



PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:
07-15-25 Client Review
07-22-25 City Preliminary Review
09-04-25 Client Review
10-03-25 PC Review
10-31-25 Revision
11-05-25 Revision
01-08-26 Revision

PROJECT NO:
2025.12

DRAWN BY:
Author

These drawings have been specifically prepared for AMK Properties for use at 13 South Union Street Douglas, MI 49406. These drawings shall not be used at other locations without the consent and participation of Daniel Boggs Architect.

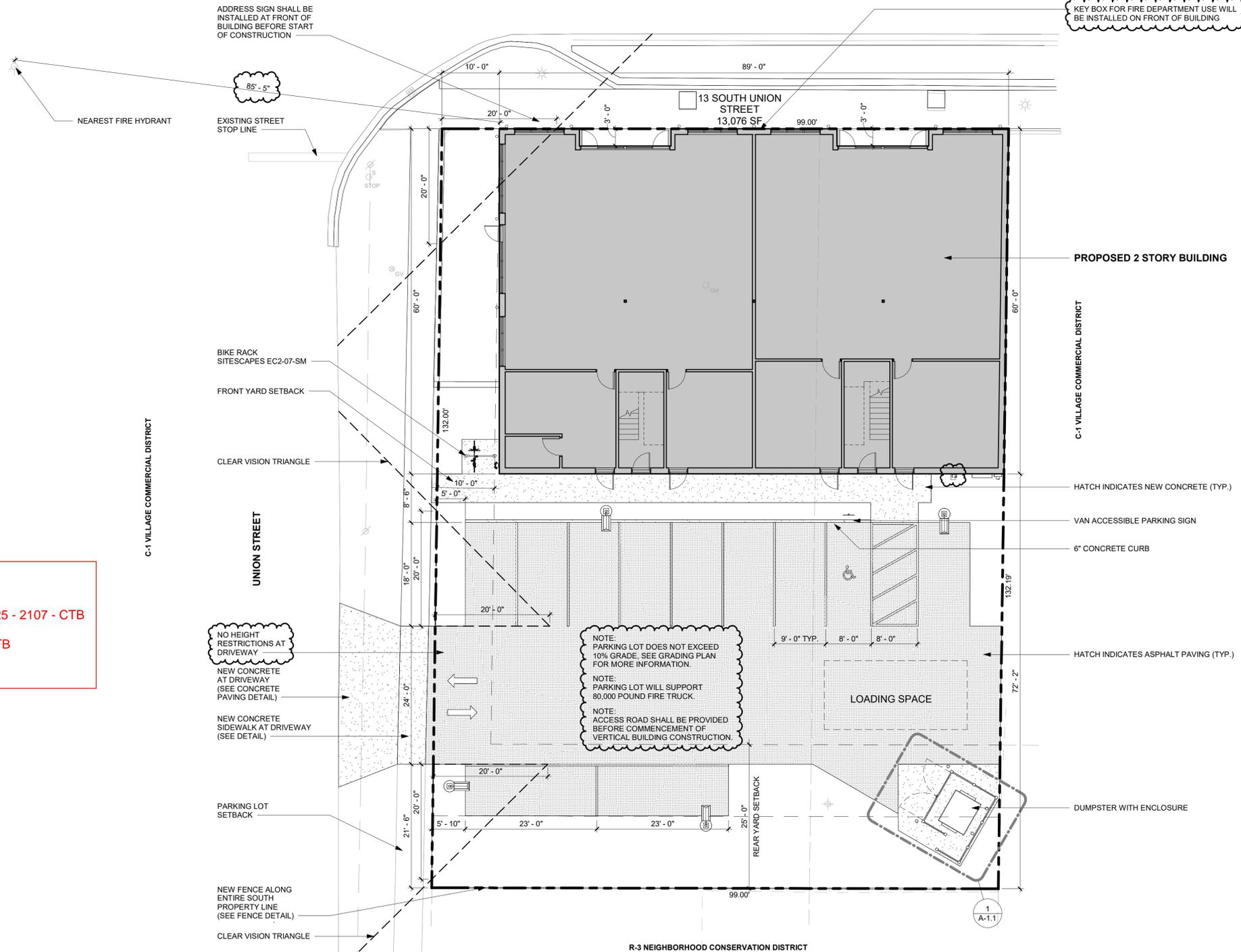
SHEET TITLE:
Site Plan

SHEET NO:

A-1

C-1 VILLAGE COMMERCIAL DISTRICT

CENTER STREET



CITY ORDINANCE REVIEW
CITY OF DOUGLAS ZONING ORDINANCE

FLOOR AREA RATIO: 9,498/13,076 = 73%

ESTIMATED COMPLETION DATE: NOVEMBER 1, 2026

ARTICLE 10: C-1 VILLAGE CENTER DISTRICT SECTION 10.02 - DISTRICT SUMMARY

A. PERMITTED USES

RESIDENTIAL ABOVE RETAIL OR OFFICE
RETAIL BUSINESS OR RETAIL SALES

C. SITE AND BUILDING PLACEMENT STANDARDS

MINIMUM LOT AREA: 4,000 SF (13,076 ACTUAL)

MINIMUM LOT FRONTAGE: 20 FT (99 FT CENTER STREET) (132 FT UNION STREET)

MAXIMUM LOT COVERAGE: 80% (40% ACTUAL)

MINIMUM SETBACKS:

FRONT: 0 FT (0 FT ACTUAL)
EAST SIDE: 5 FT OR ON LOT LINE (0 FT ACTUAL)
WEST SIDE: 10 FT CORNER LOT (10 FT ACTUAL)
REAR: 25 FT ABUTS RESIDENTIAL (72 FT ACTUAL)

D. BUILDING FORM STANDARDS

MAXIMUM PRINCIPAL BUILDING HEIGHT: 28 FT (28 FT ACTUAL)

MAXIMUM NUMBER OF STORIES: 2 STORIES (2 ACTUAL)

ROOF PITCH: FLAT WITH PARAPET OR 6:12 TO 12:12 (FLAT WITH PARAPET)

MINIMUM TRANSPARENCY GROUND FLOOR: 60% (100% ACTUAL)
UPPER STORIES: 30% (100% ACTUAL)

FIRST FLOOR USE: NON-RESIDENTIAL

RESIDENTIAL ACCESS: SEPARATE FROM COMMERCIAL ENTRY

RECESS ENTRY: 3 FEET TO 5 FEET (3 FT ACTUAL)

BUILDING MATERIALS PROVIDED

STRUCTURAL COMPONENTS: STEEL, MASONRY, WOOD

BUILDING FACADES: BRICK, STONE, FIBER CEMENT SIDING

SECTION 10.03 - PERFORMANCE STANDARDS

(D) SCREENING AT LEAST 6 FEET IN HEIGHT SHALL BE PROVIDED TO PREVENT HEADLIGHT GLARE FROM SHINING ONTO ADJACENT RESIDENTIAL PROPERTY.

SECTION 10.04 - OFF STREET PARKING AND LOADING

(B) C-1 DISTRICT PARKING REQUIREMENTS (1) SHALL BE 50% OF PARKING REQUIRED BY SECTION 19.03.

ARTICLE 19: OFF STREET PARKING AND LOADING SECTION 19.03 PARKING SPACE REQUIREMENTS

(2) MULTIPLE DWELLINGS: 2 SPACES FOR EACH DWELLING UNIT AND 1 SPACE FOR EACH 3 DWELLING UNITS FOR GUEST PARKING. 1 PARKING SPACE FOR DWELLING UNITS LESS THAN 900 SF.

2 DWELLING UNITS x 2 SPACES = 4 SPACES
2 DWELLING UNITS < 900 SF x 1 SPACE = 2 SPACES
1 GUEST SPACE PER 3 DWELLING UNITS = 1 SPACE
TOTAL SPACES REQUIRED = 7 SPACES

(38) RETAIL STORES: 1 SPACE FOR EVERY 300 SQUARE FEET OF USABLE FLOOR AREA.

USABLE FLOOR AREA = 3,347 SF / 300 = 11

TOTAL PARKING SPACES REQ'D: 7 + 11 x 50% = 9

SECTION 19.06 LOADING AND UNLOADING SPACE REQUIREMENTS

(3) SPACE REQUIREMENTS: 12x25' LOADING SPACE.

Parking Schedule

Type	Count
8' x 18' Van Accessible	1
9' x 18' - 90 deg	8
9' x 23' Parallel	2
Total Provided:	11

13 S. Union St.
Received: 12/15/2025
Reviewed: 12/17/2025
Returned for corrections: 12/17/2025 - 2107 - CTB
#2 Received - 1/8/2026
#2 Approved - 1/8/2026 - 2107 - CTB

1 SITE PLAN
SCALE: 1" = 10'-0"