

Article 47: Central Business Area (CBA)

4701 Building Types Allowed by Right

Single/and multi/**Story Structures** that allow for a mixture of **Uses**.

4702 Uses Allowed by Right

Street level floors are limited to retail, office and other service **Uses**. Upper floors may be used for a mixture of retail, office, service and residential **Uses**. (Sexually oriented businesses and **Drive Through** facilities are specifically excluded.)

4703 Dimensional and Bulk Standards

Structures shall meet all of the following dimensional and bulk standards:

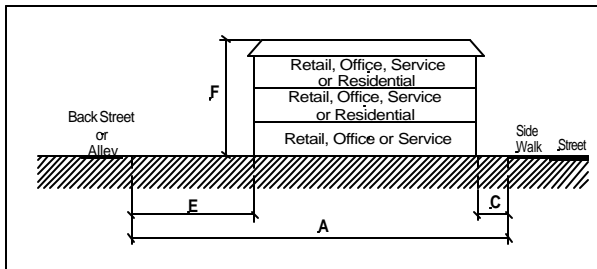
(See illustrations to the right)

- A. **Parcel Depth** (A) - 120' min.
- B. **Parcel Width** (B) - 25' min.
- C. **Street Setback** (C) - 10' max.
- D. **Side Parcel Setbacks** (D) - 10' max.
- E. **Rear Parcel Setback** (E) – None required.
- F. **Building Height** (F) - 15' min. to 35' max. with a minimum of 1 **Story** to a maximum of 3 stories. All **Street** facing **Building** facades **shall** be a minimum of 15' or the height of the **Building** whichever is greater.
- G. **Lake Michigan Setback** - All new **Buildings** and other **Structures shall** be set back a minimum of 50 feet inland and upland of the Lake Michigan historic high water elevation (581.6 feet IGLD55).
- H. **Off-Street Parking** - 1 **Parking Space shall** be provided for each **Dwelling** or hotel room in a **Structure**. All off **Street** parking will be located off of an alley or Front Street. No new curb cuts are allowed on M22 / St Joseph Ave. in this Area.

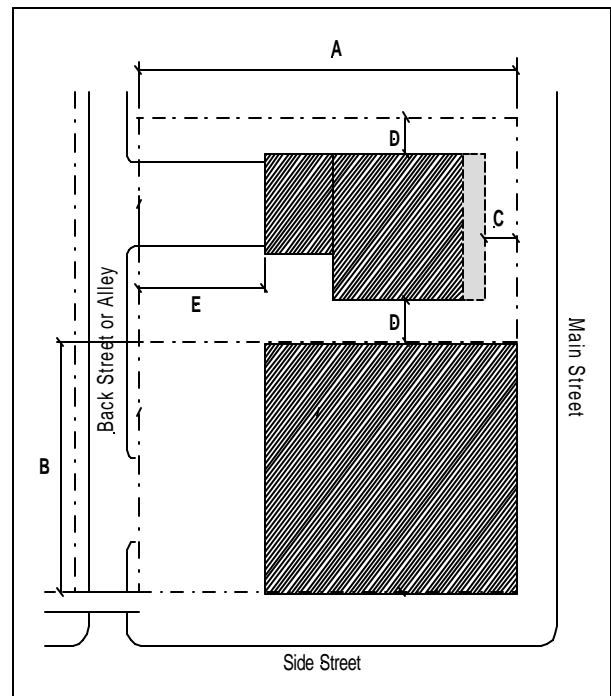


Central Business Area

(Note: Unless otherwise stated, all area boundaries shall follow **Property Lines** or street/alley centerlines.)



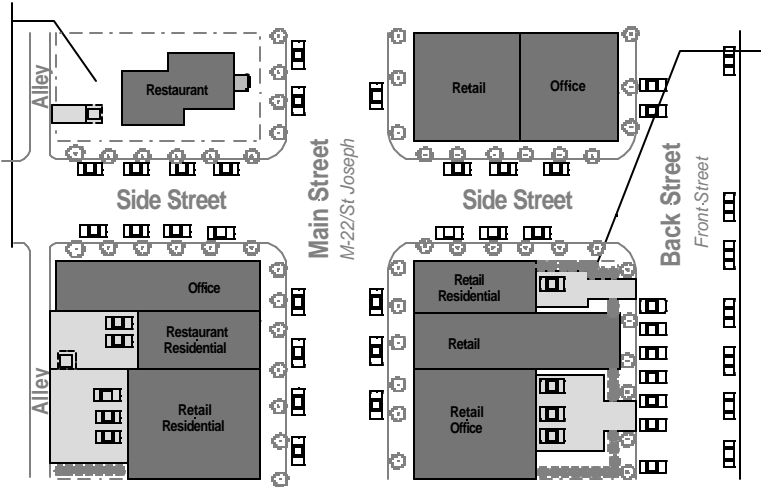
Dimensional and Bulk Standards



4707 Additional Development Standards

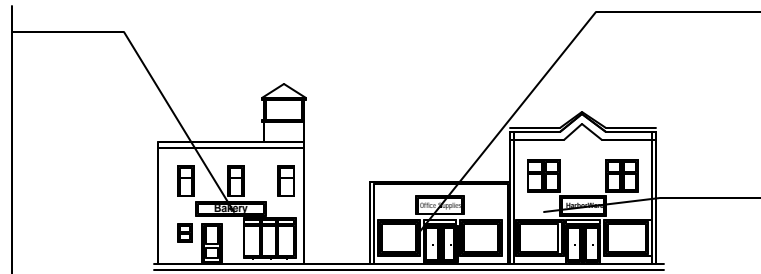
Developments within the Central Business Area (CBA) shall meet all of the following development and siting standards

All trash storage **shall** be screened from view from the streets by means of a fence or shrubbery that is a minimum of 4' in height.



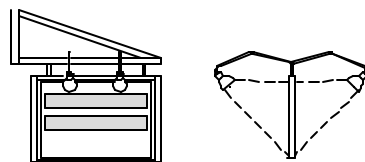
Except for entrance/exit areas, all off street parking areas will be screened from view from adjacent public streets with densely planted shrubbery that is a minimum of 4' high or by a wall no less than four feet and no more than six feet in height

A maximum of one permanent external on-site sign maximum of 24 sq. ft. in area is allowed on each public street that a **Building** faces (excluding alleys)



Gaps between **Buildings** within a block **shall** be no more than 20' wide.

All new street facing **Building** facades **shall** be a minimum of 15' in height

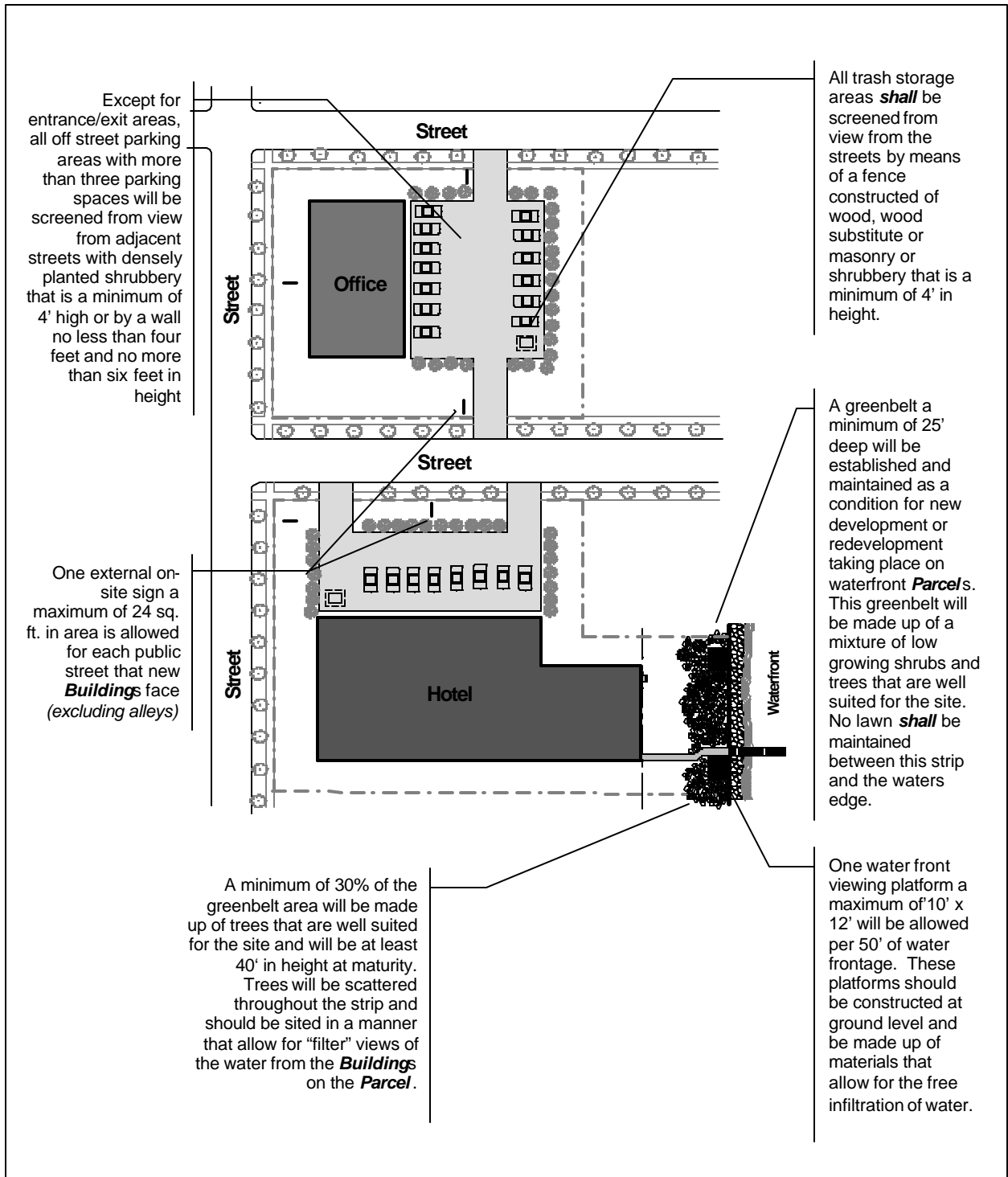


All illuminated signage **shall** be externally lighted with fixtures oriented to direct light downwards and only onto the sign face.



Alternative Building mounted sign

4707 Additional Development Standards (continued)



4708 Other Standards

In addition to the requirements of this **Article** the provisions of **Article** 10 of this Ordinance **shall** also apply.

