



What is a Zoning Ordinance?

The State of Michigan enables municipalities to enact a Zoning Ordinance. A Zoning Ordinance regulates, among other things, uses of land, placement of buildings, parking, landscaping, and building and parcel size. These regulations use “zones” to allow different uses and buildings in different locations and define how each property within the City may be developed or redeveloped.

Why do we need to rewrite the City's Zoning Ordinance?

It has been over 30 years since The City of Berkley last comprehensively updated its Zoning Ordinance, and changes in the City ordinances have led to conflicting provisions or references to sections that have been removed. Certainly, times have changed, buildings and land uses have changed, how we work, shop, move, and play has changed, and laws have changed. These changes necessitate updates to the City's Zoning Ordinance. Additionally, the City's Master Plan, which creates a vision of the City's future, was recently updated. The Zoning Ordinance needs to be rewritten to implement those updates comply with state and federal law and deliver the quality and type of development envisioned by the Berkley community.

Zoning District Changes

The Zoning Ordinance rewrite includes changes to the City Zoning Map. New districts are proposed, impacting the overall zoning districts and, in some cases, individual properties. The proposed zoning map is intended to reflect the goals of the 2021 City of Berkley Master Plan more accurately, including the Future Land Use Map. The new zoning districts consolidate regulations and group areas of the City with similar character and needs, to create more accessible and streamlined zoning regulations.

Today's Workshop

There are 7 stations at today's community workshop. Please visit each station to learn about the proposed changes to the zoning district and the reasoning that led to these changes. We recommend you spend 10 minutes at each station. The facilitation team will notify you when it's time to switch.

1. Single-Family Zoning Districts
2. Two-Family and Multiple-Family Zoning Districts
3. Flex Zoning District
4. Greenfield Corridor & Residential Corridor Zoning District
5. Woodward, Gateway, and Downtown Zoning Districts
6. Community Centerpiece & Cemetery Zoning Districts
7. Parking Overlay District

As you visit each station, we invite you to offer your input and responses to the questions. Stickers and markers are available for your use where indicated on each station board. Staff will be available to answer any clarifying questions about the content and process.

ZONING DISTRICT QUIZ RAFFLE

NAME: _____

As you work through each of the 7 stations, prepare responses to the following questions. When you think you've answered them all, show a member of the Facilitation Team. If all answers are correct, you'll be entered into a raffle!

1. The proposed zoning district(s) with unique design requirements based on their site.

2. The proposed zoning district(s) where single-family residential is allowed by right.

3. The proposed zoning district(s) along Eleven Mile Road.

4. The proposed zoning district that includes Berkley High School.

5. The proposed zoning district that lies atop an underlying zoning district.

6. The proposed zoning districts that are based on land use, not building form.

7. The proposed zoning district(s) where single-family residences have a 40 ft min. lot width.

8. How is building height determined in the proposed Community Centerpiece zoning district?

9. The proposed zoning district that includes most of the properties in the City.



Rebuilding Berkeley's

ZONING ORDINANCE

Your input is valuable as the steering committee is considering changes to the Zoning Districts in the City of Berkeley. Local knowledge from community members like you collectively contributes to the ground-truthing necessary to craft a strong Zoning Map. Your reactions – including your support, concerns, and confusion – will help the rewrite team refine and adjust the proposed zoning districts.

Current Zoning District	Proposed Zoning Districts
Single Family Residential R-1A Single Family Residential R-1B	Single Family Residential R-1A/B
Single Family Residential R-1C Single Family Residential R-1D	Single Family Residential R-1C/D
Office Gateway Local Business 12 Mile Coolidge	Gateway Corridor
Downtown Coolidge Gateway	Downtown
Greenfield R1-D on 11 Mile	Residential Corridor
Industrial 11 Mile	Flex
Parking	Parking Overlay
Zoning Districts Not Proposed for Consolidation	
Two Family Residential R-2	
Multiple Family Residential R (low-density)M	
Multiple Family Residential RMH (high-density)	
Woodward	
Cemetery	
Community Centerpiece	
PUD	

Summary of proposed changes:

- 2 single-family zoning districts instead of 4: regulated by lot size.
- Some low-density multiple-family zoned properties rezoned to two-family.
- 11 Mile and Industrial districts combined into “Flex” district.
- Various commercial corridors combined into one “Gateway Corridor” district.
- Changes to lot width, lot area, and building height in various zoning districts.
- The parking zoning district transitioned into an overlay district.
- Local Business & Office districts removed and absorbed into Gateway District.
- Greenfield district removed; new Residential Corridor district that includes residences along 11 Mile Road.
- Where zoning districts have been consolidated, regulations have been changed to account for broader property types.