

Draft Zoning Code Presentation

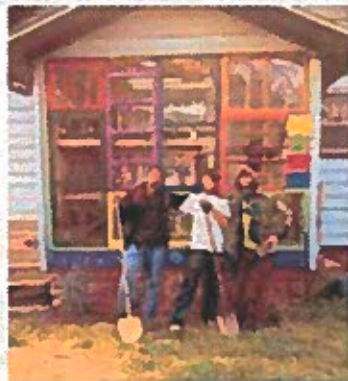
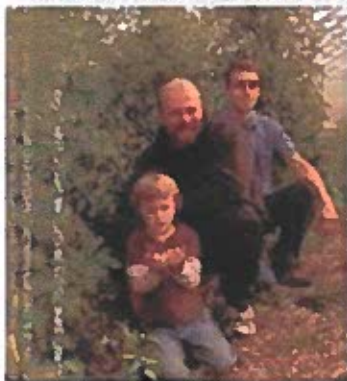
April 20, 2022



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MASTER PLAN FOR A SUSTAINABLE FLINT

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Overview of Presentation

- ▶ Brief presentation of Master Plan as the framework for the Zoning Code
- ▶ Introduction of Zoning Code Purpose and Differences between Prior Zoning Code and Draft Zoning Code
- ▶ Common Misperceptions and Fact
- ▶ Summary of Articles
- ▶ Discussion/Question-Answers

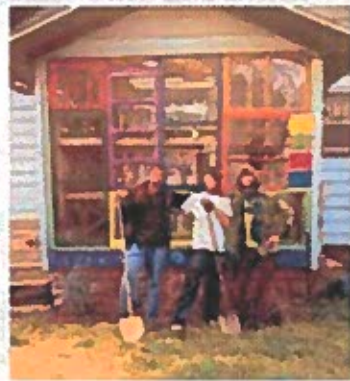
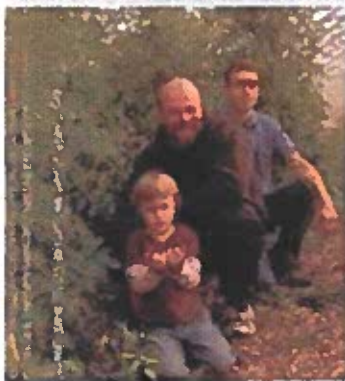
Master Plan as a Framework for the Zoning Code



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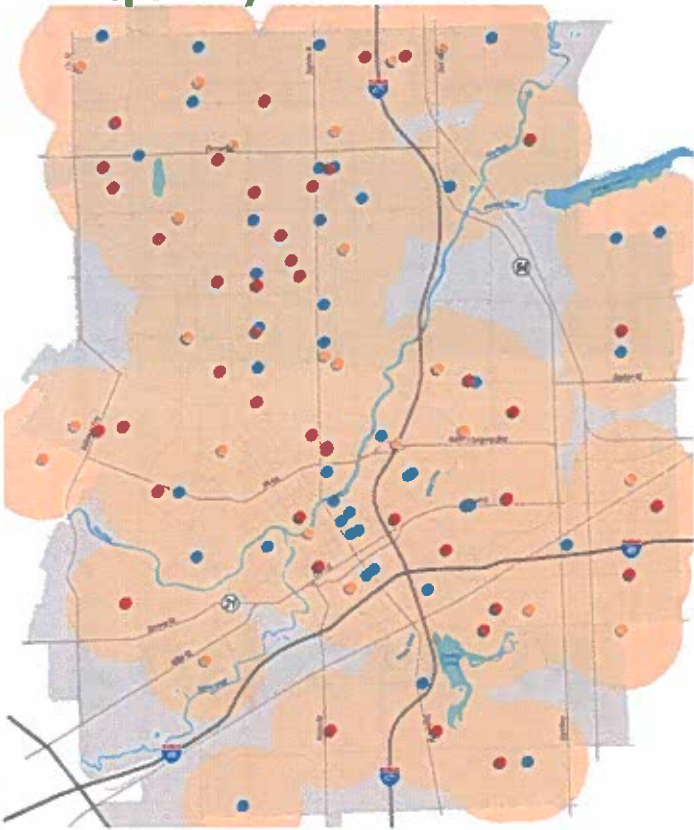
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What is a Master Plan?

- ▶ A community vision to guide the City over a 20-year period
- ▶ Required by state law
- ▶ Contains policies that lay groundwork future development
- ▶ Sets land use policy to guide zoning
- ▶ Planning Commission responsible for creating it, City Council adopts it
- ▶ Flint's last master plan was from 1963
- ▶ *Imagine Flint* unanimously adopted in October 2013

Imagine Flint's Guiding Pillars: Social Equity and Community Engagement



- 500+ residents participated in all-day visioning workshop
- 200+ meetings held with 2,500+ resident participants
- 1,700 people stopping by the *Imagine Flint* project studio
- 350+ participants in land use workshops
- 30 “Do it Yourself” workshops with 500+ participants

In addition... 40+ community meetings to create a new zoning code based on *Imagine Flint*

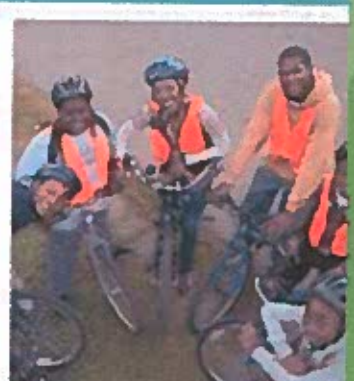
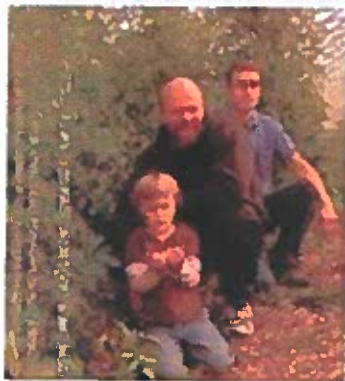
Purpose of a Zoning Code



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The 'what' and 'why' of a Zoning Code?

What is a Zoning Code?

Zoning Ordinances are regulations that determine how a parcel of land can be used and what it can be used for.

Primary Purpose

To protect the health, safety and welfare of residents. It is meant to create stability within the districts, so that each district allows for a predictable range of uses and building types.

Why is it important?

Zoning Ordinances are the primary method by which the Master Plan is implemented.

Zoning Ordinance	Master Plan
Zoning Districts	Future Land Use Classifications
Zoning Map	Future Land Use Map (Sort of)
Zoning Regulations	Objectives and Strategies

FAQs

Why update the code?

Prior to the Master Plan, the City's last Zoning Code was updated in 1974. It is very outdated and not business friendly. In accordance with the Master Plan grant, the City is required to draft and submit a zoning code for approval that aligns with the Imagine Flint Master Plan.

Does it force me to move my business or home?

No, if the business is lawfully built under the previous code and has the necessary permits, it will be grandfathered in as a non-conforming use. Details on this process can be found in Article 11.

Does the zoning code address blight directly?

No. The zoning code has secondary impacts on blight. For instance Article 8 contains rules on repairing and storing vehicles in residential districts. The new ordinance also ease the burden of redeveloping parcels to lessen the likelihood of abandonment. It will be easier for existing residents to expand yards and thresholds, for existing businesses to expand in place, and for new residents and businesses to locate in the city.

Does it address building code or permits?

The proposed code describes the lot standards (setbacks and parcel size) but does not address specifics for the interior of a building.

Does it address rental units?

To an extent. The code address densities throughout the City, which may impact rental units. Further regulation of rental properties within the City, such as registration and inspection is handled by the [Department of Building & Safety](#).

Does it address parking?

Yes, in [Article 12](#)

Does the zoning code enforce or restrict signage?

[Article 15](#) of the code addresses the physical structure of a sign but regulations on content of the sign are limited due to free speech.

Does it change or restrict the current use of parks?

No. Through the proposed zoning district 'Open Space', the parks are given additional protection.

How are liquor stores regulated?

Liquor stores are regulated at the state level and are classified as an 'Additionally Regulated Use' within the draft Zoning Code. Details on this can be found in [Article 9: Use Regulations](#).

How are group homes regulated?

Group homes are regulated at the state and federal level and are protected by law to prevent discrimination. Zoning district densities may apply.

CITY OF FLINT Place-Based Land Use Map

The Land Use Plan provides a guide for future land use decisions. Its application is flexible and allows the City to consider individual proposals for innovative approaches to development, that are in line with overarching policies included in the Master Plan.

It is important to note that the Place-Based Land Use Plan is not necessarily concerned with the specific use of each parcel, but rather is concerned with the

collective uses for each area that establish a "place" within Flint. All places are important to the collective functioning and livelihood of the City.

The Land Use Plan identifies and describes 12 different "places" within the City that together accommodate a full range of land use types, including residential neighborhoods, commercial and employment areas, open space and natural areas, and

public facilities and institutions.

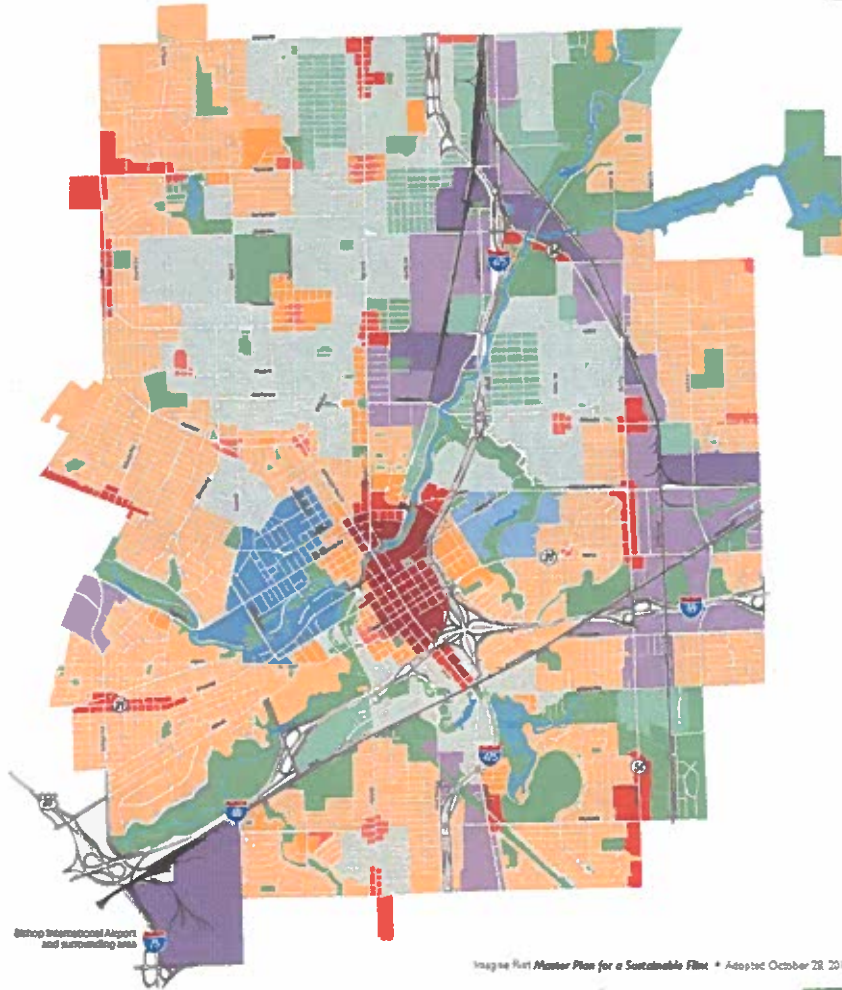
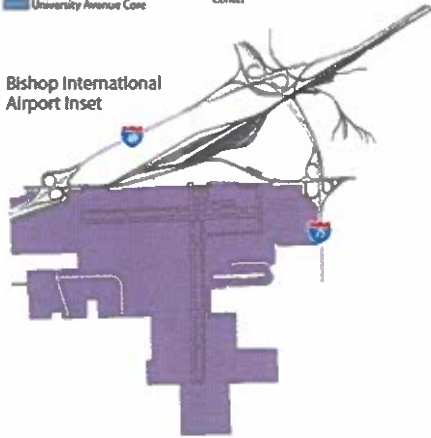
The Flint Land Use Plan builds on the idea of establishing unique and desirable places that are essential for creating a harmonious and inviting community in which to live, work, and visit.

LAND USE PLAN
BEST PRACTICES

Place Type Legend

 Green Neighborhood	 Neighborhood Center	 Production Center
 Traditional Neighborhood	 City Corridor	 Green Innovation
 Mixed Residential	 Downtown District	 Community Open Space & Recreation
 Civic/Cultural Campus	 Commerce & Employment Center	
 University Avenue Core		

Bishop International Airport Inset



Bishop International Airport and surrounding area

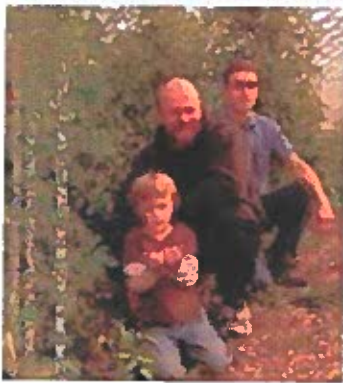
Differences between Current Code and Draft Code



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Differences Between Codes

- More organized and user friendly
- More aligned with zoning best practices
- Application and review procedures follow RRC best practices and will help encourage quality development and investment in Flint
- Reduced parking minimums
- Allow more opportunity for administrative review to facilitate development in the City
- Add landscape requirements to improve the quality of life for residents

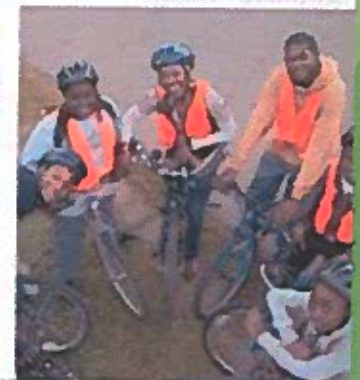
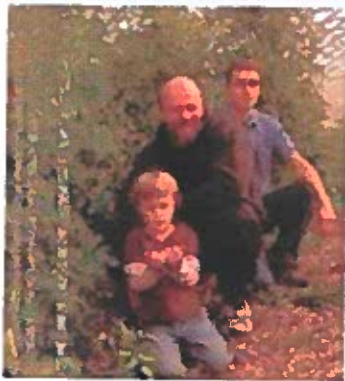
Common Misperceptions And Fact



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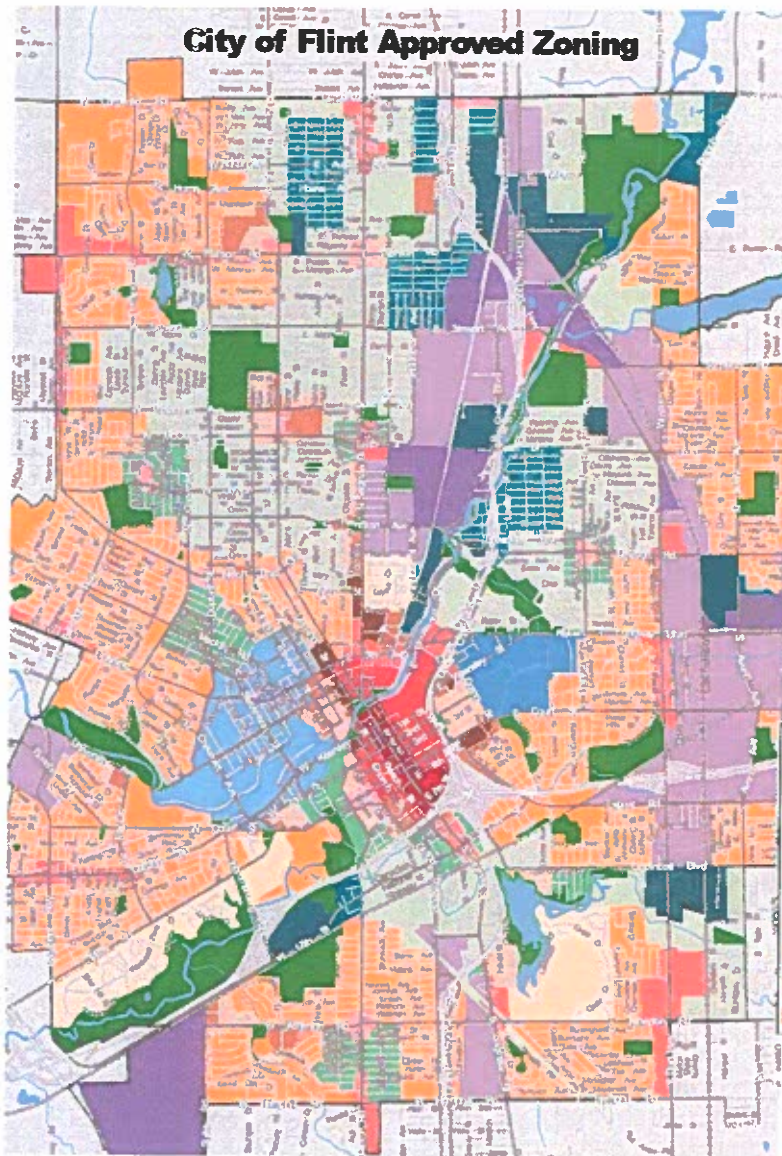
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Myths & Misconceptions

- Green Neighborhood
- Residential building in Green Innovation districts
- Ruralization
- Gentrification
- Shrinkage
- Displacement
- Concentrates power with Zoning Administrator





Flint's New Zoning Map

How will Flint address the realities of having areas of low density while providing a good quality of life for all? “Shrinking the city” is NOT an option!

LEGEND

Zoning Districts

Residential

- GN-1 Green Neighborhood
- GN-2 Green Neighborhood
- TN-1 Traditional Neighborhood
- TN-2 Traditional Neighborhood
- MR-1 Mixed Residential
- MR-2 Mixed Residential

- MR-3 Mixed Residential

Institutional/Innovation

- UC University Core
- IC Institutional Campus
- GI-1 Green Innovation

Commercial

- NC Neighborhood Center
- CC City Corridor

- DE Downtown Edge

- DC Downtown Core

Employment

- CE Commerce & Employment
- GI-2 Green Innovation
- PC Production Center

Open Space

- OS Open Space

- Water Features

- City Limits

- Genesee County

How is this new code more equitable?

Imagine Flint and its approach to zoning is grounded in a commitment to equity

- *Example: sets policy that an equitable share of resources be invested in green neighborhoods and traditional neighborhoods.*
- *Example: buffers residential areas to shield neighborhoods.*
- *Example: facilitates economic investment throughout the city.*
- *Example: Expands the way property can be used and provides more options to residents.*
- *Example: Permits urban gardens and provides for more ways to address food scarcity and food deserts.*
- *Brings the zoning ordinance out of the 1970s and into the 2020s which will attract new, more diverse, and more modern developments.*
- *Permits can be issued in a more streamlined and less restrictive manner.*
- *Encourages sustainable development and protects Flint's natural resources.*

Building Common Language on Zoning Place Types- “Green”

- ▶ Green Neighborhoods 1 and 2- suburban-sized lots, community gardens, and pocket parks as part of a vibrant residential area
- ▶ Green Innovation 1- earth-friendly, productive uses alongside residential (larger gardens, passive solar, etc.)
- ▶ Green Innovation 2- earth-friendly, productive uses on formerly industrial land (suitable for higher intensity uses)
- ▶ Open Space- park land

Green Innovation and the Power of Resident Voice

	GN-1	GN-2	TN-1	TN-2	MR-1	MR-2	MR-3	NC	CC	DE	DC	CE	G-1	G-2
RESIDENTIAL														
Household Living														
Single-Family Dwelling	P	P	P	P	P	S		S		S			P	
Two-Family Dwelling	S	S	S	S	P	P		P	S	P				
Single-Family Attached Dwelling		S		S	P	P	P	P	S	P				
Multi-Family Dwelling (all floors)					S	P	P		P	P		S		
Multi-Family Dwelling (above first floor)						P	P	P	P	P	P	S		
Manufactured (Mobile) Housing Community				S										
Accessory Dwelling Unit	A	A	A	A	A	A		S		S			A	
Mixed Use						P	P	P	P	P	P	P		

P =	Permitted By-Right		
S =	Special Land Use		
ARU =	Additionally Regulated Use		
A =	Accessory Use		
(GF) =	Use Permitted on Ground Floor Only		

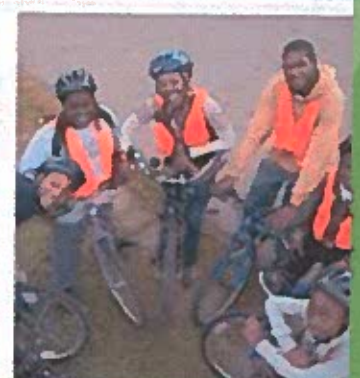
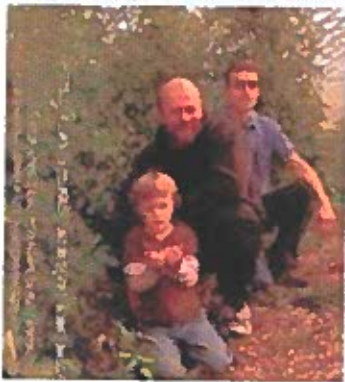
Summary of Articles



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Articles Summary

- ▶ Article 1: Title, Purpose and Scope
- ▶ Article 2: Mapped Zone Districts and Uses
- ▶ Article 3: Residential Zone Districts
- ▶ Article 4: Commercial Zone Districts
- ▶ Article 5: Employment Zone Districts
- ▶ Article 6: Institutional Zone Districts
- ▶ Article 7: Open Space Zone Districts
- ▶ Article 8: General Provisions Procedures
- ▶ Article 9: Use Regulations

- Article 10: Planned Unit Development (PUD)
- Article 11: Nonconforming Lots, Buildings, Structures
- Article 12: Parking, Loading and Circulation
- Article 13: Landscaping Standards
- Article 14: Environmental Protection
- Article 15: Sign Regulation
- Article 16: Definitions
- Article 17: Applications and Review
- Article 18: Administration and Enforcement

Zoning Code: Comparing Districts to Current Code

Current District	Newest Equivalent Proposed District
Residential Districts	
A-1: Single Family (Low Density)	TN-1: Traditional Neighborhood (Low Density)
A-2: Single Family (Medium Density)	TN-2: Traditional Neighborhood (Medium Density)
B: Two Family	MR-1: Mixed Residential (Low Density)
B-1: Townhouse	
C-1: Multi-Family Walk-up	MR-2: Mixed Residential (Medium Density)
C-2: Multi-Family High Density Apartment	MR-3: Mixed Residential (High Density)
Commercial Districts	
D-1: Office	NC: Neighborhood Center
D-2: Neighborhood Business	
D-3 Community Business	
D-4 Metropolitan Business	DC: Downtown Core
D-5 Metropolitan Commercial Service	DE: Downtown Edge
D-6: General and Highway Commercial Service	CC: City Corridor
Industrial/Employment Districts	
E: Heavy Commercial	CE: Commerce and Employment
F: Intermediate Manufacturing	PC: Production Center
G: Heavy Manufacturing	
P: Parking	None

Proposed Districts with no direct relationship to current code:

- GN-1 and GN 2: Green Neighborhood
- GI-1 and GI-2: Green Innovation
- IC: Institutional Campus
- UC: University Core
- OS: Open Space

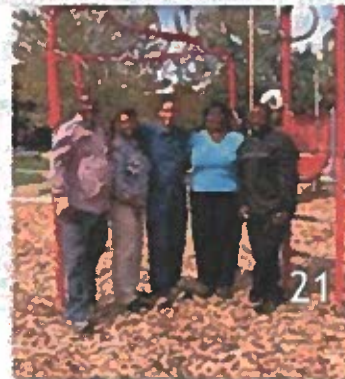
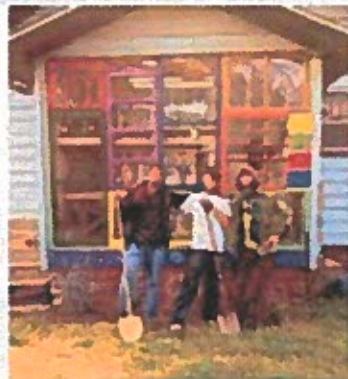
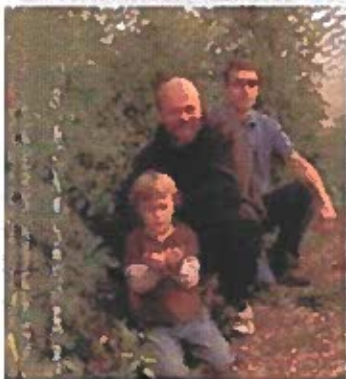
Next Steps



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Bottom Line

- ▶ *Imagine Flint* and its approach to zoning is grounded in a commitment to equity
 - ▶ *Example: sets policy that an equitable share of resources be invested in green neighborhoods and traditional neighborhoods*
 - ▶ *Example: buffers residential areas to shield neighborhoods from pollution and noise from industry*
 - ▶ *Example: facilitates economic investment throughout the city*
- ▶ Zoning code will soon be brought to City Council (May)

What more can be done?

- Neighborhood planning efforts (NPI & CNI)
- Equitable development assessment tool
- Sustainable development assessment tool
- Affordable housing overlays
- Payment In Lieu of Taxes (PILOT)
- Redevelopment Ready Communities certification



