



# Land Development Regulations Overview

# Purpose of Zoning

- ▶ Protect health, safety & welfare
- ▶ Balance community goals w/private property rights
- ▶ Protect property values
- ▶ Ensure reasonable use of property
- ▶ Support comprehensive plan vision and recommendations

# Keys to Successful Ordinances

- ▶ Predictability
- ▶ Flexibility
- ▶ Consistent and fair treatment
- ▶ Decision standards & criteria
- ▶ Clear, concise language
- ▶ Timely decisions

# Project Objectives

- ▶ Assess all land development regulations

Zoning

Storm water

Subdivision

Technical standards

Tree

Signs

Landscape

Parking

- ▶ Identify regulatory short-comings

- ▶ Recommend improvements

- ▶ Define appropriate content for LDO

# Input - Common Themes

- ▶ Density and height
- ▶ Flexibility
- ▶ Expedited reviews
- ▶ Incentives
- ▶ Affordable housing
- ▶ Project tracking

# Stakeholder Input

- ▶ Performance guarantees
- ▶ Development handbook
- ▶ Technical standards
- ▶ Historic preservation commission
- ▶ TRC
- ▶ Conditional zoning
- ▶ Tree preservation
- ▶ Stormwater
- ▶ CFPUA



# City Officials Input

- ▶ Higher quality development
- ▶ Enforcement
- ▶ Train boards and commissions
- ▶ Traffic and safety
- ▶ Preserving historic character
- ▶ More supportive of development
- ▶ Protect environment
- ▶ Control drive and street locations
- ▶ Building design standards
- ▶ Improved landscape requirements

# Key Findings

- ▶ Organization
- ▶ Redundancy
- ▶ Awkward wording
- ▶ Excessive zoning districts
- ▶ Prescriptive requirements
- ▶ Complicated formulas
- ▶ One-size-fits-all reqts. (in/out of 1945 boundary)
- ▶ Regulations don't support infill/redevelopment
- ▶ Over-reliance on waivers

## Wilmington Blueprint Report



LSL Planning  
15 IONIA AVE SW SUITE 450 | GRAND RAPIDS, MI 49503

# Recommendations

- ▶ Reorganize
- ▶ Make user-friendly
- ▶ Revise districts
- ▶ Simplify formulas
- ▶ Distinguish between pre- and post- 1945
- ▶ Refine review procedures
- ▶ Be consistent (city manager, planning director, zoning inspector)
- ▶ Define district purpose re: uses and Comp Plan

Table X-X: Schedule of Uses: All Districts

Use	AG	R-R	R-1	R-2	R-3	R-4	C-1	C-2		C-3	C-4
								E	N		
<b>Agriculture and Animal-Raising Uses</b>											
Agriculture	B										
Breweries, distilleries and bottling plants	B										
Confined feeding operation	B										
Farms	P	B									
Food processing plants											
Grain and feed mills											
Greenhouses and nurseries (not including retail sales)	P	B									
Kennels	P	B								B	
Produce and other food product terminals											
Riding stables and academies	P	B									
Roadside stands	P										
Veterinary clinics	P										
<b>Commercial Services</b>											
Business machine sales & service											
Cleaning services											
Electric, plumbing supplies sales & service (not including showrooms)											
Glass sales & service											
Hardware sales & service											
Locksmith shops											
Machinery and equipment sales & service											
Mail order businesses and fulfillment centers											
Pest control services											
Petroleum products sales											
Printing, photocopying and publishing facilities											
Repair shops (non-automotive)											
Tool and equipment rental											

Section 6-1 Purpose

- A. "R-1," Low Density Residential District. The R-1 District is intended to accommodate new residential subdivision development at densities of less than two units per acre, along with related uses generally on the periphery of the more intensively urbanized sectors of the city. Land within this district will be served by public sanitary sewer and water facilities.
- B. "R-2," Moderate Density Residential District. The R-2 District is intended to encompass much of the city's existing single family residential development and accommodate similarly situated new development at densities of about three units per acre.

Section 6-2 Schedule of Uses

Buildings or land shall not be used and buildings shall not be erected, except for the following specified uses, unless otherwise provided for in this ordinance. Land and/or buildings in the districts indicated at the top of Table 6-2 may be used for the purposes denoted by the following abbreviations:

- A. Permitted Use (P). Land and/or buildings in this district may be used by right.
- B. Conditional Use (C). Land and/or buildings in this district may be used by right, provided the specific conditions related to that use, as found in Article 14 are met.
- C. Special Use (S). Land and/or buildings may be permitted only if special land use approval is granted upon a finding that all applicable requirements in Article 15, Special Use Requirements.
- D. Specific Conditions. Indicates requirements or conditions applicable to conditional uses, as listed in Article 14 Conditional Use Requirements.

Table 6-2 Schedule of Uses: Single Family Residential Districts

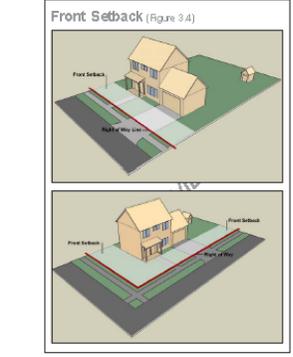
Use	R-1	R-2	Specific Conditions
Single family dwellings	P	P	
Accessory dwelling units	S	S	15-10
Bed and breakfast	S	S	15-12
Day care, family	C	C	14-11
Day care, group	S	S	15-13
Child caring institution, family	S	S	15-14
Foster care home, adult family	S	S	15-23
Foster care home, child family	S	S	15-25
Home occupations	C	C	14-16
Accessory uses and structures	C	C	14-2
Golf courses and country clubs	C	C	14-14
Private non-commercial recreation	C	C	14-22
Public parks/playgrounds	P	P	
Special events	S	S	15-34

3.3 Requirements (cont.)

ply to any reserved right-of-way. The specified right-of-way shall be measured with 1/2 of the required distance on either side of the centerline of the street/road. In locations where the actual right-of-way exceeds the theoretical than specified right-of-way, the front yard setback shall be either (1) as specified for each zoning district by this Article and measured as described above, or (2) 5 feet from the actual right-of-way, whichever is greater.

a. **Adaptable Frontage Lots:** All lots with more than one frontage on a street or road (such as corner lots and through lots) shall be considered as requiring a front setback for each street/road frontage. The minimum side setback shall be required for all other yards.

b. **Curb-Side Lots:** The measurement of front yard setback on a cul-de-sac shall be expressed as an arc which parallels the right-of-way.



# Recommendations

- ▶ Simplify/standardize landscaping and buffers
- ▶ Signs
- ▶ Parking
- ▶ Subdivisions
- ▶ Technical standards manual
- ▶ Synchronize with Comprehensive Plan



Thank you!

Comments and  
Questions