

Washtenaw Township - Master Plan 2022
ARTICLE V – FORM BASED DISTRICTS

Sec. 500. - Intent and Purpose:

1. *Intent:* The Master Plan identified development areas within the Township that place greater emphasis on regulating urban form and character of development. Within these development areas the Township encourages development with a mix of uses, including public open space, in order to provide transit-oriented development in a sustainable way. The Form-Based Mixed-Use Districts are intended to implement the vision, goals, and objectives of the Township Master Plan, the E. Michigan Avenue and Ecorse Road Placemaking Plan, and the Re-Imagine Washtenaw Plan.

Located along Township corridors, the purpose is to transform the corridors into a vibrant, dynamic area through placemaking and the attraction of new investment. Development of buildings and sites, including retrofitting and redevelopment of existing sites and buildings, can include residential, retail, office, and service uses. The redevelopment of corridors will help diversify the Township housing and commercial stock and incorporate architecturally interesting buildings.

2. *Purpose:* The general purpose of these regulations is as follows:
 - A. Promote new investment opportunities by allowing a wide range of potential uses and techniques to expand the employment and economic base.
 - B. Ensure that development is of human scale, primarily pedestrian-oriented, and designed to create attractive streetscapes and pedestrian spaces.
 - C. Ensure that development is designed for all modes of transportation.
 - D. Promote mixed-use development.
 - E. Ensure reasonable transition between higher intensity development and adjacent neighborhoods.
 - F. Improve mobility options and reduce the need for on-site parking by encouraging all modes of transportation, through shared parking, and through on-street parking.
 - G. Provide predictable development approval process.
 - H. Encourage lot consolidation to provide for larger developable sites.

Sec. 501. - Factors for Regulation:

These regulations are based on three (3) significant factors: corridor type as identified the Master Plan, site context, and building features.

1. The Township Master Plan has identified two (2) types of corridors:
 - A. Neighborhood Mixed-Use Corridors are located along high traffic areas and intended for local businesses to serve daily needs and services of the adjacent residential areas; and
 - B. Regional Mixed-Use Corridors** areas are located along the busiest corridors, which support a high volume of both local and regional traffic.
2. Site context is derived from existing and desired characteristics of an area and recognizes the inherent conditions of the areas where these regulations are applied. Regulated site types are organized by shape, size, orientation, and location.

3. Building feature addresses the manner in which buildings and structures relate to their lots, surrounding buildings, and street frontage. The shape of the building, the land area to volume ratio, and the orientation of the building has a significant impact upon the character of an area. Building form standards control height, placement, building configuration, parking location, and building transparency applicable to the site context.

Sec. 502. - Applicability and Organization:

1. *Applicability:*

- A. Any new use or expansion of existing use that requires site plan review shall comply with the requirements of this Article and other applicable requirements of this Ordinance.
- B. The requirements of this Article shall not apply to:
 - (1) Continuation of a permitted use within an existing structure.
 - (2) Changes of use within existing structures that do not require increased parking.
 - (3) Normal repair and maintenance of existing structures that do not increase its size or parking demand.

2. *Regulating plan:* The Form Based District shall be governed by a Regulating Plan that is specific to the area.

- A. The Regulating plan based on the site type determines building form and allowable use for each property within a form-based district.
- B. The Regulating plan is based on four (4) factors: Corridor Type, Site Type; Building Form; and Use Group.
 - (1) **Corridor Type:** Corridor types are identified as Neighborhood, **Regional**, or Town Center as determined by the Master Plan.
 - (2) **Site Types:** Site Types are determined by street orientation, lot size, lot configuration, location, and relationship to neighboring sites. Site type provides the basis for building forms and authorized use groups.
 - (3) **Building Form Standards and Types:** Building form standards and types establish the parameters for building form, height, and placement, and are specifically applied to each district based upon the regulating plan.
 - (4) **Authorized Use Groups:** Authorized land uses are organized by use groups. Authorized use groups are specifically applied to each District based upon the regulating plan.
- C. The steps to determine the regulations that apply to a specific property within a form-based district are as follows:
 - (1) Find the site in question on the regulating plan map.
 - (2) Identify the corridor type: Corridors will be classified Neighborhood, Regional, or Town Center.
 - (3) Identify the site type for the site in question. Sites will be classified Site Type A, B, or C.
 - (4) Consult the Use Groups and Building Forms Permitted table in which the site is located. The table will identify if a use group or building form is permitted, permitted with

4. Modification of district boundaries: Any modification to the boundaries of any form-based district shall require rezoning, in accordance with the provisions of Article 18.
5. Modification of regulating plan: Specific building form, use group, and design standards applied within each regulating plan are based upon the designation of site type. Any modification of site type may be determined by the Planning Commission, notice and after conducting a public hearing in accordance with Article 18.

The Planning Commission shall consider the following in making a determination to modify a site type or street type designation:

- A. The applicant's property cannot be used for the purpose permitted in the form-based district.
 - B. Area has been added to or deleted from the subject property in question, requiring the modification.
 - C. The proposed modification and resulting development will not alter the essential character of the area.
 - D. The proposed modification meets the intent of the district.
 - E. Existing streets have been improved and/or new streets constructed that may result in the modification of a specific site type.
 - F. Modification to the Regulating Plan is in conformance to the Master Plan and Placemaking Plan.
6. Nonconformities: Nonconformities shall be regulated in accordance with Article 16 of this Ordinance.

Sec. 503. – Standards:

1. *Corridor types:*

- A. Neighborhood: Neighborhood Mixed-Use Corridors are located along high traffic areas and intended for local businesses to serve daily needs and services of the adjacent residential areas. Buildings are set close the street with parking in back. Generally, the sites and buildings are of a smaller scale that can be accessed by pedestrians with as much ease as vehicles
- B. Regional: Regional Mixed-Use Corridors areas are located along the busiest corridors, which support a high volume of both local and regional traffic. This area may include large national chains, regional retailers, and auto oriented uses that draw customers both regionally and locally. Compared to Neighborhood Mixed-Use Corridors areas they are high intensity and feature the largest scale of commercial development.
- C. Town Center: The Township Core is intended to be the central core of the Township. It includes the governmental center of the Township with the Civic Center, County Courthouse, and the district library. Huron Street and the immediately surrounding area is meant to host a mix of uses from multiple-family residential to commercial to light industrial.

2. *Site types:*

Site types are determined by a number of factors including size, access, length of frontage, location, and context. Not all site types are located in every corridor.

A. Site Type A:

Site Type A is composed of lots one-half (0.5) acre or smaller and is reserved primarily for residential use and for smaller non-residential use which is compatible with a residential setting. Site Type A is generally located in areas which serve as a transition between the street and neighboring residential areas. Site Type A lots are typically mid-block and not located on a corner. The building form selected for these sites must consider both the front elevation that fronts on the street but also the rear/side elevation that is adjacent to residential in order to maintain compatibility with adjacent uses. These sites are intended for small sized neighborhood residential, commercial/office, or mixed-use sites.

B. Site Type B:

Made up mostly of lots mostly between one-half (0.5) and one (1) acre in area, the Site Type B category may include free standing single-use sites developed for residential, commercial and office uses serving the surrounding neighborhood or mixed-use developments. Size and character may vary based on the unique characteristic of each parcel. Small retail and food service uses would often be found in this category, as well as small single or multi-tenant commercial or office buildings.

C. Site Type C:

The sites in Site Type C are mostly larger than one (1) acre in area. Site Type C size and character may vary based on the unique characteristic of each parcel. This category can include free standing single-use or mixed-use developments that are designed to serve a broader community-wide market. These sites are intended for community commercial/office, multiple family residential, and mixed-use sites.

D. Site Type D:

The sites in Site Type D are very large sites are generally two (2) acres or greater in area. Site Type D size and character may vary based on the unique characteristic of each parcel. This category is intended for light industrial, mixed-use sites, large scale retail, and campus style developments. Site Type D are large lots with the potential for out lots of smaller building types on same parcel.

3. *Building form standards:*

A. The form-based districts permit a series of building forms, dependent on the site context. The building forms are designated within the district location based on the regulating plan. Building forms are classified in the following manner:

- (1) Permitted building forms: These building forms are permitted as of right in the locations specified.
- (2) Prohibited building forms: Building forms that are not identified as permitted in the locations specified are prohibited.
- (3) Exceptions: For all building forms in all locations, awnings, signs, other projections (architectural projections, bay windows, etc.) may project into the required building line by up to five (5) feet. Projections will be reviewed by the Township to ensure public safety.

B. The regulating plan dictates the site type for each individual property in the district. Building forms are identified within each district as permitted or not permitted based upon the site type.

- C. Non-residential development shall follow the height, setback, and greenbelt provisions below when adjacent to any residentially zoned or used property:

(1) Setback and greenbelt:

- a. Site Type A and B: The following setback and greenbelt shall be provided for any parcel zoned Site Type A or B that is adjacent to a residentially zoned or used parcel.
 - i. When a parcel is abutting or adjacent to a residentially zoned or used parcel without an intervening constructed alley or street, the building setback from the property line of the residentially zoned or used parcel shall be no less than the height of the building on the parcel zoned form-based.
 - ii. When a parcel is abutting or adjacent to a residentially zoned or used parcel without an intervening alley or street, a minimum ten (10) foot landscaped greenbelt shall be maintained from the property line of the residentially zoned or used parcel. The greenbelt shall be landscaped and screened with a solid fence or decorative wall up to six (6) feet in height erected parallel to any common lot line, with a ten (10) foot wide planting strip along the base of the wall or fence that consists of one (1) evergreen tree and one (1) canopy tree per thirty (30) lineal feet along the property line.
 - iii. The Planning Commission may deviate from these setback and greenbelt provisions in the course of its site plan review process; however, the Planning Commission shall not permit a setback or greenbelt that is less than required in the building form. In the review of the deviation, the Planning Commission shall consider the standards as set forth in Section 503.c.2.a.

- b. Site Type C and D: The following setback and greenbelt shall be provided for any parcel zoned Site Type C and D that is adjacent to a residentially zoned or used parcel.
 - i. When a property is abutting or adjacent to a residentially zoned or used parcel without an intervening alley or street, the setback from the property line of the residentially zoned or used parcel shall be no less than one and half (1.5) times the height of the building on the non-residential parcel.
 - ii. When a property is abutting or adjacent to a residentially zoned or used parcel without an intervening alley or street, a minimum twenty (20) foot landscaped greenbelt shall be maintained from the property line of the residentially zoned or used parcel. The greenbelt shall be landscaped in accordance with Section 1301.3.H.
 - iii. The Planning Commission may deviate from these setbacks and greenbelt provisions in the course of its site plan review process; however, the Planning Commission shall not permit a setback or greenbelt that is less than required in the building form. In the review of the deviation, the Planning Commission shall consider the standards set forth in Section 503.c.2.a.

(2) Deviation Standards:

- a. Height, setback, and greenbelt deviations may be granted by the Planning Commission if the following is found:
 - i. The deviation shall not adversely impact public health, safety, and welfare.

B. Packard Road Form Based Code District Regulating Plan Table:

Site Type	Building Form		Use Group-Table	
			Permitted Use Group	Special Use Group
Site Type: A	Permitted Building Form	A1, A2	Permitted Use Group	1, 2, 3, 4
			Special Use Group	—
Site Type: B	Permitted Building Form	A1, A2, B	Permitted Use Group	2, 3, 4
			Special Use Group	5
Site Type: C	Permitted Building Form	A1, A2, B, C	Permitted Use Group	2, 3, 4
			Special Use Group	5, 6

Sec. 505. - Regional corridors:

1. *Authorized use groups:*

- A. Authorized uses are categorized by use groups. Use groups generally contain similar types of uses in terms of function, character, and intensity.
- B. Use groups are designated in locations within each district based on the regulating plan. Use groups are classified in the following manner:
 - (1) Permitted use groups: These use groups are permitted as of right in the locations specified.
 - (2) Special use groups: These use groups are permitted after review and approval by the Planning Commission, in accordance with the procedures set forth in Article 10 and the standards in this Ordinance.
 - (3) Prohibited use groups: These use groups not indicated as permitted are prohibited in the locations specified.
 - (4) Uses permitted in all locations include public parks and essential public services.
 - (5) Similar Uses: If a use is not listed but is similar to other uses within a use group, the Zoning Administrator may make the interpretation that the use is similar to other uses within a use group.

The Zoning Administrator may also make the determination whether the use is permitted as of right, permitted in upper stories only, or permitted as a special land use. The Zoning Administrator may obtain a recommendation from the Planning Commission as to whether or not the proposed use is similar to a use permitted as of right, permitted in upper stories only, or permitted as a special use.

2. Use groups by category-regional corridors:

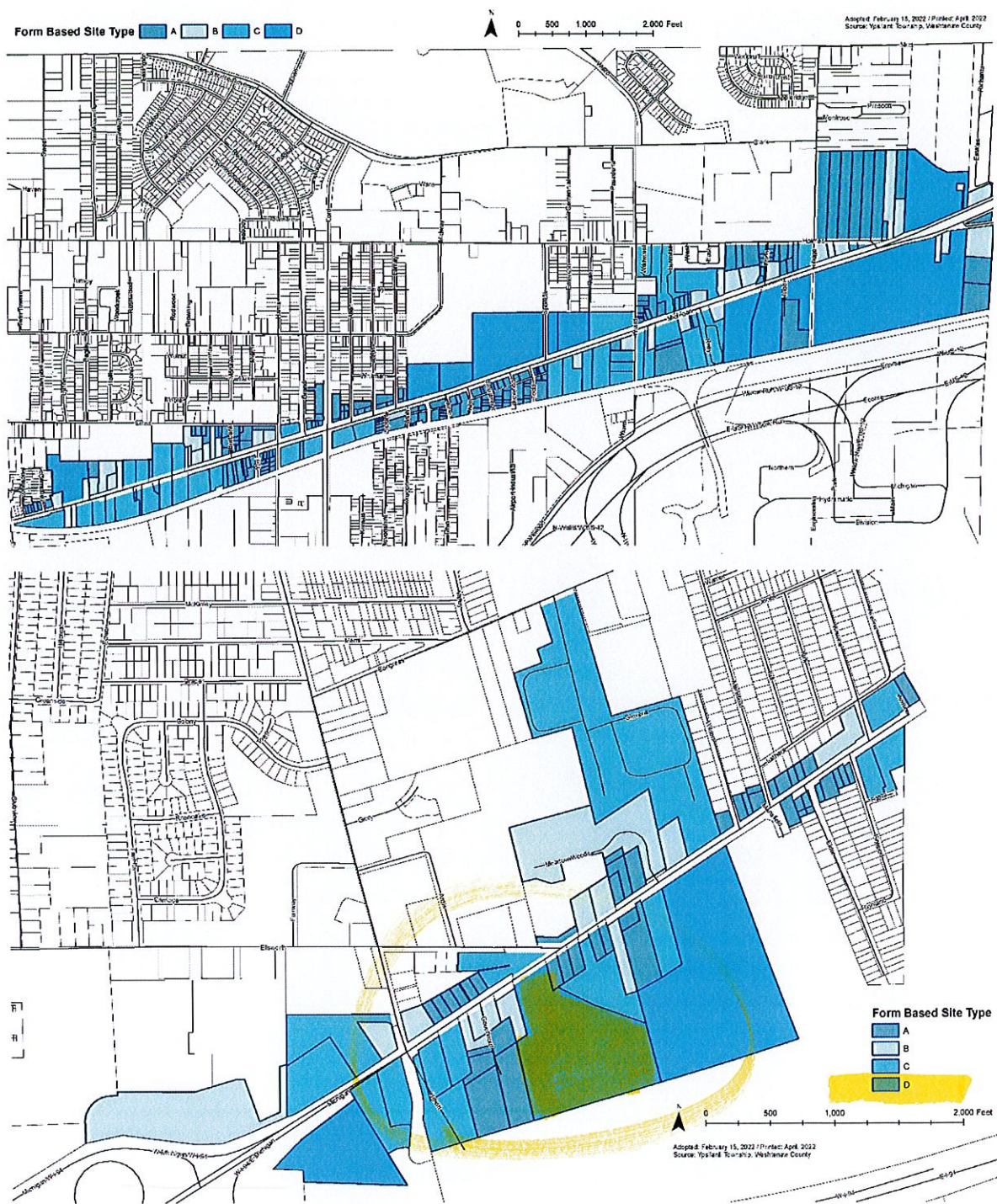
Regional Corridors
Use Group 1
Residential Uses:
One-Family detached and attached dwellings, subject to regulations in Section 1101.
Two-Family dwellings.
Use Group 2
Misc. Residential/Related Uses:
Mixed-use. Any combination of uses located in group 1, 2 or 3, that is mixed vertically in a building or horizontal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in Section 1155.
Bed and breakfast operations, subject to regulations in Section 1107.
Use Group 3
Office/Institutional:
Civic Buildings.
Professional and medical office.
Primary/secondary schools (private).
Publicly owned/operated office and service facilities.
Place of worship.
Veterinary clinics or hospitals, subject to regulations in Section 1116 or Section 1117, as applicable.
Use Group 4
Retail, Entertainment, and Service Uses:
Financial institutions without a drive-through.
General retail.
Food use without a drive-through.
Personal services.
Business services.
Small group or one-on-one exercise or art studio.

Use Group 5
Misc. Uses:
Retail over 30,000 sq./ft.
Commercial kennels/pet day care, subject to regulations in Section 1161.
Hospitals.
Technology centers/office research/data center.
Mortuaries/Funeral homes, subject to regulations in Section 1115.
Senior assisted/independent living, subject to regulations in Section 1160.
Group day care homes, subject to regulations in Section 1155.
Lodging, subject to regulations in Section 1122, Section 1123, or Section 1124, as applicable.
Fitness, gymnastics, and exercise centers.
Theatres and places of assembly.
Use with a drive-through, subject to regulations in Section 1118.
Indoor commercial recreational facilities, subject to regulations in Section 1135.
Use Group 6
Automotive Uses:
Vehicle wash, subject to regulations in Section 1129.
Vehicle fueling/multi-use station, subject to regulations in Section 1126.
Dealership for sales of new or used vehicles, boats, house trailers or rental of trailers or vehicles, subject to regulations in Section 1121.

- A. Uses are subject to Specific Use Standard set forth in Article 11 when applicable.

5. Michigan Avenue:

A. Michigan Avenue Form Based Code District Regulating Plan:



B. Michigan Avenue Road Form Based Code District Regulating Plan Table:

Site Type	Building Form		Use Group-Table	
			Permitted Use Group	1, 2, 3, 4
Site Type: A	Permitted Building Form	A1, A2	Special Use Group	—
			Permitted Use Group	2, 3, 4
Site Type: B	Permitted Building Form	A1, A2, B	Special Use Group	—
			Permitted Use Group	2, 3, 4
Site Type: C	Permitted Building Form	A2, B, C	Special Use Group	5, 6
			Permitted Use Group	2, 3, 4
Site Type: D	Permitted Building Form	B, C, D, E, and A2 as outlot development	Special Use Group	5, 6
			Permitted Use Group	2, 3, 4

Sec. 506. - Town Center:**1. Authorized Use Groups:**

- A. Authorized uses are categorized by use groups. Use groups generally contain similar types of uses in terms of function, character, and intensity.
- B. Use groups are designated in locations within each district based on the regulating plan. Use groups are classified in the following manner:
 - (1) Permitted Use Groups: These use groups are permitted as of right in the locations specified.
 - (2) Special Use Groups: These use groups are permitted after review and approval by the Planning Commission, in accordance with the procedures set forth in Article 10 and the standards in this Ordinance.
 - (3) Prohibited Use Groups: These use groups not indicated as permitted are prohibited in the locations specified.
 - (4) Uses permitted in all locations include public parks and essential public services.
 - (5) Similar Uses: If a use is not listed but is similar to other uses within a use group, the Zoning Administrator may make the interpretation that the use is similar to other uses within a use group.

The Zoning Administrator may also make the determination whether the use is permitted as of right, permitted in upper stories only, or permitted as a special land use. The Zoning Administrator may obtain a recommendation from the Planning Commission as to whether or not the proposed use is similar to a use permitted as of right, permitted in upper stories only, or permitted as a special use.