

# Duplexes & Multiple Family: Where, What, and How

January 17, 2024

<https://bit.ly/BerkleyZOJan17>

# What is a Zoning Ordinance?

- Local law
- Sets rules for
  - What can go on (residential, commercial, industrial)
  - Where it can occur
  - Parcel size
  - Building size & placement
  - Parking
  - Landscaping
- Uses a Zoning Map
  - Each “zone” (shown as different colors) has its own set of rules
  - Some rules apply to all zones
- Controls new buildings and redevelopment of older buildings
  - Rules of today do not apply retroactively

# Why rebuild the Zoning Ordinance?

- Last updated in 1993
- Amended often and has inconsistencies
- Implement the Master Plan
- Comply with state & federal law
- Deliver quality & type of development Berkley wants

# Zoning Ordinance Rebuilding Process



**PHASE 1**  
Ordinance Assessment

- Technical Review
- Elected & Appointed Officials Joint Meeting
- Steering Committee Launch
- Zoning Education Video



**PHASE 3**  
Full Draft for Review

- Planning Commission Review
- City Council Review
- Ordinance and Zoning Map Revision



**PHASE 2**  
Development of Draft Regulations

- Focus Area Workshops (4)
- Monthly Steering Committee Meetings
- Check-in with Planning Commission and City Council



**PHASE 4**  
Ordinance Adoption

- Draft Ordinance and Zoning Map published online
- Office hours for zoning questions
- Community Presentation
- Planning Commission Public Hearing
- City Council Approval

# Public Open House Workshops



Zoning Districts:  
Change or Stay the Same, Jan. 8



Duplexes & Multiple Family:  
Where, What, and How, Jan. 17



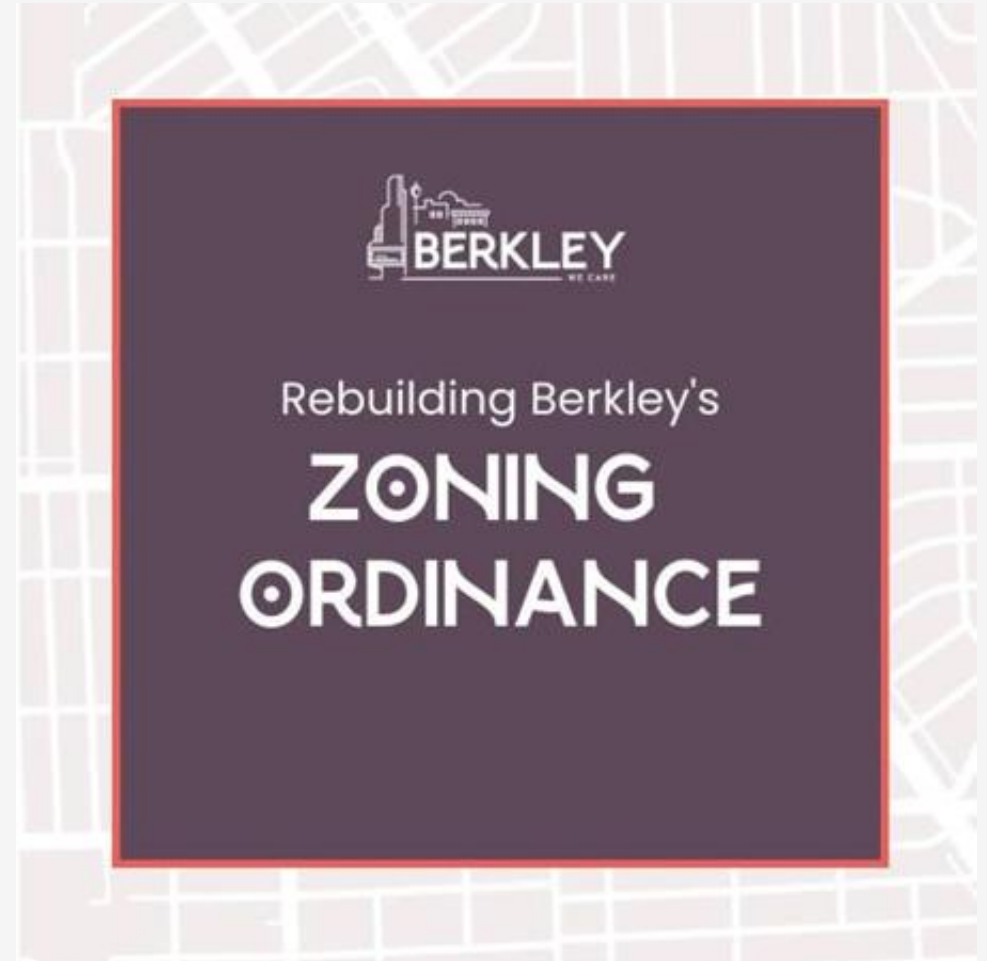
Parking:  
The Berkley Shuffle, Jan. 24



Development Review:  
How a Plan Becomes a Building, Jan.31

# Duplexes & Multiple Family: Where, What, and How

- Sign In!
- Mark on the Zoning Map where you live
- Get your handouts
- Visit the 3 stations to share your thoughts:
  - Accessory Dwelling Units (ADU's)
  - Duplexes
  - Multiple-Family Residential
- Fill out & turn in Quiz Raffle
- Share thoughts with the group



# At each station

Use a sticker to give us your reaction!

*I hate it!*

*It's a bit worse*

*I'm confused!*

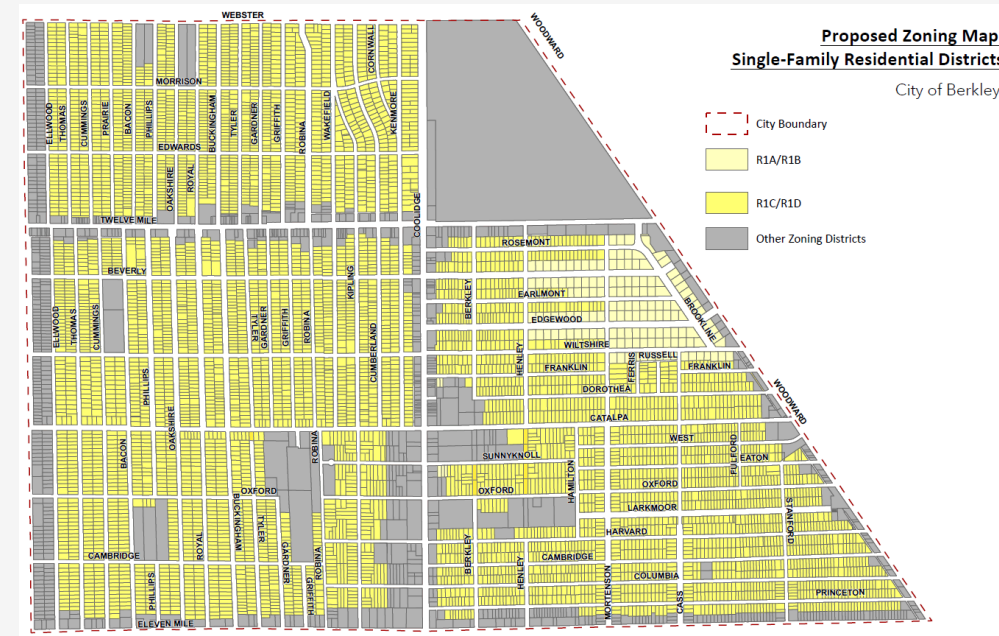
*I'm neutral*

*It's a bit better*

*I love it!*

Share your thoughts, concerns, questions & ideas!

# Accessory Dwelling Units Change: Allow them Question: In or out of the house?



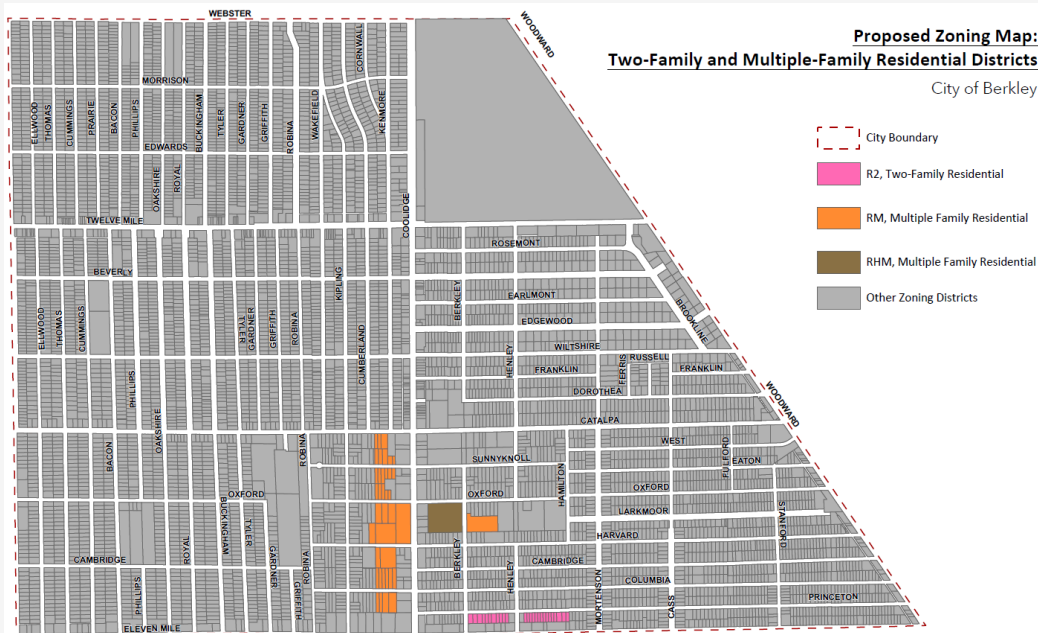
- Steering Committee, City Council & Planning Commission had differing opinions on the type of ADU (attached or detached)



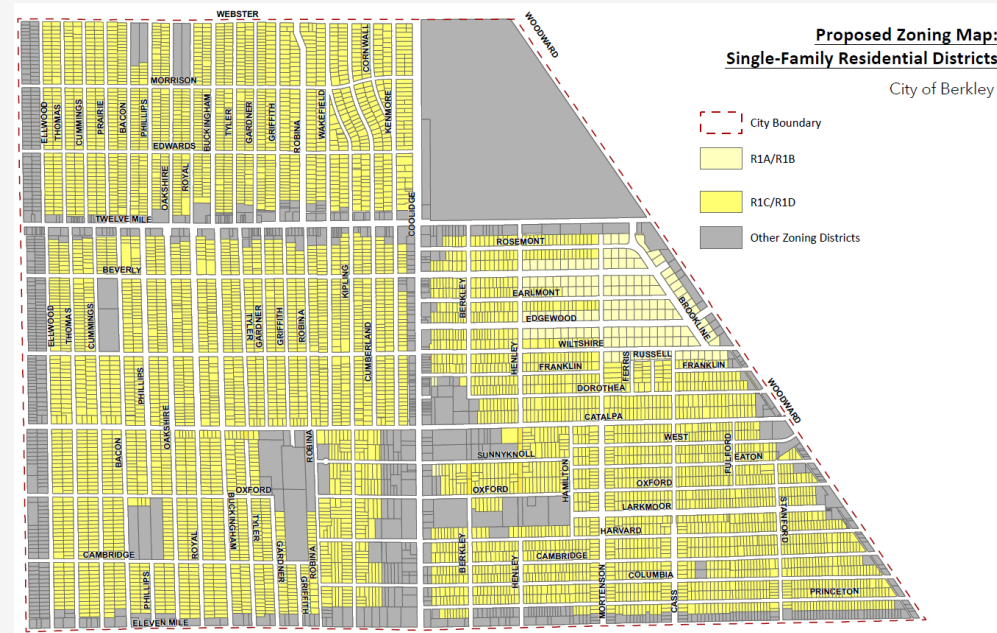
# Duplexes

## Questions: Where should they be?

Proposed



Question for the Public



- Should duplexes be allowed in the single family zoning districts?

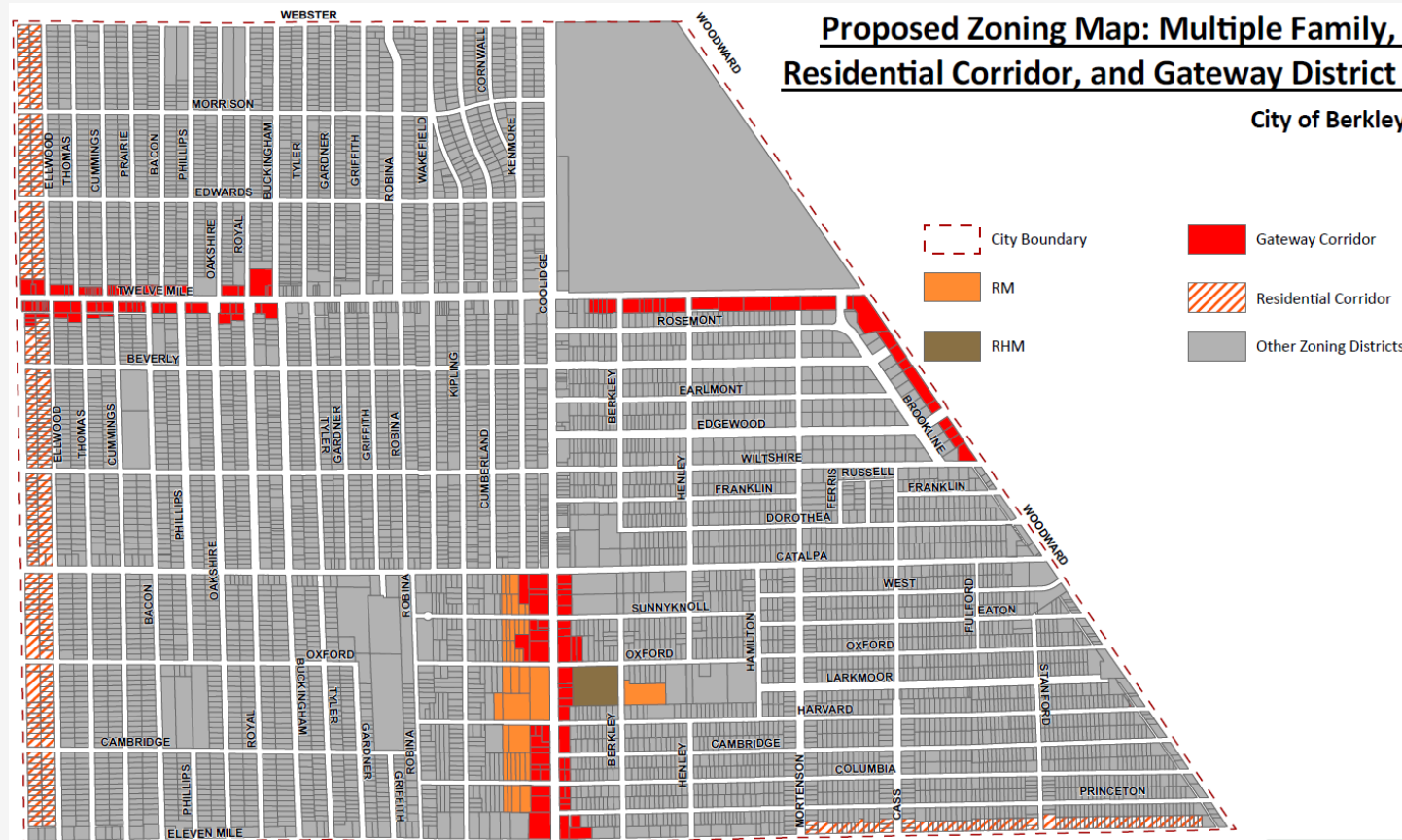
# Duplexes

## Questions: Where should they be?

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- Which of the following duplexes, if any, be appropriate in the single family zoning districts?

# Multiple Family Change: Allow on Corridors.



- Multiple-family allowed on corridors outside of the Downtown area and Woodward zoning district.

# Multiple Family



None

- Which buildings are appropriate in the corridor zoning districts shown on the map?

# Zoning Districts: Change or Stay the Same

## NOW

- Visit the 3 stations to share your thoughts:
  - Accessory Dwelling Units (ADU's)
  - Duplexes
  - Multiple-Family Residential
- Fill out & turn in Quiz Raffle
- Share thoughts with the group

## LATER

- Share your thoughts by email  
Planning@berkleymich.net
- Attend the upcoming sessions:, 6-8 p.m. at the  
Berkley High School Collaborative Center
  - Parking: The Berkley Shuffle, January 24
  - Development Review: How a Plan Becomes a  
Building, January 31
- Visit website: [berkleymich.org/zoning](https://berkleymich.org/zoning)

