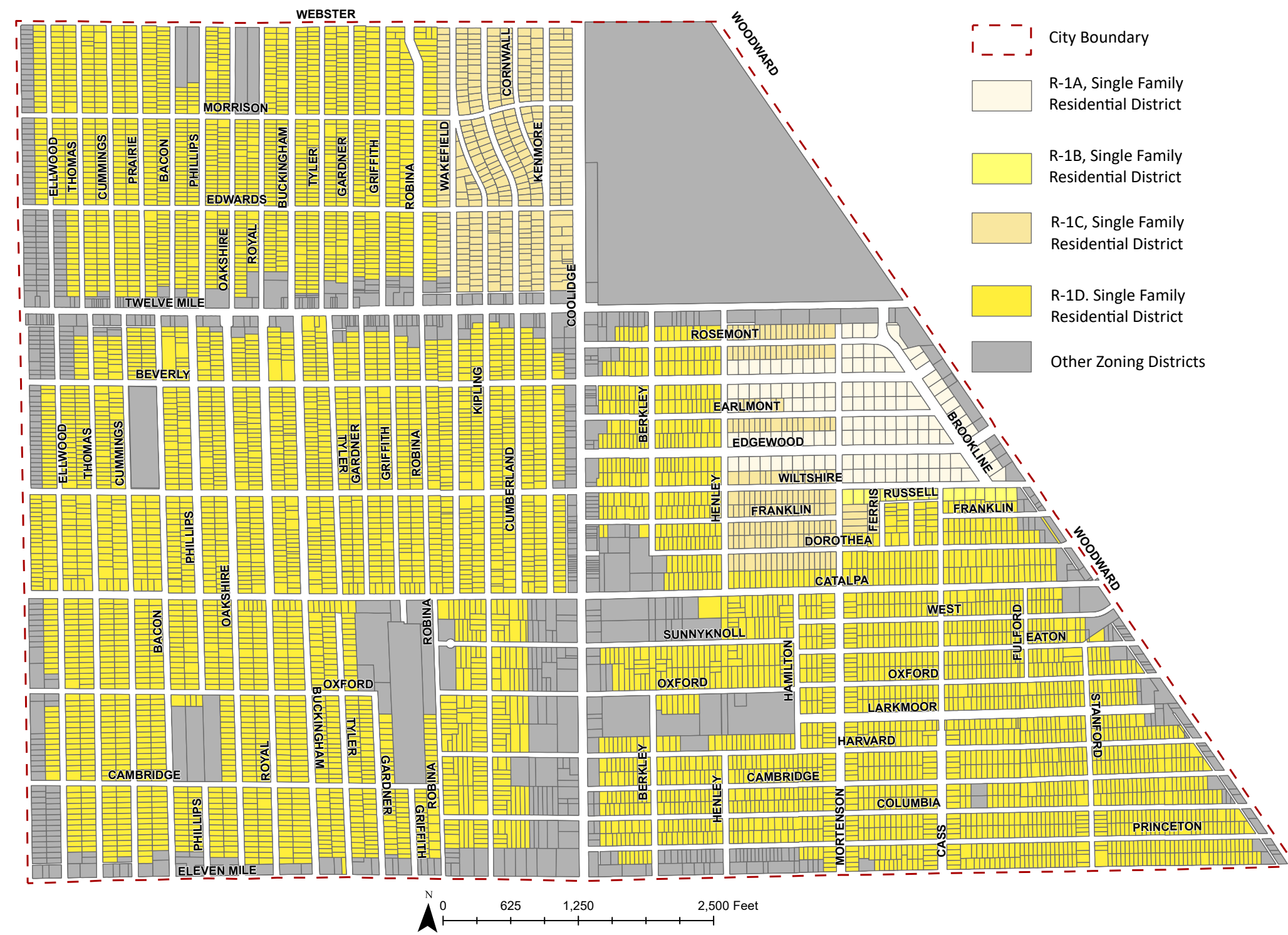
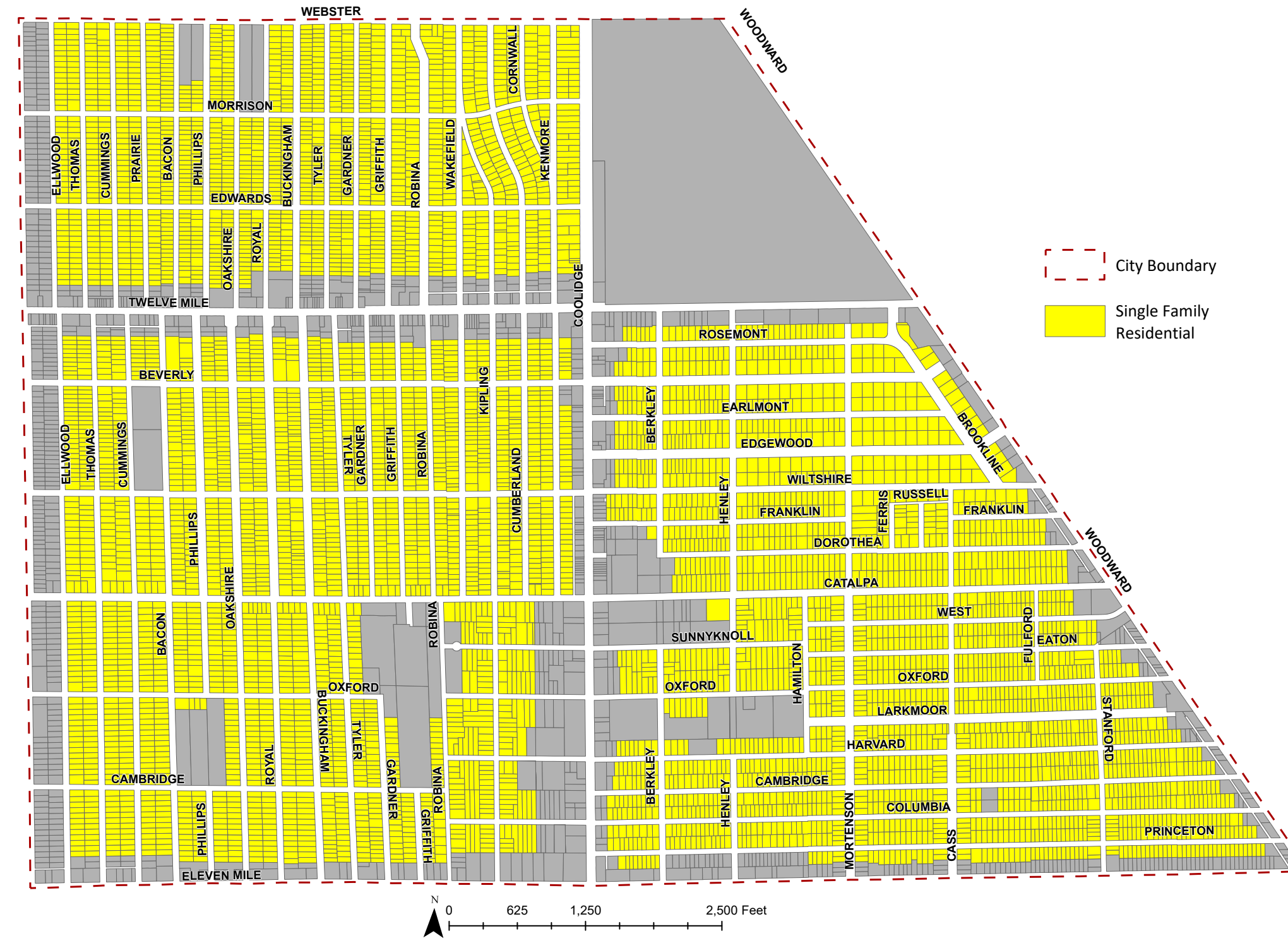


SINGLE FAMILY ZONING DISTRICTS

Current Zoning Map: Single Family Residential Districts



Master Plan Future Land Use Map: Single Family Residential Districts



Proposed Zoning Map: Single Family Residential Districts



PROPOSED ZONING MAP CHANGES

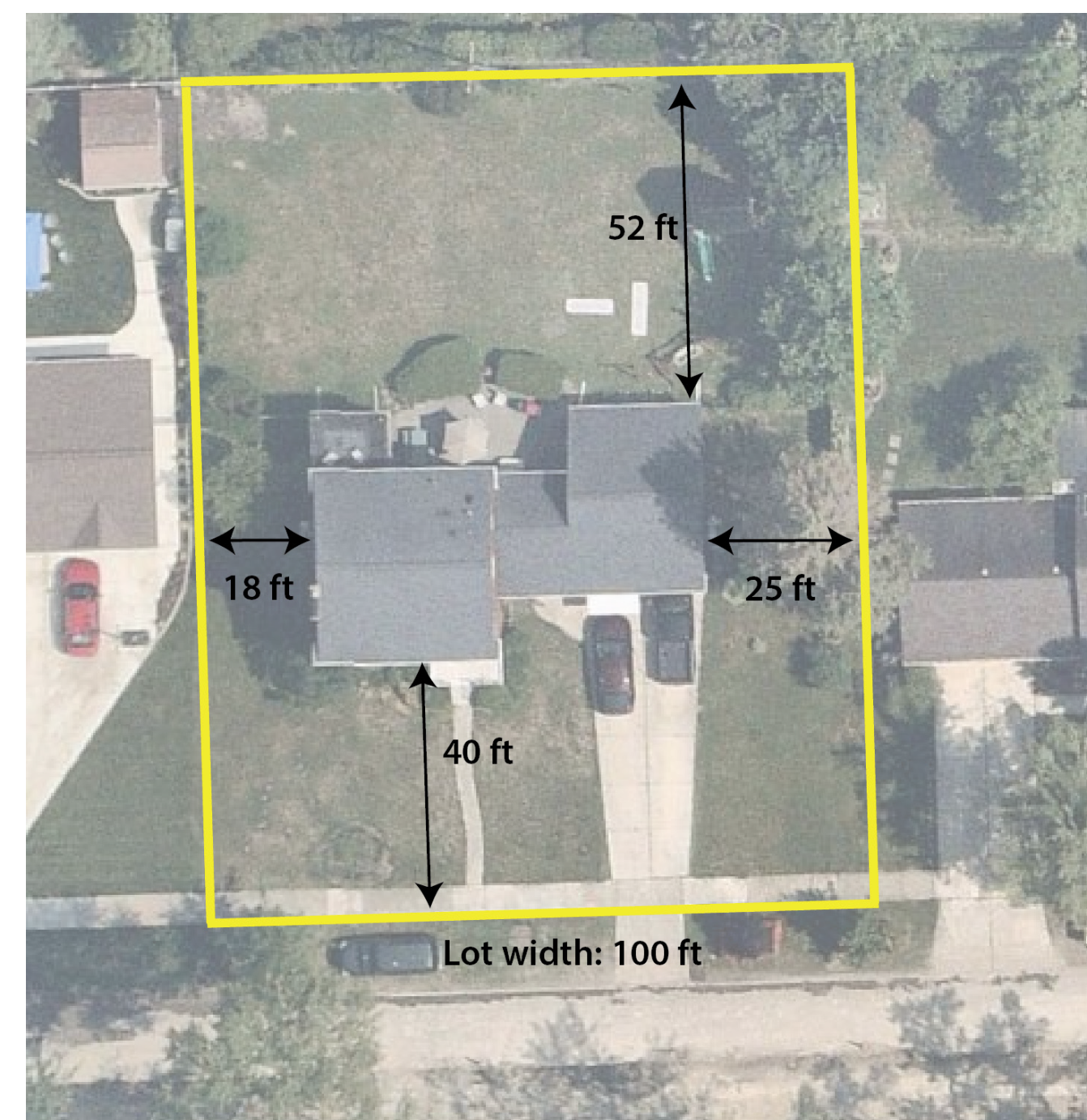
Current District Regulations

- R-1A
Minimum lot size: 12,000 sq ft
Minimum lot width: 100 ft
Maximum building height: 40 ft
Minimum floor area: 1,800 sq ft
- R-1B
Minimum lot size: 8,800 sq ft
Minimum lot width: 80 ft
Maximum building height: 30 ft
Minimum floor area: 1,500 sq ft
- R-1C
Minimum lot size: 6,600 sq ft
Minimum lot width: 50 ft
Maximum building height: 30 ft
Minimum floor area: 1,300 sq ft
- R-1D
Minimum lot size: 4,400 sq ft
Minimum lot width: 40 ft
Maximum building height: 30 ft
Minimum floor area: 1,300 sq ft

Proposed District Regulations

- R-1A/B
Minimum lot size: 8,800 sq ft
Minimum lot width: 80 ft
Maximum building height: 40 ft
Minimum floor area: 1,000 sq ft
- R-1C/D
Minimum lot size: 4,400 sq ft
Minimum lot width: 40 ft
Maximum building height: 30 ft
Minimum floor area: 800 sq ft

Home zoned R-1A/B



Home zoned R-1C/D



STEERING COMMITTEE RECOMMENDATIONS

- Maintaining the 35% maximum lot coverage should help to maintain community character while consolidating districts.
- Larger lots in the R-1A/B district will be subject to lot splits.
- Permitting ADUs by right but requiring they follow the same dimensional standards as the primary structure will allow for additional housing without compromising the look and feel of the single family districts.

PLANNING COMMISSION & CITY COUNCIL REACTION

- Agreed with the steering committee recommendations.

HOW WILL THIS AFFECT ME?

- If live in a neighborhood zoned R-1A or R-1C, the district consolidation and subsequent reduction in minimum lot size may result in lot splits in your neighborhood.
- 0.5307% of single-family lots are eligible to be split under proposed zoning.

WHY THE CHANGE?

- To allow for more building form flexibility and minimize overly restrictive lot size regulations.

WHAT DO YOU THINK?

Place 1 of the provided stickers in the spot along the line below that indicates what you think of the proposed changes.

I hate it!

It's a bit worse

I'm confused!

I'm neutral

It's a bit better

I love it!

TWO FAMILY AND MULTIPLE FAMILY ZONING DISTRICTS

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



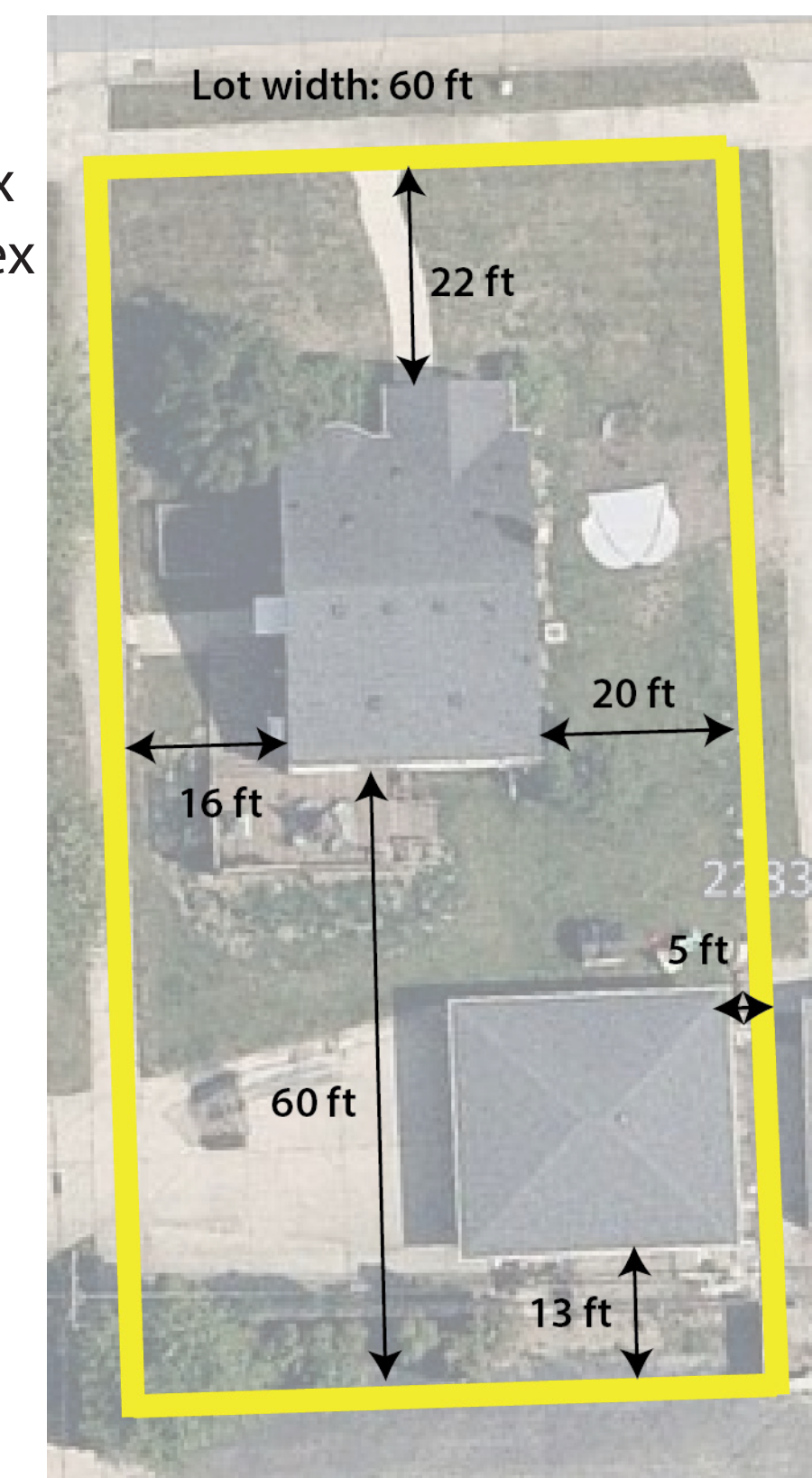
PROPOSED ZONING MAP CHANGES

Current District Regulations

- R-2
 - Minimum lot size per unit: 4,000 sq ft
 - Minimum floor area per unit: 1,100 sq ft
 - Minimum rear setback: 35 ft
- R-M
 - Minimum lot size: 12,000 sq ft
 - Minimum lot width: 100 ft
 - Maximum building height: 30 ft
 - Minimum floor area per unit: 250 - 750 square feet
 - Setbacks:
 - Front yard: 25 ft
 - Rear yard: 35 ft
 - Side yard: 10 ft each, 20 ft total
- R-M-H
 - Minimum lot size: 3 acres
 - Maximum height: 120 ft / 10 stories
 - Setbacks: 50 ft
 - Minimum floor area per unit: 450 - 750 square feet

Proposed District Regulations

- R-2
 - Minimum lot size: 4,000 sq ft for single family unit, 5,000 sq ft for duplex
 - Minimum floor area: 800 sq ft for single family unit, 1,100 sq ft for duplex
 - Minimum rear setback: 20 ft for single-family unit, 35 ft for duplex
- R-M
 - Minimum lot size: 10,000 sq ft
 - Minimum lot width: 80 ft
 - Maximum building height: 30 ft
 - Minimum floor area per unit: None
 - Setbacks:
 - Front yard: 25 ft, or average of the 6 adjacent buildings
 - Rear yard: 35 ft
 - Side yard: 10 ft each, 20 ft total
- R-M-H
 - Minimum lot size: 3.5 acres
 - Maximum height: 120 ft / 10 stories
 - Setbacks:
 - Front yard: 15 ft
 - Rear yard: 50 ft
 - Side yard: 10 ft each, 30 total
 - Minimum floor area per unit: None



STEERING COMMITTEE RECOMMENDATIONS

- Changes to the dimensional regulations will allow for additional housing options without compromising the neighborhood character.

PLANNING COMMISSION & CITY COUNCIL REACTION

- Agreed with the steering committee recommendations.

HOW WILL THIS AFFECT ME?

- Some currently-zoned low density multiple-family properties will change to two-family zoning.
- Smaller units in the multiple family residential districts will be permitted.

WHY THE CHANGE?

- To better reflect existing land uses.
- To offer greater building form flexibility for the R-2 and R-M districts.

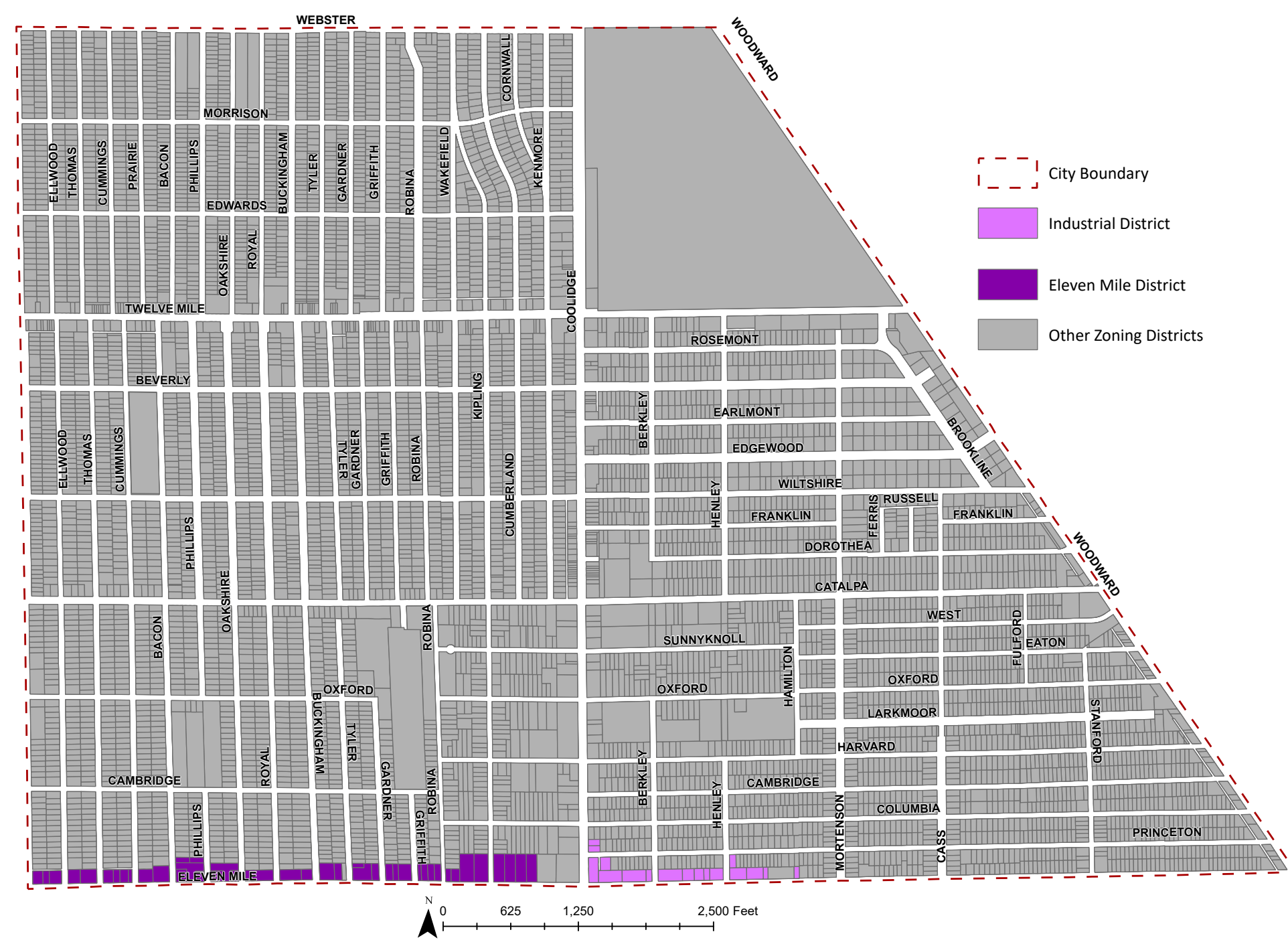
WHAT DO YOU THINK?

Place 1 of the provided stickers in the spot along the line below that indicates what you think of the proposed changes.

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

FLEX ZONING DISTRICT

Current Zoning Map: Industrial and Eleven Mile Districts



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



Proposed Zoning Map: Flex District



PROPOSED ZONING MAP CHANGES

Current District Regulations

- Eleven Mile Zoning District
- Industrial Zoning District

Both districts have same dimensional requirements

Design requirements for facade that fronts the street. Use determines if/how a business is permitted.

Proposed District Regulations

- Eleven Mile and Industrial Zoning District areas combined into "Flex."
- As a site design based zoning district, individual properties are regulated by building form and use groups. Not regulated by individual use.

Types of Buildings Permitted:

- Single purpose building
- Commercial mixed use or live/work (2-3 stories).

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

STEERING COMMITTEE RECOMMENDATIONS

- The intention is to allow for a flexible district with lots of different uses.

PLANNING COMMISSION & CITY COUNCIL REACTION

- Agreed with steering committee recommendations.

HOW WILL THIS AFFECT ME?

- More uses will be permitted in this area with design regulations impacting building form.

WHY THE CHANGE?

- To limit overly restrictive use regulations and to limit zoning redundancies.
- To regulate building form to complement neighborhood character.

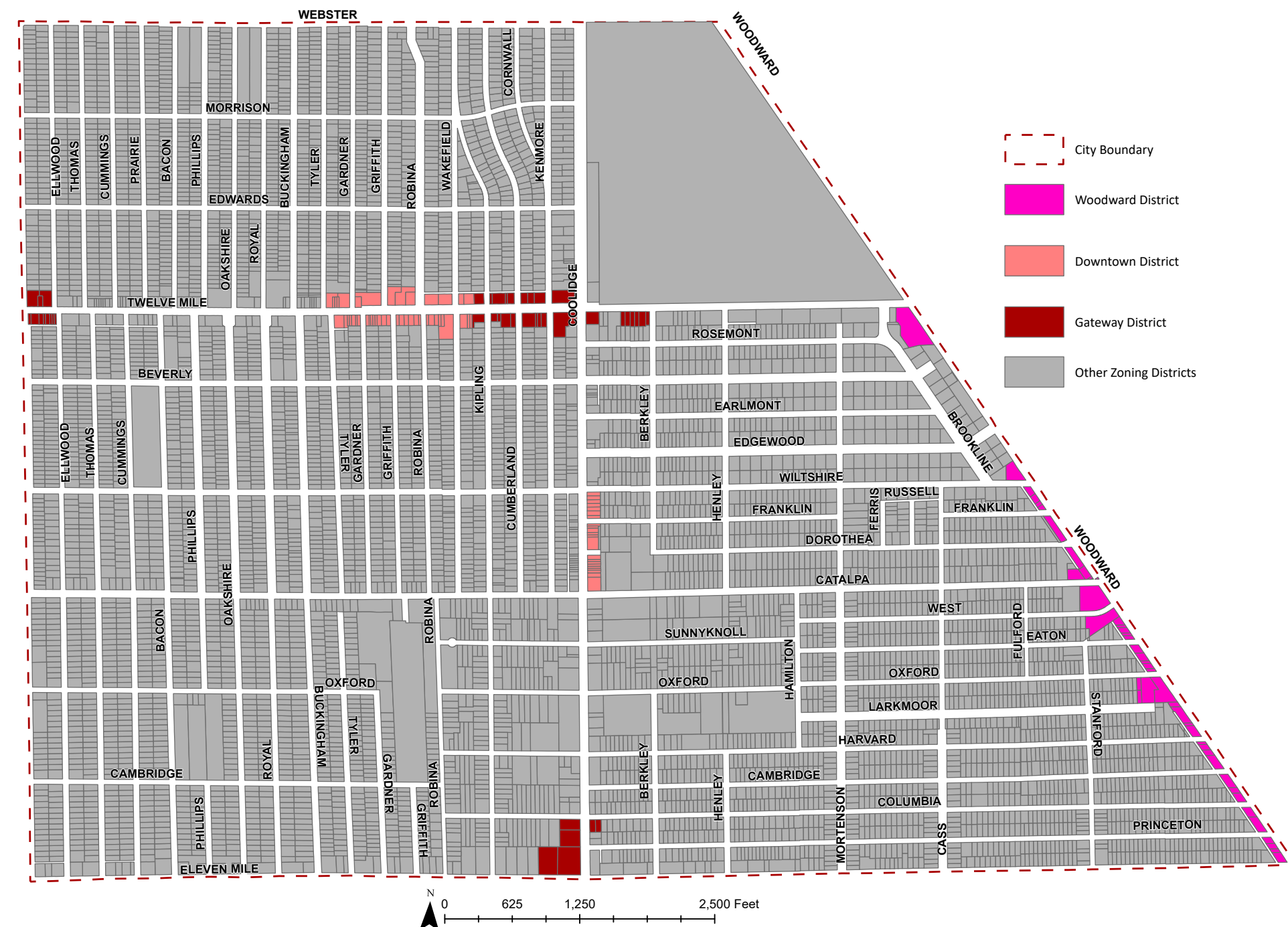
WHAT DO YOU THINK?

Place 1 of the provided stickers in the spot along the line below that indicates what you think of the proposed changes.

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

WOODWARD, GATEWAY, AND DOWNTOWN ZONING DISTRICTS

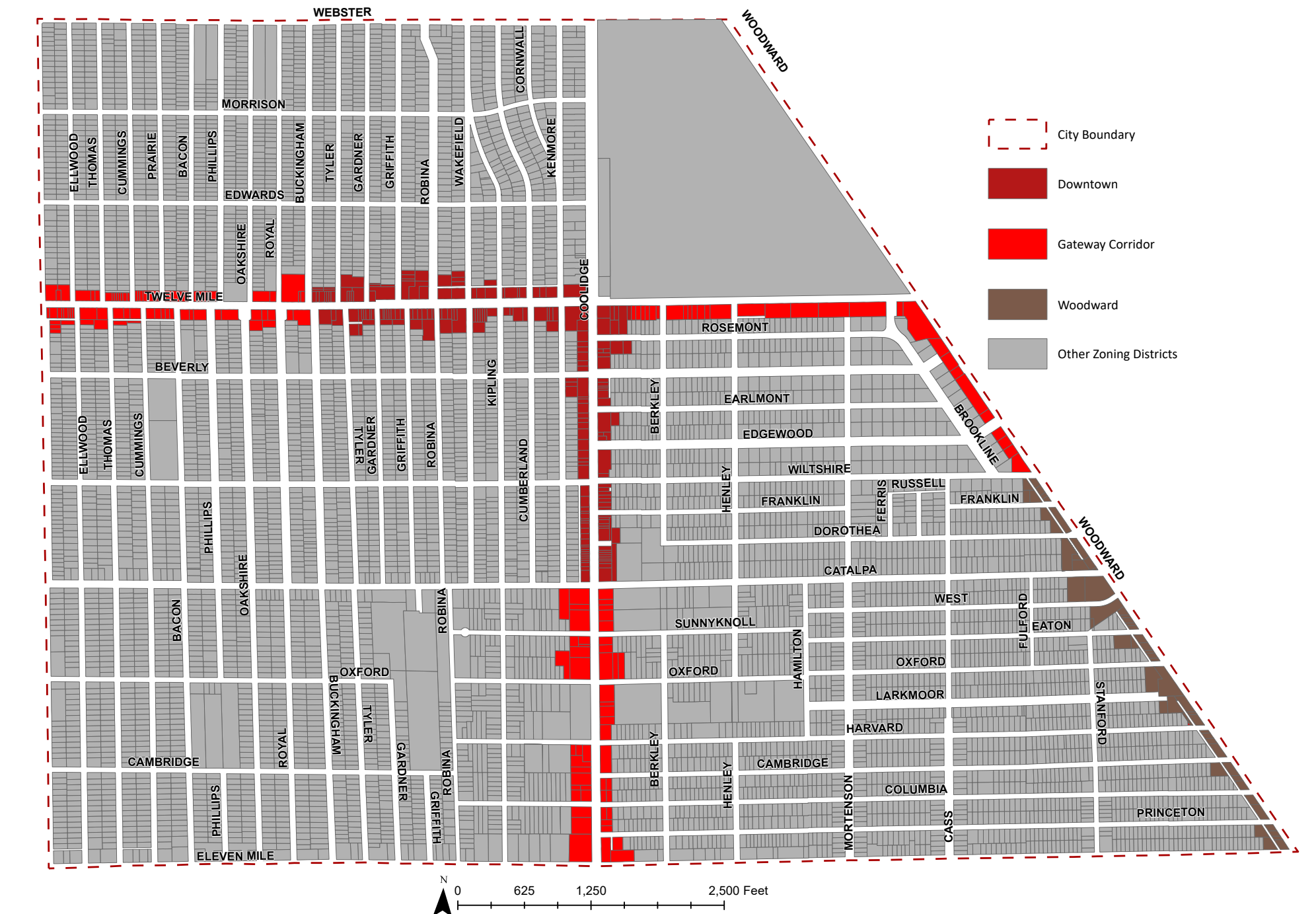
Current Zoning Map: Woodward, Gateway, and Downtown Districts



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



Proposed Zoning Map: Woodward, Gateway, and Downtown Districts



PROPOSED ZONING MAP CHANGES

Current District Regulations

- Woodward Zoning District - includes properties on Woodward from 11 Mile to Wiltshire and some westerly adjacent properties
- Gateway District - includes downtown properties, properties on 12 Mile near Greenfield, and properties at 11 Mile and Coolidge intersection
- Downtown - Includes properties on 12 Mile, Downtown and across from the cemetery

Proposed District Regulations

- Woodward Zoning District - includes properties on Woodward from 11 Mile to Wiltshire and some westerly adjacent, previously-zoned multiple-family and parking district properties
- Gateway District - includes many more properties along Coolidge, 12 Mile, and Woodward, away from downtown
- Downtown District - includes many more properties along 12 Mile and Coolidge, downtown and adjacent to downtown
- **Types of Buildings Permitted:**
 - Multiple family
 - Attached residential (townhouses)
 - Downtown mixed use (2 stories, 4 stories with incentives)
 - Commercial mixed use/live work (2 stories, 3 stories with incentives)
 - Single purpose building
 - Institutional (places of worship)

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

STEERING COMMITTEE RECOMMENDATIONS

- The intention is to allow for a flexible district with commercial uses with a form that complements the respective areas of the City.
- These corridors have unique character and needs and should be regulated separately.

PLANNING COMMISSION & CITY COUNCIL REACTION

- Agreed with steering committee recommendations.

HOW WILL THIS AFFECT ME?

- More uses will be permitted in this area with design regulations impacting building form.

WHY THE CHANGE?

- To reflect the Future Land Use Map from the Master Plan.

WHAT DO YOU THINK?

Place 1 of the provided stickers in the spot along the line below that indicates what you think of the proposed changes.

I hate it!

It's a bit worse

I'm confused!

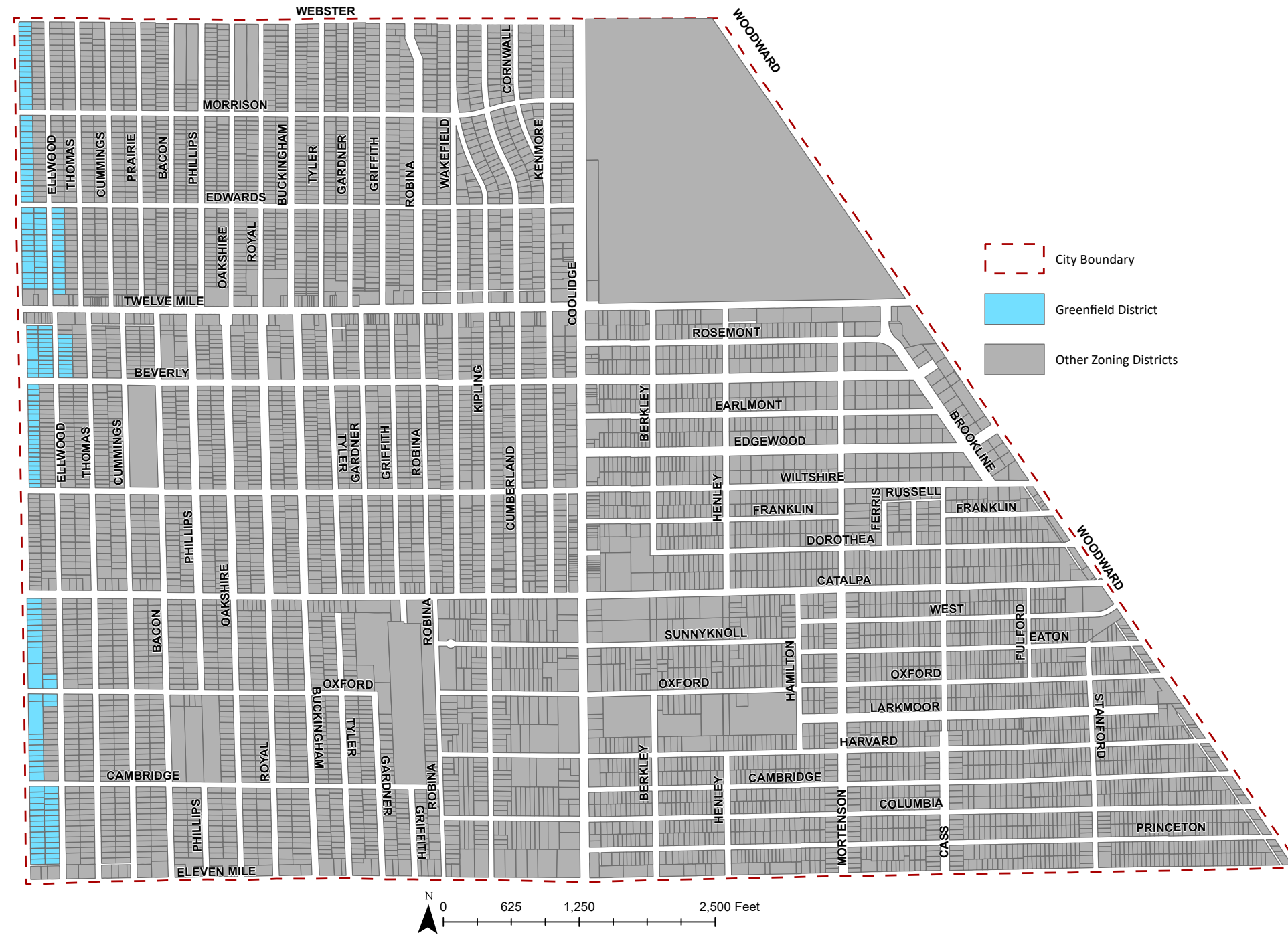
I'm neutral

It's a bit better

I love it!

GREENFIELD & RESIDENTIAL CORRIDOR ZONING DISTRICT

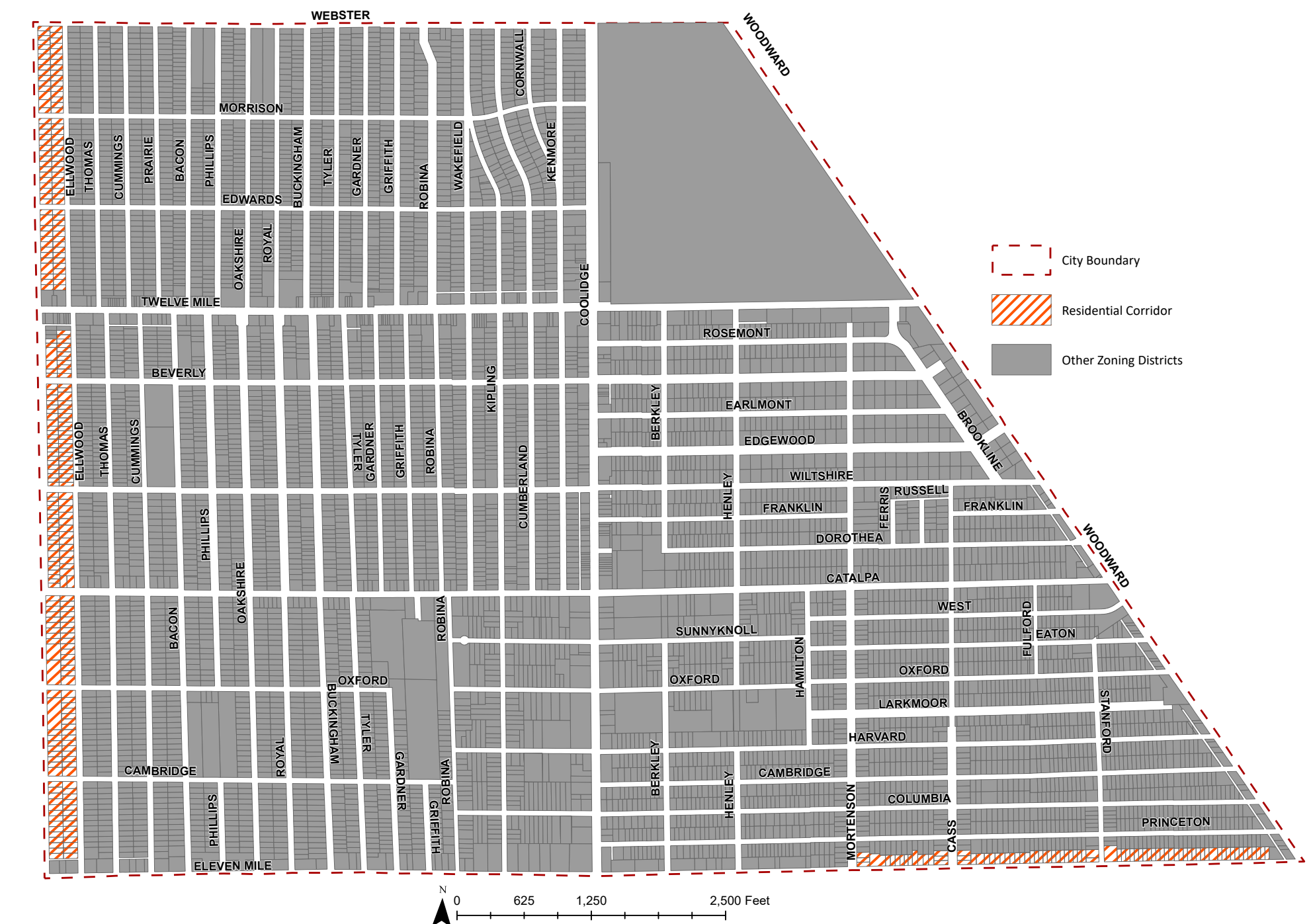
Current Zoning Map: Greenfield Zoning District



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



Proposed Zoning Map: Greenfield - within the Residential Corridor District



PROPOSED ZONING MAP CHANGES

Current District Regulations

- Includes most residential properties on Greenfield and some adjacent residences on Ellwood.
- Regulated by use.
- Non-residential uses must be designed to be residential in character.

Proposed District Regulations

- Residential Corridor includes all properties on Greenfield and west Ellwood, except properties on 11 Mile and 12 Mile.
- Residential Corridor also includes properties on 11 Mile between Mortenson and the Woodward Zoning District.

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



STEERING COMMITTEE RECOMMENDATIONS

- The intention is to allow for a flexible district with commercial uses with a form that complements the residential uses on Greenfield, Ellwood, and the surrounding neighborhood.

PLANNING COMMISSION & CITY COUNCIL REACTION

- Agreed with steering committee recommendations.

HOW WILL THIS AFFECT ME?

- More properties along Greenfield and West Elwood will be impacted by the building form standards regulating design that mimics residential.

WHY THE CHANGE?

- To reflect the Future Land Use Map from the Master Plan.

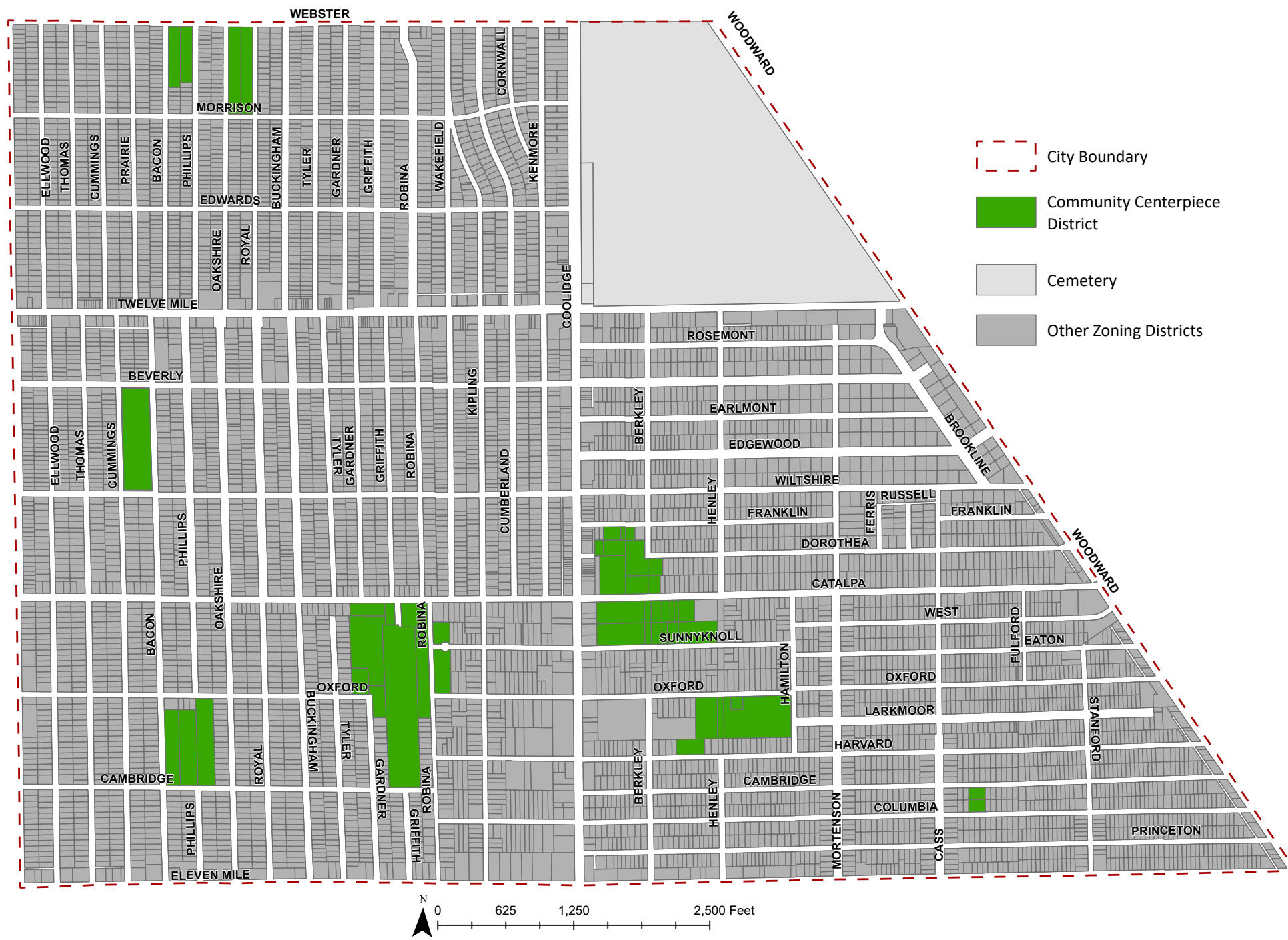
WHAT DO YOU THINK?

Place 1 of the provided stickers in the spot along the line below that indicates what you think of the proposed changes.

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

COMMUNITY CENTERPIECE AND CEMETERY ZONING DISTRICTS

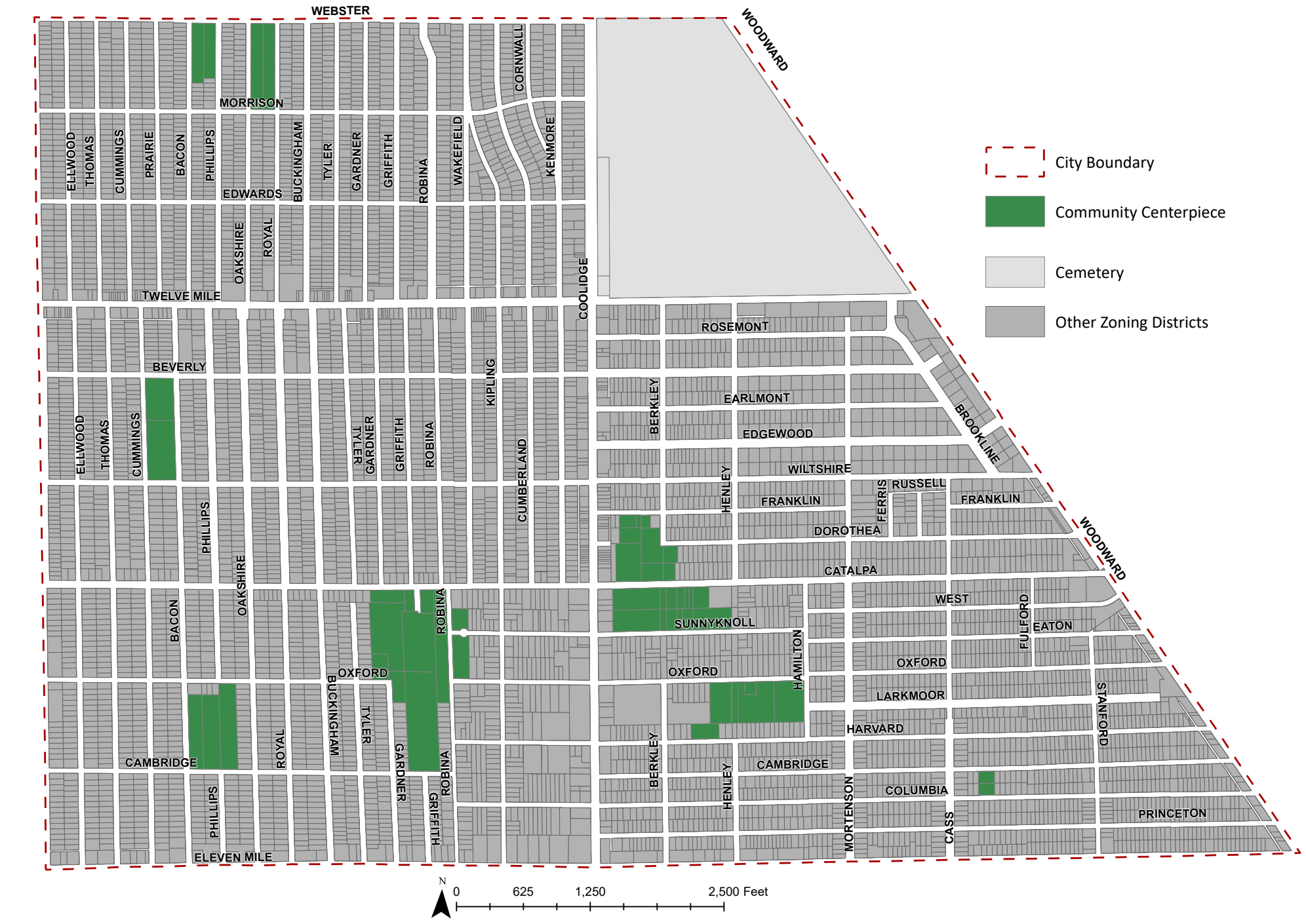
Current Zoning Map: Community Centerpiece and Cemetery Districts



Master Plan Future Land Use Map: Community Centerpiece and Cemetery



Proposed Zoning Map: Community Centerpiece and Cemetery Districts



PROPOSED DISTRICT REGULATIONS

- Same properties as existing Community Centerpiece and Cemetery districts
- Same dimensional standards
- Same permitted uses

STEERING COMMITTEE RECOMMENDATIONS

- The existing locations and regulations for these two districts are sufficient.
- These districts have unique needs that warrant unique zoning districts.

PLANNING COMMISSION & CITY COUNCIL REACTION

- Agreed with steering committee recommendations.

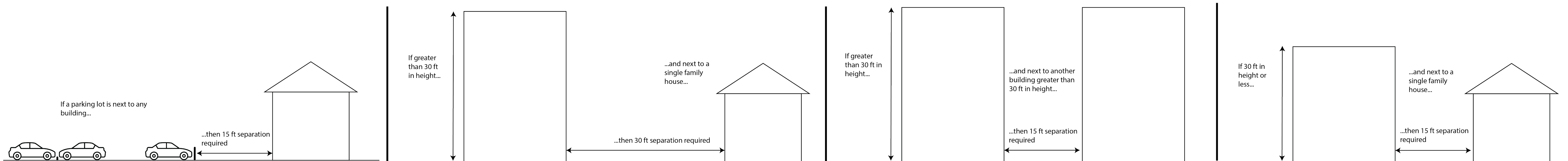
WHY THE CHANGE?

- No change.

HOW WILL THIS AFFECT ME?

- More detail of how building height is determined in the CC district.

Determining Building Height in the Community Centerpiece District:



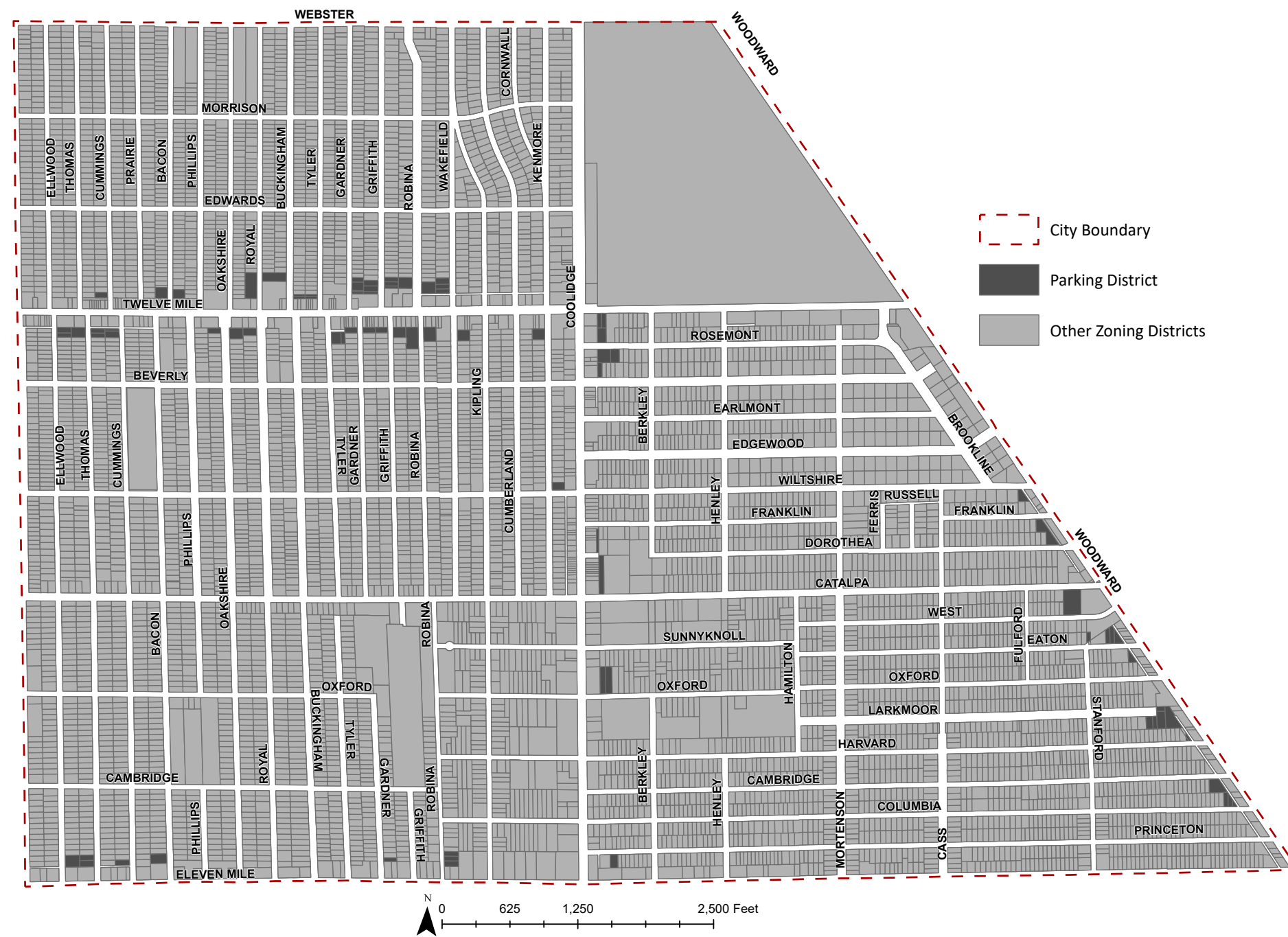
WHAT DO YOU THINK?

Place 1 of the provided stickers in the spot along the line below that indicates what you think of the Community Centerpiece and Cemetery zoning regulations.

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

PARKING OVERLAY ZONING DISTRICT

Current Zoning Map: Parking District



Master Plan Future Land Use Map: Parking District



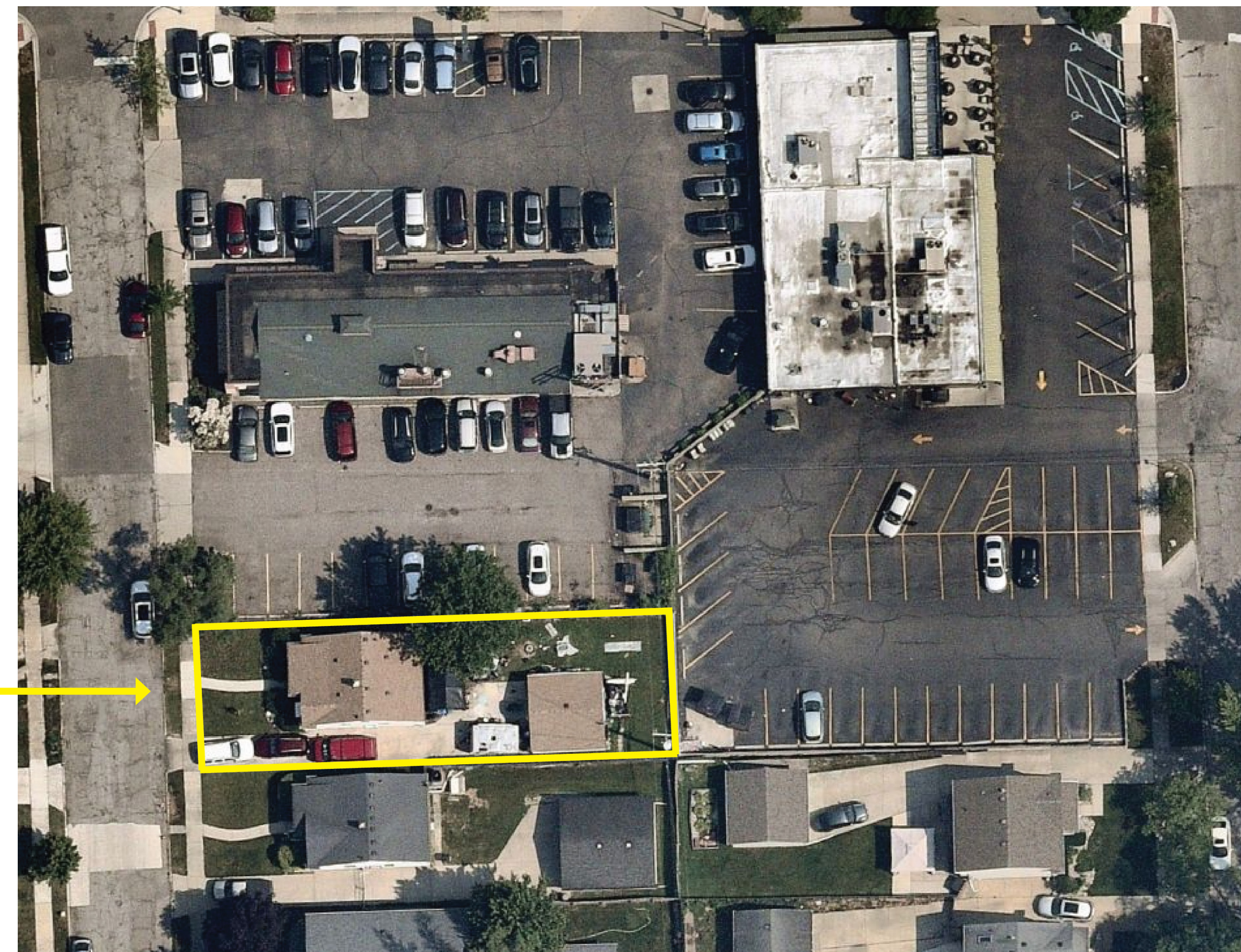
Proposed Zoning Map: Parking Overlay District



PROPOSED ZONING MAP CHANGES

- Convert standard parking zoning district into an overlay district.
- As an overlay, users have the option to either develop a parking use or comply with the new underlying zoning district.
- The boundaries of the proposed parking overlay district are greater than the existing standard parking zoning district.

Under the current zoning ordinance, this house to the right is zoned Parking. Under the proposed Zoning Ordinance, the house will be zoned Gateway but will also be part of the Parking Overlay District. As a result, the house may continue to be used as-is, may be redeveloped into parking, or may redevelop into a Gateway use.



STEERING COMMITTEE RECOMMENDATIONS

- The intention is to allow for a flexible district with commercial uses with a form that complements the residential uses on Greenfield, Ellwood, and the surrounding neighborhood.

PLANNING COMMISSION & CITY COUNCIL REACTION

- Agreed with steering committee recommendations.

HOW WILL THIS AFFECT ME?

- If you live in a single-family residential home that is currently zoned Parking, the property will no longer be legally non-conforming.

WHY THE CHANGE?

- Option for Corridor businesses to redevelop with the appropriate amount of parking where parking is allowed
- To allow more uses in the area
- To reduce nonconformities

WHAT DO YOU THINK?

Place 1 of the provided stickers in the spot along the line below that indicates what you think of the proposed changes.

I hate it!

It's a bit worse

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