



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.

Parking: The Berkley Shuffle

The Zoning Ordinance rewrite includes changes to parking requirements. The Master Plan goals, the Downtown Design Guidelines, the 2023 City of Berkley Parking Study, and numerous discussions among the Steering Committee, Planning Commission, and City Council have contributed to the proposed changes to parking. The new zoning ordinance includes changes to the required number of spaces and buffers between parking and residential uses. Specific parking calculations are still under consideration in the multiple-family zoning districts.

Today's Session

There are 4 stations at today's public input session. Please visit each station to learn about parking in Berkley and some of the proposed changes. We recommend you spend 15 minutes at each station. The facilitation team will notify you when it's time to switch.

1. Background board – *helpful at any stage of today's workshop*
2. Multiple-Family Building parking requirements
3. Landscape buffers between parking lots and residential uses
4. The City of Berkley Parking Study

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 15 minutes at each station.

Name: _____

PARKING QUIZ RAFFLE

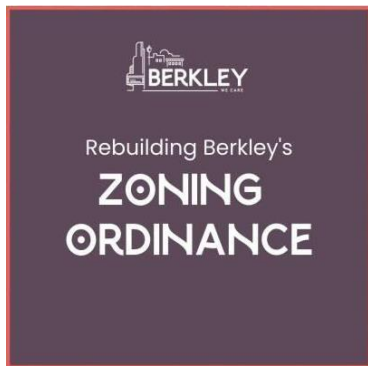
As you work through each of the 4 stations, prepare responses to the following questions. When you think you've answered them all, show a member of the Facilitation Team. If all answers are correct, you'll be entered into a raffle!

1. How many parking spaces are required for the Specialty Cake Shop?

2. How many parking spaces are required for the Arcade bar?

3. What multiple-family residential parking requirements did the Berkley Parking Study Recommend?

4. What does the steering committee recommend as a landscape buffer on lots with large widths?



Thank you for attending today's Zoning Ordinance Rewrite community workshop to discuss the changes to parking!

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 parking.

Zoning Ordinance Recommendations from the Berkley Parking Study

- *Rework the intent section of the Parking article to more clearly express City goals*
- *Shared Parking/Parking Waivers:*
 - Provide guidance on obtaining a shared parking agreement
- *Flexibility in Standards:*
 - Waive parking for non-residential uses when within 500 ft of municipal parking lot
 - Allow for on-street parking spaces along building frontage to count towards required off-street parking
 - Ev charging stations count towards parking space requirements
 - Allow minor vehicle overhang onto unused surfaces

	Current Requirements	Recommended Requirements
Single Family	2 per dwelling unit	2 per dwelling unit
Multiple Family	2 per dwelling unit	0.85 per bedroom
Restaurant (sit down)	1 per 60 sq ft	2 per 100 sq ft + 1 per employee
Retail Sales	1 per 225 sq ft	1 per 500 sq ft + 1 per employee
Professional Office	1 per 225 sq ft	1 per 300 sq ft
Manufacturing Facility	1 per 250 sq ft + company vehicle spaces	1 per 750 sq ft
Nursery/Garden Center	1 per 300 sq ft + 1 per 300 sq ft outdoor area	1 per 800 sq ft + 1 per employee
Library or Museum	1 per 150 sq ft	1 per 400 sq ft + 1 per employee
Community Center	1 per 250 sq ft	1 per 370 sq ft



Rebuilding Berkley's

ZONING ORDINANCE

Thank you for attending today's Zoning Ordinance Rewrite community workshop to discuss the changes to parking!

Proposed Zoning Ordinance Changes

- Landscape buffers between parking lots and residential land uses
 - Buffer type based on lot width: the wider the lot, the wider/more robust the landscape buffer
- Reduce the multiple family parking requirement from 2 spaces per dwelling unit to one of the following:
 - 1.5 spaces/dwelling unit
 - 1.5 spaces/studio or 1-bedroom + 0.5 spaces for each additional bedroom
 - 1.25 spaces/dwelling unit
 - *Parking study recommendation: 0.85 spaces/bedroom*

Possible Impacts of High Parking Requirements

- Reduced supply and increased price of housing
- Increased impervious surface and associated stormwater runoff
- Doesn't support shifting transportation preference
- Less green space
- Less space for other more desirable land uses
- Increased urban heat island effect

Other Parking Area Requirements

After determining the number of spaces required, the parking area configuration can be planned. The Zoning Ordinance includes the following parking area requirements that will impact lot configuration.

- Parking space length and width
- ADA requirements for barrier-free spaces
- Landscaping requirements between different land uses
- Drive aisle width
- Emergency and garbage vehicle circulation
- Dumpster screening
- Bicycle and EV spaces
- Surface material

For more information, go to <http://berkleymich.org/zoning>



Share any input with us at any time via planning@berkleymich.net