

**City of Berkley**  
**Zoning Ordinance Steering Committee**

**Wednesday, June 7, 2023**  
**6:00 p.m.**

**AGENDA**

- 1. Check in**
- 2. Review of previous work**
  - a. How we make decisions
  - b. Schedule
- 3. Outline**
  - a. Discussion
  - b. Direction
- 4. Zoning Districts**
  - a. Discussion
  - b. Direction
- 5. Preview: Corridors & Neighborhoods**
  - a. Ideas
  - b. Advice
- 6. Check out**
  - a. Community education and communication
  - b. Steering Committee: Questions & suggestions to staff by June 14, 2023
  - c. Staff & CWA: Materials for next meeting to Steering Committee by June 21, 2023
  - d. Next meeting date: June 7, 2023 at 7 p.m.

## **Decision-Making Process**

The Steering Committee will make decisions by consensus, i.e., all members agree.

If consensus is not reached, CWA and staff will draft a memo to the Planning Commission, cc'd to City Council, explaining both sides of the issue. The Planning Commission would make a decision at its next meeting that would be acted upon during the Zoning Ordinance rewrite.



**Carlisle | Wortman**  
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**TO:** City of Berkley Zoning Ordinance Steering Committee

**FROM:** Megan A. Masson-Minock, AICP

**DATE:** May 24, 2023

**RE:** June 2023 Zoning Ordinance Steering Committee Meeting

Thank you for the productive meeting earlier this month where we determined how the Steering Committee makes decisions and our schedule for the next year. At your upcoming meeting, we would like to review materials updated from your last meeting and discuss an outline for the Zoning Ordinance and which districts should be in the updated Zoning Ordinance.

**Review of Previous Work: Decision-Making & Schedule**

We have added the decision-making process to the agenda. We would like to have that process on the agenda regularly. Please review the process and be prepared to discuss any changes you feel are needed.

A revised schedule is attached based on your discussion at your previous meeting. Please review and come ready to share edits or concerns.

**Zoning Ordinance Outline**

A draft Zoning Ordinance outline, based on the Organizational Outline attached to the Zoning Ordinance evaluation, is attached. That outline has been updated per input from staff and Steering Committee members.

In terms of the outline, we would like your input on the following items:

- *For residential zoning districts, should there be a schedule of regulations, similar to current Section 138-526 or should the dimensional requirements be embedded in the zoning district (see example in the appendix)?*
- *For the Site Design Based Corridor Districts, should the uses be allowed in broad categories or by specific use in a table (see examples in the appendix)?*

We would also like your input on the following questions regarding the draft outline:

- *What is missing?*
- *What section or article do you need more information about?*
- *Can you see the priorities for the Zoning Ordinance rewrite, expressed by you or other officials and those in the evaluation, reflected in the outline?*
- *What changes do you feel are needed?*

### **Zoning Districts**

To prepare for this discussion, we recommend that you review the following documents which have information on current zoning and the vision for zoning changes, particularly the Zoning Districts:

- [The current Zoning Map](#)
- The Future Land Use Map (posted in the google drive for the June meeting)
- [The Future Land Use Chapter](#) of the Master Plan
- [The Berkley Downtown Master Plan](#)

The table below lists the current zoning districts and discussion items for each:

<b>Current Zoning District</b>	<b>Discussion Items</b>
R-1A Single-family residential district	We do not recommend substantial changes to these districts, except for the allowance of accessory dwelling units. What changes are needed, if any?  All of these districts have the same uses but different dimensional requirements, based on the original plats. Can these districts be combined or simplified in any way?
R-1B Single-family residential district	
R-1C Single-family residential district	
R-1D Single-family residential district	
R-2 Two-family residential district	We recommend that dimensional and design regulations are changed to make these districts amenable to 21 <sup>st</sup> Century development in keeping with the design standards desired by the community. Are other changes needed?  Can these two districts be combined?
R-M Multiple-family residential district	
R-M-H High-rise multiple-family residential district	We do not recommend any substantial changes to this zoning district. What changes are needed, if any?

<b>Current Zoning District</b>	<b>Discussion Items</b>
Greenfield district	<p>We recommend this district be a site design based zoning district. What changes are needed, if any?</p> <p>Where should this district’s boundaries be?</p>
Community centerpiece district	<p>We do not recommend any substantial changes to this zoning district. What changes are needed, if any?</p>
Office district	<p>We recommend that this district be eliminated, and the Gateway district be expanded to these areas. What changes are needed, if any?</p>
Downtown district	<p>We recommend that the Downtown district be in the locations specified in the Downtown and City Master Plans, with design requirements and the uses listed in both documents. We also recommend this district be a site design based zoning district.</p> <p>What changes are needed?</p>
LB Local business district	<p>We recommend that this district be eliminated, and the Gateway district be expanded to these areas.</p> <p>Do you agree? If not, what are your recommendations?</p>
Gateway district	<p>We recommend this district be a site design based zoning district, it be expanded as shown on the Future Land Use map with design guidelines and uses per the Downtown and City Master Plans.</p> <p>Do you agree? If not, what are your recommendations?</p>
Coolidge district	<p>We recommend that this district be eliminated, and the area distributed between the Gateway and Downtown district per the Future Land Use Map, with the design guidelines and uses per the Downtown and City Master Plans.</p> <p>Do you agree? If not, what are your recommendations?</p>

Current Zoning District	Discussion Items
Twelve mile district	<p>We recommend that this district be eliminated, and the Gateway district be expanded to these areas.</p> <p>Do you agree? If not, what are your recommendations?</p>
Eleven mile district	<p>We recommend that this zoning district is eliminated and changed per the Future Land Use Map.</p> <p>Do you agree? If not, what are your recommendations?</p>
Woodward district	<p>We recommend this district be a site design based corridor.</p> <p>What changes are needed?</p>
Industrial district	<p>We recommend that this district is eliminated and made to be a flexible district with industrial/retail per the Future Land Use Map.</p> <p>Do you agree? If not, what are your recommendations?</p>
P-1 Parking district	<p>We recommend the elimination of this zoning district and parking areas become permitted or special land uses in corridor districts.</p> <p>Do you agree? If not, what are your recommendations?</p>
C-1 Cemetery district	<p>We do not recommend any substantial changes to this zoning district.</p> <p>What changes are needed, if any?</p>

We would also like your input on the following questions regarding the zoning districts:

- *Which districts should be combined? Should any be eliminated?*
- *Is the Future Land Use Map the central guide or another map?*
- *Which districts should be site design based?*

Thank you for your time and contributions. We look forward to meeting with you in two weeks!  
Should you have any questions please do not hesitate to contact me.



**CARLISLE/WORTMAN ASSOC., INC.**

**Megan Masson-Minock, AICP  
Planner**

**APPENDIX**

**Example of dimensional requirements embedded in Zoning District Section from City of Dexter’s Zoning Ordinance:**

**Section 10.02 R-1 ONE-FAMILY RESIDENTIAL DISTRICT**

- A. Intent.** This district is designed to encourage a suitable and healthy environment for family life, and to provide residential areas for one-family residential densities and other uses that will serve the residents in the district.
- B. Use Regulations.** Section 9.14 sets forth permitted, accessory, and special land uses within the R-1 One-Family Residential District.
- C. Dimensional Requirements.** The following dimensional requirements shall apply to the R-1 One-Family Residential District:

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height		Min. Yards & Setbacks in feet			Min. floor area per unit in s.f.	
in s.f.	Width in ft.		Stories	Ft.	Front	Side			
					Least	Total	Rear		
7,800	60	30% <sup>1</sup>	2.5	35	25 <sup>2,3</sup>	10	20	25 <sup>4</sup>	1,000

<sup>1</sup> When a detached accessory dwelling unit is present, the maximum lot coverage shall be as specified in Section 14.XX, Accessory Dwelling Units.

<sup>2</sup> Front setback may be reduced to fifteen (15) feet if the residential lot fronts a right-of-way greater than sixty-six (66) feet in width.

<sup>3</sup> A corner lot shall maintain the minimum front yard setbacks for both the primary and secondary front yards.

<sup>4</sup> For a corner lot, the minimum rear yard setback is the minimum side yard setback.

**D. Supplemental District Standards.**

- 1. In addition to those bulk regulations listed in Section 9.07.C, all development shall conform to supplemental bulk regulations listed in Section 9.13.
- 2. All front, side, and rear yards shall be the minimum perpendicular distance measured from the principal structure, excluding all projections three (3) feet in length from the structure wall.

**Example of Uses in Broad Categories from Form-Based Zoning District in Ypsilanti Township**

**Table 5.D  
 Use Groups by Category-Regional**

<b>Regional Corridors</b>
<b>Use Group 1</b>
<b>Residential Uses:</b>
One-Family detached and attached dwellings, subject to regulations in Section 1801
Two-Family dwellings
Mixed-use. Any permitted use mixed vertically in building or horizontal on site.
<b>Use Group 2</b>
<b>Misc. Residential / Related Uses:</b>
Multiple-Family dwellings
Live/Work units
Child care centers, subject to regulations in Section (insert section)
Bed and Breakfast, subject to regulations in Section (insert section)
<b>Use Group 3</b>
<b>Office / Institutional:</b>
Civic Buildings
General office
Professional and medical office
Primary/secondary schools (private)
Publicly owned/operated office and service facilities
Veterinary clinics or hospitals, subject to regulations in Section (insert section), and Section (insert section), respectively
<b>Use Group 4</b>
<b>Retail, Entertainment, and Service Uses:</b>
Financial institutions
General retail
Food use without a drive-through
Personal services
Business services
<b>Use Group 5</b>
<b>Misc. Uses:</b>
Commercial kennels / pet day care
Hospitals
Technology centers / office research / data center
Funeral homes
Senior assisted/independent living
Group day care homes, subject to regulations in Section (insert section),
Lodging

Places of Worship
Fitness, gymnastics, and exercise centers
Theatres and places of assembly
Indoor commercial recreation establishments
<b>Use Group 6</b>
<b>Automotive Uses:</b>
Automobile car wash, subject to conditions in Section (insert section),
Gasoline service station, subject to conditions in Section (insert section)
Drive-through Use

**Example of Use Table for Form-Based District from City of Dexter**

**SECTION 11.11 FORM-BASED DISTRICT USE TABLE**

- A. Specified Uses.** In all Form-Based Districts, no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Article.
- B. Schedule of Uses.** The Schedule of Use Regulations identifies uses as follows:
1. “P” identifies uses permitted as of right.
  2. “S” identifies uses requiring Special Approval as outlined in Article 8.
  3. “A” identifies accessory uses.
  4. No marking identifies uses not permitted

Use	VR-1	VR-2	CBD	VC	ARC	BRC	Notes
<b>All Uses</b>							
<i>All buildings over 10,000 square feet to 20,000 square feet in gross floor area</i>	S	S	P	S	P	P	
<i>All buildings over 20,000 square feet in gross floor area</i>	S	S	S	S	P	P	
<b>Residential</b>							
Single-family detached dwellings	P	P					Subject to Section 14.02
Residential cluster development	S	S					Subject to Section 12.02
Two-family dwellings	P	P			P	P	
Single-family attached dwellings	S			S	P	P	
Multiple-family dwellings	S			S	P	P	

Use	VR-1	VR-2	CBD	VC	ARC	BRC	Notes
Senior assisted living					P	P	Subject to Section 14.10
Senior independent living					P	P	Subject to Section 14.10
Upper story residential			P	P	P	P	
Home occupation	P	P					Subject to Section 14.04
Medical marijuana home occupation	P	P					Subject to Section 14.05
Accessory dwelling units	A	A					Subject to Section 14.03
Bed and breakfast	P	P	P	P			
Accessory short-term rental housing	A	A	A	A			Subject to Section 14.16
Vacation rental housing	S	S	S	S			Subject to Section 14.17
First floor dwelling unit for resident manager					S	S	
Live/Work Units				P	P	P	Subject to Section 14.07
<b>Institutional/Cultural</b>							
Public swimming pools, parks, playgrounds and playfields		S					
Family child care homes	P	P			P	P	Subject to Section 14.08
Foster family homes	P	P					Subject to Section 14.08
Foster family group homes	P	P					Subject to Section 14.08
Group child care homes	P	P			P	P	Subject to Section 14.08
Adult day care homes	P	P					Subject to Section 14.08
Adult foster care group homes (small and large)	P	P					Subject to Section 14.09
Adult foster care family homes							Subject to Section 14.09
Adult foster care congregate facilities	S	S					Subject to Section 14.09

Use	VR-1	VR-2	CBD	VC	ARC	BRC	Notes
Child care centers	P	P			P	P	
Nursing and convalescent homes					S	S	Subject to Section 14.11
Places of worship	S	S		S			
Private clubs, fraternal organizations, and lodge halls				S			
Public and private nurseries for children	S	S					
Primary and secondary non-profit schools, colleges and universities	S	S					
Vocational & technical training facilities				S			
Government or community-owned buildings	S	S	P				
Museums			P	P			
Libraries			P	P			
Community centers	P	P		P	P	P	
Funeral homes	S						
Essential service structures	P	P	P	P	P	P	Subject to Section 14.43
Essential service buildings	P	P					Subject to Section 14.44
<b>Office/Retail/Service</b>							
Business, professional & medical offices			P	P	P	P	
Kennels, Commercial/Pet Day Care			S	S	S	S	Subject to Section 14.37
Small animal clinics			S	S	S	S	Subject to Section 14.38
Banks and other financial institutions	S		P	P	P	P	
Retail sales	S		P	P	P	P	
Food sales							
<i>up to 2,000 sq. ft</i>			P	P	P	P	
<i>2,000 sq. ft or more</i>			S	S	P	P	
Personal service			P	P	P	P	
Service or retail establishment with office/workshop			S	S	P	P	Accessory wholesale or warehouse uses not

Use	VR-1	VR-2	CBD	VC	ARC	BRC	Notes
							permitted. In VC & CBD, not more than 50% of the total usable floor area for service, repair or processing.
Restaurants (no alcohol served)			P	P	P	P	
Bars/Taverns/Lounges (restaurants serving alcohol)			S	S	S	S	
Restaurants, carry-out			S	S	P	P	
Restaurants, open-front			S	S	S	S	
Restaurants, drive-in					S	S	
Funeral homes	S				S	S	Subject to Section 14.24
Motels & hotels					S	S	Subject to Section 14.18
Outdoor service areas			P		P	P	Subject to Section 14.73
Open air businesses			P		S	S	
Outdoor display areas				S	S	S	Subject to Section 14.72
Indoor commercial recreation			S		S	S	Subject to Section 14.31
Commercial outdoor recreation				S			Subject to Section 14.30
Theaters/Cinemas			P	P	P	P	
Performing and visual arts studios			P	P	P	P	
Printing & photographic reproduction establishments			P	P	P	P	
Adult regulated uses					S	S	Subject to Section 14.67
Drive through facilities					S	S	Subject to Section 14.57
Urgent medical care centers					S	S	
Use/storage of hazardous or flammable materials					S	S	
<b>Automotive /Transportation</b>							

<b>Use</b>	<b>VR-1</b>	<b>VR-2</b>	<b>CBD</b>	<b>VC</b>	<b>ARC</b>	<b>BRC</b>	<b>Notes</b>
Automobile or vehicle service and repair centers						S	Subject to Section 14.59
Gasoline service stations					S	S	Subject to Section 14.60
Automobile or vehicle dealerships					S	S	Subject to Section 14.58
Automobile washes, automatic or self-service					S	S	Subject to Section 14.61
<b>Temporary</b>							
Temporary outdoor display area					P	P	Subject to Section 14.72
<b>Other</b>							
Accessory uses, buildings or structures	A	A	A	A	A	A	Subject to regulations in Article 3.

**Article 1: Title, Purpose and Legal Clauses**

- Section 1.01 Title
- Section 1.02 Authority, Findings and Purposes
- Section 1.03 Validity and Severability
- Section 1.04 Interpretation, Scope and Construction of Regulations
- Section 1.05 Conflicting Laws, Ordinances, Regulations or Restrictions
- Section 1.06 Vested Right
- Section 1.07 Repeal of Ordinance

**Article 2: Definitions**

- Section 2.01 Interpretations
- Section 2.02 Definitions

**Article 3: Administration and Enforcement**

- Section 3.01 Zoning Administrator Appointment
- Section 3.02 Zoning Administrator Duties
- Section 3.03 Zoning Compliance Permit (includes sub-section on exemptions, start work deadlines, and voiding permits)
- Section 3.04 Records
- Section 3.05 Fees
- Section 3.06 Compliance with Plans
- Section 3.07 Withholding of Approval
- Section 3.08 Completion of Construction
- Section 3.09 Performance Guarantee
- Section 3.10 Public Hearing Notice Requirements
- Section 3.11 Violations and Penalties

**Article 4: Establishment of Districts**

- Section 4.01 Establishment of Districts
- Section 4.02 Map
- Section 4.03 Interpretation of District Boundaries
- Section 4.04 District Intent and Uses
- Section 4.05 Scope
- Section 4.06 Building Regulations
- Section 4.07 Regulations Applying to All Properties
- Section 4.08 Exception to Yard and Lot Area Requirement

**Article 5: Residential Districts**

Section 5.01 R-1A District

Section 5.02 R-1B District

Section 5.03 R-1C District

Section 5.04 R-1D District

Section 5.05 R-2 District

Section 5.06 R-M District

Section 5.07 R-M-H District

Section 5.08 Residential District Use Table

***Section 5.09 Schedule of Regulations OR eliminate this table and incorporate dimensional requirements in each district.***

**Article 6: Site Design Based Corridor Districts**

Section 6.01 Purpose and Intent

Section 6.02 Applicability and Organization

***Section 6.03 Use Regulations OR Site Design Based District Use Table***

Section 6.04 Building Design Standards

Section 6.05-6.10 Zoning Districts by Corridor (TBD)

Section 6.11 Deviations from Code and Plan Changes and Revisions

Section 6.12 General Provisions

Section 6.11 Lighting Requirements

Section 6.13 Landscaping Requirements

Section 6.14 Parking Requirements

**Article 7: Site Plan Review Procedures and Requirements**

Section 7.01 Intent

Section 7.02 Planning Standards

Section 7.03 Review Qualifications

Section 7.04 Administrative Review

Section 7.05 Pre-Application Meeting (optional)

Section 7.06 Preliminary Site Plan Review

Section 7.07 Final Site Plan Review

Section 7.08 Combining Preliminary and Final Site Plan Review

Section 7.09 Submission Requirements

Section 7.10 Final Site Plan and Engineering

Section 7.11 Amendments

Section 7.12 Site Plan Expiration and Extensions

Section 7.12 As-Built Drawings

Section 7.13 Performance Guarantees

Section 7.14 Violations

Section 7.15 Development Agreements

**Article 8: Special Land Uses**

- Section 8.01 Intent
- Section 8.02 Procedures
- Section 8.03 Expiration
- Section 8.04 Revocation

**Article 9: Planned Unit Development**

- Section 9.01 Purpose and Intent
- Section 9.02 General Requirements
- Section 9.03 PUD Concept Plan
- Section 9.04 PUD General Design Plan
- Section 9.05 Final PUD Site Plan
- Section 9.06 Conditions

**Article 10: General Provisions**

- Section 10.01 Purpose
- Section 10.02 Fences
- Section 10.03 Wind Energy
- Section 10.04 Solar Energy
- Section 10.03 Driveways
- Section 10.05 Essential Services
- Section 10.06 Storage in Front Yard
- Section 10.07 Home Occupation
- Section 10.08 Temporary Uses and Living Quarters
- Section 10.09 Structure Completion
- Section 10.10 Dumping or Disposal of Rubbish, etc.
- Section 10.11 Lot Limitations
- Section 10.12 Accessory Buildings
- Section 10.13 Standards for Dwelling
- Section 10.14 Satellite Receivers and Dish Antennas
- Section 10.15 Unlicensed Motor Vehicles in Residential Districts
- Section 10.16 Parking and Storage of Recreational Boats and/or Recreational Vehicles or Trailers Used for Carrying Such Boats and Recreational Vehicles in Residential Districts
- Section 10.17 Prohibited Materials in Residential Districts
- Section 10.18 Screen Wall and Trash Enclosure Construction
- Section 10.19 Entryways
- Section 10.20 Openings in Building Elevations that Face Residential Zoning Districts
- Section 10.21 Special Events
- Section 10.22 Central Air Condition Unit and Similar Exterior Equipment
- Section 10.23 Covered Patios, Gazebos, Pergolas, Pavilions, and Similar Type “Open-Air” Structures

**Article 11: Specific Use Standards – Residential Uses**

- Section 11.01 Bed and Breakfast
- Section 11.02 Adult Foster Care Facilities
- Section 11.03 Accessory Dwelling Units
- Section 11.04 Senior Assisted and Independent Living
- Section 11.05-? Specific Uses TBD

**Article 12: Specific Use Standards – Non-Residential Uses**

- Section 12.01 Child Care Facilities
- Section 12.02 Places of Worship
- Section 12.03 Public and Private Schools/Schools of Higher Education
- Section 12.04 Cemeteries
- Section 12.05 Recreation Areas and Private Parks
- Section 12.06 Indoor Recreation Uses
- Section 12.07 Automobile Repair Garages, Service Stations and Washes
- Section 12.08 Automobile Dealers
- Section 12.09 Municipal Facilities
- Section 12.10 Public Utility Buildings
- Section 12.11 Funeral Homes and Mortuaries
- Section 12.12 Garden Centers and Nurseries
- Section 12.13 Hospitals, Nursing Homes and Convalescent Centers
- Section 12.14 Hotels and Motels
- Section 12.15 Kennels
- Section 12.16 Veterinary Clinics
- Section 12.17 Drive-In and Drive-Through Facilities
- Section 12.18 Private Service Clubs, Fraternal Organizations, and Lodge Halls
- Section 12.19 Outdoor Service Areas
- Section 12.20 Open Air Businesses
- Section 12.24 Composting Facilities
- Section 12.26 Self-storage Facilities
- Section 12.27 Wireless Communication Facilities
- Section 12.28 Adult Entertainment

**Article 13: Landscape Standards**

- Section 13.01 Intent
- Section 13.02 Application of Requirements
- Section 13.03 Landscape Plan Requirements
- Section 13.04 Screening Between Land Uses
- Section 13.05 Parking Lot Landscaping
- Section 13.06 Greenbelts
- Section 13.07 Site Landscaping
- Section 13.08 Subdivision and Site Condominium Landscaping
- Section 13.09 Landscape Elements

Section 13.10 Minimum Size and Spacing Requirements

**Article 14: Lighting Standards**

- Section 14.01 Intent
- Section 14.02 Applicability
- Section 14.03 Light from Direct Sources
- Section 14.04 Light from Indirect Sources
- Section 14.05 Exemptions
- Section 14.06 Prohibited Lighting

**Article 15: Off-Street Parking, Loading and Access Standards**

- Section 15.01 Intent
- Section 15.02 Streets, Roadways, and Rights-of-Way
- Section 15.03 Clear Vision Zone
- Section 15.04 Vehicle Parking Requirements
- Section 15.05 Bicycle Parking Requirements
- Section 15.06 Drive-Through Facilities
- Section 15.07 Off-Street Loading Requirements

**Article 16: Non-Conforming Lots Structures, and Uses of Structures**

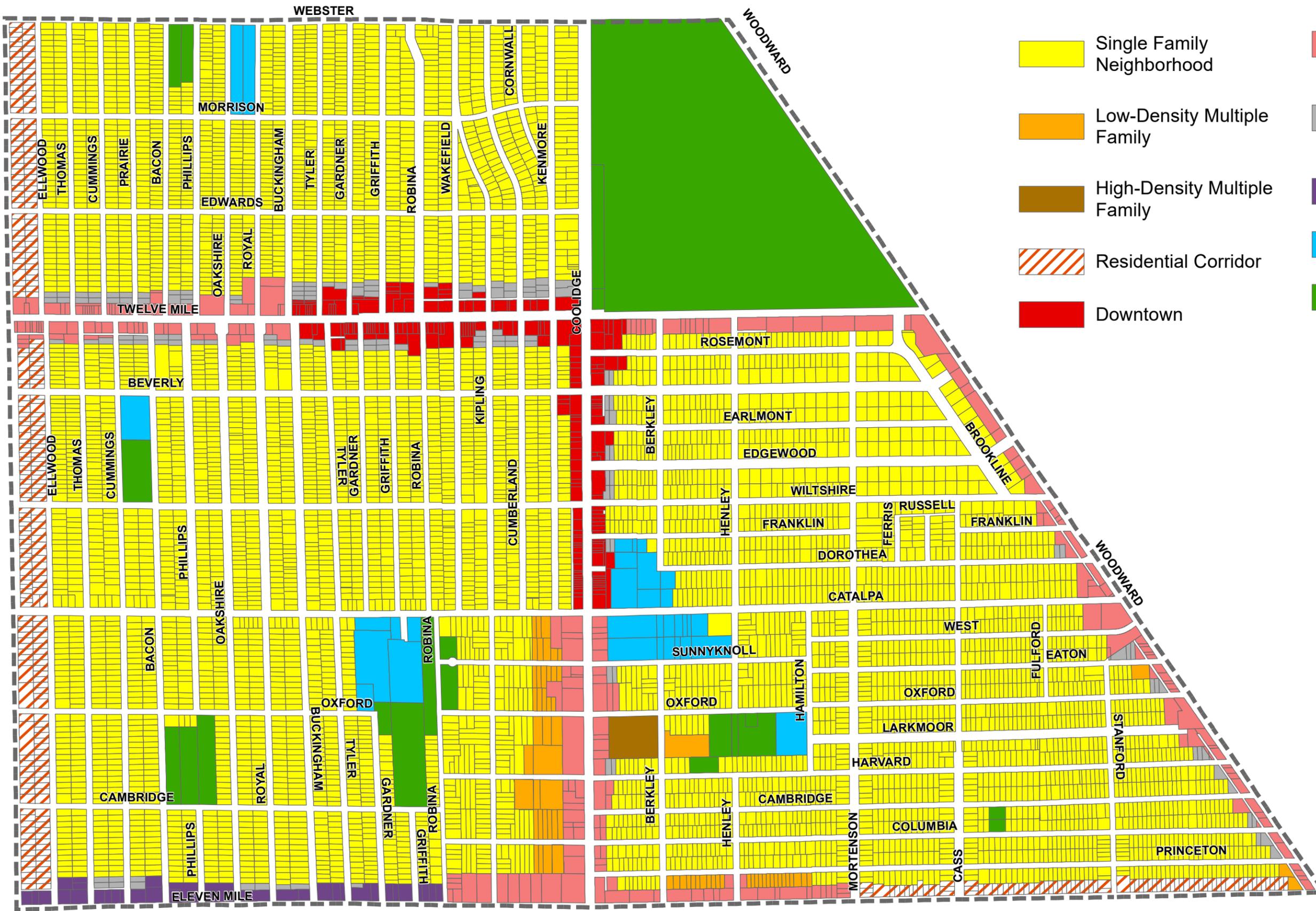
- Section 16.01 Purpose and Intent
- Section 16.02 Nonconforming Lots of Record
- Section 16.03 Nonconforming Uses of Land
- Section 16.04 Nonconforming Structures
- Section 16.05 Repairs and Maintenance
- Section 16.06 Change of Tenancy or Ownership
- Section 16.07 Building Damage
- Section 16.08 Completion of non-conforming structures

**Article 17: Zoning Board of Appeals**

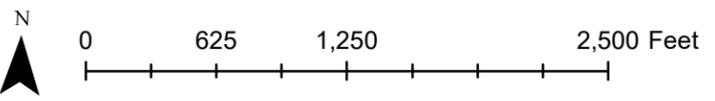
- Section 17.01 Establishment
- Section 17.02 Membership
- Section 17.03 Rules and Governing the Board of Appeals
- Section 17.04 Powers and Duties of Zoning Board of Appeals
- Section 17.05 Rules and Procedures for Variances
- Section 17.06 Site Plan Requirements
- Section 17.07 Zoning Board of Appeals Approval
- Section 17.08 Approval Periods

**Article 18: Rezoning and Zoning Ordinance Text Amendments**

- Section 18.01 Initiation of Zoning Ordinance Map and Text Amendments
- Section 18.02 Zoning Ordinance Text and Map Amendment Application Procedure
- Section 18.03 Rezoning and Zoning Ordinance Amendment
- Section 18.04 Criteria for Amendment of the Official Zoning Map (Rezoning)
- Section 18.05 Criteria for Amendment of the Official Zoning Ordinance Text
- Section 18.06 Conditional Rezoning of Land
- Section 18.07 Amendments Required to Conform to Court Decree



- Single Family Neighborhood
- Low-Density Multiple Family
- High-Density Multiple Family
- Residential Corridor
- Downtown
- Gateway Corridor
- Potential Corridor Expansion / Transitional Buffer
- Industrial / Retail
- Institutional
- Parks & Cemetery



## Draft Future Land Use

### City of Berkeley

**City of Berkley**  
**Zoning Ordinance Steering Committee**

**DRAFT MEETING SCHEDULE**

<b>Steering Committee Meeting Date</b>	<b>Topic</b>	<b>Steering Committee input due date</b>	<b>Steering Committee Packet posted</b>
<b>May 3, 2023</b>	Schedule & Decision-Making	N/A	N/A
<b>June 7, 2023</b>	Outline & Zoning Districts	May 12, 2023	May 24, 2023
<b>July 5, 2023</b>	Corridors & Neighborhoods	June 14, 2023	June 21, 2023
<b>August 2, 2023</b>	Development Review Processes	July 12, 2023	July 19, 2023
<b>September 6, 2023</b>	Parking	August 16, 2023	August 23, 2023
<b>October 4, 2023</b>	Signs	September 13, 2023	September 20, 2023
<b>November 1, 2023</b>	Landscaping & Lighting	October 11, 2023	October 18, 2023
<b>Week of Nov. 27th</b>	<b><i>Joint Planning Commission &amp; City Council meeting</i></b>		
<b>December 6, 2023</b>	Specific Use Provisions	November 8, 2023	November 22, 2023
<b>End of 2023</b>	<b><i>Focus Area Workshops</i></b>		
<b>January 3, 2024</b>	Nonconformities	December 13, 2023	December 20, 2023
<b>February 7, 2024</b>	Administration & Enforcement	January 10, 2024	January 24, 2024
<b>March 6, 2024</b>	General Provisions & Definitions	February 14, 2024	February 21, 2024
<b>April 3, 2024</b>	Review Draft	March 13, 2024	March 20, 2024