

Zoning Districts: Change or Stay the Same?

January 8, 2024

tinyurl.com/berkleyZO

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

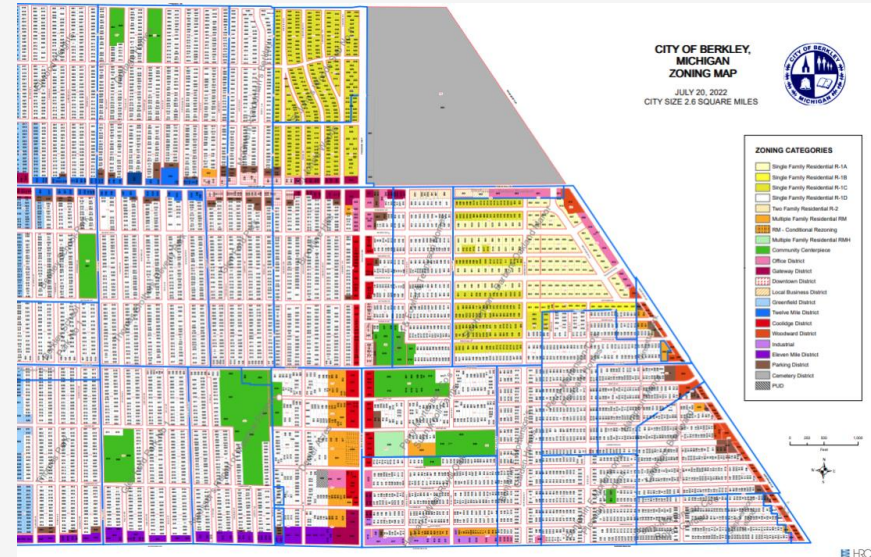
Zoning Districts: Change or Stay the Same

- Sign In!
- Mark on the Zoning Map where you live
- Get your handouts
- Visit the 7 stations to share your thoughts:
 - Single-Family Zoning Districts
 - Two-Family and Multiple-Family Zoning Districts
 - Flex Zoning District
 - Greenfield Corridor Zoning District
 - Woodward, Gateway, and Downtown Zoning Districts
 - Community Centerpiece & Cemetery Zoning Districts
 - Parking Overlay District
- Fill out & turn in Quiz Raffle
- Share thoughts with the group

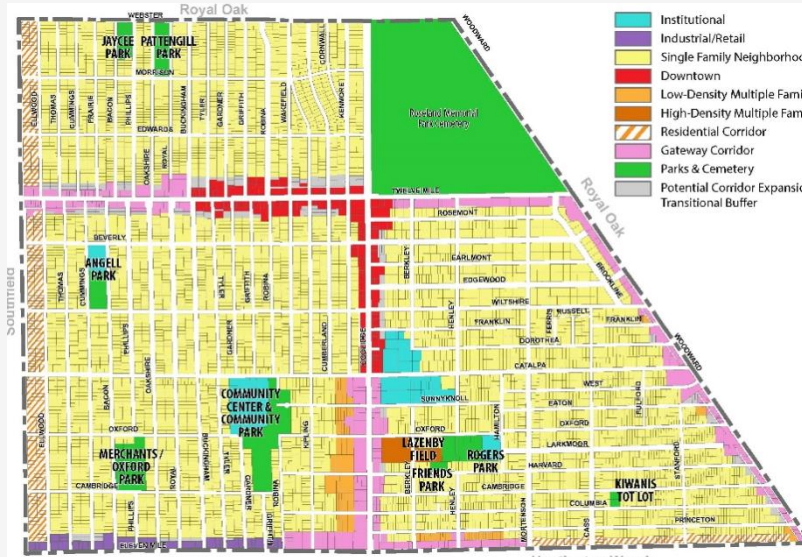


What are the three maps?

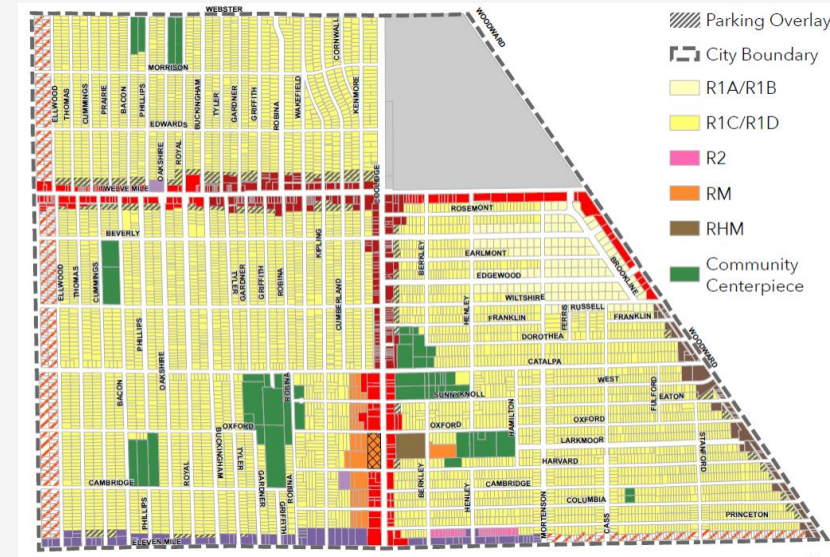
Current Zoning Map



Master Plan Future Land Use Map



Proposed Zoning Map



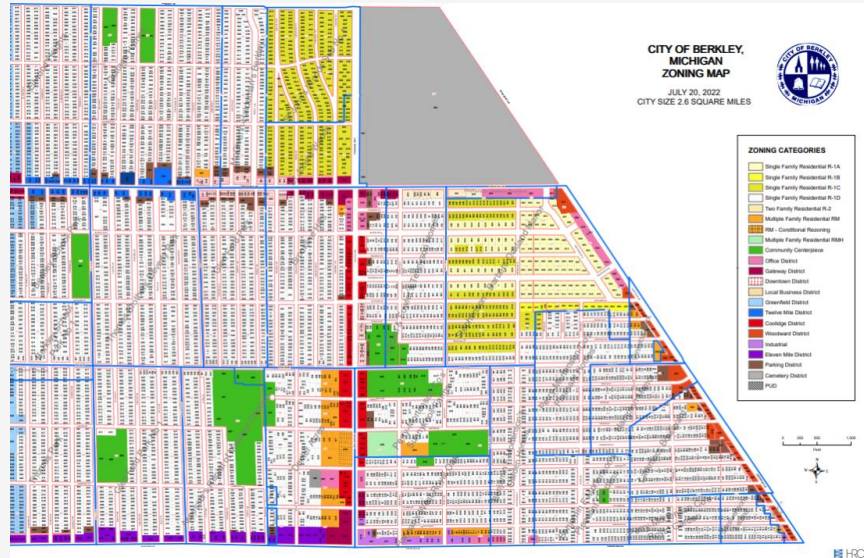
- Is the law
- Applies now
- Zoning districts state what land uses can be where, bulk & area regulations
- Must be followed for all new development or redevelopment

- Is a guide for the future
- Applies up to 20 years in the future
- Future Land Use Categories describe types of uses and details on bulk & area, landscaping & design
- Shows possibilities, not guarantees

- Is proposed changes to the law
- Applies if approved by the City
- Some zoning districts are proposed to have design, landscaping, and parcel specific regulations
- Not set in stone until approved by City Council, after Planning Commission recommendation

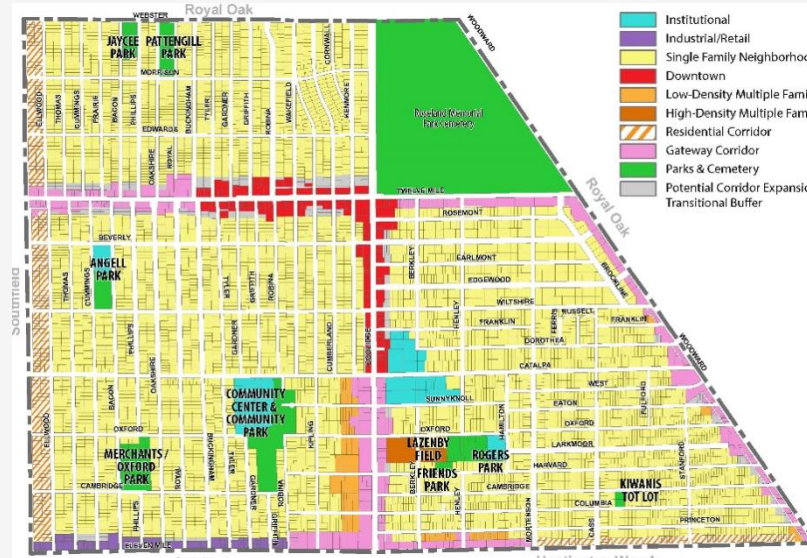
What are the three maps?

Current Zoning Map



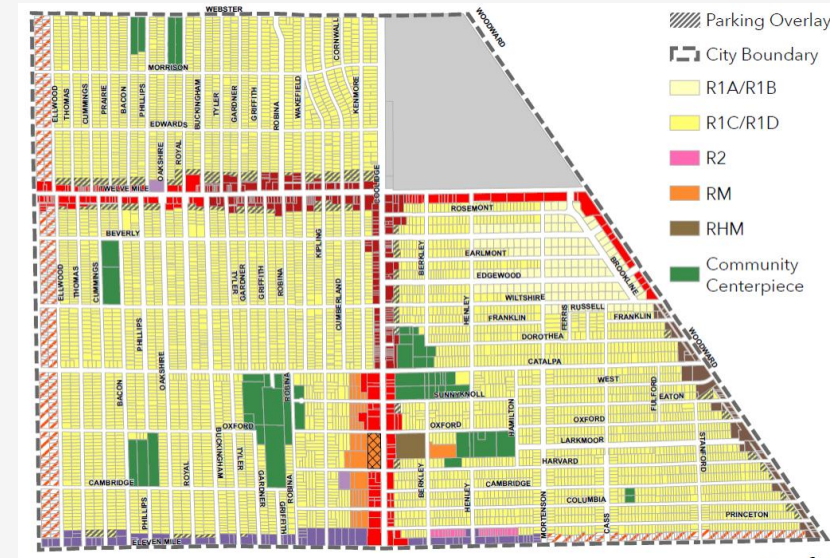
THE RULES NOW

Master Plan Future Land Use Map



WHAT FUTURE SHOULD BE

Proposed Zoning Map



THE FUTURE RULES

At each station

Use a sticker to give us your reaction!

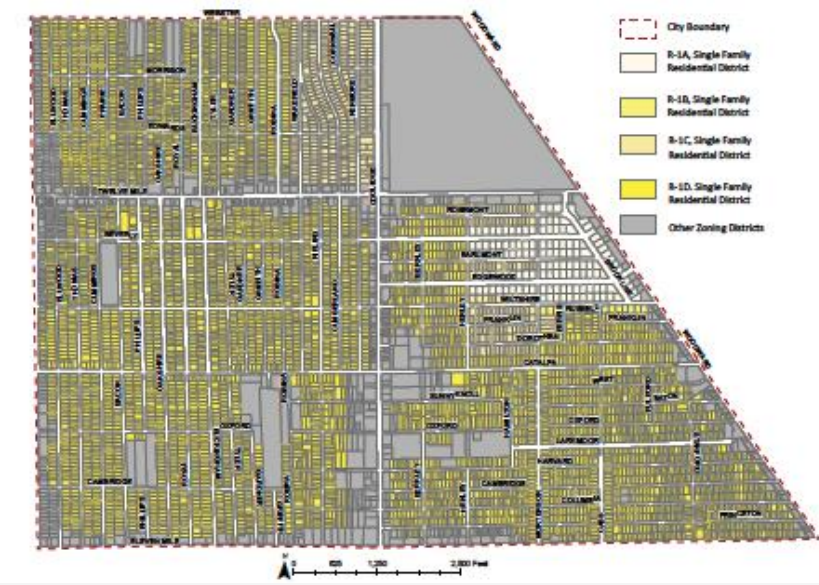


I hate it! *It's a bit worse* *I'm confused!* *I'm neutral* *It's a bit better* *I love it!*

Share your thoughts, concerns, questions & ideas!

Single Family Zoning Districts: Change: 2 Zoning Districts instead of 4

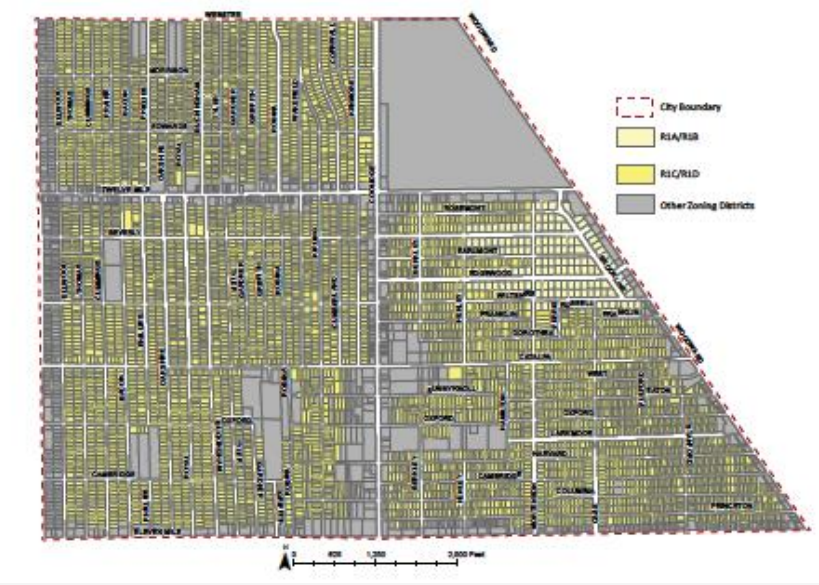
Current Zoning Map: Single Family Residential Districts



Master Plan Future Land Use Map: Single Family Residential Districts



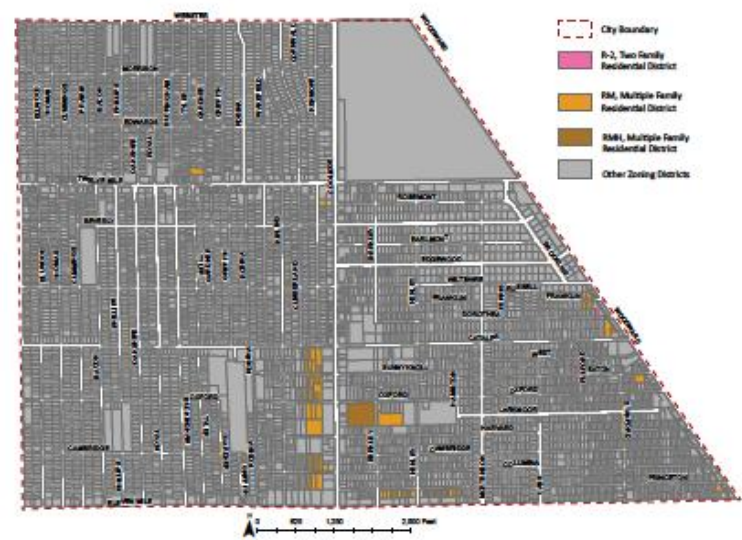
Proposed Zoning Map: Single Family Residential Districts



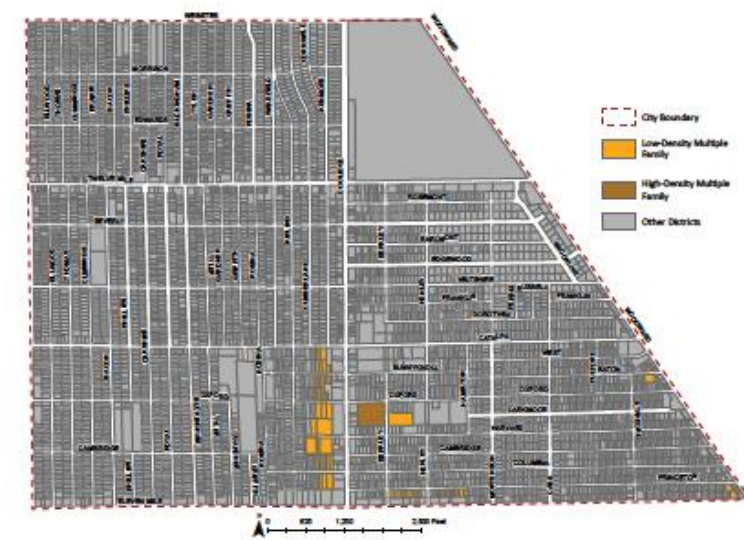
- 6,407 parcels currently zoned R-1A, R1-B, R1-C, R1-D

Two-Family & Multiple Family Zoning Districts: Mostly Stays the Same

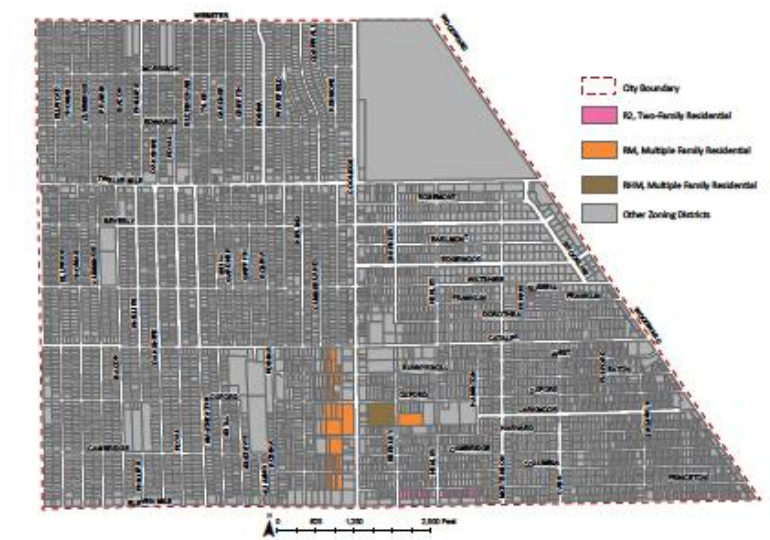
Current Zoning Map: Two Family and Multiple Family Residential Districts



Master Plan Future Land Use Map: Two Family and Multiple Family



Proposed Zoning Map: Two Family and Multiple Family Residential Districts



- Multiple-Family Zoning on Princeton proposed to change to Two-Family. Separate setbacks and lot sizes for single-family and duplexes in the R-2 Zoning District
- RM & RMH (Oxford Towers) stay the same in location. Parcel sizes and setbacks proposed to change to match what exists.

Flex Zoning Districts Big Change

Current Zoning Map: Industrial and Eleven Mile Districts



Master Plan Future Land Use Map: Gateway Corridor and Industrial/Retail



Proposed Zoning Map: Flex District



- Eleven Mile, Industrial and part of Gateway Zoning Districts combined.
- Site Design Based Zoning District.

Flex Zoning Districts Big Change

Small Site

- Parking off-site or in rear
- 2-story maximum
- Required buffer to residential: wall
- 100% lot coverage allowed

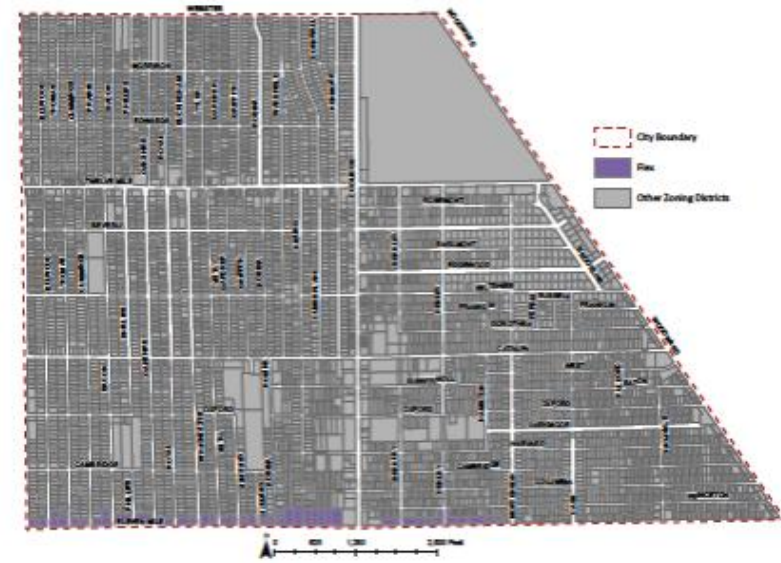


Medium Site

- Parking in rear
- 1-2 stories
- Wall & trees to buffer residential
- 80% maximum lot coverage



Proposed Zoning Map: Flex District



- Eleven Mile, Industrial and part of Gateway Zoning Districts combined.
- Site Design Based Zoning District.

Greenfield & Residential Corridor Zoning District Big Change

Current Zoning Map: Greenfield Zoning District



Master Plan Future Land Use Map: Greenfield - within the residential corridor



Proposed Zoning Map: Greenfield - within the Residential Corridor District



- Greenfield, Most of Ellwood, Eleven Mile between Mortensen and Woodward alley.
- Site Design Based Zoning District.
- Only single-family residential use on Ellwood. Uses in Greenfield District allowed on Greenfield and Eleven Mile

Greenfield & Residential Corridor Zoning District Big Change

Small Site on Residential Street:

- Single & two family residential, office & commercial uses



Small Site on Residential Street:

- Single family residential use



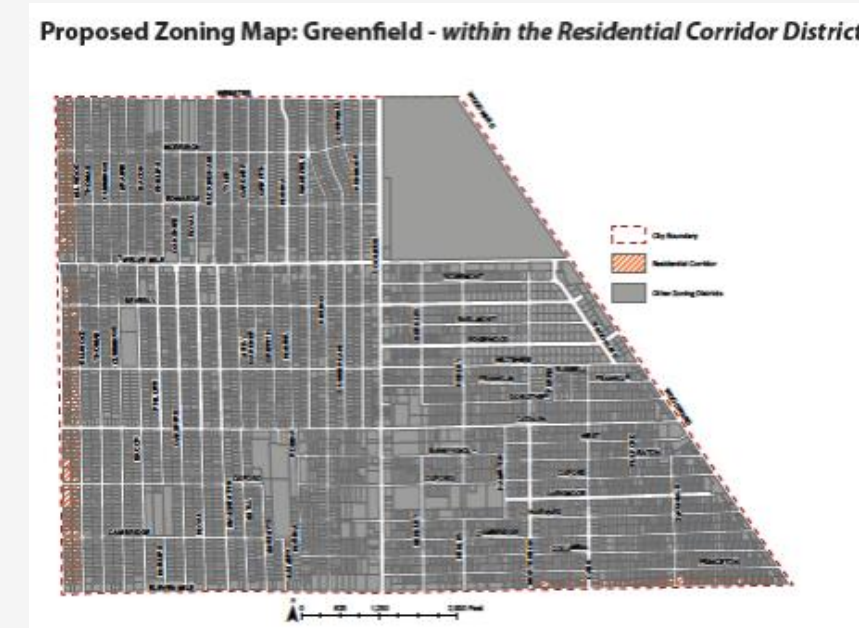

Medium Site on Corridor Street:

- Parking side or rear yards
- 1-2 stories
- Two family and attached residential, office & commercial uses
- Required buffer to residential: wall



Large Site:

- Parking in interior of the site
- No vehicle access from Ellwood
- Residential uses and design standards on Ellwood
- Max. height: 2 stories
- Multiple buildings allowed

- Greenfield, Most of Ellwood, Eleven Mile between Mortensen and Woodward alley.
- Site Design Based Zoning District.
- Only single-family residential use on Ellwood. Uses in Greenfield District allowed on Greenfield and Eleven Mile

Woodward, Gateway & Downtown Zoning Districts Big Change

Current Zoning Map: Woodward, Gateway, and Downtown Districts



Master Plan Future Land Use Map: Woodward, Gateway, and Downtown



Proposed Zoning Map: Woodward, Gateway, and Downtown Districts



- All 1st floor multiple family uses in proposed Gateway and Woodward Districts
- Allow for incentives by decreasing the maximum building height by one story
- Site Design Based Zoning District

Woodward, Gateway & Downtown Zoning Districts Big Change

Large Site

- Parking in rear
- Required buffer to residential: wall, trees & green space
- 2 stories minimum
- 3 stories with a plaza
- Multiple buildings allowed
- 75% maximum lot coverage




Small Site

- Parking off-site or in rear
- 2-story maximum
- Required buffer to residential: wall
- 100% lot coverage allowed



Medium Site

- Parking in rear
- 1-2 stories
- Wall & trees to buffer residential
- 80% maximum lot coverage



Proposed Zoning Map: Woodward, Gateway, and Downtown Districts



- All 1st floor multiple family uses in proposed Gateway and Woodward Districts
- Allow for incentives by decreasing the maximum building height by one story
- Site Design Based Zoning District

Parking Overlay Zoning District Big Change

Current Zoning Map: Parking District



Master Plan Future Land Use Map: Parking District

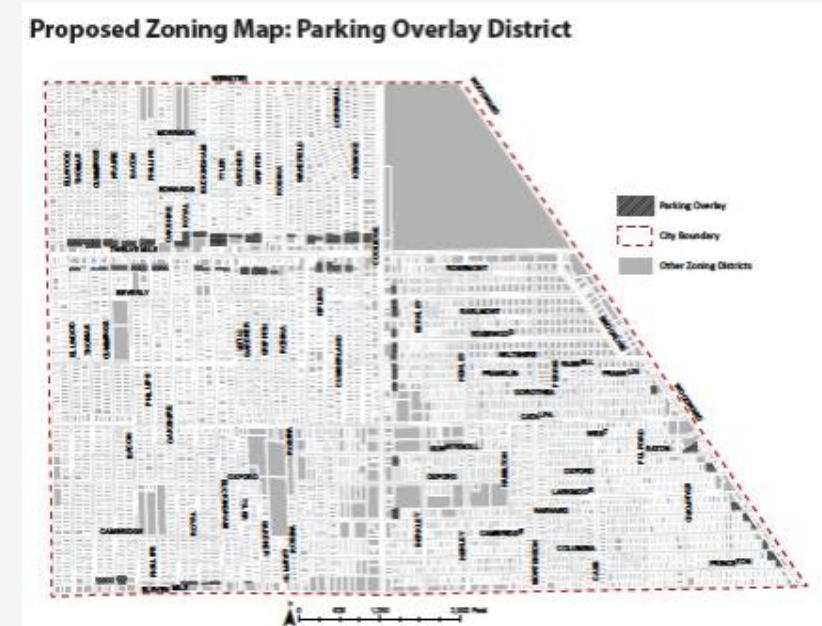


Proposed Zoning Map: Parking Overlay District



- Boundaries proposed to expand to what is shown on the Master Plan Future Land Use Map
- Underlying zoning is an allowed use. Parking lot is a special land use (public hearing with 300 feet mailed notifications)

Parking Overlay Zoning District Big Change



- Boundaries proposed to expand to what is shown on the Master Plan Future Land Use Map
- Underlying zoning is an allowed use. Parking lot is a special land use (public hearing with 300 feet mailed notifications)

Community Centerpiece & Cemetery Zoning Districts Stays the Same

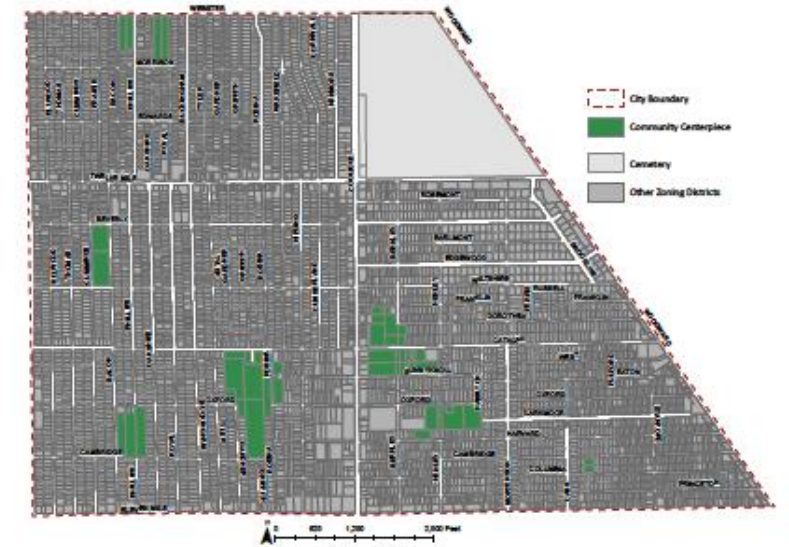
Current Zoning Map: Community Centerpiece and Cemetery Districts



Master Plan Future Land Use Map: Community Centerpiece and Cemetery



Proposed Zoning Map: Community Centerpiece and Cemetery Districts



- No changes proposed, except for graphics to better explain regulations

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NOW

- Visit the 7 stations to share your thoughts:
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 - Parking Overlay District
- 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
 - Duplexes & Multiple Family: Where, What, and How, January 17
 - Parking: The Berkley Shuffle, January 24
 - Development Review: How a Plan Becomes a Building, January 31
- Visit website: berkleymich.org/zoning

