

# Live Work 2

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

Live-Work 2 (LW2) promotes a wide mix of uses, including residential, commercial, and lighter industrial uses. It can be found around Downtown and as transition from heavier commercial or industrial to neighborhoods.

Locations: LW2 was designed to be located around Downtown, key corridors leading to Downtown, and areas adjacent to industrial or intense commercial. The location often aligns with the areas of Urban Edge in the 2025 Master Plan, Future Land Use Plan. LW2 supports walkable, urban areas.

Uses: LW2 allows for a wide range of uses, supporting mixed use, walkable development. This includes both commercial, some industrial, and residential uses.

Standards: LW2 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: Most residential/Lodging, Civic, and Commercial uses 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, single unit, detached homes are not permitted in LW2
- Day Care Centers require a minimum quantity of outdoor space
- Stand Alone Parking Lots, are not permitted on corner lots
- Vehicle Services have several site design requirements, Street Type limitations, and special use approval for some uses
- Craftsmen Industrial is a production use that requires a retail component, for example a bakery or candle making
- Marijuana, which allows a couple of business types and has a minimum required distance between retailers and Street Type limits

**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 LW2 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: LW2 allows for the use of the following Lot Type standards: Flex, Cottage Commercial, Civic, Warehouse, Yard-Attached, and Outdoor Market and Yard-Detached provided that the building contains 2 or more dwelling units.

# 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** → 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>.  
What zoning district is your property located? On what street type is your property located?  
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](http://imaginekalamazoo.com/projects/streetdesignmanual)  
Maps may be also obtained from the Planning Division at 245 N. Rose Street.

**2 Permitted Use.** → 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**  
What is your desired use? Is it permitted in this location?

**3 Zoning Standards.** → 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  
What are the requirements for developing or rehabbing a building in this location?

### 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.

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.

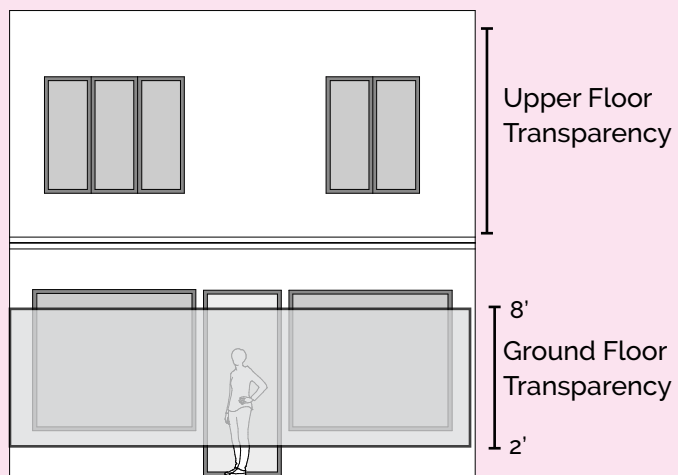


Figure 5.5-1 from Chapter 50 - Measuring Transparency: Ground Floor & Upper Floor