Appendix
MICHIGAN STATE UNIVERSITY ZONING ORDINANCE

CERTIFICATION

I HEREBY CERTIFY that the following Act to Codify Regulations Affecting Campus Planning, Designating Land Uses, Establishing a University Facilities and Land Use Plan, and Providing for the Administration Thereof, for the Benefit and Protection of the Property of the Board of Trustees of Michigan State University, was passed by the Board of Trustees at a meeting duly called and held at East Lansing, Michigan, on the fifteenth day of December, 2023, at which a quorum was present and voted.

Stefan Fletcher, Secretary of the Board of Trustees

Dated: April 19, 1968

Revision date: December 15, 2023

TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Topic</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Statement of Purpose</td>
<td>2</td>
</tr>
<tr>
<td>Effectiveness of Ordinance</td>
<td>2</td>
</tr>
<tr>
<td>Authority of Board of Trustees</td>
<td>2</td>
</tr>
<tr>
<td>Definitions</td>
<td>2</td>
</tr>
<tr>
<td>General Regulations</td>
<td>3</td>
</tr>
<tr>
<td>District Regulations</td>
<td>4</td>
</tr>
<tr>
<td>&quot;AC&quot; Academic District</td>
<td>4</td>
</tr>
<tr>
<td>&quot;R&quot; Residential District</td>
<td>5</td>
</tr>
<tr>
<td>&quot;AR&quot; Athletic and Recreation District</td>
<td>6</td>
</tr>
<tr>
<td>&quot;SE&quot; Service District</td>
<td>6</td>
</tr>
<tr>
<td>&quot;N&quot; Natural Area District</td>
<td>7</td>
</tr>
<tr>
<td>&quot;AG&quot; Agriculture District</td>
<td>7</td>
</tr>
<tr>
<td>&quot;MU&quot; Mixed Use District</td>
<td>8</td>
</tr>
<tr>
<td>Non-Conforming Uses and Buildings</td>
<td>9</td>
</tr>
<tr>
<td>Administration</td>
<td>9</td>
</tr>
<tr>
<td>Amendments</td>
<td>9</td>
</tr>
<tr>
<td>Zoning District Map</td>
<td>10</td>
</tr>
<tr>
<td>Protected Green Space</td>
<td>11</td>
</tr>
</tbody>
</table>

Michigan State University
Zoning Ordinance - 2023 Update

Vision 2050: An Integrated Facilities and Land Use Plan for Michigan State University
1.00 - STATEMENT OF PURPOSE

1.1 The Board of Trustees of Michigan State University believes that regulations are essential to preserve the campus’s environment of spaciousness and landscape beauty, promote order and unity, minimize congestion, and provide guidelines for affecting the improved environment. The Board, therefore, adopts the following provisions:

2.00 - EFFECTIVENESS OF ORDINANCE

2.1 This ordinance became effective at 12:01 a.m. September 1, 1968. This Ordinance is coordinated with the following provisions:

3.00 - AUTHORITY OF BOARD OF TRUSTEES

3.1 This ordinance is enacted by the Board of Trustees of Michigan State University pursuant to, and in accordance with, the authority and responsibility, or said Board contained in the Constitution of the State of Michigan and Act 229, 1947, as amended.

4.00 – DEFINITIONS

4.1 The term “subsection” generally signifies the first phase of this chapter, or portion thereof.

4.2 The term “academic use” encompasses any building or portion thereof that is used for the teaching of classes, research facilities, and instructional and research facilities, or any similar facilities and equipment, and that are necessary and essential to the academic and educational purpose of the institution.

4.3 The term “building” refers to any structure used or intended for supporting or sheltering any use or uses.

4.4 The terms “principal use” and “accessory use” refer to those uses described in the district regulations which are integral to the design and function of the building.

4.5 The term “ground area of a block” includes all land from the centerline of adjacent streets and roads or that are integral to the design and function of the building.

4.6 The term “principal use area” and “accessory use area” refer to those uses described in the district regulations below.

4.7 The term “nearest roadway” means that road which lies nearest any side of a building that is used for the general movement of motor vehicles and does not include service drives or related variations thereof.

4.8 The term “covered building” includes any building or land area that is primarily involved with utility services and functions, and that are necessary and essential to the operation of the institution.

4.9 The term “coverage” refers to the amount of ground area covered by buildings within a specified block of land defined by the adjacent roadway center lines.

4.10 The term “protected green space” includes any land area essentially kept in an open lawn, wooded or landscaped condition, that is free of parking and buildings, and reserved for the general use and enjoyment of students, faculty, staff, and the general public. Protected green space areas may include recreational fields, walkways, bicycle paths, bicycle parking, bridges, sculpture, pavilions, amphitheaters, and other related site furnishings and structures that are compatible with the purpose of these areas.

4.11 The term “service use” refers to any building or land area that is primarily involved with utility services and functions, and that are necessary and essential to the operation of the institution.

4.12 The terms “story” and “story height” refer to that portion of a building that is included between the surface of any floor and the surface of the roof above.

4.13 The term “setback” refers to the dimension between the adjacent roadway curb line and the front elevation of the building.

4.14 The term “footprint” refers to the dimension between abutting and the adjacent roadway curb line for the setback of each building.

4.15 The term “material change to the campus landscape” refers to all new buildings. It also refers to new structures required in conjunction with the distribution and maintenance of essential utility services or any changes therein that are permanent and will impact the campus landscape. All structures required in conjunction with the distribution and maintenance of essential utility services may be permitted in any location when approved by the Zoning Administrator.

4.16 The term “essential utility services” refers to electrical, gas, water, sewer, telephone, other telecommunications, and other related site furnishings and structures that are compatible with the purpose of these areas.

5.00 - GENERAL REGULATIONS

5.1 Footprint change: The modification of any existing building footprint requires BOT review.

5.2 Landscape Change: The Campus planner and building review department, according to the following general guidelines, will make the decision to accept or reject any request for landscaping changes.

5.3 All projects that have a significant impact on the campus landscape, and not already covered by the BOT project, will be identified by the Zoning Administrator and referred to the President for approval in the initial planning stage and final stage, and will seek coordination with the Fine Arts department for those buildings that will have significant aesthetic impact on the campus landscape.

AG Agriculture District
AV Art/Visual and Recreation District
AR Administration/Research District
AVC Administration/Visual Arts Center
B Athletics and Recreation District
F Academic/Research
FARC Academic and Research Complex
H Health Services
R Residential District
RC Residential Center
U University
AC-S South Academic District
AC-C Central Academic District
AC-N North Academic District
MU Mixed Use District
N Natural Areas District

5.7 Protected Green Space is except as provided herein, no buildings, roads or parking spaces shall be located on the green space areas designated within the Zoning Districts as shown on the marked 6.00 - DISTRICT REGULATIONS

6.1 "AC" Academic Districts: The following provisions shall apply to the Academic Districts AC -N, AC-C, and AC-S:

6.1.1 Permitted Uses: Permitted Uses for the AC Districts shall include the following Principal and Accessory Uses. All uses not listed are not permitted in the AC Districts unless otherwise provided for in this ordinance:

6.1.1.1 Principal Uses and Buildings:
- Teaching facilities, including classrooms, lecture halls, instructional laboratories, faculty offices, and similar facilities used for general educational purposes.
- Research laboratories, public/private business incubators, and facilities for administrative and operational functions.
- Residence halls and student support facilities.
- Solar or wind power generation and storage.
- Surface parking and parking garages.
- Areas and structures necessary for the operation of the principal uses and buildings.
- Faculty or wind power generation and storage.

6.1.2 Building Height Requirements:

6.1.2.1 All buildings shall be limited to six stories of occupied space plus any required rooftop equipment in AC-N, AC-C, and AC-S, and in four stories of occupied space plus any required rooftop equipment in AC-S.

6.1.2.2 Teaching facilities shall be located in the rear of the parcel, and not above the fourth floor of any building.

6.1.2.3 Parking garages shall be limited to one parking level above and including the ground level.

6.1.2.4 Accessory buildings shall be no higher than necessary to accommodate the proposed use and under no circumstances shall exceed the height of principal uses of the district.

6.2 "R" Residential District: The following provisions shall apply to the Residential District:

6.2.1 Permitted Uses: Permitted Uses for the "R" District shall include the following Principal and Accessory Uses. All uses not listed are not permitted in the R District unless otherwise provided for in this ordinance:

6.2.1.1 Principal Uses and Buildings:
- Residence halls and facilities used to provide associated services, such as food services, general student support, and health and wellness.
- Multiple unit dwellings.
- Limited academic uses.
- Limited retail, recreation, and commercial uses to serve residents.
- Other uses necessary to the operation of the principal uses and buildings.
- Surface parking and parking garages.

6.2.2 Building Height Requirements:

6.2.2.1 Residence halls height shall be limited to six stories plus any required rooftop equipment.

6.2.2.2 Accessory uses and buildings: heights shall be limited to three stories.

6.2.2.3 Parking garages shall be limited to six levels above and including the ground level.

6.2.3 Special Area Requirements: All buildings shall be set back a minimum of 50 feet from the nearest curb line of the street.

6.3 Building Coverage: Covers:

6.3.1 Buildings shall not cover more than 30% of the ground area of any given block within the R District unless otherwise provided for in this ordinance.

6.3.2 Buildings shall not cover more than 30% of the ground area of any given block within the specific area defined by South Shaw Lane to the north, the Residential District to the east, and South Shaw Lane to the south, unless otherwise provided for in this ordinance.

6.3.3 Buildings shall not cover more than 45% of the ground area for the block of land within the AC District unless otherwise provided for in this ordinance.

6.3.4 Buildings shall not cover more than 35% of the ground area of any given block within the specific area defined by South Shaw Lane to the north, the Residential District to the east, and South Shaw Lane to the south,unless otherwise provided for in this ordinance.
6.3 "AR" Athletic and Recreation District: The following provision shall apply to the Athletic and Recreation District:

6.3.1 Permitted Uses: Permitted uses for the "AR" District shall include the following Principal and Accessory Uses. All uses not listed are not permitted in the AR District unless otherwise provided for in this ordinance:

6.3.1.1 Principal Uses and Buildings:
- Facilities related to recreational, intramural, and sporting events.

6.3.1.2 Accessory Uses and Buildings:
- Other uses and buildings necessary to the operation of the principal uses and buildings.
- Surface parking and parking garages.

6.3.2 Building Height Requirements:
6.3.2.1 All buildings shall be limited to four stories in height or to the height necessary to accommodate the particular sport function and design.

6.3.3 Set Back Requirements:
6.3.3.1 All recreation, intramural, or sport fields and courts shall have a set back of a minimum distance of 50 feet from the nearest curb line of the nearest roadway.

6.3.4 Building Coverage:
Buildings shall not cover more than 25% of the ground area within any given block in the "AR" District.

6.4 "SE" Service District: The following provisions shall apply to the Service District:

6.4.1 Permitted Uses: Permitted uses for the "SE" District shall include the following Principal and Accessory Uses. All uses not listed are not permitted in the SE District unless otherwise provided for in this ordinance:

6.4.1.1 Principal Uses and Buildings:
- Power plants, including solar or wind energy generation and storage.
- Maintenance centers.
- Water storage and treatment facilities.
- Institutional stores.
- Storage facilities.
- Recycling facilities.
- Office buildings.

6.4.1.2 Accessory Uses and Buildings:
- Other uses and buildings necessary or similar to the principal uses and buildings pertinent to the operation of the institution.
- Surface parking.

6.4.2 Building Height Requirements: All buildings shall be limited to six stories in height. The only exceptions allowed will be power plant chimneys, water storage, and similar accessory uses.

6.4.3 Set Back Requirements: All buildings shall have a set back of a minimum distance of 50 feet from the nearest curb line of the nearest roadway or from the edge of the pavement where curbs do not exist.

6.4.4 Building Coverage: Buildings shall not cover more than 30% of the ground area within any given block of the "SE" District.

6.5 "N" Natural Areas District: The following provisions shall apply to the Natural Areas District:

6.5.1 Permitted Uses: Permitted uses for the "N" District shall include the following Principal and Accessory Uses. All uses not listed are not permitted in the N District unless otherwise provided for in this ordinance:

6.5.1.1 Principal Uses:
- Permitted uses include observation, nature study, teaching, research and demonstration in Category I, II, and III Natural Areas as defined by the Campus Natural Areas Committee and shown on the most recent version of the MSU Campus Natural Areas Map and Zoning District Map.

6.5.2 Special Provisions: The Natural Areas District shall remain undeveloped. No buildings, roads, improved walks, new utility services, or other structures and alterations are permitted in the Natural Areas District.

6.6 "AG" Agriculture District: The following provisions shall apply to the Agriculture District:

6.6.1 Permitted Uses: Permitted uses for the "AG" District shall include the following Principal and Accessory Uses. All uses not listed are not permitted in the AG District unless otherwise provided for in this ordinance:

6.6.1.1 Principal Uses and Buildings:
- Program-related single-family dwellings.
- Agricultural and natural resources teaching, research, and outreach facilities for plants, animals, and agriculture-related research.
- Farm areas for experimentation, teaching, outreach, and cultivation or production of plants and animals for institutional use.
- Associated agricultural facilities not operated by the institution.

6.6.1.2 Accessory Uses and Buildings:
- Other uses and buildings that are necessary to the operation of the principal uses and buildings, such as livestock, wool, and packing facilities. Potable water storage and treatment, and maintenance facilities.

University Zoning Ordinance – Update 2023
6.6 Building Height Requirements: All buildings shall be limited to a height of two stories, with the exception of labs and office structures that are necessary for greater height.

6.6.1 Lot Size Requirements: All buildings shall be set back a minimum distance of 100 feet from the elevation of the nearest public roadway.

6.6.2 Building Height Requirements: All buildings shall be limited to a height of two stories, with the exception of silos and similar structures that are necessarily of greater height.

6.6.3 Set Back Requirements: All buildings shall be set back a minimum distance of 100 feet from the elevation of the nearest public roadway.

6.7 “MU” Mixed Use District: The following provisions shall apply to the mixed-use district:

6.7.1 Permitted Uses: Permitted uses for the MU District shall include the following Principal and Accessory Uses. All uses not listed are not permitted in the MU District unless otherwise provided for in this ordinance:

6.7.1.1 Principal Uses and Buildings:
• Research laboratories and collaborations.
• Public/private business incubators and collaborations.
• Housing.
• Administrative offices.
• Health and wellness facilities.
• Auxiliary retail services.

6.7.1.3 Accessory Uses and Buildings:
• Surface parking and parking garages.
• Uses and structures that are necessary to the operation of the principal uses and buildings.
• Athletic/recreation fields and buildings.
• Solar or wind energy generation and storage.

6.7.2 Building Height Requirements:

6.7.2.1 All buildings in the Mixed Use District shall be limited to eight stories of occupied space plus any required rooftop equipment.

6.7.2.3 Parking garages shall be limited to six parking levels above and including the ground level.

6.7.2.4 Accessory buildings shall be no higher than necessary to accommodate the proposed use, and no higher than the principal building in the district.

6.7.3 Set Back Requirements: All buildings shall be set back a minimum of 40 feet from the nearest curb line of the nearest roadway.

6.7.4 Building Coverage: Buildings shall not cover more than 35% of the ground area of any given block within the MU District.

6.8 Non-Conforming Uses and Buildings:

6.8.1 Non-conforming uses: The use of any land area existing at the time of the adoption of this ordinance, or any amendment thereof, may be continued although such use does not conform to the provisions thereof.

6.8.2 Non-conforming buildings: The use of any building existing at the time of the adoption of this ordinance, or any amendment thereof, may be continued although such use does not conform to the provisions thereof. Such non-conforming use may be extended through a building.

7.00 - ADMINISTRATION

7.1 The Campus Planner shall serve in the role of Zoning Administrator and shall be responsible for the administration of this ordinance, the Zoning District Map, the Protected Green Space Map, and the University Facilities and Land Use Plan, all as hereafter amended and modified.

7.1.1 The Campus Planner is specifically granted authority to:

7.1.1.1 Assure that University projects are in compliance with the University Zoning Ordinance and University Facilities and Land Use Plan, including Campus Planning Principles.

7.1.1.2 Approve the extension, reduction, revision, or interpretation of a zoning district or building coverage block boundary.

7.1.1.3 Approve the reconstruction of a non-conforming building that has been destroyed or partially destroyed.

7.1.1.4 Approve the erection and use of a building or the use of land in any location for an essential utility service, or allow for the enlargement, extension or relocation of these existing uses.

7.1.1.5 Interpret the provisions of this ordinance where the street layout actually on the ground varies from the street layout as shown on the Zoning District Map.

7.1.1.6 Determine whether the use of a planned building is permitted in the district in which it is to be erected, and whether the planned building or its proposed ground area exceeds the building or the maximum percentage allowed within the block in which it is to be erected.

7.1.1.7 Approve the design of all building and site features, modifications, and improvements in the MU District where a variance has been authorized.

7.1.1.8 Refer any specific request for a variance to the Vice President for Strategic Infrastructure Planning and Facilities who shall advise the Secretary of the Board of Trustees for clarification regarding the need for BOT action.

8.00 - AMENDMENTS

8.1 This ordinance may be amended through approval by the Board of Trustees.

Page 9