

# ADJUSTING ZONING AND DENSITY STANDARDS OF EXISTING PARCELS IN THE CITY OF KALAMAZOO



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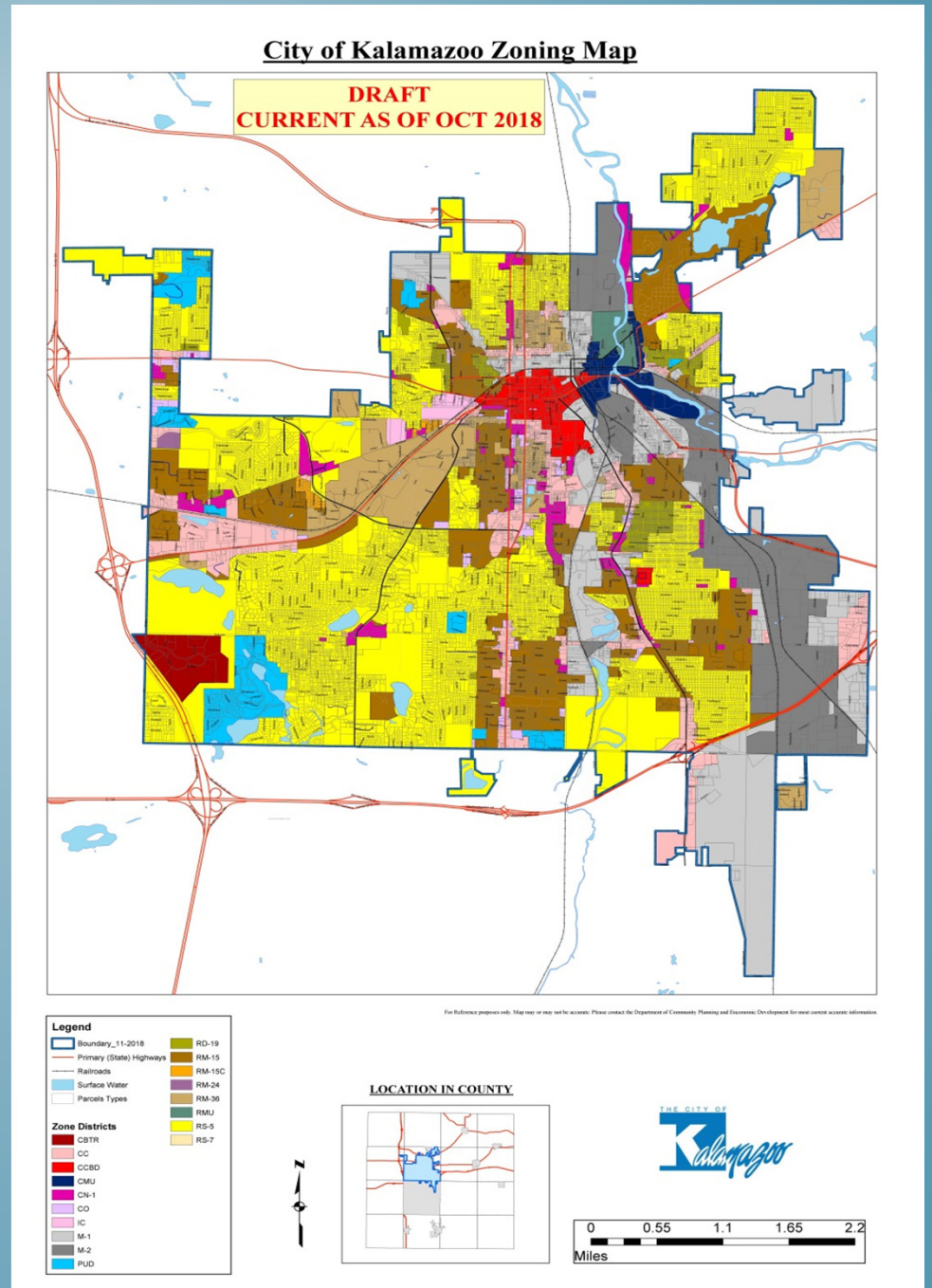
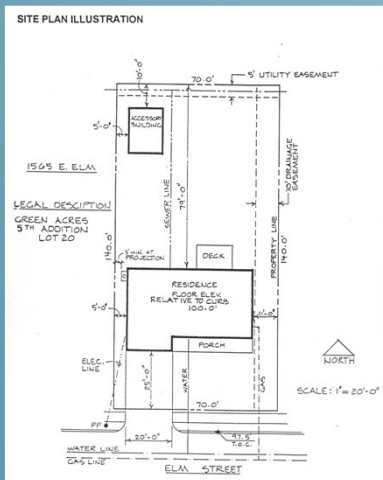


# ZONING 101

City of Kalamazoo is divided into zoning district. These districts regulate land use into broad categories such as residential, commercial and industrial

Zone districts regulate the setback, coverage and density of development

Residential zones  
Are in a tiered  
system of density  
Of dwellings by  
Land area.

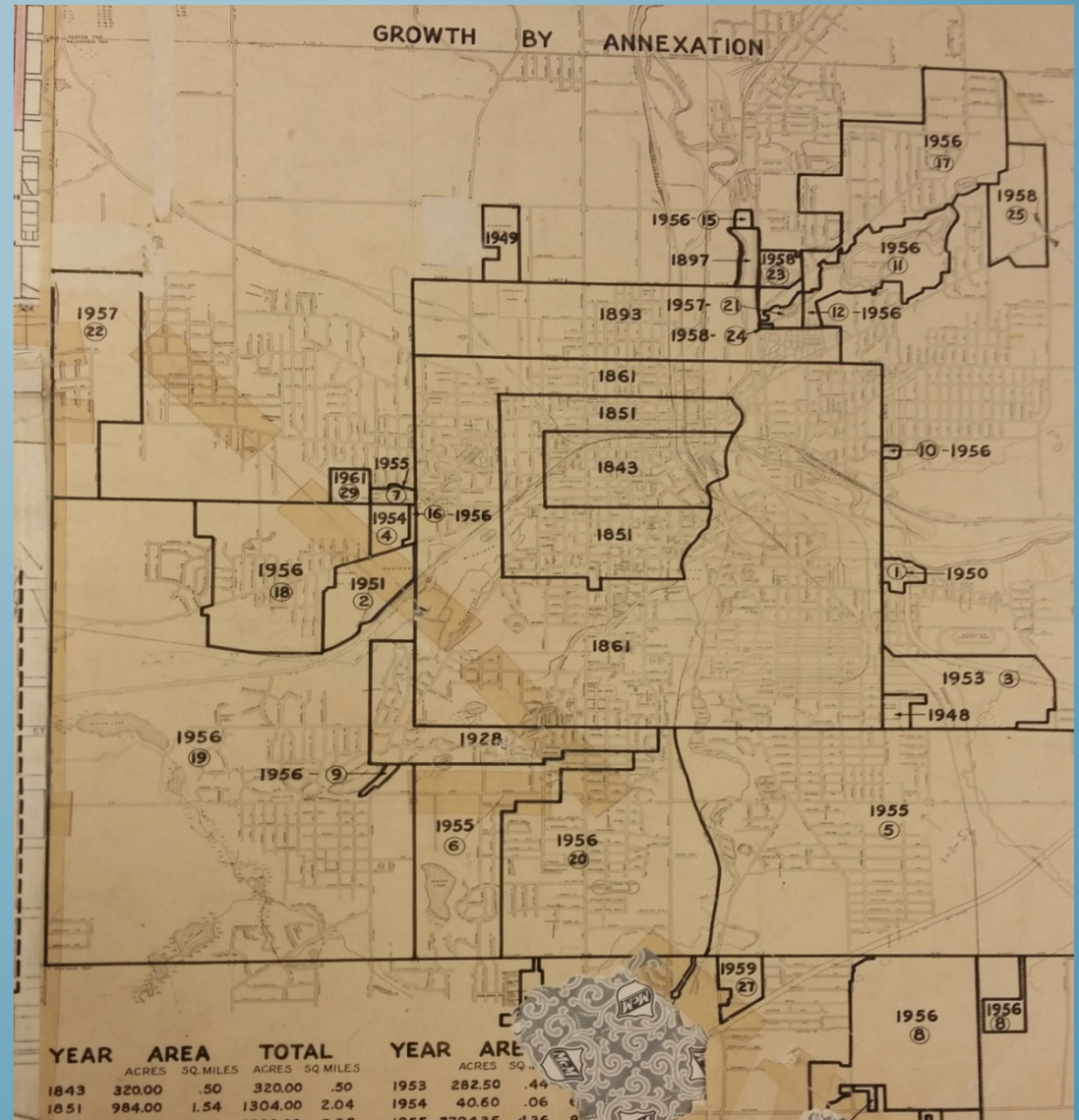
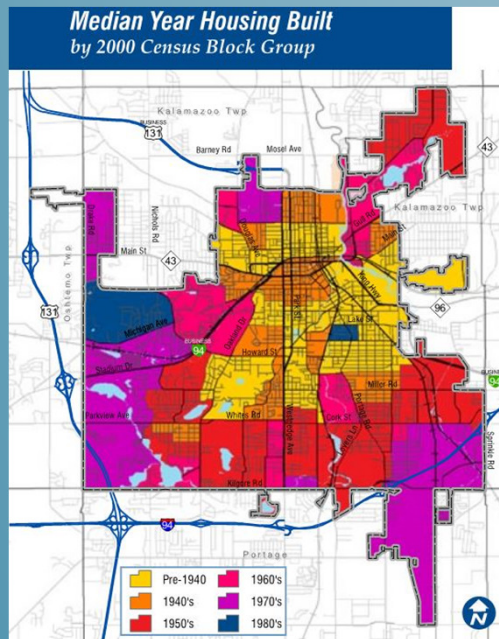


# Physical Layout and Form of the City of Kalamazoo

CITY LAND AREA MORE THEN DOUBLED DURING THE 1950S.

THIS NEW LAND WAS LARGELY SPARSELY DEVELOPED SUBURBAN AREAS.

ZONING STANDARDS MATCHED OUTLYING ZONING DEVELOPMENT, MANY EXISTING AREAS BECAME “NONCONFORMING”





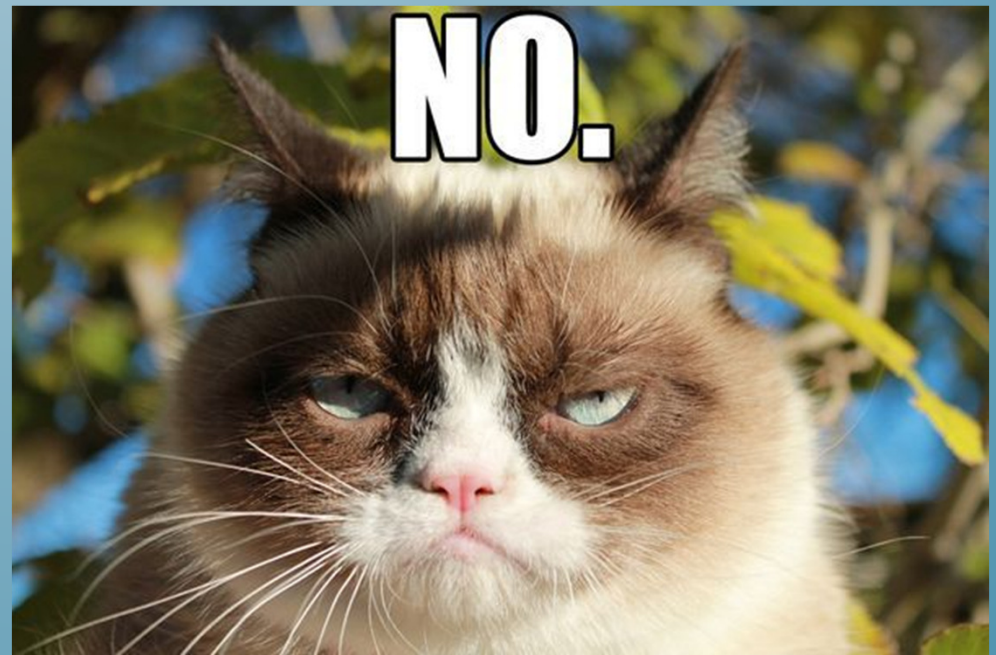
## BACKGROUND TO THE QUESTION?

ZONING INSPECTOR = PLANNING COP!

NOTICED A THEME WITH EXISTING STANDARDS THAT WOULD OFTEN LEAD TO PRACTICAL AND UNNECESSARY DIFFICULTIES, JUST TO MEET THE CODE.

CITIES, PARTICULARLY CORE MICHIGAN CITIES FACE A MYRIAD OF CHALLENGES WHEN IT COMES TO DEVELOPMENT. “SHRINKING RUST BELT CITIES”

LAND USE AND ZONING CODE WHICH IS THE MINIMUM LAW SERVES AS AN UNSEEN ADDITIONAL BURDEN, THIS COULD AFFECT INVESTMENT, LOANS AND MUCH MORE ON TOP OF ADDITIONAL PRESSURES.

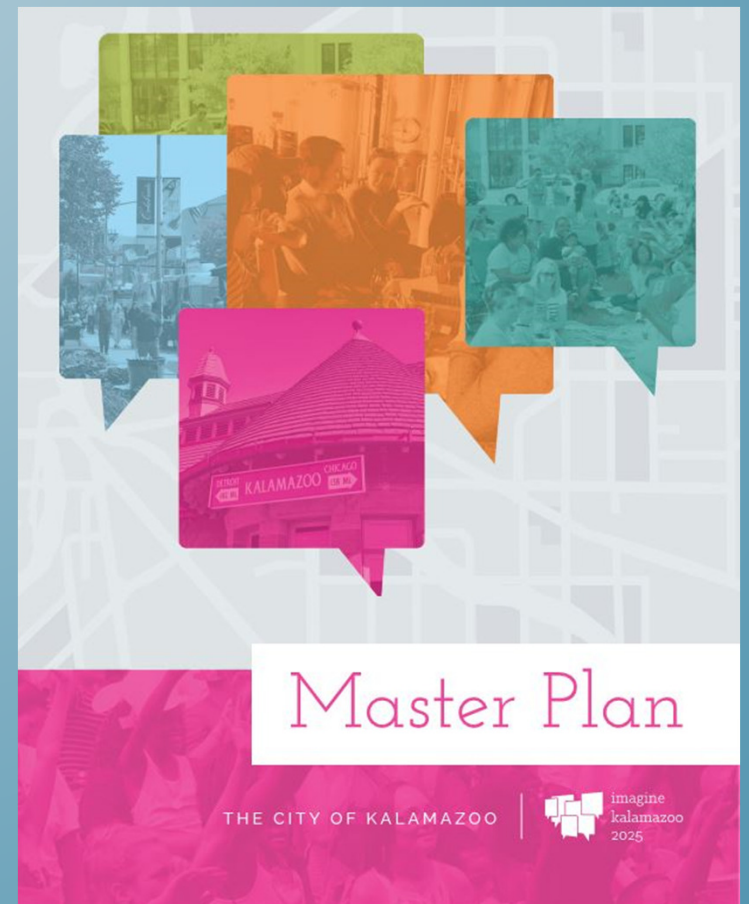
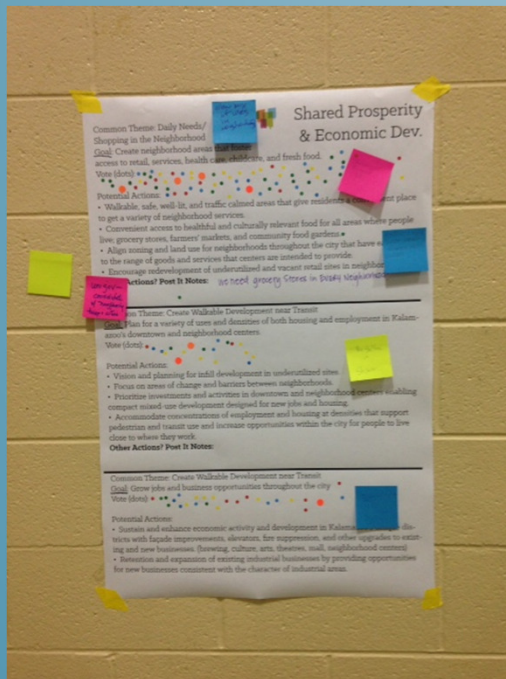




# IMAGINE KALAMAZOO AND CITIZEN FEEDBACK ON WHAT THE CITY SHOULD BE

Infill Housing was highlighted as a desire to fill in vacant lots in neighborhoods where density has been lost.

Master Plan Goal of multiple housing opportunities was impeded by existing zoning code. Diverse housing types difficult to achieve in residential zones.





- The Issue -

Many factors stymie development in core cities. The question becomes  
Are the laws and ordinances on the book an additional (largely unseen) challenge?

**Comparison Between 2018 Aerial and 1958 Sanborn Map**



**Spring 2018**



**1958 Sanborn  
Over 2018 Aerial**

Sanborn Map Source - Library of Congress Digital Collection of Sanborn Maps  
<https://www.loc.gov/rr/morph/gallery.html>





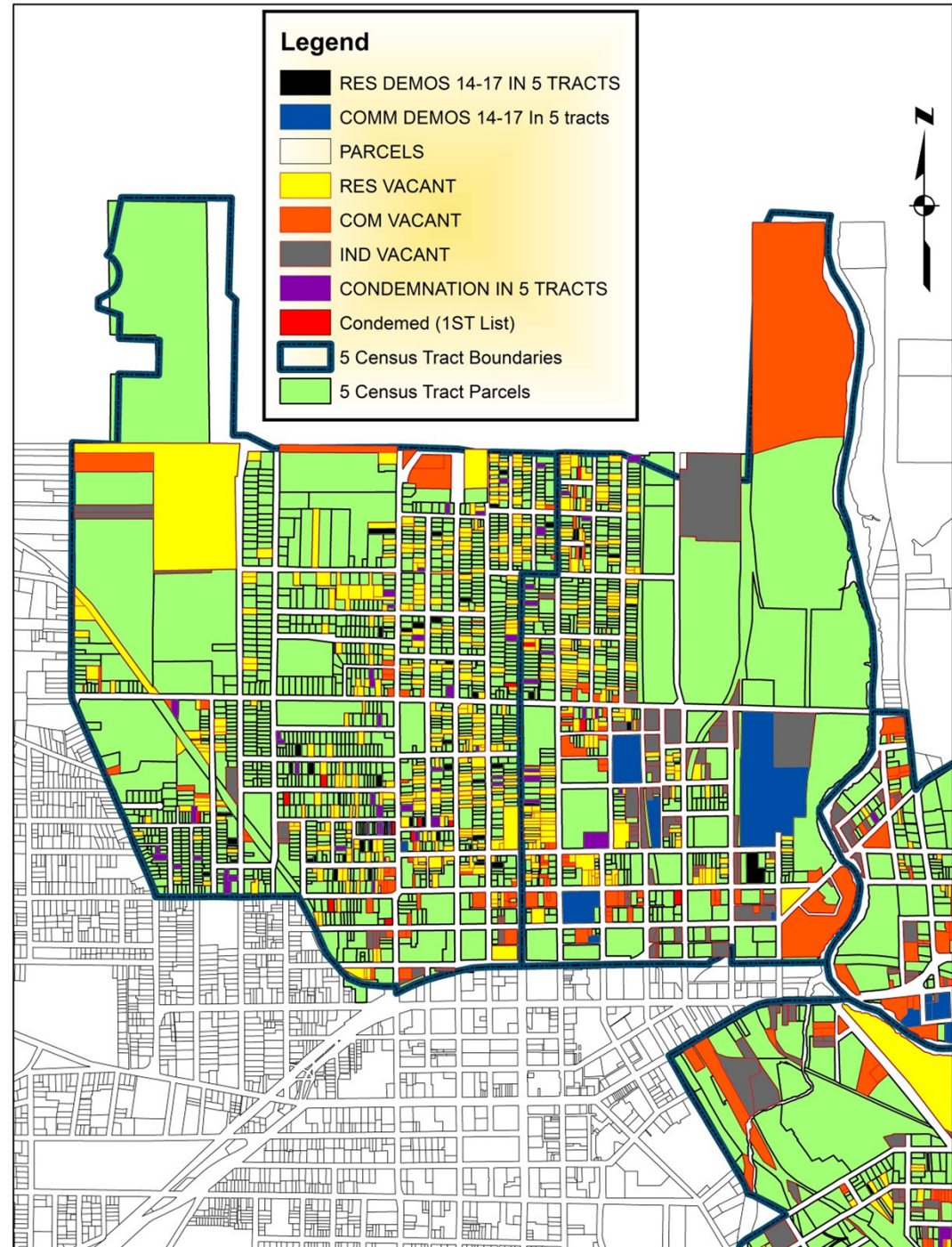
**GROUNDWORK WAS LAID IN 2017 WITH RESEARCH INTO VACANT LAND AND ZONING STANDARDS.**

**27% OF ALL PARCELS SOME LEVEL OF VACANT. OVER 50% OF CITY IS TAX EXEMPT, POTENTIAL LAND TO GET DEVELOPED AS TAXABLE.**

**UNIQUE ANALYSIS CHALLENGES DUE TO 'EXEMPT PROPERTIES'**

**USING DEPT CODE ENFORCEMENT RECORDS, ASSESSOR RECORDS, LAND BANK DATA AND BUILDING PERMIT RECORDS A MORE COMPLETE SCOPE OF VACANCY WAS DEFINED.**

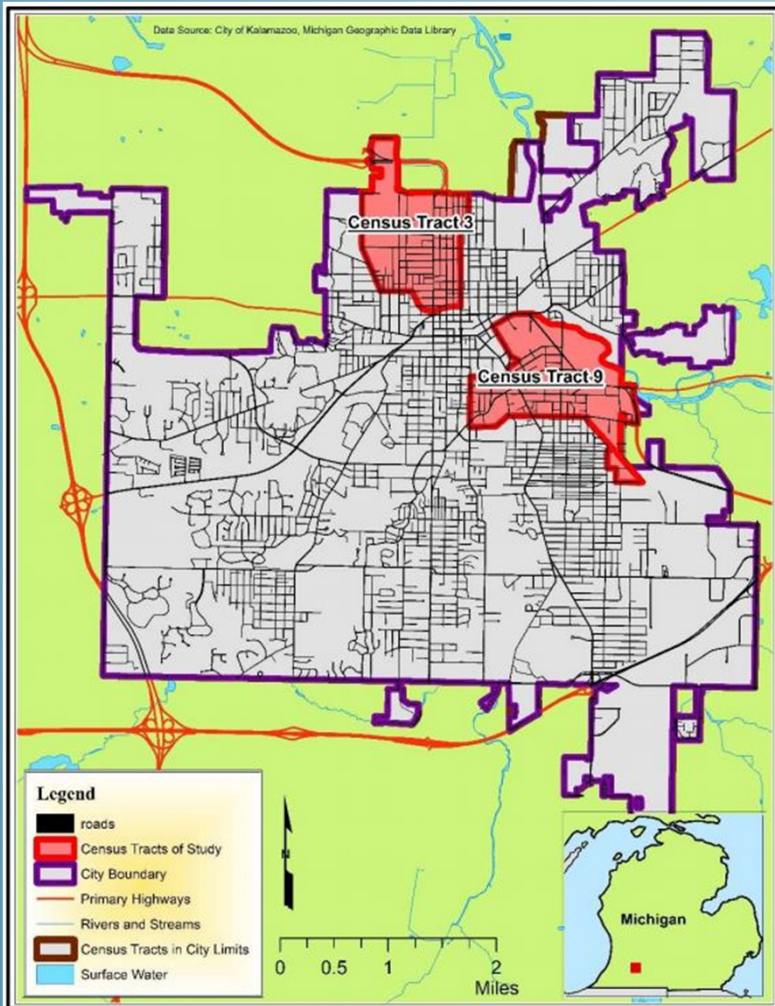
**USING PARCEL ID NUMBERS AND JOINS AND RELATES, RELATED TABLES WERE CREATED.**



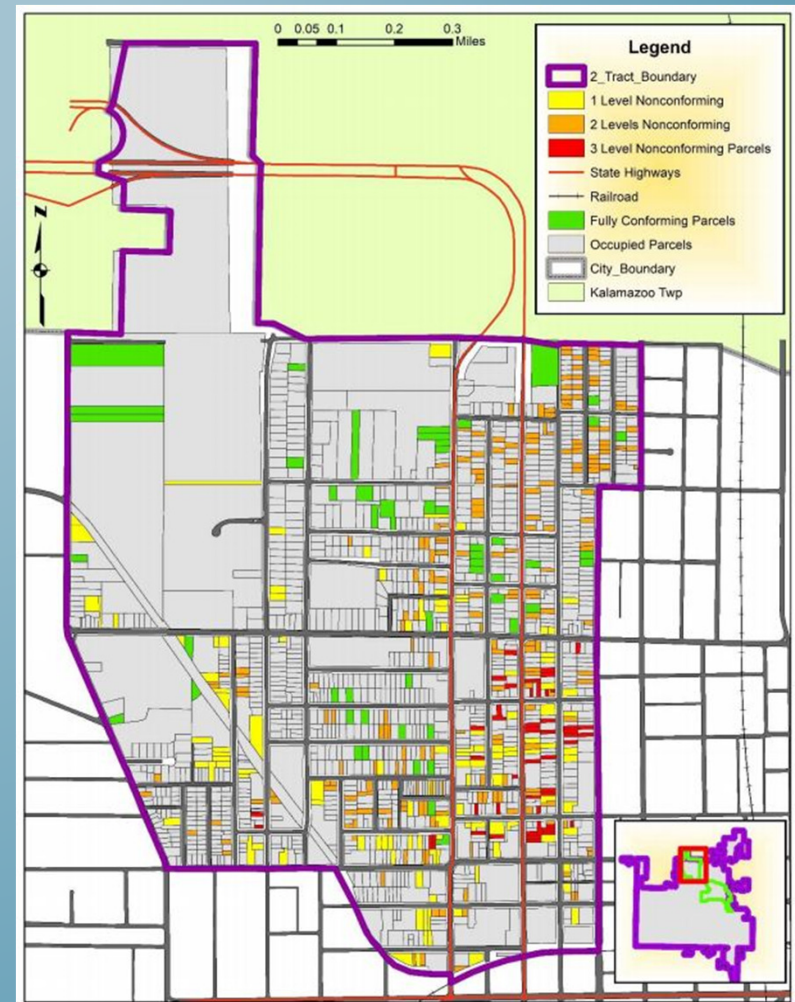


# RESEARCH AS PART OF A WIDER SET OF ANALYSIS OF CITY ZONING

RESEARCH BY MML, IDA AND CITY STAFF PROVIDED PROOF AMENDMENTS WERE WARRANTED. CITY STAFF DECIDED TO DO A “QUICK FIX” AND PROVIDE A RELIEF VALVE FOR INFILL DEVELOPMENT WHILE LONGER TERM RESEARCH WOULD TAKE CONSIDERABLY MORE TIME.



W



## **THE ADJUSTMENT COVERED ALL RESIDENTIAL PROPERTIES IN THE CITY OF KALAMAZOO.**

- 1. ISOLATE RESIDENTIAL PARCELS – ASSESSOR RECORDS WERE NOT RELIABLE. ‘SELECT BY LOCATION’ IN ORDER TO OBTAIN ACCURATE COLLECTION OF RESIDENTIALLY ZONED PARCELS. CREATE A NEW SHAPEFILE OF ALL PARCELS OF SPECIFIC ZONE DISTRICTS. E.G. RS-5, RM-15, RM-36**
- 2. CITY PARCEL RECORDS IN SHAPEFILE CONTAINED LAND AREA IN SQUARE FEET.**
- 3. OBTAIN LOT FRONTAGE NUMBER FROM ASSESSOR RECORDS, JOIN BASED ON PIN.**
- 4. MANY LARGE PARCELS USUALLY OVER 300 FEET HAD FRONTAGE FIGURE OF ‘0’. USED SELECT BY RANGE OF FRONTAGE FIGURE FOR EACH COLLECTION OF RESIDENTIAL PARCELS. OMITTED THE ‘0’ FIGURE AND SELECTED THE REMAINDER LARGER THEN THE LARGEST WIDTH PERMITTED IN THE ZONING CODE. THOSE WERE SHOWN FULLY CONFORMING.**
- 5. SELECT BY ATTRIBUTES A NUMERICAL RANGE OF FIGURES TO DISPLAY WIDTH VALUES. RANGE FIGURES WERE BY 10 FEET FROM 30 TO 60 FEET. 44 FOOT WIDTH WAS SELECTED FOR ONE ZONE DISTRICT DURING ANALYSIS.**
- 6. FOR LOT AREA THE SHAPEFILE OF PARCELS WITH LAND AREA FIGURE WERE DISPLAYED BY HAVING A GRADUATE SYMBOLOGY OF THEIR NUMBER RANGE. DUE TO SUPPLIED DATA FOR LOT AREA THIS WAS SIMPLE TO ADJUST FOR ANALYSIS AND TO MODIFY DURING RESEARCH.**

Do you have the data?

If so how is it organized?

Likey in varied locations, Parcel ID is universal in Michigan.

Can you obtain the data elsewhere in your organization?



# HOW DO WE EVALUATE WHAT TO CHANGE IT TO?

## BEST LOT SIZES, SETBACKS, ETC.

District	Total Lots in District	Lot Area (sq ft)						Required Min. Area per Code	Nonconformance	
		<2999.999	3000-3999.999	4000-4499.999	4499.99-4999.999	5000-7499.999	7500+		Percentage	Number of Lots
RS-5	12182	169	340	409	334	2904	8026	7500	34%	4156
RD-19	1044	91	141	152	81	357	222	4500	37%	384
RM-15	4172	245	325	234	196	994	2178	5000	24%	1000
RM-36	1033	217	146	79	102	252	237	5500	60%	544

**% under 60 Feet Wide**

**Total Under 60 Feet Wide**

38%

4667

RS 5

78%

818

RD-19

51%

2146

RM-15

72%

747

RM-36

RM36 : 40-44 feet = 103 Lots

<u>District</u>	<u>% Nonconformance in Lot Area</u>	<u>Nonconformance in Lot Width</u>
RS-5	34%	38%
RD-19	37%	14%
RD-15	24%	16%
RM36	60%	50%

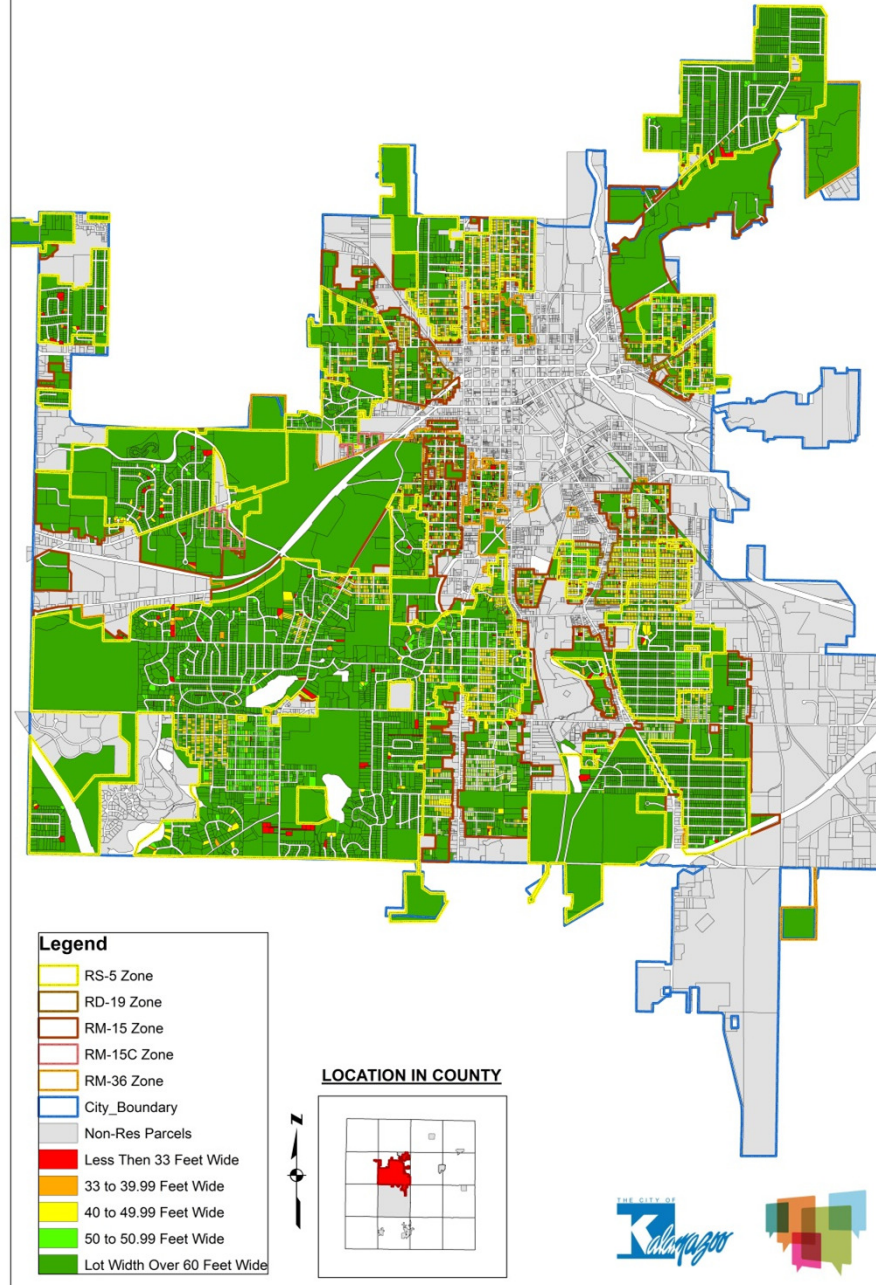
Table 5.1-1 Residential District Standards (EDITED)

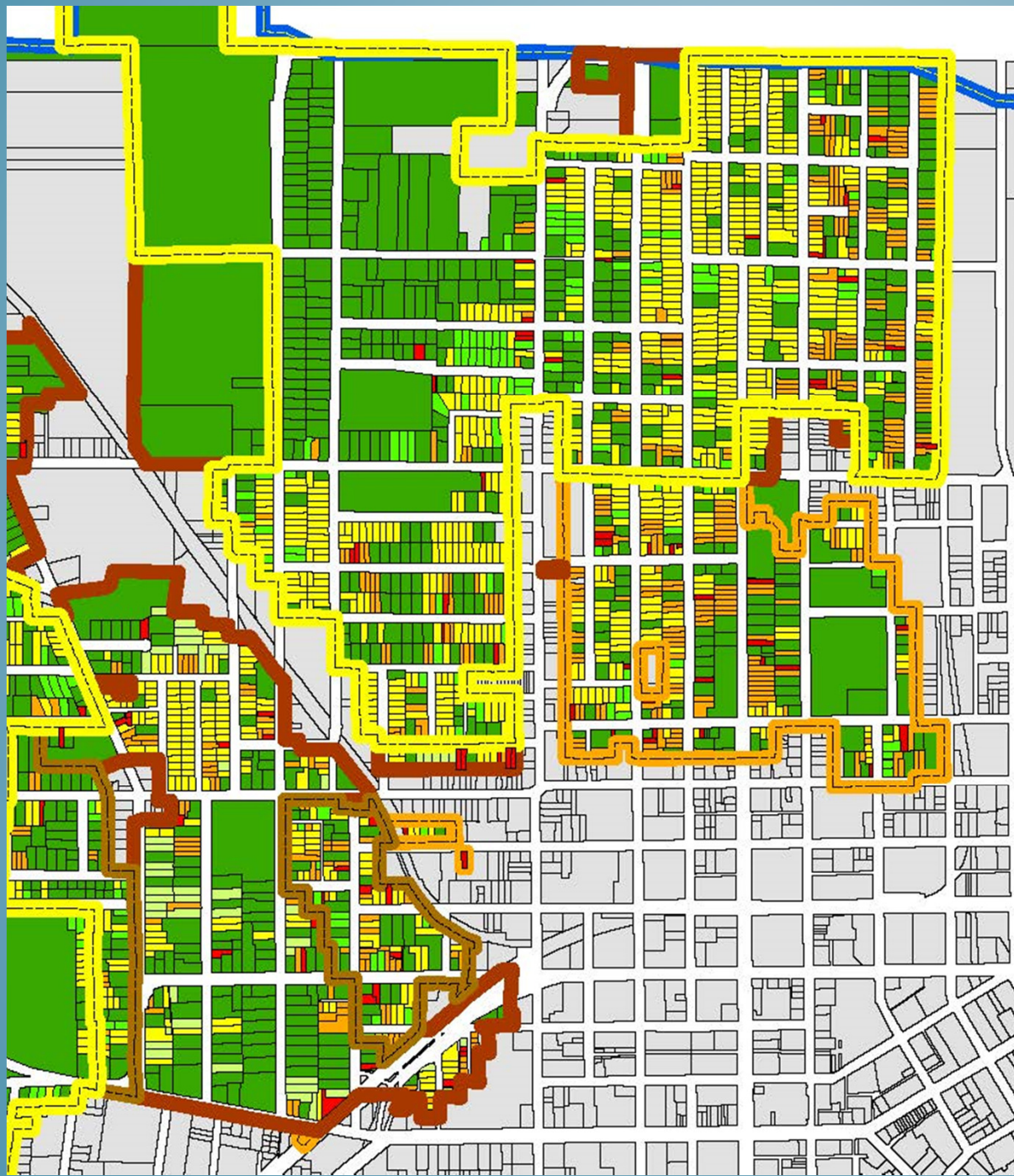
Standards	Districts									
	RS-4	RS-5	RS-7	RD-8	RD-19	RM-15	RM-15C	RM-24	RM-36	RMU
<b>Minimum Lot Size</b>										
Lot Area (sqft)	10,000	7,500 4,500	6,250	6,250	4500 4,000	5,000 4,000	5,000	5,000	5500 4,000	5,500
Lot Area/ Dwelling Unit (sqft)	10,000	7,500 4,500	6,250	3,125	2250 1,500	2900 1,500	2,900	1,800	1210 1,000	1,210
Lot Width (ft) [1]	75	60 33	50	50	40 33	40 33	40	50	44 33	44
<b>Minimum Setback (feet)</b>										
Front [1] [2]	25	25	20	20	20	20	20	20	15	15
Rear - abutting RS/RD	25	25	20	20	20	25 20	25	25	25	25
Rear - abutting RM/C/M	25	25	20	20	20	20	20	20	20	20
Side - abutting RS/RD	8	8 5	5	5	5	15 5	15	15 [2] 15 [3]	15 [2] 5 [3]	15 [2] 15 [3]
Side - abutting RM/C/M	8	8 5	5	5	5	6 5	6 5	6 5	6 5	6 5
<b>Minimum Outdoor Area</b>										
Area (sq/dwelling unit)	-	-	-	-	-	75 -	75	50	50	50
Minimum Dimension (ft)	-	-	-	-	-	7.5 -	7.5	5	5	5
<b>Maximum Impervious Coverage</b>										
Coverage (% of lot area) [4]	45	45	50	55	60	60	60	60	60 70	60
<b>Maximum Height</b>										
Height	35'	35'	35'	35'	35'	35'	35'	4 stories [5]	6 stories [5]	6 stories [5]



# LOT FRONTAGE CONFORMING MAP

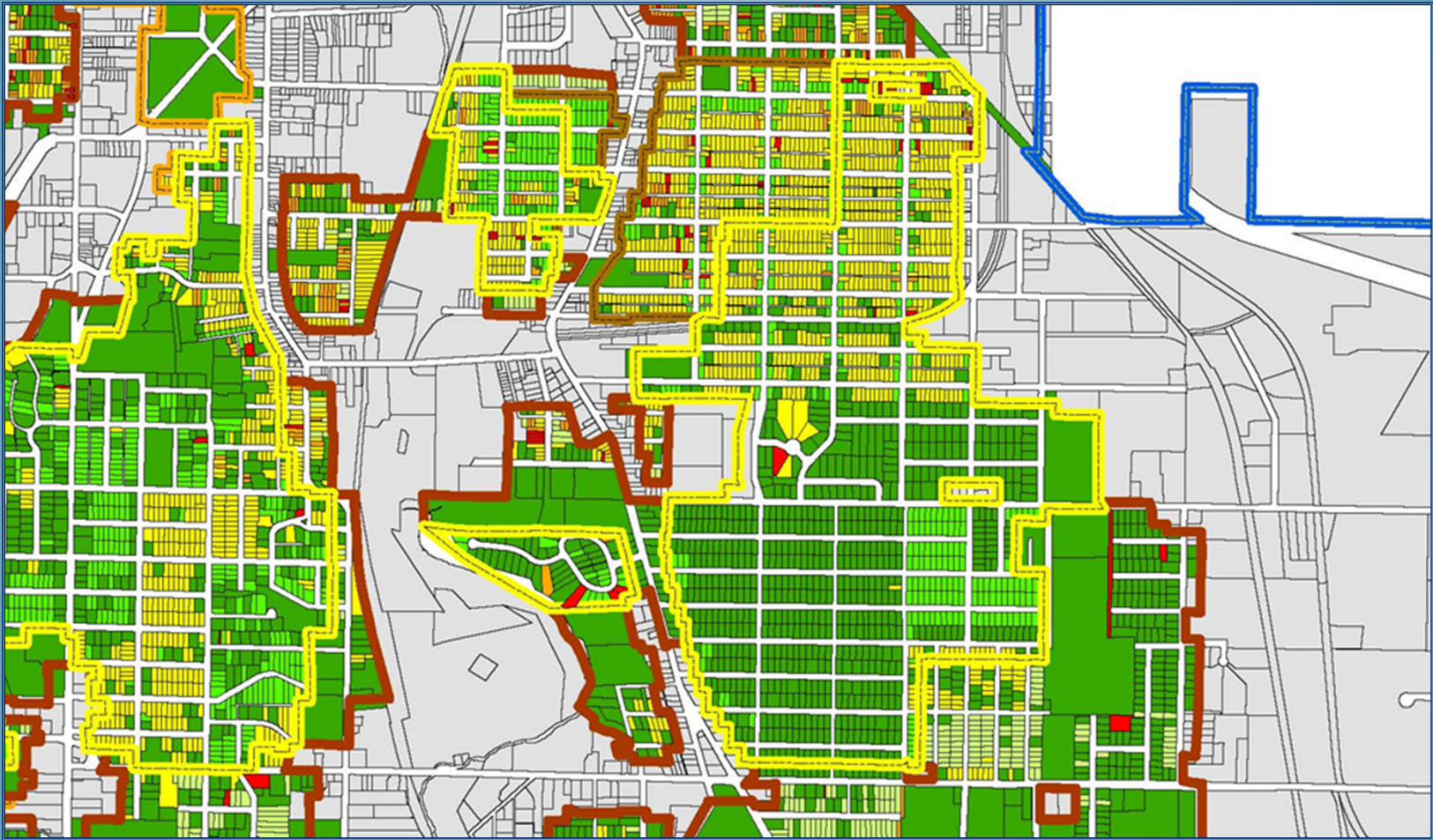
**Lot Frontage of Residentially Zoned Parcels in the City of Kalamazoo**





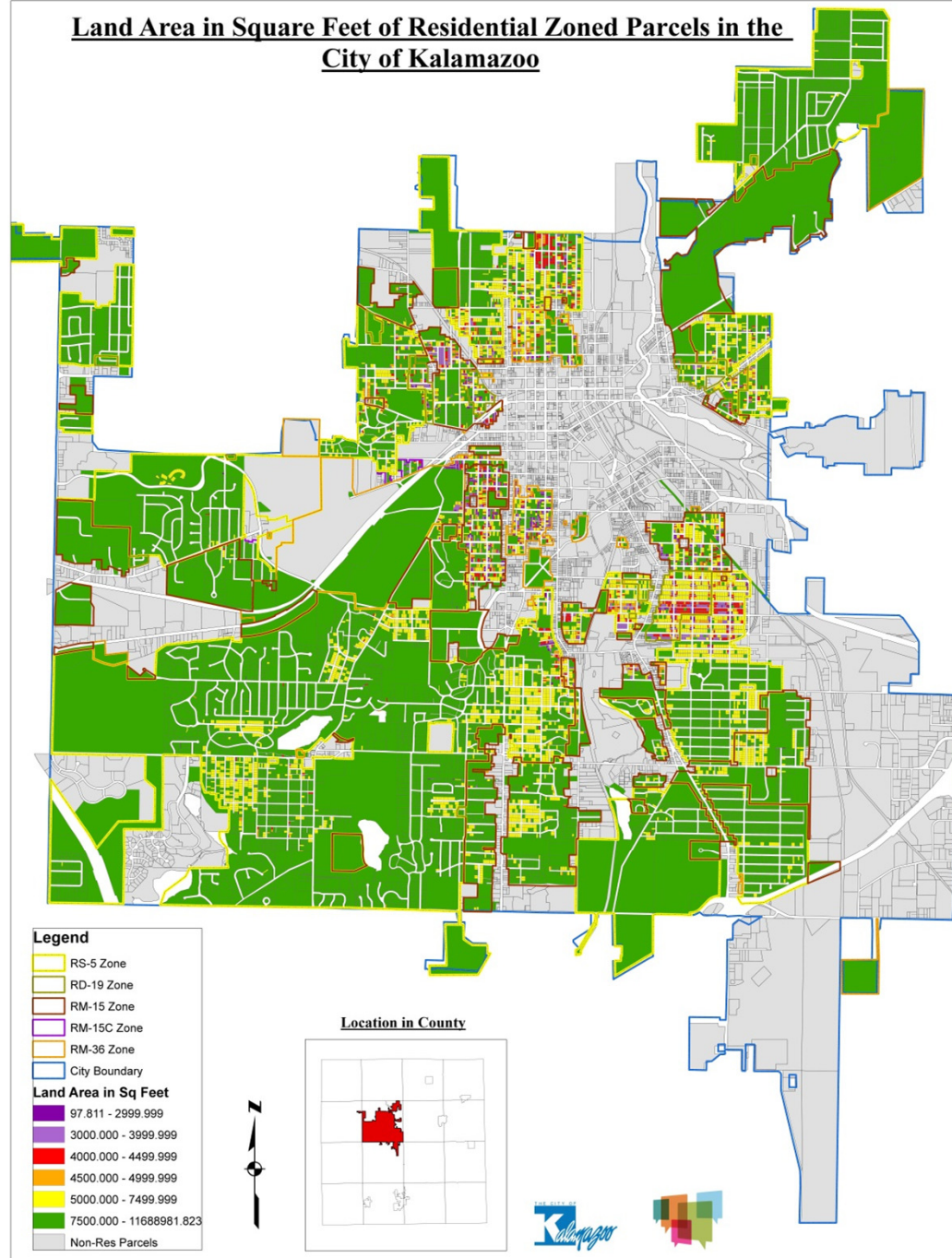
	Non-Res Parcels
	Less Than 33 Feet Wide
	33 to 39.99 Feet Wide
	40 to 49.99 Feet Wide
	50 to 50.99 Feet Wide
	Lot Width Over 60 Feet Wide



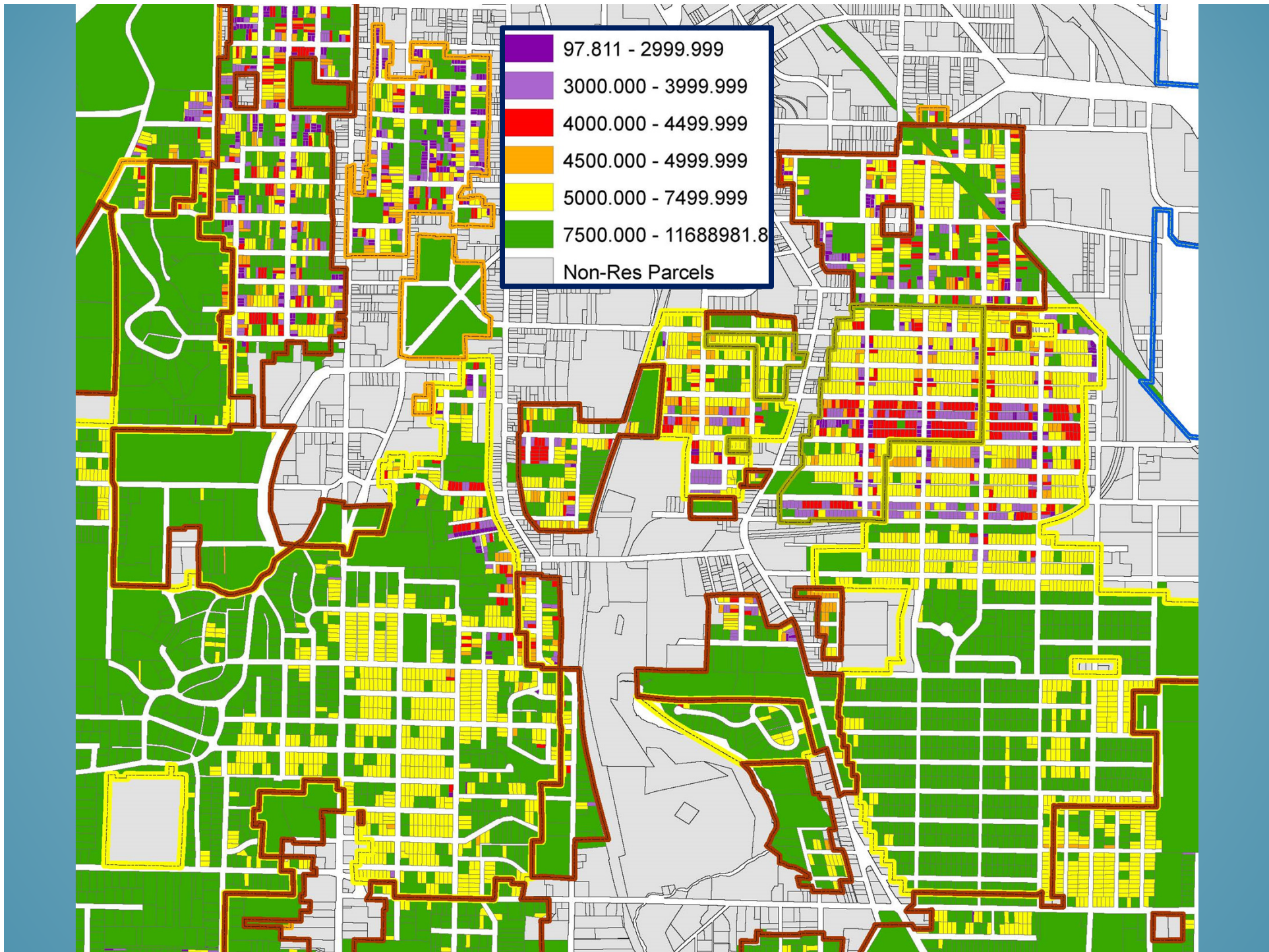


# LOT AREA CONFORMING MAP

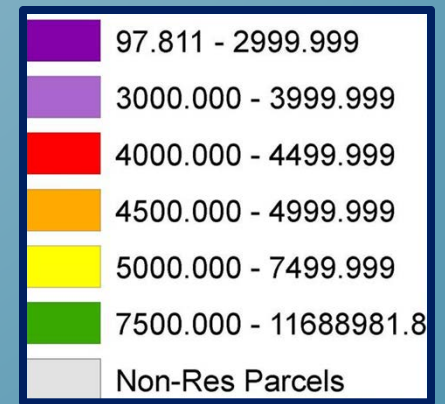
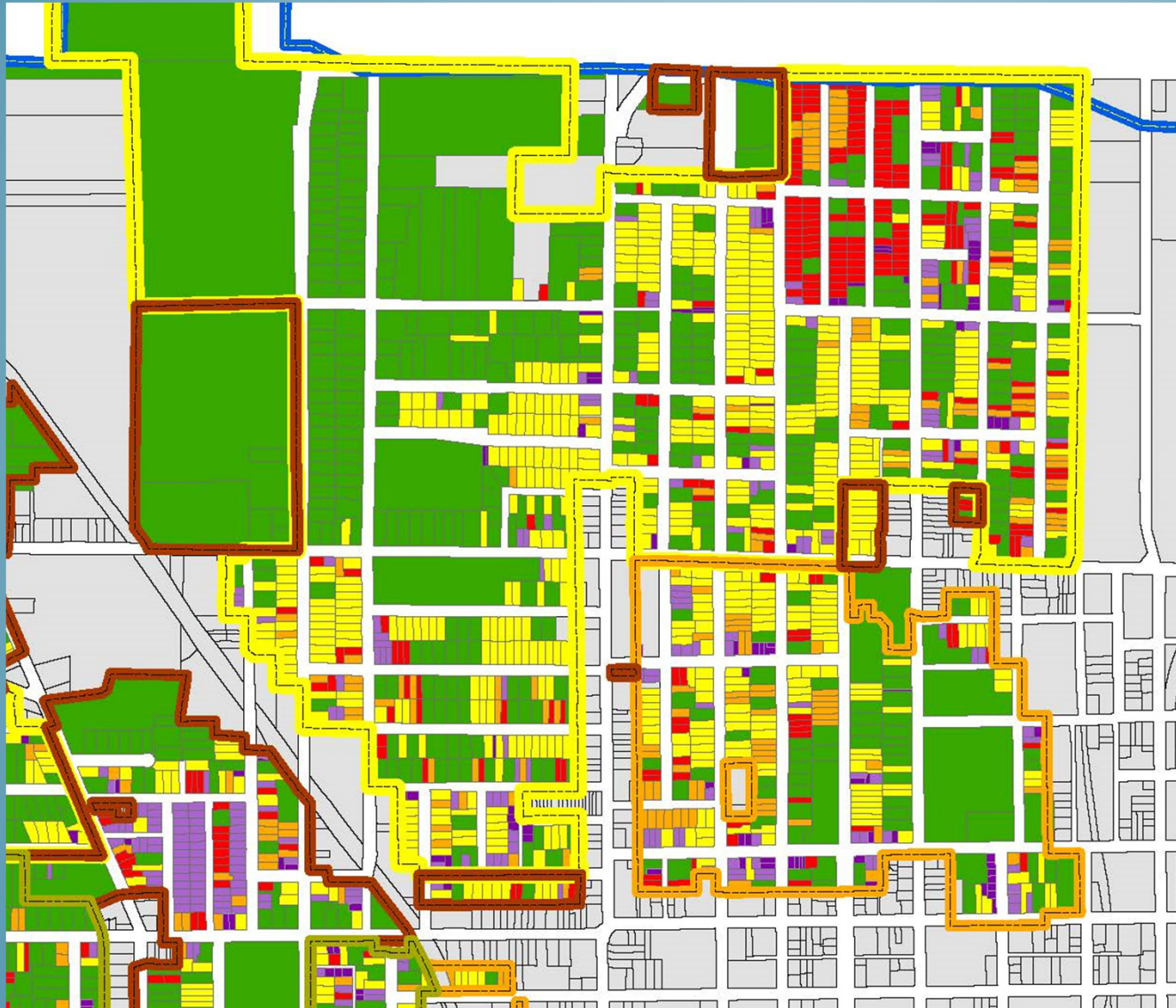
## Land Area in Square Feet of Residential Zoned Parcels in the City of Kalamazoo





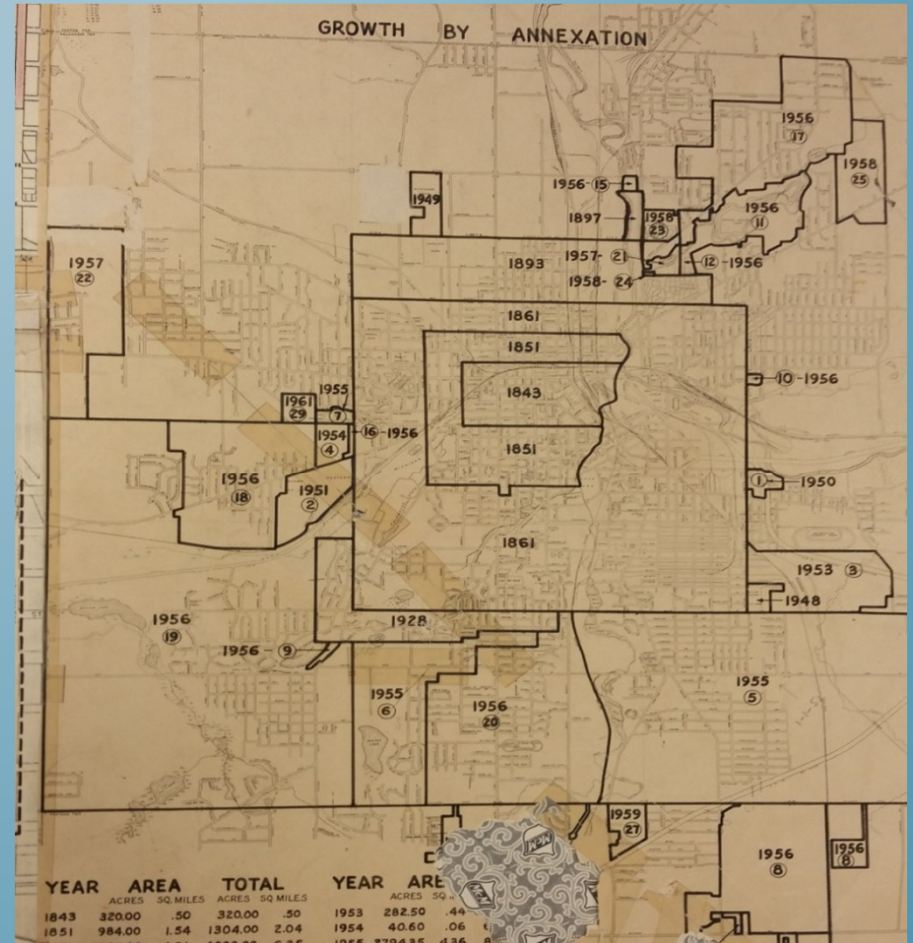
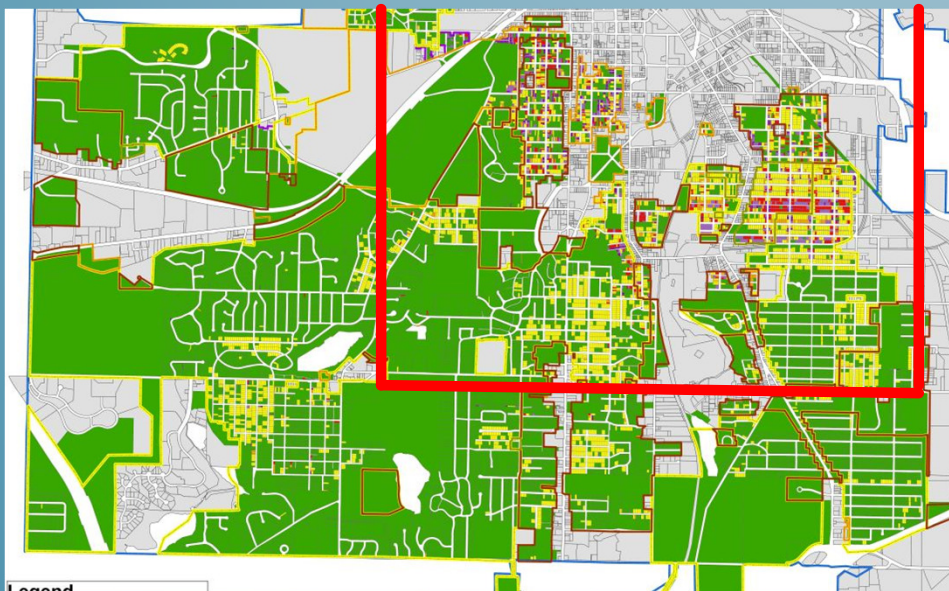
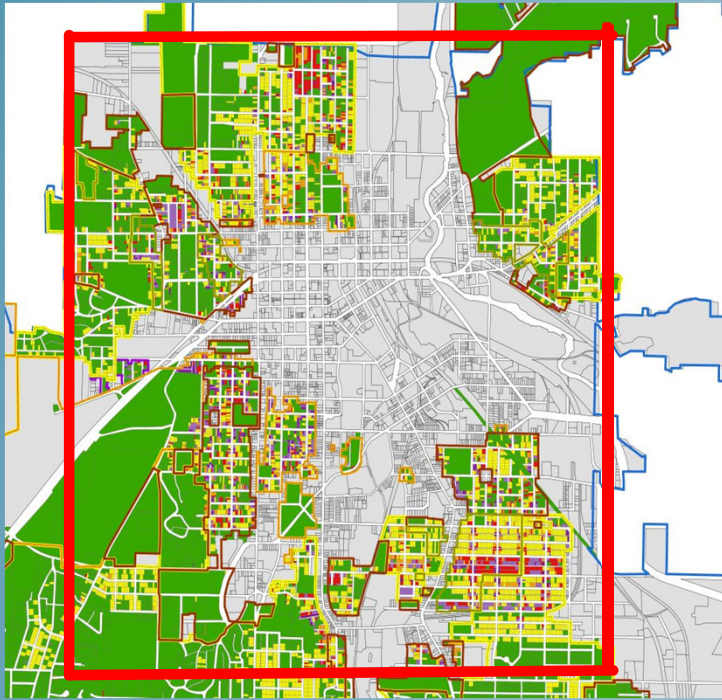








MUCH HIGHER RATIO OF  
NONCONFORMING IN  
PRE-WAR DEVELOPED  
PORTIONS OF CITY





**ENTIRE EXISTING DEVELOPED PORTIONS OF THE CITY BECAME CONFORMING.**

**ABILITY TO BETTER PRESERVE EXISTING DENSITY AND REDUCE BURDEN TO HOME OWNERS IN OLDER DEVELOPED SECTIONS.**





# RESULTS AND CONSIDERATIONS

**APPROVED BY PLANNING COMMISSION IN DECEMBER OF 2018 AND CITY COMMISSION IN JANUARY OF 2019**

**MAPS ASSISTED IN VISUALIZING A TABLE.**

**MAPS HIGHLIGHTED VISUALLY THE ISSUE**

**EXAMPLE OF OPPORTUNITY TO VISUALIZE DATA AVAILABLE IN DATABASES OF A MUNICIPALITY. TEMPLATE SHOULD BE FLEXIBLE TO EXISTING DATA AVAILABLE**

**THERE ARE ENOUGH CHALLENGES TO URBAN INFILL DEVELOPMENT. ZONING CODE IS AN “UNSEEN LAW” WHICH SERVES AS A SOLID BARRIER. GIS SERVED TO VISUALIZE THE ISSUE WITH AVAILABLE DATA.**

## RESULTS AFTER AMENDMENTS TO ZONING CODE

### With Proposed Amendments – Conforming Lots

District	% Conforming Lot Area	% Conforming Lot Width
RS-5	92%	98%
RD-19	78%	96%
RD-15	86%	95%
RM36	65%	91%



# **RESULTS – MOVING FORWARD**

**FURTHER ANALYSIS OF COMMERCIAL ZONES**

**ANALYSIS OF OTHER DIMENSIONAL STANDARDS**

**AVAILABILITY OF THE DATA IS KEY**

**CITY IS WORKING ON A UNIFIED CONSISTENT DATA LIBRARY, SUCH EFFORTS WILL MAKE SHOULD MAKE DATA ANALYSIS WITH GIS MORE LESS TEDIOUS AND CAN LEAD TO MAPPING NEW QUESTIONS!**

An aerial photograph of a city, likely Kalamazoo, Michigan, is shown with a semi-transparent blue overlay. The image is filled with several white question marks of varying sizes, suggesting a theme of inquiry or questions. The text 'THANK YOU!' is prominently displayed at the top in a large, bold, white font. Below it, the word 'Questions?' is written in a slightly smaller, bold, white font. In the bottom right corner, a white-bordered box contains contact information for Bobby Durkee, including his title, organization, email address, and phone number.

# THANK YOU!

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**Questions?**

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Bobby Durkee

Planner I

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