



FORM BASED DISTRICT REGULATIONS Howell, Michigan

Project Highlights:

Howell's form based district regulations:

- Promote new investment opportunity by broadening the range of permissible uses
- Address the transition and buffering between residential and non-residential uses
- Encourage flexible mixed-use development in both horizontal and vertical form
- Implement a more compact, walkable environment
- Ensure reasonable transition between higher intensity development and adjacent neighborhoods
- Increase the predictability of the development approval process

In 2008, the D-19 Corridor Concept Plan was created to encourage investment, improve the built environment, alleviate traffic congestion, and create a gateway to the City of Howell from I-96. The Plan provided the foundation for the City's form based code, adopted in 2014. The City of Howell's form based regulations are tailored to address the unique goals, characteristics, and needs of both Michigan Avenue and the City. Through these regulations, the City has the option of setting up more than one district. Therefore, there are overall standards that are applicable to all districts and standards applicable to each specific district.

Howell's form based zoning regulations are based on site context and building form. Site context is derived from existing and desired characteristics of the area and distinguishes areas of the City by shape, size, orientation, and location. Building form addresses the manner in which building and structures relate to their lots, surrounding buildings, and street frontage. By regulating form, districts can eliminate nonconformities and, through physical development, can incentivize investment opportunities by creating a wide variety of permissible uses.



Table 4a-3 Building Form B	
Building Form B: Small, generally single-purpose buildings for retail, office, restaurant, or service uses. Typically situated in an out lot of a larger classification building form, or on a smaller, more remote site location within the district.	
Building Height	Minimum 1 story, 14-foot height Maximum 3 stories, 38-foot height
Building Placement	<p>Front Yard: 10-foot required build-to-line.¹ 75% of the building facade must meet the required build-to-line, while up to 25% of the facade can be setback to allow for architectural consideration.</p> <p>Side Yard: No minimum side setback.</p> <p>Rear Yard: Minimum 10-foot rear setback.</p> <p>Impervious Surface: Maximum 80%.</p> <p>Access and circulation: Driveways may access the site from any side, pedestrian pathways must be provided from the right-of-way, and cross access shall be provided in instances where a development is within an out lot of a higher classified building form.</p>
Lot	<p>Parking location: Parking shall be located in a side or rear yard, when located in a side yard and abutting the required build-to-line adjacent to the right-of-way, parking shall be screened with a minimum 30-inch masonry wall on the required build-to-line, or within 5 feet of the required build-to-line, provided that a landscape treatment is added between the wall and the required build-to-line.</p>
<p>¹ The Planning Commission may adjust the required build-to-line to a maximum of 30 feet beyond the property line for projects incorporating a permanent space for an outdoor cafe, public space, or a cross access drive with an adjacent parcel. Outdoor cafes or public spaces must be developed as part of the primary building and must incorporate a permanent wall or landscaping area along the required build-to-line.</p>	

