

### Section 4.3 - Village of Grass Lake Form-Based Code

#### Section 4.3.1 - Statement of Purpose

The purpose of the Grass Lake Village form-based code is to provide specific regulations to achieve the following:

1. Develop a fully integrated, mixed-use, pedestrian-oriented environment with historic residential neighborhoods and a traditional downtown with buildings that contain commercial, residential and office uses.
2. Create a synergy of uses within the downtown to support economic development and redevelopment.
3. Calm traffic traveling through the Village to create a more pedestrian-friendly environment. Prevent a clustering of auto-oriented uses, which could degrade the pedestrian-friendly environment.
4. Regulate building height and placement to achieve appropriate scale along streetscapes and ensure proper transition between the different areas of the Village.
5. Establish clear controls on building form and placement to frame a well-defined public realm comprised of human-scale streets, neighborhoods and public spaces, all of which contribute to creating a safe, comfortable and livable environment.

#### Section 4.3.2 - Regulating plan and listing of districts

A form based code is established for the core area of the Village, which is divided into the following districts:

1. **LS - Lakeshore District.** The Lakeshore District is intended to provide a primarily residential setting along the lake while protecting waterfront and lake resources and preserving historic character of the neighborhood.
2. **CM - Church/Maple Street District.** The Church/Maple Street District is intended to provide a quiet single family residential setting, while preserving historic character of the neighborhood.
3. **MA - Michigan Avenue District.** The Michigan Avenue District is intended to provide a mixed-use district that is primarily residential in character, but allows other compatible uses. The intent of this district is to preserve the historic character and sense of arrival as a person travels into the Village. To achieve this, the regulations

encourage maintaining the grand scale of larger buildings and lots along Michigan Avenue. It is also the intent of this district to calm traffic traveling through the Village.

4. **WS - Water Street District.** The Water Street District is intended to be a transitional district on the edge of downtown that is primarily residential, but also allows for infill development that would help support the downtown.
5. **GC - General Commercial District.** The General Commercial District is intended for commercial uses that provide convenience goods and services for residents of the Village and surrounding area. It is further the intent of this district that sites develop or redevelop in a manner that is consistent with the goal to maintain the historic character and enhance the walkability of the Village.
6. **USG – Union Street Gateway District.** The Union Street Gateway District is intended to provide a node of activity centered at the intersection of Union Street and Michigan Avenue. The intent of this district is to create a gateway district around the key Michigan Avenue/Union Street crossroad that is compatible with the surrounding residential character. This district is also intended to ensure that uses at this intersection will minimize impact to traffic operation and safety.
7. **CBD - Central Business District.** The Central Business District is intended to protect the historic, small town character of the downtown and enhance the traditional, pedestrian-oriented environment of the Village. The district provides for a mixture of retail stores, offices, entertainment, public spaces, residential uses and related activities that are mutually supporting and serve the needs of the community. The intent of this district is to encourage a lively social environment and economically viable downtown with a wide variety of uses in a pedestrian-oriented, unified setting with shared parking.
8. **LI – Light Industrial.** The Light Industrial District is intended to permit low impact manufacturing uses and certain heavy commercial uses that provide services to the community. Because of the small size of this district and the close proximity of other uses, this district is intended to redevelop with a mixture of uses that

will be compatible with other uses as opposed to heavier, high impact industrial uses.

3. Uses shall be allowed in the following general building types indicated for the use in the table below. The building type shall meet the requirements of Section 4.3.5.

**Section 4.3.3 - Use Regulations**

1. Uses shall be permitted based upon the district. Each use is listed in the table below as one of the following by district:  
 P: Principal permitted use  
 C: Conditional use  
 --: Not allowed
2. Uses must comply with the use standards of that are referenced in the right column.

- GC/MU: General commercial and mixed-use buildings
- CBD: CBD storefront buildings
- CS: Cottage shop building
- APT: Apartment building
- TH: Townhouses
- SFR: Single and two family residential dwellings
- AS: Auto service uses
- DT: Accessory drive-through uses
- IND: Industrial building
- C/I: Civic/institutional buildings

<b>List of Permitted and Conditional Uses by District and Building Type</b>											
Use	Districts								Building Type(s)	Use Standards	
	LS	CM	MA	WS	GC	USG	CBD	LI			
<b>Residential Uses</b>											
Detached single family residential	P	P	P	P	--	P	--	--	SFR	4.7.1.1	
Two family residential	P	P	P	P	--	P	--	--	SFR		
Townhouses (attached single family residential)	--	--	--	P	P	P	P	--	TH		
Multiple family residential (apartments)	--	--	--	C	C	P	P	--	GC/MU, CBD, APT, TH		
Residential dwellings on upper floors within mixed-use buildings	--	--	--	--	P	P	P	--	GC/MU, CBD		
Live/work units with a dwelling unit on the upper floor above a first floor commercial space under the same ownership	--	--	--	--	P	P	P	P	GC/MU, CBD		
Nursing homes and senior assisted living	C	C	C	C	--	C	--	--	GC/MU, MFR		
Home businesses	P	P	P	P	P	P	P	--	SFR, TH, APT	4.7.1.3	
<b>Retail and Services</b>											
Retail establishments within an enclosed building	Floor area 30,000 sq. ft. or less			--	--	--	P	P	P	P	GC/MU, CBD, CS
	Floor area above 30,000 sq. ft.			--	--	--	C	C	C	C	GC/MU, CBD, CS
Drive-through service accessory to a retail use	--	--	--	--	C	--	--	--	GC/MU, CBD, DT	4.7.2.1	
Bakeries, pastry and fudge shops	--	--	--	--	P	--	P	P	GC/MU, CBD, CS		
Building supplies sales, lumber yard, garden and lawn supply store and other similar retail uses with outdoor sales/storage	--	--	--	--	C	--	--	P	GC/MU, CBD, IND	4.7.2.2	

<b>List of Permitted and Conditional Uses by District and Building Type</b>										
Use	Districts								Building Type(s)	Use Standards
	LS	CM	MA	WS	GC	USG	CBD	LI		
Machinery sales, farm or industrial	--	--	--	--	--	--	--	P	GC/MU, CBD, IND	4.7.2.2
Wholesale of any commodity made or processed onsite	--	--	--	--	--	--	--	P	GC/MU, CBD, CS, IND	
Feed and fertilizer, sales and storage	--	--	--	--	--	--	--	P	GC/MU, CBDF, IND	4.7.2.2
Personal service establishments such as barber/beauty shops, dry cleaning drop-off stations, shoe repair shops and tailoring	--	--	--	--	P	P	P	P	GC/MU, CBD, CS	
Kennels	--	--	--	--	C	--	--	C	CG/MU, IND	4.7.2.3
<b>Auto Services</b>										
Automobile service stations	--	--	--	--	C	C	--	P	GC/MU, CBD, AS	4.7.3.1
Carwashes	--	--	--	--	C	--	--	P	GC/MU, CBD, AS	4.7.3.1
Major vehicle repair and body shops	--	--	--	--	--	--	--	P	GC/MU, AS, IND	4.7.3.1
Minor automobile maintenance such as oil change, brake service and tire stores	--	--	--	--	C	--	--	P	GC/MU, CBD, AS, IND	4.7.3.1
Recreational vehicle and boat maintenance and storage	--	--	--	--	C	--	--	P	GC/MU, IND	4.7.3.1
Automobile and recreational vehicle sales	--	--	--	--	C	--	--	C	GC/MU, IND	
<b>Lodging and Restaurants</b>										
Bed and breakfast inns	C	C	C	C	P	P	P	--	CS, SFR	4.7.4.1
Hotels	--	--	--	--	P	P	P	--	GC/MU, CBD	4.7.4.2
Restaurants, taverns, bars, delicatessen, carryout, and similar establishments serving food or beverages, but excluding drive-through	--	--	--	--	P	P	P	P	GC/MU, CBD, CS	
Restaurants, taverns, bars, delicatessen, carryout, and similar establishments serving food or beverages with outdoor seating	--	--	--	--	P	P	P	P	GC/MU, CBD, CS	4.7.2.3
Drive-through and drive-in restaurants	--	--	--	--	C	--	--	--	GC/MU, CBD, CS, DT	4.7.2.4
Banquet halls	--	--	--	--	P	P	P	--	GC/MU, CBD	
<b>Office and Financial</b>										
Bank, loan, and financial offices	--	--	--	--	C	--	C	--	GC/MU, CBD, CS, DT	4.7.2.1
Professional offices	--	--	P	--	P	P	P	P	GC/MU, CBD, CS	
Real estate, insurance and investment brokers	--	--	P	--	P	P	P	P	GC/MU, CBD, CS	
Radio and TV studios	--	--	--	--	C	--	--	C	CG/MU, IND	4.7.5.1
<b>Medical and Care Facilities</b>										
Child care centers, preschool and commercial day care	C	C	C	C	P	P	P	--	GC/MU, CBD, CS	4.7.6.1
Family child day care homes	P	P	P	P	P	P	P	--	SFR	
Group child day care homes	C	C	C	C	C	C	C	--	SFR	4.7.6.2
Funeral homes	--	--	C	--	C	C	C	--	GC/MU, CBD, CS	4.7.6.3
Medical and dental offices, clinics	--	--	--	--	C	C	C	--	GC/MU, CBD, CS	
Hospitals and convalescent homes	--	--	--	--	C	C	C	--	GC/MU, CBD, CS	4.7.6.4
Veterinary hospital, small animal	--	--	--	--	C	C	C	C	GC/MU, CBD, CS	

**List of Permitted and Conditional Uses by District and Building Type**

Use	Districts								Building Type(s)	Use Standards
	LS	CM	MA	WS	GC	USG	CBD	LI		
<b>Recreation and Entertainment</b>										
Adult use	--	--	--	--	--	--	--	C	GC/MU	4.7.7.1
Assembly halls, recreational clubs, fraternal order halls, private clubs, lodge halls or other similar places of assembly	--	--	C	--	P	--	P	P	GC/MU, CBD	
Boat clubs and marinas	C	--	--	--	C	--	--	--	GC/MU	
Boat and RV sales and storage	--	--	--	--	C	--	--	--	GC/MU	
Health clubs, fitness centers, gyms and aerobic clubs	--	--	--	--	P	--	P	P	GC/MU, CBD	
Indoor recreation such as bowling alleys, racket ball courts, skating rinks, swimming pools and amusement arcades	--	--	--	--	P	--	P	P	GC/MU, CBD	4.7.7.2
Parks, playgrounds, common greens, plazas, public gathering places and open space	P	P	P	P	P	P	P	P	C/I	
Theaters	--	--	--	--	P	--	P	P	GC/MU, CBD	
<b>Civic</b>										
Churches, synagogues, temples and similar places of worship	P	P	P	P	P	P	P	--	C/I	4.7.8.1
Public and private cemeteries	P	P	P	P	--	P	--	--	C/I	
Public, private or parochial, elementary and secondary schools	P	P	P	P	P	P	P	--	C/I	4.7.8.2
Public/government buildings such as; village/state/county/federal offices, museums, libraries and community centers	P	P	P	P	P	P	P	P	C/I	
Essential public services	P	P	P	P	P	P	P	P	C/I	
Municipal service facilities, including public works buildings and storage yards	--	--	--	--	P	--	--	P	CG/MU, C/I, IND	
New construction of wireless communication facilities	--	--	--	--	--	--	--	C	IND	4.7.8.3
Co-location on existing wireless communication facilities	--	--	--	--	P	--	--	P	IND	4.7.8.3
<b>Industrial</b>										
Light manufacturing and assembly within an enclosed building	--	--	--	--	--	--	--	P	IND	
Outdoor storage accessory to a permitted use	--	--	--	--	--	--	--	C	IND	
Automobile wrecking and salvage yards	--	--	--	--	--	--	--	C	IND	4.7.9.1
Bulk storage of explosives or hazardous materials	--	--	--	--	--	--	--	C	IND	4.7.9.2
Contractors yards with or without outdoor storage	--	--	--	--	--	--	--	C	IND	4.7.9.3
Crating and packaging within a completely enclosed building	--	--	--	--	--	--	--	P	IND	
Helicopter landing pads	--	--	--	--	--	--	--	C	IND	4.7.9.4
Recycling collection centers	--	--	--	--	P	--	--	P	IND, C/I	4.7.9.5
Warehousing and mini-storage warehousing	--	--	--	--	--	--	--	P	IND	4.7.9.6
<b>Other</b>										
Other uses similar to the uses in this district and not listed in another district, subject to other provisions in this ordinance	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	Based on similar use