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**1279.01. - Intent.** 

The intent of this chapter is to encourage appropriate development within each overlay district by providing relief from on-site parking requirements, allowing pedestrian-oriented signage, and establishing criteria to assure compatibility of new, infill, and redevelopment with the unique character of each district conserving cultural, historic and property values.

*(Ord. No. 1158, § 1, 8-30-10)*

**1279.02. - General provisions.** 

(a)

The overlay districts of this chapter apply in combination with the underlying base district to impose regulations and standards that address special geographic areas or land use issues.

(b)

In the event of conflict between overlay district regulations and the regulations of the underlying base district, the overlay district regulations govern. In all other cases, both the overlay district and base district regulations apply.

*(Ord. No. 1158, § 1, 8-30-10)*

**1279.03. - Location.** 

The location and extent of each district shall be depicted in the appendices as follows:

- (1) Old Town Neighborhood Overlay District: Appendix A
- (2) Reo Town Neighborhood Overlay District: Appendix B
- (3) East Michigan Avenue Neighborhood Overlay District: Appendix C
- (4) West Saginaw Street Neighborhood Overlay District: Appendix D

*(Ord. No. 1158, § 1, 8-30-10)*

#### **1279.04. - Principal uses permitted.**

All principal uses permitted in the Underlying Zoning District(s) are permitted by right in the Overlay Districts, provided they comply with all applicable requirements of the Underlying Zoning District and of this chapter. In addition, residential use to the density of the "DM-4" Residential District shall be permitted as a secondary use to a primary commercial use in all commercially zoned buildings located within the Overlay Districts.

*(Ord. No. 1158, § 1, 8-30-10)*

#### **1279.05. - Uses permitted subject to special conditions.**

All conditional uses of the Underlying Base Zoning Districts, except vehicle dealerships are permitted in the Overlay Districts if the required conditions of the Underlying Zoning District and all applicable requirements of this chapter are met.

*(Ord. No. 1158, § 1, 8-30-10)*

#### **1279.06. - Special land uses.**

Vehicle dealerships and all other special land uses described in the Underlying Zoning Districts may be permitted in the Overlay Districts, in accordance with the procedures described in [Chapter 1282](#) (special land use), if the conditions described in [Chapter 1282](#), the Underlying Zoning District and the applicable requirements of this chapter are met. No special land use permit shall be required for residential uses that are secondary to a primary commercial use and meet the density restrictions of the "DM-4" Residential District.

*(Ord. No. 1158, § 1, 8-30-10)*

#### **1279.07. - Height and area requirements generally.**

In the Overlay Districts, the following height and area requirements shall apply:

- (1) *Front yards.* There shall be no front yard setback requirement in the Overlay Districts. Buildings shall be placed up to the front property line or to the

average setback within the blockface, or anyplace in between. The setback shall not be greater than the average setback of the other buildings within the same blockface and parking shall not be permitted in a front yard.

(2)

*Side yards.* There shall be no side yard setback requirements in the Overlay Districts.

(3)

*Rear yards.* There shall be no rear yard setback requirement in the Overlay Districts.

(4)

*Height restrictions.*

A.

All new buildings shall have at least two stories and shall be at least 25 feet in height measured from grade level at the front wall of the building.

B.

All buildings, or portions of buildings, less than 50 feet from a residential use parcel shall not exceed 40 feet in height or the height of the existing structures on the residential use parcels, whichever is higher;

C.

All buildings, or portions of buildings, 50 feet or greater than 50 feet from a residential use parcel shall not exceed 80 feet in height.

(Ord. No. 1158, § 1, 8-30-10)

## **1279.08. - Off-street parking.**

(a)

All areas included in the Overlay Districts, with the exception of those listed in subsections [1279.08\(b\)](#) and (c), are granted an 80 percent reduction in the minimum parking requirements of [Chapter 1284](#). All required parking spaces, except those required for residential uses, must be located within 300 feet of the property they serve and may include legal on-street parking, city-owned off-street parking lots and private parking lots where there is an agreement for joint use.

(b)

All commercially zoned properties located within the Reo Town and Old Town Overlay Districts; that portion of the West Saginaw Overlay District on the north side of the right-of-way in the 900 block and the east ½ of the 1000 block; and that portion of the East Michigan Avenue District in the 2000 block on both the north and south sides of the right-of-way shall not be subject to the minimum parking requirements of [Chapter 1284](#)

(c)

In all Overlay Districts, at least one off-street parking space shall be required for each residential unit. Parking spaces for residential units may be located on the same lot as the unit or on a separate lot if it is located within 300 feet of the unit that it serves and there is an existing enforceable agreement with owner of said lot.

*(Ord. No. 1158, § 1, 8-30-10)*

## **1279.09. - Signs.**

The definitions set forth in [Chapter 1442](#) shall apply to this section.

(1)

Each commercial business establishment is permitted to have one projecting sign. Such sign shall not exceed 16 square feet in area and cannot project more than four and one-half feet from the front wall of the building. Projecting signs shall have a minimum of ten feet of clearance from the bottom of the sign to grade and may not extend above the roof line. The area of the projecting sign shall not be considered for the number of wall signs and maximum wall sign area permitted under [Chapter 1442](#). Projecting signs are subject to the provisions of Section [1022.06](#), encroachments, of the City of Lansing Codified Ordinances.

(2)

Each business establishment within an Overlay District is permitted to have one sandwich board sign not to exceed four feet in height and two feet in width. Sidewalk signs may be displayed during regular business hours and must be placed in a location that does not interfere with vehicular or pedestrian traffic.

(3)

No ground pole signs are allowed, except in those cases where the existing building is setback further than 20 feet.

(4)

No billboards shall be permitted within an Overlay District.

*(Ord. No. 1158, § 1, 8-30-10)*