



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.

ADUs, Duplexes, and Multiple-Family Residential: Where, What, and How?

The Zoning Ordinance rewrite includes changes to where ADUs, duplexes, and multiple-family residential uses are permitted. In addition to these uses in general, the steering committee, Planning Commission, and City Council have considered various regulations on building size and placement, lot size, and design. The proposed changes are intended to reflect the goals of the 2021 City of Berkley Master Plan more accurately, including the Future Land Use Map. Specific design requirements and whether duplexes, under certain conditions, could be permitted in Single Family Residential Districts are still under consideration.

Today's Workshop

There are 3 stations at today's community workshop. Please visit each station to learn about the proposed changes to the residential land uses and the reasoning that led to these proposed changes. We recommend you spend 20 minutes at each station. The facilitation team will notify you when it's time to switch.

1. ADUs
2. Duplexes
3. Multiple-Family Residential

As you visit each station, we invite you to offer your input and responses to the questions posed. 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. We recommend spending about 20 minutes at each station.

Name: _____

ADUs, DUPLEXES, AND MULTIPLE-FAMILY QUIZ RAFFLE

As you work through each of the 3 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) where ADUs are permitted above a detached garage.

2. The proposed zoning district(s) where duplexes are permitted.

3. List 3 of the proposed design requirements for duplexes.

4. The proposed building setbacks of ADUs.



Thank you for attending today's Zoning Ordinance Rewrite community workshop to discuss the changes to ADUs, duplexes, and multiple-family residential!

Your input is valuable as the steering committee is considering changes to various residential uses in the City of Berkley. Local knowledge from community members like you collectively contributes to the ground-truthing necessary to craft a strong Zoning Ordinance. Your reactions – including your support, concerns, and confusion – will help the rewrite team refine and adjust the proposed changes to ADUs, duplexes, and multiple-family residential.

Current Zoning Ordinance

- ADUs not permitted in any Single Family Residential District.
- Multiple family residences are permitted only in the Multiple Family Residential Districts.
- Duplexes are only permitted in Two Family and Multiple Family Residential Districts.

Proposed Zoning Ordinance

- ADUs permitted in all Single Family Residential 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 is not visible from the street
- Multiple family residences permitted along Corridor Districts and in the Multiple Family Residential Districts.
- Design regulations for multiple family residences in the Corridor Districts to reflect the neighborhood character and building form.
- Duplexes permitted in the Two Family and Multiple Family Residential Districts.
- Design regulations for duplexes that include requirements on front porches, building orientation, and building articulation to mimic single family homes.

Ongoing Consideration:

- Under certain circumstances, should duplexes be permitted in Single Family Residential Districts?
- Under what design and building form circumstances should multiple family residences be permitted in the corridor zoning districts?

For more information, go to <http://berkleymich.org/zoning>
Share any input with us at any time via planning@berkleymich.net

