



THE VILLAGE

Proposed Zoning Ordinance Purpose and Intent

- Allow for a wide range of uses and encourage vertical mixed-use development, while providing standards on building massing, form, architectural features, and their relationship to the public realm.
- Rather than being based on Use and Dimensional Standards, the Village is made up of 4 Sub-Districts:
 1. Village Core (V-VC) District.
 2. Village Fringe (V-VF) District.
 3. Thornapple Center (V-TC) District.
 4. Old 28th Street (V-O28) District.

Zoning Ordinance Comparison

Regulation	Current Zoning Ordinance	Proposed Zoning Ordinance
Key Changes: <ul style="list-style-type: none"> • New framework for building form, frontage, and design standards. • Provides more tangible, context specific regulation. 		
Residential Max Density	Up to 3 units per acre by right Up to 9 unit per acre with SUP	2 units per acre Up to 10 units per acre with bonuses.
Max Height	Residential – 30 Non-Residential – 25	Residential – 35 Non-Residential – 35
Setback	10-20 feet minimum 20-30 feet maximum (Determined by Road)	3-10 feet minimum 10-50 feet maximum (Determined by District)
Location	Chapter 8 – B-1 Village Business District	Section 2.5 Village Districts Article 5 – Permitted Uses Article 8 – Form Based Code

Village Design Examples



