
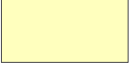

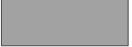
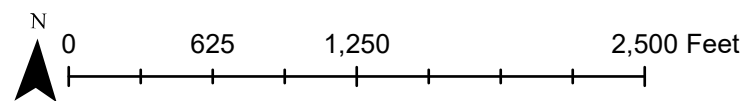
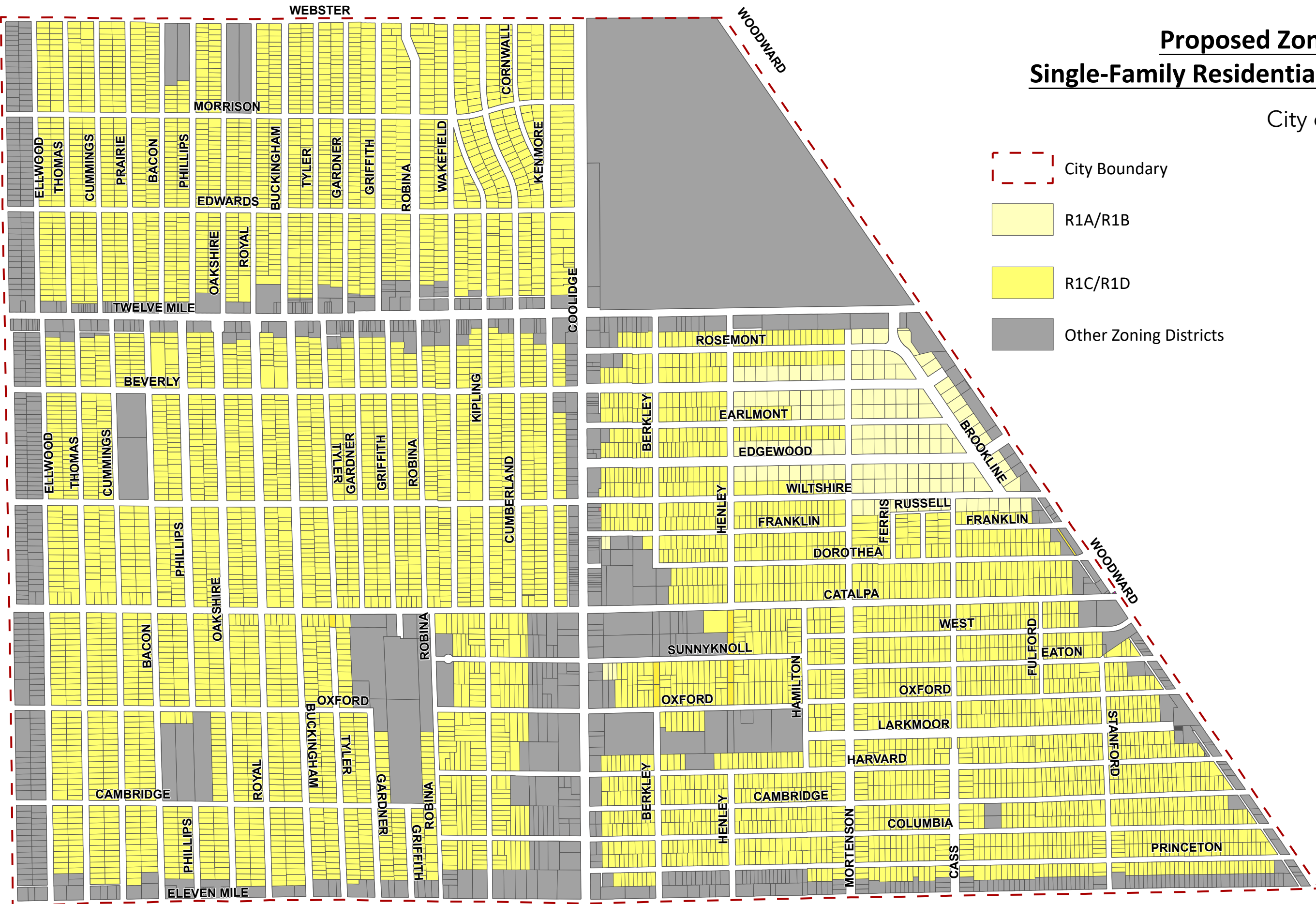


# Proposed Zoning Map: Single-Family Residential Districts






City of Berkeley

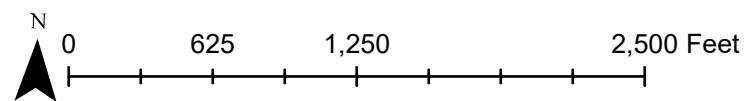
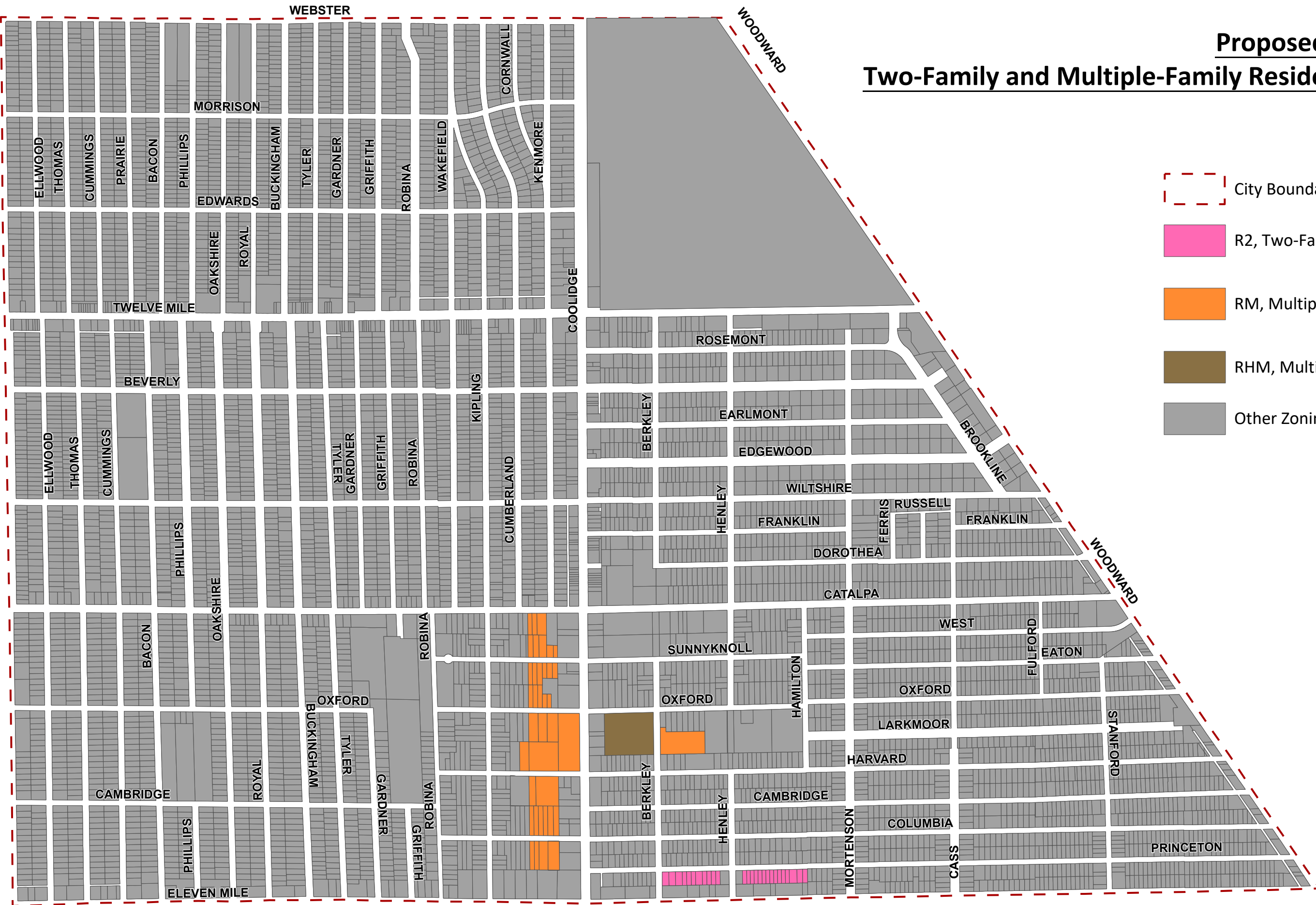
-  City Boundary
-  R1A/R1B
-  R1C/R1D
-  Other Zoning Districts



# Proposed Zoning Map: Two-Family and Multiple-Family Residential Districts

City of Berkeley

-  City Boundary
-  R2, Two-Family Residential
-  RM, Multiple Family Residential
-  RHM, Multiple Family Residential
-  Other Zoning Districts

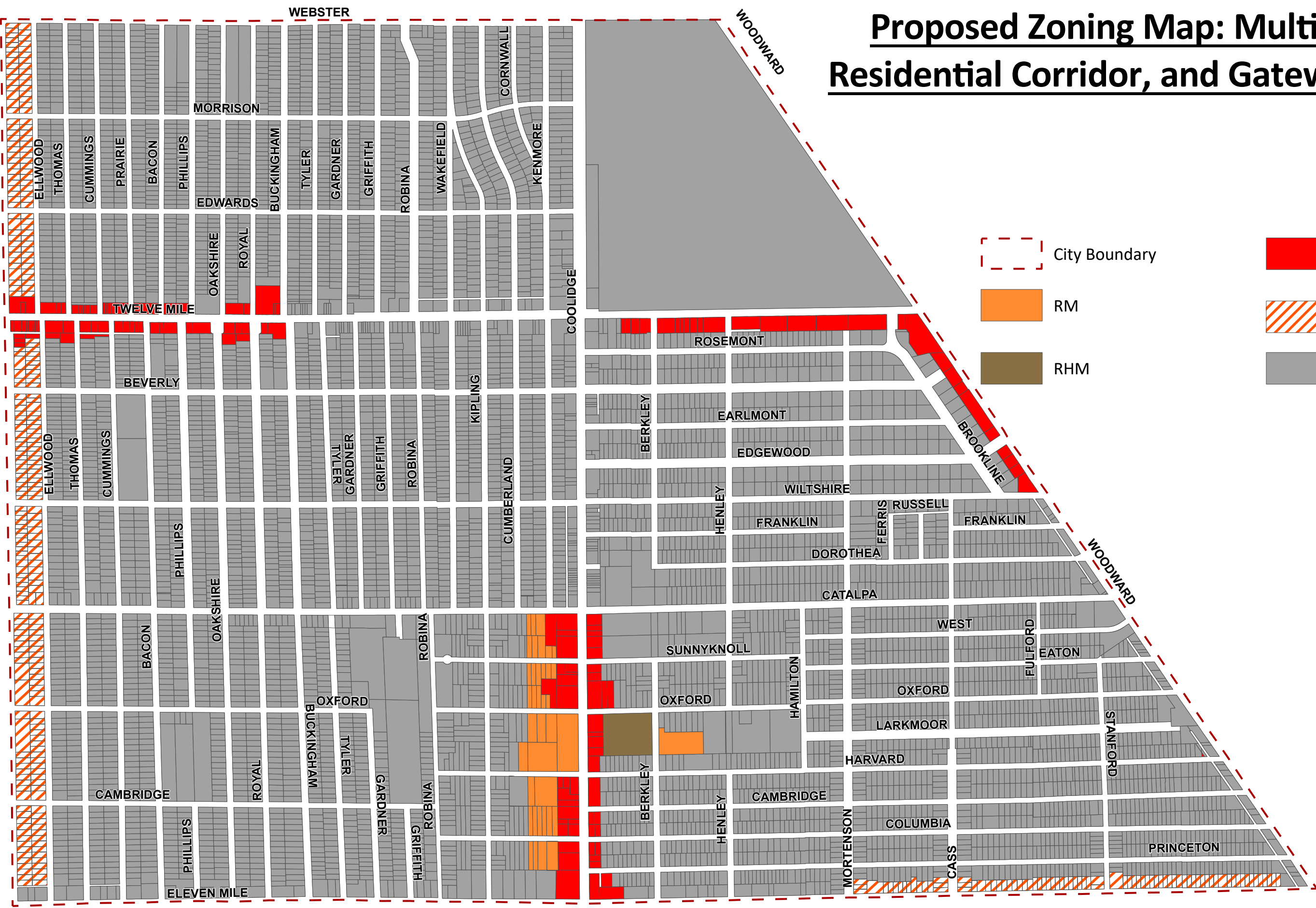








Data: Oakland County GIS  
1/5/2024

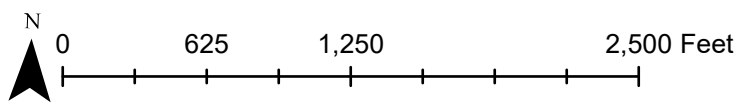


# Proposed Zoning Map: Multiple Family, Residential Corridor, and Gateway District

City of Berkeley



 City Boundary  
 Gateway Corridor  
 RM  
 Residential Corridor  
 RHM  
 Other Zoning Districts



Data: City of Berkeley, Oakland County  
1/05/2024



# ACCESSORY DWELLING UNITS (ADUs)

## PROPOSED ZONING ORDINANCE CHANGES

### Current ADU Regulations

Not permitted in any single family residential zoning district

### Proposed ADU Regulations

ADUs permitted in all single family residential zoning districts when located:

- Above an attached garage
- In the upper level of a house
- Within a basement or lower level of a house
- Attached to a single family home, provided the entrance isn't visible from the street

## STEERING COMMITTEE RECOMMENDATIONS

The Steering Committee supports allowing ADUs as an accessory to single-family homes in all residential districts when above an attached garage or when attached to a single-family home, provided the primary entrance is not visible from the street. Many but not all of the committee members were not supportive of an ADU in a separate building, such as a standalone structure. There was no consensus reached regarding ADU's above a detached garage.

## PLANNING COMMISSION & CITY COUNCIL REACTION

### Which locations do you support?

- Option 1: ADUs permitted in standalone structures - 7
- Option 2: ADUs permitted above a detached garage - 11
- Option 3: ADUs only permitted when attached to a single-family home – 8

### Which design guidelines do you support?

- Size limits - 10 votes
- Height limits - 10 votes
- Additional setback requirements - 4 votes
- Entrance location requirements - 6 votes
- Building material requirements – 10 votes, match the house

## WHY THE CHANGE?

With the current housing shortage, ADUs are increasingly popular options for "missing middle" housing, creating infill housing in largely built out communities such as Berkeley.

## HOW WILL THIS IMPACT ME?

- If the current building configuration allows for it, an ADU addition might be possible on your home or a home in your neighborhood, adding more households to the area.
- If you or a loved one currently struggle to find housing in Berkeley, you may soon see more accessible options!

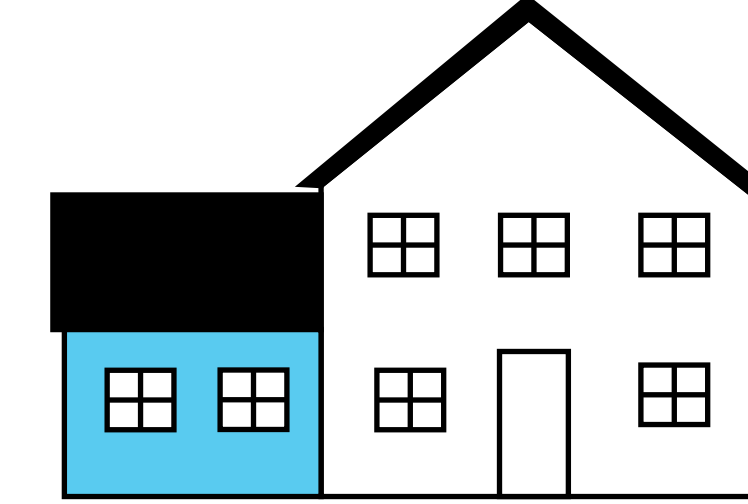
## WHAT DO YOU THINK?

Place a sticker next to all of the ADU location(s) that you think are appropriate in single family residential districts

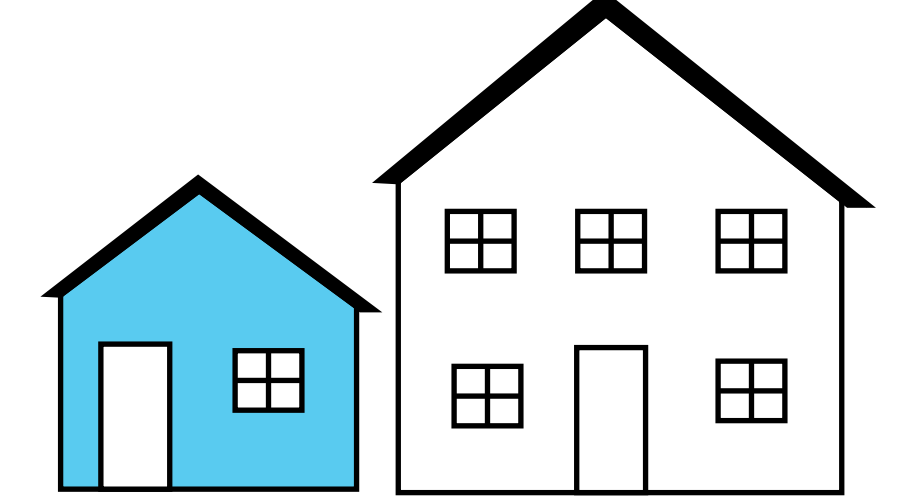
Above an attached garage



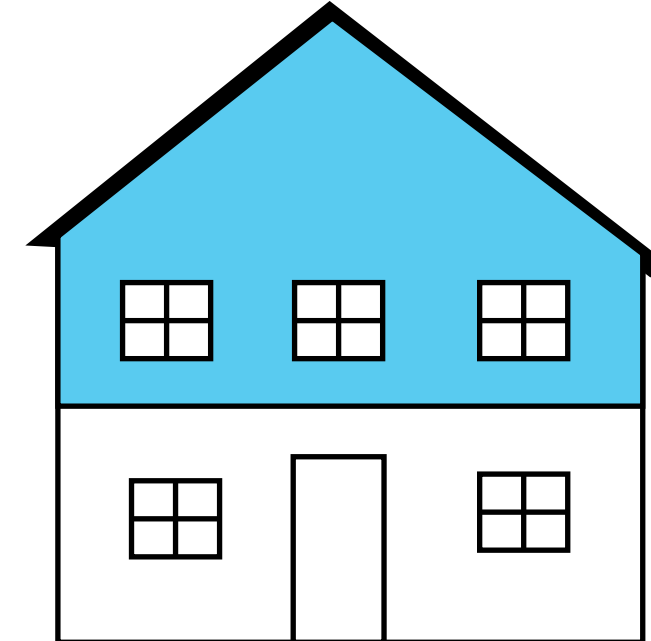
Attached to a house



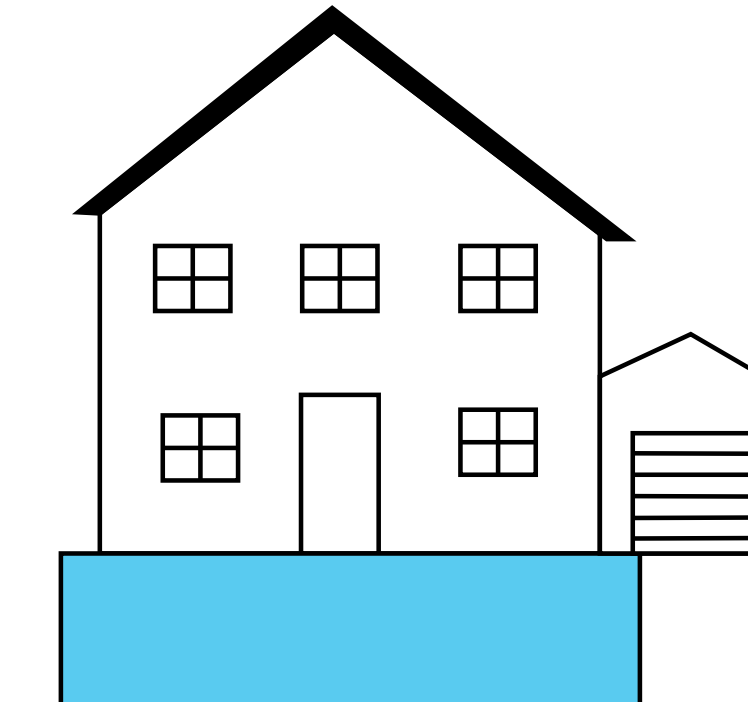
As a standalone structure



Upper level of house



Basement level of house



Above a detached garage



## 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!*

# DUPLEXES

## PROPOSED ZONING ORDINANCE CHANGES

### Current Duplex Regulations

- Permitted in Two Family and Multiple Family Residential Districts.

### Proposed Duplex Regulations

- Permitted in the expanded Two Family and Multiple Family Residential Districts (see map, upper right).
- Potentially permitted in the single family zoning district (see map, upper left).
- Design regulations for front porches, building orientation, and building atriculation to mimic single family homes.

**Ongoing Consideration: Under certain circumstances, should duplexes be permitted in single family residential zoning districts?**

## STEERING COMMITTEE RECOMMENDATIONS

The Steering Committee supported design regulations for front entrances, porches, building orientation, height, articulation, and parking to ensure that duplexes fit the character of neighborhoods. However, the Steering Committee remains undecided on if duplexes could be allowed in the single-family zoning districts or whether it would be better to only allow them in the R-2, R-M and Residential Corridor Zoning Districts.

## PLANNING COMMISSION & CITY COUNCIL REACTION

### Which option do you support?

Option 1: Allow duplexes in all residential districts - 4    Option 2: Duplexes only permitted in the 2-family and multiple-family districts - 9

### Which design guidelines do you support?

- Size limits - 6 votes
- Height limits - 8 votes
- Additional setback requirements - 0 votes
- Entrance location requirements - 7 votes
- Building material requirements - 7 votes
- Must look and act like a single family home - 4 votes
- Building material requirements – 10 votes, match the house

## WHY THE CHANGE?

With the current housing shortage, duplexes are increasingly popular options for “missing middle” housing, creating infill housing in largely built our communities such as Berkley.

## HOW WILL THIS IMPACT ME?

- If the current building configuration allows for it, a new duplex or single family -> duplex conversion might be possible on your home or a home in your neighborhood, adding more households to the area.
- If you or a loved one currently struggle to find housing in Berkley, you may soon see more accessible options!

## WHAT DO YOU THINK?

Using the provided stickers, indicate which of the following duplexes you consider appropriate in the **single family zoning districts**.

						None
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## 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>I hate it!</i>	<i>It's a bit worse</i>	<i>I'm confused!</i>	<i>I'm neutral</i>	<i>It's a bit better</i>	<i>I love it!</i>

# MULTIPLE FAMILY RESIDENCES

## PROPOSED ZONING ORDINANCE CHANGES

### Current Multiple Family Regulations

Permitted in the Multiple Family Residential Districts

### Proposed Multiple Family Regulations

- Permitted along Residential Corridor (Greenfield, 11 Mile), Gateway, and in Multiple Family Residential Districts
- Design regulations for multiple family residences in the Corridor Zoning Districts to reflect neighborhood character and building form

*Ongoing Consideration: Under what design and building form circumstances should multiple family residences be permitted in the corridor zoning districts?*

### WHAT DO YOU THINK?

Using the provided stickers, indicate which of the following multiple family residential forms you consider appropriate in the **corridor zoning districts**.



None

### 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!*