

Memorandum



Date: September 3, 2026

To: Buchanan City Commission

From: Kristen Gundersen, Planning and Community Development Director

Subject: **Consideration of an Amendment - Unified Development Code – Table 71- J Use Matrix – Residential and Article V Definitions – Second Reading of Draft Adopting Ordinance**

Background

While reviewing the Unified Development Code (UDC), staff had concern regarding Table 71-J Use Matrix as it relates to different types of residential uses allowed and drafted language for the Planning Commission to review. During the May 12th Planning Commission meeting, draft language was discussed, and support was given to move forward with a public hearing at the July 14th Planning Commission meeting.

City Commission Action

On August 10, 2026, the City Commission conducted a public hearing and unanimously approved the first reading of the draft adopting ordinance and scheduled the second public hearing and reading of the ordinance for September 14, 2026.

Planning Commission Recommendation

The Planning Commission conducted a public hearing on the request to amend Table 71-J Use Matrix – Residential and Article V Definitions. One audience member spoke in favor of the request. After deliberating the proposed amendment, the Planning Commission unanimously recommended approval of the amendment with the condition that the proposed new definition of Accessory Dwelling Unit read “principal use” rather than “principal dwelling” to decrease confusion where the accessory dwelling unit could be located in the D Downtown District.

Attached is the Text Amendment application with draft red-line changes to Table 71-J Use Matrix – Residential and Article V Definitions. Below is a summary of the draft changes:

- Includes reference to Accessory Dwelling Units as established.
- Would allow a single dwelling units above the ground floor in the Downtown District.
- Expands the number of attached dwelling units allowed in the NE Neighborhood District by right or a special use and aligns the language with the GN General Neighborhood and Neighborhood Center Districts.
- Consolidated the number of attached dwelling units allowed as 1-4, 5-7 and more than 8. Existing language found in Tables 71-C through H provides development regulations including

location of required on-site parking for the different zoning districts and Table 71 I Façade Types provide additional language regarding the façade design.

- Allows dwellings in the SC Suburban Commercial District where building can be 3-stories tall.
- Requires any building with 8 more dwelling units to obtain a Special Use permit from the Planning Commission.
- Prohibits residential uses on the ground floor in the Downtown or Suburban Commercial districts and allows an accessory dwelling unit on the ground floor in the D Downtown District at the rear of a building when the front is occupied with an allowed use.

Article V Definitions added the following definitions: 1) dwelling unit; single-detached dwelling unit; single-attached dwelling unit; modular dwelling unit and modified accessory dwelling unit and mobile home. All definitions would be found under the term “dwellings” for easier review.

Recommendation

Please consider the second reading of the draft ordinance amending the Unified Development Code associated with Table 71-J Use Matrix – Residential and Article V Definitions related to dwellings which provides additional housing opportunities in several zoning districts and meets the standards found in Section 71-36.B.2 of the Unified Development Code.

DRAFT PROPOSED ORDINANCE

8/10/2026 and 9/14/2026

CITY OF BUCHANAN

**ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE (ZONING
ORDINANCE) OF THE CITY OF BUCHANAN TO ARTICLE III. ZONING SECTION
71-18.B USE - TABLE 71-J USE MATRIX – RESIDENTIAL AND
ARTICLE V. DEFINITIONS, RELATED TO RESIDENTIAL USES AND DEFINITIONS
ORDINANCE NO. 2026.09/454**

**IT IS HEREBY ORDAINED BY THE CITY OF BUCHANAN, BERRIEN COUNTY,
MICHIGAN:**

**SECTION 1. Article III. Zoning – Section 71-18.B Use Table 71-J Residential
is hereby amended to read in its entirety as follows:**

TABLE 71-J USE MATRIX							
	N	NE	GN	NC	D	SC	I
Residential							
Home occupation – See Sec. 71-23		A	A	A	A		
Accessory Dwelling Unit (ADU) See Sec. 71-24		A	A	A			
Accessory Dwelling Unit on the ground floor in the rear 50% of a building when there is an existing and active permitted principal use in the front of the building					A		
1 detached dwelling unit per lot		■	■	■			
1-4 attached dwelling units per lot ¹		■	■	■	■	■	
5-11 attached dwelling units per lot ¹		S	S	■	■	■	
More than 12 attached dwelling units per lot ¹		S	S	S	S	S	

¹Residential dwelling units located on the ground floor/first floor/street level in the D Downtown and SC Suburban Commercial Districts are prohibited.

Permitted use □
Temporary use T
Accessory use A
Special use permit S
Prohibited use blank space

SECTION 2. Article V. Definitions is partially amended as follows:

Dwelling Unit: a building or portion thereof occupied wholly for residential living purposes by one family that is physically separated from another dwelling which may be in the same structure or on a separate parcel. A Dwelling Unit contains at a minimum an independent cooking/kitchen, sleeping area, and full bathroom facilities, but is not a hotel, motel, or boarding house.

Accessory Dwelling Unit (ADU): a dwelling unit not greater than 600 square feet, that is incidental and subordinate to the principal use, as separate, complete housekeeping unit with a separate entrance, kitchen, sleeping area, and full bathroom facilities from the principal dwelling, and located on the same parcel as the principal dwelling. An ADU can be an expansion or retrofitting of an existing dwelling or a new or retrofitted space within a portion of an accessory building.

Single Detached Dwelling Unit: a dwelling unit that is not within the same structure as another dwelling unit, often referred to as a Single-Family Home.

Single Attached Dwelling Unit: a dwelling unit within the same structure as a commercial use or uses, but with no other dwelling units in the building. An example is a single dwelling located above a commercial use, often referred to as a mixed-use building.

Two to Four Attached Dwelling Units: two to four dwelling units that are all principal uses owned individually or by one entity and leased individually. An example is a multifamily building or attached duplex, triplex or townhomes on the same property. They can share a common entrance and hallway or have private ground floor entrances from the outside into the building. Individual dwelling units can be located on separate floors and can be located above a commercial use.

Five to Eleven Attached Dwelling Units: when there are five to eleven dwelling units that are all principal uses in one building, owned individually or by one entity and leased individually. An example is a multifamily building or townhomes on the same property. They can share a common entrance and hallway or have private entrances from the outside. Individual dwelling units can be located on separate floors and can be located above a commercial use.

Twelve or more Attached Dwelling Units: when there are more than twelve dwelling units in a single building or multiple buildings on the same property, owned individually or by one entity and leased individually and can be located above a commercial use.

Mobile Home or Manufactured Home: a structure, transportable in one or more sections, which is built on a chassis and designed to be used as a dwelling without permanent foundation and includes the plumbing, heating, air conditioning, and electrical systems contained in the structure. Mobile home does not include recreational vehicles/campers.

Modular Dwelling Unit: a dwelling unit constructed solely within a factory, as a single dwelling unit, or in various sized modules or components, which are then transported by truck or other means to a site where they are assembled on a permanent foundation to form a single-dwelling unit, and meeting all codes and regulations applicable to conventional single-dwelling construction.

SECTION 3. Effective Date.

This ordinance shall become effective fifteen (15) days after its adoption and publication as required by Section 7.4 of the City Charter.

MADE, PASSED, AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF BUCHANAN, BERRIEN COUNTY, MICHIGAN ON THE __ DAY OF SEPTEMBER 2026 AND IT WAS PUBLISHED IN THE BERRIEN COUNTY RECORD NEWSPAPER ON DAY__ OF SEPTEMBER 2026 BY

MARK WEEDON, MAYOR _____

KALLA LANGSTON, CITY CLERK _____

CERTIFICATION, I hereby certify that the above is a true and complete copy of an ordinance adopted by the City Commission of the City of Buchanan, County of Berrien, State of Michigan, at a regular meeting held on the ____ day of September 2026, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976 as required by said act.

Kalla Langston, City Clerk