

CITY OF FLINT

MPSC

February 16, 2016



Draft Zoning Code Review

Update on current status

Overview of input generated by MPSC

Review of the ARU's (Additionally Regulated Uses)



Draft Zoning Code – Current Status

A revised draft was publically released on 1/26/16

The Planning Commission began review the draft code at their meeting on 2/9/16.

The Commission reviewed Articles 1-7, providing questions and comments to staff

Summary of this dialogue is located on imagineflint.com



Draft Zoning Code – Current Status

The Planning Commission will continue to review at their bi-monthly meetings

Next meeting: 2/23/16

Legal review began in early February and is scheduled for completion in April

On-going community outreach will occur



December:

- ~~Full public comment review and response~~
- ~~Comprehensive master use chart review and revision~~
- ~~Article 9: Use Regulations review and revision~~
- ~~Bulk Standards: Review and revision~~

January :

- ~~Continue staff review and revision of remaining articles~~
- ~~Finalize revised draft~~
- ~~Begin Formal legal review~~

February:

- ~~- Begin review process with Planning Commission~~
- Host community meetings
- ~~- Revise Zoning Quick Reference Guide~~

March:

- Complete legal review
- Host community meetings
- Revise based on legal recommendations
- On-going review with Planning Commission

April: Complete PC review

May: Formal approval and adoption process continues

Draft Zoning Code – Input Generated by MPSC

- Strong attention needs to be given to liquor stores, but realization that restaurants serving liquor/beer should be treated differently
 - » Added locational standards for “stand-alone” liquor stores
 - » Added temporary signage and permanent signage regulations for new stores
 - » Permitted the sale of liquor/beer in Mixed Use development, but included restrictions on the amount of floor space permitted for alcohol sales



Draft Zoning Code – Input Generated by MPSC

- Further attention needs to be given to the Green Neighborhoods and Mixed Residential Districts
 - » Staff created a GN 1 and 2 District as well as a MR-3 District.
- “Green Uses” should not only be permitted in GN Districts, but permitted across all Residential Districts.
 - » Staff included the use of “personal solar and wind”, beekeeping, greenhouses, aquaponics/culture, produce stands and community gardens in fashion across residential districts



Draft Zoning Code – Input Generated by MPSC

- Feedback on signage and the need to develop more standards and regulation
 - » Stronger regulations were developed on signage, specifically size and location.
 - » Temporary signage regulations were developed that include duration clauses
 - » A amortization clause was included in the draft. This is under further legal review and Planning Commission approval.



Draft Zoning Code – Input Generated by MPSC

- Recommendations on chicken keeping were passed onto the Planning Commission. It was agreed however, that the surrounding residents should have some say in the decision.
 - » Staff has included language allowing the use of chickens, but treated as an Accessory Use with many regulations.
 - » Including a 2-year “pilot” period
 - » Petitions from the applicants “block” indicating support
 - » Fees and monitoring standards.



Draft Zoning Code – Input Generated by MPSC

- Uses listed in the “master use chart” were confusion and broad
 - » Staff revised the definitions article and aligned both articles to ensure terminology is consistent and more specific
- Recommendations to permit Live/Work flexibility
 - » Staff reviewed many City ordinances and incorporated best practices with the goal to easily allow individuals to repurpose vacant buildings



Draft Zoning Code – Input Generated by MPSC

- Parking Standards and Locations should be flexible to allow for the reuse of land, but protect residential districts
 - » Draft language would allow for the repurposing of vacant lots in residential for “surface lot parking”, but regulations on design, impact, and hours of use would be included.
- Concerns the code is not “user friendly”
 - » Additional graphics were developed and incorporated
 - » A zoning quick reference guide was created
 - » Nearly 100 pages were removed, that eliminated redundancies
 - » Tools like zoningcheck.com have been developed to work with residents/developers on the new zoning



Draft Zoning Code – Additionally Regulated Uses (ARU)

In the development of a community it is recognized that there are some uses which, because of their very nature, are recognized as having serious objectionable operational characteristics, particularly when several of them are concentrated under certain circumstances thereby having a deleterious effect upon the adjacent areas.

Additional regulation of these uses is necessary to ensure that these adverse effects will not contribute to the blighting or downgrading of the surrounding neighborhood. These additional regulations are itemized in this article. The primary control or regulation is for the purpose of preventing a concentration of these uses in any one area.



Draft Zoning Code – Additionally Regulated Uses (ARU)

Separated into 3 “Groups”

Group “A” – Additionally regulated uses:

- i. Adult bookstore, Adult motion picture theater, Adult mini motion picture theater, Massage establishments, Establishments for consumption of beer or intoxicating liquor on the premises and having adult entertainment, Steam baths, Strip Clubs
- ii. Any other use, including a group B special regulated use, which provides goods or services which are distinguished or characterized by their emphasis on matters depicting, describing or relating to “specified sexual activities” or “specified anatomical areas”



Draft Zoning Code – Additionally Regulated Uses (ARU)

Separated into 3 “Groups”:

Group “B” - Additionally regulated uses:

- i. Pawnshops, Package Goods Store/Liquor Store/Party Stores, Tattoo Establishments

Group "C" – Additionally regulated uses:

- i. i. Medical Marihuana Provisioning Centers



Draft Zoning Code – Key Issues Handout



Next Meeting:
Tentatively scheduled for
Tuesday, March 2, 2016
Flint Public Library
5:30-7:30 PM