

New Zoning Ordinance Review
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3-31-23

- Sec. 71-7 A.3 should allow rebuild within 12 months
 A.5 Abandonment subject to review after 1 year.
- Definitions ADU: should be reviewed by definition and location (further in comments)
 Building height: should also include FT and how defined from grade
 Fence: how permeable
 Story: define raised basement, is it a habitable space
- Sub Divisions Should be an open discussion with the entire group since this is new to us.
 E. Environmental hazards should include review by Berrien county drainage
- Sec. 71-16 District comparisons should be reviewed by entire group and compared to
 existing ordinance to not create more non compliance.
 Discuss zoning map. I see some issues with the waving of the wand to create
 new setbacks which may alter the current feel of the neighborhood
- Sec. 71-18 A.4 outdoor dining on private property needs set hours (might be in city
 ordinance). Public is address later in the ordinance
 B.1 Needs further discussions and may need to coordinate with MBC and
 Feet because of certain elements which may be inserted between floor and
 ceiling such as mechanical mezzanine spaces which are not considered a
 habitable space but increase the height by 10'.
 B.3 difference between covered or open? Does occupant level change use
- Sec. 71 D-I Should be reviewed with existing ordinance and map districts to not create
 additional non compliance and also address sideyard setbacks of interior lots
- Sec. 71-20 B.2 should we expand the façade review beyond just the first floor
 I.4 why is awning a minimum of 6'. Seems to try to control design
- Matrix 71-K Discuss lodging and residential to discuss specific locations for transient housing
 and ADU. This is a very important topic for the feel of a "small town". It also has
 to do with environmental psychology based on private, semi private and public
 spaces.
- Sec. 71-26 A.1. should reduce to less than 50%
 C.5 go back and define commercial vehicles. Should allow ONE
- Sec. 71-27 Further discussion on location of ADU, parking etc.
- Table 71-M will depend on ADU above
- Sec. 71-29 A.2.a go to 24' instead of 20'
 A.5 define commercial vehicle and allow company cars or vans, etc.
 A.7 be careful not to create more NON compliance properties
 A.8 Driveways should be 12' and 24'
 A.9. should we say new parking lots not allowed in front yard or limit size?
- END of review.