

Parking: The Berkley Shuffle

January 24, 2024

<https://bit.ly/BerkleyZOJan24>

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



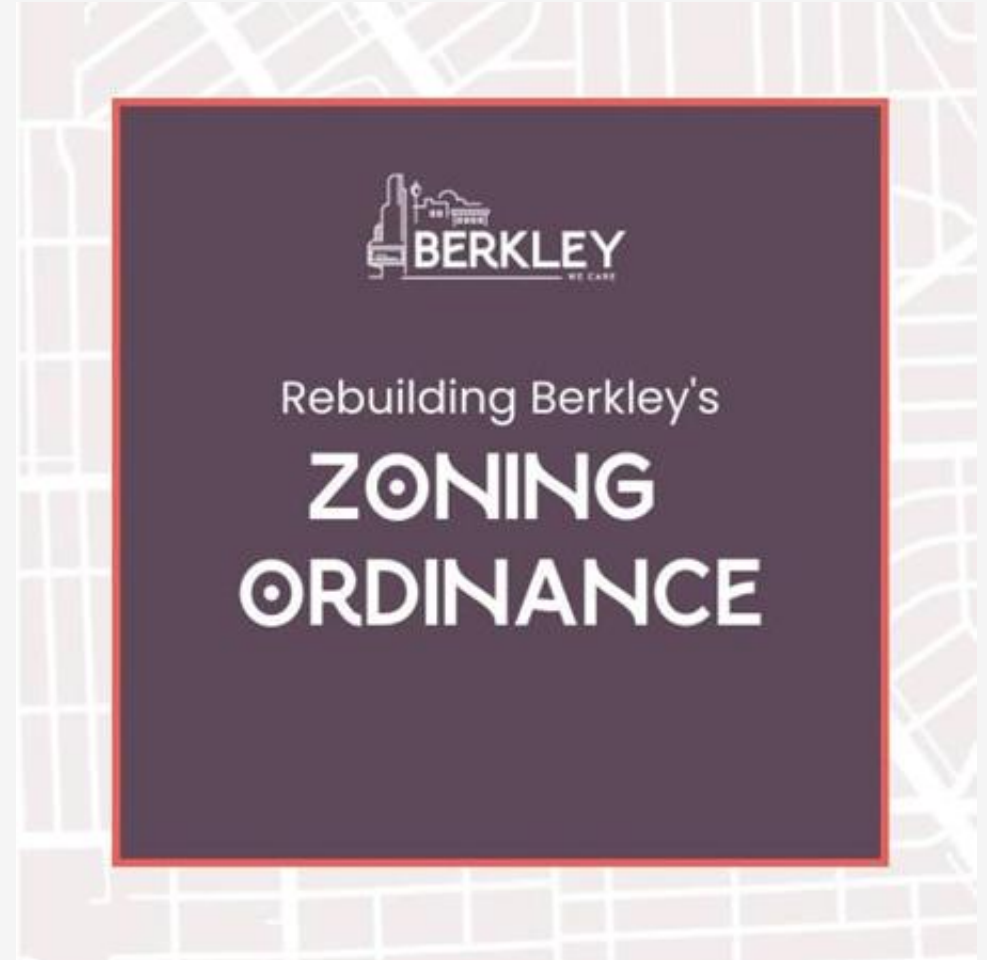
Parking:
The Berkley Shuffle, Jan. 24



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

Parking: The Berkley Shuffle

- Mark on the Zoning Map where you live!
- Get your handouts
- Visit the 4 stations to share your thoughts:
 - How to Determine Parking Requirements
 - Multiple-Family Parking Requirements
 - Landscape Buffers between Parking & Residential
 - City of Berkley Parking Study
- 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!

Use a sticker to give us thoughts on options!

Share your thoughts, concerns, questions & ideas!

How to Determine Parking Requirements

Specialty cake shop: 720 square feet



Source: Nugget Markets, Inc.

CURRENT PARKING REQUIREMENTS

Single Family Residential.....	2 spaces per dwelling unit
Library.....	1 space per 400 square feet of floor area
Theater.....	0.25 spaces per seat
Billiards Hall or Arcade.....	2 per game table + 1 per game device + 2
Bakery.....	1 space per 100 square feet of floor area
Nail Salon.....	1 per chair/station + 1 per employee
Hotel.....	1.15 spaces per room
Oil Change Shop.....	2 per service stall + 1 per employee
Restaurant.....	2 per 100 square feet of floor area + 1 per employee

Non-residential uses exempt from parking requirements if within 500 feet of municipal lot

- Specialty Cake Shop: 720 square feet / 100 square feet = 7.2 = 8 parking spaces (always round up)

How to Determine Parking Requirements

Specialty cake shop: 720 square feet



Source: Nugget Markets, Inc.

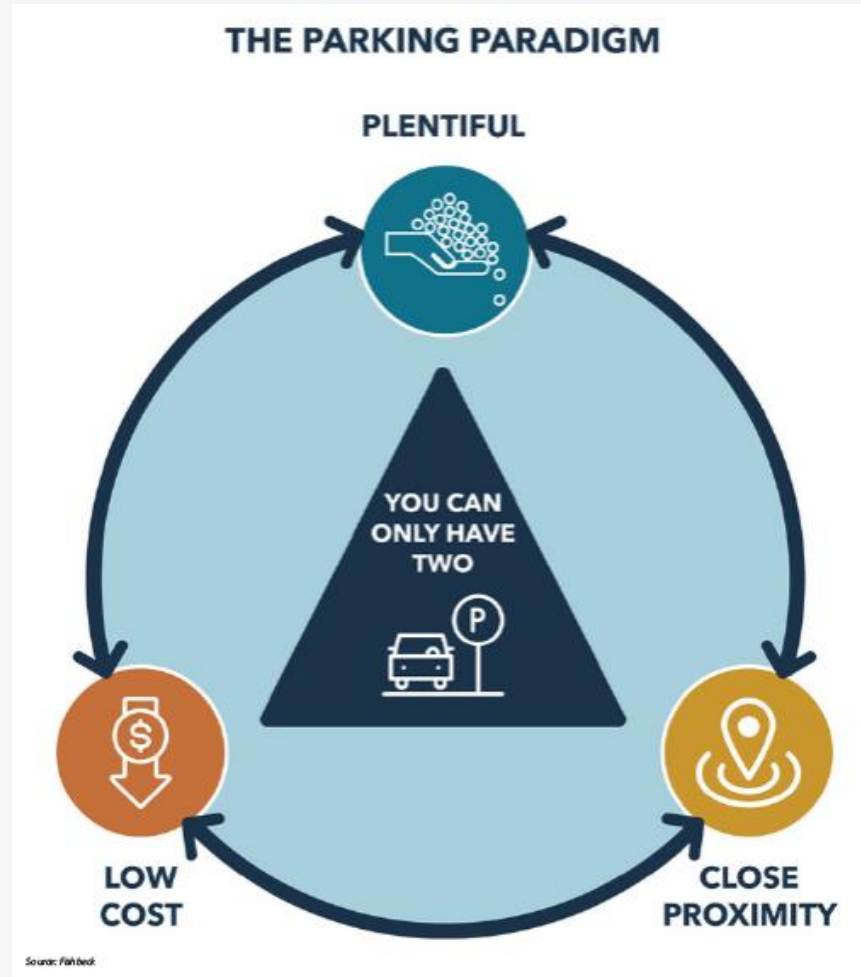
OTHER PARKING AREA REQUIREMENTS

After determining the number of spaces required, the parking area configuration can be planned. The zoning ordinance includes the following parking area requirements that will impact lot configuration.

- Parking space length and width
- ADA requirements for barrier-free spaces
- Landscaping requirements between different land uses
- Drive aisle width
- Emergency and garbage vehicle circulation
- Dumpster screening
- Bicycle and EV spaces
- Surface material

- Specialty Cake Shop: Must meet the other parking area requirements

Results from the Berkley Parking Study



- Knowing that the City cannot have it all, which one is most important to you?

Results from the Berkley Parking Study

Change: Implement Parking Study Recommendations

Proposed Zoning Ordinance Changes, based on Parking Study Recommendations

Rework the intent section of the Parking article to more clearly express City goals

Shared Parking/Parking Waivers:

- Provide guidance on obtaining a shared parking agreement

Flexibility in Standards:

- Waive parking for non-residential uses when within 500 ft of municipal parking lot
- Allow for on-street parking spaces along building frontage to count towards required off-street parking
- EV charging stations may contribute to required parking spaces
- Allow minor vehicle overhang onto unused surfaces
- Flexibility in application provision to allow for 15% parking reduction from the Planning Commission if an applicant can prove that they will have adequate parking



Landscape Buffers



- Current Regulations: Masonry wall & site plan approval standard

Landscape Buffers

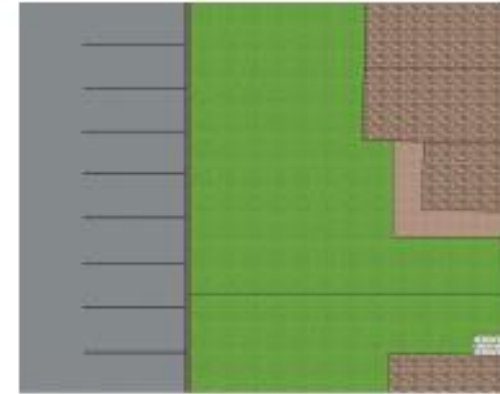
Change: Requirements based on depth

- Current Regulations: Masonry wall & site plan approval standard

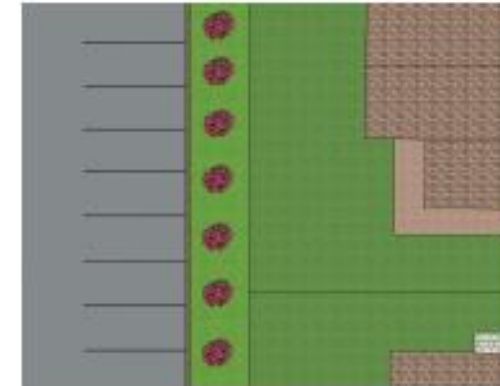
PROPOSED ZONING ORDINANCE CHANGES

Landscaped buffer widths based on lot widths:

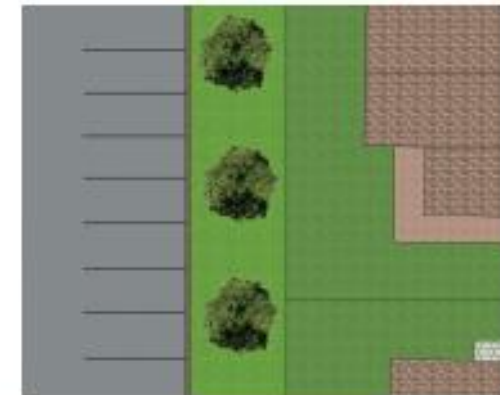
Smallest lot widths:
A 6 ft tall masonry wall



Medium lot widths:
A 6 ft tall masonry wall + grassy/landscaped area



Largest lot widths:
A 6 ft tall masonry wall + wider landscaped area with trees



At the Planning Commission's discretion, decorative fences may be built instead of a masonry wall, if there is sufficient landscaping.

Multiple Family Parking

Question: How many spaces per dwelling unit?

POSSIBLE IMPACTS OF HIGH PARKING REQUIREMENTS

- Reduced supply and increased price of housing
- Increased impervious surface and associated stormwater runoff
- Doesn't support shifting transportation preference
- Less green space
- Less space for other more desirable land uses
- Increased urban heat island effect

- Current requirement: 2 spaces per dwelling unit
- Berkley Parking Study Recommendation: 0.85 spaces per dwelling unit

Multiple Family Parking

Question: How many spaces per dwelling unit?

WHAT DO YOU THINK?

Place 1 of the provided stickers in the spot along the line below that indicates which option you prefer for Multiple Family Residential Parking Requirements.

1.5 spaces/dwelling unit

1.5 spaces/studio or 1-bedroom + 0.5 spaces for each additional bedroom

1.5 spaces per studio or 1-bedroom; 2 spaces/dwelling unit for 2+ bedroom units

- Current requirement: 2 spaces per dwelling unit
- Berkley Parking Study Recommendation: 0.85 spaces per dwelling unit
- Master Plan Goal: Increase variety of housing available

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NOW

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LATER

- Share your thoughts by email
Planning@berkleymich.net
- Attend the upcoming session:, 6-8 p.m. at the Berkley High School Collaborative Center
 - Development Review: How a Plan Becomes a Building, January 31
- Visit website: berkleymich.org/zoning

