

Northside Rezoning



You are receiving this flyer because you live in, work in, or own a property in an area of the Northside neighborhood being reviewed for zoning changes. The purpose of the zoning review is to understand what currently exists and incorporate the community's vision in order to set the right zoning standards for this area. **Map on the back** →

Why are we updating the zoning?

This work is part of a larger effort throughout the city to update the Zoning Code to align the code with existing uses and the community's vision in the 2025 Master Plan and Neighborhood Plans.

The area being reviewed is currently zoned with a Manufacturing District (M-1), however there are only a few manufacturing uses in the area. The rest of the area is houses, some commercial businesses, and vacant lots. The M-1 designation also prevents new housing from being built in the area.

How can zoning help?

Changing zoning for an area is not like flipping a switch; there will not be an immediate change. However, having the right zoning in place means less barriers for new housing or businesses or rehab of existing ones.

Changing zoning can:



Remove the limit on new housing found in the existing Manufacturing Zone.



Allow a mix of uses to support housing opportunities, a wide range of businesses, and walkable development.



Guide new buildings to fit with the size and scale of the neighborhood.

Please Share Your Input

Contact Us

Please call **(269) 226-6524** and leave a message or email **andersonc@kalamazoocity.org** with your thoughts and/or request to be kept informed on input opportunities.

Attend a Meeting

Virtual Public Meeting: Mon. April 12, 6:30 p.m.

Join us for a virtual meeting by using the link or dial in number below. We will be discussing streets to help prioritize future street improvements and this rezoning work. City staff will give a presentation and answer questions.

- **Zoom Link:** <https://zoom.us/j/97071301709>
- **Dial In:** 269-552-6425, **ID:** 970 7130 1709

NACD April & May Meetings

Staff will discuss zoning updates and streets at the Northside Association for Community Development (NACD) meetings this spring. Watch the Imagine Kalamazoo website for more details.

Stay Up to Date

Project updates & input opportunities at **imaginekalamazoo.com/get-involved**

Approval Process & Next Steps

Zoning changes require a public hearing at the Planning Commission and the City Commission. Prior to the Planning Commission meeting, all property owners in the proposed area will be sent a letter with information on the meeting, how to attend, and how to comment.

What is zoning?

Zoning is a set of rules on how land can be used, for example, residential uses or commercial uses. Zoning also incorporates guidelines for building design including height, entrances, windows, as well as the location of the building, driveways, and parking.

All lots in Kalamazoo have a zoning designation. A link to the City's zoning map and ordinance can be found at:

www.kalamazoo.org/planning

Current Zoning

Manufacturing (M-1) - Allows manufacturing uses and a wide range of commercial uses. This district does not allow new housing. M-1 is intended to primarily support production and industrial uses and is best suited for large lots, blocks, and streets.

Districts Being Considered

Live Work 1 (LW1) - Allows a mix of residential and commercial uses, including single family homes, attached houses, and multiple units. Building location and form standards were created using existing lot and block size, and fit with the size and character of the area.

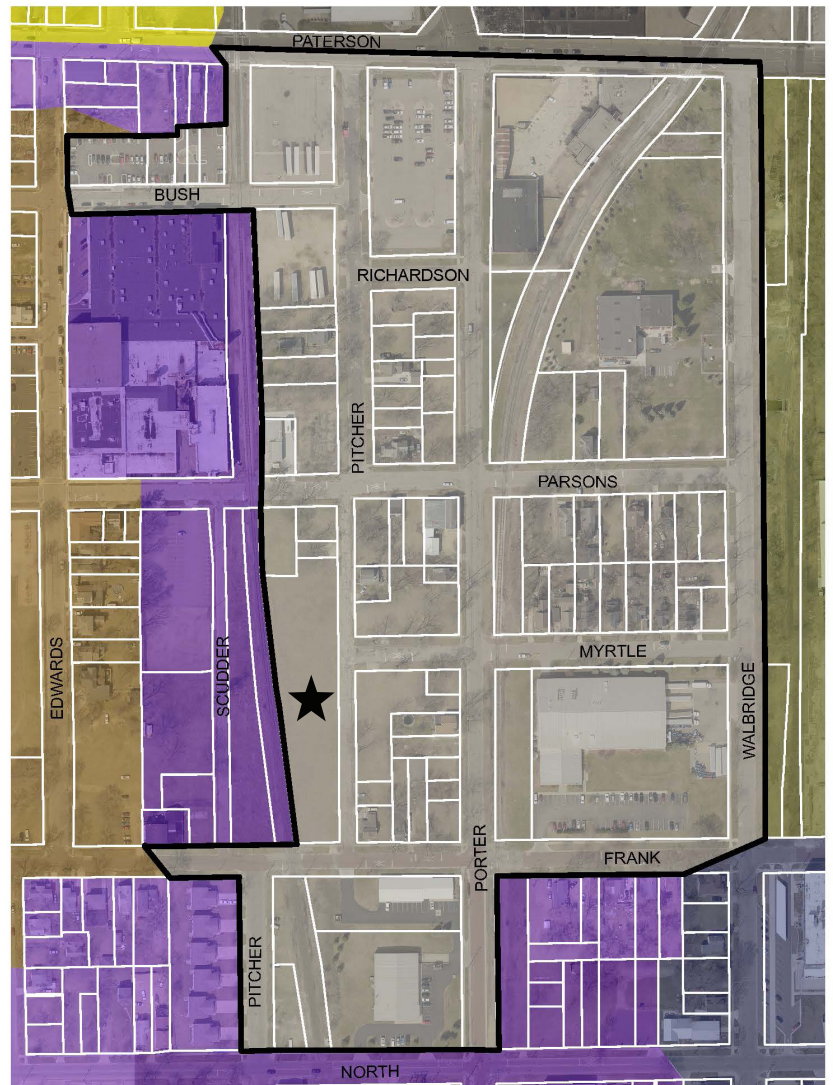
Live Work 2 (LW2) - Allows a mix of residential and commercial uses, but also permits some production uses. This district was created to be used in areas adjacent to manufacturing or intense commercial uses and neighborhoods. Like LW1, the building rules were created with the existing lot and blocks in mind.

Residential Multiple Family 36 (RM-36) - This district allows only residential uses from single family to multiple family units.

Northside Neighborhood Plan 2018 - Plan Strategies

- Increase the number of resident-owned businesses, especially those by African Americans & low-income residents.
- Preserve Existing housing and build new housing to accommodate all residents' needs

Area Being Considered for Updates



LEGEND

- Rezoning area
- Parcel

Existing Zoning

- Live Work 1
- Live Work 2
- Manufacturing 1
- Manufacturing 2
- Residential Single Family 5
- Residential Multi-Family 15
- Residential Mixed Use
- Commercial Mixed Use

★ The future owner of 315 E Frank St has separately requested LW1 zoning ahead of this process to support a project with neighborhood focused commercial on Frank St and row houses on Pitcher St. This project will be reviewed by the City Commission in April.