Proposed Text Amendment to 5.1-1 Residential District Standards

December 6, 2018
Planning Commission
2025 Master Plan: Zoning Ordinance Updates

Review Zoning Ordinance to match vision.
- Update parking requirements
- Define node type (Neighborhood)
- Use form-based codes (3 new districts)
- Review Zoning Ordinance for areas of obsolescence (started)
- Revise Land Use Table (started)
- Align Zoning Ordinance with Future Land Development Plan (started)
- Update zoning districts to support Complete Neighborhoods (started)
- Remove barriers to infill and redevelopment, including lot size, building restrictions, and coverage - TONIGHT
2025 Master Plan: Zoning Ordinance Updates

**Estimated Timeline**

Residential Zoning Districts
- Removing nonconformances TONIGHT
- Reviewing & Editing Districts (for Chpt. 50) Q2

Downtown District & Signs  Q2

Administrative Processes – Q2/3

Commercial, Industrial, & Other Districts Q2/4

Landscaping & Lighting – Q3/4
1. Minimizing the quantity of nonconforming lots in Kalamazoo
2. Support the rehabilitation and new development of housing in Kalamazoo neighborhoods where it is most needed
3. Support residential core of the City, as noted in Neighborhood Plans and the Master Plan
4. Revision of codes based on zoning “stress test” studies by the MML, RRC and Incremental Development Alliance
5. Support the housing focused work of LISC and KLB
6. Recognizing the existing and traditional pattern of lots
7. Relieve pressure while new residential districts are created
## Text Amendments

### Existing Nonconformances

<table>
<thead>
<tr>
<th>District</th>
<th>% Nonconformance in Lot Area</th>
<th>Nonconformances in Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>RS-5</td>
<td>34%</td>
<td>38%</td>
</tr>
<tr>
<td>RD-19</td>
<td>37%</td>
<td>14%</td>
</tr>
<tr>
<td>RD-15</td>
<td>24%</td>
<td>16%</td>
</tr>
<tr>
<td>RM36</td>
<td>60%</td>
<td>50%</td>
</tr>
</tbody>
</table>
Lot Width: Northside

- Non-Res Parcels
- Less Than 33 Feet Wide
- 33 to 39.99 Feet Wide
- 40 to 49.99 Feet Wide
- 50 to 50.99 Feet Wide
- Lot Width Over 60 Feet Wide
Lot Width: Edison & Westnedge Hill

Non-Res Parcels

Less Then 33 Feet Wide

33 to 39.99 Feet Wide

40 to 49.99 Feet Wide

50 to 50.99 Feet Wide

Lot Width Over 60 Feet Wide
Lot Width: Wichell & Oakwood

- Non-Res Parcels
- Less Than 33 Feet Wide
- 33 to 39.99 Feet Wide
- 40 to 49.99 Feet Wide
- 50 to 50.99 Feet Wide
- Lot Width Over 60 Feet Wide
Lot Area: Edison & Westnedge Hill & Vine

- **97.811 - 2999.999**
- **3000.000 - 3999.999**
- **4000.000 - 4499.999**
- **4500.000 - 4999.999**
- **5000.000 - 7499.999**
- **7500.000 - 11688981**
- Non-Res Parcels
Lot Area: Winchell & Oakwood

- 97.811 - 2999.999
- 3000.000 - 3999.999
- 4000.000 - 4499.999
- 4500.000 - 4999.999
- 5000.000 - 7499.999
- 7500.000 - 11688981
- Non-Res Parcels
Comparison Between 2018 Aerial and 1958 Sanborn Map

Spring 2018

1958 Sanborn Over 2018 Aerial
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td><strong>Minimum Lot Size</strong></td>
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<tr>
<td>Lot Area (sqft)</td>
<td>10,000</td>
<td>6,250</td>
<td>6,250</td>
<td>4,500</td>
<td>5,000</td>
<td>5,000</td>
<td>5,000</td>
<td>5,000</td>
<td>4,000</td>
<td>5,500</td>
</tr>
<tr>
<td>Lot Area/ Dwelling Unit  (sqft)</td>
<td>10,000</td>
<td>6,250</td>
<td>3,125</td>
<td>1,500</td>
<td>2,900</td>
<td>1,800</td>
<td>1,000</td>
<td>1,210</td>
<td></td>
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</tr>
<tr>
<td>Lot Width (ft) [1]</td>
<td>75</td>
<td>50</td>
<td>50</td>
<td>40</td>
<td>40</td>
<td>40</td>
<td>33</td>
<td>33</td>
<td>33</td>
<td>44</td>
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<tr>
<td><strong>Minimum Setback (feet)</strong></td>
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<tr>
<td>Rear - abutting RS/RD</td>
<td>25</td>
<td>25</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>25</td>
</tr>
<tr>
<td>Rear - abutting RM/C/M</td>
<td>25</td>
<td>8</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
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<td>20</td>
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<tr>
<td>Side - abutting RS/RD</td>
<td>8</td>
<td>5</td>
<td>5</td>
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<td>5</td>
<td>5</td>
<td>5</td>
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<td>15</td>
</tr>
<tr>
<td>Side - abutting RM/C/M</td>
<td>8</td>
<td>5</td>
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<td>6</td>
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<tr>
<td><strong>Minimum Outdoor Area</strong></td>
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<tr>
<td>Area (sq/dwelling unit)</td>
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<td>-</td>
<td>-</td>
<td>75</td>
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</tr>
<tr>
<td>Minimum Dimension (ft)</td>
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<td>-</td>
<td>75</td>
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<tr>
<td><strong>Maximum Impervious Coverage</strong></td>
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</tr>
<tr>
<td>Coverage (% of lot area)</td>
<td>45</td>
<td>45</td>
<td>50</td>
<td>55</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
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<td>60</td>
</tr>
</tbody>
</table>
Lot width is measured at the front setback line.

Provided, however, that when 25% or more of all the frontage on one side of a street between two intersection streets was, on April 22, 1954, built up with buildings, no building erected or altered after that date shall project beyond the average of the setback line so established, and provided, further that no building shall be required to set back more than 40 feet in any case as a result of this provision.

Plus one foot of additional setback for each foot of building height in excess of 32 feet.

Buildings over 35' in height shall have a side yard setback of 15'.

The Planning Commission is authorized to modify impervious cover limits for uses requiring special use permit approval.

Additional building height may be allowed if review and approved as a Planned Unit Development.

For all multi-unit residential sites, no more than 50% of the site can be impervious cover.
## Text Amendments

### With Proposed Amendments – Conforming Lots

<table>
<thead>
<tr>
<th>District</th>
<th>% Conforming Lot Area</th>
<th>% Conforming Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>RS-5</td>
<td>92%</td>
<td>98%</td>
</tr>
<tr>
<td>RD-19</td>
<td>78%</td>
<td>96%</td>
</tr>
<tr>
<td>RD-15</td>
<td>86%</td>
<td>95%</td>
</tr>
<tr>
<td>RM36</td>
<td>65%</td>
<td>91%</td>
</tr>
</tbody>
</table>
Next Steps:

City Commission – 1st reading

City Commission – Public Hearing