

Section 8307: Main Street West District

1. The intent of the Main Street West District is to preserve the traditional character of Downtown Frankfort and ensure the traditional buildings of Downtown Frankfort serve as examples of architectural styles appropriate for new construction and infill development.
2. The Main Street West District is a walkable, pedestrian-oriented, mixed-use district that allows for both mixed-use buildings and mixed-use blocks.
3. The Main Street West District seeks to create an economy of scale with shared parking areas developed in conjunction with a long-term growth strategy for the District that provides sufficient parking for all uses and users.
4. The Main Street West District is made up of two areas - the north side of Main Street and the south side of Main Street. The purpose of defining different standards for the south side of Main Street is to preserve public visual access to the Betsie Bay from Main Street.

a. BUILDING FUNCTION (see 8301.03 Permitted Uses)	
Residential	Permitted
Lodging	Permitted
Office	Permitted
Retail	Permitted
b. BUILDING HEIGHT (see Figure 6: Main Street West District - North Side of Main Street and Figure 7: Main Street West District - South Side of Main Street)	
Principal Building	45 ft. max north side of Main Street; 30 ft. min. (10' setback required for 3rd story) 30 ft. max south side of Main Street; 30 ft. min. (10' setback required for
Outbuilding	not permitted
c. LOT OCCUPATION (see Figure 6: Main Street West District - North Side of Main Street and Figure 7: Main Street West District - South Side of Main Street)	
Lot Width	25 ft. min.
Lot Coverage	no max
Min. Lot Area	no min.
d. BUILDING DISPOSITION (see 8205.08 Building Disposition)	
Edgeyard	not permitted
Sideyard	not permitted
Rearyard	Permitted
e. SETBACKS - PRINCIPAL BUILDING (see Figure 6: Main Street West District - North Side of Main Street and Figure 7: Main Street West District - South Side of)	
Front Setback Principal	No setback; 2 ft. max.
Side Setback	No setback
Rear Setback	No setback
f. SETBACKS - OUTBUILDING	
Front Setback	not permitted
Side Setback	not permitted
Rear Setback	not permitted
g. PRIVATE FRONTAGES (see 8301.05 Private Frontages)	
Common Lawn	not permitted
Porch & Fence	not permitted
Stoop	not permitted
Shopfront & Awning	Permitted
h. BASE DENSITY: N/A	
PARKING PROVISIONS	
See Table 6: Parking Requirements	

Figure 6: Main Street West District - North Side of Main Street

Main Street West District - North Side of Main Street

Drawings not to scale

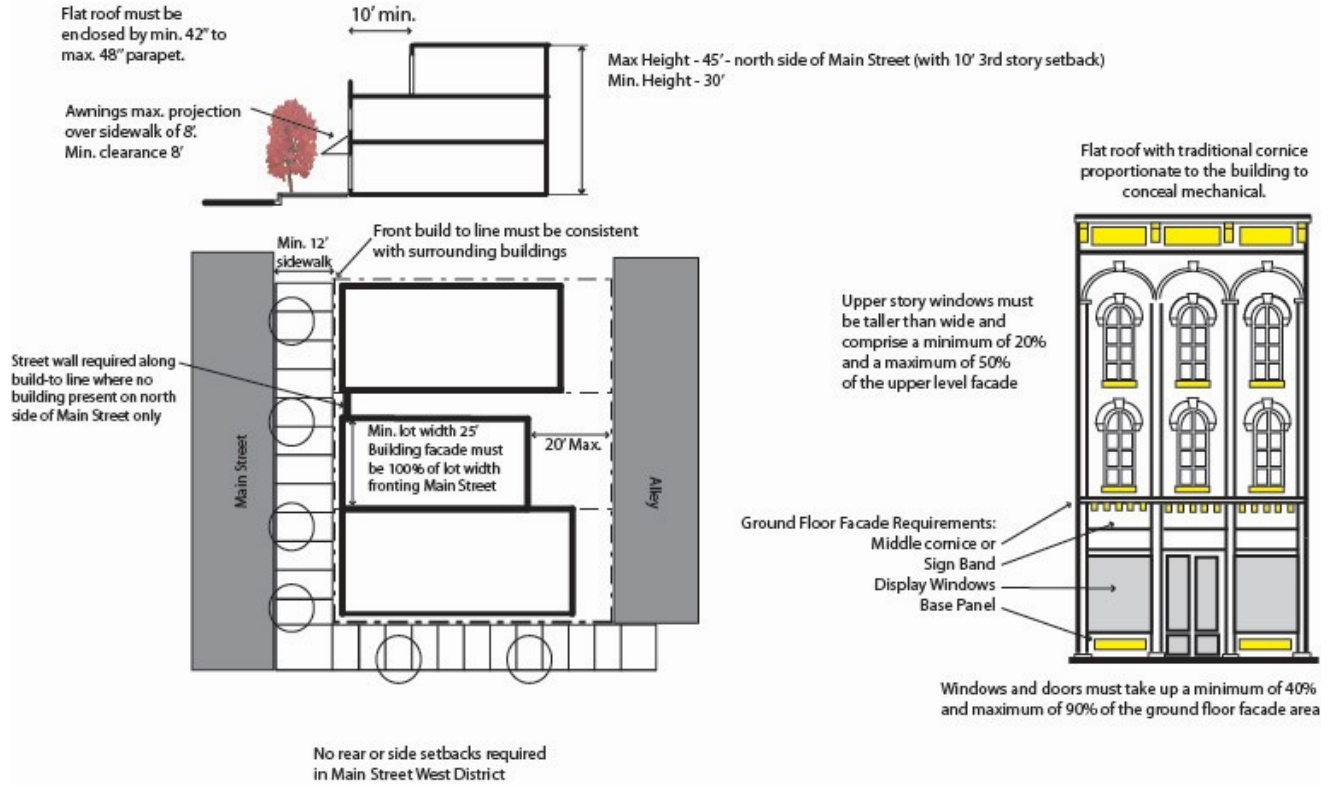


Figure 7: Main Street West District - South Side of Main Street

