



FORM BASED ZONING REGULATIONS Saline, Michigan

The City of Saline has a stable and attractive traditional downtown. The community needed a way to encourage further similar development while allowing for flexibility in design, a wide variety of uses, and a way for 21st century businesses to successfully integrate within a 100-year old setting. Carlisle/Wortman used form-based code to create a two-tier downtown zoning district that respects the historical assets of the area while achieving these important goals. The Saline code permits a wide range of uses, but requires that buildings respond to the street in a way that complements the pedestrian-friendly atmosphere.

Within Saline's two-tier system, the "core" subdistrict promotes the continuation of the existing strong central business district of Saline. The "edge" subdistrict is more permissive in terms of allowing a variety of setbacks for reusing homes as businesses, permits a more broad range of residential options, and focuses on a softer transition between the central business district and the surrounding neighborhoods.

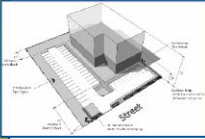
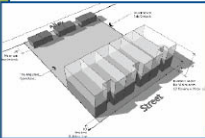
Downtown Zoning
Form-Based Code Workshop
June 29, 2011 / 7:00 - 9:00 P.M.
Liberty School Cafeteria
7265 North Ann Arbor St.

CITY OF SALINE

Conventional zoning relies on strict land use separation to ensure compatible land use relationships. However, an unintended consequence of this approach is that the places people want to visit, live in, or work in are often separated by great distances.

In areas like Downtown Saline, however, more compact, mixed-use development is a tradition. As a result, the City has an asset in Downtown that must be carefully considered with regard to local zoning. The new Master Plan places great emphasis on the form and success of Downtown Saline. Form-based codes are a new, innovative tool that can support and build on the best attributes of the Downtown area by prescribing a more predictable physical development outcome while freeing up restrictions on the use of properties. In this way, the code will promote and incentivize design that complements Downtown's existing places while allowing a wider mix of land uses. Form-based codes rarely create nonconformity in these types of applications, and usually add an economic windfall to existing owners in that they allow for new types of investment.

Form-based codes are built on a few simple rules, but these rules vary widely depending on the preferences and desired outcome of the community. This is where the City of Saline needs your help. On June 29, at 7:00 p.m., at Liberty School in the cafeteria, 7265 North Ann Arbor St., the City will be holding a Downtown Zoning Workshop where you will be asked to weigh in during a series of exercises. Your input will help the City determine what boundaries the Downtown zoning may have, what the community prefers in terms of building height and density, and several other critical zoning factors. We look forward to working with you!

The Downtown Form-Based Code will:

- Ensure that development is of human scale, primarily pedestrian-oriented and designed to create attractive streetscapes and pedestrian spaces.
- Promote the retention and protection of the most desirable and valuable existing assets of the Downtown area.
- Promote infill development and redevelopment to expand the employment and economic base.
- Promote mixed-use development horizontally and vertically.
- Ensure reasonable transition between higher intensity development and adjacent neighborhoods.
- Improve mobility options and reduce the need for on-site parking by encouraging alternative transportation.

Project Highlights:

Saline's form based regulations:

- Eliminate nonconformity with regard to use, but seek a consistency of form in exchange*
- Promote true mixed-use development*
- Address complex downtown parking issues*
- Provide a two-tier system designed for a central core and a softer transitional area*
- Ensure that development is of human scale, primarily pedestrian-oriented and designed to create attractive streetscapes and pedestrian spaces*