

Neighborhood Node

District Information: (Refer to Chapter 50, Article 3: Zoning Districts for more information)

Neighborhood Node (N-Node) promotes an active mix of commercial uses facing the adjacent streets and a mix of uses, including residential on upper floors or in non-street facing locations. It is a form-based district that supports active ground floors with clear entrances and storefront windows.

Locations: N-Node was designed to be located in walkable, urban areas, often in the core neighborhoods surrounding Downtown. It is located along streets with a variety of uses - commercial, residential, and a mix of both.

Uses: N-Node allows for a range of uses, supporting mixed use, walkable areas. N-Node recognizes that in Kalamazoo many corridors have a mix of uses that change block by block, lot to lot, and between ground and upper floors.

Standards: N-Node is a form-based district, meaning it includes design standards that support active public places and serve as a bridge for areas that quickly transition from neighborhood-scale residential to commercial, industrial, or Downtown. This includes, buildings located near the street, entrance and transparency requirements (ratio of windows to wall area), and a maximum height based on the street type location.

Use Information: (Refer to Chapter 50, Article 4: Uses for more information)

Permitted Uses: Commercial uses with a focus on retail, service, office, and entertainment are permitted by right.

Permitted with Development Standards. These uses are permitted, but must follow a set of design standards, some which are noted below. This is not a complete list, go to Table 4.1-1 for more information.

- Residential Uses are permitted on upper floors and in the backs of buildings away from the street
- Assembly Uses, which include uses like private or public clubs or community centers or religious assembly or places of worship are limited similarly to residential or require a special use permit.

Standards: (Refer to Chapter 50, Article 5: Zoning Standards for more information)

This district is a form-based district; the physical or dimensional standards for buildings in N-Node are outlined as Lot Types, which include both the traditional zoning standards, such as height, but also standards for building facades and placement of parking and driveways. Refer to Table 5.1-1 Permitted Lot Types by District.

Lot Types provide standards in the following categories: Building Siting (on a lot); Height; Use; and Street Facing Facades (or Building Walls). Refer to 5.6 Lot Types for more details.

Lot Types Permitted: N-Node allows for the use of the following Lot Type standards: Commerce and Cottage Commercial

How to Find Standards for Districts with Lot Types

How to determine the use and zoning standards for a property located in a form-based district, including Downtown, Live Work 1 & 2, & Neighborhood Node Districts.

1 Zoning District & Street Type

What zoning district is your property located? On what street type is your property located?

Locate your property on the Zoning Map (refer to Figure 1.2-1) or the City's Online GIS system available from <https://ka2666.zoninghub.com/zoningmap.aspx>.

Locate the street type(s) adjacent to your property (refer to **Figure 1.2-2**) and the Street Design Manual for additional background at imaginekalamazoo.com/projects/streetdesignmanual

Maps may be also obtained from the Planning Division at 245 N. Rose Street.

2 Permitted Use.

What is your desired use? Is it permitted in this location?

Refer to the **4.1-1 Use Table** to review what uses are permitted in each Zoning District. Many uses have specific design standards by district, these are described in **50-4.4 Use Definitions and Standards**

3 Zoning Standards.

What are the requirements for developing or rehabbing a building in this location?

Go to **50-5 Zoning Standards**. Use this information to select the lot type for your project and use these standards to design your project

Table 5.1-1 Permitted Lot Types by District

- these are the standards for the form-based districts
- in most districts, multiple Lot Type options are permitted; Lot Type descriptions are found in **50.5-6 Lot Types**
- each Lot Type has its own standards specific to that Lot Type, including detailed illustrations.

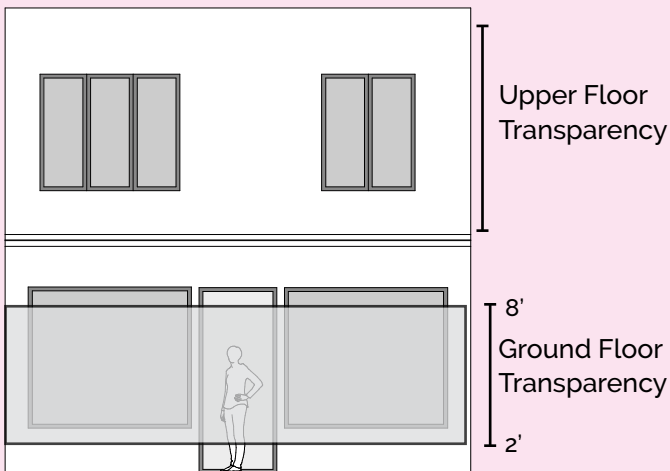


Figure 5.5-1 from Chapter 50 - Measuring Transparency: Ground Floor & Upper Floor

When rehabbing an existing building refer to section **50-1.4 Nonconformances** to determine what activities would result in meeting the requirements of Chapter 50.