

2020 Zoning Code Updates

Northside Neighborhood

January 28, 2020



Agenda

1. Presentation

Zoning 101
Existing Zoning & Development
2025 Master Plan

2. Table Discussions

Review existing zoning
Vision for future rehab & infill
Streets – Ransom and Harrison

3. Summary of small group discussions (as time allows)

What is Zoning?

Zoning introduction

What is Zoning?

Set rules on how land can be used & developed.

- What uses are allowed, are there restrictions?
- Building location, including driveway & parking.
- Building form. Height, entrance location & window.

A power of the City given by State law.

Zoning should support the vision: Master Plan & Neighborhood Plan

Kalamazoo's Zoning Code



Zoning Code (2005) + Master Plan (2017) =
Time for an update

Incremental change

- Neighborhoods with Plans
- Neighborhoods with nodes or commercial centers
- Key streets
- Areas with known barriers

Zoning Barriers

Mismatched district

- Doesn't match existing uses

- Doesn't match desired uses

Mismatched standards

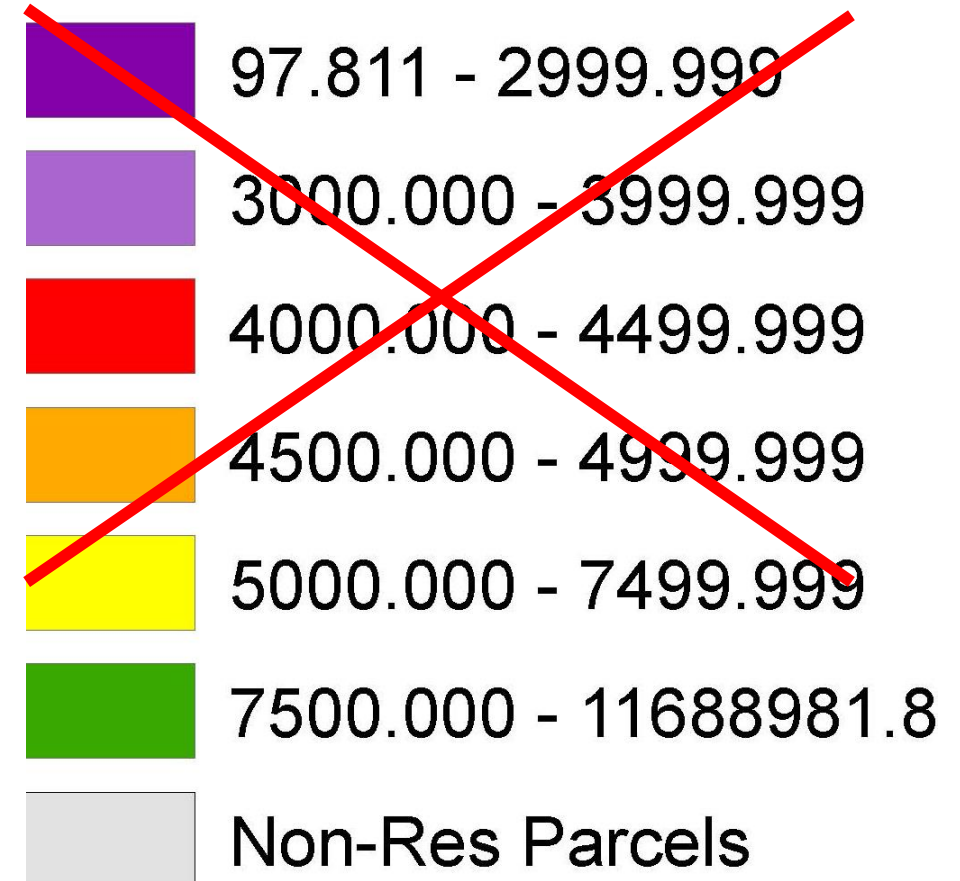
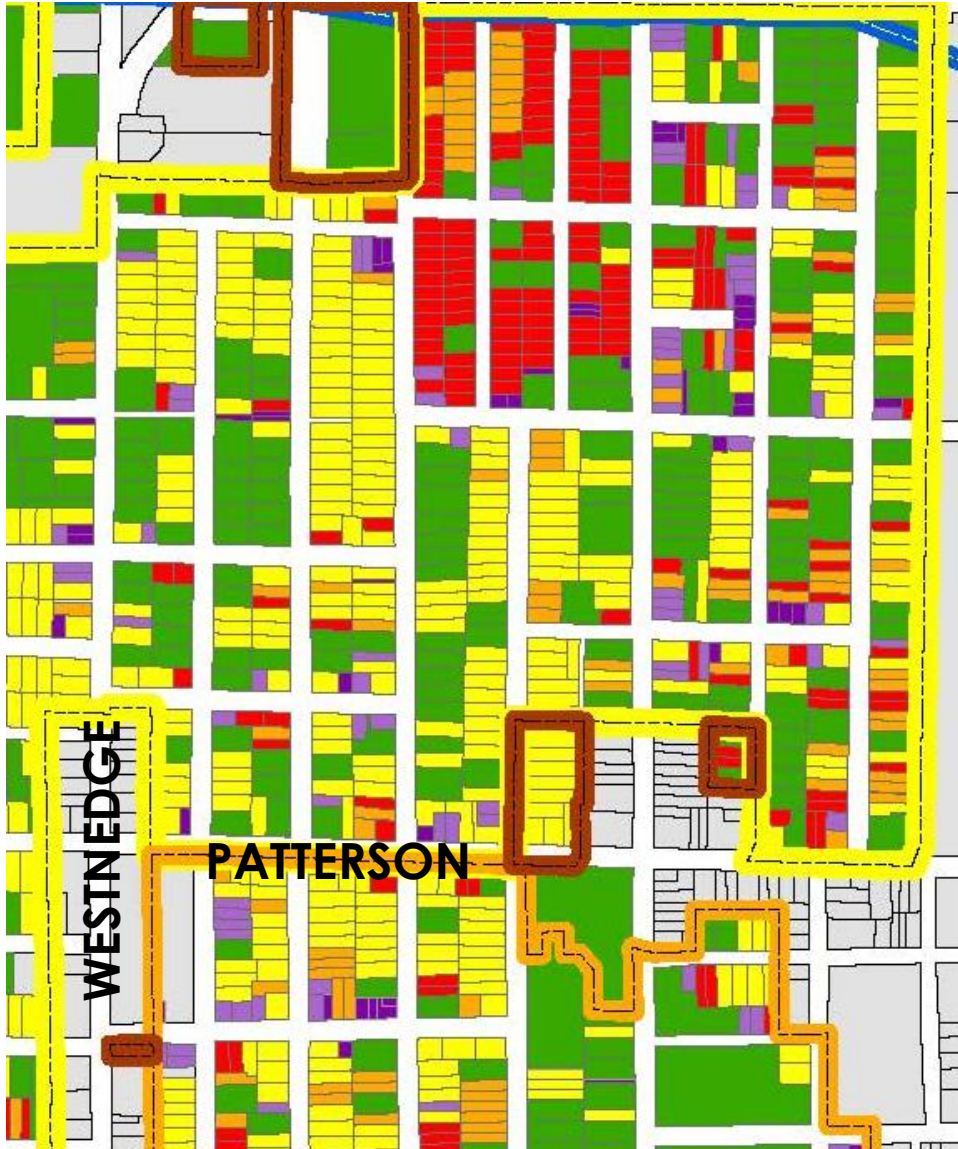
- Rules do not work with existing lots or blocks

Zoning Barriers



Example 1: Residential block, zoned manufacturing

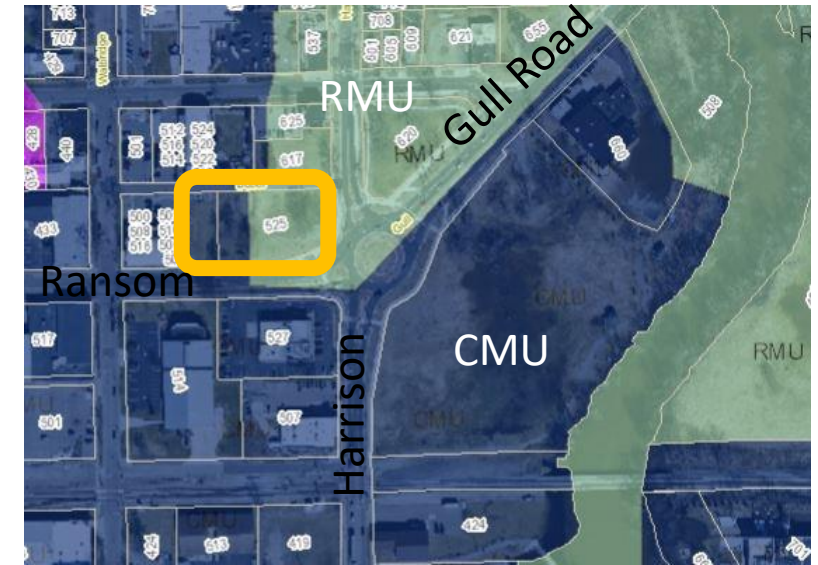
Zoning Barriers



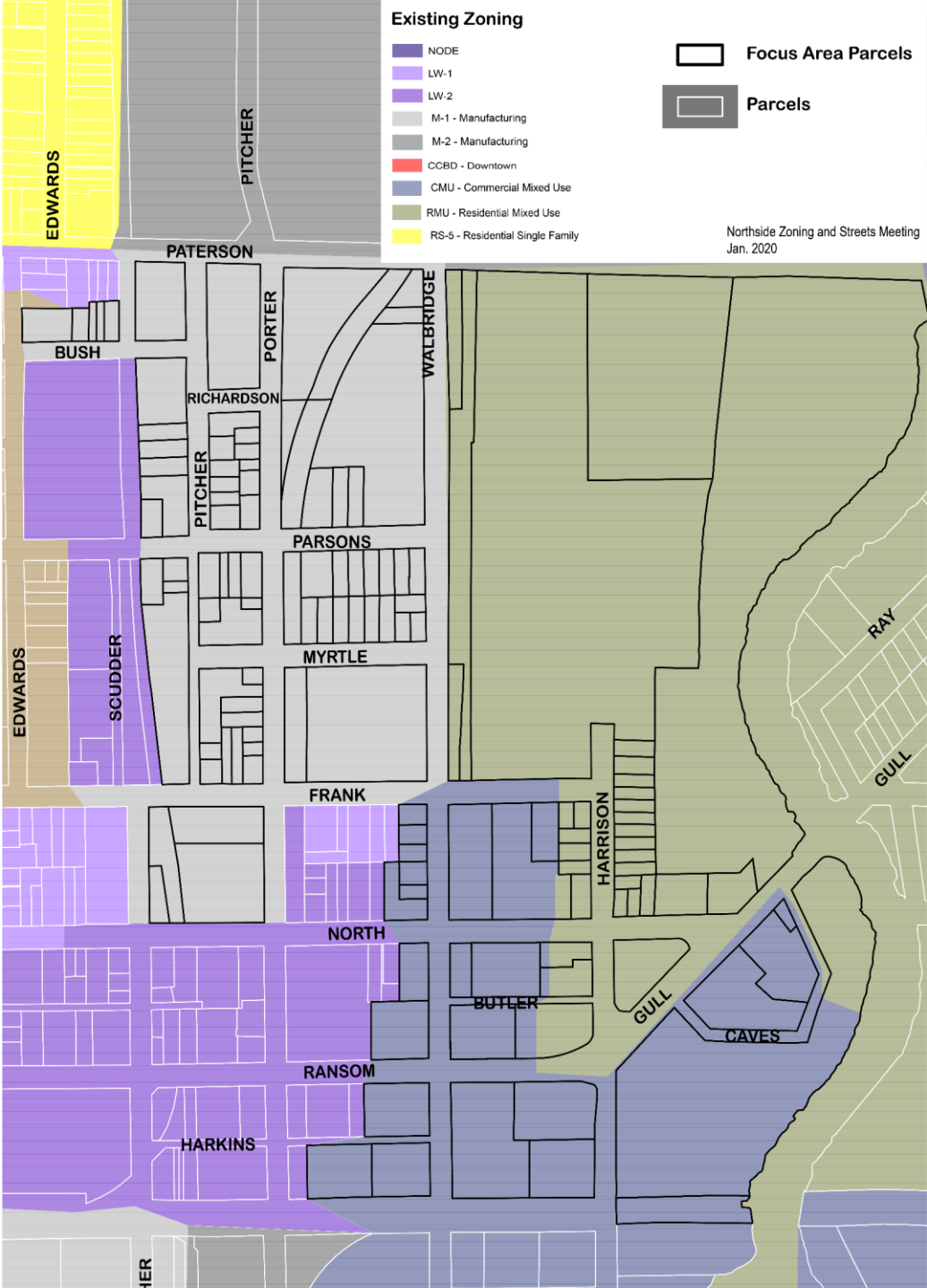
Example 2: Mismatch between rules and existing lots and blocks

Zoning Barriers

Project: 5 story, mixed use building, affordable units in a commercial node



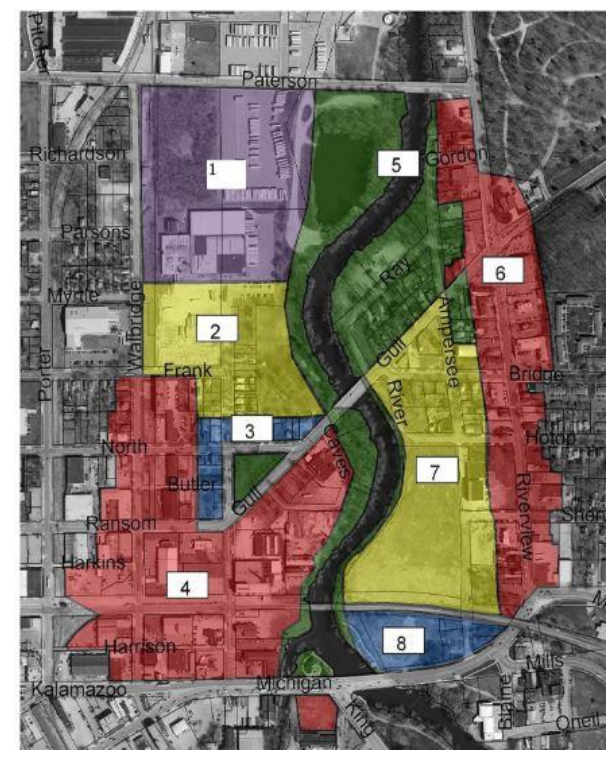
- Rezoning from RMU to CMU
- Rezoning from Riverfront Overlay 3 to Riverfront Overlay 4
- Variance: Height
- Variance: Total number of housing units
- Variance: Parking
- Variance: Dumpster location
- Variance: Setback
- Variance: Impervious Coverage



M1 Manufacturing. Large scale, industrial development, no R, not mixed use

CMU & RMU. Mixed use districts. Have Riverfront Overlay too.

Riverfront Overlays. Applies a set of form rules over CMU & RMU with additional use restrictions based on block.



The Vision

Master Plan and Neighborhood Plan

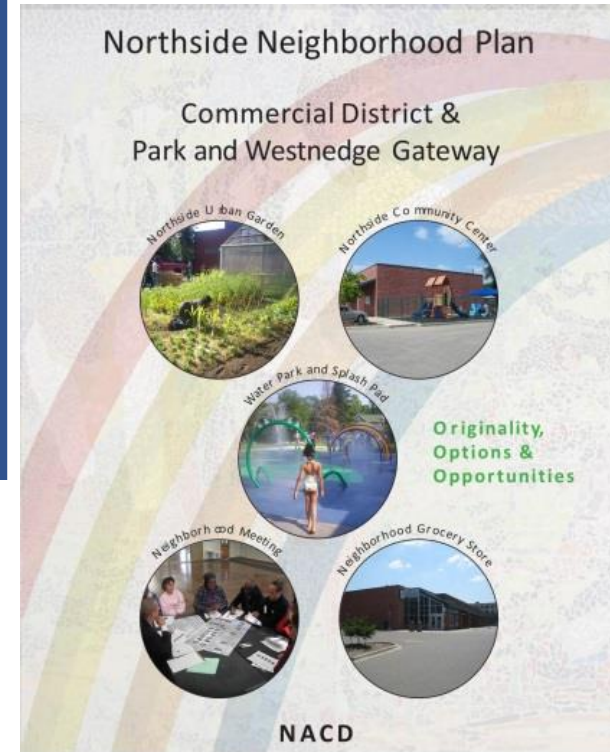
Northside Neighborhood Plan

Strategy 1 - Increase the number of resident owned businesses, especially those by African Americans & low income residents

Strategy 2 - Preserve existing housing & build new housing to accommodate all resident needs

Strategy 3 - Make enjoyment of the arts, culture, and open space part of the Northside Neighborhood way of life

Strategy 4 - Strengthen support systems for workforce development, safety, and youth programming.



Northside Neighborhood Plan



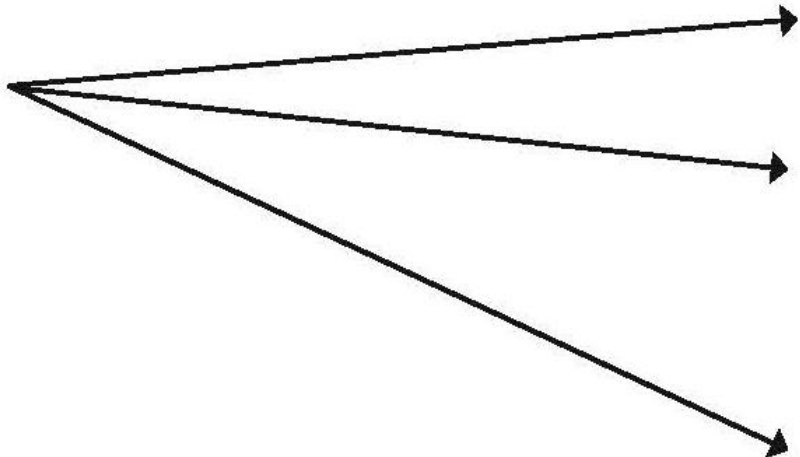
Allow for a mix of uses
within Northside
Cultural Business
District



Expand allowed commercial, maker space, & limited industrial uses

Expand home occupation opportunities

Create a Walkable,
Active Mixed-Use
Streets

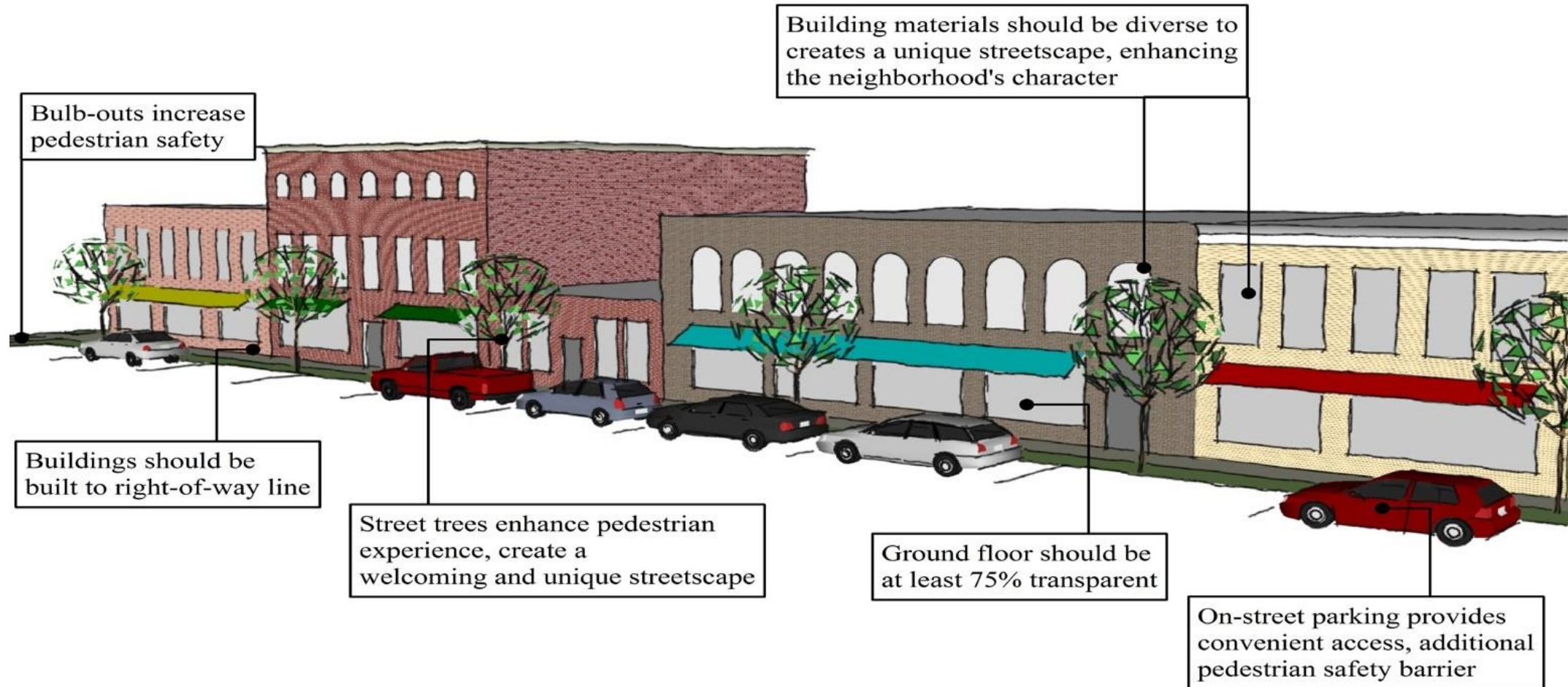


Use existing setbacks and heights of traditional buildings to guide standards

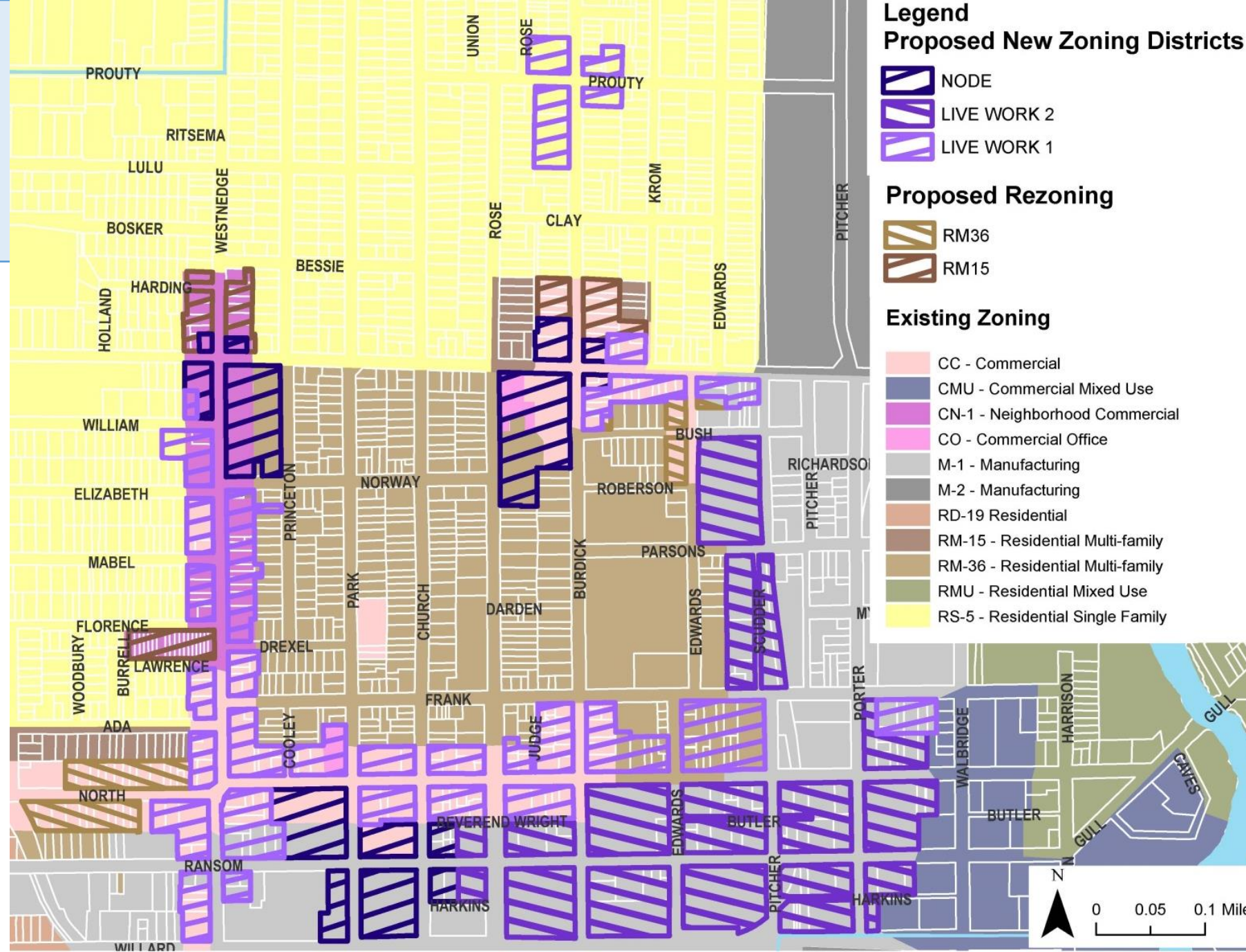
Include front entrance, minimum windows, and parking location requirements as first noted in 2009 Northside Neighborhood Plan

Create a zoning standards for key corners (Nodes) that promote active uses on ground floor with flexible use allowed upstairs

Northside Neighborhood Plan (2009)



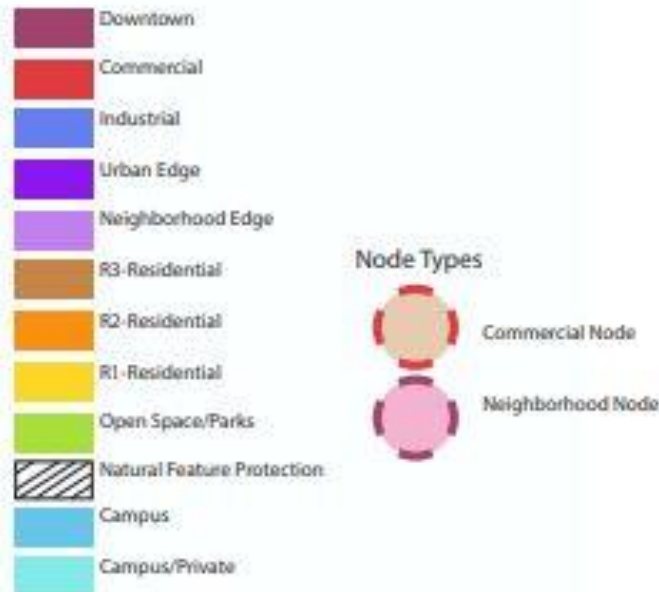
Zoning Map Changes (2018)



Master Plan – Future Land Use Plan



Future Land Use - Legend



Node. Walkable, active mixed use centers. Buildings typically multiple stories with storefronts.

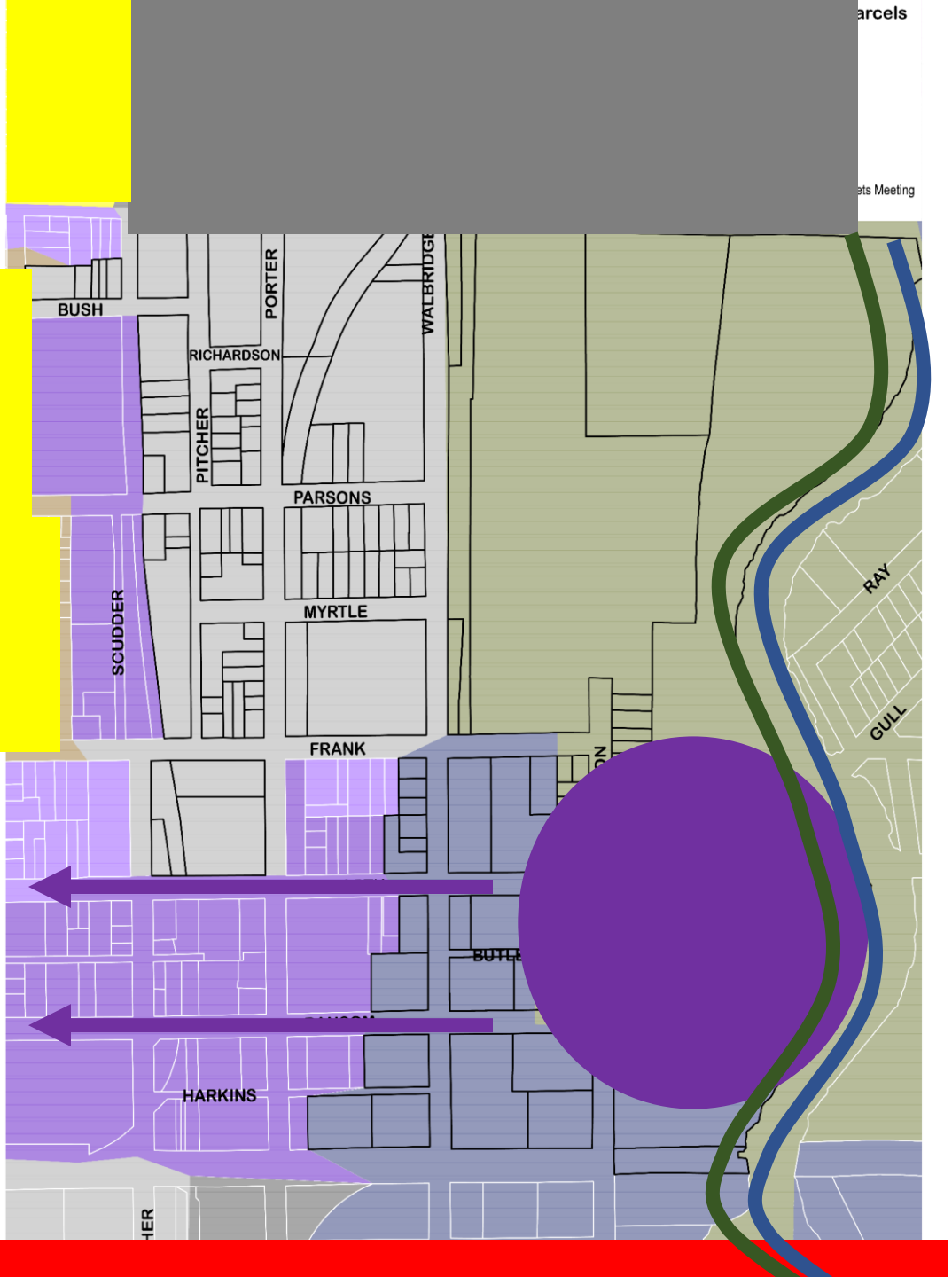
Urban Edge. Mix of uses including small industrial users, transition from Downtown & Industrial to neighborhoods

Neighborhood Edge. Similar to Urban Edge, more neighborhood scale development.

Industrial. Supports small and large industrial uses.

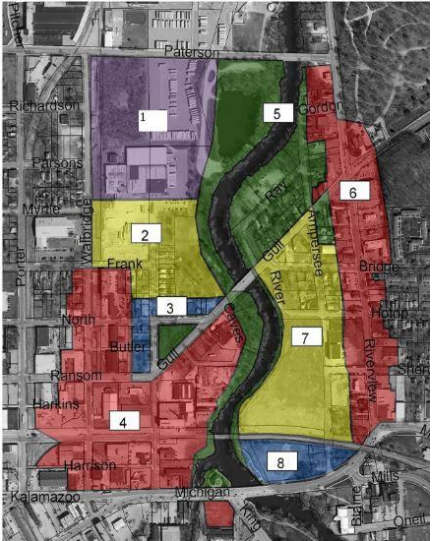
Small Discussion

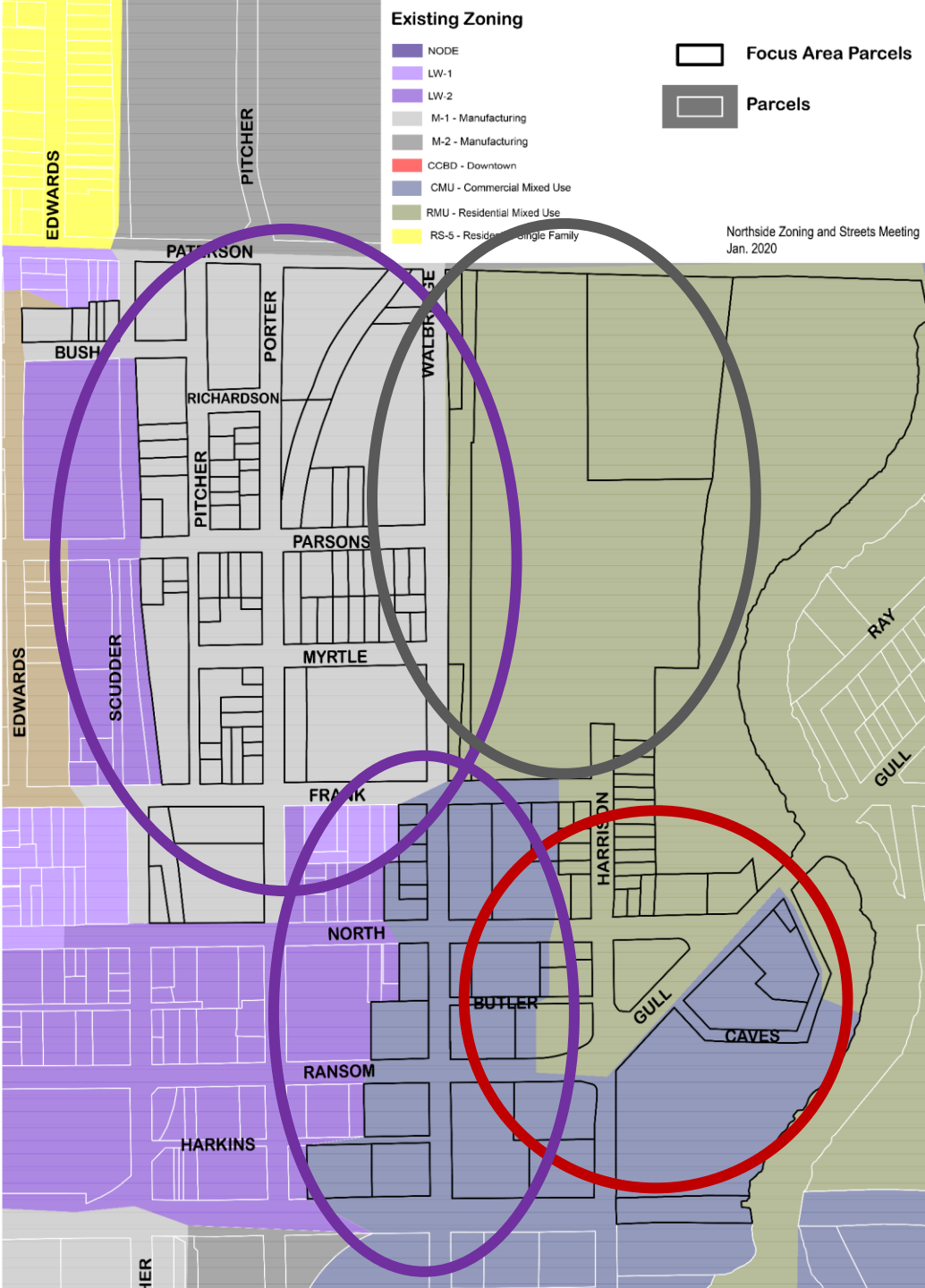
Bringing the Vision to life



Context.

- Industrial to North
- River, Park, & Trail to East
- Core residential West of Edwards & North West Edwards/Paterson
- Commercial Node at Harrison & Ransom
- Mixed use streets of Ransom & North heading to west
- Directly north of Downtown





1. Existing M-1 Industrial Zoning

Remain industrial?

Limited Industrial and mix of other uses –
Residential? Commercial?

What intensity?

2. Existing Industrial/Warehouse Uses

Industrial Zoning?

Limited Industrial and mix of other uses –
Residential? Commercial?

3. Node.

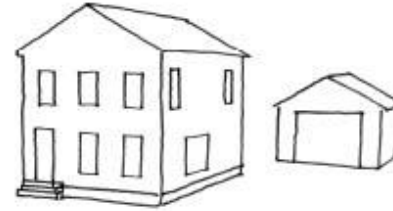
Which parcels are key?

4. Live Work 1 & 2.

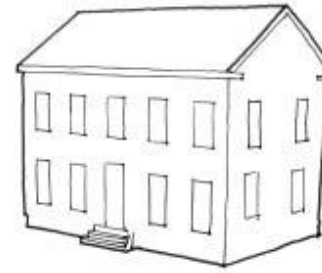
Continue zoning east down Ransom & North?

Building Type & Size

Live Work 1 District (LV1)



Buildings:
Detached Residential
Attached Residential/Duplex
House Converted for a Business
Apartments
Civic
Mixed Use Buildings



Uses:
Residential
Commercial
Civic
Craftsman Industrial



Height:
Up to 3 stories

