

# Northside Rezoning

## 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.

Existing uses and lot sizes don't match the existing zoning. The majority of the area under review 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.

East of Walbridge are two lots zoned Residential Mixed Use (RMU) that are used for manufacturing uses. Rezoning these to a Manufacturing District (M1) will support the consolidation of manufacturing uses and truck traffic out of the core neighborhood and on Paterson Street.

## 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. Zoning should support Master Plan & Neighborhood Plan Strategies.

### Northside Neighborhood Plan 2018 - 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



## Please Share Your Input

### Contact Us

Please call **(269) 226-6524** and leave a message or email **andersonc@kalamazoo.org** with your thoughts and/or ask questions.

### Attend the Public Hearing

#### Planning Commission - June 3rd, 7 pm

This meeting will be virtual. Watch live on the City's Facebook page or YouTube Channel.

### Stay Up to Date

Project updates & input opportunities at **[imaginekalamazoo.com/get-involved](http://imaginekalamazoo.com/get-involved)**

## 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 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.

**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. This district already exists on adjacent streets.

**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. This district already exists on adjacent streets.

**Manufacturing (M-1)** - Allows manufacturing uses and a wide range of commercial uses. M-1 is intended to primarily support production and industrial uses and is best suited for large lots, blocks, and streets. Manufacturing Zoning already exists across Paterson.



★ 315 E Frank St was separately rezoned to LW1 zoning ahead of this process to support a project with neighborhood focused commercial on E. Frank St and row houses on Pitcher St.

★ 225 Parsons/Former Gibson Guitar is not a part of this rezoning work.

**Area Being Considered for Updates**