



## CITY OF CHELSEA

### CHELSEA PLANNING COMMISSION NOTICE OF WORK SESSION

NOTICE IS HEREBY GIVEN THAT THE CHELSEA CITY PLANNING COMMISSION WILL HOLD A WORK SESSION ON **TUESDAY, FEBRUARY 7, 2006, AT 7:00 P.M. IN THE CITY OFFICES, 305 S. MAIN STREET, LOWER LEVEL, CHELSEA, MICHIGAN.**

THE PURPOSE OF THE MEETING WILL BE TO DISCUSS THE FOLLOWING ITEMS:

- **Discussion of proposed new Zoning District for the Clock Tower**

PERSONS REQUIRING REASONABLE ACCOMMODATIONS DUE TO DISABILITIES IN ORDER THAT THE MEETING IS ACCESSIBLE TO THEM, ARE REQUESTED TO NOTIFY THE CHELSEA PLANNING COMMISSION OF SUCH DISABILITY NO LATER THAN FIVE (5) BUSINESS DAYS PRIOR TO THE DATE OF THE MEETING.

CHRIS RODE, CHAIR

## **SECTION 4.19 CENTRAL BUSINESS DISTRICT – MIXED USE – CBD-MU**

Purpose – This district is a special zoning district that is intended to encourage and permit redevelopment in the Central Business District, “the downtown” – that will promote the following objectives.

1. Ensure the economic viability of the downtown through a diversified mixture of complementary commercial, office, residential and civic uses.
  2. Preserve the historic, small-town character of the downtown.
  3. Maintain and strengthen the “sense of place” which currently exists in the downtown area.
  4. Ensure the renovation of historic buildings in the downtown retains the existing historical and architectural integrity as referenced in the comprehensive plan.
  5. Ensure new infill development is compatible with the downtown’s historic architecture, scale, proportion and character.
  6. Strengthen the spatial and architectural character between the existing downtown area and the underdeveloped land immediately north of the established downtown area through the provision of traditional storefronts, gathering areas, streetscape elements and building forms consistent with the current downtown.
  7. Ensure proper land use transitions and design treatment between the downtown district and the surrounding residential neighborhoods.
- A. Location** – The CBD-MU district shall be located in the area that is designated in the Comprehensive Plan for central business district uses.
- B. PERMITTED USES**
1. Any use permitted in Section 4.13A C-1 Neighborhood Commercial District.
  2. Any use permitted in Section 4.14A, C-2 General Commercial District.
  3. Any use permitted in Section 4.17A, C-5 Central Business District.
  4. Storage warehouse space and light duty distribution centers related to another existing permitted use in the district.
  5. Outdoor events including retail sales and entertainment.

6. Community and Governmental service centers and organizations including event centers.
7. Outdoor dining.
8. Residential with on-site parking in or adjacent to the district.
9. Indoor amusements but excluding – video or arcade games, pool & billiards except in conjunction with establishments serving food and/or alcoholic beverages.

**C. SPECIAL LAND USES:**

1. Manufacturing of beverages when assesory to a bar, restaurant or lounge.

**D. DENSITY REGULATIONS:**

1. Maximum Lot Coverage – 35 %
2. Maximum Floor area Ratio – 0.50
3. 75% lot covered by total impervious area.

**E. MINIMUM LOT AREA**

1. 2 Acres

**F. MAXIMUM HEIGHT**

1. Four Floors or 45 feet.

**G. REGULATIONS AND STANDARDS**

1. No front, side or rear yards are required in this district.
2. Uses in this district shall not be exempt from the parking regulations in Article 7.

**H. DESIGN STANDARDS**

1. The commercial design standards, section 5.14 shall apply to this district.

**I. SIGNS:**

All businesses within this district shall comply with all the sign regulations in the C-5 district with the following additions or exceptions:

1. Four complex monument signs one each located at primary entrances to the complex. Signs will include complex name and may include the names of businesses that exceed both 25,000 square feet and represent more than 10% of the total complex size. Each sign shall not exceed one-hundred (100) square feet in area, fifteen (15) feet in height, and shall be set back at least five (5) feet from the lot line.
2. Each business with multiple elevations will be permitted to install signage on each elevation even if that elevation does not include frontage on a public street, based on square footage calculation per existing zoning standards applied to individual elevations. A business may not use unused square footage from one elevation for another and all signage must be placed upon frontage occupied by that business.
3. Each business that maintains an individual street address and entrance, shall be permitted to install a 10 square foot, double sided perpendicular sign, provided that it is in compliance with all other signage ordinance requirements related to materials and placement. The square footage of any perpendicular will be deducted from that business' total permitted signage.
4. Way finding signage shall be exempt from the signage restriction provided it is in form of information kiosk, building identification, building or freestanding tenant directories, street names and directional signage. With the exception of kiosk and tenant directories, way finding signage will not include any business that does not exceed 25,000 square feet or 10% of the complex.
5. Square footage restriction of Way Finding Signage
  - a. Tenant Directories will be limited to 25 square feet per building elevation.
  - b. Building identification Signage will be limited to 40 square feet per elevation.
  - c. Freestanding Kiosk will be limited to 25 square feet, doubled-sided signs and 10 feet in height.
  - d. Street names and directional signage will be limited to 3 square feet.