

Crim

BETTER BLOCK FLINT

NEIGHBORHOOD CENTER

Think of Neighborhood Centers as “main streets” for a neighborhood. They work alongside residential zoning types to create neighborhoods where residents can live, work, shop, and socialize all within a small, walkable area. Unlike strictly residential zoning types though, Neighborhood Centers allow for “mixed-uses,” meaning housing, stores, and offices can exist side-by-side — or even in the same building. As they are meant to be accessible even if you don’t drive, Neighborhood Centers also tend to dedicate less land to parking lots.

Historically many of Flint’s older neighborhoods had small but vibrant “main streets” with things like grocery stores, restaurants, banks, and more all within walking distance of the surrounding residential blocks. “Neighborhood Center” zoning was designed to encourage reinvestment in these blocks.



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Neighborhood Centers serve as anchors of commercial and social activity for the areas surrounding them and therefore feature grocery stores, community centers, medical and veterinary offices, banks, art galleries and more alongside multi-family residences or “mixed-use” buildings that have retail or service space on the ground floor and offices or residences above.

Other institutional and cultural uses — like places of worship, bars, and auditoriums — are allowable in Neighborhood Centers, but such uses must be compatible with adjacent residential areas and “contribute to neighborhood character, viability, and attractiveness” to receive what’s called a variance, or special permission to deviate from a zoning type’s required uses.

WHAT CAN BE BUILT HERE?

Duplexes	✓
Mixed Use Apartment Buildings	✓
Single Family Home	★
Pharmacy	✓
Grocery Store	✓
Restaurant or Cafe	✓
Brewery or Bar	★
Bank or Credit Union	✓
Doctor's Office	✓
Farm	✗
Golf Course	✗
Liquor Store	✗
Marijuana Dispensary	✗

✓ Allowed in zone

✗ Not allowed in zone

★ Requires special permission





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WHAT CAN BE BUILT HERE?

In addition to regulating what kinds of businesses or activities can take place in an area, Flint's zoning laws also lay out rules for the size and shape of buildings.

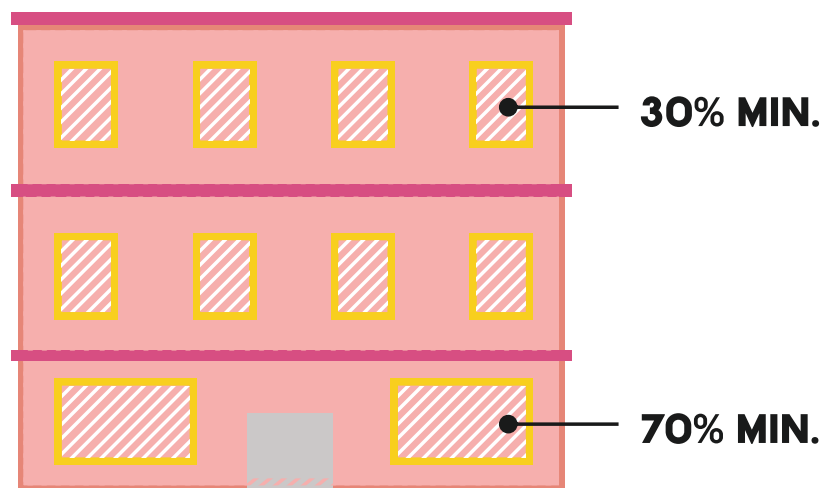
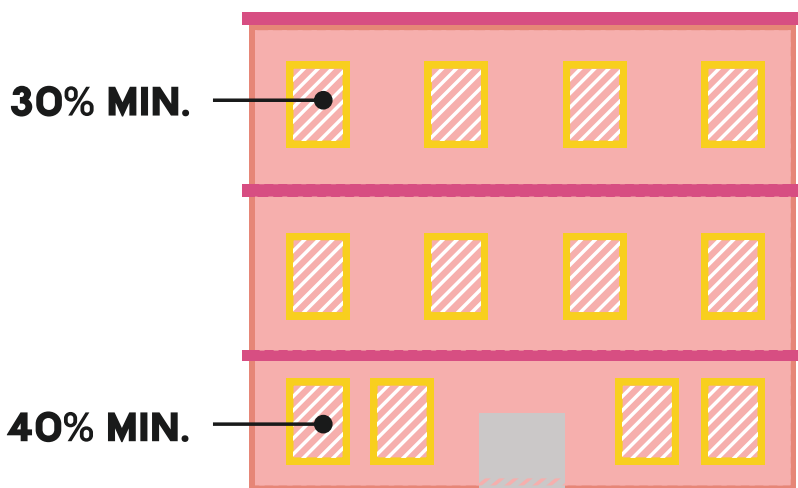
The rules for building in Neighborhood Centers are designed to use land efficiently. Parcels can be fairly small (3,000 square ft), **buildings may be built right up to the sidewalk, and new buildings can be as tall as four stories (45 Feet).**

Buildings in a Neighborhood Center zone are required to have windows and doors that look out onto the street. These are called "transparency requirements," and they are included to increase safety and vibrancy by increasing the visibility between buildings and the sidewalk.



RESIDENTIAL BUILDINGS

COMMERCIAL BUILDINGS



TRANSPARENT FACADE AREA ELIGIBLE FACADE AREA

