

Proposed Zoning Code & Map Updates

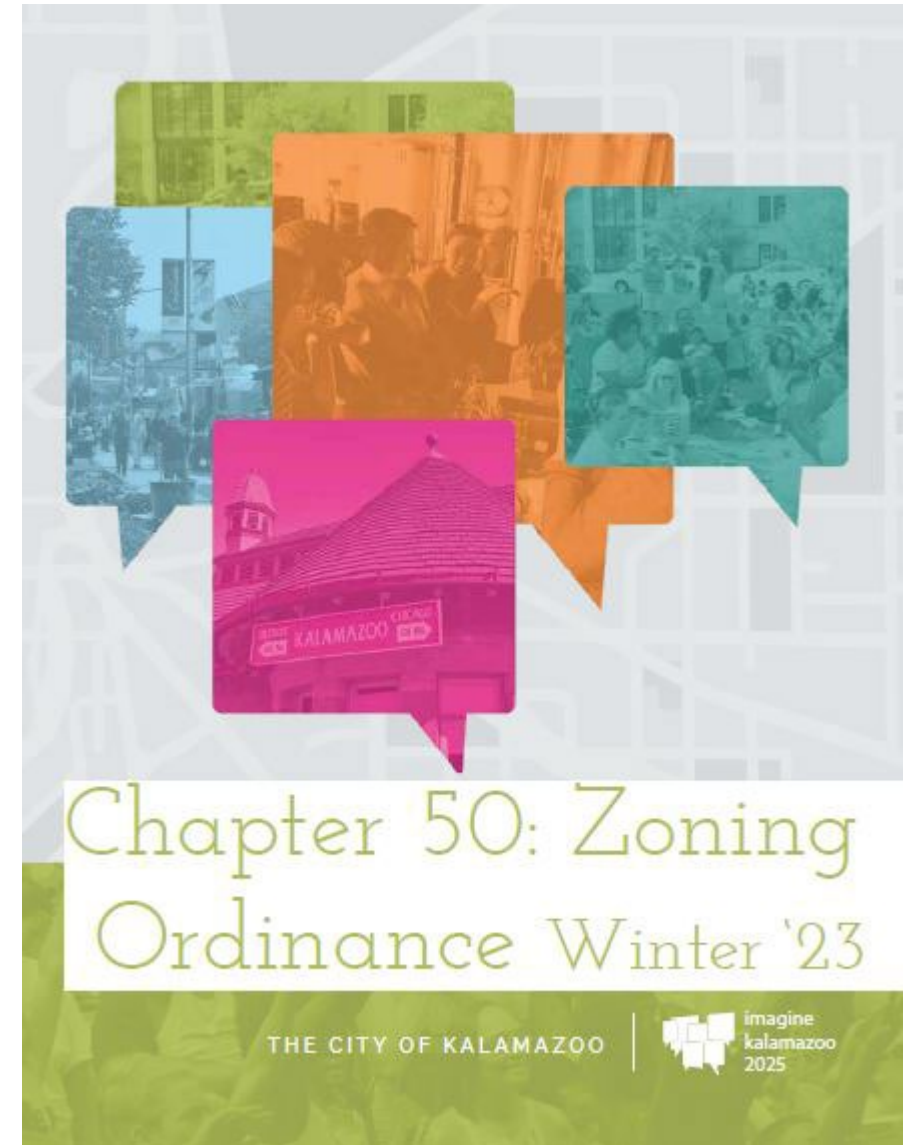
Kalamazoo College
Athletic Complex

April 27, 2023



Zoning Code Update: Commercial Focus

1. Zoning Code & Map Amendments
Why & How
2. What is Changing?
Text
Map
3. Outreach Process & Timeline



Why Update the Zoning Code & Map



Review Zoning Ordinance to match Vision, IK 2025 Input, and reduce number of variance and rezoning requests.

ACTION	LEAD	PARTNER	TIMELINE	FUNDING	METRICS
Align Zoning Ordinance against Future Land Development Framework	CP&D	MML, MEDC	Spring 2018	\$\$	Adopt revisions
Review Zoning Ordinance for areas of obsolescence, including in district mapping, uses, and review and approval processes.	CP&D	MML, MEDC	Spring 2018	\$\$	Adopt revisions
Determine barriers to infill development throughout the city; review lot sizes, building restrictions, standards, and coverage.	CP&D	ED, Public Services, MEDC	Spring 2018	\$\$	Adopt revisions
Define Neighborhood and Commercial Node types; define desired development patterns for walkability and activity.	CP&D	Neighborhoods	Spring 2018	Staff Time	Adopt revisions
Use Form-based Code to determine the appropriate mix of building types that would preserve neighborhood patterns, foster walkable urban development in the Nodes and Downtown, and meet the varied housing needs of the City.	CP&D	ED, Public Services, DKI, MEDC	Spring 2018	Staff Time - \$\$	Adopt revisions
Update zoning districts to support Complete Neighborhoods and the City's attainable housing strategy	CP&D	Neighborhoods	Spring 2018	Staff Time - \$\$	Adopt revisions
Revise the Use Table to reflect the Future Land Development Framework; be simpler and more flexible.	CP&D	N/A	Spring 2018	Staff Time	Adopt revisions
Update parking requirements to include context and desired development patterns; base on national best practices that include considerations for autonomous vehicles, electric charging stations, and renewable energy sources.	CP&D	ED, Public Services, DKI	Spring 2018	Staff Time	Adopt revisions
Incorporate green development practices to foster more sustainable development; Revise landscape standards to focus on native species and potential growing spaces in public right-of-way and private development.	CP&D	ED, Public Services, DKI	Spring 2018	Staff Time - \$	Adopt revisions

Why Update the Zoning Code & Map

Strategic Vision

1. Good Governance
2. Complete Neighborhoods
3. Connected City
4. Economic Vitality
5. Environmental Responsibility

Master Plan

1. Update Zoning Code
2. Create standards that align land use and transportation



How Are We Updating the Code & Map

Appendix A



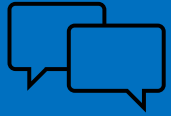
Chapter 50

- Live Work & Nodes
- Parking
- NFP x2
- Downtown
- Cannabis x2
- Regular reviews & updates

How Are We Updating the Code & Map

1. Outreach & Review of Proposed Code & Map Changes

3 Outreach Meetings Across City



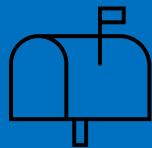
Online Interactive Map & Draft



Board Presentations & Discussions



Property Owners/ Occupants Mail



1:1s Property Owners/ Occupants



How Are We Updating the Code & Map

1. Planning Commission Review (Summer 2023)
2. City Commission First Reading (Summer 2023)
3. City Commission Public Hearing & Action (Summer/Fall 2023)

What is Proposed to Change with this Update?

Zoning Code

- 1. General Requirements**
2. Review Bodies & Processes
- 3. Zoning Districts & Map**
- 4. Use Regulations**
- 5. Zoning Standards**
- 6. Zoning Standards: Overlay District Standards**
- 7. Parking & Loading**
- 8. Landscape & Screening**
- 9. Signage**
- 10. Lighting**

Municipal Code

1. Nuisance
2. Animal
3. Sign Construction
4. Posting Signs in Public Places

Other Ordinances:

Downtown & Southtown
Design Review Guidelines

What is Proposed to Change with this Update?

Zoning Code

1. General Requirements

2. Review Bodies & Processes

3. Zoning Districts & Map

4. Use Regulations

5. Zoning Standards

6. Zoning Standards: Overlay District Standards

7. Parking & Loading

8. Landscape & Screening

9. Signage

10. Lighting

Definitions

- Street Types (Street Design Manual)
- Cannabis (Changes at State)
- Sign Code

Nonconformance Standards

- Moving from Appendix A to Chpt. 50

What is Proposed to Change with this Update?

Zoning Code

1. **General Requirements**
2. Review Bodies & Processes
3. **Zoning Districts & Map**
4. **Use Regulations**
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6. **Zoning Standards: Overlay District Standards**
7. **Parking & Loading**
8. **Landscape & Screening**
9. **Signage**
10. **Lighting**

Zoning Districts

- Commercial districts
- PUD & Institutional Campus (moving from A to 50)

Zoning & Street Type Maps

- ~2000 parcels in the Zoning Map
- Street Design Manual 2021
 - Intensity - use
 - Size & scale – façade & height

Zoning District Updates

Removing Districts:

- Base Districts: CO & *CNO*, CN-1 & *CN-2*, CMU & RMU
- Overlay Districts: *NC-O*, *THD-O*, *HP-O*, and RF-O

Adding New Districts:

- Community Commercial 2 (CC2)
- Commercial Node (C-Node)

Zoning District Updates: New Districts

Commercial Node.

- commercial and mixed-use centers noted in the 2025 Master Plan
- typically found at or near the intersection of major corridors.
- retail, service, and office uses are permitted; residential uses are permitted with design standards.
- zoning standards encourage new development to be closer to the sidewalk recognizing that these centers serve those traveling by car on the major corridors, as well as on foot, bike, and in buses.

Community Commercial 2 (CC2)

- small to medium-scale commercial and mixed-use development
- typically found on major corridors where they intersect with residential streets and blocks.
- retail, service, and office uses are permitted; residential uses are permitted with design standards.
- zoning standards reflect the size scale of the buildings and the location at the end of residential blocks makes these areas ripe for increased walkability, bike-ability, & transit.

Zoning District Updates

Commercial Districts

Community Commercial (CC)

Community Commercial 2 (CC2)

Commercial Node (C-Node)

Commercial Business,
Technology,
& Research (CBTR)

Mixed Use Districts

Live Work 2 (LW/2)

Live Work (LW/1)

Neighborhood Node (N-Node)

Downtown Districts

Downtown 1 (D1)

Downtown 2 (D2)

Downtown 3 (D3)

Zoning District Standards: Form-based vs Dimensional Standards

Lot Type	Zoning District					
	Nhood	LW1	LW2	D1	D2	D3
<i>Node</i>						
Commerce	P			P	P	
Flex		P	P		P	P
Cottage Commercial	PD	P	P			P
Civic		P	P		P	P
Warehouse			P			
Yard-Attached		P	P			P
Yard-Detached		P	PD			PD
Outdoor Market ¹		P	P			P

Mixed Use Districts

Live Work 2 (LW2)

Live Work (LW1)

Neighborhood Node (N-Node)

Downtown Districts

Downtown 1 (D1)

Downtown 2 (D2)

Downtown 3 (D3)

C Lot Type Flex

(1) Building Siting (Figure 5.6-4)		
(a) Street Frontage		
Multiple Principal Buildings	Yes	5
Front Lot Line Coverage (min)	70%	2
Occupation of Corner	Yes	3
Front Build-to-Zone	0'-10'	4
Corner Build-to-Zone	0'-10'	3
ROW Encroachment	Yes	6
(b) Lot Area		
Side Yard Setback	0'	7
Rear Yard Setback	0', 0' off alley 10' next to R district	8
(c) Lot Coverage		
Impervious Surface (max)	75%; 85% in Live Work 2; 100% in D2 & D3	9
Semi-impervious Surface	15%	10

(d) Parking, Loading, & Access	
Parking Location	Rear Yard 11
Loading & Service Location	Rear, Side, Corner, Side Facades ¹² 12
Vehicle Entrance Bay	
Driveway Location	Alley, 1 on Corner Side ¹³ , or 1 on Front if an interior lot not located in D2 ¹⁴ 13

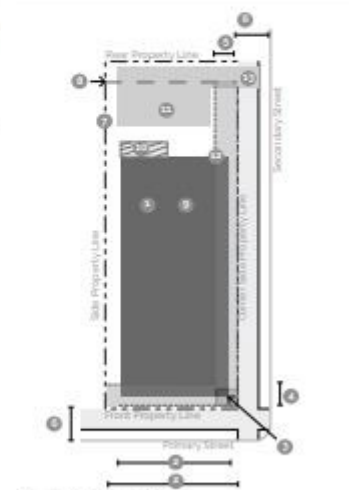


Figure 5.6-4 Building Siting

Notes:
¹A courtyard may count toward up to 35% of the minimum coverage. Lots less than 60' in width, without alley access, and not on a corner have a minimum coverage requirement of 65%.
²Entrance bays for parking and loading purposes not permitted on primary streets. Entrance bays and driveways are not permitted on ~~Primary~~ *Primary, Event/Festival and Urban Center* Streets.

(2) Height (Figure 5.6-5)	
Min. Height	1 story; 2 story min in D2 & D3 14
Max. Height	3 stories; LW-2 on a Connector & D3 up to 5 15 D2 & D3: no max. height 16
Ground Floor	12'-24' 17
Upper Floors	9'-14' 17
(3) Uses (Table 4.1-1)	
Ground Floor	All uses permitted per district 18
Upper Floor	All uses permitted per district 18
Occupied Space Restrictions	Yes; first two floors; except Residential/Lodging permitted per Table 4.1-1. 19
Accessory Uses & Structures	See Table 4.5-1 20

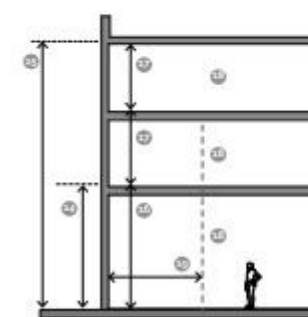


Figure 5.6-5 Height & Use

Notes:
¹Tower is allowed to be one to story taller than the overall building height.

(4) Street Facing Facades (Figure 5.6-6)	
(a) Transparency Minimum	
Ground Floor	Per entrance type, see 5.5.B 21
Upper Floor(s)	20% per floor 22
Blank Wall Limitations	Yes 23
(b) Entrance	
Location	Front Facade, Building Corner 24
Entrance Treatment (see 5.5.B)	Storefront, Stoop 25
Entrances on Street Facing Facades	1 per 60' of building length 26
Other Facade	Yes 27
(c) Roof Type	
Tower	Permitted 28
Spire	Not Permitted 29

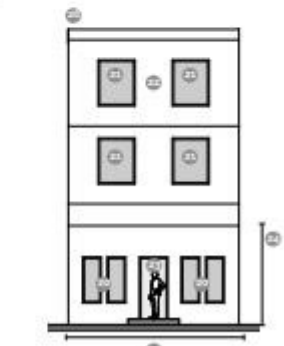


Figure 5.6-6 Street Facing Facades

Zoning District Standards: Form-based vs Dimensional Standards

Commercial Districts

Community Commercial (CC)

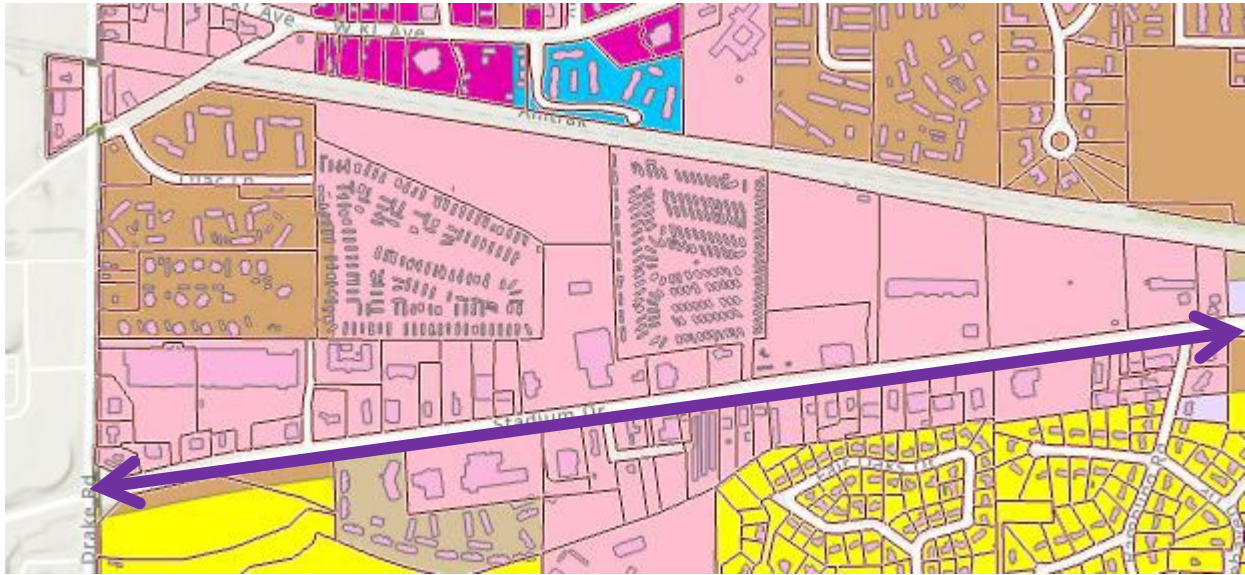
Community Commercial 2 (CC2)

Commercial Node (C-Node)

Table 5.1-2 Dimension Standards by District

Dimension	Zoning District		
	Com Node	CC2	CC
Lot Area			
Min. Lot Area for Rezoning	-		1 acre
Max. Lot Area for Rezoning	-	1 acre	-
Min. Lot Area	-	-	-
<i>Setbacks & Build-to Zone</i>			
Front	5'-15'	10'-20'	-
Corner Side	0-15'	5'-15'	-
Side	0', 5' next to R District	0', 5' next to R District	0', 25' next to R District & Park/ Open Space/Preserve
Rear	0', 10' next to R District	0', 10' next to R District & Park/ Open Space/Preserve	0', 25' next to R District & Park/ Open Space/Preserve
Max. Lot Coverage	85%, add'l 10% semi-pervious	80%, add'l 10% semi-pervious	80%, add'l 10% semi-pervious
Multiple Principal Buildings Allowed	Yes	Yes	Yes

Zoning District Update: CC vs CC2

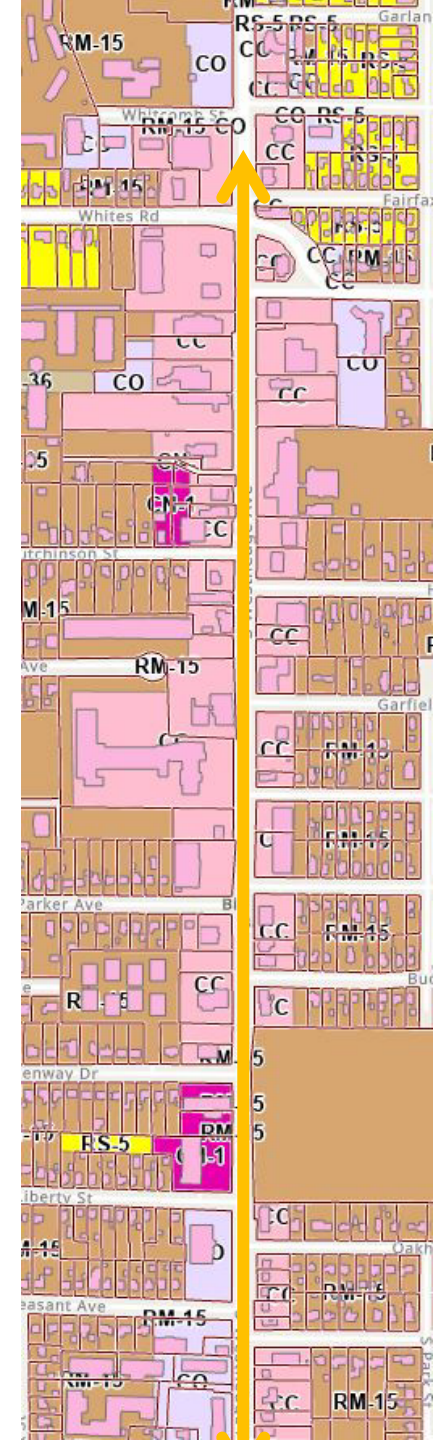


Stadium Corridor:

Large to small lots, including out-lots

Not linked with residential blocks

Not walkable



Westnedge Corridor:

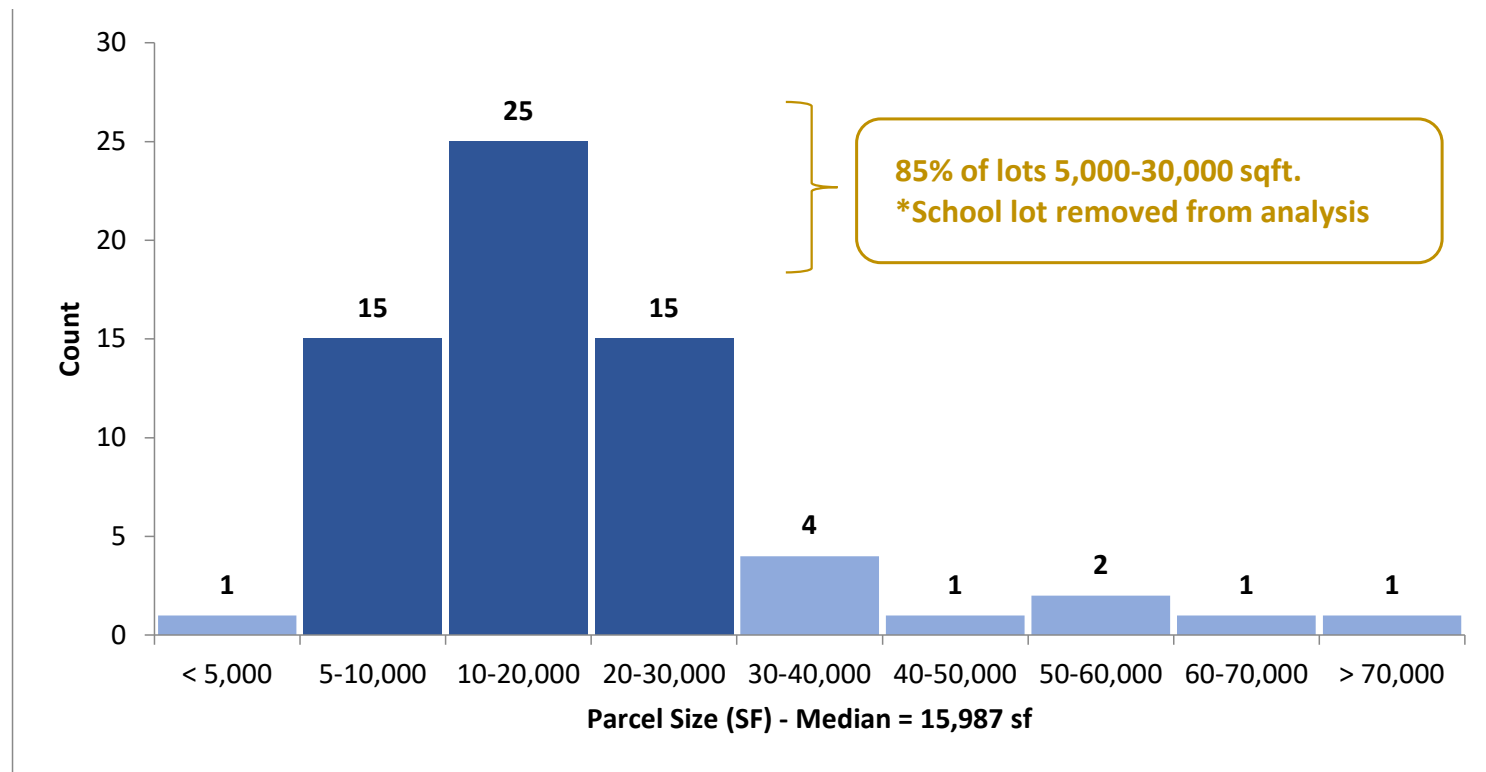
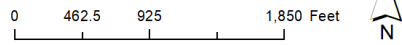
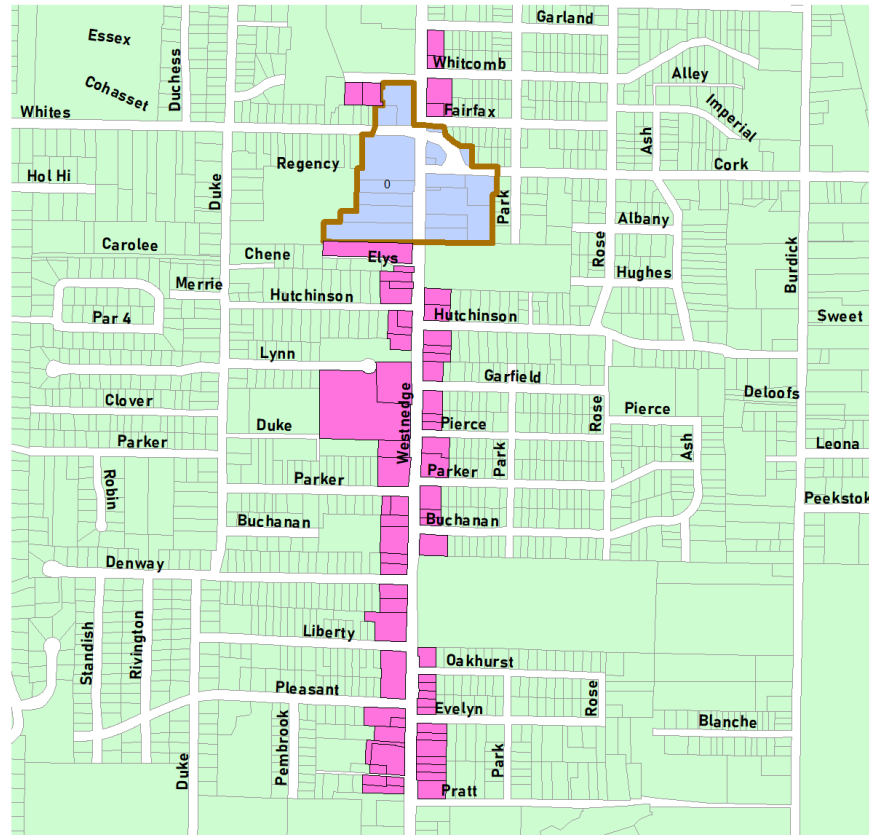
Smaller lots

End of
residential
blocks

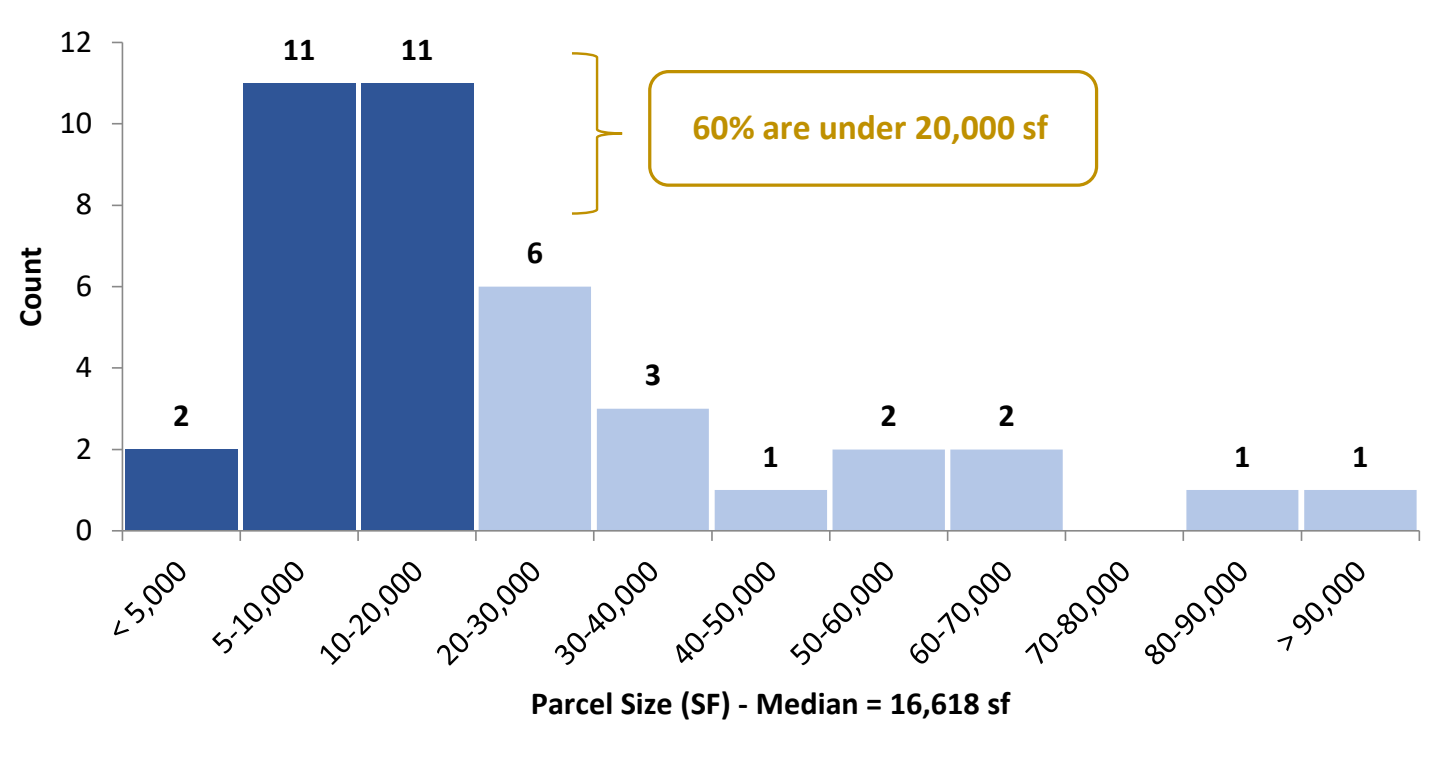
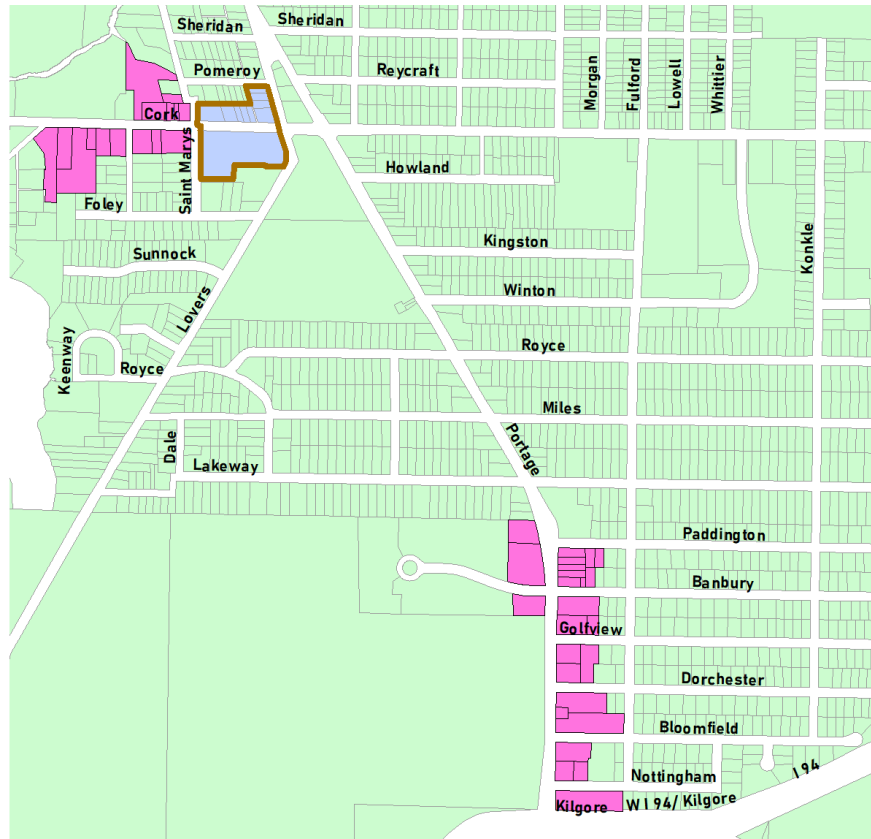
Walkable, but
for form

Zoning District Update: Setting Standards

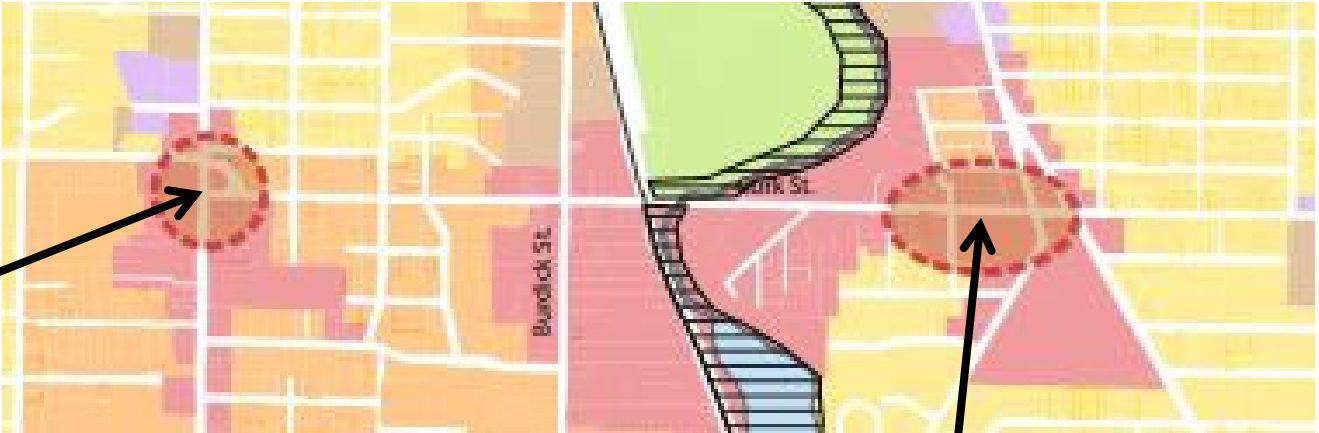
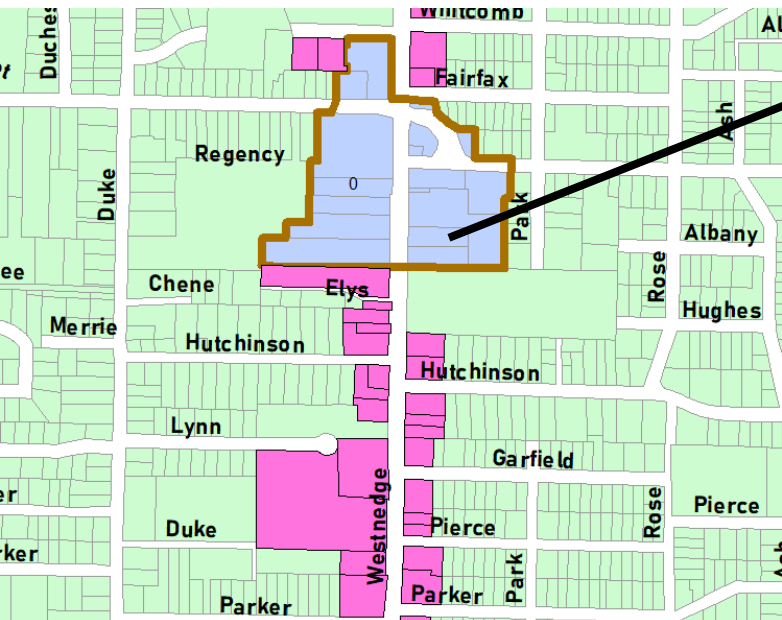
Westnedge Corridor:



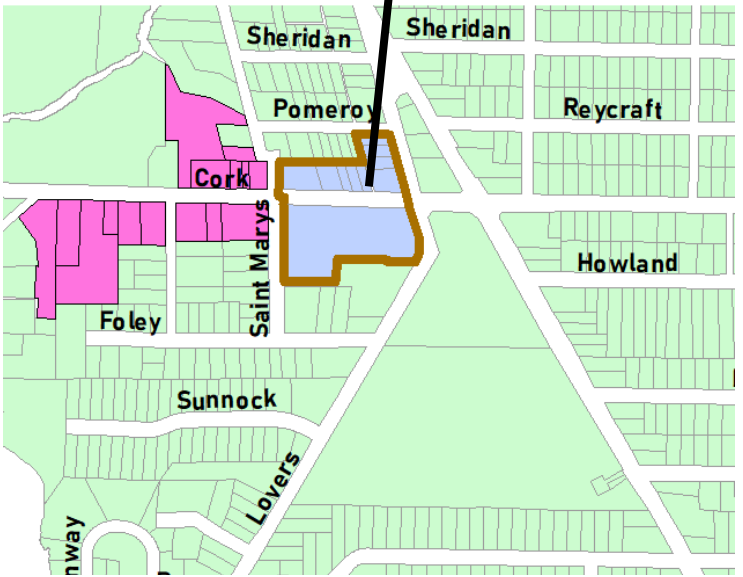
Zoning District Update : Setting Standards



Zoning District Update: Setting Standards




**Future Land Use Plan:
Commercial Nodes**



Legend

- Lovers-Portage_CC2_Parcels
- Lovers-Portage_Node
- Lovers-Portage_Node_Parcels



Zoning District Standards: NFP Overlay

Intent.

The NFP Overlay District is intended to *support development* while protecting Natural Features in the City of Kalamazoo, specifically Wetlands, Water Resources, Trees, Woodlands, Floodplains, Slopes, Natural Heritage Areas, and Habitat Corridors. *The standards in this overlay district are not intended to prevent development from occurring, but to guide site development to balance growth and redevelopment with the protection of our existing natural features.*

FAQ NFP Phase 2 (2020-21) - What is the purpose of the NFP Overlay District?

The purpose of the Natural Features Protection (or NFP) Overlay District is to **guide development to be as protective as possible of the natural features at the site while still allowing for the zoned use of the property.**

The **NFP Overlay District does not stop development, redevelopment, or improvements** to existing buildings on the property. The NFP zoning standards require things like new buildings and parking lots to be set back from lakes and rivers, allows but puts limits on land clearing, prohibits planting problematic invasive plants, and protects steep slopes to prevent erosion.

Zoning District Standards: NFP Overlay

Wellhead Protection

(2) Use. In addition to the uses permitted in the Base Zoning District, the following apply.:

(a) **Appendix A 3.5 Wellhead Protection Overlay** 10-year use restrictions.

(b) Outdoor storage of loose materials is prohibited within five hundred (500) feet of a Water Resource or Wetland.

(c) **Appendix A 3.5 Wellhead Protection Overlay** 1-year use restrictions apply within five hundred (500) feet of a Water Resource or Wetland.

(2) Use. In addition to the uses permitted in the Base Zoning District, the following apply.

(a) Ten-year time-of-travel use restrictions in **Chapter 39 Wellhead Protection** apply within 300 feet of a wetland or water resource.

(b) One-year time-of-travel use restrictions in **Chapter 39 Wellhead Protection** apply within 500 of a wetland or water resource.

Zoning District Standards: NFP Overlay

Lot Coverage.

Areas designated to meet the pervious surface requirement of the Base Zoning District meet the following requirements.

(a) Natural Features. Areas **left undisturbed** per the standards in 50-6.2C-J can be applied to a parcel's pervious lot coverage requirement, except that Stormwater BMPs shall count at a ratio of two (2) square feet of BMP to one (1) square foot of pervious coverage ratio or at a rate of fifty (50) percent.

(b) Undisturbed Areas. All areas designated to meet a parcel's overall pervious lot coverage requirement must remain undisturbed except in the following circumstances.

[1] Restoration or maintenance of the pervious area when guided by a plan developed by a qualified professional. [2] Planting or restoration of plants or trees per 50-6.2 Natural Features Standards. [3] Installation of stormwater BMPs from the Michigan Low Impact Development (LID) Manual BMP Matrix Table in the Runoff Volumes and Infiltration categories.

(c) Location. **Areas designated to meet a parcel's overall pervious lot coverage requirement shall be located as follows.** [1] Contiguous. Pervious areas shall be located in one (1) contiguous area or clustered into areas that each equal at least twenty (20) percent of the total pervious area. [2] Adjacent to Natural Features. Pervious areas shall be located adjacent to defined Natural Features.

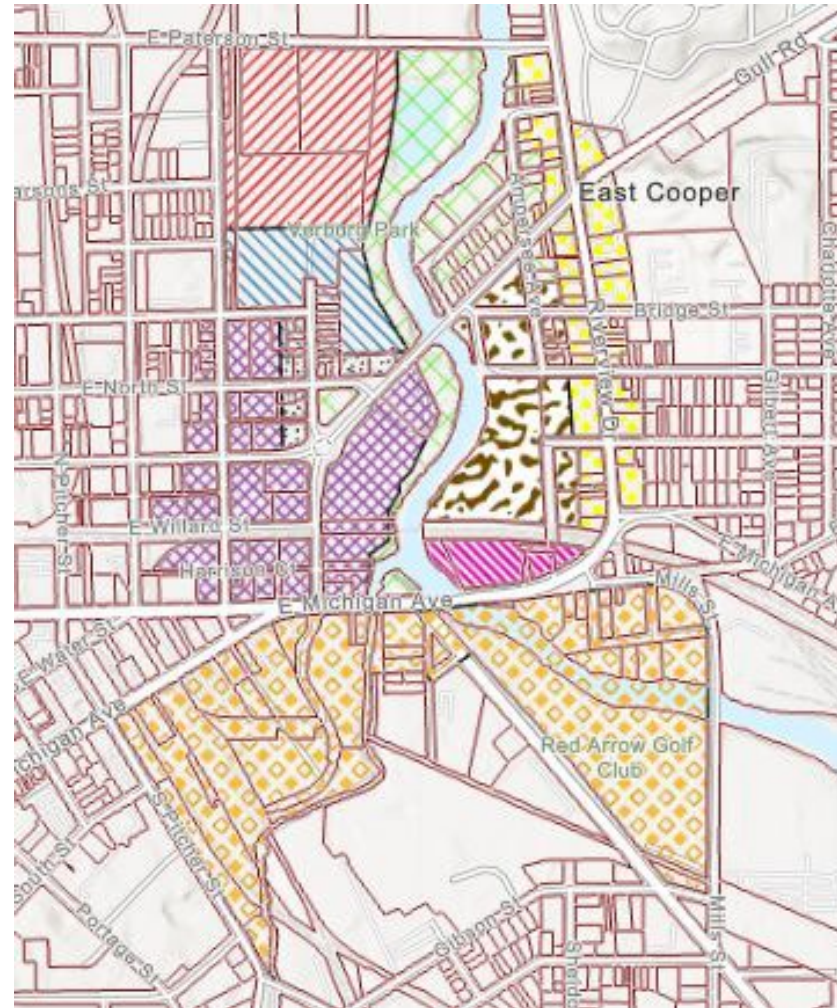
(d) Construction. **Pervious areas shall be protected during construction and site development through barrier fencing as described in 50-6.2K(8).**

(e) Semi-Pervious Allowance. A semi-pervious allowance of up to fifteen (15) percent may be utilized to meet the lot coverage requirement.

- Proposed to be removed
- Does not change Lot Coverage Requirement of the Base Zoning District
- Not a clear tie to defined feature & don't do what was intended

Zoning District Standards: Riverfront Overlay

- Proposed to be removed
- Goal to change land uses and buildings
- 9 Subareas with use restrictions and building design requirements
- Regularly served as a barrier to development



General Information

City Boundary



Planning & Zoning

Riverfront Overlay

Subarea and Description

-  Subarea 1: Northwest Manufacturing/Residential
-  Subarea 2: West Residential
-  Subarea 3: West Park Mixed Use
-  Subarea 4: Southwest Commercial
-  Subarea 5: Park
-  Subarea 6: Riverview Commercial
-  Subarea 7: East Bank Mixed Use
-  Subarea 8: Southeast Mixed Use
-  Subarea 9: South Mixed Use

Use Regulations

Permitted

Permitted with Development Standards

Special Use Permit Required

Table 4.1-1 Use Table

	NNode	LW1	LW2	D1	D2	D3	CNode	CCz	CC
Residential/Lodging									
Bed & Breakfast		P	P	PD	P	P		P	
Hotel/Motel	P	P	P	P	P	P	P		P
Nursing Home/Assisted Living/Rehabilitation Center/ Adult Foster Care		PD	P	PD	P	P		PD	P
Residential (1 & 2 units)	PD	P	PD	PD	PD	P	PD	P	PD
Residential (3 & 4 units)	PD	P	P	PD	P	P	PD	P	PD
Residential: Multifamily (5 & more units)	PD	P	P	PD	P	P	PD	P	PD
Rooming House	PD	P	P	PD	P	P	PD	P	PD
Transitional Residence		P	P					P	PD
Civic/Institutional Uses									
Assembly	PD	P	P	PD	P	P	P	P	P
Assembly, Religious	S	S	S		P	S		PD	P
College and University	P	P	P		P	P		P	P
Hospital		P	P		P	P			P
Library & Museum	P	P	P	P	P	P	P	P	P
Parks & Open Space		P	P		PB	P		P	P
Police & Fire Station	P	P	P		P	P		P	P
School		P	P			P		P	P
Commercial									
<i>Adult Regulated Use</i>									
Agriculture		PD	PD					PD	P
Day Care Center	PD	PD	PD		PD	PD	PD	PD	PD
Entertainment Sports (Participant - indoor)	P	P	P	P	P	P	P	P	P
Entertainment Sports (Participant - outdoor)		S	S		S	S		PD	P
General Retail	P	P	P	P	P	P	P	P	P
General Services	P	P	P	P	P	P	P	P	P
Kennels		PD	PD			PD		PD	P
Office	P	P	P	P	P	P	P	P	P
Outdoor Sales & Storage		S	S					S	PD
Package Liquor	PD	PD		PD	PD	PD	PD	PD	PD
Parking (stand alone)		PD	PD		PD	PD		PD	PD
Vehicle Service		PD	PD			PD		PD	PD
Industrial									
Craftsman Industrial	PD	PD	PD	PD	PD	PD	PD	PD	PD
Industrial			PD						
Warehouse & Distribution			S						S

Use Regulations

Update Use Table & Standards with new districts

Adult Use Marijuana Updates from State

- Microbusiness Class A License

Update Accessory Use & Structure Table with new districts

- Chicken & Rabbits

Table 4.1-1 Use Table

	NNode	LW1	LW2	D1	D2	D3	CNode	CC2	CC
Residential/Lodging									
Bed & Breakfast		P	P	PD	P	P		P	
Hotel/Motel	P	P	P	P	P	P	P		P
Nursing Home/Assisted Living/Rehabilitation Center/Adult Foster Care		PD	P	PD	P	P		PD	P
Residential (1 & 2 units)	PD	P	PD	PD	PD	P	PD	P	PD
Residential (3 & 4 units)	PD	P	P	PD	P	P	PD	P	PD
Residential: Multifamily (5 & more units)	PD	P	P	PD	P	P	PD	P	PD
Rooming House	PD	P	P	PD	P	P	PD	P	PD
Transitional Residence		P	P					P	PD
Civic/Institutional Uses									
Assembly	PD	P	P	PD	P	P	P	P	P
Assembly, Religious	S	S	S		P	S		PD	P
College and University	P	P	P		P	P		P	P
Hospital		P	P		P	P			P
Library & Museum	P	P	P	P	P	P	P	P	P
Parks & Open Space		P	P		PB	P		P	P
Police & Fire Station	P	P	P		P	P		P	P
School		P	P			P		P	P
Commercial									
Adult Regulated Use									PD
Agriculture		PD	PD					PD	P
Day Care Center	PD	PD	PD		PD	PD	PD	PD	PD
Entertainment Sports (Participant - indoor)	P	P	P	P	P	P	P	P	P
Entertainment Sports (Participant - outdoor)		S	S		S	S		PD	P
General Retail	P	P	P	P	P	P	P	P	P
General Services	P	P	P	P	P	P	P	P	P
Kennels		PD	PD			PD		PD	P
Office	P	P	P	P	P	P	P	P	P
Outdoor Sales & Storage		S	S					S	PD
Package Liquor	PD	PD		PD	PD	PD	PD	PD	PD
Parking (stand alone)		PD	PD		PD	PD		PD	PD
Vehicle Service		PD	PD			PD		PD	PD
Industrial									
Craftsman Industrial	PD	PD	PD	PD	PD	PD	PD	PD	PD
Industrial			PD						
Warehouse & Distribution			S						S

Parking & Loading Standards

Shift to a maximum parking requirement

Expanding guidance on variance relief to go over maximum parking

Landscape & Screening

Moving from Appendix A to Chapter 50

Align standards with Natural Features Protection (NFP) & Community Sustainability Plan (CSP)

Streamline & clarify standards to improve its application by both applicant and staff

Signs

Section moving from Appendix A to Chapter 50

Update & illustrate on-premise sign types



Lighting

Section moving from Appendix A to Chapter 50

Clean up/minimal updates



Outreach Timeline

March 2023

- Release Proposed Changes

March to May 2023

- Outreach & Engagement

May 2023

- Update draft & map, consider need & timing for additional outreach

Summer 2023

- Planning Commission & City Commission Review