VOICE VOTE: Motion approved unanimously.

**5. Communications - None**

**6. Public Hearings - None**

**7. Unfinished Business**

- A. Special Use Permit #19141 (The Cured Leaf TC, Inc.), establish commercial medical marihuana provisioning center at 3520 Okemos Road.

Principal Planner Menser noted the applicant has submitted responses to the special use permit criteria and they are available in the meeting packet for review.

Motion by Commissioner Premoe to recommend approval of Special Use Permit #19141.

Supported by Commissioner Hendrickson.

ROLL CALL VOTE:

YEAS: Commissioner Premoe, Hendrickson, McConnell, Clark, Shrewsbury, Trezise, and Chair Lane.

NAYS: None

MOTION CARRIED: 7-0

- B. Special Use Permit #19131 (The W. Investment Holdings), establish commercial medical marihuana provisioning center at 1614 Grand River Avenue.

Principal Planner Menser commented there would be different conditions for this request compared to the previous special use permit discussed because new construction is proposed.

Motion by Commissioner Trezise to recommend approval with the 17 conditions stated in the resolution for Special Use Permit #1131.

Supported by Commissioner Premoe.

ROLL CALL VOTE:

YEAS: Commissioner Trezise, Premoe, Hendrickson, Shrewsbury, Clark, McConnell, and Chair Lane.

NAYS: None

MOTION CARRIED: 7-0

- C. Zoning Amendment #20020 (Township Board), amend Section 86-376 of the Code of Ordinances to allow a mix of single family and multiple family dwelling units in the RD, RC, and RCC (Multiple Family) zoning districts.

Principal Planner Menser noted a map showing the location of multiple family zoning districts (noted in red) in the Township was included in the meeting packet per the request of the Planning Commission at the February 10, 2020 meeting. He also noted that changes to the text of the draft ordinance included swapping out the term "living unit" for "dwelling unit" where applicable.

Motion by Commissioner McConnell to adopt the resolution recommending approval of Zoning Amendment #20020 in accordance with the revised draft ordinance language dated February 11, 2020.

Supported by Commissioner Trezise.

Commissioner Hendrickson stated he would be voting in opposition to the proposed zoning change because of the concerns he expressed at the February 10, 2020 public hearing.

ROLL CALL VOTE:

YEAS: Commissioner McConnell, Trezise, Premoe, Shrewsbury, Clark, and Chair Lane.

NAYS: Commissioner Hendrickson

MOTION CARRIED: 6-1

**8. Other Business**

A. 2020 Planning Commission goals

Principal Planner Menser summarized the four goals discussed by the Planning Commission at the February 10, 2020 regular meeting and noted they were listed in the meeting packet.

Commissioner Hendrickson asked to amend the language of the fourth goal to reflect the date change from June 30<sup>th</sup> to September 30<sup>th</sup> as previously discussed for the amended minutes.

Motion by Commissioner Hendrickson to adopt the amended 2020 Planning Commission goals. Supported by Commissioner Trezise.

ROLL CALL VOTE:

YEAS: Commissioner Hendrickson, Trezise, Premoe, McConnell, Clark, Shrewsbury, and Chair Lane.

NAYS: None

MOTION CARRIED: 7-0

B. Form Based Code meeting

Principal Planner Menser thanked Chair Lane, Vice Chair Hendrickson, and Commissioner McConnell for attending the Township Board Meeting on February 18, 2020. Chair Lane and Vice Chair Hendrickson presented an overview to the Board of what the Planning Commission has been working on relating to the Form Based Code initiative. A link to the video of the presentation was included in the meeting packet as well as a copy of the memo from Principal Planner Menser to the Township Board.

Planning Commission Discussion:

- The Board may be more supportive of the Form Based Code after having time to review the ordinance draft details.
- Follow up with another presentation to the Board after submitting the written draft to discuss questions they may have.
- The Board expressed interest in prescribing the uses and having final approval of projects.
- The purpose of the ordinance change could help streamline the process for applicants and create a unique look and feel of the area.
- Suggestion to hold a work session before the next Planning Commission meeting to continue working on the ordinance.

Chair Lane asked Principal Planner Menser to schedule a work session before the next Planning Commission meeting on March 16, 2020 starting at 6:00 p.m.

## **9. Reports and Announcements**

### A. Township Board updates.

Principal Planner Menser provided a summary of the February 18, 2020 Township Board meeting and provided a preview of what is on the agenda for the March 3, 2020 Township Board meeting.

Commissioner Premoe provided an update from attending the Brownfield Redevelopment Authority meeting on February 20, 2020.

## **10. Project Updates**

### A. New Applications

1. Special Use Permit #20031 (McCreary's Healthy Homes), establish auto detailing service at 1477 Haslett Road.

### B. Site Plans Received - None

#### C. Site Plans Approved

1. Site Plan Review #20-16-05 (GBC Design, Inc.), revisions to existing drive-through lane for Chick-fil-A restaurant at 2075 Grand River Avenue.

## **11. Public Remarks - None**

## **12. Adjournment**

Commissioner Premoe moved to adjourn the meeting.

Supported by Commissioner Shrewsbury.

VOICE VOTE: Motion carried unanimously.

Chair Lane adjourned the regular meeting at 7:47 p.m.

Respectfully Submitted,

Debbie Budzynski, Recording Secretary

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
WORK SESSION MINUTES**

**DRAFT**

**May 11, 2020**

**Meeting held via Zoom web conferencing application  
517.853.4560**

**PRESENT: Commissioners Hendrickson, Richards, Premoe, Clark, Trezise, McConnell,  
Shrewsbury, Cordill**

**ABSENT: None**

**STAFF: Director of Community Planning and Development Mark Kieselbach,  
Economic Development Director Ken Lane, IT Director Stephen Gebes,  
Principal Planner Peter Menser**

**OTHER: None**

**1. Call meeting to order**

Chair Hendrickson called the work session to order at approximately 7:02 p.m.

**2. Approval of agenda**

Commissioner Cordill moved to approve the agenda.  
Supported by Commissioner Trezise.  
VOICE VOTE: Motion carried unanimously.

**3. Discussion**

**A. Form Based Code initiative**

Principal Planner Menser provided an overview of the edits he made to the document since the last meeting. Planning Commission discussion including the following:

- Discussion on the draft ordinance began on page 17 with Section 86-448
- Comments on Intent section:
  - Section needs clarification
  - Section does not explain what it means by the term “intense”
  - Needs to clearly convey intent, written now as more of a definition
  - Should be more declaration of intent
  - Needs to include mention of “park once” goal
  - Intent should describe the area
- Comments on Section B, Applicability:
  - Need to add form district map
  - All references need to be checked to ensure they point to the correct sections
  - Overall the provisions need to refer back to general FBC standards, then look at the zoning ordinance
- Comments on Part C, page 18:
  - Graphic under Figure B is inaccurate, needs to be removed

- Ground floor residential height should be reworded to clarify
- C.1.a should be minimum 1st floor commercial height
- Other stories beyond 1st story are not prescribed, could be whatever is proposed
- Comments on Height bonus criteria:
  - Consideration about adding LEED certification
  - Discussion over #2 Re: diversity of housing types and whether it is needed
  - Concern over value of limiting number of bedrooms
  - #5 typo green “roods” to be corrected
- Comments on Part 3, Building placement on page 19:
  - Page 19 side yard setback – add minimum so it’s clear that side yard could be zero feet
  - Concern over zero foot side yard setback
  - Concern about people accessing from rear yard parking to front of building
  - Part F on page 20 should say single family zoning district when screening adjacent to residential
  - Change to privacy fence or wall 6 feet tall to match definitions
  - Fencing needed to block car lights from residential properties
  - Add discretionary provision allowing director the authority to grant waiver for non-motorized access to approve placement of neighborhood/pedestrian access
- Comments on Part 5, Architectural Elements on page 19:
  - Strike minimum from 5a and 5b
  - Concern with windows getting blocked, there is provision in general guidelines requiring windows be clear and functional
  - Clarify in 5.e that everything other than windows needs to be 75% brick or stone
- General comments:
  - Should 86-448 Part C title should be labeled commercial and mixed use rather than just commercial to clarify it could be either or both
  - Add residential to use table
- Peter will share residential standards at future meeting
- Use Table comments:
  - FBC ordinance notes commerce category includes all uses land uses from C-1,C-2, C-3, PC, RP districts
  - Should be noted as general uses allowed in all FBC district rather than specific
  - Staff can list uses and related conditions for each for future meeting
  - Do conditions not apply for conditional uses in FBC? Staff to consider.

#### 4. Public remarks

Alex Newman introduced himself and noted he has submitted a public service application to fill the vacancy on the Planning Commission.

#### 5. Adjournment

Commissioner Riachards moved to adjourn the work session at approximately 8:55 P.M. Supported by Commissioner Premoe.

Respectfully Submitted,

Peter Menser

**From:** [Tom Dietz](#)  
**To:** [Planning Commision \(DG\); Peter Menser](#)  
**Cc:** [Linda Kalof](#)  
**Subject:** March 16 hearing  
**Date:** Friday, March 13, 2020 8:02:38 PM

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We would urge you to postpone the meeting until the COVID-19 emergency has subsided. It seems inappropriate to ask citizens who wish to express their views about issues on the agenda, in particular the huge development proposed by the Andev Group, to put themselves and others at risk in a public meeting at this time.

We appreciate that developers are always pushing for speedy hearings. But this land was purchased with zoning in place. Granting the SUP would vastly increase the value of the property in a windfall, while we have serious concerns about the impacts on neighbors and the Township overall. So we see no public urgency in this hearing, particularly given the current state of emergency.

Sincerely,

Thomas Dietz and Linda Kalof  
4651 Sequoia Trail  
Okemos

Meridian Township - Planning Committee  
Mr. Ken Lane, Chair

RE: Use Permit #1915 (Haslett Gallery)

Although many meetings have been postponed at this time, I am giving my thoughts regarding the permit of the Haslett Gallery (or any other company) to open any type of an establishment on Towner Road.

Even though the Township & Planning Committee feel they have spent time figuring out how to fit 6 dispensaries+ in the Meridian Township, it appears the residence that are located by these locations were not taken into consideration. Clearly the Township Board, after checking on 6 of the 8 members, are not within a mile of any dispensaries, seems they do not want them located by their homes. I haven't spent the time checking the planning committee's residence but curious as to the results.

There isn't any mandatory law stating that the Township must have any, let alone 2, in each city. It is strictly a choice along with the additional 24 other types of facilities (ie growers-regardless of size) that most in the township are unaware of.

Regarding the location of 1838 Towner, it was decided to place a retail shop (with the potential of adding processors/grower facility, etc) when no other retail facility exist on Towner. In addition, the Township decided to not put sidewalks on Towner when it was repaved Fall of 2019. This is a situation of a potential liability on the Township since children, families, bikes use this street as a main path to go to the new park on Towner. Some use this road to go to the bowling alley, City Limits & limited space if a police officer "pulls over" a vehicle.

Also, the distance from residential homes is approx. 60 ft., across the street. Clearly this committee understands the effect on the value and environment for all residence on Towner (in addition to Crestwood subdivision) How much is the Township going to pay each resident for profit lose on sales of their homes? Is the Township going to pay for a possible increase in home insurance due to location of dispensary+?

It is understood that Bath Township doesn't allow dispensaries in the area, but I am going to assume this company won't just have a dispensary due to the size of the property. Were the residence of Meridian Township made aware of the changes that can occur near their homes?

Lastly, the smell. Due to the *unlimited size of growers* the Township approved; it is possible that part of the property will be used for such. Is the planning committee taking that issue and all the problems that come with it (ie Lansing) or are they going to wait and deal with it after the issue arises? I have been told "it will be monitored" – what that says the problem will not be addressed until it is a problem. Haven't we learned anything from all the problems other cities (Lansing, Chesaning, etc.) are having with this?

Please reconsider allowing any dispensary/grower/facility/etc. to locate on Towner Rd, Haslett. The people of Meridian Township come before profits.

Thank you for your time –

Carol Bidigare & family  
6279 High St, Haslett



**To: Planning Commission**

**From: Peter Menser, Principal Planner**

**Date: May 12, 2020**

**Re: Election of Vice-Chair**

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With the hiring of former Planning Commission Chair Ken Lane as the Township's Economic Development Director, and resulting ascension of former Vice-Chair Scott Hendrickson to the position of Chair, the position of Vice-Chair is currently vacant. The general duties of the position are as follows:

Vice-Chair: The vice-chair shall act in the capacity of the chair in the chair's absence. In the event the office of the chair becomes vacant, the vice-chair shall succeed to this office for the unexpired term.

At the meeting on May 18, 2020 the Chair will request nominations for the role of Vice-Chair. Once nominations are made the Planning Commission will vote from amongst the candidates. The elected officer will begin serving immediately after being selected and will remain in office for the remainder of the year.

The currently serving Planning Commission officers are as follows:

Chair: Scott Hendrickson (succeeded to position in March 2020 upon resignation of previous chair)

Vice-Chair: Vacant

Secretary: Jerry Richards (elected in 2020)

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**To: Planning Commission**

**From: Peter Menser, Principal Planner**

**Date: May 12, 2020**

**Re: Zoning Board of Appeals appointment**

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A member of the Planning Commission is required by the Code of Ordinances to serve on the Zoning Board of Appeals (ZBA) as a regular member. The ZBA has meeting meetings scheduled generally on the second and forth Wednesdays of each month at 6:30 p.m., however meetings are only held when the ZBA has business to consider.

The previous Planning Commission representative on the ZBA was Ken Lane, who resigned from the Planning Commission after being hired as the Township's Economic Development Director. The following motion is provided to appoint a member of the Planning Commission to the ZBA:

- **MOTION TO APPOINT \_\_\_\_\_ TO SERVE AS THE PLANNING COMMISSION REPRESENTATIVE ON THE ZONING BOARD OF APPEALS FOR 2020**

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**To:** Planning Commission  
**From:** Peter Menser, Principal Planner  
**Date:** May 14, 2020  
**Re:** Form-Based Code Initiative

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The Planning Commission last discussed the Form-Based Code (FBC) draft ordinance at a virtual work session prior to the regular meeting on December 9, 2019. Since the meeting staff has made most of the changes discussed at the work session. Additional information on some of the longer discussion topics can be found below.

#### Conditional uses

The following is a list of the conditional uses and related conditions proposed in the draft form-based code ordinance.

#### **Child Care Centers (see, section 86-403 (d) (1))**

- Such uses shall be licensed by the State of Michigan.
- Such uses shall maintain an on-site screened and fenced outdoor play area equal to a size required by the state. Play areas shall be separated from streets, access drives, and parking areas with a landscaped buffer at least 20 feet in width.
- Twenty percent, but no fewer than two, of all required parking spaces shall be clearly marked for drop-off and pickup and shall be located as close as possible to the front entrance to minimize the necessity for children to cross a parking lot or driveway.
- *(Per C-2 zoning, in addition to the conditions listed in C-1 zoning above)* The property line of a child care center shall be set back 100 feet from incompatible uses, including but not limited to gas stations, bars, taverns, and lounges.

#### **Adult Care Centers (see, section 86-403 (d) (2))**

- Structures and sites meet all current building, residential, fire and property maintenance codes as adopted by the Township.

#### **Small Animal Veterinary Clinics (see, section 86-403 (d) (3))**

- The building shall be adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to surrounding properties.

- Boarding of small animals shall be permitted as an accessory to the principal use, except all boarding shall be conducted within a wholly enclosed building.
- A veterinary clinic or hospital may provide one apartment within the building for a live-in caretaker.

**Temporary Outdoor Uses (see, section 86-403 (d) (4))**

- All such outdoor uses must be approved in advance by the Director of Community Planning and Development.
- Upon approval, a permit shall be issued to the applicant specifying the terms, conditions, and time limitations of the activity.
- A fee, established by the schedule of fees promulgated under this chapter, shall be paid upon issuance of the permit.
- Temporary outdoor uses shall not be subject to site plan review.

**Bars, Taverns, Lounges and Brewpubs (see, section 86-404 (d) (1))**

- The property line of such uses shall be a minimum of 500 feet from a residential property line and 100 feet from a child care center.

**Manufacturing and Processing Establishments (see, section 86-405 (d) (2))**

- “selling their entire output at retail on the premises”

**Open Air Businesses (see, section 86-405 (d) (3))**

- Uses such as retail sales of nursery stock, lawn furniture, playground equipment, and garden supplies, provided the total sales and storage area is fenced (chain link shall not be acceptable) or otherwise enclosed in a permanent manner.

**Public and Private Utility Structures (see, section 86-405 (d) (4))**

- Except those with storage yards, provided an obscuring wall or fence or landscaped buffer shall be installed to serve as a buffer between the utility and adjacent uses.

Residential standards

The form standards for what was referred as townhouse/small apartment uses is provided as an attachment for consideration for including in the draft ordinance.

**Form-Based Code  
Planning Commission (May 18, 2020)  
Page 3**

Original use table

The use table from the original draft of the FBC ordinance is provided for reference as the Planning Commission continues its discussion on this section.

**Attachment**

1. Draft form based code ordinance revised May 13, 2020.
2. Townhouse/small apartment standards.
3. Original use table.

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**Section 86-446 Form Based Code Districts NEW**

A. Purpose and Intent

The purpose of this Form-Based Code (FBC) is to establish specific building and architectural styles to create a more walkable, pedestrian-friendly, and transit-supportive mixed-use environment that is harmonious along designated commercial corridors to align with the goals and objectives of the Meridian Township Master Plan. In order to maintain or create traditional urban design and to preserve and enhance community character, this FBC places a primary emphasis on placemaking (physical form and character) and a secondary focus on land uses. The FBC provides flexibility to development through parking and dimensional requirements, BUILDING FORM STANDARDS, STREET-SPACE provisions, unique setback requirements, height bonuses when certain amenities are included, and is overall more efficient through the development submittal process. The Form District Design Guidelines were created as a companion document to the FORM DISTRICT. These guidelines serve as a design tool for redevelopment to ensure that the standards and intent of the FORM DISTRICT are met regarding architecture, signage, lighting, streetscape, landscaping, and street design.

B. Definitions

The following terms are defined for the purpose of the FORM DISTRICTS. 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 these districts 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.

**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.

**BAY WINDOW.** Generally, a U-shaped enclosure extending the interior space of the building outward of the FAÇADE (along its STREET-SPACE side).

**BLOCK.** An increment of land comprised of lots, common drives, and tracts circumscribed and not traversed by streets (pedestrian pathways exempted). BLOCKS are measured at the required front yard setback.

**BUILDING FORM STANDARDS .** The part of these district standards that establish basic parameters regulating building form, including the building envelope, placement on the lot, building height, and certain permitted and required building elements, such as storefronts and BALCONIES.

**Form Based Code**  
**5/13/20 Draft**

**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. In the Grand River Avenue Form District, the CLEAR SIDEWALK width shall be 5' minimum.

**COMMERCE.** See USE, COMMERCE.

**COMMON LOT LINES.** Lot lines shared by adjacent ~~private~~ lots.

**CONSERVATION LANDS.** Areas that are not developable due to environmental constraints or easements, such as floodplains, wetlands, steep topography, wildlife preserves, etc.

**DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT (DIRECTOR).** The Meridian Township staff member appointed as the lead administrator for the Community Planning and Development department.

**DOORYARD.** The area within the STREET-SPACE, extending across the entire width of the lot, between the FAÇADE of the building and the CLEAR SIDEWALK portion of the sidewalk, which may be paved or planted, depending on the Street Type Specification designation.

**FAÇADE (Building Face).** The building elevation facing the STREET-SPACE. Building walls facing private interior courts, COMMON LOT LINES, and SHARED DRIVES are not FAÇADES (they are elevations).

**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).

**FORM DISTRICT (FORM DISTRICTS).** A designated area of land for which there are specific regulations governing USE, BUILDING FORM STANDARDS, building placement, architectural elements and related development aspects.

**FRONT PORCH.** The ground floor platform attached to the FAÇADE side of the ~~main~~ building.

**GARDEN WALL.** A masonry wall defining a property line or delineating a private area. (For height and gate specifications, see the BUILDING FORM STANDARDS). **GARDEN WALLS shall be designed to complement the architecture of the building/property.**

**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.

**KNEE WALL ?**

**MUNTIN.** A strip of wood or metal separating and holding panes of glass in a window, less than 1" in thickness. MUNTINS divide a single window sash or casement into a grid system of small panes of glass.

**Form Based Code**  
**5/13/20 Draft**

**PRIVACY FENCE.** An opaque fence along common drives, pedestrian pathways, and COMMON LOT LINES. See the BUILDING FORM STANDARDS for height and placement specifications and the Form District Design Guidelines for material and configuration standards.

**PUBLIC REALM (STREET-SPACE).** All space between fronting building FACADES, including streets, squares, plazas, parks, pedestrian pathways, sidewalks, parks, and transit service operator passenger platforms, but not within garage entries or common drives.

**REGULATING PLAN.** The implementing plan for development within the FORM DISTRICT.

**REGULATING PLANS** designate the BUILDING FORM STANDARDS. The REGULATING PLAN also shows how each site relates to adjacent STREET-SPACES, the overall district, and the surrounding neighborhoods.

**SHARED DRIVE.** 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.

**SHARED PARKING.** Automobile parking that is visible and accessible to the public for a minimum portion of each day.

**STOOP.** An entry platform on the FAÇADE of a building. (See the BUILDING FORM STANDARDS for specifications.)

**STORY.** That space within a building and above grade that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above.

**STREET-SPACE (PUBLIC REALM).** All space between fronting building FACADES, including streets, squares, plazas, parks, pedestrian pathways, sidewalks, parks, and transit service operator passenger platforms, but not within garage entries or common drives.

**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.

**USE, COMMERCE.** For the purpose of the FBC districts, COMMERCE USES shall be considered to encompass all by-right and conditional uses permitted in the following Meridian zoning districts: Commercial (C1, C-2, C-3), Professional and Office (PO), and Research Park and Office Park (RP), unless expressly prohibited herein.

**USE, RESIDENTIAL.** RESIDENTIAL USES shall be considered to encompass all of the uses allowed by-right in the residential zoning districts as defined in the Meridian Zoning Ordinance.

**USE, RETAIL.** Includes the following:

**Form Based Code**  
**5/13/20 Draft**

RETAIL SALES. Establishments wherein the primary use is the sale of merchandise for use or consumption by the immediate purchaser.

RETAIL SERVICE. Establishments providing services, as opposed to products, to the general public, including restaurants, hotels and motels, finance, real estate and insurance, travel agencies, health and educational services, and galleries; as well as personal services as defined in the Meridian Zoning Ordinance.

C. Administration

1. Applicability

The Meridian Township Form Based Code applies to all properties located within an overlay district identified on a REGULATING PLAN and the Township zoning map. In FBC, all requirements of the Meridian Township Zoning Ordinance shall apply, except as modified by this Section. When applying the regulations of the FBC or the specific 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.

Nothing contained within this Section shall be construed to relieve a person from any requirements, duties or obligations imposed by applicable sections of the Meridian Township Code of Ordinances, including those sections regulating CONSERVATION LANDS, or as otherwise imposed under state or federal law.

*NEED EXAMPLE DIAGRAM*

2. Permitted Uses

Uses are grouped into broad categories. Permitted uses by BUILDING FORM STANDARD and FORM DISTRICT are shown in TABLE 1.

3. Permitted Use Table

a. Table 1:

FORM DISTRICT: Grand River Avenue Form District

Use	By Right	Conditional
Banks, credit unions, savings and loan establishments	X	
Instructional centers (see, section 86-403 (c) (2))	X	
Offices of professionals licensed by the State of Michigan (see, section 86-403 (c) (3))	X	
Offices	X	
Personal Service Establishments (see, section	X	

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86-403 (c) (5))		
Restaurants or other Eating Establishments, for on premise consumption, excluding drive-thru restaurants (see, section 86-403 (c) (6))	X	
Retail Food Establishments, for off premise consumption, excluding drive-thru restaurants	X	
Retail Merchandise Establishments	X	
Health and Physical Fitness Establishments	X	
Child Care Centers (see, section 86-403 (d) (1))		X
Adult Care Centers (see, section 86-403 (d) (2))		X
Small Animal Veterinary Clinics (see, section 86-403 (d) (3))		X
Temporary Outdoor Uses (see, section 86-403 (d) (4))		X
Churches or Similar Places of Worship	X	
Libraries, Post Offices and similar Public Service Buildings	X	
Social Clubs	X	
Theaters, Auditoriums and Concert Halls	X	
Bars, Taverns, Lounges and Brewpubs (see, section 86-404 (d) (1))		X
Accessory Structures (see, section 86-405 (c) (2))	X	
Athletic Clubs and Health Spas (see, section 86-405 (c) (3))	X	
Building Supply and Hardware Stores	X	
Funeral Homes and Mortuaries, excluding Crematoriums	X	
Hospitals and Medical Clinics	X	
Indoor Recreation Establishments (see, section 86-405 (c) (8))	X	
Motor Vehicle Sales and Service (see, section 86-405 (c) (9))	X	
Museums and Art Galleries	X	
Publishing Services (see, section 86-405 (c) (12))	X	
Manufacturing and Processing Establishments (see, section 86-405 (d) (2))		X
Open Air Businesses (see, section 86-405 (d) (3))		X
Public and Private Utility Structures (see, section 86-405 (d) (4))		X
Offices of Architects, Engineers, Urban Planners, Artists and others Employed in the Graphic Arts	X	
Offices of Executive, Administrative, Legal, Writing, Clerical, Accounting, Insurance and Similar Enterprises	X	
Research Labs (see, section 86-432 (b) (5))	X	

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Prototype Production Facilities (see, section 86-434 (b) (2))	X	
Production, Processing, Storage and Distribution Facilities (see, section 86-434 (b) (3))	X	

- b. All drive-through establishments, including, but not limited to, restaurants, banks, and pharmacies, shall require Special Use approval per Article II, Division 4 of the Meridian Zoning Ordinance.
- c. Buildings proposed to exceed 25,000 square feet in floor area do not require Special Use approval. BUILDING FORM STANDARDS and the review and approval requirements of this Section shall apply to such buildings.

4. Use Determination

- a. The ~~Community Planning & Development~~ DIRECTOR is responsible for categorizing all land uses. If a proposed use is not listed in a use category (by right or conditional) 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.
- b. Uses not specifically listed: When determining whether a proposed use is similar to a permitted use, the DIRECTOR shall consider the following criteria: 1) the actual or projected characteristics of the proposed activity in relationship to the stated characteristics of each use; 2) the types of vehicles used and their parking and or loading requirements; 3) the likely impact on surrounding properties; 4) the intent of the FORM DISTRICT.
- c. Special Use Permit: If the site has an approved Special Use Permit, than no additional Special Use Permit is required for an additional use or building on the site, unless a new use is classified as a Special Use in ~~602~~ in this Section or if the existing use is proposed to change to another special use (refer to Article VI of the Meridian Zoning Ordinance; Special Use Requirements and Restrictions).

D. Plan Review and Approval

1. Site Plan Review

- a. Except as otherwise provided in this subsection, development requiring Site Plan Review shall follow the Site Plan Review process set forth in Article II, Division 5 of the Meridian Zoning Ordinance and shall meet the standards described below in Section 86-447, Building Form Standards. Site plan application requirements and

the payment of corresponding fees is required as provided in Article II, Division 5.

- b. Information available on any existing or foreseen environmental issues per the Meridian Zoning Ordinance Section 86-156 Review Criteria shall be provided. Building placement requirements may be reconfigured by Community Planning & Development staff if the presence of a flood plain or wetland on the parcel prohibits development envisioned by the FBC.
  - c. In addition to the Site Plan Review process, for redevelopment projects or those seeking height bonuses where a public hearing is not required, the applicant is encouraged to host a public workshop with adjacent neighbors or neighborhood to provide information on the proposed development and seek input. This should typically be held before submittal of an application, but following a pre-application meeting to obtain input from the ~~Community Planning & Development~~ DIRECTOR.
  - d. Approvals are obtained from the DIRECTOR of ~~Community Planning & Development~~, depending upon the nature of the proposed construction or use. Where this Section allows the DIRECTOR to grant a modification or waiver to a specific requirement, such authority shall be based upon the standards provided in that section or subsection. Decisions made by the DIRECTOR under this Section may be appealed to the Zoning Board of Appeals (ZBA) per Article II. Variances to the requirements of this Section may only be granted by the ZBA per Article II.
  - e. Activities and uses that are exempt from site plan approval still require a building permit. All construction or building modification is subject to Township building permit requirements of the Building Division.
2. Traffic Impact Study
- a. A traffic impact study is required where a new use, a change in an existing use, or the expansion of an existing use, is expected to generate 100 or more directional trips in a peak hour, based on the current edition of the ITE Trip Generation Manual. The typical study includes an evaluation of site access points and nearby signalized intersections including current conditions, impacts associated with the development, and the mitigation needed to address those impacts.
  - b. The ~~Community Planning & Development~~ DIRECTOR may reduce the extent of the required traffic study to address just the operations at the site access points in consideration of the following:

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1. The development includes a mixture of uses to reduce traffic trips (refer to the methodology for trip reduction factors in the ITE Trip Manual and Handbook).
  2. Non-motorized amenities are provided to promote travel options as an alternative to driving a vehicle such as: upgraded bike parking beyond what is required (such as covered or indoor parking, bicycle repair station, showers for commuters, etc.); transit amenities, such as shelters or seating, endorsed by the Capital Area Transportation Authority (CATA); the employer offering a program to encourage non-automotive travel such as bus passes to employees or incentives to walk, bicycle, or use transit.
  3. Existing nonconforming driveways are closed to improve safety for all types of travel.
  4. Other site amenities or programs similar to the above.
3. Modifications to Approved Site Plans
- a. Upon application and payment of the fee in the amount established in the schedule of fees adopted by the Township Board, modifications to an approved site plan may be granted by the ~~DIRECTOR of Community Planning & Development~~, provided that such changes conform to the provisions of this Section and all other Township, county, state, and federal laws and regulations.
- E. Regulating Plans
1. Purpose and Intent
    - a. A REGULATING PLAN is the controlling document and principal tool for implementing the FORM DISTRICT.
    - b. The REGULATING PLAN establishes the FORM DISTRICT development standards by:
      1. identifying the boundaries of the district;
      2. laying out a specific street and BLOCK configuration, including new streets; and
      3. designating the BUILDING FORM STANDARDS for each STREET-SPACE (BUILDING FORM STANDARDS are regulated in Section 86-447, Building Form Standards);
  2. Instructions for using REGULATING PLAN
    - a. Verify on the Township Zoning Map if the property is located within a FORM DISTRICT. If property is located in FORM DISTRICT, check the REGULATING PLAN. Note the color of the fronting STREET-

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SPACE - this color determines the applicable BUILDING FORM STANDARD (see the key located on the REGULATING PLAN).

- b. Find the property on the REGULATING PLAN and determine the applicable BUILDING FORM STANDARD. Determine whether the use is allowed by checking the Permitted Use Table in Section 86-446(c)(3).
  - c. The applicable BUILDING FORM STANDARD and regulations pertaining to parking, building materials, and permitted building uses that apply to all properties located in FORM DISTRICTS are listed in Section 86-447, Building Form Standards. The FORM DISTRICT will have specific parameters for development in terms of height, placement, elements, and use.
  - d. See Section 86-446(d) for information on the development review process.
3. Expanding district or amending regulating plan
    - a. Amendments to the adopted REGULATING PLAN, including the contents of the ordinance or expansion of a FORM DISTRICT shall meet all the criteria of this chapter and will require a text amendment or rezoning depending on the scope of the changes. Amendments may be initiated by site owner or developer request in accordance with Section 86-92 of the Meridian Zoning Ordinance.
  4. Connectivity
    - a. A high level of connectivity is desired to provide people with ample opportunity to walk, bicycle, or travel by vehicle without a need to drive for short trips. As sites redevelop, this connectivity shall be provided through an internal transportation network that links to the existing or planned non-motorized systems, and to existing local streets. New connections between sites should be provided as shown on the REGULATING PLAN including new streets, rear service drives, links between parking lots, and non-motorized pathways. The locations shown are flexible and may be aligned in a different manner provided the goal for connectivity is met. These street connections may be public streets that meet the standards of the Ingham County Roads Department or private roads that meet the requirements of Meridian Township.

**Section 86-447 Building Form Standards NEW**

**A. Purpose**

1. The BUILDING FORM STANDARDS establish the rules for development and redevelopment on private lots. They also set the basic parameters governing building form, including the building envelope and certain

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required or permitted functional elements, such as FENESTRATION (windows and doors), STOOPS, BALCONIES, and FRONT PORCHES. A REGULATING PLAN identifies the applicable BUILDING FORM STANDARD(s) for all parcels within a FORM DISTRICT. The goal of the BUILDING FORM STANDARDS is the creation of a vital and coherent PUBLIC REALM through the creation of good STREET-SPACE. The form and function controls on building frontages work together to frame the STREET-SPACE while allowing the buildings great flexibility behind their FAÇADES.

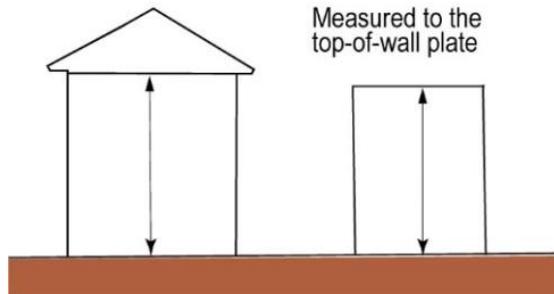
**B. General Provisions**

The following apply throughout the FORM DISTRICTS, to all BUILDING FORM STANDARDS, unless expressly stated otherwise within an individual FORM DISTRICT or otherwise designated on the REGULATING PLAN.

**1. Height**

- a. The height of all buildings is measured in STORIES, with an ultimate limit in feet, measured from the average fronting sidewalk elevation to the top of the wall plate. (See figure A)

*FIGURE A*



- b. The required minimum building height designated in each BUILDING FORM STANDARD shall be satisfied at the front building FAÇADE back to a minimum depth of 30 feet.
- c. The GROUND STORY finished floor elevation requirements are measured from the average fronting sidewalk elevation at the front building FAÇADE.

**2. Placement**

- a. Front, side and rear lot setbacks, where required, are specified in the individual FORM DISTRICT.
- b. No part of any building may be located forward of the minimum front setback except overhanging eaves, AWNINGS, shop fronts, BAY WINDOWS, STOOPS, steps, or BALCONIES. STOOPS and steps shall

not be located within a 5' minimum CLEAR SIDEWALK area. Handicapped ramps, approved by the ~~Community Planning & Development~~ DIRECTOR, may be located within the DOORYARD.

3. Elements

a. Fenestration

1. FENESTRATION is regulated as a percentage of the FAÇADE between floor levels. It is measured as glass area (including MUNTINS and similar window frame elements with a dimension less than one inch) and/or open area within the wall.
2. Blank lengths of wall exceeding 25 linear feet are prohibited on all FAÇADES below their 3rd STORY.
3. At least one functioning entrance shall be provided along each GROUND STORY FAÇADE.
4. Windows shall not direct views into an adjacent ~~private~~ lot where the COMMON LOT LINE is within 20 feet.

b. Storefronts

1. Where GROUND STORY storefronts are provided, the following regulations shall apply:
  - i. Single panes of glass shall not be permitted larger than 11 feet in height by 6 feet in width.
  - ii. GROUND STORY windows may not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space). A minimum of 80% of the window surface shall allow a view into the building interior for a depth of at least 15 feet.
  - iii. Storefront fenestration shall be 60 to 90% of the FAÇADE of an individual building.
  - iv. The maximum width of the storefront shall be 60 feet.
  - v. The minimum clear height of an awning at a storefront shall be 10 feet.

c. Façade Projections

1. 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 back-of-curb or the TREE LAWN edge, whichever is less.

2. BALCONIES shall not be located within 2 feet of any COMMON LOT LINE and shall not encroach into the public right-of-way. BALCONIES may be a single level or multiple BALCONIES stacked vertically for multiple STORIES.
  3. BAY WINDOWS shall have an interior clear width of between four and eight feet at the main wall and shall project no more than 42 inches into the setback.
  4. STOOPS and FRONT PORCHES:
    - a. Shall not encroach into the CLEAR SIDEWALK.
    - b. 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
    - c. Finished floor height shall be no more than 8 inches below the first interior finished floor level of the building.
- c. Pedestrian, Bicycle, and Transit-Friendly Design
1. Emphasis shall be placed on enhancing the overall walkability and safety of the area through appropriate pedestrian, bike, and transit accommodations and streetscape improvements. Refer to the Grand River Avenue Design Guidelines for guidance on the design of the streetscape, landscaping, transit amenities, streets, and open space areas.
  2. A pedestrian crosswalk and sidewalk of a minimum of 5 feet wide (min 7 feet when adjacent to parking to accommodate vehicle overhang) shall be provided in parking lots that provides a direct connection from the street side non-motorized path or sidewalk to the entrance of the building.
  3. The crosswalk or path within a parking lot shall be clearly delineated with striping or use of other non-slip materials that contrast with parking lot's primary material.
  4. Appropriate yield, crosswalk markings or traffic calming design elements shall be provided to indicate where pedestrians are crossing vehicular aisles in a parking lot.
  5. Bus stops and/or connections and amenities that support use of transit, are encouraged with the endorsement of CATA. Any bus stops shall be located at a place that provides a convenient pedestrian crossing of the adjacent street.

6. All sites shall meet the Bicycle Parking standards per Section 86-760 of the Meridian Zoning Ordinance.

d. Access Management

1. As redevelopment occurs, existing driveways that do not meet current standards should be removed or redesigned, to the extent practical, as determined by the Township. These changes should be a priority to improve safety for all types of travel, traffic flow, and the overall appearance of the district. In particular, elimination of access points are a priority where close to signalized intersections or where there is a poor offset spacing from driveways on the opposite side of the road. Shared access may be required with adjacent sites where the driveway spacing standards cannot be met. Additionally, if there is a rear access drive located on an adjacent lot, then the development shall provide a connection to that rear drive. Easements shall be provided for shared access with adjacent sites or cross circulation between adjacent parking lots.
2. Access points for new driveways shall meet the Township's standards described in Section 86-441, the Grand River Avenue Corridor Access Management Overlay District, the standards of the Michigan Department of Transportation (MDOT), or the standards of the Ingham County Roads Department, as applicable.

C. Parking

1. Intent

These FORM DISTRICT 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 and residential enterprises in pedestrian-friendly environments by encouraging SHARED PARKING.
- b. Reduce fragmented, uncoordinated, inefficient, reserved single-purpose parking.
- c. Provide flexibility **to reduce the amount of required parking spaces and minimize visibility of parking areas** ~~for redevelopment of sites.~~
- d. Increase ~~visibility and~~ **broad public access to** ~~accessibility of publicly~~ available parking.

2. On-Site Vehicle Parking and Location

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- a. Vehicle parking shall be set back a minimum of 8 feet behind the front building FAÇADE. The setback shall incorporate a landscape buffer.
  - b. Parking may occur forward of the parking setback if:
    1. Interior: It is completely within the building envelope; the parking floor level is at least five feet below grade; and FENESTRATION is not greater than 20%.
    2. Exterior: The required parking setback may be reduced to 5 feet behind the front building FAÇADE if a masonry GARDEN WALL ~~a minimum of~~ 3 feet in height is provided.
  - c. Any portion of a parking structure within 30 feet of a building constructed under this code shall not exceed that building's primary ridge or parapet height.
  - d. A rear yard landscape buffer a minimum of 20 feet in width is required when parking is adjacent to a residential district.
  - e. A rear yard landscape buffer a minimum of 15 feet in width is required when adjacent to a non-residential district.
3. Minimum Parking Requirements
- a. Parking requirements shall be regulated by Section 86-755 but with the following exceptions. The reduction in the number of parking spaces is based on an anticipated shift from single-occupant vehicle travel to walking, bicycling, transit, and car share services often associated with the mixture of uses within compact walkable areas consistent with the FBC.
  - b. If SHARED PARKING is provided as described in 86-753, the combined amount of parking required is reduced by up to 20% as determined by the ~~DIRECTOR of Community Planning & Development~~ based on the applicant demonstrating the combined peak hour utilization of the uses will not exceed ~~85~~ 80% of the parking supply on a typical day.
    1. This ~~percentage~~ **reduction** may be increased by up to 40% if the applicant provides information to demonstrate a maximum of ~~85~~ 80% of parking available is expected to be occupied during peak periods and the development features/~~the~~ elements described in Section 86-447(c)(3)(c) below.
    2. The ~~DIRECTOR of Community Planning & Development~~ may require a parking study by a qualified professional using accepted sources and methodology.

3. In addition, the DIRECTOR of ~~Community Planning & Development~~ may require an additional parking area be “banked” for future use if the anticipated SHARED PARKING is inadequate or if a use change to one that requires significant additional parking is made.
- c. The DIRECTOR of ~~Community Planning & Development~~ may reduce the required parking further, as noted above, if the applicant demonstrates that on-site parking demand will be reduced through amenities and programs that will shift travel from single occupant vehicles to other modes of travel such as:
  1. Provision of a bus stop with amenities such as a shelter, shade trees, and other design features endorsed by CATA.
  2. Incentives for employees to use transit, such as free transit passes or other programs endorsed by CATA.
  3. Site design elements that promote walking and bicycling, such as bike racks by building entrances (in an amount higher than that required under Article XIII Of-Street Parking & Loading), indoor bicycle parking, and other facilities for those who travel by bicycles.
  4. Other proposed transit amenities as determined appropriate by the DIRECTOR.
- d. Parking Requirements by Use:
  1. Residential
    - a. 1.25 parking spaces shall be provided per multiple family unit with an additional 0.25 space per unit available for visitor and public use.
    - b. Required parking per unit may be reduced if the development provides a “car-share” system for use by residents.
  2. Commercial centers and general retail
    - a. 3.5 spaces per 1,000 sq. ft. (minimum) and 4.0 spaces (maximum) for buildings with a gross floor area less than 25,000 sq. ft.
    - b. 4.0 spaces per 1,000 sq. ft. (minimum) or 5.0 spaces (maximum) for buildings with a gross floor area over 25,000 sq. ft.

3. Restaurants, taverns & bars, nightclubs, distilleries and brew pubs:
  - a. 1 space per 100 sq. ft. of usable floor area.
4. For uses not specifically listed above, the minimum parking requirements in the Meridian Zoning Ordinance shall apply. Maximum standards only apply to surface parking lots, not parking structures or underground parking
  - e. Achieving Parking Requirements
    1. Parking requirements may be met either on-site or within an 800-foot walking distance of the development. The required parking must all be on the same side of Grand River Avenue however parking on the opposite side may be included if within 660' (1/8 mile) of a designated pedestrian crosswalk.
    2. Parking shall be located in compliance with this Section.
    3. Bicycle Parking shall be provided as required by Sec. 86-760.
    4. All other parking standards of Article XIII Off-Street Parking & Loading shall apply.
4. Special Parking Standards
  - a. Joint Parking
    1. 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 ~~Community Planning & Development~~ DIRECTOR shall be executed. Parking lot configurations existing (insert effective adoption date) are exempt from this requirement.
  - b. On-Street Parking
    1. If on-street parking is provided those spaces may be counted towards parking requirements for the specific use.
  - c. Off-Street Parking
    1. Off-street parking shall be located in compliance with the parking setback regulations for the site on which it is located, as indicated in the BUILDING FORM STANDARDS.

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- d. Off-Site Parking
  - 1. Off-site parking must be located within a walking distance of 800 feet from the site it is serving.
  - 2. The off-site parking shall be located within the FORM DISTRICT.
  - 3. The off-site parking shall be provided for in a long-term lease or permanently dedicated in a form acceptable to the DIRECTOR of ~~Community Planning & Development~~.
- 5. Loading
  - a. Development under this code prohibits any street-side loading facilities. Consistent rear-access and circulation on SHARED DRIVES is recommended.

**Section 86-448 Grand River Avenue Form District *NEW***

A. Intent

- 1. 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, generally along Grand River Avenue. It is anticipated that there will be significant pedestrian traffic along this frontage.

***NEED PHOTOS***

B. Applicability

***ADD REGULATING PLAN MAP SHOWING FORM DISTRICT***

- 1. Within the Grand River Avenue Form District all requirements of the Meridian Township Zoning Ordinance shall apply, except as modified by this Section. When applying the regulations of the Grand River Avenue 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.
- 2. Properties located in the Grand River Avenue Form District, as designated on the Zoning Map, shall follow the requirements of this district as outlined in this Section. Development proposals shall comply with all applicable provisions of this Section, unless otherwise modified by the Township Board.

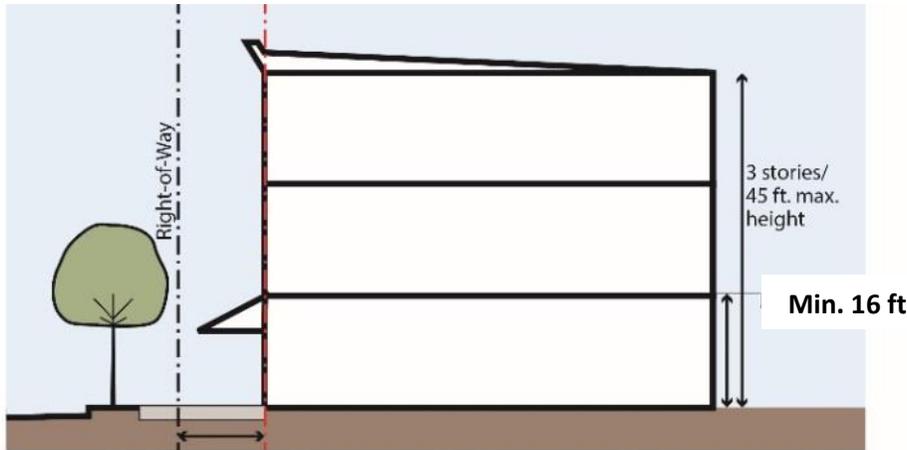
C. District Building Form Standards for Commercial Buildings

- 1. Height

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- a. Minimum Height: 1 story or 16 feet ~~maximum~~ **minimum**
- b. Maximum Height: 3 stories or 52.5 feet maximum
- c. Ground Floor Elevation for residential units: 3 feet **above grade** minimum

FIGURE B



2. Height Bonus

- a. ~~The Township DIRECTOR of Community Planning & Development~~ may permit an increase in height up to four stories, not to exceed 52.5 feet, and up to five stories, not to exceed 60 feet.
- b. Three amenities from the following list are required to permit an increase in height up to four stories, not to exceed 52.5 feet, and 5 total amenities are required to permit an increase in height up to five stories, not to exceed 60 feet:
  - 1. Parking is provided within the footprint of the building, provided that access to this parking shall be from the side or rear, and that parking is not placed along the front building FACADE. Any parking within the building shall be designed to match the materials and architecture of the remainder of the building.
  - 2. Residential units must vary in the number of bedrooms provided. No more than 50% of total units shall be comprised of single bedroom units.
  - 3. Design features that support and encourage transit use by public or private providers such as enhanced bus stops, designated scooter parking, or designated ridesharing (Taxi/Uber/Lyft) pick up and drop off curb space.

4. Electric car charging stations at a ratio of one station per 10 residential units.
  5. The use of green building and site development techniques such as alternative energy systems, green roofs, and pervious ground materials to minimize environmental impact.
  6. Provide PUBLIC REALM STREET-SPACE improvements such as benches, street lights, planters, public art, covered bike racks, and street trees as described in the Streetscape section of the Grand River Avenue Design Guidelines.
  7. Open space, such as pocket parks or community gathering spaces, accessible and visible to the public shall be provided as described in the “Squares and Civic Greens” section of the Grand River Avenue Design Guidelines.
  8. The number of pre-existing curb cuts shall be reduced by at least one.
  9. A minimum of 25% of the residential units must be either owner-occupied, designated 55 or older, or affordable housing as defined by the Michigan State Housing Development Authority (MSHDA).
3. Building Placement
- a. Front setback (maximum)
    1. Grand River Avenue: 20 feet from ROW
    2. Buildings fronting on any other street: 25 feet from ROW
- NEED DIAGRAM*
- b. Side yard setback (**minimum**): 0 feet
  - c. Side yard setback when adjacent to single-family: Setback equal to rear yard setback of adjacent district
  - d. Rear yard setback with SHARED DRIVE: 10 feet (minimum)
  - e. Rear yard setback without SHARED DRIVE: 25 feet (minimum)
  - f. Rear yard setback when adjacent to single-family **zoning district**: Setback equal to rear yard setback of adjacent district.
4. Screening adjacent to residential

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- a. A 6 foot tall ~~opaque screen~~ **privacy fence or wall or fence** is required within 1 foot of the common lot line in the rear and side yards when the building is adjacent to single family.

5. Architectural elements

- a. Required GROUND STORY FENESTRATION: 40 - 90% ~~minimum~~
- b. Required Upper Story FENESTRATION: 25 - 80%
- c. Buildings greater than 3 stories shall be designed to reduce apparent mass by including a clearly identifiable base, body, and top, with horizontal elements defining these components.
- d. Blank walls exceeding 25 linear feet are prohibited.
- e. Elevations facing a street, **with the exception of windows**, shall contain a minimum of 75% brick or stone.

NEED DIAGRAM/EXAMPLE

- D. District Building Form Standards for Residential Buildings – *NEED TO ADD*

## 406. Townhouse/Small Apartment

### ILLUSTRATIONS AND INTENT

*Note: These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the BUILDING FORM STANDARD.*

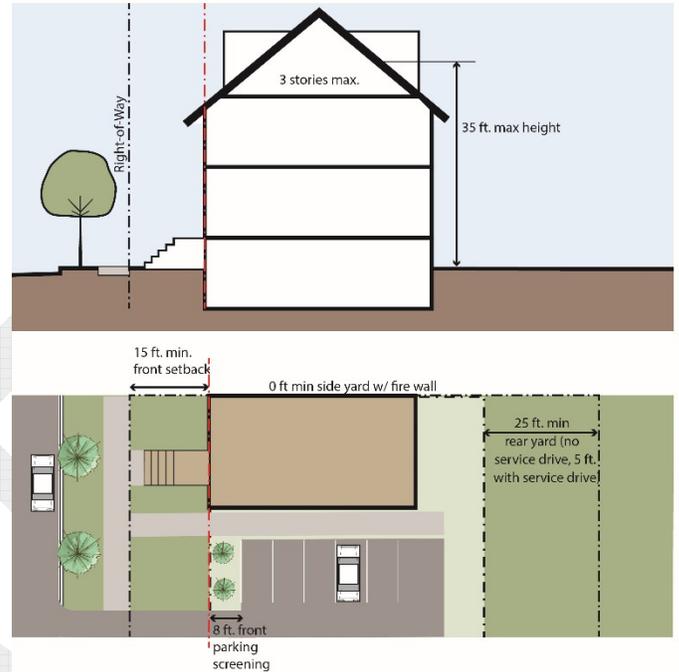
The Townhouse/Small Apartment frontage is of moderate intensity, created by a series of smaller structures—configured as single-family residential or stacked flats. This BUILDING FORM STANDARD has regular STREET-SPACE entrances, as frequently as 18 feet. The character and intensity of this frontage varies depending on the STREET-SPACE and the location of the front building line—the buildings may be placed up to the minimum setback line with STOOPS, or further back with gardens and/or FRONT PORCHES.

Similar in scale to the townhouse and rowhouse, a small apartment is of limited size and can also be used to transition from the more intense form of the Avenue to adjacent single-family neighborhoods.



## A. Townhouse/Small Apartment: Building Form Standards

<b>(1) Height</b>	
Minimum	2 stories, 25 ft.
Maximum	3 stories, 35 ft.
<b>(2) Placement</b>	
Front Setback (min.)	5 ft. from ROW
Front Setback (max.)	15 ft from ROW
Front yard parking	Not permitted (see 402.E)
Parking front yard screening	A 8' min. landscape buffer shall be provided; may be reduced to 5 ft. with a min. 3 ft. masonry GARDEN WALL
STOOP Placement	A STOOP may occur forward of the Front Setback; a 5' min CLEAR SIDEWALK area shall be maintained
Side Setbacks (min.)	0 ft.
Rear Setback with SHARED DRIVE (min.)	5 ft.
Rear setback with no SHARED DRIVE (min.)	25 ft.
Adjacent single-family rear setback	Setback equal to rear setback of adjacent residential district
<b>(3) Architectural Elements</b>	
All Stories FENESTRATION	25 to 70%
Blank walls exceeding 25 linear feet are prohibited	
Elevations facing a street shall contain a minimum of 75% masonry such as brick or stone	



## 602. Use Table

The use table identifies the uses allowed in the respective BUILDING FORM STANDARD frontages.

		General Flex	Townhouse / Small Apt	
<b>RESIDENTIAL</b>	Household Living (including one, two, and three-family dwellings and multi-family dwellings)	■	■	
	Supported and Assisted Living (Group Homes and Senior Housing)	■	■	Section 86-654 of the Township's <i>Code of Ordinances</i>
<b>COMMERCE</b>	Office	■		
	Hotel	■	□	
	Recreation/ Entertainment	■		
	Day Care (adult and child)	■	■	children: Section 86-403 (d)(1) adults: Section 86-403 (d)(2) of Township's <i>Code of Ordinances</i>
	Retail Sales & Personal Services <sup>1</sup>	■		
	Restaurant/Bar/Microbreweries <sup>1</sup>	■		
	Vehicle Service/Gas Station <sup>2</sup>	□		
	RESEARCH and Laboratory Facilities	□		Sec. 86-434
	Office	■		
<b>CIVIC</b>	Police, Fire, Municipal	■	■	

■ Permitted    □ Special Use Permit    Blank Box: Prohibited

Footnotes to 602. Use Table:

- Outdoor eating areas for restaurants shall be allowed in General Flex and/or Storefront frontages, subject to the Township's "outdoor displays and cafes" ordinance (see Section 86-403 (c)(6) of the Township's Code of Ordinances). A RETAIL SALES use or restaurant is permitted in the second STORY of a Storefront or General Flex site provided it is an extension of that GROUND STORY use, with equal or less floor area.
- Gas stations shall be subject to the standards in the Township's Code of Ordinances per Section 86-403 (e)(5).