



COMMERCIAL ZONED DISTRICTS



Imagine Flint Draft Zoning Code 2015

The draft zoning code includes 4 major commercial categories

Neighborhood Center (NC)

Intended to accommodate a variety of local-serving commercial uses that provide daily goods and services to surrounding walkable neighborhoods.

- Stand-alone retailers and small mixed-use buildings are the predominant commercial use within a neighborhood center.
- Retail centers are permitted on a limited scale.
- Institutional and cultural uses, including schools, churches, and community centers, as well as mixed-use residential
- Residential uses may also be permitted.

City Corridor (CC)

Intended to accommodate a wide range of commercial and institutional uses along Flint's major roadways.

- Retail, service, and employment are the primary uses with structures oriented toward the roadway.
- Development may be auto-oriented in nature, but with amenities such as sidewalks, benches, pedestrian-scale lighting, and landscaping to accommodate pedestrian activity.
- **Should represent the City's most heavily trafficked areas (ex: Clio Rd, Dort Hwy)**

Downtown Core (D-C)

Intended to accommodate the unique and vibrant mixed-use area located along Saginaw Street roughly between the Flint River and I-69.

- Single-purpose building may exist, but mixed-use buildings should predominate, typically consisting of dining or retail uses on the ground floor, and office or multi-family residential uses above.
- This district is the highest intensity district within the community and all development should be pedestrian-oriented with buildings located at or near the sidewalk's edge.

Downtown Edge (D-E)

Intended to accommodate a dynamic mix of commercial, employment, residential, and public uses that together foster an active pedestrian-oriented area.

- Mixed-use buildings are common, but not the predominant form of development.
- The D-E district makes up the majority of the community's central business district and surrounds the smaller D-C district.
- Development in the D-E district is generally less intense than what is typical for the adjacent D-C district, providing a transition to surrounding mixed residential and commercial areas.

General Commercial Requirements

- Hours of business.** No business, service or processing shall conduct its operation at any point in time between the hours of 12:00 midnight and 6:00 a.m. if it is adjacent to a residential district unless it is enclosed on all sides adjoining said residential district by screening and fencing.
- Exterior lighting.** Exterior lighting fixtures shall be no more than 20 feet in height and shall be shielded to prevent the visibility of the luminaries from, and the casting of direct light upon, adjacent residential properties.
- Off-street parking.** Areas of three (3) or more spaces and off-street loading areas shall include painted lines, curbs, vehicle stops or other similar identifiers to delineate parking and loading areas. For more information, please refer to article 12 of the draft zoning code.
- Landscaping.** All areas not covered by buildings, parking areas, driveways, walkways, pedestrian plazas or other pedestrian-oriented impervious surfaces or water surfaces shall be planted with living vegetation, including trees, shrubs, grasses, and groundcovers. Further information can be found in article 13.
- Signage.** The draft zoning code prohibits signs that are structurally unsafe or poorly maintained; that cause unsafe traffic conditions through distraction of motorists, confusion with traffic signs, or hindrance of vision; and that impede safe movement of pedestrians or safe entrance and exit from buildings or sites. For further details and regulations pertaining to size, height, maintenance, etc., please refer to article 15 of the zoning code.

Table 50.4.06B. Lot and Bulk Standards: D-E and D-C Districts

District Name	Lot Characteristics		Site Design						Development Intensity	
	Min. Lot Width (W)	Min. Lot Area (s.f.)	Front Yard (F)		Corner Side Yard (C)		Interior Side Yard (S)	Rear Yard (R)	Min. Lot Area per Dwelling Unit	Max. Building Height
			Min.	Max.	Min.	Max.	Min.	Min.		
D-E	40'	6000	None	15'	None	15'	None, except for against a TN or M district, then 10'	None, except for against a TN or MR district, then 20'	600 sq. ft. per efficiency or one bedroom apartment; 1,000 sq. ft. per two or more bedroom apartment	75'
D-C	20'	3000	None	5'	None	5'	None	None	None	125'

Table 50.4.06A. Lot and Bulk Standards: NE and CC Districts

District Name	Lot Characteristics		Site Design						Development Intensity	
	Min. Lot Width (W)	Min. Lot Area (s.f.)	Front Yard (F)		Corner Side Yard (C)		Interior Side Yard (S)	Rear Yard (R)	Min. Lot Area per Dwelling Unit	Max. Building Height
			Min.	Max.	Min.	Max.	Min.	Min. (R)		
NC	25'	3000	None	10'	None	10'	None, unless lot width is greater than 100' and against a residential use, then 10'	20'	1,500 sq. ft.	40'
CC										
For lots less than 140' deep	40'	3000	None	10'	None	10'	None, except for against a TN or M district, then 10'	20'	2,500 sq. ft.	35'
For lots 140' deep or more	60'	8400	None	80'	None	20'	None, except for against a TN or M district, then 20'	40'	2,000 sq. ft.	35'