



MAPS

Maps are awesome! They present information about the world in a visual way and convey information about the locations of features, distances between places, distribution of people in a specific area, and more. A Community Master Plan may include several maps, showing the community boundary, parcel lines, roadways, and infrastructure. It will must include an Existing Land Use and Future Land Use Map. Once the Master Plan is complete, updates to the Zoning Map may take place to align with the goals and vision of the Future Land Use Map.

Existing Land Use and Future Land Use maps are critical in drafting the development goals and objectives for a community. For your reference, below is a brief description of what an Existing Land Use (ELU) and Future Land Use Map (FLU) can show and why they are important, as well as a Zoning Map and how this impacts the community.

Existing Land Use Map

The Existing Land Use Map (ELU) shows an approximate rendering of land use as it currently exists and the major activities that occur there. Typical categories may include, single-family residential, multiple-family residential, commercial, industrial, institutional, parks and recreational facilities, vacant, and others.

The ELU map below was adopted as part of the 2007 Berkley Master Plan. As you can see, the red Commercial areas show where commercial properties were used in 2007. It does not specify what types of commercial uses are occurring in those areas but highlights that the Twelve Mile, Woodward, and Coolidge corridors are hotspots for commercial activities.



Current land-use patterns reflect the history of development in a community and can help determine where future development may be most appropriately located.



Future Land Use Map

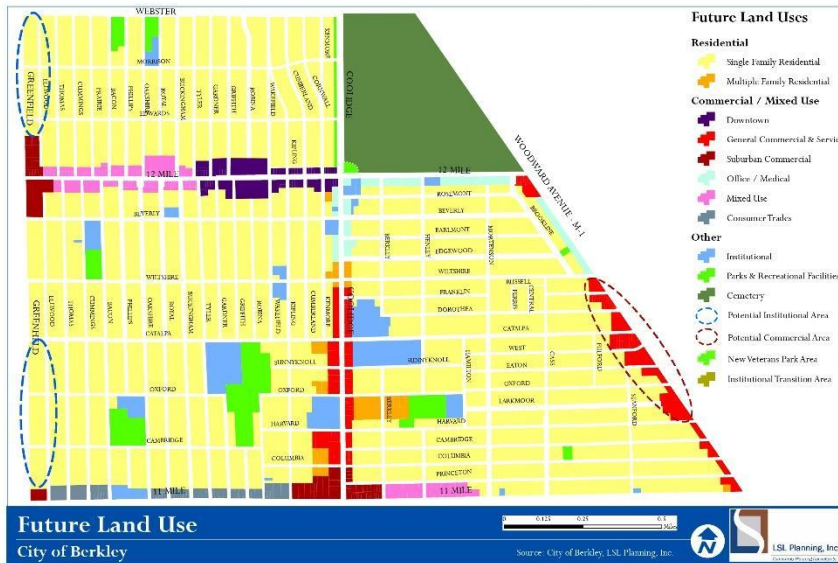
The Future Land Use Map (FLU) is a community's visual guide to future planning. When drafting a Master Plan, the FLU map is created after public engagement and includes what the community would want to see happen in the community. The map includes general land use categories, similar to the ELU above, but often segments into more detailed designations.

For example:

	Commercial / Mixed Use	
Downtown	General Commercial & Service	Suburban Commercial
Office / Medical	Mixed Use	Consumer Trades

See below for the FLU map that was adopted as part of the 2007 Berkley Master Plan. As you can see, the Twelve Mile, Coolidge, and Woodward corridors are much more segmented than the ELU, as shown above. For example, the FLU map specifies what type of commercial activities would be better along each corridor, with a desire for office and medical uses on north Coolidge, east Twelve Mile and north Woodward.

The Master Plan text provides additional notes on the types of uses that are appropriate for a particular area and goes further to include details on desired density, height, design, landscaping, and more.



The Future Land Use map shows what can be possible and what the community has agreed during the public engagement that they would like to see in the future. It is not a guarantee, but it is a possibility.

The Future Land Use map also provides guidance on the Zoning Map and Zoning Ordinance that are not part of the Master Plan process.



Zoning Map

The Michigan Zoning Enabling Act (PA110 of 2006) states the Zoning Ordinance adopted by a community must be based on a plan. The Master Plan and Future Land Use map are the guiding policy documents for any possible changes or amendments to the Zoning Map or the Zoning Ordinance.

The Zoning Map categorizes each parcel and is designed to protect the public health, safety, and welfare of residents and properties in the community. The Zoning Map and corresponding Zoning Ordinance text establish the minimum regulations for the development, design, and use of properties in the community.

The Zoning Map categories regulate the size of the parcels (width, square footage), the use of the parcel (residential, retail, medical office, restaurants, auto dealership, manufacturing, warehousing, etc.), and the design of the building and property itself (height, lot coverage, parking, landscaping, lighting, etc.).

See below for the current Berkley Zoning map. As you can see, the land use categories are often grouped together but do not convey how the property is currently being used. Rather, it designates what is permitted by right or by special land use. For example, the white and yellow areas are all zoned for Single Family Residential Dwellings. However, there are other uses that are permitted in these districts by the Zoning Ordinance. Uses such as libraries, parks, municipal buildings are also permitted by right, and uses such as churches, public or private schools, and public utility buildings are permitted by special land use.

The Zoning Ordinance also includes regulations for how structures may be built on any particular property, whether it is residential or commercial. Such regulations include setbacks (how far a building must be from a property line), height, lot coverage (what percentage of a property can be covered by buildings), landscaping, parking, and more.

