



Lansing Form Based Code

## Introduction

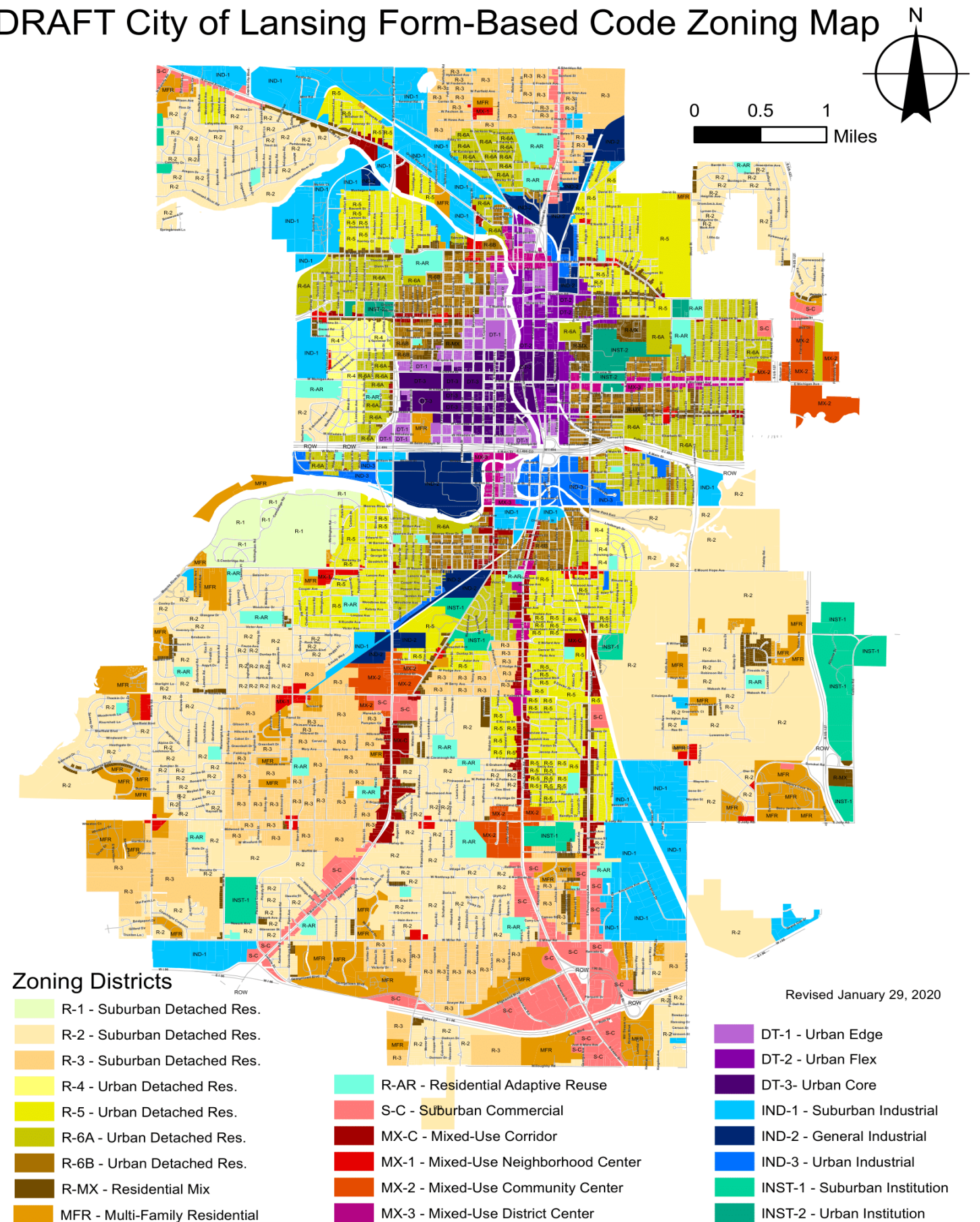
## Administration

## District Summaries



- Lansing now has a traditional zoning ordinance, based on the separation of uses, and emphasizing land use over building form.
- A “pure” form based code emphasizes building form primarily, regardless of use.
- Lansing’s proposed Form Based Code is a “hybrid” code, addressing both land use and building form.
- Organizing around build-to-lines, number of floors, percentage of built site frontage, and street and building types, there will be a more uniform development pattern

DRAFT City of Lansing Form-Based Code Zoning Map

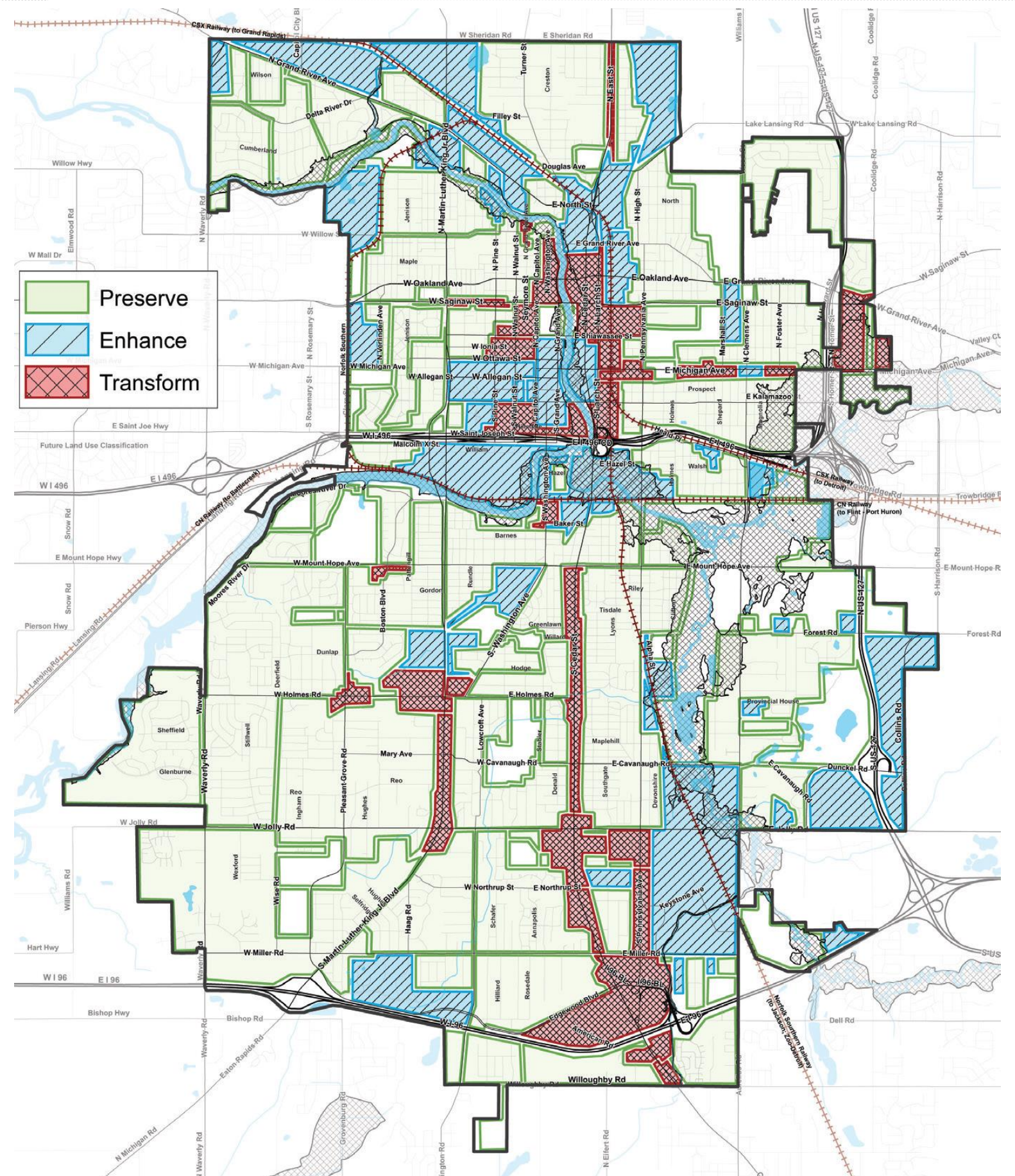




Lansing's appearance was a major issue in the 2012 Comprehensive Plan. Lansing residents indicated their preferences for areas that should be preserved, enhanced, and transformed.

The Form-Based Code is the primary tool for implementing the design and land use recommendations of the *Design Lansing Plan*.

An updated draft was recommended for adoption by the Planning Board February 4, 2020

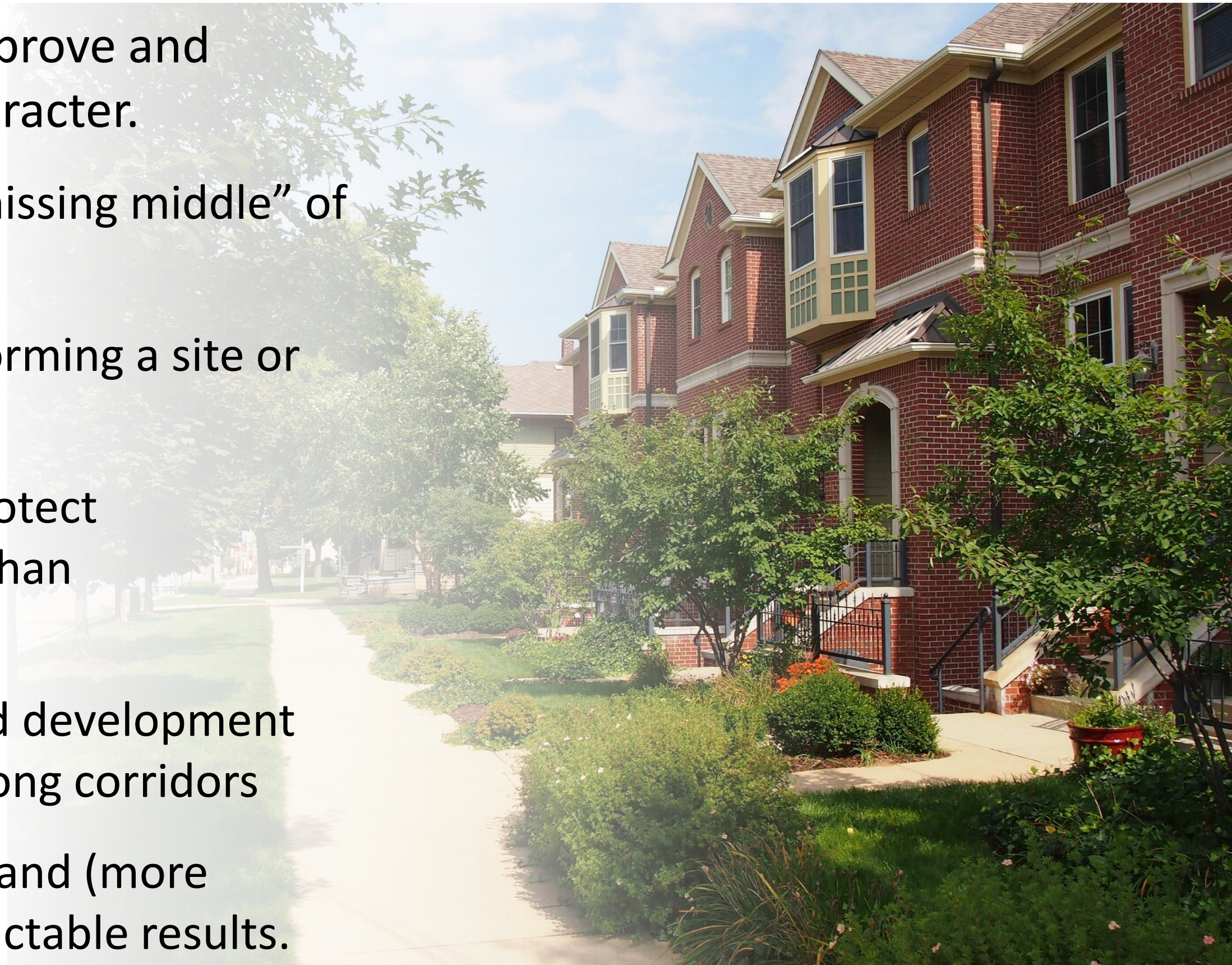




- Continuously online for five years (<http://www.lansingmi.gov/271/DRAFT-Form-Based-Code-FBC>)
- 16 public events and workshops in all four wards
- 5 Planning Board public hearings
- Passed and recommended for approval by Planning Board twice (2017, February 2020 edit)
- Total of 27 public presentations



- Design standards to improve and protect community character.
- Opportunities for the “missing middle” of the housing market
- More effective at transforming a site or district
- Will more adequately protect neighboring properties than conventional zoning
- Supports transit oriented development and pedestrian safety along corridors
- Can be easier to understand (more graphic) with more predictable results.





# FBC Benefits

- Can speed up development review.
- Can led to denser urban environments where appropriate.
- Predictable yet flexible standards; provides certainty, which can help secure financing.
- Design standards are already established before projects are submitted.
- Wide array of uses permitted with more emphasis on the building types and site design (form).
- Creates incentives – more flexibility allowed when the applicant provides certain public benefits/green design, etc.







LANSING FBC

Introduction

**Administration**

District Summaries



## PART I: Districts

- 1240 – Purpose & Definitions
- 1242 – Districts Generally and Zoning Map
- 1243 – Commercial Mixed-Use Districts
- 1244 – Residential Districts
- 1245 – Special Districts
- 1256 – Building Types

## PART II: General Provisions

- 1250 – General Provisions
- 1252 – Landscaping
- 1254 – Parking

## PART III: Approval

- 1260 – Site Plan Review
- 1262 – Special Land Use Permits
- 1264 – Planned Residential Developments

## PART IV: Administrative

- 1270 – Nonconformities
- 1272 – Administration, Enforcement, and Penalty
- 1274 – Board of Zoning Appeals
- 1276 – Amendments

### Commercial/Mixed-Use Zones (1243)

SC	Suburban Commercial
MXC	Mixed Use Urban Corridor
MX1	Mixed Use Neighborhood Center
MX2	Mixed Use Community Center
MX3	Mixed Use District Center
DT-1	Urban Edge
DT-2	Urban Flex
DT-3	Downtown Core

### Residential Zones (1244)

R-1	Suburban Residential
R-2	Suburban Residential
R-3	Suburban Residential
R-4	Urban Edge Residential
R-5	Urban Residential
R-6A	Urban Residential
R-6B	Urban Residential
MFR	Multi-family Campus Residential
R-MX	Mixed Residential
R-AR	Adaptive Reuse Residential

### Special District Zones (1245)

IND-1	Suburban Industrial
IND-2	General Industrial
IND-3	Urban Industrial
INST-1	Suburban Institutional
INST-2	Urban Institutional



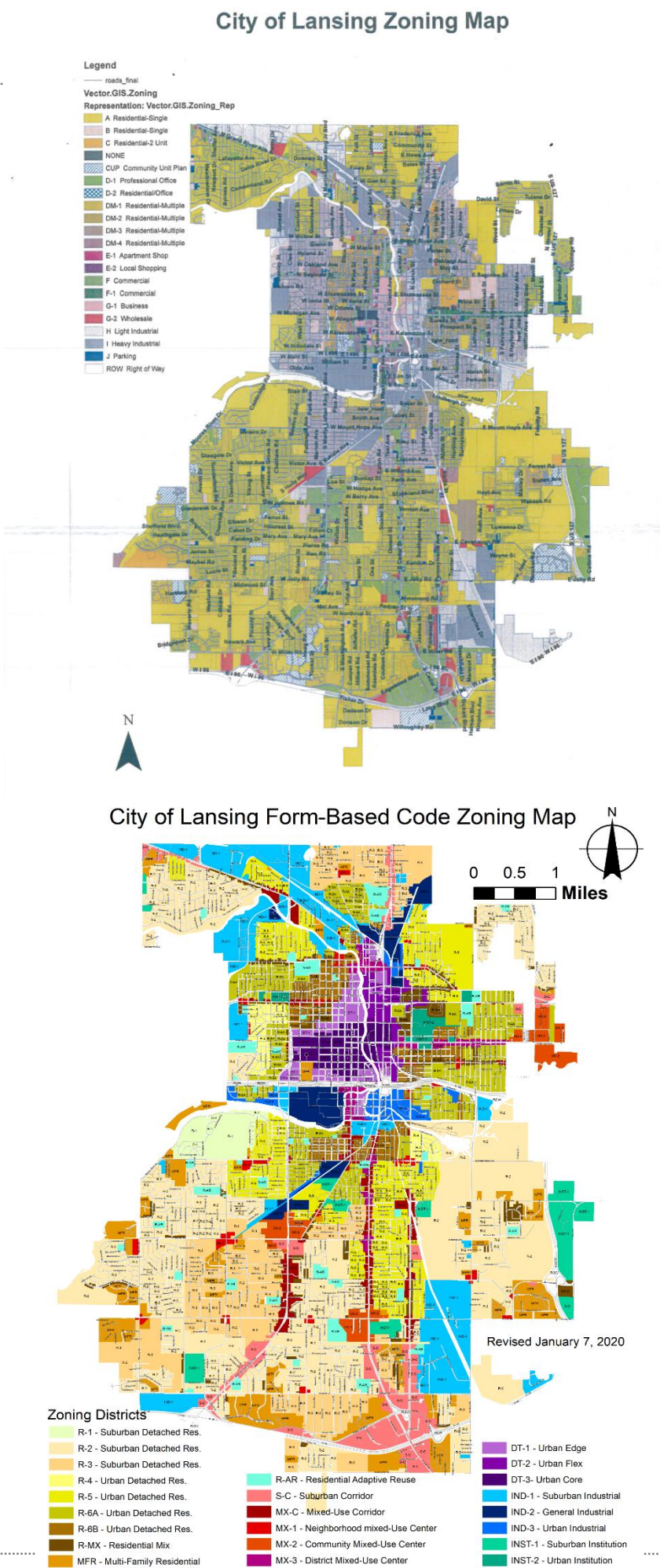
# Comparing Current and Form-Based Code

## Generally, in the FBC:

- Residential, commercial, and industrial districts remain at their current locations,
- Most single-use commercial districts would be converted to mixed use commercial-office-residential districts,
- Single-family residential districts would remain single-family,
- The “J” Parking and “CUP” Community Unit Plan districts would be eliminated,

- Schools would be zoned “Residential Adaptive Reuse”, to allow their continued use as schools and to facilitate the adaptive reuse in the event of a school closure.
- The zoning of the 425 areas were set by the P.A. 425 agreements, and are not covered by the FBC.

**There is not a one-to-one relationship between current and proposed zoning districts.**





# Form-Based Code – General Provisions

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- **Marihuana** – governed by other ordinance
- **Home Occupations**
- **Temporary Buildings, Uses, and Events**
- **Keeping of Animals on Residential Properties** – Prohibits the keeping of wild animals and livestock, regulates the keeping of hens to 5 and pet dogs to 3.
- **Demolitions** – Provides the City with additional controls over authorizing requests to demolish buildings for the purpose of constructing non-required parking.
- **Recreational Vehicles** – Restricts the number of RV's that can be kept on a residential property and regulates where they may be parked or stored
  - Repairs of vehicles limited to only the resident's vehicle and changing oil, minor tune-up, tire rotation, and changing brake pads only
- **Outdoor Seating**
- **Adult Businesses**

- **Accessory Structures**
- **Exterior Lighting** – Requires that parking lots be adequately lit while regulating the lights to limit glare.
- **Waste Receptacles & Enclosures** – Regulates the placement of dumpsters and requires them to be screened/enclosed.
- **Fences and Hedges**
- **Communication Towers, Wind Turbines, and Residential Antennae** – Regulates the height, placement and allowable number of wind turbines and antennae in residential zones.
- **Floodplain Regulations**



## Form-Based Code – Landscaping

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- Landscaping

- An approved landscaping plan is required before site plan approval
- Chapter regulates plant species, plant sizes, and spacing
- Interior site landscaping
- Parking lot landscaping (not currently mandated)
  - Crafted for pedestrian and environmental benefits
  - Break up ‘sea’ of parking with planting islands for stormwater retention and to reduce urban heat island effect
- Buffering and screening requirements between adjacent properties



## Form-Based Code – Off-Street Parking

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- **Parking**

- Calculates required parking based on use such as residential type (single family – apartment), place of assembly (church – school – library – hospital), offices, retail, restaurant, industrial, etc.
- Stipulations to reduce the parking requirement
  - Lot sharing
  - Available public parking in the vicinity
  - Employer incentives for employees to use public transit, bicycles, or to live in the neighborhood
- Requires parking islands for stormwater retention and reduce the heat island effect.
- Standards for bicycle parking
- To limit excessive parking, the number of parking spaces can only be exceeded by 20% of the minimum.



## 1 – Check the Zoning District Map and Use Table

- Review the district *intent*
- Check the list of *allowed uses* – including any conditional or special permit uses.
- Review the *site layout requirements*

### Site Layout Requirements:

- Building massing (height, frontage, upper floor step backs)
- Building placement (setbacks, build-to-lines, lot coverage)
- Parking configuration & loading
- Other district specific items

## 2 – Determine the Street Type

- Refer to the street typologies map

## 3 – Apply Architectural Regulations

- Determine suggested building types
- Cross-reference against street type

### Architectural Regulations:

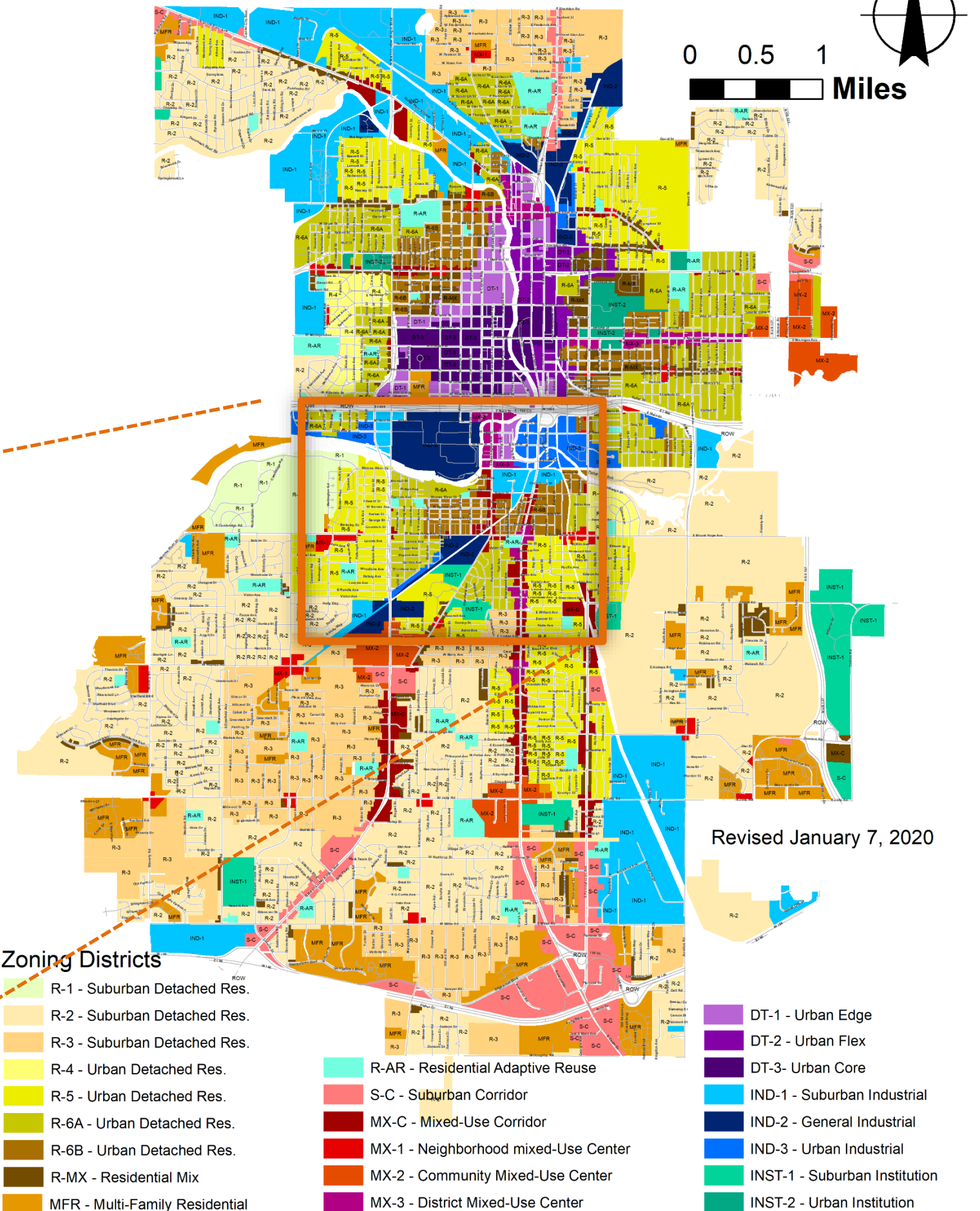
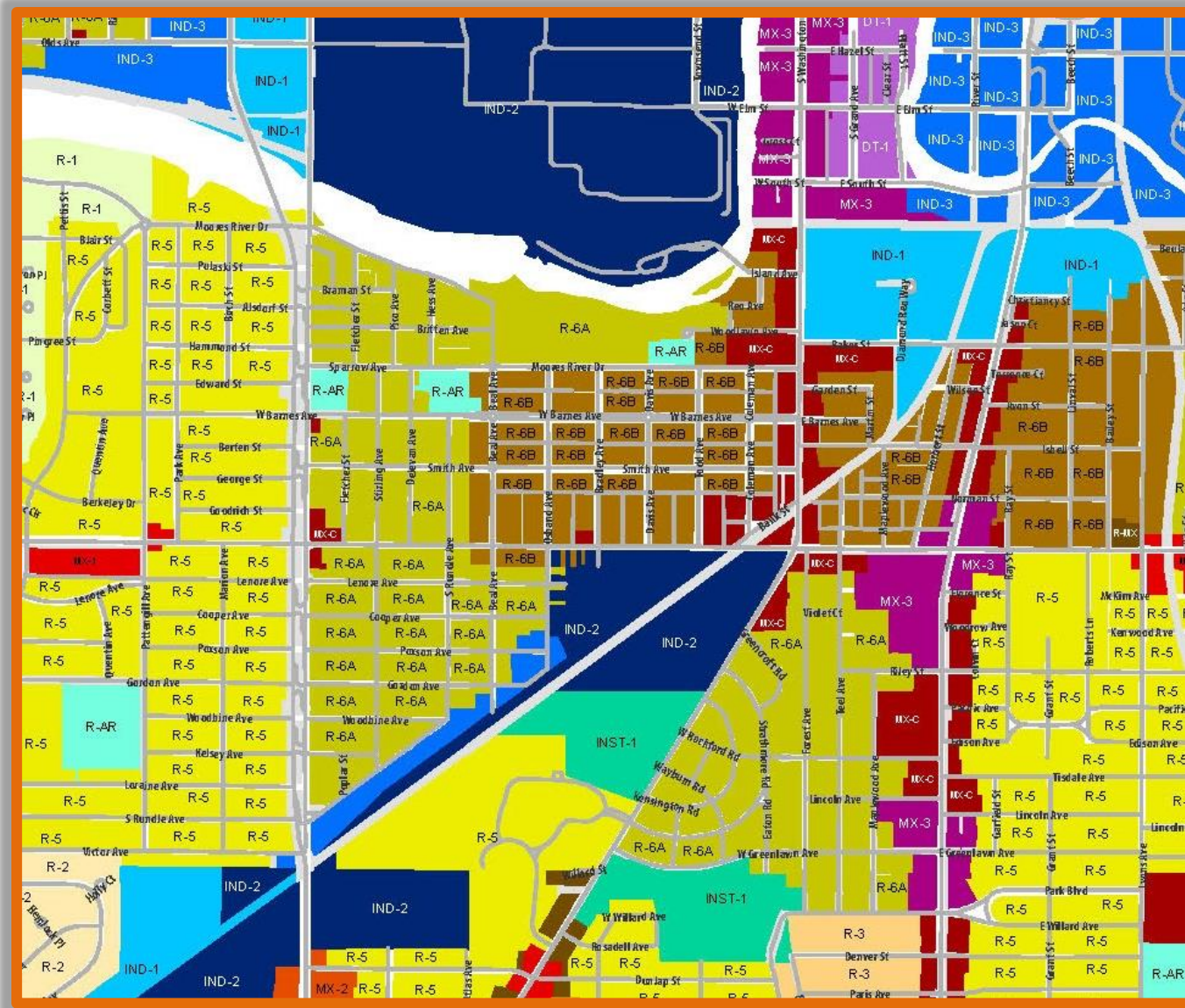
- Floor heights
- Window area (minimums)
- Primary / Secondary materials
- Roof types
- Building articulation
- Access & Services
- Suggested Building Types to meet the standards

<i><b>Building Type (example)</b></i>	<i><b>Arterial</b></i>	<i><b>Prime Connector</b></i>	<i><b>Neighborhood Connector</b></i>
<i>Townhouse</i>		X	X
<i>Flats / Lofts</i>	X	X	
<i>Mid-Rise</i>	X	X	
<i>Multi-Family</i>		X	X



## Step 1: Check the Zoning Map

- Ch. 1243 – Commercial Mixed-Use Districts
- Ch. 1244 – Residential Districts
- Ch. 1245 – Special Districts (*Industrial & Institutional Zones*)





# Step 2: Check the Use Table for allowed uses in the district

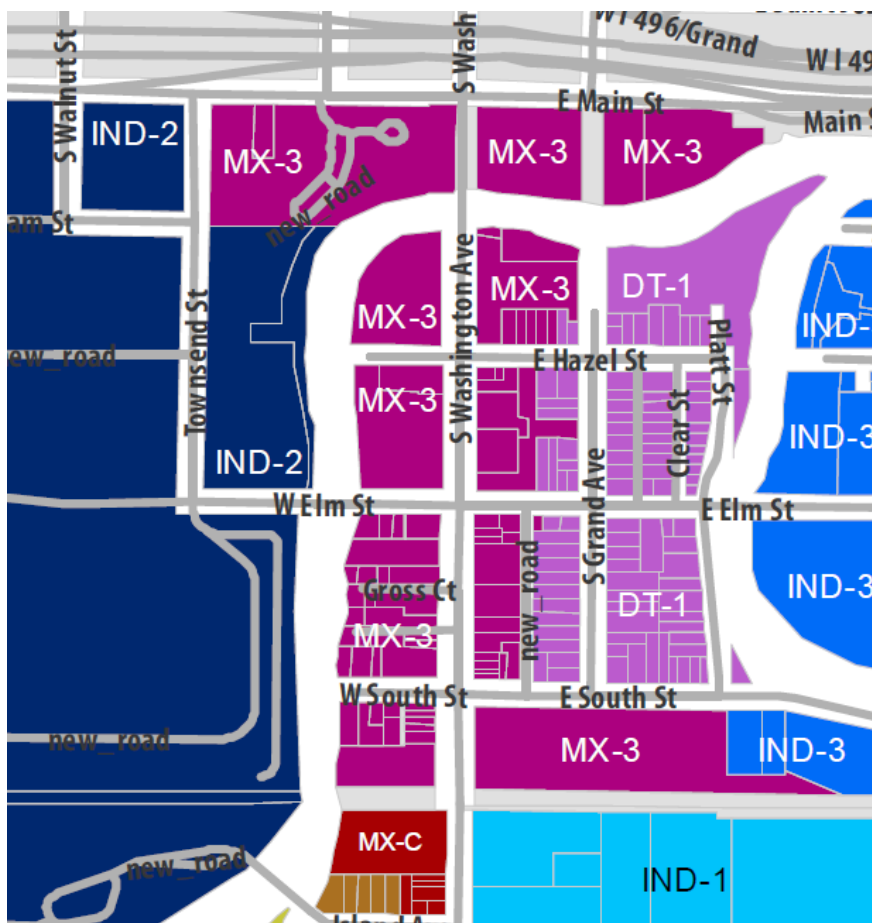
P = Principal Permitted Use C = Conditional Use S = Special Land Use	SC	MX-C	MX-1	MX-2	MX-3	DT-1	DT-2	DT-3	Conditions
Group day care home (7 to 12 children less than 24 hours per day)	C	C	C	C	C	C	C		1. The facility provides and maintains on the lot not less than 900 square feet of outdoor play space. 2. The use of the structure as a group day care home shall be clearly incidental to the principal residential use. 3. One person, other than a member of the family residing in the dwelling, may be employed, so long as that person is not the primary caregiver. 4. No change occurs in the outside appearance of the dwelling. 5. No signs are permitted. 6. The outdoor play space shall be fenced. This requirement can be waived by approval of the Planning Office if the specified outdoor area is common open space shared with other dwelling units.
INSTITUTIONAL									
Places of Assembly	S	S	S	S	S	S	S	S	
Hospital	C	C	C	C	C	C	C	C	At least one property line abutting an arterial, suburban or activity corridor
Museum						P	P	P	
Library	P	P	P	P	P	P	P	P	
Park, open space, plaza (public or private)	P	P	P	P	P	P	P	P	
Schools			C		C	C	C		All education facilities, except elementary or middle schools, must have at least one property line abutting and all points of ingress/egress directly to an arterial, suburban or activity corridor
Trade school	C	C	C	C	C	C	C	C	
COMMERCIAL/OFFICE									
Retail sales and services	C	C	C	C	C		C	C	Permitted on non-local streets Permitted on local street only within 50' of a non-local street
Restaurant, bar, tavern	C	C	C	C	C		C	C	Permitted on non-local streets Permitted on local street only within 50' of a non-local street
Professional and business offices (e.g. doctor, lawyer, architect)	P	P	P	P	P	P	P	P	
Animal hospital	C	C	C	C	C	C	C	C	No kennels
Bank	P	P	P	P	P	P	P	P	
Brewpub	C	C	C	C	C		C	C	Permitted on non-local streets Permitted on local street only within 50' of a non-local street
Cemetery					S				
Clinic	C	C	C	C	C	C	C	C	At least one property line abutting and all points of ingress/egress directly to an arterial, suburban or activity corridor

- Uses by type by district
  - Permitted uses
  - Conditional uses
  - Special Land Uses



# District Example: MX-3

- Each section describes:
  - Intent
  - Suggested building types
  - Layout requirements
- MX-3
  - Example area: Michigan Avenue, REO Town, Old Town



## 1243.08 MX-3 Mixed-Use District Center



### 1243.08.01 MX-3 INTENT

The intent and purpose of the MX-3 district is to provide primarily a vertical mix of uses with higher density residential. Ground floor uses should be active and pedestrian focused. Development in this district is characterized by tall buildings lining urban streets near the City core. This district represents one of the City's highest intensity and density development because of its location near downtown and the pedestrian activity expected and desired.

### 1243.08.02 MX-3 BUILDING TYPES

The following building types are suggested to meet the intent of this district. The table at right shows which building types are suggested along the various street types in this district. Architectural regulations and Building Types are further described in CHAPTER 1246 – BUILDING TYPES.

SUGGESTED BUILDING TYPE	STREET TYPE					
	ARTERIAL CORRIDOR	SUBURBAN CORRIDOR	ACTIVITY CORRIDOR	PRIME CONNECTOR	NEIGHBORHOOD CONNECTOR	LOCAL
Attached Residential	-	-	-	-	X	X
Urban Mixed-use	X	X	X	X	X	X
Parking Structure	X	X	**	X	X	X
Gas & Service Stations	X	-	-	-	-	-

\*\*First floor must be lined with non-parking uses. See Section 1243.03



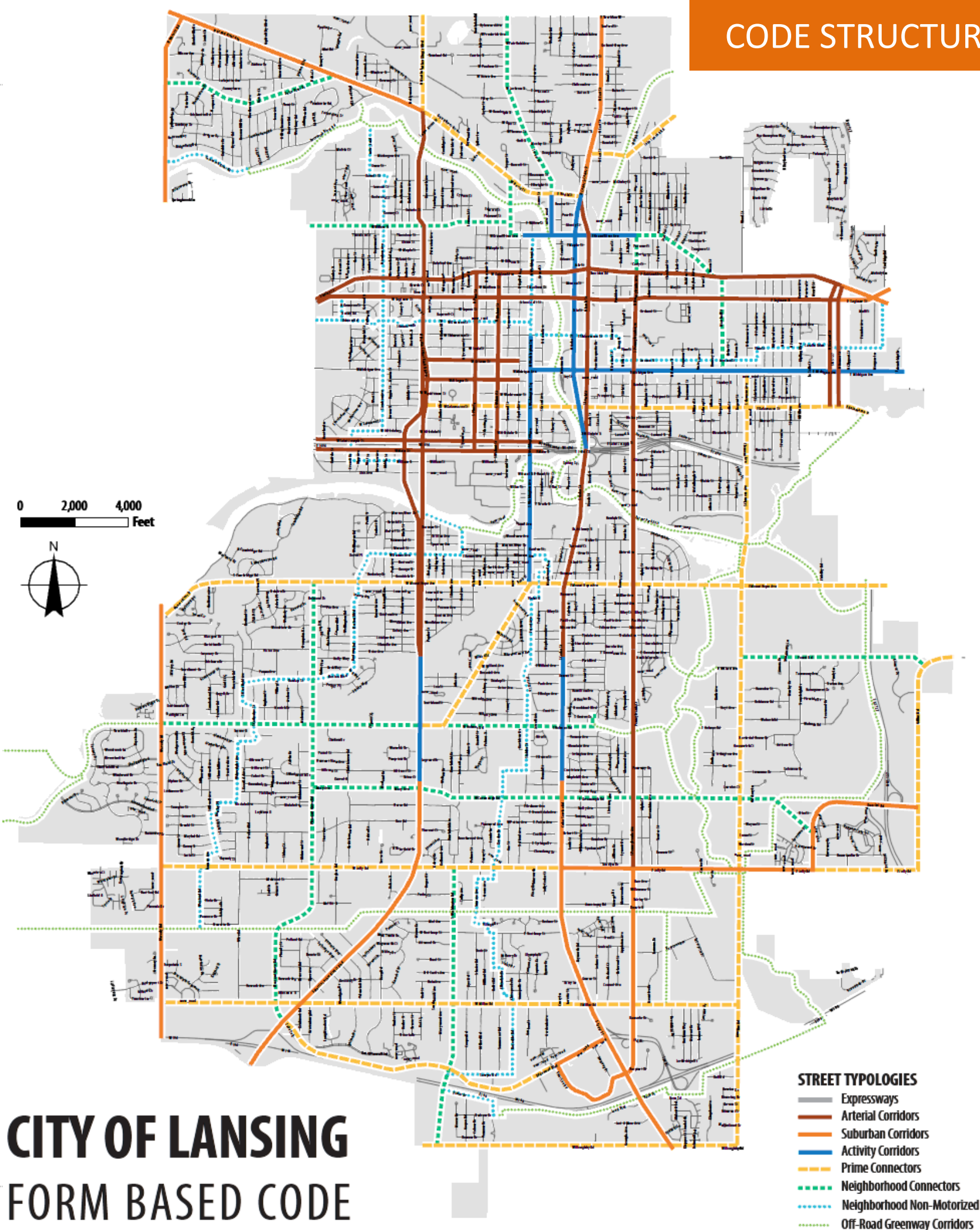
# Step 3: Cross-check regulations against Street Typologies

Street Typologies developed in the master plan.

- *Desire to create an appropriate balance of activity and mix of land uses in relation to the type of street and modes of travel emphasized.*

## STREET TYPOLOGIES

- Expressways
- Arterial Corridors
- Suburban Corridors
- Activity Corridors
- Prime Connectors
- Neighborhood Connectors
- Neighborhood Non-Motorized
- Off-Road Greenway Corridors

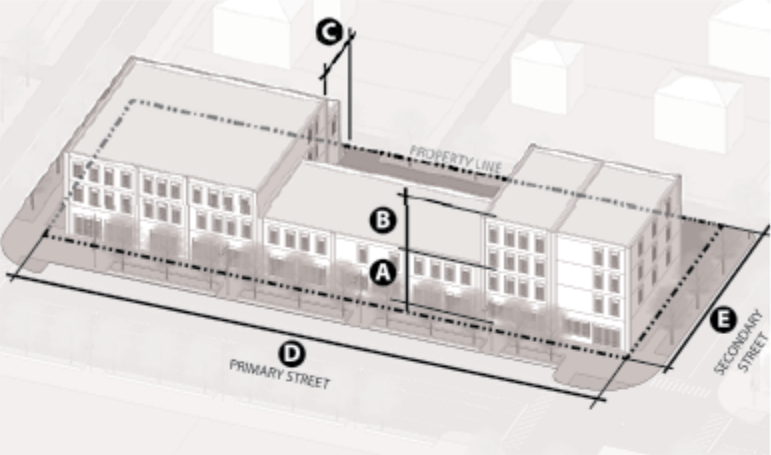




# Step 4: Site Layout Requirements

## 1243.08.03 MX-3 SITE LAYOUT REQUIREMENTS

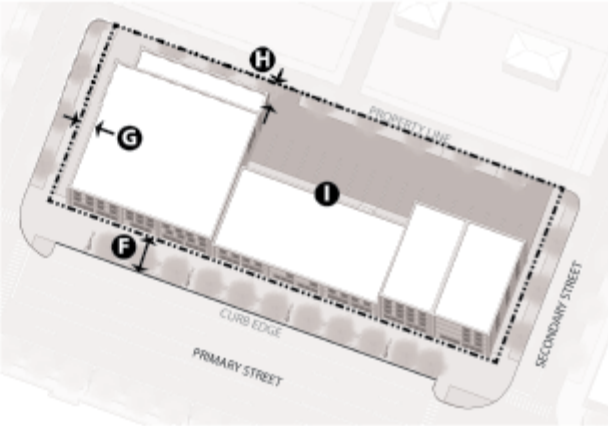
(a) BUILDING MASSING		
-A-	Minimum Height	25' 1 story
-B-	Maximum Height	80' 6 stories
-C-	Required Upper floor Step-Backs	For the elevation adjacent to a residential district, the floors above the second story shall be tiered-back so that the highest point of the building is setback from the adjacent residential district a distance at least equal to the height of the building.
-D-	Minimum Frontage, Primary Street	85%
-E-	Minimum Frontage, Secondary Street	75%
Required Corner Massing		When site is a corner lot, the primary and secondary frontages at the corner must be occupied by building elevations for the first 20 feet of each frontage from the corner.



See CHAPTER 1246 — BUILDING TYPES for dimensional standards

# Example: MX-3 (Michigan Avenue)

(b) BUILDING PLACEMENT	
Sidewalks	8' minimum width required on all non-local street types. 5' minimum width required on local streets.
-F- Build-to line	Front property line or 15' from street curb, whichever is greater. Planning Office may approve a setback equal to the average setback of 50% of the buildings to be retained within the blockface. The applicant shall provide a map with those measurements.
-G- Minimum Side Setback	0'
-H- Minimum Rear Setback	0'
-I- Maximum Lot Coverage	100%
Minimum Setback from Adjacent Residential Districts	25' 6' opaque screenwall / fencing required along edge of residentially zoned or used property.
See Section 1250.04.01 for placement of accessory buildings.	
(c) PARKING	
-J- Allowed Surface Parking Locations	Municipal Parking On-Street Parking On-site: Side or rear yard, front yard only when corner lot on secondary streets
-K- Side and Rear Parking Lot Setback / Screening when adjacent to R-1 through R-6 districts	6' landscape buffer. Rear OR Side setback may be reduced to 5' with 3' opaque masonry wall
-L- Front Parking Lot Setback / Screening on Secondary Street Corners	5' with a 3' masonry knee wall at Build-to Line.
Required Parking Spaces	No parking required if adequate on-street and municipal parking is available  Section 1254.01.04 for parking reductions
Parking Incentives / Bonuses	Shared parking, cross-access, driveway removal





1246.04 Architectural Regulations

1246.04.01 General Architectural Standards

- (a) No part of any building may project forward of the build-to line except overhanging eaves, awnings, shopfronts, bay windows, stoops, steps, balconies, or handicapped ramps approved by the Zoning Administrator.
- (b) Stoops and Front Porches

- (1) Shall not extend into the public right-of-way.
- (2) All required front porches shall be completely covered by a roof.
- (3) Front porches may be screened (insect screening) when all architectural elements (columns, railings, etc.) occur on the outside of the screen facing the street-space
- (4) Finished floor height shall be no more than 8 inches below the first interior finished floor level of the building.

(c) Awnings/Overhangs

When an awning or overhang is incorporated into a building, the following requirements must be met:

- (1) Minimum 10 feet clear height above sidewalk, minimum 5 feet depth out from the facade. Maximum projection to within 1 foot of back of curb where there are no street trees, or 1 foot into the tree-planting strip.
- (2) Canvas cloth or equivalent (no shiny or reflective materials).
- (3) Metal and glass are permitted, when configured as a marquee over an entrance.
- (4) No internal illumination through the awning/overhang.
- (5) Lettering on awnings limited to 6 inches tall on vertically hanging fabric at curb side of awning.
- (6) No one-quarter cylinder configurations.
- (7) Awnings and overhangs shall complement the fenestration pattern of the building facade.

(d) Balconies:

- (1) Shall not be located within 5 feet of any common lot line and shall not encroach into the public right-of-way.
- (2) Balconies may be a single level or multiple balconies stacked vertically for multiple stories.
- (3) Where Residential Districts include balconies as a method for achieving the required private open area, the balcony:
  - a. Shall be enclosed by balustrades, railings, or other means that block at least half of the view through them;
  - b. Shall 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; and

(e) Windows

- (1) Glass shall be clear, with light transmission at the ground story at least 90 percent and for the upper stories 75 percent (modification as necessary to meet any applicable building and energy code requirements).
- (2) Ground story windows may not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space).
- (3) A minimum of 80 percent of the ground story window surface shall allow a view into the building interior for a depth of at least 12 inches.

- Projections
- Fenestration (windows/doors)
- Building materials
- Façade articulation
- Example building types to meet the district and architectural standards

1246.04.03 COMMERCIAL / MIXED-USE BUILDING TYPES		
Second Floor Finish Elevation		14' min.
Upper Floors Clear Height		8' min.
Ground Floor Finish Elevation Above/Below Sidewalk		Max of 6" above adjacent sidewalk with ramp
Minimum Fenestration Percentage	Storefront 60%	
	Non-storefront Ground Floor 40%	
	Upper Floors 20%	
	Allowed building materials on primary facades (i.e. facing onto a street)	
Allowed building materials on secondary facades (i.e. those not facing onto a street)		Brick (masonry); stone; other similar materials as determined by Zoning Administrator
Allowed building materials on secondary facades (i.e. those not facing onto a street)		Same as primary facades, but also including decorative metal, wood; EIFS (on upper floors only); other similar materials as determined by Zoning Administrator
Roof Types		Pitched: between 4:12 and 12:12 slope
		Flat roof: with cornice and parapet
		All rooftop mounted HVAC and mechanical equipment shall be screened from view on all sides of the building.
Roof Materials (for pitched roofs)	Primary Material	Asphalt, fiberglass, tile, slate
	Accent Material (up to 25%)	Standing seam metal
Primary Facade Articulation		Walls over 30' in length must include design articulation, windows or recesses
Primary Facade Ground Floor Articulation		Ground floors shall be differentiated from the floors above by a horizontal expression line such as a string course, change in material or textures, awnings or canopies, or sign band.
Building Access		At least one entry must face onto and connect to the primary street. Secondary entries permitted from the side or rear. Maximum recessed entry of 5'..
Service		Services. Services and utility hookups shall not be visible from the primary street frontage, preferably located in the rear yard.





LANSING FBC

# Introduction

## Administration

## District Summaries



# S-C Suburban Commercial



- Single tenant or strip commercial
- More emphasis on buffers/transitions to nearby residential districts
- More auto-oriented, one double-bay of parking in front allowed
- Mixture of uses still encouraged
- *Example area: South Cedar*

Minimum Height	Maximum Height
16'	40'
1 story	3 stories

# MX-C Mixed-Use Urban Corridor



- Mixed-use encouraged but not required
- Buildings fronting the street
- One bay of front-yard parking allowed only along Suburban and Arterial Corridors
- *Example area: Saginaw at MLK*

Minimum Height	Maximum Height
25'	60'
1 story	5 stories



# MX-1 Mixed-Use Neighborhood Center



- Neighborhood mixed-use nodes
- Buildings fronting the street
- Front-yard parking only allowed only along Suburban and Arterial Corridors
- *Example area: Pleasant Grove & Holmes*

Minimum Height	Maximum Height
25'	40'
1 story	3 stories

# MX-2 Mixed-Use Community Center



- Mixed-use redevelopment of shopping centers
- Larger nodes of community mixed-use
- Buildings fronting the street
- *Example area: Logan Square or Frandor*

Minimum Height	Maximum Height (dependent on street type)
25'	40' / 60'
2 story	3 / 5 stories



# MX-3 Mixed-Use District Center



- Dense, active, urban mixed-use close to Downtown
- Buildings fronting the street
- *Example area: Michigan Avenue, REO Town, Old Town*

Minimum Height	Maximum Height
25'	80'
1 story	6 stories

# DT-1 Urban Edge



- Edge of Downtown
- Mixture of office and residential
- Retain historic houses / conversion to office uses
- Transition to nearby residential neighborhoods
- *Example area: Washington Ave. north of LCC*

Minimum Height	Maximum Height
25'	40'
2 story	4 stories



# DT-2 Urban Flex



- Mixture of residential, commercial, industrial, entertainment
- Transitioning from older industrial and pockets of auto-oriented uses to mixture of uses and “warehouse district” vibe
- Activity Corridors with active storefront first-floor uses
- One bay of front-yard parking allowed
- *Example area: Cedar & Larch north of Shiawassee*

Minimum Height	Maximum Height (dependent on street type)
25'	40' / 60'
1 story	4 / 6 stories

# DT-3 Downtown Core



- The heart of Downtown
- Highest density, tall buildings
- Walkable, mixture of uses with active storefronts
- *Example area: Washington Square & Michigan*

Minimum Height	Maximum Height
25'	none
2 story	



# IND-1 Suburban Industrial



- Light to medium intensity industrial uses
- Research & Development, manufacturing, warehousing
- Suburban industrial park with greenbelts
- *Example area: Grand River Ave. near airport*

Minimum Height	Maximum Height
16'	45'

# IND-2 General Industrial



- Wide range of industrial uses
- Warehousing, manufacturing, trucking terminals
- *Example area: GM Grand River Plant*

Minimum Height	Maximum Height
16'	60'

# IND-3 Urban Industrial



- Historic, urban industrial
- Multi-story industrial
- Office, research, manufacturing, lumber yards, heavy auto repair
- *Example area: Hazel Street Area (east of REO Town)*

Minimum Height	Maximum Height
16'	60'



## INST-1 Suburban Institutional



- Campus district
- Education, government, medical facilities
- Supporting uses of office and attached residential
- Landscaped greenbelts
- *Example area: Ingham Co. Health Dept.*

Minimum Height	Maximum Height
16'	60'

## INST-2 Urban Institutional



- Integrated into urban areas along corridors
- Education, government, medical facilities
- Walkable, mixed-use character
- *Example area: Sparrow Hospital on Michigan Ave.*

Minimum Height	Maximum Height
16'	60'



# R-1 Suburban Residential

# R-2 Suburban Residential

# R-3 Suburban Residential



- Largest, lowest-density, single-family
- Unique architectural detail and quality
- *Example area: Moores River Drive / Frances Park area*

Minimum Height	Maximum Height
20'	35'
2 story	2.5 stories
Min. Lot Width	Min. Lot Size
60'	6000 sq. ft.



- Mid-century to modern subdivisions
- Medium-size lots, attached garages
- *Example area: Cavanaugh Park Neighborhood*

Minimum Height	Maximum Height
15'	35'
1 story	2.5 stories
Min. Lot Width	Min. Lot Size
50'	5000 sq. ft.



- Flexible, rural character
- Deep lots, variable setbacks
- *Example area: Pleasant View Park area*

Minimum Height	Maximum Height
15'	25'
1 story	2 stories
Min. Lot Width	Min. Lot Size
40'	4000 sq. ft.



# R-4 Urban Edge Residential

# R-5 Urban Residential

# R-6 Urban Residential



- Historic homes (City Beautiful/Garden City movement)
- High-style historic architectural types (Tudor, Colonial Revival, Craftsman)
- *Example area: West side neighborhoods (east of MLK)*

Minimum Height	Maximum Height
20'	35'
2 story	2.5 stories
Min. Lot Width	Min. Lot Size
40'	4000 sq. ft.



- Mid-century bungalows
- *Example area: Knollwood Willow*

Minimum Height	Maximum Height
15'	25'
1.5 story	2 stories
Min. Lot Width	Min. Lot Size
40'	4000 sq. ft.



- Historic, urban neighborhoods
- R-6A: Single-family
- R-6B: multiple-family along corridors, still scale of detached houses (subdivided into multiple units)
- *Example area: Pleasant View Park area*

Minimum Height	Maximum Height
20'	35'
2 stories	2.5 stories
Min. Lot Width	Min. Lot Size
40'	4000 sq. ft.





- Highest residential densities
- Apartment complexes with campus character, shared open space
- *Example area: Georgetown Blvd*

Minimum Height	Maximum Height
15'	40'
1 story	4 stories



- Variety of housing types
- Along corridors and near downtown
- Transition to single-family detached
- *Example area: Pennsylvania Ave. north of Jolly*

Minimum Height	Maximum Height
20'	45'
2 story	4 stories



- Former school sites
- Contextual compatible reuse with surrounding neighborhoods
- *Example area: Genesee Elementary*

Minimum Height	Maximum Height
15'	Equal to adjacent residential
1 story	



# Current Status

- Presentation to the Committee of the Whole November 30<sup>th</sup>
- City Council Public Hearing November 30<sup>th</sup>
- City Council vote on FBC to be held January 25th
- Planning Staff will be working closely with City Council to make sure everyone understands what is in the Code and what the Code does and does not do

# THANK YOU

Lansing Economic Development and Planning Department

- Brian McGrain, Director
- Sue Stachowiak, Zoning Administrator
- Andy Fedewa, Planner

For more information, see <https://www.lansingmi.gov/271/DRAFT-Form-Based-Code-FBC>

Questions can be sent to [Andrew.Fedewa@lansingmi.gov](mailto:Andrew.Fedewa@lansingmi.gov)