

CC VS. NMU ZONING COMPARISON

STANDARDS

	Community Commercial	Neighborhood Mixed-Use
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Lot Depth	None	None
Front Yard Setback	Minimum 20 feet	10-20 feet build-to-zone
Minimum Side Yard Setback	None	No interior side setbacks are required in the NMU district, except when NMU-zoned property abuts property zoned or used for single-family residential uses, in which case the minimum side yard setback required for the entire abutting side yard shall be 25 feet to include a Living Compatibility Buffer.
Minimum Rear Yard Setback	10 feet	10 feet, except when NMU-zoned property abuts property zoned for single-family residential, in which case the minimum rear setback required for the entire abutting rear yard shall be 25 feet.

	Community Commercial	Neighborhood Mixed-Use
Maximum Density	None	Residential uses shall be limited to a maximum of 8 dwelling units* per one acre, on each one acre not included within the Commercial Frontage Requirement area as described in subsection 6-18.C., unless or until ground floor commercial uses consistent with the standards and intent of the Commercial Frontage Requirement are constructed and operational. Once the city staff determines that aforementioned ground floor commercial uses are constructed and operational consistent with the Commercial Frontage Requirement, density allocation is permitted to include a maximum of 8 dwelling units* per acre for the entire development and is not limited to any one area of the development. Housing units can be placed above ground floor commercial areas within the commercial frontage requirement area. <i>(Can be increased to 10 dwelling units per gross acre of at least 2,500 sq ft of the gross land area is provided as an Activated Amenity)</i>
Maximum Building Height	110 feet or 8 stories	36 feet or 2 stories
Minimum Distance Between Residential Structures	None, except 10 feet typical for fire safety	15 feet, regardless of building orientation, measured from the dripline of any structure or structurally attached features
Exterior Construction	Faced entirely of masonry or of tilt-wall construction and all building exterior walls, excluding window and door areas, when visible from a public right-of-way. Wood finish may be applied over the masonry for decorative purposes but not to exceed an area of 1:10 square feet of the exterior walls including the windows and doors	Compatible in style, intensity, color, and scale with neighborhoods within 200 feet of the property High quality and durable materials shall be utilized, and providing placemaking elements (ex. plazas, lighting, signage, landscaping, etc.) consistent with the character and traditions in Saginaw

	Community Commercial	Neighborhood Mixed-Use
Living Compatibility Screen	None	When a Mixed Use, Non-Residential Use, or Multi-Family Use is adjacent to a Single Family or Duplex Residential property, the following provisions apply: • Development shall provide a landscaped area at least 20 ft in width along the common property line • Canopy trees shall be planted for each 30 linear feet or portion of exposure and should not be clustered • Connection to the adjacent neighborhood shall be provided via sidewalk or trail, leading to an adjacent right-of-way, sidewalk, or trail • Developments shall screen parking from adjacent properties with a Living Compatibility Screen
Residential Landscaping	None	Four inches of nursery stock tree(s) are required in each residential front yard with a minimum size of two-inch caliper for any single tree
Interior Landscape Area	Minimum 30% of Floor Area	Minimum 30% of Floor Area
Green Space	None	Minimum of 15% of the gross land area
Lot Coverage	Maximum of 50%	None

	Community Commercial	Neighborhood Mixed-Use
Activated Amenity	None	Minimum of 2,500 sq ft to qualify for up to 10 dwellings units per acre Aesthetic, leisure, and recreational purposes, that is accessible to and permanently reserved for the common use and enjoyment of the occupants of the development Maximum amount of open space used for storm water detention or retention purposes shall not exceed 25 percent of the common open space area Activated Amenities adjacent to street rights-of-way shall be a minimum depth of 25 feet and shall be landscaped to include the retention or planting of one three-inch caliper tree per each 50 feet of street frontage
Commercial Frontage	None	Minimum of 70% of the development frontage along Major Corridors, for a depth of at least 100 feet, shall consist of ground floor commercial uses not directly associated with the development's residential leasing or resident service areas (ex. mailboxes, leasing office, non-publicly accessible amenities, etc.)

USES

P = Permitted

S = Specific Use Permit Required

(Blank Indicates Use is Prohibited)

Refer to Zoning Ordinance for Supplemental Conditions.

	Community Commercial	Neighborhood Mixed-Use	Supplemental Conditions
Accessory Banking	P	P	
Accessory building	P	S	16
Ambulance Service	P		2
Amusement Center, Indoor	P	P	
Amusement Center, Outdoor	P		1, 7
Animal Grooming	P		2
Antique Shop	P	P	2
Apartment		P	19
Apparel Alteration and Repair or Tailor Shop	P	P	
Appliance Repair, Household	P	S	
Art Gallery	P	P	2
Arts, Crafts, and Hobby Shop	P	P	
Assembly Hall	P	S	2
Assembly Plant			7, 22
Athletic Field & Play Field, Commercial	S	S	1, 7, 22
Auction House, Indoor	P		1
Auditorium	P		
Auto Car Wash	S		2, 7
Auto Parts & Accessory Sales	P		2
Auto Rental (Car & Truck)	P		2, 13
Auto Repair Garage	S		1, 11, 12, 13

	Community Commercial	Neighborhood Mixed-Use	Supplemental Conditions
Auto Sales, New & Used	S		2, 7, 12, 13
Auto Service Station	P		2, 7, 11, 12, 13
Auto Service Station, Light Maintenance	P		
Bakery, Retail Confectionery	P	P	
Bakery, Wholesale Candy	P	S	2
Bank, Savings and Loan Association, Financial Institution	P	P	
Bank, Savings and Loan Association, Financial Institution	P	P	
Barber Shop, Beauty Salon, other Personal Shop	P	P	
Bingo Hall	S		1, 23
Boarding House		P	
Brewery	S		1
Building Material Sales	P		1, 3, 7, 13, 22
Bus, Train, & Taxi Station or Terminal	P	S	2, 13
Cabinet &/or Upholstery Shop	S		2, 3
Camp Ground & Related Facilities	S		2
Caretaker, Guard or Servant, Residence or Apt. Garage	S		2
Cargo Container	P		
Catering Service	P	P	
Community Center	P	P	

	Community Commercial	Neighborhood Mixed-Use	Supplemental Conditions
Contractor, no Outside Storage Permitted	P		
Convenience Store, with or without Fuel Sales	P	S	7
Convent, Rectory, Monastery	P	P	
Copy Shop	P	S	2
Cosmetic Tattoo Establishment	P	S	
Cottage Industry	P	P	
Country Club	S	S	2
Day Care Center, Adult	P	S	2
Day Care Center, Child	P	S	2, 10
Department Store	P	S	2
Dwelling, Assisted Living Facility		P	2, 19
Dwelling, Industrialized Housing		P	
Dwelling, Multifamily		P	
Dwelling, Single Family Attached		P	
Dwelling, Single Family Detached		P	
Dwelling, Two Family		P	
Electrical Substation	P	P	20
Electrical Transmission Line	P	P	
Extended-Stay Hotel/Motel	S		2, 7
Exterminating Service	P		2
Factory Outlet, Retail or Wholesale Store	P		3, 7, 13, 22

	Community Commercial	Neighborhood Mixed-Use	Supplemental Conditions
Farm Machinery & Implement Sales & Service	S		2, 12, 13
Farmers Market, Outdoor	P	S	2, 7,
Funeral Home, Mortuary	P		1, 22
Furniture Repair	P		2
Furniture, Fixture & Appliance Store	P		2
Garage, Public	S		
Gas Regulator Station	P	P	
Gift Shop including Florist	P	P	
Golf Course, Driving Range	P		1, 7
Golf Course, Miniature	P	S	2
Golf Course, Private	S	S	2
Golf Course, Public			2
Government Administration Facility	P	P	
Greenhouse or Plant Nursery	P	P	7
Grocery Store	P	P	
Group Home for the Disabled or Disadvantaged		P	2
Gymnasium	P	S	1
Hardware Store	P	P	
Health Club, Recreation Facility	P	P	2
Hobby Studio, Private	P	P	
Home Improvement Store	P	S	2, 13
Hookah/Smoke Lounge	S		
Hospital	P		2, 22
Hotel, Motel	P		2, 7
Kiosk	P	P	2

	Community Commercial	Neighborhood Mixed-Use	Supplemental Conditions
Laboratory, Medical and/or Dental	P		2
Laboratory, Research	P		2
Laboratory, Support	P		
Landscape Service	S		2
Laundry, Dry Cleaning Full Service	P		
Laundry, Dry Cleaning Pickup & Receiving Station	P		2
Laundry, Self Service	P		2
Library	P	P	2
Line Compressor Station	S	S	1, 15, 24
Liquor Store, Packaging Sales	P		22
Lithography or Print Shop	P		
Locksmith Shop	P	P	
Lodge, Fraternal, Sorority & Clubs	P	S	2
Machinery Sales or Repair	S		2
Massage Therapy Establishment	S		
Meat Market (includes Seafood)	P	P	
Medical, Dental & Optical Retail Sales	P	P	
Medical, Dental Office	P	P	
Mini-warehouse	S		2, 7, 18
Mobile Food Unit Park	S	S	28
Motorcycle Sales	P		2, 12, 13

	Community Commercial	Neighborhood Mixed-Use	Supplemental Conditions
Movie Theater, Cineplex	P		2, 7, 22
Museum	P	P	
Music Store	P	P	
Non-depository financial institutions	S		1
Nursing Home	P		2
Office Machine Sales & Service	P		
Office Supply Store	P	P	
Office, Business	P	P	
Office, Professional	P	P	
Office, Real Estate Development Tract or Field Office	P	P	
Oil and Gas Wells	P	S	15
Optician Shop	P	P	2
Park	P	P	
Park and Ride Lots	P	S	2, 7
Parking Lot, Commercial (Auto)	P		7
Parking lot, off premises	S	S	7
Pet Shop	P	P	
Pharmacy	P	P	2
Philanthropic and/or Charitable Use	P	P	
Photographic Equipment Sales & Service	P	P	
Photographic Service	P	P	
Physical Training and Athletic Facility	P		
Private Card Club	S		2

	Community Commercial	Neighborhood Mixed-Use	Supplemental Conditions
Private Club	S	S	2
Public Maintenance Building, Storage Yard		S	
Public Safety Facility, Police & Fire	P	P	
Public Utility	P	P	
Radio, Television Studio	P	P	
Recreational vehicle Rental	S		2, 7, 13
Religious Institution	P	P	22
Rental Store	P	P	13
Rental Yard, Commercial & Heavy Equipment	S		1, 3, 7, 13, 22
Repair, Small Engine	P		
Restaurant, Drive-in / Drive-thru	P	S	7, 22, 26
Restaurant, limited	S	P	
Restaurant, Refreshment Stand (Temporary or Seasonal)	P	P	7
Restaurant, with alcohol sales	P	P	2, 7, 22, 26
Restaurant, without alcohol sales	P	P	2, 7, 22, 26
Rodeo Ground/Fair Ground	S		1, 7, 22
School, Business College	P	S	2, 22
School, College or University	P	S	2, 22

	Community Commercial	Neighborhood Mixed-Use	Supplemental Conditions
School, Commercial Instruction	P	S	2, 22
School, Commercial Trade	P	S	2, 22
School, Institution, Rehabilitation & Training Center	P	S	2
School, Nursery	P	P	2
School, Primary or Secondary	S	S	22
School, Vocational	P		2
Sexually Oriented Business	See Ordinance No. 95-1 (as amended)	See Ordinance No. 95-1 (as amended)	
Shoe Repair	P	P	
Shooting Range, Indoor	S		2, 5
Sign Shop, Painted or Silk-screened	P		
Skating Rink, Indoor	P	S	
Snow Cone Stand Seasonal	P	P	1, 25
Special Event Venue	S	S	1
Stone Monument Sales	S		2, 3, 7
Studio, Dance	P	S	
Swimming Pool, Commercial	P	S	2
Tanning Studio	P	P	2
Taxidermist Shop	S		1
Taxidermist Studio	P		
Telephone Exchange, Switching or Relay	P	P	
Tobacco Shop	S	S	2
Veterinarian Office, Small Animal Practice	P	P	2

	Community Commercial	Neighborhood Mixed- Use	Supplemental Conditions
Veterinary Hospital without Outside Pens	P	S	2
Video / Game Rental	P	P	
Watch &/or Jewelry Sales & Repair	P	P	
Water Park, Commercial	P		1, 7, 22
Winery	S		1