

# ZONING ORDINANCE

## *A Attachment 1*

### **City of Kalamazoo**

#### **Use Table**

**[Amended 3-19-2007 by Ord. No. 1822; 9-20-2010 by Ord. No. 1872; 1-31-2011 by Ord. No. 1878; 8-20-2012 by Ord. No. 1900; 6-2-2014 by Ord. No. 1922; 4-2-2018 by Ord. No. 1957, 5-18-2020 by Ord. No. 2007; 6-6-2022 by Ord. No. 2049]**

- A. Permitted Uses [P]. A “P” indicates that a use is permitted by-right, subject to compliance with all other applicable local, state and federal regulations, including the regulations of this ordinance.
- B. Conforming Use [C]. A “C” indicates that the use may not be established after October 18, 2005, but if the use was legally established and in existence on that date it may continue to exist as a legal conforming use.
- C. Special Uses [S]. An “S” indicates that a use is allowed only if reviewed and approved in accordance with the special use permit procedures of § 8.3D: Special Use Permit.
- D. Uses Not Allowed [Blank Cell]. A blank cell indicates that the listed use is not allowed in the respective district.
- E. Use-Specific Standards. Many allowed uses, whether permitted by right or by special use permit, are subject to compliance with use-specific standards and conditions. These standards and conditions are indicated by section number in the right-hand column of the table.
- F. Use Categories. All of the use categories listed in the first column of the Use Table are defined in § 12.3: Definitions and Use Categories.
- G. Unlisted Uses. If an application is submitted for a use that is not listed in the Use Table of this section, the City Planner is authorized to classify the new or unlisted use into an existing land use category that most closely fits the new or unlisted use, using the interpretation criteria of § 12.2B: Classification Considerations. If no similar use determination can be made, the City Planner may initiate an amendment to the text of this Ordinance to clarify where such uses will be allowed.
- H. Sites with Multiple Principal Uses. When all principal uses of a development fall within one use category, the entire development is assigned to that use category. A development that contains a bookstore, clothing store and sporting goods store, for example, would be classified in the Retail Sales and Service (indoor) category because all of the development’s principal uses are in that category. When the principal uses of a development fall within different use categories, each principal use is classified in the applicable category and each use is subject to all applicable regulations for that category.

## KALAMAZOO CODE

- I. Enclosure of Uses. All permitted uses and activities shall be conducted wholly within an enclosed building, except the following uses may be permitted outside of enclosed buildings unless specifically prohibited in other sections of this ordinance:
1. Off-street parking and loading;
  2. Drive-in/drive-thru service windows for commercial activities, where specifically permitted by this Ordinance;
  3. Outdoor sales or display areas, unless specifically prohibited by this Ordinance;
  4. Outdoor storage areas, unless specifically prohibited by this Ordinance, and provided they comply with the provisions of § 6.3: Screening and Fences,
  5. Outdoor seating areas for eating and drinking establishments that are located on private property and do not interfere with required off-street parking, loading, or vehicle or pedestrian circulation routes; and
  6. Other limited accessory outdoor activities specifically permitted by this Ordinance.
- J. Applicability of Uses to City. Use of all structures and land owned by the City or by City agencies or departments shall be permitted uses in all zoning districts. Such uses shall comply with density, intensity and dimensional standards of Chapter 5 unless specifically waived or modified by the Zoning Board of Appeals or by resolution of the City Commission. See § 1.4B: Application to City.

ZONING ORDINANCE

Use Category (Specific Use)	RS4	RS5	RS7	RD8	RD19	RM15	RM15C	RM24	RM36	RMHP	RMU	CMU	CNO	CNI	CO	CN2	CCBD	CBTR	M1	M2	P	IC	Regulations (Always Applicable)	
Household Living																								
Detached Dwelling	P	P	P	P	P	P	P	P	P		P	C	P	C	C	C	C		C					§ 4.2L
Attached Dwelling				P	P	P	P	P	P		P	P	P	C	C	C	C		C					§ 4.2D
Cluster Housing Development	P	P	P	P	P	P	P	P	P					C	C	C								§ 4.2G
Duplex				P	P	P	P	P	P		P	P	P	C	C	C	C		C					
Multi-Unit Dwelling						P	P	P	P		P	P	C	P	P	P	P							§ 4.2A
Mobile Home Park										P														
Group Living																								
Adult Foster Care Family Home (6 or Fewer Residents)	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P							§ 4.2A
Adult Foster Care Small Group Home (6 or Fewer Residents)	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P							§ 4.2A
Adult Foster Care Medium/Large Group Home (7 to 20 Residents)						P	P	P	P		P	P	C	P	P	P	P							§ 4.2A
Dormitory																							P	
Transitional Residences						S	S	S	S								P	P						§ 4.2X
Foster Family Group Home (5 or 6 Children)	P	P	P	P	P	P	P	P	P	P	P	P		C	C	C	C							§ 4.2C
Foster Family Home (4 or Fewer Children)	P	P	P	P	P	P	P	P	P	P	P	P		C	C	C	C							§ 4.2C
Fraternity or Sorority						S	S	S	S														P	
Nursing/Convalescent Home						S	S	P	P		P	P					P	P						§ 4.2C
Assisted Living Facility						S	S	P	P		P	P					P	P						§ 4.2C
Rehabilitation Center (Live-In Facilities With Up To 6 Beds)						S	S	S	S		P	P		S	S	S	P							§ 4.2C
Rooming/Boardinghouse						S	S	S	S					P	P	P	P							§ 4.2U
College or University												P					P	P					P	
Community Recreation																								

KALAMAZOO CODE

Use Category (Specific Use)	RS4	RS5	RS7	RD8	RD19	RM15	RM15C	RM24	RM36	RMHP	RMU	CMU	CNO	CN1	CO	CN2	CCBD	CBTR	M1	M2	P	IC	Regulations (Always Applicable)
Open Space/Nature Preserve	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Parks/Recreation Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Community Service Center	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S	P	P		S	S	P	P	§ 4.2H
Drop-In Center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P		S	S	P	P	
Cultural Exhibits, Libraries and Museums	S	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	P	P	P	P	§ 4.2H
Government Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Hospital												S			S		P					P	
Lodge, Fraternal or Civic Assembly											S	P		S	P	P	P		P			P	
Postal Service	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	P	P	P	P	P	P	
Public Safety Substation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly	S	S	S	S	S	S	S	S	S		S	P	S	S	P	P	P		P	P	P	P	§ 4.2H
School	S	S	S	S	S	S	S	S	S	S	S	P	S	S	P	P	P	P	S	S	P	P	
Utilities and Public Service	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	S	
Adult Regulated Use																			P				§ 4.2B
Agricultural Sales or Service																			P	P			
Animal Service																							
Kennels																			P	P			
Grooming											S	P				P	P		P	P			
Sales											S	P				P	P						
Veterinary Clinic											S	P				P	P		P	P			
Veterinary Hospital																	P		P	P			
Building Maintenance Service												S					P		P	P			
Business Support Service												P			P	P	P	P	P	P			
Communications Service												P			P	S	P	P	P	P			
Construction Sales and Service																			P	P			
Day Care																							
Day-Care Home, Family (6 or Fewer Residents)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		C		P	P	§ 4.2K
Day-Care Home, Group (7 to 12 Residents)	S	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P		C		P	P	§ 4.2K

## ZONING ORDINANCE

Use Category (Specific Use)	RS4	RS5	RS7	RD8	RD19	RM15	RM15C	RM24	RM36	RMHP	RMU	CMU	CNO	CN1	CO	CN2	CCBD	CBTR	M1	M2	P	IC	Regulations (Always Applicable)
Day Care Center (Commercial or Institutional)											S	P	S	S	P	P	P	P	P	P	P	P	§ 4.2J
Eating and Drinking Establishments																							
Fast Order Food Without Drive-Through											S	P		P		P	P		P	P		P	§ 4.2M
Fast Order Food Drive- Though												S				S	P		P	P		P	§ 4.2M
Sit Down Restaurant											S	P		P		P	P		P	P		P	§ 4.2E
Tavern or Lounge											S	P		S		P	P		P	P		P	§ 4.2E
Brewpub											S	P		S		P	P		P	P		P	§ 4.2E
Tearoom/Cafe				S	S	S	S	S	S		S	P	S	P		P	P		P	P		P	§ 4.2V
Entertainment and Sports, Spectator																							
Limited												P		S		P	P		P	P	P	P	
General																P	P		P	P	P	P	
Financial, Insurance, and Real Estate Services											S	P	P	P	P	P	P	P	P	P			§ 4.2I
Food and Beverage Retail Sales																							
Convenience Stores											S	S		P		S	P		P	P			§ 4.2I
Package Liquor Stores											S	S					P		P	P			§ 4.2I
Food Sales (Grocery)											S	P		P		P	P		P	P			§ 4.2I
Funeral and Interment Service																							
Cemeteries and Mausoleums	S	S	S	S	S	S	S	S	S				S	S	S	S	P					P	
Cremating																				P	P		
Funeral Home															P	P	P						
Gasoline and Fuel Sales (Without Vehicle Service or Repair)												S				S	P		P	P			
Gasoline and Fuel Sales (With Minor Vehicle Service or Repair)												S					P		P	P			
Lodging																							

KALAMAZOO CODE

Use Category (Specific Use)	RS4	RS5	RS7	RD8	RD19	RM15	RM15C	RM24	RM36	RMHP	RMU	CMU	CNO	CN1	CO	CN2	CCBD	CBTR	M1	M2	P	IC	Regulations (Always Applicable)
Bed-and-Breakfast Inn				S	S	P	P	P	P		S	P	P	P	P	P	P					P	
Hotel/Motel												S					P		C	C		P	
Medical Service											S	P	P	P	P	P	P	P	P	P		P	
Office, Administrative or Professional											S	P	P	P	P	P	P	P	P	P			
Parking, Commercial				S	S	S	S	S	S						S	S	P		P	P	P	P	§ 4.2R
Personal Convenience Service											P	P		P		P	P		P	P			§ 4.2I
Employment Agency Primarily for Day Workers																			P	P			
Personal Improvement Service											P	P	P	P	P	P	P		P	P			§ 4.2I
Repair Service, Consumer											P	P		P		P	P		P	P			
Retail Sales and Service, Indoor				S	S	S	S	S	S		P	P	S	P		P	P		P	P			§ 4.2S
Retail Sales and Service, Outdoor											S	S				S	P		P	P			§ 4.2T
Sports and Recreation, Participant																							
Indoor												S					P		P	P	P	P	
Outdoor																	P		P	P	P	P	
Vehicle and Equipment Sales and Service																							
Car Wash												S				S	P		P	P			§ 4.2F
Fleet Storage																			P	P			
Heavy Equipment Repair																			P	P			
Light Equipment Repair												S					P		P	P			
Heavy Equipment Sales/Rental																			P	P			
Light Equipment Sales/Rental												S					P		P	P			§ 4.2P
Storage of Inoperable Vehicles																			P	P			§ 4.2Y
Storage of RVs and Boats												S							P	P			
Brewery																			P	P			
Explosive Storage																				P			

ZONING ORDINANCE

Use Category (Specific Use)	RS4	RS5	RS7	RD8	RD19	RM15	RM15C	RM24	RM36	RMHP	RMU	CMU	CNO	CN1	CO	CN2	CCBD	CBTR	M1	M2	P	IC	Regulations (Always Applicable)	
Industrial, General												S							P	P				
Industrial, Intensive																					P			
Laundry Service																			P	P				
Manufacturing and Production, Limited												S					P	S	P	P				See Note 3
Manufacturing and Production, Technological												S					P	P	P	P				See Note 3
Mining																					S	P		
Research and Development												S					P	P	P	P			P	
Scrap and Salvage Operations																					P			§ 4.2Y
Wholesale, Storage, and Distribution																								
Mini-Warehouses																				P	P			
Light (Enclosed Only)												S								P	P			
Heavy																					P			
Microbrewery												P					P		P	P				See Note 3
Agriculture, Crop																			P	P	P	P		
Greenhouse																S			P	P	P	P		
Recycling Facilities																								
Large Collection Facility																					P	P		
Small Collection Facility												P							P	P	P			
Processing Center																				P	P			
Telecommunications	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	P	P	*	*		*See § 4.2W for permitted and special uses
Wind Energy Units																								
Building-mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 4.2Z <sup>2</sup>
Small Freestanding (not primary use)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	§ 4.2Z <sup>2</sup>
Large and multiple (not primary use)						P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	§ 4.2Z <sup>2</sup>
Freestanding (primary use)						S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	§ 4.2Z <sup>2</sup>

## KALAMAZOO CODE

### NOTES:

- 1 For new residential uses in the commercial districts, see § 4.2Q.3.
- 2 For site plan requirements, see § 4.2Z.1.
- 3 In the CCBZ Zoning District, the manufacturing and production, limited; manufacturing and production, technological; and microbrewery uses are restricted so that the total building area dedicated to the manufacturing use in CCBZ is no greater than 10,000 square feet.

### Legend for Use Table

- C: Conforming Use (existing uses may be considered permitted, but new uses will not be allowed)
- P: Permitted Use (allowed by right)
- S: Special Use (requires Special Use Permit approval)
- Blank: Not Permitted