

ARTICLE X

CBD CENTRAL BUSINESS DISTRICT (Amended 7/2013)

SECTION 1000 INTENT

The intent of the Central Business District (CBD) is to retain and create a vibrant, attractive and cohesive center for the Grand Blanc community with a variety of quality places to work, live shop, learn, recreate and be entertained. This district is intended to recognize and support the Grand Blanc central business district as both the prime retail center in the city and the centerpiece of the greater Grand Blanc community.

These special regulations are intended to assist with the implementation of goals and objectives contained in the Grand Blanc Downtown Strategic Vision Plan. Among those goals are to eliminate single use zoning and promote development of a compact, walkable, mixed-use district, consisting of a variety of retail, entertainment, office, service, residential, cultural, recreation and municipal uses. To provide for the desired traditional downtown environment and accommodate the wide variety of permitted uses, this district includes specific design standards for site layout, setback continuity, building design, pedestrian amenities, parking arrangement, vehicular circulation and coordination of site features between adjoining sites. One intent of this district is that buildings be placed close to the street, with parking in the side, or preferably, rear yard. Permitted uses shall be designed and arranged to minimize any adverse impact on street capacity or public services, and contribute to the overall image and function of the district. A mixture of uses within a building, such as retail on the ground floor and office on upper floors is permitted. It is the further intent of this district to prohibit automotive related services and non-retail uses which tend to disrupt the continuity of the retail frontage. (Amended 2/14/96)

SECTION 1001 PERMITTED AND SPECIAL LAND USES

Permitted and Special Land Use shall be in accordance with the following:

- a. All uses shall meet the standards for the CBD listed below in Section 1002 and as set forth in Article XX, Schedule of Regulations.
- b. All uses permitted by the underlying zoning district (as designated on the zoning map) shall be permitted for that lot within the CBD. (For example, if the underlying zoning district is B-2, the uses permitted in B-2 are permitted for that lot).
- c. Any building fronting on Saginaw or Grand Blanc Road and having commercial or office use on the first floor of said street frontage may contain residential uses on upper stories when adequate off-street parking is provided.
- d. Multi-story single family attached or townhouse (row house) buildings may be permitted as Special Land Uses on lots that do not front along Saginaw or Grand Blanc Road. Each dwelling shall comprise a single unit from the lowest floor to the highest floor of the building between common walls except that the Planning Commission may permit stacked units where the front building façade retains a traditional townhouse (row house) appearance. (Amended July 2013)
- e. Any use with a drive through facility shall be regulated as a Special Land Use. Drive through facilities shall be restricted to the side or rear yard. Due to high traffic generation, restaurants with drive through service shall be restricted to lots with frontage along Saginaw Road.
- f. All uses regulated as Special Land Uses in d or e above or in the underlying zoning district shall require conformance with the appropriate standards of Article XXI, Special Land Uses.
- g. All businesses, facilities and uses, including private and public facilities, which use, store or generate hazardous substances and polluting materials in quantities greater than twenty-five (25) gallons or two hundred twenty (220) pounds per month shall require Special Land Use Review. (Amended 2/14/96)
- h. Open-Air Market, temporary (Amended 6/14/06)
- i. Outdoor cafes (Amended 7/2013)

SECTION 1002 REQUIRED CONDITIONS

- a. All business establishments shall be retail, entertainment or service establishments dealing directly with customers. All goods produced on the premises shall be sold as retail on premises where produced.
- b. All business, servicing or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building, provided that public plazas, sidewalk sales and open air markets may be permitted as an accessory use upon approval as a special land use.
- c. Exterior walls facing public rights-of-way, customer parking areas and adjoining property that is zoned or used for residential purposes shall have a finished appearance, using the same materials as used on the front facade of the building. Wherever possible, meter boxes, waste receptacles and mechanical equipment should not be located in the front yard or on a side of the building when visible from public views or when facing property zoned or used as residential.
- d. Ornamental lighting consistent with the established lighting system in the Central Business District shall be provided along public street frontages. Except for ornamental fixtures, all lighting shall be downward directed sharp cut-off fixtures. Site, building and parking lot lighting shall be at a scale appropriate for the downtown and to prevent glare off-site. Light spill-over along a front lot line, which is otherwise prohibited by Section 323, may be allowed by the Planning Commission provided a determination is made that is primarily due to existing lighting within the public right-of-way. **(Amended July 2013)**
- e. Parking shall be located in the side or rear yards, not in the front yard; however, parking in one front yard shall be permitted for corner lots. A street wall or continuous hedge row shall be provided to screen view of off-street parking lots and provide a buffer between the site and the public street. Segments of front lot lines, not occupied by a building wall or hedge, shall have a street wall or architectural feature. Street walls shall be a minimum two and one-half (2.5) feet in height and constructed of brick with a limestone cap or decorative stone or black wrought iron fence with stone or brick columns. The street wall shall be constructed along the front lot line, provided the Planning Commission may allow the street wall to be setback from the front lot line to provide for landscaping, to accommodate underground utilities and to comply with clear vision zone requirements at intersections. Openings in the street wall may be permitted for vehicular and pedestrian access to the site, and where open space or landscape plazas are provided.
- f. All garage doors, loading or service areas and waste receptacles shall be located in the rear yard of the lot and screened from view of any public street, adjacent residential zoning district or public property. The screening shall consist of a wall to match the building, landscaping or a combination, as appropriate.
- g. The number of access points shall be the minimum to provide reasonable access. Access points shall be designed and located to minimize conflicts with traffic operations along the street and be placed as far from intersections as practical. The Planning Commission may require the applicant to provide a traffic impact study prepared by a qualified traffic engineer to evaluate traffic circulation and access concerns.
- h. Parking shall be provided for all uses in accordance with the requirements of Article 22 except that the Planning Commission may reduce the amount of on site parking required in the CBD by up to fifty percent (50%) in the following instances: **(Amended 8/19/2008)**
 - 1. The parking requirement may be satisfied through shared parking with an adjacent use. All uses must be located within three hundred (300) feet of the shared parking with a copy of an executed shared parking agreement must be provided to the City. Where uses with different peak hour parking demands, such as a restaurant and office share the same parking lot, the total cumulative parking requirement for all uses may reduce by up to fifty percent (50%).
 - 2. A mixed-use development that has uses with different peak hour parking demands, such as a restaurant in an office building, may reduce the total cumulative parking requirement for all uses by up to fifty percent (50%).

3. Up to fifty percent (50%) of the parking requirement may be satisfied by public parking. This may include on-street parking that is located along the lot's frontage and public off-street parking lots that are located within five hundred (500) feet of the site.
 4. The parking requirement may be reduced by up to fifty percent (50%) where the applicant can demonstrate, based on supporting documentation provided by the applicant, the parking need for that particular use is less than required by this Ordinance or valet service to a satellite parking lot will be provided.
 5. Total parking requirements shall not be reduced by more than fifty percent (50%) even where a site satisfies more than one (1) of the above criteria.
- i. Architectural standards: All new buildings, additions and significant exterior changes or renovations shall be found to be architecturally compatible with the intent of the Central Business District. In making such a determination, the following will be considered:
1. A minimum of eighty percent (80%) of the exterior finish material of all building facades visible from the public street, parking lot or adjacent residentially zoned land, exclusive of window areas, shall consist of the following: brick, cut stone, field stone, cast stone or dimensional wood with an opaque stain. Exterior Insulation and Finishing Systems (EIFS) materials shall not be the primary building material. The remaining maximum twenty (20) percent of the facade may utilize other materials for architectural detailing such as fiberglass reinforced concrete, polymer plastic (fypon) or EIFS. The Planning Commission may permit other materials for facades not visible from a public street that are adequately screened from adjoining land uses.
 2. Roof design shall be consistent with the overall architecture of the building. Single story buildings shall be designed with pitched roofs or a decorative cornice or parapet at least forty-two (42) inches high to screen roof-top mechanical equipment.
 3. Blank walls shall not face a public street. Walls facing a public street shall include windows and architectural features customarily found on the front facade of a building, such as awnings, cornice work, edge detailing or other decorative finish materials. A usable public building entrance shall be provided at the front of the building. Wall massing shall be broken up with vertical pilasters or other architectural elements to reduce scale.
 4. Colors shall be consistent with the majority of the established buildings. Stark or bold colors, white and similar "non-traditional" downtown colors are not permitted.
 5. Facades may be supplemented by awnings which shall be straight sheds or made of an opaque material; translucent awnings shall not be permitted along the front building line.
 6. Sites shall be designed at a pedestrian scale with relationship to the street and sidewalk. Convenient and safe pedestrian access shall be provided between the public sidewalk and the building entrance. Bicycle racks should be provided for uses expected to attract bicyclists, such as fast food restaurants, ice cream parlors and convenience food stores.
 7. Rear or side entrances should be provided where parking is on the side or rear of the building.
 8. Building height may be increased to a maximum of fifty (50) feet for a mixed use building with retail in the first floor and office and/or residential use on the floors above the first floor. Parking structures incorporated into the design of a mixed use building may also warrant the aforementioned increase in building height. (Amended 8/9/06)
 9. Building design, facades and materials shall be consistent with any architectural guidelines published by the City or adopted by the Planning Commission.
- j. For buildings proposed for expansion or renovation that existed prior to the effective date of this ordinance, the Planning Commission shall determine the extent of compliance based on the existing

building and site arrangement, the extent of the changes proposed and the site design elements found to be most in need of modification.

SECTION 1003 ADDITIONAL SITE DEVELOPMENT STANDARDS

All Permitted and Special Land Uses shall comply with all applicable provisions of the Zoning Ordinance including those listed below as a reference guide.

- a. Article II: Definitions
- b. Article III: General Provisions for Standards on a variety of items such as: temporary uses and events; parking and repair of vehicles; fences; reception antennae; limitations on clearing and grading site, etc.
- c. Article XX: Schedule of Regulations (minimum lot area, lot width, setbacks, max. height, etc.).
- d. Article XXII: Parking, parking area landscaping and loading/unloading standards.
- e. Article XXIII: Landscaping Standards
- f. Article XXIV: Site Plan Review Standards
- g. Ordinance 116 Sign Ordinance (Chapter 1480)
- h. Ordinance 220 Flood Damage Prevention Ordinance
- i. Ordinance 216 Subdivision Control Ordinance