



Agenda: Battle Creek City Commission

Meeting Date: July 21, 2026 - 7:00 PM
Location: City Commission Chambers
Chair: Mayor Mark A. Behnke
Title: Battle Creek City Hall - City Commission Chambers - 3rd Floor

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PROCLAMATIONS AWARDS

Beautiful Battle Creek Awards for July 2026

Random Act of Kindness Certificate - Michele Vogel

CHAIR NOTES ADDED OR DELETED RESOLUTIONS

PETITIONS COMMUNICATIONS REPORTS

PUBLIC COMMENT REGARDING ANY REMAINING AGENDA ITEMS

INTRODUCTION OF ORDINANCES

#16-2026 - A Proposed Ordinance, #16-2026, to amend Chapter 298 of the Battle Creek Code of Ordinances to establish an Administrative Hearings Bureau.

ADOPTION OF ORDINANCES

426 - A Resolution adopting Ordinance 14-2026 to amend Chapter 1240 Zoning Districts and Map, Chapter 1241 Schedule of Regulations, and Chapter 1250, Section 1250.04 Form-based development standards for T-3, T-4, and T-5 of the zoning code to add a T-6 zoning district that will encompass part of the Lakeview District; specifically, those properties that are currently zoned B-2 and make minor corrections to each Chapter. The new district will include regulations that reflect the recommendations of the Lakeview District Subplan to create a mixed-use walkable district.

427 - A Resolution adopting Ordinance 15-2026 to rezone 84 parcels located along the Beckley Road Corridor from B-2 Regional Commercial District to T-6 Lakeview Business District.

COMMISSION COMMENT REGARDING MEETING BUSINESS

CONSENT AGENDA

Minutes

Minutes for the July 7, 2026 City Commission Regular Meeting

Petitions, Communications, Reports

City Manager's Report for July 21, 2026

Review Committee Meeting Minutes for July 14, 2026

Resolutions

428 - A Resolution reappointing Kara Beer to the Battle Creek Downtown Development Authority.

429 - A Resolution reappointing Marcie Gillette as a member to the Battle Creek Housing Commission.

430 - A Resolution reappointing Mark Stephens and Clare Tanner to the Community Oversight Board.

431 - A Resolution appointing Loraine Smith as the Dangerous Building Hearings Officer.

432 - A Resolution reappointing Mark Stephens to the Sustainable Battle Creek Committee.

433 - A Resolution appointing Grace Hernandez to the Post Franklin Neighborhood Planning Council #1.

434 - A Resolution appointing Rochelle Hatcher to North Central Neighborhood Planning Council #2

435 - A Resolution seeking approval for the City of Battle Creek to participate in the funding of the FY 2027 local share cost of the Battle Creek Area Transportation Study.

436 - A Resolution seeking approval to distribute the proposed Housing Strategy Subplan of the Master Plan for review and comment, pursuant to the Municipal Planning Act (PA 33 of 2008). Upon approval to distribute, the Planning and Zoning staff will send notices to contiguous municipalities and townships, county and regional planning commissions, and utility and railroad companies.

RESOLUTIONS NOT INCLUDED IN THE CONSENT AGENDA

437 - A Resolution Amending Water and Sewer System Rates for Certain Non-City Customers for FY2026, 2027, 2028, 2029, and 2030.

GENERAL PUBLIC COMMENT

(Limited to three minutes per individual)

COMMISSION COMMENTS

ADJOURNMENT

It is the desire of the City Commission to encourage public expression in the course of its meetings. Such expression can be integral to the decision-making process of the City Commission. It is the intention of the City Commission to respect the rights of persons addressing the Commission. Public comment periods are a time for citizens to make comments; they are not intended as a forum for debate or to engage in question-answer dialogues with the Commission or staff. Commissioners are encouraged not to directly respond to speakers during public comment periods. At the conclusion of the speaker's remarks, the Mayor or individual Commissioners may refer a question to City staff, if appropriate. Also, individual Commissioners may choose to respond to speakers during the "Commission Comment" period.

It is with these aims in mind, so as to promote decorum and civility and an orderly process for conducting its public business meetings, that the following rules concerning public comments, consistent with applicable law, are adopted by the City Commission.

(1) Persons attending a regular or special Commission Meeting shall be permitted to address the City Commission in conformity with this rule. The opportunity to address the Commission shall be limited to the following:

(a) Persons desiring to address the City Commission are encouraged, but shall not be required, to fill out and turn in to either the City Clerk, Mayor, or presiding Commissioner, prior to the meeting, a comment card disclosing the following information: The person's name, address, and telephone number; the specific issue, topic or resolution the individual wishes to address.

(b) During public hearings when scheduled, but only when the law requires a separate period of public comment, speakers may present facts and opinions on the specific matter being heard by the Commission. A three-minute time limit is imposed per speaker. In the discretion of the Mayor or presiding officer, the time limit for individual speakers may be lengthened or shortened when appropriate.

(c) During the public comment period on any specific agenda item, whether it be a public hearing, an ordinance introduction or adoption, a consent agenda item, or a resolution not on the consent agenda, each speaker may address the Commission once, regarding anything on the meeting agenda, for a total not to exceed four minutes regardless of how many agenda items the speaker is addressing, which time period may be lengthened or shortened by the Mayor or presiding officer when appropriate.

(d) During the General Public Comment portion of the meeting, speakers may address the City Commission on any matter within the control and jurisdiction of the City of Battle Creek. A speaker shall be permitted to address the City Commission once, for up to three minutes, during this portion of the meeting.

(e) Applicants or Appellants, as defined below, or an attorney retained to represent them, are not bound by the specific time limitations set out above but may have the amount of time deemed reasonably necessary by the Mayor or presiding official to present their case to the City Commission without violating the rules set out below in subsection 4(a) through (g), with which they are obligated to comply.

(i) Applicant is defined an individual or business entity seeking a City Commission final decision on a matter for which the individual has made application to the City

based upon a specific provision in a City Ordinance or state statute for permission to take a specific action;

(ii) Appellant is an individual appealing a decision of a City official or an inferior body based upon a specific provision in City ordinances entitling the individual to appeal the decision to the City Commission.

(2) An individual wishing to address the City Commission shall wait to be recognized by the Mayor or presiding Commissioner before speaking. An individual who has not filled out a card requesting to address the City Commission shall raise their hand and wait to be recognized by the Mayor or presiding Commissioner before speaking and shall identify themselves by name and address and, if appropriate, group affiliation for the record.

(3) Speakers shall address all remarks to the Mayor, or the presiding Commissioner or official, and not to individual Commissioners or staff members. Speakers shall not address their remarks to members of the public in attendance at the meeting.

(4) A speaker will be ruled out-of-order by the Mayor or presiding Commissioner and the Commission will continue with its business, and the speaker may be required to leave the meeting after having been ruled out-of-order for a breach of the peace committed at the meeting as permitted by the OMA, when the speaker violates above sub-section 3 or the following:

(a) Becomes repetitive or speaks longer than the allotted time;

(b) Attempts to yield any unused portion of time to other speakers;

(c) Engages in a personal attack upon a city employee, administrator or Commissioner only if the personal attack is totally unrelated to the manner in which the employee, administrator or Commissioner carries out their public duties or office;

(d) Uses obscene or profane language;

(e) Engages in slanderous or defamatory speech;

(f) Uses derogatory racial, sexual or ethnic slurs or epithets relating to any individual or category of persons; or

(g) Engages in conduct that interrupts or disrupts the meeting.

(5) Individuals attending City Commission meetings or workshops, excluding City staff, shall not pass the commission chambers bar upon which the podium is affixed (and which divides the audience section from the well of the chambers) without having been invited to do so by the Mayor or official presiding over the meeting, or after requesting and explicitly being granted permission to do so. Any individual violating this subsection will be ruled out-of-order by the Mayor or presiding official and the individual may be required to leave the meeting for a breach of the peace committed at the meeting as permitted by the OMA.

Beautiful Battle Creek Award for July 2026

NPC 1

Mary Simmons
362 Main Street
Battle Creek, MI 49014- Ward 2

NPC 2

-No Nominations

NPC 3

-No Nominations

NPC 4

Kellogg Community College
450 North Avenue,
Battle Creek, MI 49017- Ward 3

NPC 5

No Meeting

NPC 10

-No Nomination

NPC 11

Karen Cooper
152 Kirkpatrick Drive
Battle Creek, MI 49015– Ward 4

Advia Credit Union
320 E Columbia Avenue
Battle Creek, MI 49015- Ward 4

BEAUTIFUL BATTLE CREEK AWARD

PROUDLY PRESENTED TO

Mary Simmons
362 Main Street

Are hereby recognized by the Neighborhood Planning Council, and by the City of Battle Creek, for their continuing efforts to improve their neighborhood through property maintenance and beautification that contributes to the community-wide goal of improving the quality of life for Battle Creek's citizens.

In testimony thereof, the
Seal of the City of Battle
Creek was affixed on the
21st Day of July, Two
Thousand Twenty Six.

James Moreno

NPC Chair

Mark Belenke

Mayor



BEAUTIFUL BATTLE CREEK AWARD

PROUDLY PRESENTED TO
Kellogg Community College
450 North Avenue

Are hereby recognized by the Neighborhood Planning Council, and by the City of Battle Creek, for their continuing efforts to improve their neighborhood through property maintenance and beautification that contributes to the community-wide goal of improving the quality of life for Battle Creek's citizens.

In testimony thereof, the
Seal of the City of Battle
Creek was affixed on the
21st Day of July, Two
Thousand Twenty Six.

Boonika Hearing

NPC Chair

Mark Beland

Mayor



BEAUTIFUL BATTLE CREEK AWARD

PROUDLY PRESENTED TO

Karen Cooper
152 Kirkpatrick Drive

Are hereby recognized by the Neighborhood Planning Council, and by the City of Battle Creek, for their continuing efforts to improve their neighborhood through property maintenance and beautification that contributes to the community-wide goal of improving the quality of life for Battle Creek's citizens.

In testimony thereof, the Seal of the City of Battle Creek was affixed on the 21st Day of July, Two Thousand Twenty Six.

Brad Miller

NPC Chair

Mark Beltrame

Mayor



BEAUTIFUL BATTLE CREEK AWARD

PROUDLY PRESENTED TO
Advia Credit Union
320 E Columbia Avenue

Are hereby recognized by the Neighborhood Planning Council, and by the City of Battle Creek, for their continuing efforts to improve their neighborhood through property maintenance and beautification that contributes to the community-wide goal of improving the quality of life for Battle Creek's citizens.

In testimony thereof, the Seal of the City of Battle Creek was affixed on the 21st Day of July, Two Thousand Twenty Six.

Brad Miller

NPC Chair

Mark Beltracchi

Mayor



RANDOM ACT OF KINDNESS

CERTIFICATE OF RECOGNITION

The City Commission of the City of Battle Creek recognizes

MICHELE VOGEL

for her efforts to aid a Battle Creek neighbor in need.

Michele Vogel saved a life when she took charge of a dangerous situation. Earlier this year, a Battle Creek neighbor was involved in a severe accident with his motorized scooter on West Michigan Avenue in Level Park. He was lying face down near the curb as numerous vehicles passed by. Amidst this danger, Michele pulled over, crossed the busy street and immediately provided direction by having other drivers position their vehicles to shield the distressed neighbor from oncoming traffic and having a bystander call 911.

Michele's quick thinking, compassion and humanity saved this neighbor's life. The neighbor and his family are extremely grateful and appreciative of Michele's extraordinary efforts and her willingness to show up and make a difference in the community, and we extend our sincere appreciation for prompt act of kindness.

We want to thank Michele for her dedication and commitment to the community and the City of Battle Creek.

"A single act of kindness throws out roots in all directions, and the roots spring up and make new trees" – Amelia Earhart

* * * * *

This Certificate is presented on behalf
of the City of Battle Creek Commission and the community to
Michele Vogel
for her humanitarian efforts and dedication
to make our great city a better place for all.

* * * * *

Presented by



Mark A. Behnke, Mayor
July 21, 2026



Ordinance No: 16-2026

#16-2026 - A Proposed Ordinance, #16-2026, to amend Chapter 298 of the Battle Creek Code of Ordinances to establish an Administrative Hearings Bureau.

Battle Creek City Commission

Action Summary

Staff Member: William Kim, City Attorney

Department: City Attorney's Office

Summary

ORDINANCE #16-2026

The City of Battle Creek Ordains:

That the following sections are introduced:

Section 1. The proposed Ordinance, amending Chapter 298, "Municipal Court" to "Administrative Hearing Bureau", attached here, is adopted.

Section 2. Should any section, clause, or phrase of this Ordinance be declared invalid, the same shall not affect the validity of the Ordinance as a whole, or of any other part other than the part declared to be invalid.

Section 3. All ordinances or parts of ordinances, in conflict with any of the provisions of this Ordinance, are hereby repealed, saving any prosecution, criminal or administrative appeal pending on or violation cited on or before the effective date of this Ordinance, which shall remain subject to ordinance provision existing at the time of the alleged violation.

Section 4. The Battle Creek City Commission finds that this Ordinance is immediately necessary for the preservation of public peace, health, morals, safety, and/or welfare, and this Ordinance shall have immediate effect upon adoption, in accordance with the provisions of Section 4.3(C) of Chapter 4 of the Battle Creek City Charter.

Budgetary Considerations

None for adoption of this Ordinance.

If adopted, implementation of an Administrative Hearings Bureau will require both initial and ongoing efforts from the City Attorney's Office, Community Development, and other City staff. The City will need to contract with Administrative Hearings Officer(s) to conduct the actual administrative hearings on a part-time basis. If implemented, the City will collect 100% of the fines and costs assessed as penalties, instead of splitting fines and costs collected with the County, which potentially increases the City's revenues from fines and costs of prosecuting blight violations.

History, Background and Discussion

Michigan's Home Rule City Act, MCL 117.1 *et seq.*, allows municipalities to establish an Administrative Hearings Bureau (AHB) to adjudicate blight violations. Currently, these violations are prosecuted as civil infractions in Calhoun County District Court. Due to the caseload and procedures of the District Court, moving these cases to an enforceable final judgment can often take six months to a year or more. Based on the experiences of other Michigan municipalities, establishing an AHB to adjudicate those violations will likely reduce that timeframe to two to three months in most cases.

Overview of Proposed AHB Ordinance:

• Proposed Jurisdiction of the AHB

- Zoning Ordinance of the City of Battle Creek, Chapters 1230 through 1290
- Chapters 1420 (State Construction Code), 1422 (Electrical Code), 1424 (Plumbing, Water Supply, Drainage and Gas Piping Code), 1426 (Mechanical Code), 1440 (Demolition and Moving of Buildings), 1445 (Numbering of Buildings), 1450 (Property Maintenance Code), 1454 (Dangerous Buildings), 1456 (Vacant or Abandoned Structures), and 1468 (House Trailers) of the Battle Creek Code of Ordinances.
- Chapters 1022 (Sidewalks), 1026 (Trees), 1064 (Garbage and Rubbish Collection and Disposal)
- Chapters 818 (Hotel, Motel, and Tourist Home), 827 (Garage Sales), 842 (Rental Housing), 866 (Drop Boxes)

• AHB Organization

- Administrative Hearing Officers (AHO) to be appointed by the City Manager
 - Statutory requirements:
 - 5 years of experience as a practicing attorney.
 - AHO's may only be relieved for reasonable cause.
 - Will need to complete a training program to be developed/run by CAO.
- Proposed AHB to be staffed as directed by the CM.
- Proposed AHB to procedural rulemaking authority, subject to City Commission review.

• AHB Adjudication Process

- Authorized officials (likely code enforcement/inspections personnel) would issue a violation notice to a Respondent, and file a copy of the notice with the AHB.

- Respondent has two weeks in which to respond by either (1) accepting responsibility, (2) denying responsibility or accepting responsibility with an explanation, or (3) doing nothing.
 - If Respondent accepts responsibility, they will be ordered to pay a fine and correct the violation.
 - If a Respondent denies responsibility/accepts responsibility with explanation, the matter is scheduled for pre-hearing conference/hearing.
 - If Respondent does nothing, a default order to pay fines and correct violation may be issued.
- After order is issued, Respondent may appeal to Circuit Court but must pay an appeal bond in the amount of the assessed costs/fines.
- **Potential Penalties and Enforcement**
 - AHO's empowered to assess fines/costs if a blight violation is established under schedule to be adopted by the City Commission.
 - AHO's can also order correction of the violation.
 - AHO's may also allow the City to correct violations and assess the costs of such corrective action against property owners.
 - With certain limitations, unpaid fines/costs may become a lien against the property and collected as unpaid taxes.

Positions

Staff supports the introduction and adoption of this Ordinance.

Attachments

1. 298.01 2026.06.30 AHB Ordinance 298.01 2026.06.30 AHB Ordinance.pdf

Chapter 298 ~~Municipal Court~~ Administrative Hearings Bureau

298.01 Establishment of the City of Battle Creek Administrative Hearings Bureau

(a) ***Establishment.*** The City of Battle Creek establishes, pursuant to Section 4q of the Home Rule City Act, MCL §117.4q, the City of Battle Creek Administrative Hearing Bureau.

(b) ***Goal.*** The goal of the Administrative Hearings Bureau is, through the adjudication and imposition of sanctions for blight violations, to prevent, reduce, and eliminate blight and causes of blight, and address other quality of life violations that negatively impact the public health, safety, and welfare of City residents.

(c) ***Personnel.*** The Administrative Hearings Bureau shall be staffed with personnel as may be designated by the City Manager.

(d) ***Rulemaking Authority.*** The Administrative Hearings Bureau, subject to the approval of the City Manager, may promulgate rules of procedure necessary for the efficient operation of the Bureau. Such rules of procedure shall become effective 30 days after their presentation to the Battle Creek City Commission, unless the City Commission, by resolution, rejects those rules in whole or in part. Such rules must be published and made available to the public in accordance with Section 202.05.

298.02 Definitions

(a) ***Authorized Local Official*** means a City employee empowered to initiate adjudicative proceedings under this Chapter. The City Attorney may designate any City employee or classification of City employee as an Authorized Local Official by notifying the City Commission in writing of this designation.

(a) ***Blight*** means a condition that impairs, destroys, or deteriorates the property because of its decay, improper storage, or effect on property or quality of life. The proper storage of materials or equipment incidental to and necessary for the carrying out of any business or occupation lawfully being carried out on the property in question is not the cause of blight or a blighting factor if all applicable city ordinances are satisfied. The piling and storage of firewood in a neat and orderly manner for consumption by the property's residents is not blight.

(b) ***Blight violation*** means a violation the following Battle Creek City ordinances:

(1) The Zoning Ordinance of the City of Battle Creek, Chapters 1230 through 1290

(2) Chapters 1420 (State Construction Code), 1422 (Electrical Code), 1424 (Plumbing, Water Supply, Drainage and Gas Piping Code), 1426 (Mechanical Code), 1440 (Demolition and Moving of Buildings), 1445 (Numbering of Buildings), 1450 (Property Maintenance Code), 1454 (Dangerous Buildings), 1456 (Vacant or Abandoned Structures), and 1468 (House Trailers) of the Battle Creek Code of Ordinances.

(3) Chapters 1022 (Sidewalks), 1026 (Trees), 1064 (Garbage and Rubbish Collection and Disposal)

(4) Chapters 818 (Hotel, Motel, and Tourist Home), 827 (Garage Sales), 842 (Rental Housing), 866 (Drop Boxes)

“Blight violation” does not include any civil infraction under the Michigan Vehicle Code, the Uniform Traffic Code, provisions that allow for control of traffic in parking areas, or similar municipal ordinances. Nothing in this chapter affects the jurisdiction of the planning commission, the zoning board of appeals, or any other board or commission established by the Battle Creek City Commission.

298.03 Administrative Hearing Officer – Appointment, Qualifications, Powers, and Duties

(a) ***Appointment and Compensation.*** An Administrative Hearing Officer shall conduct all hearings under this Chapter. One or more Administrative Hearing Officers shall be appointed by the City Manager for a one-year term, during which time they may be removed from their position for reasonable cause prior to the expiration of their term. Compensation for Administrative Hearing Officers and funding for the operations of the Administrative Hearing Bureau shall be set forth in the City’s annual budget.

(b) ***Qualifications and Training.*** Administrative Hearing Officers shall be attorneys who have been licensed to practice law in the State of Michigan for at least five years. Before conducting administrative adjudication proceedings, administrative hearing officers must successfully complete a formal training program that includes:

- (1) Instruction on the rules of procedure of the administrative hearings that they will conduct.
- (2) Orientation to each subject area of the ordinance violations that they will adjudicate.
- (3) Observation of administrative hearings.
- (4) Participation in hypothetical cases, including ruling on evidence and issuing final orders.
- (5) The importance of impartiality in the conduct of the administrative hearing and adjudication of the violation.
- (6) Instructions on the preparation of a record that is adequate for judicial review.

(c) ***Powers and Duties.*** The powers and duties of Administrative Hearing Officers include, but are not limited to:

- (1) Hearing testimony and accepting evidence that is relevant to the existence of the blight violation.
- (2) Issuing subpoenas directing witnesses to appear and give relevant testimony at the hearing, upon request of a party or a party's attorney.
- (3) Preserving and authenticating the record of the hearing and all exhibits and evidence introduced at the hearing.
- (4) Issuing a determination, based upon the evidence presented at the hearing, whether a blight violation exists. The determination must be in writing and must include written findings of fact, a decision, and an order. The city has the burden of establishing the responsibility of the alleged violator by a preponderance of the evidence. Unless the burden is met, the matter must be dismissed. A decision and an order must not be made

except upon consideration of the record as a whole or a portion of the record as may be cited by any party to the proceeding and as supported by and in accordance with the competent, material, and substantial evidence. A decision and order finding the alleged violator responsible for the violation must include the civil fine, if any, or any action with which the violator must comply, or both.

(5) Imposing reasonable and proportionate sanctions consistent with applicable ordinance provisions and assessing costs upon a finding that the alleged violator is responsible for the alleged violation. The maximum monetary civil fine allowed under this section excludes costs of enforcement or costs imposed to secure compliance with the city's ordinances and is not applicable to enforce the collection of any tax imposed and collected by the city.

298.04 Initiation of Administrative Adjudication Proceedings

(a) ***Issuance of Violation Notice.*** To initiate a proceeding for a blight violation, the city shall issue and serve upon an alleged violator a written violation notice on which an authorized local official records the occurrence or existence of 1 or more blight violations by the person cited and that directs the named person to pay a civil fine for the violation and correct the violation, or appear at the administrative hearings bureau within fourteen days, as provided in this section.

(b) ***Service of Violation Notice.*** A violation notice for a blight violation involving the use or occupation of land or a building or other structure may be served by conspicuously posting a copy of the notice of violation at an entrance to the land, building, or structure, and mailing a copy, by first-class mail, to the property owner of record as shown by the records of the City Assessor, or, if the violator is a business entity, at any address identified for its registered agent or its principal place of business. If service is provided by first-class mail, the 14-day period begins to run on the day that the notice is deposited in the mail.

(c) ***Violation Notices Treated Made Under Oath.*** A violation notice to appear at an administrative hearings bureau must be treated as made under oath if the violation alleged in the notice occurred in the presence of the authorized local official signing the violation notice and if the notice contains the following statement immediately above the date and signature of the official: "I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief." An authorized local official may issue a violation notice to appear if, based upon investigation, the official has reasonable cause to believe that the person is responsible for a blight violation and if the city attorney or an assistant city attorney approves in writing issuing the violation notice.

(d) ***Registered Rental Properties.*** If a landlord of premises rented in the city for residential purposes is registered with the city's rental inspection program, the city shall not issue a blight violation notice during an inspection of the premises unless either of the following occurs:

(1) The landlord is given a written correction notice of the violation and a reasonable opportunity to correct the circumstances before a reinspection of the premises or a date specified in the notice.

(2) The violation is a direct result of the landlord's action or inaction and creates an emergency that presents an immediate risk of harm to people or damage to property including, but not limited to, a flooded basement or premises without heat.

(e) **Response to Notice.** The person named in the violation notice shall appear on or before the time specified in the violation notice and may respond to the allegations in the notice, as follows:

(1) If the alleged violator wishes to admit responsibility for the blight violation, the person may do so by appearing in person, through legal counsel, or by mail. If appearance is made by legal counsel or mail, the administrative hearings bureau may accept the admission as though the person personally appeared. Upon acceptance of the admission, a hearing officer may order any of the sanctions permitted under this section.

(2) If the alleged violator wishes to deny responsibility for the blight violation, or admit responsibility with an explanation, the person may do so by appearing in person on the date scheduled for the administrative hearing for the purpose of adjudicating the alleged violation.

(3) If the alleged violator fails to appear, a decision and order of default may be entered.

(f) **Default.** If an admission of responsibility is not made and the civil fine and costs, if any, prescribed by charter or ordinance for the violation are not paid at the administrative hearings bureau, and the alleged violator fails to appear at a hearing scheduled in accordance with this section, a final decision and order of responsibility in the amount of the prescribed civil fine and costs, and an order to correct the violation, may be issued by the administrative hearings bureau.

(g) **Petition to set aside default.** The recipient of a notice of blight violation who is found to be in default may petition the administrative hearing officer to set aside the order of default and set a new hearing date. An administrative hearing officer may set aside any order entered by default and set a new hearing date, upon a petition filed within 21 days after the issuance of the order of default, if the administrative hearing officer determines that the petitioner's failure to appear at the hearing was for good cause or, at any time, if the petitioner establishes that the petitioner was not provided with proper service of process. If the petition is granted, the administrative hearing officer must proceed with a new hearing on the underlying matter as soon as practical.

298.05 Conduct of Administrative Hearings

(a) **Due Process.** A party must be provided with the opportunity for a hearing during which the party may be represented by counsel at their own expense, present witnesses, and cross-examine witnesses.

(b) **Subpoenas.** Pursuant to rules that may be established by the Administrative Hearing Bureau, a party may request that the hearing officer to issue subpoenas to direct the attendance and testimony of relevant witnesses and the production of relevant documents.

(c) **Scheduling of Hearings.** Hearings must be scheduled with reasonable promptness, except that for hearings scheduled in all nonemergency situations, the alleged violator must have at least 14 days after service of process to prepare for the hearing. For purposes of this subsection, "nonemergency situation" means any situation that does not reasonably constitute a threat to the public interest, safety, or welfare.

(d) **Service by Mail.** If service is provided by first-class mail, the 14-day period begins to run on the day that the notice is deposited in the mail.

(e) **Evidentiary Standards.** In an administrative hearing under this section, the rules of evidence as applied in a nonjury civil case in circuit court must be followed as far as practicable, but the hearing officer may admit and give probative effect to evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their affairs. Irrelevant, immaterial, or unduly repetitious evidence may be excluded. Effect must be given to the rules of privilege recognized by law. Objections to offers of evidence may be made and must be noted in the record.

(f) **Submission of Evidence in Written Form Allowed.** Subject to these requirements, the hearing officer, for the purpose of expediting hearings and when the interests of the parties will not be substantially prejudiced, may provide in an administrative hearing or by rule for submission of all or part of the evidence in written form.

(g) Any final decision by a hearing officer that a blight violation does or does not exist constitutes a final decision and order for purposes of judicial review and may be enforced in the same manner as a judgment entered by a court of competent jurisdiction.

298.06 Penalties and Enforcement

(a) **Fines and Costs.** If a hearing officer determines that a blight violation exists, the penalty shall be a civil fine and costs in accordance with a schedule of fines and costs established by the City Commission. The penalty shall also include an order to correct the violation and provide that if the respondent fails to do so, the City may correct the violation and assess the cost of correcting the violation against the violator. The bureau and its hearing officers do not have the authority to impose a penalty of incarceration and may not impose a civil fine in excess of \$10,000.00.

(b) **First-Time Offenders.** The City may, in whole or in part, waive a fine for a blight violation at an owner-occupied dwelling for a first time offender of a blight ordinance, if the offender has corrected the circumstances for the violation.

(c) **Judicial System Assessment Required.** In all cases, the Blight Violation Hearing Officer shall impose a judicial system assessment of \$10.00 for each blight violation determination. Upon payment of the assessment, the City shall transmit the assessment to the State Treasury.

(d) **Failure to Pay Fines or Costs, Lien against Property.** Failure to pay the fines or costs as ordered, within 30 days, for a blight violation involving the use or occupation of land or a building or other structure shall result in a lien against the land, building, or structure involved in the violation which may be enforced pursuant to Section 4r of the Home Rule City Act, MCL 117.4r.

(e) **Failure to Correct Violation, Criminal Penalty.** Except as otherwise provided in subsection (21) or (22) of Section 4q of the Home Rule City Act, MCL 117.4q, if a hearing officer or circuit court grants a final decision and order under this section finding a person in violation of a blight ordinance under subsection (4) and the person fails to correct the violation no later than 30 days after the final decision and order is granted, the person is guilty of a misdemeanor punishable by imprisonment for not more than 90 days, a fine of not more than \$500.00, or both.

298.07 Appeal

(a) **Time and Venue for Appeal.** A party may file an appeal within 28 days after entry of the decision and order by the administrative hearing officer. An appeal of a final decision and order of an administrative hearing officer is to the Circuit Court for Calhoun County.

(b) ***Appeal Bond Required.*** An alleged violator who appeals a final decision and order to circuit court shall post with the Administrative Hearing Bureau, at the time the appeal is taken, a bond equal to the fine and costs imposed. A party who has paid the fine and costs is not required to post a bond. If a party who has posted a bond fails to comply with the requirements of supreme court rules for an appeal to the circuit court, or fails to post a bond, the appeal may be considered abandoned, and the bureau may dismiss the appeal on 7 days' notice to the parties. The administrative hearings bureau shall promptly notify the Circuit Court of a dismissal, and the Circuit Court shall dismiss the claim of appeal. If the appeal is dismissed or the decision and order are affirmed, the administrative hearings bureau may apply the bond to the fine and costs. An appeal by the City must be asserted by the City's attorney and a bond is not required.

(c) ***Standard of Review.*** An appeal to circuit court must be a review by the court of the certified record provided by the Administrative Hearings Bureau. Pending appeal, and subject to the bond requirement under subsection (b), the hearing officer may stay the order and any sanctions or costs imposed. Once an appeal is filed, and subject to the bond requirement under subsection (b), the court may stay the order and any sanctions or costs imposed. The court, as appropriate, may affirm, reverse, or modify the decision or order, or remand the matter for further proceedings. The court shall hold unlawful and set aside a decision or order of the hearing officer if substantial rights of an alleged violator have been prejudiced because the decision or order is any of the following:

- (1) In violation of the constitution or a statute, charter, or ordinance.
- (2) In excess of the authority or jurisdiction of the agency as conferred by statute, charter, or ordinance.
- (3) Made upon unlawful procedure resulting in material prejudice to a party.
- (4) Not supported by competent, material, and substantial evidence on the whole record.
- (5) Arbitrary, capricious, or clearly an abuse or unwarranted exercise of discretion.
- (6) Affected by other substantial and material error of law.

298.08 Remedies Not Exclusive

(a) The bureau may not conduct an administrative adjudication proceeding for an alleged violation of this Code where the requested remedy is a punishment of imprisonment; provided, however, where a violation of the code is punishable by fines and other penalties in addition to imprisonment, the city may elect to institute an action with the bureau and thereby waive any imprisonment for the code violation. Nothing in this chapter, however, precludes the city from seeking the remedy of imprisonment in a court of law, including imprisonment for failure to comply with the order of an administrative hearing officer, pursuant to Section 298.06(e).

(2) Neither the Bureau's authority to conduct administrative adjudication procedures nor the institution of such procedures under this chapter precludes the city from seeking any remedies for code violations through the use of any other administrative procedure or court proceeding where authorized by law.

298.09 Severability

The sections and provisions of this chapter are severable and any portion declared invalid or against public policy will not affect the validity of the remaining sections or provisions of this chapter.



Resolution No: 426

City Commission Meeting 7/21/2026

426 - A Resolution adopting Ordinance 14-2026 to amend Chapter 1240 Zoning Districts and Map, Chapter 1241 Schedule of Regulations, and Chapter 1250, Section 1250.04 Form-based development standards for T-3, T-4, and T-5 of the zoning code to add a T-6 zoning district that will encompass part of the Lakeview District; specifically, those properties that are currently zoned B-2 and make minor corrections to each Chapter. The new district will include regulations that reflect the recommendations of the Lakeview District Subplan to create a mixed-use walkable district.

Battle Creek City Commission

Action Summary

Staff Member: Darcy Schmitt, Planning Supervisor

Department: Planning

Summary

RESOLUTION NO. 426

Resolved by the Commission of the City of Battle Creek:

That the following sections are adopted:

Section 1. A Proposed Ordinance, 14-2026, to amend Chapter 1240 Zoning Districts and Map, Chapter 1241 Schedule of Regulations, and Chapter 1250, Section 1250.04 Form-based development standards for T-3, T-4, and T-5 of the zoning code to add a T-6 zoning district that will encompass part of the Lakeview District; specifically, those properties that are currently zoned B-2 and make minor corrections to each Chapter. The new district will include regulations that reflect the recommendations of the Lakeview District Subplan to create a mixed-use walkable district.

Section 2. Should any section, clause or phrase of this Ordinance be declared to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 3. All ordinances or parts of ordinances in conflict with any of the provisions of this

Ordinance are hereby repealed, saving any prosecution, criminal or administrative appeal pending on, or violation cited on or before the effective date of this Ordinance, which shall remain subject to the Ordinance provision existing at the time of the alleged violation.

Section 4. Except as otherwise provided by law, this Ordinance shall take effect seven (7) days from the date of its publication, in accordance with the provisions of Section 401 of the Michigan Zoning Enabling Act.

Budgetary Considerations

The proposed text changes will allow additional land uses in the Lakeview District, including a variety of housing types to encourage housing development in areas such as the mall and big box parking lots that are underutilized. New development will generate additional property taxes and provide housing for those working and living in Battle Creek.

History, Background and Discussion

The Lakeview District and its Beckley Road commercial corridor is a significant economic hub of the City of Battle Creek and the surrounding region. Historically, the corridor existed as an arterial roadway servicing the Lakeview Square Mall. Over time, the area developed into a multifaceted district of the city, extending beyond the immediate highway activity and traditional retail.

In coordination with the Lakeview Downtown Development Authority and other key stakeholders, the City of Battle Creek staff embarked on a series of public engagements dating back to 2023 with the intention of developing strategies to enhance the economic vibrancy of the Beckley Road Commercial Corridor. The resulting efforts produced the Lakeview District Subplan, a document that informs and supplements the city master plan. The plan focuses on three main thematic objectives of placemaking, green infrastructure, and reducing automobile dependence.

To achieve these objectives, consultants from the Progressive planning firm determined a new zoning designation is appropriate to accommodate and encourage the desired scale and land use communicated by stakeholders. There is a desire to foster a wider range of housing types, recreational amenities, restaurant options, and hospitality investment. Greater flexibility is needed in regard to both land use and dimensional limits in order to absorb potential development that fits the character outlined in the plan. Therefore, a new form-based code zoning designation is recommended to achieve the aforementioned objectives.

The establishment of the T-6 Lakeview Business District will help accommodate existing commercial uses and buildings within the subject area by reducing the number of nonconforming uses, while also providing additional commercial and residential options for vacant properties and parking spaces in an effort to stimulate economic investment in the area. Staff anticipates that the proposed rezoning would not create any new dimensional or use-related nonconformities, while also permitting a wider range of housing types by right.

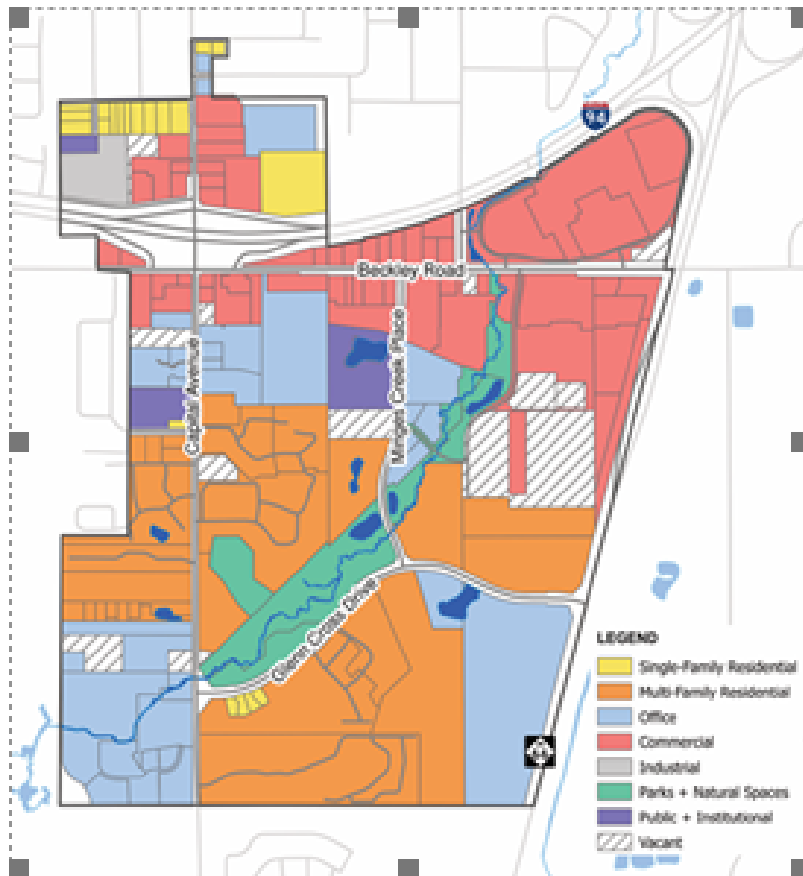


Figure 1 above indicates the current zoning of the subject parcels and the surrounding area.

No.	Address	Parcel Number	Current Zoning
1	110 Knapp Dr	0076-00-820-0	B-2 Regional Commercial District
2	2 Heritage Oak Ln Unit 1	4010-00-001-0	B-2 Regional Commercial District
3	2 Heritage Oak Ln Unit 2	4010-00-002-1	B-2 Regional Commercial District
4	2 Heritage Oak Ln Unit 3	4010-00-003-1	B-2 Regional Commercial District
5	2 Heritage Oak Ln Unit 4	4010-00-004-1	B-2 Regional Commercial District
6	2 Heritage Oak Ln Unit 5	4010-00-005-1	B-2 Regional Commercial District
7	21 Minges Creek Pl	5515-00-040-0	B-2 Regional Commercial District
8	2545 SW Capital Ave	0075-00-340-0	B-2 Regional Commercial

9	2550 SW Capital Ave	6180-10-893-0	District B-2 Regional Commercial
10	2565 SW Capital Ave	0075-00-400-0	District B-2 Regional Commercial
11	2580 SW Capital Ave	0076-00-855-0	District B-2 Regional Commercial
12	2587 SW Capital Ave	0075-00-410-0	District B-2 Regional Commercial
13	2588 SW Capital Ave	0076-00-858-0	District B-2 Regional Commercial
14	2589 SW Capital Ave	0075-00-470-0	District B-2 Regional Commercial
15	2590 SW Capital Ave	0076-00-850-0	District B-2 Regional Commercial
16	2591 SW Capital Ave	0075-00-420-0	District B-2 Regional Commercial
17	2593 SW Capital Ave	0075-00-430-0	District B-2 Regional Commercial
18	2594 SW Capital Ave	0076-00-860-0	District B-2 Regional Commercial
19	2595 SW Capital Ave	0075-00-450-0	District B-2 Regional Commercial
20	2597 SW Capital Ave	0075-00-440-0	District B-2 Regional Commercial
21	2802 SW Capital Ave	0085-00-010-0	District B-2 Regional Commercial
22	2807 SW Capital Ave	0086-00-920-0	District B-2 Regional Commercial
23	2810 SW Capital Ave	0635-24-100-1	District B-2 Regional Commercial
24	2811 SW Capital Ave	0086-00-930-0	District B-2 Regional Commercial
25	2822 SW Capital Ave	0635-24-100-2	District B-2 Regional Commercial
26	2825 SW Capital Ave	0086-00-980-0	District B-2 Regional Commercial
27	2838 SW Capital Ave	0085-00-060-0	District B-2 Regional Commercial
28	3 Heritage Oak Ln	5515-00-045-0	District B-2 Regional Commercial
29	3035 SW Capital Ave	0636-11-489-0	District B-2 Regional Commercial
30	36 Minges Creek Pl	5515-00-050-0	District B-2 Regional Commercial
31	4765 Beckley Rd	0076-00-770-0	District B-2 Regional Commercial

32	4775 Beckley Rd	0076-00-790-0	District B-2 Regional Commercial District
33	4785 Beckley Rd	0076-00-800-0	District B-2 Regional Commercial District
34	4786 Beckley Rd	0085-00-080-0	District B-2 Regional Commercial District
35	4840 Beckley Rd	0085-00-030-0	District B-2 Regional Commercial District
36	50 Knapp Dr	0076-00-870-0	District B-2 Regional Commercial District
37	5050 Beckley Rd	0086-00-910-1	District B-2 Regional Commercial District
38	5074 Beckley Rd	0086-00-905-0	District B-2 Regional Commercial District
39	5090 Beckley Rd	0086-00-900-0	District B-2 Regional Commercial District
40	5195 Beckley Rd	0075-00-490-0	District B-2 Regional Commercial District
41	5225 Beckley Rd	0075-00-500-0	District B-2 Regional Commercial District
42	5230 Beckley Rd	0086-00-830-0	District B-2 Regional Commercial District
43	5275 Beckley Rd	0075-00-540-0	District B-2 Regional Commercial District
44	5276 Beckley Rd	5515-00-100-0	District B-2 Regional Commercial District
45	5280 Beckley Rd	5515-00-095-0	District B-2 Regional Commercial District
46	5285 Beckley Rd	0075-00-550-0	District B-2 Regional Commercial District
47	5335 Beckley Rd	0075-00-560-0	District B-2 Regional Commercial District
48	5340 Beckley Rd	5515-00-091-0	District B-2 Regional Commercial District
49	5350 Beckley Rd	5515-00-085-0	District B-2 Regional Commercial District
50	5352 Beckley Rd	5515-00-080-0	District B-2 Regional Commercial District
51	5395 Beckley Rd	0075-00-570-0	District B-2 Regional Commercial District
52	5401 Beckley Rd	0075-00-535-0	District B-2 Regional Commercial District
53	5420 Beckley Rd	5515-00-035-0	District B-2 Regional Commercial District
54	5421 Beckley Rd	0075-00-530-0	District B-2 Regional Commercial District

55	5445 Beckley Rd	0075-00-515-0	District B-2 Regional Commercial District
56	5466 Beckley Rd	5515-00-005-0	B-2 Regional Commercial District
57	5475 Beckley Rd	0075-00-510-0	B-2 Regional Commercial District
58	5500 Beckley Rd	0086-00-380-0	B-2 Regional Commercial District
59	5560 Beckley Rd	0086-00-365-0	B-2 Regional Commercial District
60	5568 Beckley Rd	0086-00-360-0	B-2 Regional Commercial District
61	5575 Beckley Rd	0075-00-700-0	B-2 Regional Commercial District
62	5700 Beckley Rd	0086-00-270-0	B-2 Regional Commercial District
63	5700 Beckley Rd	0086-00-250-0	B-2 Regional Commercial District
64	5700 Beckley Rd	0086-00-275-0	B-2 Regional Commercial District
65	5700 Beckley Rd F	0086-00-260-0	B-2 Regional Commercial District
66	5719 Beckley Rd	0625-47-400-0	B-2 Regional Commercial District
67	5725 Beckley Rd	0625-48-500-1	B-2 Regional Commercial District
68	5727 Beckley Rd	0625-49-000-2	B-2 Regional Commercial District
69	5735 Beckley Rd	0625-48-600-0	B-2 Regional Commercial District
70	5736 Beckley Rd	0095-00-050-0	B-2 Regional Commercial District
71	5738 Beckley Rd	0095-00-060-0	B-2 Regional Commercial District
72	5740 Beckley Rd	0095-00-080-0	B-2 Regional Commercial District
73	5775 Beckley Rd	0625-46-525-0	B-2 Regional Commercial District
74	5800 Beckley Rd	0095-00-070-0	B-2 Regional Commercial District
75	5801 Beckley Rd	0075-00-730-0	B-2 Regional Commercial District
76	5805 Beckley Rd	0625-49-819-1	B-2 Regional Commercial District
77	7 Heritage Oak Ln	0086-00-780-0	B-2 Regional Commercial

78	75 Minges Creek Pl	0086-00-750-1	District B-2 Regional Commercial District
79	8 Minges Creek Pl	5515-00-071-0	B-2 Regional Commercial District
80	Beckley Rd	0086-00-265-0	B-2 Regional Commercial District
81	Beckley Rd	0086-00-375-0	B-2 Regional Commercial District
82	Beckley Rd	0095-00-090-0	B-2 Regional Commercial District
85	Beckley Rd Rear	0086-00-280-0	B-2 Regional Commercial District
92	SW Capital Ave	0076-00-845-0	B-2 Regional Commercial District

Table 1 above provides the address (if available), parcel number, and current zoning of each parcel included within the proposed area of rezoning.

Proposed Changes

The development of the proposed T-6 district necessitated amendments to Chapters 1240, 1241, and 1250. The following is a description of the proposed amendments to each Chapter.

Chapter 1240 Zoning Districts and Map includes the following proposed amendments:

- The Table of Permitted Uses under 1240.02 was amended to reflect the uses that are proposed for the T-6 district.
- Medical or Dental Clinic<5,000 s. f. was added to the chart as it was not listed in the chart and is one of the uses that will be allowed in this district.
- The T-6 Lakeview District was added under 1240.16 to include the uses and the dimensional requirements under the proposed amendment.

A comparison of the uses allowed under the B-2 Regional Commercial District that currently regulates the subject properties and the proposed T-6 Lakeview District below provides a quick comparison of the proposed use changes.

B-2 District	Proposed T- 6 District	
<i>Permitted Uses</i>	<i>Permitted Uses</i>	<i>Notes</i>
Arena/Theater	No	This does not include movie theaters, only large arenas and theaters for live entertainment.
Artisan/Maker Space	Yes	
Assisted Senior Living	No	

Automobile Establishment	Car Wash	No, a new car wash would not be allowed.	An existing car wash would be placed under the “Existing Use” ^[1] category.
Automobile Dealership	or Vehicle	No	
Automobile Repair		No	An existing business would be listed under the “Existing Use” category
Automobile Service Station		Yes	
Banquet and Meeting Hall		Yes	
Bar, Tavern, or Saloon		Yes	
Bookstore		Yes	
Brewpub		Yes	
Catering Businesses		Yes	
Child Care Centers		Yes	
Convalescent Home, Nursing Home, or Home for the Aged		No	
Distillery, Winery-w/ or w/o food		Yes	
Drive-Thru Business		Yes	
Essential Services		Yes	
Event Center		No	
Financial Institutions		Yes	
Funeral Homes, Mortuaries, and Crematoriums		Yes	
Government/Public Uses		Yes	
Greenhouse/Nursery (Principal Use)		Yes	
Hospital >20,000		No	An existing business would be listed under the “Existing Use” category
Hotel		Yes	
Indoor Recreation		Yes	Includes movie theaters
Institutions of Education	Higher	Yes	
Kennels/Veterinarian		No	
Marihuana: Adult-Use		No, a new business would not be allowed.	An existing business would be listed under the “Existing Use” category.
Marihuana Microbusiness			

^[1] Existing Use means a use of a particular parcel established lawfully prior to adoption of such provisions which subsequently prohibit said use. The term “Existing Use” is distinct from “Nonconforming Use” in that an existing use may continue in perpetuity until such time that a permitted use is established on the parcel in its place.

Chapter 1241 Schedule of Regulations includes the following proposed amendments:

- The proposed T-6 district dimensional requirements were added to the schedule of regulations.
- Footnotes to the schedule of regulations were amended to add reference to the T-6 district.

Chapter 1250 Supplemental Zoning District Standards include the following proposed amendments:

- References to the T-6 Lakeview District were added to the “Statement of Purpose” and the “Waiver Requirements”.
- References to the T-6 Lakeview District were added to the “Architectural Standards for New Construction and Adaptive Reuse”.
- Language was added to specify primary and secondary materials that can be used in the T-6 district. Any of these standards can be considered to be waived by the Planning and Zoning Administrator on a case-by-case request.
- Overly cumbersome design standards along with the associated graphics were removed from the code.

Positions

Public Hearing and Notice Requirements

As required by the Zoning Enabling Act of 2006, as amended, a public hearing is required for an ordinance amendment, and a notice listing the date, time, and subject of a public hearing is required to be advertised no less than fifteen days prior to the hearing. This request was scheduled for the June 24, 2026 Planning Commission meeting, with notice of the hearing published in the June 4, 2026 edition of the Battle Creek Shopper.

Neighborhood Outreach

Neighborhood outreach occurred through the planning process related to the development of the Lakeview District Subplan. Engagement with stakeholders and community members included online surveys, informal virtual forums, focus group sessions, three open house events and a walking audit of the existing pedestrian facilities. The Lakeview District Subplan was adopted by the Planning Commission on April 23, 2025.

Planning Commission

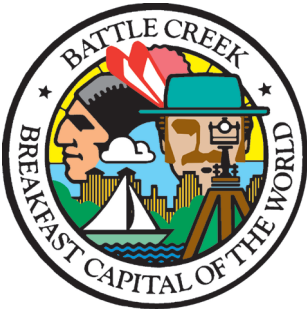
At their June 24, 2026 meeting, the Planning Commission voted unanimously to recommend the City Commission approve the text amendment.

Staff Recommendation

Staff finds that the proposed amendments to the zoning ordinance are needed to complete the zoning implementation step for the Lakeview District Subplan. Staff recommends the City Commission approve the proposed text amendments **based upon findings detailed in this staff report and in the attached documents.**

Attachments

- | | | |
|----|---|---|
| 1. | 1. Staff Report | 1. Staff Report.pdf |
| 2. | 06.24.2026 Planning Commission Meeting Minutes | 06.24.2026 Planning Commission Meeting Minutes.pdf |
| 3. | 2. Chapter 1240 Zoning Districts and Map-Mark Up | 2. Chapter 1240 Zoning Districts and Map-Mark Up.pdf |
| 4. | 3. Chapter 1240 Zoning Districts and Map-Clean Copy | 3. Chapter 1240 Zoning Districts and Map-Clean Copy.pdf |
| 5. | 4. Chapter 1241 Schedule of Regulations-Mark Up | 4. Chapter 1241 Schedule of Regulations-Mark Up.pdf |
| 6. | 5. Chapter 1241 Schedule of Regulations-Clean Copy | 5. Chapter 1241 Schedule of Regulations-Clean Copy.pdf |
| 7. | 5. Chapter 1250 Supplemental Zoning District Standards-Mark Up | 5. Chapter 1250 Supplemental Zoning District Standards-Mark Up.pdf |
| 8. | 6. Chapter 1250 Supplemental Zoning District Standards Clean Copy | 6. Chapter 1250 Supplemental Zoning District Standards Clean Copy.pdf |



Battle Creek City Planning Commission

Staff report for the July 24, 2026 meeting

To: Planning Commissioners

From: Adam Jenks, Planner

Subject: Text Amendment A26-03, Lakeview District Plan Zoning Requirements

Summary

Planning and Zoning staff recommends that the Planning Commission consider an amendment to Chapter 1240 Zoning Districts and Map, Chapter 1241 Schedule of Regulations, and Chapter 1250, Section 1250.04 Form-based development standards for T-3, T-4, and T-5 of the zoning code to add a T-6 zoning district that will encompass part of the Lakeview District; specifically, those properties that are currently zoned B-2 and make minor corrections to each Chapter. The new district will include regulations that reflect the recommendations of the Lakeview District Subplan to create a mixed-use walkable district.

Background Information

The Lakeview District and its Beckley Road commercial corridor is a significant economic hub of the City of Battle Creek and the surrounding region. Historically, the corridor existed as an arterial roadway servicing the Lakeview Square Mall. Over time, the area developed into a multifaceted district of the city, extending beyond the immediate highway activity and traditional retail.

In coordination with the Lakeview Downtown Development Authority and other key stakeholders, the City of Battle Creek staff embarked on a series of public engagements dating back to 2023 with the intention of developing strategies to enhance the economic vibrancy of the Beckley Road Commercial Corridor. The resulting efforts produced the Lakeview District Subplan, a document that informs and supplements the city master plan. The plan focuses on three main thematic objectives of placemaking, green infrastructure, and reducing automobile dependence.

To achieve these objectives, consultants from the Progressive planning firm determined a new zoning designation is appropriate to accommodate and encourage the desired scale and land use communicated by stakeholders. There is a desire to foster a wider range of housing types, recreational amenities, restaurant options, and hospitality investment. Greater flexibility is needed in regard to both land use and dimensional limits in order to absorb potential development that fits the character outlined in the plan. Therefore, a new form-based code zoning designation is recommended to achieve the aforementioned objectives.

The establishment of the T-6 Lakeview Business District will help accommodate existing commercial uses and buildings within the subject area by reducing the number of nonconforming uses, while also providing additional commercial and residential options for vacant properties and parking spaces in an effort to stimulate economic investment in the area. Staff anticipates that the proposed rezoning would not create any new dimensional or use-related nonconformities, while also permitting a wider range of housing types by right.

Figure 1 below indicates the current zoning of the subject parcels and the surrounding area. Table 1 provides the address (if available), parcel number, and current zoning of each parcel included within the proposed area of rezoning.

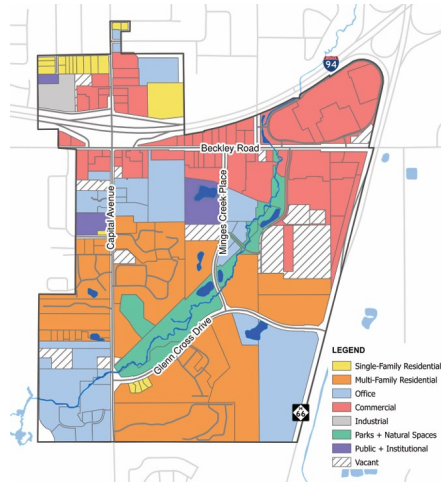


Figure 1 shows the area proposed to be covered by the text amendment.

Proposed Changes

The development of the proposed T-6 district necessitated amendments to Chapters 1240, 1241, and 1250. The following is a description of the proposed amendments to each Chapter.

Chapter 1240 Zoning Districts and Map includes the following proposed amendments:

- The Table of Permitted Uses under 1240.02 was amended to reflect the uses that are proposed for the T-6 district.
- Medical or Dental Clinic<5,000 s. f. was added to the chart as it was not listed in the chart and is one of the uses that will be allowed in this district.
- The T-6 Lakeview District was added under 1240.16 to include the uses and the dimensional requirements under the proposed amendment.

A comparison of the uses allowed under the B-2 Regional Commercial District that currently regulates the subject properties and the proposed T-6 Lakeview District below provides a quick comparison of the proposed use changes.

B-2 District	Proposed T- 6 District	
<i>Permitted Uses</i>	<i>Permitted Uses</i>	<i>Notes</i>
Arena/Theater	No	This does not include movie theaters only large arena and

		theaters for live entertainment.
Artisan/Maker Space	Yes	
Assisted Senior Living	No	
Automobile Car Wash Establishment	No, a new car wash would not be allowed.	An existing car wash would be placed under the “Existing Use” ¹ category.
Automobile or Vehicle Dealership	No	
Automobile Repair	No	An existing business would be listed under the “Existing Use” category
Automobile Service Station	Yes	
Banquet and Meeting Hall	Yes	
Bar, Tavern, or Saloon	Yes	
Bookstore	Yes	
Brewpub	Yes	
Catering Businesses	Yes	
Child Care Centers	Yes	
Convalescent Home, Nursing Home, or Home for the Aged	No	
Distillery, Winery-w/ or w/o food	Yes	
Drive-Thru Business	Yes	
Essential Services	Yes	
Event Center	No	
Financial Institutions	Yes	
Funeral Homes, Mortuaries, and Crematoriums	Yes	
Government/Public Uses	Yes	
Greenhouse/Nursery (Principal Use)	Yes	
Hospital >20,000	No	An existing business would be listed under the “Existing Use” category
Hotel	Yes	
Indoor Recreation	Yes	Includes movie theaters
Institutions of Higher Education	Yes	
Kennels/Veterinarian	No	
Marihuana: Adult-Use Marihuana Microbusiness	No, a new business would not be allowed.	An existing business would be listed under the “Existing Use” category.

¹ Existing Use means a use of a particular parcel established lawfully prior to adoption of such provisions which subsequently prohibit said use. The term “Existing Use” is distinct from “Nonconforming Use” in that an existing use may continue in perpetuity until such time that a permitted use is established on the parcel in its place.

Marihuana: Adult-Use Marihuana Retailers	No , a new business would not be allowed.	An existing business would be listed under the “Existing Use” category.
Marihuana: Medical Marihuana Provisioning Center	No , a new business would not be allowed.	An existing business would be listed under the “Existing Use” category.
Marihuana: Medical and Adult Use Marihuana Safety Compliance Facility	No	
Marihuana: Medical and Adult Use Marihuana Secure Transporter	No	
Medical or Dental Clinic	Yes, only if less than 20,000 sq. ft.	An existing business would be listed under the “Existing Use” category.
Microbrewery	Yes	
Motel	Yes	
Nightclub	No	
Office	Yes, if less than 17, 000 sq. ft.	An existing business would be listed under the “Existing Use” category.
Outdoor Recreation/ Private	Yes	
Outdoor Recreation/ Public	Yes	
Pawn Broker	No	
Personal Service Establishment	Yes	
Private Club	Yes	
Private K-12 Schools	No	
Public K-12 Schools	Yes	
Religious Institutions	Yes	
Research and Development	No	
Restaurant • Carry-Out • Drive-In • Drive Thru • Full Service • Limited Service	Yes	
Retail Sales > 17,000 sq. ft.	Yes	
Self-Storage Facilities	No	An existing business would be listed under the “Existing Use” category.
Vehicle Repair, Major	No	An existing business would be listed under the “Existing Use” category.
<i>Special Use Permits</i>	<i>Special Use Permits</i>	
Adaptive Reuse	Yes	
Cemetery	No	An existing business would be listed under the “Existing Use” category.

		category.
Parking as a Principal Use	Yes	
Transportation and Logistics	No	
Automobile Repair (Section 1251.05)	No	An existing business would be listed under the “Existing Use” category.
Warehouse	No	
Wholesale	No	
<i>Additional Uses Allowed in the Proposed T-6 district not Allowed in the B-2 district</i>	<i>Additional Uses Allowed in the Proposed T-6 district not Allowed in the B-2 district</i>	
No	Multiple Family Dwelling Unit	
No	Single Family Dwelling Unit Attached	
No	Transitional and Supportive Home, more than 1-6	
No	Transitional and Supportive Home, more than 6	

Chapter 1241 Schedule of Regulations includes the following proposed amendments:

- The proposed T-6 district dimensional requirements were added to the schedule of regulations.
- Footnotes to the schedule of regulations were amended to add reference to the T-6 district.

Chapter 1250 Supplemental Zoning District Standards include the following proposed amendments:

- References to the T-6 Lakeview District were added to the “Statement of Purpose” and the “Waiver Requirements”.
- References to the T-6 Lakeview District were added to the “Architectural Standards for New Construction and Adaptive Reuse”.
- Language was added to specify primary and secondary materials that can be used in the T-6 district. Any of these standards can be considered to be waived by the Planning and Zoning Administrator on a case-by-case request.
- Overly cumbersome design standards along with the associated graphic were removed from the code.

Public Hearing and Notice Requirements

As required by the Zoning Enabling Act of 2006, as amended, a public hearing is required for an ordinance amendment, and a notice listing the date, time, and subject of a public hearing is required to be advertised no less than fifteen days prior to the hearing. This request has been scheduled for the, June 24, 2026 Planning Commission meeting, with notice of the hearing published in the June 4, 2026 edition of the Battle Creek Shopper.

Neighborhood Outreach

Neighborhood outreach occurred through the planning process related to the development of the Lakeview Business District Subplan. Engagement with stakeholders and community members included online surveys, informal virtual forums, focus group sessions, three open house events and a walking audit of the existing pedestrian facilities. The Lakeview District Subplan was adopted by city council on April 23, 2025.

Staff Recommendation

Staff finds that the proposed amendments to the zoning ordinance are needed to complete the zoning implementation step for the Lakeview District Subplan.

Should the Planning Commission have no concerns with the proposed text amendments, staff recommends that the Planning Commission recommend to the City Commission approval of the proposed text amendments **based upon findings detailed in this staff report and in the attached documents.**

Support Material

Chapter 1240 proposed text amendment markup
Chapter 1240 proposed text amendment clean copy
Chapter 1241 proposed text amendment markup
Chapter 1241 proposed text amendment clean copy
Chapter 1250 proposed text amendment markup
Chapter 1250 proposed text amendment clean copy

**CITY OF BATTLE CREEK
PLANNING COMMISSION
10 North Division, Battle Creek, MI 49014
Minutes for June 24, 2026**

MEETING CALLED TO ORDER: By Chairman Hughes at 4:00 p.m.

ATTENDANCE: Roll call was taken.

Chairperson Hughes, present
Vice Chairperson O'Donnell, present
Commissioner Morris, present
Commissioner Gray, present
Commissioner Furmato, present

Commissioner Denison, present
Commissioner Moton, absent
Mayor Behnke, present
Commissioner White, present

Staff Present: Darcy Schmitt, Planning Supervisor, Adam Jenks, Planner, Melody Carlsen, Administrative Assistant, Patrick Batterson, Assistant City Attorney.

APPROVAL OF MINUTES: May 27, 2026.

MOTION MADE BY MAYOR BEHNKE TO APPROVE THE MAY 27, 2026 MEETING MINUTES. MOTION SECONDED BY COMMISSIONER GRAY.

ROLL VOTE: Chairperson Hughes asked everyone in favor to signify by saying "aye".

ALL IN FAVOR, NONE OPPOSED, MOTION APPROVED.

CORRESPONDENCE: None.

ADDITIONS/DELETIONS: None.

PUBLIC HEARINGS/DELIBERATIONS: None.

OLD BUSINESS:

A. ZONING ORDINANCE TEXT AMENDMENT #A26-03:

Petition from the City of Battle Creek to consider an amendment to Chapter 1240 Zoning Districts and Map, Chapter 1241 Schedule of Regulations, and Chapter 1250, Section 1250.04 Form-based development standards for T-3, T-4, and T-5 of the zoning code to add a T-6 zoning district that will encompass part of the Lakeview District specifically those properties that are currently zoned B-2. The new district will include regulations that reflect the recommendations of the Lakeview District Subplan to create a mixed-use walkable district.

Staff Presentation: Adam Jenks gave the staff report for #A26-03.

MOTION MADE BY COMMISSIONER MORRIS TO APPROVE ITEM #A26-03. SECONDED BY COMMISSIONER WHITE.

ROLL VOTE: Chairman Hughes asked for a roll vote.

ALL IN FAVOR, NONE OPPOSED, MOTION APPROVED.

B. ZONING MAP AMENDMENT #PRZ26-0002

Petition from the City of Battle Creek to rezone properties along Beckley Road and Capital Avenue, currently zoned “B-2 Reginal Commercial District” to “T-6 Lakeview District” pursuant to Sections 1281.01 and 1240.16 of the zoning code.

Staff Presentation: Adam Jenks gave the staff report for #PRZ26-0002.

**MOTION MADE BY COMMISSIONER MORRIS TO APPROVE ITEM #PRZ26-0002.
SECONDED BY COMMISSIONER MAYOR BEHNKE.**

ROLL VOTE: Chairman Hughes asked for a roll vote.

ALL IN FAVOR, NONE OPPOSED, MOTION APPROVED.

OLD BUSINESS: None.

NEW BUSINESS: None.

COMMENTS BY THE PUBLIC:

Brad Miller, 200 Wahwahtaysee Way was present to speak regarding Zoning Ordinance Text Amendment #A25-01. Mr. Miller was not pleased that this item was denied and permanently tabled and expressed his concerns.

COMMENTS FROM COMMISSION MEMBERS AND STAFF:

Commissioner Morris responded to Mr. Miller’s comments and would like to speak with him further.

Mayor Behnke mentioned the June 25th meeting with the City Manager and invited the Planning Commissioners.

Commissioner Gray reminded everyone of the Housing Strategy meeting being held on June 25th at the Department of Public works building.

Commissioner Furrato responded to Mr. Millers comments regarding item A25-01.

ADJOURNMENT: Chairman Hughes adjourned the meeting at 4:29.

Submitted by: Melody Carlsen, Administrative Assistant, Planning & Zoning Division.

Chapter 1240 Zoning Districts and Maps

1240.01 DISTRICTS ESTABLISHED.

In order to classify, regulate and restrict the location of trades, industries, and buildings designed for specified uses, to regulate and limit the height and bulk of buildings hereafter erected or structurally altered, to regulate and limit the intensity of the use of lot areas, and to regulate and determine the areas of yards, courtyards and other open spaces within and surrounding such buildings, the City is hereby divided into districts, as follows:

- G Green District
- AG Agricultural District
- R-1R Single Family Residential District
- R-1A Single-Family Residential District
- R-1B Single-Family Residential District
- R-2 Two Family Residential District
- R-3 Multiple Family Residential District
- MFR High Density Multiple Family Residential District
- B-1 Corridor Commercial District
- B-2 Regional Commercial District
- T-3 Neighborhood Commercial District
- T-4 Downtown Commercial
- T-5 Core Downtown Commercial District
- T-6 Lakeview District
- I-1 Light Industrial District
- I-2 Heavy Industrial District
- S Spark District

1240.02 TABLE OF PERMITTED USES.

The following table lists the permitted uses and special land uses in each zoning district. When a use is classified by square footage, the square footage listed refers to the gross square footage of a building and not the square footage of an individual tenant unit. A use classified by capacity, refers to the capacity established by the City Fire Inspector. Whenever a specific development standard is included for a particular use in the table below, any development must comply with the requirement of the referenced section in addition to all of the other applicable requirements of this Code. All development standards for specific uses are listed in Section 1251 and in other areas of this Code. Additionally, any use that is a special land use must also comply with the standards of Section 1281.05.

		G	AG	R1 -R	R1- A	R1 -B	R- 2	R- 3	MFR	B- 1	B-2	T- 3	T- 4	T-5	<u>T-6</u>	I-1	I-2	S	Use Standar d
A	Accessory Use																		
A ^s	Accessory Use Requiring SLU Approval																		
E	Existing Use																		
P	Permitted Use																		
S	Special Use																		

Residential Uses

Accessory Dwelling Unit				A ^s	A ^s	A ^s	A	A			A	A	A				A	
Bed and Breakfast	P	P	P	P	P	P	P	P			P							1251.09
Home Occupation	A	A	A	A	A	A	A							<u>A</u>				1251.18
Multi-Family Dwelling Units							P	P			P	P	P	<u>P</u>			P	1251.33
Personal-Scale Wind Energy Facility	A	A	A	A	<u>A^s</u> <u>A</u>	<u>A^s</u> <u>A</u>					A						A	1251.39
Rooming and Boarding Houses						P	P											1251.43

Uses	G	AG	R1 -R	R1- A	R1 -B	R- 2	R- 3	MFR	B- 1	B-2	T- 3	T- 4	T-5	<u>T-6</u>	I-1	I-2	S	Use Standar d
Single Family Dwelling Unit Attached							P	P			P	P	E				P	
Single Family Dwelling Unit Detached	P	P	P	P	P	P	P	P	E	E	P	E	E	<u>P</u>	E	E	P	
State Licensed Child Care Family Home, 1-7 Children	A	A	A	A	A	A	A	A	A	A	A	A	A	<u>A</u>	A	A	A	1251.45
State Licensed Child Care Group Home, 8-14 Children	A	A	A	A	A	A	A	A	A	A	A	A	A	<u>A</u>	A	A	A	1251.46
State Licensed Child Care Center	P							P	P	P	P	P	P	<u>P</u>	P	P	P	
State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 Persons	P	P	P	P	P	P	P	P			P	P						1251.47
State Licensed Residential Facility Adult Foster Care Small Group Home, 7-12 Persons	S	S	S	S	S	S	S	S			<u>A</u>							1251.48
State Licensed Residential Facility Adult Foster Care Large Group Home 13-20 Persons	S	S	S	S	S	S	S	S										
Transitional and Supportive Home, 1-6 Persons			P	P	P	P	P	P			P	P		<u>P</u>				1251.49

Uses	G	AG	R1 -R	R1- A	R1 -B	R- 2	R- 3	MFR	B- 1	B-2	T- 3	T- 4	T-5	<u>T-6</u>	I-1	I-2	S	Use Standar d
Transitional and Supportive Home, <u>m</u> More than 6 Persons			S	S	S	S	S	S			P	P		<u>P</u>				1251.50
Community Residential Facility and Group Homes						S	S	S										1251.48
Two-Family Dwelling Units						P	P	P			P	P	P	<u>P</u>			P	
Commercial Uses																		
Adult Business									S						S	S		1251.02
Agri-Tourism		S																
Arena/Theater									P	<u>P</u>							P	
Artisan/Maker Space									P	P	S	P	P	<u>P</u>	P	P	P	
Assisted Senior Living							P	P	P	<u>P</u> S	P	P		.			P	1251.03
Automobile Car Wash Establishment									P	P				<u>E</u>	S	S		1251.04
Automobile Repair									P	P				<u>E</u>	P	P		1251.05
Automobile Service Station									S	P				<u>E</u>	P	P		1251.06

Uses	G	AG	R1 -R	R1- A	R1 -B	R- 2	R- 3	MFR	B- 1	B-2	T- 3	T- 4	T-5	<u>T-6</u>	I-1	I-2	S	Use Standar d
Automobile or Vehicle Dealership									P	<u>P</u>					P			1251.07
Banquet and Meeting Hall < 100 cap.	S						S	S	P	P	P	P	P				P	1251.08
Banquet and Meeting Hall > 100 cap.	S						S	S	P	P		P	P				P	1251.08
Bar, Tavern, or Saloon									S	P	S	P	P	<u>P</u>	S	S	P	
Bookstore									P	P	P	P	P	<u>P</u>			P	
Brewpub									P	P	S	P	P	<u>P</u>	P	P	P	
Catering Business									P	P	P	P	P	<u>P</u>				
Convalescent Home, Nursing Home, or Home for the Aged							P	P	P	P	P	P	S				S	1251.13
Distillery, Winery – w/ or w/o Food	P	P	S						P	P	S	P	P	<u>P</u>	P	P	P	
<u>Drive-Thru Business</u>									<u>P</u>	<u>P</u>				<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1251.14</u>
Event Center									P	P		P	P					
Farm Equip. and Heavy Machinery Sales															P	P		

Uses	G	AG	R1-R	R1-A	R1-B	R-2	R-3	MFR	B-1	B-2	T-3	T-4	T-5	<u>T-6</u>	I-1	I-2	S	Use Standard
Financial Institutions									P	P	P	P	P	<u>P</u>	P	P	P	
Funeral Homes, Mortuaries, and Crematoriums (No Crematoriums B-1, T-3,4)									P*	P	S*	S*			S			
Hospital > 20,000 s.f.								S	S	S		S	S	<u>E</u>	S	S		1251.19
Hotel										P	S	P	P	<u>P</u>			P	1251.20
Independent Senior Living with Services							P	P	P		P	P	P	<u>P</u>			P	1251.21
Indoor Recreation	P								P	P	P	P	P	<u>P</u>			P	
Kennels/Veterinarian	S	S	S						P	P					S	<u>P</u>	<u>S</u>	1251.23
Marihuana: Adult-Use									P	P	S			<u>E</u>	P	P		1251.24
Marihuana Microbusiness									P	P	S							1251.26
																		1251.27
Marihuana: Adult-Use									P	P	S	P	P	<u>E</u>	P	P		1251.24
Marihuana Retailers									P	P	S	P	P		P	P		1251.25
																		1251.27
Marihuana: Medical									P	P	S	P	P	<u>E</u>	P	P		1251.24
Marihuana Provisioning Center																		1251.30

Uses	G	AG	R1 -R	R1- A	R1 -B	R- 2	R- 3	MFR	B- 1	B-2	T- 3	T- 4	T-5	<u>T-6</u>	I-1	I-2	S	Use Standar d
																		1251.27
<u>Medical or Dental Clinic < 5,000 s. f.</u>									<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	<u>P</u>				
Medical or Dental Clinic <20,000 s.f.								P	P	P	S	P	P	<u>E</u>	<u>P</u>		P	
Motel										P	S	P	P	<u>P</u>			P	1251.34
Microbrewery									P	P	S	P	P	<u>P</u>	P	P	P	1251.35
Nightclub									S	P	S	P	P		S	S	P	
Office < 5,000 s.f.									P	P	P	P	P		A	A	P	
Office 5,000 – 17,000 s.f.									P	P	P	P	P	<u>P</u>	A	A	P	
Office > 17,000 s.f.									P	P	S	P	P	<u>E</u>	A	A	P	
Outdoor Recreation/Private	P	P							P	P				<u>P</u>				1251.36
Outdoor Recreation/Public	P	P	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	1251.36
Outdoor Storage									A	A				<u>A</u>	A	A		1251.37
Pawn Broker									P	P	S							

Uses	G	AG	R1 -R	R1- A	R1 -B	R- 2	R- 3	MFR	B- 1	B-2	T- 3	T- 4	T-5	<u>T-6</u>	I-1	I-2	S	Use Standar d
Personal Service Establishment									P	P	P	P	P	<u>P</u>			P	1251.40
Private Club									P	P	P	P	P	<u>P</u>				
Restaurant																		
Carry-Out Restaurant									P	P	P	P	P	<u>P</u>	P	P	P	
Drive-In Restaurant									P	P	P	S		<u>P</u>	P	P	P	
Drive-Thru Restaurant									P	P	S	S		<u>P</u>	P	P		1251.14
Full-Service Restaurant									P	P	P	P	P	<u>P</u>	P	P	P	
Limited-Service Restaurant									P	P	P	P	P	<u>P</u>	P	P	P	
Retail Sales < 5,000 s.f.									P	P	P	P	P	<u>P</u>	S	S	P	
Retail Sales 5,000 – 17,000 s.f.									P	P	P	P	P	<u>P</u>	S	S	P	
Retail Sales > 17,000 s.f.									P	P	S	P	P	<u>P</u>	S	S	P	
Tree Farm	P	P																
Vehicle Repair, Major									S	S				<u>E</u>	P	P		1251.54

Uses	G	AG	R1 -R	R1- A	R1 -B	R- 2	R- 3	MFR	B- 1	B-2	T- 3	T- 4	T-5	<u>T-6</u>	I-1	I-2	S	Use Standar d
Vehicle Repair, Minor									P	P				<u>E</u>	P	P		
Industrial Uses																		
Junk and Salvage Yard															S	S		1251.22
Manufacturing															P	P		
Marihuana: Medical and Adult Use Marihuana Grow Operation															P	P		1251.24 1251.27 1251.28
															P	P		1251.24 1251.27 1251.29
															P	P		1251.24 1251.27 1251.31
Marihuana: Medical and Adult Use Marihuana Secure Transporter									P	P					P	P		1251.24 1251.27 1251.32
									P	P					P	P		1251.24 1251.27 1251.32
									P	P					P	P	P	1251.24 1251.27 1251.32
Research and Development									S	P		S			P	P	P	
Self-Storage Facilities									P	P								1251.44

Uses	G	AG	R1-R	R1-A	R1-B	R-2	R-3	MFR	B-1	B-2	T-3	T-4	T-5	<u>T-6</u>	I-1	I-2	S	Use Standard
Transportation and Logistics									S	S					P	P	P	
Utility-Scale Solar Energy Facility		S	S						A	A					P	P		1251.52
Utility-Scale Wind Energy Facility		S	S													S		1251.53
Warehouse									S	S					P	P	P	
Wholesale									S	S					P	P	P	
Other Uses																		
Accessory Buildings	A	A	A	A	A	A	A	A	A	A	A	A	A	<u>A</u>	A	A	A	1260.01
Adaptive Reuse	S	S	S	S	S	S	S	S	S	S	S	S	S	<u>S</u>	S	S	P	1251.01
Campground	S	S	S	S	S	S												1251.09
Cemetery		S	S	S	S	S	S	S	S	S	S			<u>E</u>	S	S	S	1251.10
Community Garden	P	P	P	P	P	P	P	P			P						P	1251.11
Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	1240.21(b)
Farmer's Market	A/S	A/S									A/S	A	A				A	1251.15

Uses	G	AG	R1 -R	R1- A	R1 -B	R- 2	R- 3	MFR	B- 1	B-2	T- 3	T- 4	T-5	<u>T-6</u>	I-1	I-2	S	Use Standar d
Food Truck									A	A	A	A	A	<u>A</u>	A	A	A	
General and Specialized farms, including crops and the raising and keeping for profit of cattle, hogs, horses, ponies, sheep and similar livestock		P																1251.17
Government/Public Uses									P	P	P	P	P	<u>P</u>	P		P	1251.16
Greenhouse/Nursery (Principal Use)	P	P	P							P				<u>P</u>	P		P	
Institutions of Higher Education	S	S	S	S	S	S	S	P	P	P	S	P	P	<u>P</u>	P	P	P	
Marinas	S										S						S	
Parking as a Principal Use										S		S	S	<u>S</u>	S	S	S	
Private K-12 Schools			S	S	S	S	S	S	P	P	S	S	P				S	
Private Garden	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	1251.41
Public K-12 Schools			P	P	P	P	P	P	P	P	P	P	P	<u>P</u>			P	

Uses	G	AG	R1 -R	R1- A	R1 -B	R- 2	R- 3	MFR	B- 1	B-2	T- 3	T- 4	T-5	<u>T-6</u>	I-1	I-2	S	Use Standar d
<i>Public and private conservation areas and structures for the conservation of open space, water, soil, forest, and wildlife resources</i>	P	P																
<i>Religious Institutions</i>	S	S	S	S	S	S	S	S	P	P	P	P	P	<u>P</u>	P	P	P	1251.42
<i>Telecommunications</i>		Refer to Section 1251.49 to see where telecommunication towers are permitted.																1251.49
<i>Mobile Home Park Overlay District</i>		Refer to Section 1250.05 for Mobile Home Park requirements.																1250.05

1240.03 G GREEN DISTRICT.

(a) Purpose

It is the purposes of this district to:

1. Preserve and protect natural and man-made water areas, flood plains, marshes, and wetlands from development other than open spaces or recreational uses
2. Preserve and protect agricultural districts and/or wildlife habitats
3. Limit residential and commercial development and encourage design that preserves natural environments
4. Retain natural drainage patterns
5. Preserve and protect the values of distinctive geologic, topographic, botanic, historic, or scenic areas

(b) Permitted Uses

- Bed and Breakfast (Section 1251.09)
- Community Garden (Section 1251.12)
- Child Care Centers
- Distillery, Winery – w/ or w/o food
- Essential Services
- Greenhouse/Nursery (Principal Use)
- Indoor Recreation
- Outdoor Recreation/Private (Section 1251.36)
- Outdoor Recreation/Public (Section 1251.36)
- Public and private conservation areas and structures for the conservation of open space, water, soil, forest, and wildlife resources
- Single Family Dwelling Unit Detached
- State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 Persons (Section 1251.47)
- Tree Farm

(c) Special Land Uses

- Adaptive Reuse (Section 1251.01)
- .
- Banquet and Meeting Hall (Section 1251.08)
- Campground (Section 1251.10)
- Farmers Market (Section 1251.15)
- Institutions of Higher Education
- Kennels (Section 1251.23)
- Marinas
- Religious Institutions (Section 1251.42)
- State Licensed Residential Facility, Adult Foster Care Small Group Home, 7-12 Persons (Section 1251.48)
- State Licensed Residential Facility, Adult Foster Care Large Group Home, 13-20 Persons (Section 1251.48)

Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.

(d) Accessory Uses

- Accessory Buildings (Section 1260.01)
- Farmers Market (Section 1251.15)
- Home Occupation (Section 1251.18)
- Personal-Scale Wind Energy Facility (Section 1251.39)
- Private Gardens (Section 1251.41)

- State Licensed Child Care Family Home, 1-7 Children (Section 1251.45)
- State Licensed Child Care Group Home, 8-14 Children (Section 1251.46)

(e) Dimension Regulations

Lot Standards	G
Minimum Lot Area (sq. ft.)	Not Required
Maximum Residential Units Per Acre	1
Minimum Lot Width (ft.)	150
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	Not Required
Primary Dwelling Setbacks Requirements	
Front Yard Setback (ft.)	35
Rear Yard Setback (ft.)	35
Side Yard Setback (ft.)	15
Primary Dwelling Height Requirement	
Maximum Building Height	35 ft., 2.5 stories

Footnotes: Refer to Section 1241.03 Footnotes to Schedule of Regulations wherever a footnote is referenced in lowercase letters in parentheses. Some uses have specific standards that overrule the dimensional regulations above under Section 1241.07. Refer to Chapter 1251 for additional dimensional regulations for specific uses.

1240.04 AG AGRICULTURAL DISTRICT.

(a) Purpose

It is the purposes of this district to provide rural areas used predominantly for general farming operations. Although urban development is occurring at a substantial rate in the City, agriculture remains an important economic activity, and in the proper interest of the welfare of present and future residents, it is considered necessary to conserve an effective environment for stable, productive agricultural operations.

The regulations of this chapter, therefore, are designed to:

1. Protect and stabilize the essential characteristics of these areas
2. Minimize conflicting land uses detrimental to farm enterprises
3. Exclude development which requires highway, drainage, and other public utilities and facilities in excess of those required by agricultural uses

(b) Permitted Uses

- Bed and Breakfast (Section 1251.09)
- Community Garden (Section 1251.12)
- Distillery, Winery – w/ or w/o food

(c) Special Land Uses

- Adaptive Reuse (Section 1251.01)
- Agri-Tourism
- Campground (Section 1251.10)

• Essential Services • General and specialized farms, including crops and the raising and keeping of livestock (Section 1251.17) • Greenhouse/Nursery (Principal Use) • Outdoor Recreation/Private (Section 1251.36) • Outdoor Recreation/Public (Section 1251.36) • Public and private conservation areas and structures for the conservation of open space, water, soil, forest, and wildlife resources • Single Family Dwelling Unit Detached • State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 Persons (Section 1251.47) • Tree Farm	• Cemetery (Section 1251.11) • Farmers Market (Section 1251) • Institutions of Higher Education • Kennels/Veterinarian (Section 1251.23) • Religious Institutions (Section 1251.42) • State Licensed Residential Facility, Adult Foster Care Small Group Home, 7-12 Persons (Section 1251.48) • State Licensed Residential Facility, Adult Foster Care Large Group Home, 13-20 Persons (Section 1251.48) • Utility-Scale Solar Energy Facility (Section 1251.52) • Utility-Scale Wind Energy Facility (Section 1251.53)
Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.	
(d) Accessory Uses • Accessory Buildings (Section 1260.01) • Farmers Market (Section 1251.15) • Home Occupation (Section 1251.18) • Personal-Scale Wind Energy Facility (Section 1251.39) • Private Gardens (Section 1251.39) • State Licensed Child Care Family Home, 1-7 Children (Section 1251.45) • State Licensed Child Care Group Home, 8-14 Children (Section 1251.46)	
(e) Dimension Regulations	
Lot Standards	AG
Minimum Lot Area (sq. ft.)	Not Required
Maximum Residential Units Per Acre	.33
Minimum Lot Width (ft.)	150
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	Not Required
Primary Dwelling Setback Requirements	
Front Yard Setback (ft.)	(c)
Rear Yard Setback (ft.)	(c)
Side Yard Setback (ft.)	(c)

Primary Dwelling Height Requirement	
Maximum Building Height	35 ft., 2.5 stories
Footnotes: Refer to Section 1241.03 Footnotes to Schedule of Regulations wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations above under Section 1241.07. Refer to Chapter 1251 for additional dimensional regulations for specific uses.	

1240.05 R-1R SINGLE-FAMILY RESIDENTIAL DISTRICT.

(a) Purpose	
It is the purpose of this district to establish residential properties of a semi-rural character that includes areas of the City presently without water and sewerage services and likely to remain without such services, in whole or in part, indefinitely. The R-1R Single-Family Rural Residential District includes existing low-density one-family properties, as well as areas within which such developments appear both likely and desirable.	
(b) Permitted Uses	(c) Special Land Uses
• Bed and Breakfast (Section 1251.09) • Community Garden (Section 1251.12) • Essential Services • Greenhouse/Nursery (Principal Use) • Outdoor Recreation/Public (Section 1251.35) • Public K-12 Schools • Single Family Dwelling Unit Detached • State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 Persons (Section 1251.47) • State Licensed Residential Facility, Adult Foster Care Small Group Home, 7-12 Persons (Section 1251.48) • Transitional and Supportive Home, 1-6 Persons (Section 1251.49)	• Adaptive Reuse (Section 1251.01) • . • Campground (Section 1251.10) • Cemetery (Section 1251.11) • Distillery, Winery – w/ and w/o food • Institutions of Higher Education • Private K-12 Schools • Kennels/Veterinarian (Section 1251.23) • Religious Institution (Section 1251.42) • State Licensed Residential Facility, Adult Foster Care Large Group Home, 13-20 Persons (Section 1251.48) • Transitional and Supportive Home, More than 6 Persons • Utility-Scale Solar Energy Facility (Section 1251.52) • Utility-Scale Wind Energy Facility (Section 1251.53)
Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.	
(d) Accessory Uses	
• Accessory Buildings (Section 1260.01) • Home Occupation (Section 1251.18) • Personal-Scale Wind Energy Facility (Section 1251.39)	

- Private Gardens (Section 1251.41)
- State Licensed Child Care Family Home, 1-7 Children (Section 1251.45)
- State Licensed Child Care Group Home, 8-14 Children (Section 1251.46)

(e) Dimension Regulations

Lot Standards	R-1R
Minimum Lot Area (sq. ft.)	Not Required
Maximum Residential Units Per Acre	1.45
Minimum Lot Width (ft.)	120
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	Not Required
Primary Dwelling Setback Requirements	
Front Yard Setback (ft.)	35
Rear Yard Setback (ft.)	35
Side Yard Setback (ft.)	15
Primary Dwelling Height	
Maximum Building Height	35 ft., 2.5 stories
Footnotes: Refer to Section 1241.03 Footnotes to Schedule of Regulations wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations above under Section 1241.07. Refer to Chapter 1251 for additional dimensional regulations for specific uses.	

1240.06 R-1A SINGLE-FAMILY RESIDENTIAL DISTRICT.

(a) Purpose

It is the purpose of this district to establish areas of primarily single-family detached residential properties of a semi-suburban to suburban, low-density character, usually served by City water and sewer.

(b) Permitted Uses

- Bed and Breakfast (Section 1251.09)
- Community Garden (Section 1251.12)
- Essential Services
- Outdoor Recreation/Public (Section 1251.36)
- Public K-12 Schools
- Single Family Dwelling Unit Detached

(c) Special Land Uses

- Adaptive Reuse (Section 1251.01)
- Campground (Section 1251.10)
- Cemetery (Section 1251.11)
- Institutions of Higher Education
- Private K-12 Schools
- Personal-Scale Wind Energy Facility (Section 1251.39)
- Religious Institutions (Section 1251.42)

- State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 Persons (Section 1251.49) - State Licensed Residential Facility, Adult Foster Care Small Group Home, 7-12 Persons (Section 1251.48) - Transitional and Supportive Home, 1-6 Persons (Section 1251.47)	- State Licensed Residential Facility, Adult Foster Care Large Group Home, 13-20 Persons (Section 1251.48) - Transitional and Supportive Home, <u>m</u>More than 6 Persons (Section 1251.50)
Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.	
(d) Accessory Uses	
- Accessory Buildings (Section 1260.01) - Accessory Dwelling Unit attached to the primary dwelling, with SLU approval - Home Occupation (Section 1251.18) - Private Gardens (Section 1251.41) - State Licensed Child Care Family Home, 1-7 Children (Section 1251.45) - State Licensed Child Care Group Home, 8-14 Children (Section 1251.46)	
(e) Dimension Regulations	
Lot Standards	R-1A
Minimum Lot Area (sq. ft.)	Not Required
Maximum Residential Units Per Acre	5.80
Minimum Lot Width (ft.)	60
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	30
Primary Dwelling Setback Requirements	
Attached accessory dwellings shall comply with the primary dwelling setback requirements.	
Front Yard Setback (ft.)	30
Rear Yard Setback (ft.)	35
Side Yard Setback (ft.)	8
Primary Dwelling Height Requirement	
Attached accessory dwellings shall comply with the primary dwelling height requirements	
Maximum Building Height	35 ft., 2.5 stories
Footnotes: Refer to Section 1241.03 Footnotes to Schedule of Regulations wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations	

above under Section 1241.07. Refer to Chapter 1251 for additional dimensional regulations for specific uses.

1240.07 R-1B SINGLE-FAMILY RESIDENTIAL DISTRICT.

(a) Purpose

It is the purpose of this district to establish primarily single-family detached residential properties of a suburban, medium-density character. This district includes those areas, which are serviced by City water and sewer.

(b) Permitted Uses

- Bed and Breakfast (Section 1251.09)
- Community Garden (Section 1251.12)
- Essential Services
- Outdoor Recreation/Public (Section 1251.36)
- Public K-12 Schools
- Single Family Dwelling Unit Detached
- State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 Persons (Section 1251.47)
- Transitional and Supportive Home, 1-6 Persons (Section 1251.49)

(c) Special Land Uses

- Adaptive Reuse (Section 1251.01)
- Campground (Section 1251.10)
- Cemetery (Section 1251.11)
- Institutions of Higher Education
- Private K-12 Schools
- Personal-Scale Wind Energy Facility (Section 1251.39)
- Religious Institutions (Section 1251.42)
- State Licensed Residential Facility, Adult Foster Care Small Group Home, 7-12 Persons (Section 1251.48)
- State Licensed Residential Facility, Adult Foster Care Large Group Home, 13-20 Persons (Section 1251.48)
- Transitional and Supportive Home, mMore than 6 Persons (section 1251.50)

Refer to Section 1230.06 for definitions for uses and refer to Chapter 1251 for development standards for specific uses.

(d) Accessory Uses

- Accessory Buildings (Section 1260.01)
- Accessory Dwelling Unit attached to the primary dwelling, with SLU approval
- Home Occupation (Section 1251.18)
- Private Gardens (Section 1251.41)
- State Licensed Child Care Family Home, 1-7 Children (Section 1251.45)
- State Licensed Child Care Group Home, 8-14 Children (Section 1251.46)

(e) Dimension Regulations

Lot Standards	R-1B
Minimum Lot Area (sq. ft.)	Not Required
Maximum Residential Units Per Acre	8.7
Minimum Lot Width (ft.)	50

Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	30
Primary Dwelling Setback Requirements	
Attached accessory dwellings shall comply with the primary dwelling setback requirements.	
Front Yard Setback (ft.)	25
Rear Yard Setback (ft.)	30
Side Yard Setback (ft.)	6
Primary Dwelling Height Requirement	
Attached accessory dwellings shall comply with the primary dwelling height requirements	
Maximum Building Height	35 ft., 2.5 stories
Footnotes: Refer to Section 1241.03 Footnotes to Schedule of Regulations wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations above under Section 1241.07. Refer to Chapter 1251 for additional dimensional regulations for specific uses.	

1240.08 R-2 TWO FAMILY RESIDENTIAL DISTRICT.

(a) Purpose	
It is the purpose of this district to establish a mix of single- and two-family residential properties of an urban, medium-density character. Limited commercial uses, which tend to complement residential areas should be expected. This district includes street and utility elements expected in an urban setting. Further, this district provides a buffer between single-family and multifamily neighborhoods.	
(b) Permitted Uses	(c) Special Land Uses
• Bed and Breakfast (Section 1251.09) • Community Garden (Section 1251.12) • Essential Services • Outdoor Recreation/Public (Section 1251.36) • Public K-12 Schools • Rooming and Boarding Houses, not to Exceed 4 Boarders (Section 1251.43) • Single Family Dwelling Unit Detached • Two-Family Dwelling Units • State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 Persons (Section 1251.47)	• Adaptive Reuse (Section 1251.01) • Campground (Section 1251.10) • Cemetery (Section 1251.11) • Institutions of Higher Education • Religious Institutions (Section 1251.42) • Private K-12 Schools • State Licensed Residential Facility, Adult Foster Care Small Group Home, 7-20 Persons (Section 1251.48) • State Licensed Residential Facility, Adult Foster Care Large Group Home, 13-20 Persons (Section 1251.48)

Transitional and Supportive Home, 1-6 Persons (Section 1251.49)	Transitional and Supportive Home, mMore than 6 Persons (Section 1251.50)
Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.	
(d) Accessory Uses	
- Accessory Building (Section 1260.01) - Accessory Dwelling Unit attached to the primary dwelling unit, with SLU approval - Home Occupation (Section 1251.18) - Personal-Scale Wind Energy Facility, with SLU approval (Section 1251.39) - Private Gardens (Section 1251.41) - State Licensed Child Care Family Home, 1-7 Children (Section 1251.45) - State Licensed Child Care Group Home, 8-14 Children (Section 1251.46)	
(e) Dimension Regulations	
Lot Standards	R-2
Minimum Lot Area (sq. ft.)	Not Required
Maximum Residential Units Per Acre	8.70
Minimum Lot Width (ft.)	60
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	25
Primary Dwelling Setback Requirements	
Attached accessory dwellings shall comply with the primary dwelling setback requirements.	
Front Yard Setback (ft.)	25
Rear Yard Setback (ft.)	25
Side Yard Setback (ft.)	5
Primary Dwelling Height Requirement	
Attached accessory dwellings shall comply with the primary dwelling height requirements	
Maximum Building Height	35 ft., 2.5 stories
Footnotes: Refer to Section 1241.03 Footnotes to Schedule of Regulations wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations above under Section 1241.07. Refer to Chapter 1251 for additional dimensional regulations for specific uses.	

1240.09 R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT.

(a) Purpose	
It is the purpose of this district to establish high-density multi-family developments located in suburban and urban areas, and commercial development with relatively low intensities that often complement residential neighborhoods. Further, this district supports housing styles of mid- and high-level buildings consisting of garden apartments, and townhome condominiums. The high density of this district is intended to support nearby commercial districts, and provide a transition between commercial and mid-density districts.	
(b) Permitted Uses	(c) Special Land Uses
• Assisted Senior Living (Section 1251.03) • Bed and Breakfast (Section 1251.09) • Community Garden (Section 1251.12) • Convalescent Home, Nursing Home, or Home for the Aged (Section 1251.13) • Essential Services • Independent Senior Living with Services (Section 1251.21) • Multi-Family Dwelling Units (Section 1251.33) • Outdoor Recreation/Public (section 1251.36) • Public K-12 Schools • Rooming and Boarding Houses, <u>u</u>Up to 10 Boarders (Section 1251.43) • Single Family Dwelling Unit Attached • Single Family Dwelling Unit Detached • Two-Family Dwelling Units • State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 Persons (Section 1251.47) • Transitional and Supportive Home, 1-6 persons (Section 1251.49)	• Adaptive Reuse (Section 1251.01) • Banquet and Meeting Hall < 100 capacity (Section 1251.08) • Cemetery (Section 1251.11) • Institutions of Higher Education • Private K-12 Schools • Religious Institutions (Section 1251.42) • State Licensed Residential Facility, Adult Foster Care Small Group Home, 7-12 Persons (Section 1251.48) • State Licensed Residential Facility, Adult Foster Care Large Group Home, 13-20 Persons (Section 1251.48) • Transitional and Supportive Home, <u>m</u>More than 6 Persons (Section 1251.50)
Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.	
(d) Accessory Uses	
• Accessory Buildings (Section 1260.01) • Accessory Dwelling Unit attached or detached from the primary dwelling. • Home Occupation (Section 1251.18) • Private Gardens (Section 1251.39) • State Licensed Child Care Family Home, 1-7 Children (Section 1251.45) • State Licensed Child Care Group Home, 8-14 Children (Section 1251.46)	

(e) Dimension Regulations	
Lot Standards	R-3
Minimum Lot Area (sq. ft.)	Not Required
Maximum Residential Units Per Acre	15
Minimum Lot Width (ft.)	40
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	25
Primary Dwelling Setback Requirements	
Attached accessory dwellings shall comply with the primary dwelling setback requirements.	
Front Yard Setback (ft.)	25
Rear Yard Setback (ft.)	25 (f)
Side Yard Setback (ft.)	5 (f)
Primary Dwelling Height Requirement	
Attached accessory dwellings shall comply with the primary dwelling height requirements	
Maximum Building Height	45 ft., 4 stories
Detached Accessory Dwelling Setback Requirements	
Detached Accessory Dwellings shall be located in the rear yard.	
Rear Yard Setback (ft.)	8
Side Yard Setback (ft.)	8
Detached Accessory Dwelling Height Requirement	
Maximum Building Height	20 ft., 1.5 stories
Footnotes: Refer to Section 1241.03 Footnotes to Schedule of Regulations wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations above under Section 1241.07. Refer to Chapter 1251 for additional dimensional regulations for specific uses.	

1240.10 MFR HIGH DENSITY MULTIPLE FAMILY DISTRICT.

(a) Purpose
It is the purpose of this district to accommodate new types of diversified residential developments of high densities, usually requiring a large tract of unplatted land. The types of residential structures include garden apartments, terrace apartments and row housing units

and those special types of housing structures similar in character and density to multiple family housing.

(b) Permitted Uses	(c) Special Land Uses
- Assisted Senior Living (Section 1251.03) - Bed and Breakfast (Section 1251.09) - Child Care Centers - Community Garden (Section 1251.12) - Convalescent Home, Nursing Home, or Home for the Aged (Section 1251.13) - Essential Services - Independent Senior Living with Services (Section 1251.21) - Institutions of Higher Education - Medical or Dental Clinic <20,000 sq. ft. - Multi-Family Dwelling Units (Section 1251.33) - Outdoor Recreation/Public (Section 1251.36) - Public K-12 Schools - Single Family Dwelling Unit Attached - Single Family Dwelling Unit Detached - Two-Family Dwelling Units - State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 Persons (Section 1251.47) - Transitional and Supportive Home, 1-6 Persons (Section 1251.49)	- Adaptive Reuse (Section 1251.01) - Banquet and Meeting Hall (Section 1251.08) - Cemetery (Section 1251.11) - Hospital > 20,000 sq. ft. (Section 1251.19) - Private K-12 Schools - Religious Institutions (Section 1251.42) - State Licensed Residential Facility, Adult Foster Care Small Group Home, 7-12 Persons (Section 1251.48) - State Licensed Residential Facility, Adult Foster Care Large Group Home, 13-20 Persons (Section 1251.48) - Transitional and Supportive Home, <u>m</u>More than 6 Persons (Section 1251.50)
Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.	
(d) Accessory Uses	
- Accessory Buildings (Section 1260.01) - Accessory Dwelling Unit attached or detached from the primary dwelling - Private Gardens (Section 1251.41) - State Licensed Child Care Family Home, 1-7 Children (Section 1251.45) - State Licensed Child Care Group Home, 8-14 Children (Section 1251.46)	
(e) Dimension Regulations	
Lot Standards	MFR
Minimum Lot Area (sq. ft.)	See Section 1241.03(e)
Maximum Residential Units Per Acre	20(d)(e)

Minimum Lot Width (ft.)	120
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	30
Primary Dwelling Setback Requirements	
Attached accessory dwellings shall comply with the primary dwelling setback requirements	
Front Yard Setback (ft.)	35
Rear Yard Setback (ft.)	20
Side Yard Setback (ft.)	20
Primary Dwelling Height Requirement	
Attached accessory dwellings shall comply with the primary dwelling height requirements	
Maximum Building Height	45 ft., 4 stories
Detached Accessory Dwelling Setbacks	
Detached accessory dwellings shall be located in the rear yard.	
Rear Yard Setback (ft.)	8
Side Yard Setback (ft.)	8
Detached Accessory Dwelling Height Requirement	
Maximum Building Height	20 ft., 1.5 stories
Footnotes: Refer to Section 1241.03 Footnotes to Schedule of Regulations wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations above under Section 1241.07. Refer to Chapter 1251 for additional dimensional regulations for specific uses.	

1240.11 B-1 CORRIDOR COMMERCIAL DISTRICT.

(a) Purpose	
It is the purpose of this district to accommodate those retail and business service activities that serve the whole community and the metropolitan region. Such activities require land and structure uses that are typically compact and densely grouped, generating a large volume of pedestrian and vehicular traffic. It is the purpose of these regulations to permit the establishment of a wide variety of business enterprises and to provide flexibility for adaptation to new merchandising techniques.	
(b) Permitted Uses	(c) Special Land Uses
Arena/Theater	Adaptive Reuse (Section 1251.01)

• Artisan/Maker Space • Assisted Senior Living (Section 1251.03) • Automobile Car Wash Establishment (Section 1251.04) • Automobile or Vehicle Dealership (Section 1251.07) • Automobile Repair (Section 1251.05) • Banquet and Meeting Hall (Section 1251.08) • Bookstore • Brewpub • Catering Businesses • Child Care Centers • Convalescent Home, Nursing Home, or Home for the Aged (Section 1251.13) • Distillery, Winery – w/ or w/o food • Drive-Thru Business (Section 1251.14) • Essential Services • Event Center • Financial Institutions • Funeral Homes, Mortuaries • Government/Public Uses (Section 1251.16) • Indoor Recreation • Institutions of Higher Education • Pawn Broker • Private Club • Private K-12 Schools • Public K-12 Schools • Kennels/Veterinarian (Section 1251.23) • Marihuana: Adult-Use Marihuana Microbusiness (Sections 1251.23, 1251.25) • Marihuana: Adult-Use Marihuana Retailers (Sections 1251.24, 1251.25) • Marihuana: Medical Marihuana Provisioning Center (Section 1251.24, 1251.30) • Marihuana: Medical and Adult-Use Marihuana Safety Compliance Facility (Sections 1251.24, 1251.31)	• Adult Business (Section 1251.01) • Automobile Service Station (Section 1251.04) • Bar, Tavern, or Saloon • Cemetery (Section 1251.11) • Hospital > 20,000 sf. (Section 1251.19) • Nightclub • Research and Development • Transportation and Logistics • Vehicle Repair, Major (Section 1251.54) • Warehouse • Wholesale
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• Marihuana: Medical and Adult-Use Marihuana Secure Transporter (Sections 1251.24, 1251.32) • Medical or Dental Clinic =< 20,000 s.f. • Microbrewery (Section 1251.35) • Office • Outdoor Recreation/Private (Section 1251.36) • Outdoor Recreation/Public (Section 1251.36) • Outdoor Storage (Section 1251.37) • Personal Service Establishment (Section 1251.40) • Religious Institutions (Section 1251.42) • Restaurant ○ Carry-Out ○ Drive-In ○ Drive Thru (Section 1251.14) ○ Full Service ○ Limited Service • Retail Sales • Self-Storage Facilities (Section 1251.44) • Vehicle Repair, Minor	
Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.	
(d) Existing Uses	
• Single Family Dwelling Unit Detached	
(e) Accessory Uses	
• Accessory Buildings (Section 1260.01) • Food Truck • Outdoor Storage (Section 1251.37) • Private Gardens (Section 1251.41) • State Licensed Child Care Family Home, 1-7 Children (Section 1251.45) • State Licensed Child Care Group Home, 8-14 Children (Section 1251.46) • Utility-Scale Solar Energy Facility (Section 1251.52)	
(f) Prohibited Uses	
• Sale, rental, or display of motor vehicles, trailers, or boats • Manufacturing and processing establishments not selling their entire output at retail on the site	

(g) Dimension Regulations	
Lot Standards	B-1
Minimum Lot Area (sq. ft.)	Not Required
Maximum Residential Units Per Acre	NA
Minimum Lot Width (ft.)	60
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	Not Required
Primary Dwelling Setback Requirements	
Attached accessory dwellings shall comply with the primary dwelling setback requirements	
Front Yard Setback (ft.)	20
Rear Yard Setback (ft.)	15 (h)
Side Yard Setback (ft.)	15 (g)
Primary Dwelling Height Requirement	
Attached accessory dwellings shall comply with the primary dwelling height requirements	
Maximum Building Height	45 ft., 3 stories
Detached Accessory Dwelling Setback Requirements	
Detached accessory dwellings shall be located in the rear yard.	
Rear Yard Setback (ft.)	8
Side Yard Setback (ft.)	8
Detached Accessory Dwelling Height Requirement	
Maximum Building Height	20 ft., 1.5 stories
Footnotes: Refer to Section 1241.03 Footnotes to Schedule of Regulations wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations. Refer to Chapter 1251 for additional dimensional regulations for specific uses.	

1240.12 B-2 REGIONAL COMMERCIAL DISTRICT.

(a) Purpose	
It is the purpose of this district to accommodate those specialized retail and business service activities herein specified that serve the whole community, as well as persons traveling on interstate highways, and typically may be grouped around a major interstate highway interchange (I-94) generating a considerable volume of vehicular traffic. It is the purpose of these regulations to permit the establishment of a limited variety of business enterprises and to provide flexibility for adaptation to new merchandising techniques as may develop, particularly where the use of motor vehicles is involved. In order to utilize the full potential effectiveness of this District, certain functions that would operate more effectively in other districts and that would interfere with the general business effectiveness of this District have been intentionally excluded.	
(b) Permitted Use	(c) Special Land Uses
• Arena/Theater • Artisan/Maker Space • Assisted Senior Living • Automobile Car Wash Establishment (Section 1251.04) • Automobile or Vehicle Dealership (Section 1251.07) • Automobile Repair (Section 1251.05) • Automobile Service Station (section 1251.06) • Banquet and Meeting Hall (Section 1251.08) • Bar, Tavern, or Saloon • Bookstore • Brewpub • Catering Businesses • Child Care Centers • Convalescent Home, Nursing Home, or Home for the Aged (Section 1251.13) • Distillery, Winery – w/ or w/o food • Drive-Thru Business (Section 1251.14) • Essential Services • Event Center • Financial Institutions • Funeral Homes, Mortuaries, and Crematoriums • Government/Public Uses (Section 1251.16)	• Adaptive Reuse (Section 1251.01) • Cemetery (Section 1251.11) • Parking as a Principal Use • Transportation and Logistics • Vehicle Repair, Major (Section 1251.54) • Warehouse • Wholesale

- Greenhouse/Nursery (Principal Use)
- Hospital > 20,000 sq. ft. (Section 1251.19)
- Hotel (Section 1251.20)
- Indoor Recreation
- Institutions of Higher Education
- Kennels/Veterinarian (Section 1251.23)
- Marihuana: Adult-Use Marihuana Microbusiness (Sections 1251.24, 1251.26)
- Marihuana: Adult-Use Marihuana Retailers (Sections 1251.24, 1251.25)
- Marihuana: Medical Marihuana Provisioning Center (Sections 1251.24, 1251.30)
- Marihuana: Medical and Adult-Use Marihuana Safety Compliance Facility (Sections 1251.24, 1251.31)
- Marihuana: Medical and Adult-Use Marihuana Secure Transporter (Sections 1251.24, 1251.32)
- Medical or Dental Clinic =< 20,000 sq. ft.
- Microbrewery (Section 1251.35)
- Motel (Section 1251.34)
- Nightclub
- Office
- Outdoor Recreation/Private (Section 1251.36)
- Outdoor Recreation/Public (Section 1251.36)
- Pawn Broker
- Personal Service Establishment (Section 1251.39)
- Private Club
- Private K-12 Schools
- Public K-12 Schools
- Religious Institutions (Section 1251.42)
- Research and Development
- Restaurant
 - Carry-Out
 - Drive-In
 - Drive Thru (Section 1251.14)

○ Full Service ○ Limited Service • Retail Sales > 17,000 sq. ft. • Self Storage Facilities (Section 1251.44) • Vehicle Repair, Major minor	
Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses	
(d) Existing Uses	
• Single Family Dwelling Unit Detached	
(e) Accessory Uses	
• Accessory Buildings (Section 1260.01) • Food Truck • Outdoor Storage (Section 1251.37) • Private Gardens (Section 1251.41) • State Licensed Child Care Family Home, 1-7 Children (Section 1251.45) • State Licensed Child Care Group Home, 8-14 Children (Section 1251.46) • Utility-Scale Solar Energy Facility (Section 1251.52)	
(f) Dimension Regulations	
Lot Standards	B-2
Minimum Lot Area (sq. ft.)	25,000
Maximum Residential Units Per Acre	NA
Minimum Lot Width (ft.)	150
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	Not Required
Front Yard Setback (ft.)	35
Rear Yard Setback (ft.)	20
Side Yard Setback (ft.)	20
Maximum Building Height	60 ft.
Footnotes: Refer to Section 1241.03 Footnotes to Schedule of Regulations wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations above under Section 1241.07. Refer to Chapter 1251 for dimensional regulations for specific uses.	

1240.13 T-3 NEIGHBORHOOD COMMERCIAL DISTRICT.

(a) Purpose	
It is the purpose of this district to establish and preserve areas for those commercial uses and facilities which are especially useful in close proximity to residential areas, while minimizing the undesirable impact of such uses on the neighborhoods which they serve.	
(b) Permitted Uses	(c) Special Land Uses
• Assisted Senior Living (Section 1251.03) • Banquet and Meeting Hall < 100 Capacity (Section 1251.08) • Bed and Breakfast (Section 1251.09) • Bookstore • Catering Businesses • Child Care Centers • Community Garden (Section 1251.12) • Convalescent Home, Nursing Home, or Home for the Aged (Section 1251.13) • Essential Services • Financial Institutions • Government/Public Uses (Section 1251.14) • Indoor Recreation • Independent Senior Living with Services (Section 1251.21) • Medical or Dental Clinic < 5,000 sq. ft. • Multi-Family Dwelling Units (Section 1251.33) • Office < 17,000 sq. ft. • Outdoor Recreation/Public (Section 1251.36) • Personal-Scale Wind Energy Facility (Section 1251.39) • Personal Service Establishments (Section 1251.40) • Private Club • Public K-12 Schools • Religious Institutions (Section 1251.42) • Restaurant ○ Carry-Out ○ Drive-In ○ Full Service	• Adaptive Reuse (Section 1251.01) • Artisan/Maker Space • Bar, Tavern, or Saloon • Brewpub • Cemetery (Section 1251.11) • Distillery, Winery – w/ or w/o food • Drive Thru Business (Section 1251.14) • Farmers' Market (Section 1251.15) • Funeral Homes, Mortuaries • Hotel (Section 1251.20) • Institutions of Higher Education • Pawn Broker • Private K-12 Schools • Marihuana: Medical Marihuana Provisioning Center (Sections 1251.24, 1251.30) • Marihuana: Adult-Use Marihuana Retailers (Sections 1251.24, 1251.25) • Marihuana: Adult-Use Marihuana Microbusiness (Sections 1251.24, 1251.26) • Marinas • Medical or Dental Clinic 5,000 to < 20,000 sq. ft. • Microbrewery (Section 1251.35) • Motel (Section 1251.20) • Nightclub • Office >= 17,000 sq. ft. • Retail Sales >= 17,000 sq. ft. • Restaurant ○ Drive-Thru (Section 1251.14)

○ Limited Service • Retail Sales < 17,000 sq. ft. • Single Family Dwelling Unit Attached • Single Family Dwelling Unit Detached • Two-Family Dwelling Units • State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 Persons (Section 1251.47) • Transitional and Supportive Home, 1-6 Persons (Section 1251.49) • Transitional and Supportive Home, mMore than 6 Persons (Section 1251.50)	
Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses. Refer to Section 1250.04, Form Based Development Standards for the T-3, T-4, and T-5, and T6 Districts for additional development requirements.	
(d) Accessory Uses	
• Accessory Buildings (Section 1260.02) • Food Truck • Accessory Dwelling Unit attached or detached from the primary dwelling • Farmers Market (Sections 1251.15) • Private Gardens (1251.41) • State Licensed Child Care Family Home, 1-7 Children (Section 1251.45) • State Licensed Child Care Group Home, 8-14 Children (Section 1251.46)	
(e) Dimension Regulations	
Lot Standard	T-3
Minimum Lot Area (sq. ft.)	Not Required
Maximum Residential Units Per Acre	20(d)
Minimum Lot Width (ft.)	30
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	40
Primary Dwelling Setback Requirements	
Attached accessory dwellings shall comply with the primary dwelling setback requirements	
Front Yard Setback (ft.)	See Section 1250.04(d)(1)A
Rear Yard Setback (ft.)	20 (h)
Side Yard Setback (ft.)	10 (g)
Primary Dwelling Height Requirement	

Attached accessory dwellings shall comply with the primary dwelling height requirements	
Maximum Building Height	36 ft., 3 stories
Detached Accessory Dwelling Setback Requirements	
Detached accessory dwellings shall be located in the rear yard.	
Rear Yard Setback (ft.)	8
Side Yard Setback (ft.)	8
Detached Accessory Dwelling Height Requirement	
Maximum Building Height	20 ft., 1.5 stories
Footnotes: Refer to Section 1241.03 wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations above under Section 1241.07. Refer to Chapter 1251 for additional dimensional regulations for specific uses.	

1240.14 T-4 DOWNTOWN COMMERCIAL DISTRICT.

(a) Purpose	
It is the purpose of this district to encourage the development, redevelopment and use of properties in a manner compatible with the character of the downtown area and consistent with the protection and enhancement of property values.	
(b) Permitted Uses	(c) Special Land Uses
• Artisan/Maker Space • Assisted Senior Living (Section 1251.03) • Banquet and Meeting Hall (Section 1251.08) • Bar, Tavern, or Saloon • Bookstore • Brewpub • Catering Businesses • Child Care Centers • Convalescent Home, Nursing Home, or Home for the Aged (Section 1251.13) • Distillery, Winery – w/ or w/o food • Essential Services • Event Center • Farmers Market (Section 1251.15) • Financial Institutions	• Adaptive Reuse (Section 1251.01) • Drive-Thru Business (Section 1251.14) • Funeral Homes, Mortuaries • Hospital > 20,000 sq. ft. (Section 1251.19) • Private K-12 Schools • Parking as a Principal Use • Research and Development • Restaurant ○ Drive-In ○ Drive-Thru (Section 1251.14)

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| <ul style="list-style-type: none"> • Government/Public Uses (Section 1251.16) • Hotel (Section 1251.20) • Independent Senior Living with Services (Section 1251.21) • Indoor Recreation • Institutions of Higher Education • Marihuana: Adult-Use Marihuana Retailers (Sections 1251.24, 1251.25) • Marihuana: medical Marihuana Provisioning Center (Sections 1251.24, 1251.30) • Medical or Dental Clinic < 20,000 sq. ft. • Microbrewery (Section 1251.35) • Motel (Section 1251.34) • Multi-Family Dwelling Units (Section 1251.33) • Nightclub • Office • Outdoor Recreation/Public (Section 1251.36) • Personal Service Establishments (Section 1251.40) • Private Club • Public K-12 Schools • Religious Institutions (Section 1251.42) • Retail Sales • Restaurant <ul style="list-style-type: none"> ○ Carry-Out ○ Full Service ○ Limited Service • Single Family Dwelling Unit Attached • State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 Persons (Section 1251.48) • Transitional and Supportive Home, 1-6 Persons (Section 1251.49) • Transitional and Supportive Home, mMore than 6 Persons (Sections 1251.50) • Two-Family Dwelling Units | |
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Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses. Refer to Section 1250.04, Form Based Development Standards for the T-3, T-4, ~~and~~ T-5 and T-6 Districts for additional development requirements.

(d) Existing Uses

- Single Family Dwelling Unit Detached

(e) Accessory Uses

- Accessory Buildings (Section 1260.02)
- Accessory Dwelling Unit attached or detached from the primary dwelling
- Farmers Market (Section 1251.15)
- Food Truck
- Private Gardens (Section 1251.40)
- State Licensed Child Care Family Home, 1-7 Children (Section 1251.45)
- State Licensed Child Care Group Home, 7-12 Children (Section 1251.46)

(f) Dimension Regulations

Lot Standards	T-4
Minimum Lot Area (sq. ft.)	Not Required
Maximum Residential Units Per Acre	20 (d)
Minimum Lot Width (ft.)	40
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	Not Required
Primary Dwelling Setback Requirements	
Attached accessory dwellings shall comply with the setback requirements of the primary dwelling	
Front Yard Setback (ft.)	See Section 1250.04(d)(1)A
Rear Yard Setback (ft.)	Not Required
Side Yard Setback (ft.)	Not Required
Primary Dwelling Height Requirement	
Attached accessory dwellings shall comply with the height requirements of the primary dwelling height	
Maximum Building Height	Not Required
Detached Accessory Dwelling Setback Requirements	
Detached accessory dwellings shall be located in the rear yard.	
Rear Yard Setback (ft.)	8

Side Yard Setback (ft.)	8
Detached Accessory Dwelling Height Requirement	
Maximum Building Height	20 ft., 1.5 stories
Footnotes: Refer to Section 1241.03 wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations. Refer to Chapter 1251 for additional dimensional regulations for specific uses.	

1240.15 T-5 CORE DOWNTOWN COMMERCIAL DISTRICT.

(a) Purpose	
It is the purpose of this district to revitalize commercial areas which, through business relocation, substantial change in surrounding uses, changes in the market, or a combination thereof, require the orderly placement of business establishments to provide the maximum use of buildings to accommodate and respond to changes in vehicular and pedestrian traffic flow. To permit the full potential of this district, certain uses which would interfere with the general effectiveness of this District have been intentionally excluded, and uses permitted herein are intended to be strictly limited in their definition. Further, to promote uses that support a walkable downtown environment, mix of uses within a single building, and uses that create activity throughout the day and week.	
(b) Permitted Uses	(c) Special Land Uses
• Artisan/Maker Space • Banquet and Meeting Hall (Section 1251.08) • Bar, Tavern, or Saloon • Bookstore • Brewpub • Catering Businesses • Child Care Centers • Distillery, Winery – w/ or w/o food • Essential Services • Event Center • Financial Institutions • Government/Public Uses (Section 1251.16) • Hotel (Section 1251.20) • Independent Senior Living with Services (Section 1251.21) • Indoor Recreation • Institutions of Higher Education	• Adaptive Reuse (Section 1251.01) • Convalescent Home, Nursing Home, or Home for the Aged (Section 1251.13) • Hospital > 20,000 sq. ft. (Section 1251.19) • Parking as a Principal Use

- Marihuana: Adult-Use Marihuana Retailers (Sections 1251.24, 1251.25)
- Marihuana: Medical Marihuana Provisioning Center (Sections 1251.24, 1251.30)
- Medical or Dental Clinic <= 20,000 sq. ft.
- Microbrewery (Section 1251.35)
- Motel (Section 1251.34)
- Multi-Family Dwelling Units (Section 1251.33)
- Nightclub
- Office
- Outdoor Recreation/Public (Section 1251.35)
- Personal Service Establishments (Section 1251.38)
- Private Club
- Private K-12 Schools
- Public K-12 Schools
- Religious Institutions (Section 1251.42)
- Restaurant
 - Carry-Out
 - Drive-In
 - Full Service
 - Limited Service
- Retail Sales
- Two Family Dwelling Units

Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses. Refer to Section 1250.04, Form Based Development Standards for the T-3, T-~~4~~5, and T-~~5~~6 Districts for additional development requirements.

(d) Existing Uses

- **Single Family Dwelling Unit Attached**
- **Single Family Dwelling Unit Detached**

(e) Accessory Uses

- Accessory Buildings (Section 1260.02)
- Accessory Dwelling Unit attached or detached from the primary dwelling
- Farmers Market (Section 1251.15)
- Food Truck
- Private Gardens (Section 1251.41)
- State Licensed Child Care Family Home, 1-7 Children (Section 1251.45)

- State Licensed Child Care Group Home, 8-14 Children (Section 1251.46)

(f) Dimension Regulations

Lot Standards	T-5
Minimum Lot Area (sq. ft.)	Not Required
Maximum Residential Units Per Acre	20 (d)
Minimum Lot Width (ft.)	30
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	Not Required
Primary Dwelling Setback Requirements	
Attached accessory dwellings shall comply with the setback requirements of the primary dwelling	
Front Yard Setback (ft.)	See Section 1250.04(d)(1)A
Rear Yard Setback (ft.)	Not Required
Side Yard Setback (ft.)	Not Required
Primary Dwelling Height Requirement	
Attached accessory dwellings shall comply with the height requirements of the primary dwelling	
Maximum Building Height	Not Required
Detached Accessory Dwelling Setback Requirements	
Detached accessory dwellings shall be located in the rear yard	
Rear Yard Setback (ft.)	8
Side Yard Setback (ft.)	8
Detached Accessory Dwelling Height Requirement	
Maximum Building Height	20 ft., 1.5 stories
Footnotes: Refer to Section 1241.03 wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations above under Section 1241.07. Refer to Chapter 1251 for additional dimensional regulations for specific uses.	

1240.16 T-6 LAKEVIEW DISTRICT.

(a) Purpose

It is the purpose of this district to revitalize commercial areas which, through business relocation, substantial change in surrounding uses, changes in the market, or a combination thereof, require the orderly placement of business establishments to provide the maximum use of buildings to accommodate and respond to changes in vehicular and pedestrian traffic flow. To permit the full potential of this district, certain uses which would interfere with the general effectiveness of this District have been intentionally excluded. Further, it is intended to promote uses that support a walkable environment, mix of uses within a single building, and uses that create activity throughout the day and week.

(b) Permitted Uses

- Artisan/Maker Space
- Automobile Service Station
- Banquet and Meeting Hall (Section 1251.08)
- Bar, Tavern, or Saloon
- Bookstore
- Brewpub
- Catering Businesses
- Child Care Centers
- Distillery, Winery – w/ or w/o food
- Drive-Thru Business
- Essential Services
- Financial Institutions
- Green house/Nursery (Principal Use)
- Government/Public Uses (Section 1251.16)
- Hotel (Section 1251.20)
- Independent Senior Living with Services (Section 1251.21)
- Indoor Recreation
- Institutions of Higher Education
- Medical or Dental Clinic < 20,000 sq. ft.
- Microbrewery (Section 1251.35)
- Motel (Section 1251.34)
- Multi-Family Dwelling Units (Section 1251.33)
- Office < 17,000 sq. ft.
- Outdoor Recreation/Private (1251.36)

(c) Special Land Uses

- Adaptive Reuse (Section 1251.01)
- Parking as a Principal Use

- Outdoor Recreation/Public (1251.36)
- Personal Service Establishments (Section 1251.38)
- Private Club
- Public K-12 School
- Religious Institutions (Section 1251.42)
- Restaurant
 - Carry-Out
 - Full Service
 - Limited Service
 - Drive-In
 - Drive-Thru
- Retail Sales
- Single Family Dwelling Unit Attached
- Transitional and Supportive Home, 1-6 (1251.49)
- Transitional and Supportive Home, more than 6 (1251.50)
- Two Family Dwelling Units

Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses. Refer to Section 1250.04, Form Based Development Standards for the T-3, t-4, T-5, and T-6 Districts for additional development requirements.

(e) Existing Use

- Automobile Car Wash Establishment
- Automobile Repair (Section 1251.05)
- Cemetery
- Marihuana: Adult-Use Marihuana Microbusiness (Sections 1251.23, 1251.25)
- Marihuana: Adult-Use Marihuana Retailers (Sections 1251.24, 1251.25)
- Marihuana: Medical Marihuana Provisioning Center (Section 1251.24, 1251.30)
- Medical or Dental Clinic > 20,000 sq. ft.
- Office > 17,000
- Vehicle Repair, Major (1251.54)

(f) Accessory Uses

- Accessory Buildings (Section 1260.02)
- Food Truck
- Home Occupation (1251.18)
- Private Gardens (Section 1251.41)
- State Licensed Child Care Family Home, 1-7 Children (Section 1251.45)
- State Licensed Child Care Group Home, 8-14 Children (Section 1251.46)

<u>(g) Dimension Regulations</u>	
<u>Residential Lot Standards</u>	<u>T-6</u>
<u>Minimum Lot Area (sq. ft.)</u>	<u>3,000</u>
<u>Maximum Residential Units Per Acre</u>	<u>(d)</u>
<u>Minimum Lot Width (ft.)</u>	<u>30</u>
<u>Minimum Lot Depth (ft.)</u>	<u>100 (Section 1240(a)(7))</u>
<u>Maximum Percent of Building Coverage</u>	<u>Not Required</u>
<u>Setback Requirements</u>	
<u>Front Yard Setback (ft.)</u>	<u>See Section 1250.04(d)(1)A</u>
<u>Rear Yard Setback (ft.)</u>	<u>30 ft.</u>
<u>Side Yard Setback (ft.)</u>	<u>10 ft.</u>
<u>Height Requirement</u>	
<u>Maximum Building Height</u>	<u>60 ft.</u>
<u>Commercial/Mixed Use Lot Standards</u>	
<u>Minimum Lot Area (sq. ft.)</u>	<u>Not Required</u>
<u>Minimum Lot Width (ft.)</u>	<u>30 ft.</u>
<u>Minimum Lot Depth (ft.)</u>	<u>100 (Section 1240(a)(7))</u>
<u>Maximum Percent of Building Coverage</u>	
<u>Setback Requirements</u>	
<u>Front Yard Setback (ft)</u>	<u>See Section 1250.04(d)(1)A</u>
<u>Rear Yard Setback (ft.)</u>	<u>20 ft.</u>
<u>Side Yard Setback (ft.)</u>	<u>20 ft.</u>
<u>Height Requirement</u>	
<u>Maximum Building Height</u>	<u>60 ft.</u>
<u>Footnotes:</u> Refer to Section 1241.03 wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations above under Section 1241.07. Refer to Chapter 1251 for additional dimensional regulations for specific uses.	

1240.176 I-1 LIGHT INDUSTRIAL DISTRICT.

(a) Purpose

The I-1 Light Industrial District is intended to accommodate those industrial uses that generate noise, glare, odors, dust, vibration, air and water pollution, fire and safety hazards, the emission of any potentially harmful or obnoxious matter or radiation or any other nuisance characteristics. It is established as one in which the principal use of the land is for industrial activities wholly compatible with all other uses permitted in this District, commercial

establishments not engaging in retail sales and service establishments which, if doing retail business, are of the type not generally requiring the customer to call at the place of business.

(b) Permitted Uses	(c) Special Land Uses
• Artisan/Maker Space • Automobile or Vehicle Dealership (Section 1251.07) • Automobile Repair (Section 1251.05) • Automobile Service Station (Section 1251.06) • Brewpub • Child Care Center • Distillery, Winery – w/ or w/o food • Drive-Thru Business (Section 1251.14) • Essential Services • Farm Implements and Heavy Machinery Sales • Financial Institutions • Government/Public Uses (Section 1251.16) • Greenhouse/Nursery (Principal Use) • Institutions of Higher Education • Limited Service Restaurant • Manufacturing • Marihuana: Adult-Use Marihuana Microbusiness (Sections 1251.24, 1251.26) • Marihuana: Adult-Use Marihuana Retailers (Sections 1251.24, 1251.25) (must be co-located with a Grower or Processor) • Marihuana: Medical and Adult-Use Marihuana Grow Operation (Sections 1251.24, 1251.28) • Marihuana: Medical and Adult-Use Marihuana Processing Facility (Sections 1251.24, 1251.29) • Marihuana: Medical Marihuana Provisioning Center (Sections 1251.24, 1251.30) (must be co-located with a Grower or Processor) • Marihuana: Medical and Adult-Use Marihuana Safety Compliance Facility (Sections 1251.24, 1251.31)	• Adaptive Reuse (Section 1251.01) • Adult Business (Section 1251.02) • Automobile Car Wash Establishment (Section 1251.04) • Bar, Tavern, or Saloon • Cemetery (Section 1251.11) • Funeral Homes, Mortuaries, and Crematoriums • Hospital > 20,000 sq. ft. (Section 1251.19) • Junk or Salvage Yard (Section 1251.22) • Kennels (Section 1251.23) • Nightclub • Parking as a Principal Use • Retail Sales

- Marihuana: Medical and Adult-Use Marihuana Secure Transporter (Sections 1251.24, 1251.32)
- Microbrewery (Section 1251.34)
- Outdoor Recreation/Public (Section 1251.36)
- Religious Institutions (Section 1251.42)
- Research and Development
- Restaurant
 - Carry-Out
 - Drive-In
 - Drive-Thru (Section 1251.14)
 - Full Service
 - Limited Service
- Transportation and Logistics
- Utility-Scale Solar Energy Facility (Section 1251.52)
- Vehicle Repair, Major (Section 1251.53)
- Vehicle Repair, Minor ([Section 1251.05](#))
- Warehouse
- Wholesale

Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.

(d) Existing Uses

- Single Family Dwelling Unit Detached

(e) Accessory Uses

- Accessory Buildings (Section 1260.01)
- Office
- Outdoor Storage (Section 1251.37)
- Private Gardens (Section 1251.41)
- State Licensed Child Care Family Home, 1-7 Children (Section 1251.45)
- State Licensed Child Care Group Home, 8-14 Children (Section 1251.46)

(f) Dimension Regulations

Lot Standard	I-1
Minimum Lot Area (sq. ft.)	2,900
Maximum Residential Units Per Acre	NA
Minimum Lot Width (ft.)	60
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))

Maximum Percent of Building Coverage	Not Required
Front Yard Setback (ft.)	25
Rear Yard Setback (ft.)	50 (h)
Side Yard Setback (ft.)	25 (g)
Maximum Building Height	Not Required
Footnotes: Refer to Section 1241.03 wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations above. Refer to Chapter 1251 for additional dimensional regulations for specific uses.	

1240.187 I-2 HEAVY INDUSTRIAL DISTRICT.

(a) Purpose

The purpose of this district is to provide suitable locations for manufacturing, assembling and fabricating uses, including large-scale or specialized industrial operations requiring good access by road and/or railroad and public and utility services.

(b) Permitted Uses

- Artisan/Maker Space
- Automobile Repair (Section 1251.05)
- Automobile Service Station (Section 1251.06)
- Brewpub
- Child Care Centers
- Distillery, Winery – w/ or w/o food
- Drive-Thru Business (Section 1251.14)
- Essential Services
- Farm Implements and Heavy Machinery Sales
- Financial Institutions
- Institutions of Higher Education
- Kennels (Section 1251.23)
- Manufacturing
- Marihuana: Adult-Use Marihuana Microbusiness (Sections 1251.24, 1251.26)
- Marihuana: Adult-Use Marihuana Retailers (Sections 1251.24, 1251.25) (must be co-located with a Grower or Processor)

(c) Special Land Uses

- Adaptive Reuse (Section 1251.01)
- Adult Business (Section 1251.01)
- Automobile Car Wash Establishment (Section 1251.04)
- Bar, Tavern, or Saloon
- Cemetery (Section 1251.11)
- Hospital > 20,000 sq. ft. (Section 1251.19)
- Junk or Salvage Yard (Section 1251.22)
- Nightclub
- Parking as a Principal Use
- Retail Sales
- Utility-Scale Wind Energy Facility (Section 1251.53)

- Marihuana: Medical and Adult-Use Marihuana Grow Operation (Sections 1251.24, 1251.28)
- Marihuana: Medical and Adult-Use Marihuana Processing Facility (Sections 1251.24, 1251.29)
- Marihuana: Medical Marihuana Provisioning Center (Sections 1251.24, 1251.30) (must be co-located with a Grower or Processor)
- Marihuana Medical and Adult-Use Marihuana Safety Compliance Facility (Section 1251.24, 1251.31)
- Marihuana: Medical and Adult Use Marihuana Secure Transporter (Section 1251.24, 1251.32)
- Microbrewery (Section 1251.35)
- Outdoor Recreation/Public (Section 1251.36)
- Religious Institutions (Section 1251.42)
- Research and Development
- Restaurant
 - Carry-Out
 - Drive-In
 - Drive-Thru (Section 1251.14)
 - Full Service
 - Limited Service
- Transportation and Logistics
- Utility-Scale Solar Energy Facility (Section 1251.52)
- Vehicle Repair, Major (Section 1251.54)
- Vehicle Repair, Minor
- Warehouse
- Wholesale

Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.

(d) Existing Uses

- Single Family Dwelling Unit Detached

(e) Accessory Uses

- Accessory Buildings (Section 1260.02)
- Carry-Out Restaurant

- Outdoor Storage (Section 1251.37)
- Office
- Private Gardens (Section 1251.40)
- State Licensed Child Care Family Home, 1-7 Children
- State Licensed Child Care Group Home, 8-14 Children

(f) Dimension Regulations

Lot Standards	I-2
Minimum Lot Area (sq. ft.)	2,900
Maximum Residential Units Per Acre	NA
Minimum Lot Width (ft.)	60
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	Not Required
Front Yard Setback (ft.)	25
Rear Yard Setback (ft.)	25 (h)
Side Yard Setback (ft.)	25 (g)
Maximum Building Height	Not Required

Footnotes: Refer to Chapter 1241 wherever a footnote is referenced in parentheses after one of the dimension regulations. Additionally, some uses have specific standards that overrule the dimensional regulations above. Refer to Chapter 1251 for dimensional regulations for specific uses.

1240.198 S SPARK DISTRICT.

(a) Purpose

It is the purpose of this district to encourage and facilitate redevelopment by implementing the following mixed-use policies:

1. Mix of Land Compatible Land Uses: Permit a range of compatible land uses, such as residential (from single-family to multi-family), public, institutional, office, retail, personal services use, and appropriate general business uses.
2. Walkability: Create a walkable, pedestrian-oriented development that does not conflict with motorized traffic.
3. Building Location and Site Design: Ensure that buildings have a strong relationship to the street by requiring development to be human-scale through appropriate building location and site design, including developing areas that include civic spaces and pedestrian amenities and requiring on-street parking along interior streets.
4. Use of Buildings: Allow compatible mixed uses to be located in a single building.

(b) Permitted Uses

- Adaptive Reuse (Section 1251.01)
- Arena/Theater
- Artisan/Maker Space

(c) Special Land Uses

- Cemetery (Section 1251.11)
- Convalescent Homes, Nursing Homes, or Homes for the Aged (Section 1251.13)

• Assisted Senior Living (Section 1251.03) • Banquet and Meeting Hall (Section 1251.08) • Bar, Tavern, or Saloon • Bookstore • Brewpub • Child Care Centers • Community Garden (Section 1251.10) • Distillery, Winery – w/ or w/o food • Drive-Thru Business (Section 1251.14) • Essential Services • Financial Institutions • Government/Public Uses (Section 1251.16) • Greenhouse/Nursery (Principal Use) • Hotel (Section 1251.20) • Independent Senior Living with Services (Section 1251.21) • Indoor Recreation • Institutions of Higher Education • Medical or Dental Clinic < 20,000 sq. ft. • Microbrewery (Section 1251.35) • Motel (Section 1251.34) • Multi-Family Dwelling Units (Section 1251.33) • Nightclub • Office • Outdoor Recreation/Public (Section 1251.36) • Outdoor Recreation/Private (Section 1251.36) • Personal Service Establishments (Section 1251.40) • Public K-12 Schools • Religious Institutions (Section 1251.42) • Research and Development • Restaurant ○ Carry-Out ○ Drive-In ○ Drive-Thru (Section 1251.14) ○ Full Service	• Private K-12 Schools • Kennels (Section 1251.23) • Marinas • Parking as a Principal Use
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○ Limited Service • Retail Sales • Single Family Dwelling Unit Attached • Single Family Dwelling Unit Detached • Transportation and Logistics • Two-Family Dwelling Units • Warehouse • Wholesale	
Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.	
(d) Accessory Uses	
• Accessory Buildings (Section 1260.02) • Accessory Dwelling Unit attached or detached from the primary dwelling • Farmers Market (Section 1251.15) • Personal-Scale Wind Energy Facility (Section 1251.39) • Private Gardens (Section 1251.41) • State Licensed Child Care Family Home, 1-7 Children (Section 1251.45) • State Licensed Child Care Group Home, 8-14 Children (Section 1251.45)	
(e) Dimension Regulations	
Lot Standards	S
Minimum Lot Area (sq. ft.)	Not Required
Maximum Residential Units Per Acre	20
Minimum Lot Width (ft.)	60
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	Not Required
Primary Dwelling Setback Requirements	
Attached accessory dwellings shall comply with the setback requirements of the primary dwelling	
Front Yard Setback (ft.)	Not Required
Rear Yard Setback (ft.)	Not Required
Side Yard Setback (ft.)	Not Required
Primary Dwelling Height Requirement	
Attached accessory dwellings shall comply with the height requirements of the primary dwelling	
Maximum Building Height	Not Required

Detached Accessory Dwelling Setback Requirements	
Detached accessory dwellings shall be located in the rear yard.	
Rear Yard Setback (ft.)	8
Side Yard Setback (ft.)	8
Detached Accessory Dwelling Height Requirement	
Maximum Building Height	20 ft., 1.5 stories
Footnotes: Refer to Section 1241.04 wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule these dimensional regulations above under Section 1241.07. Refer to Chapter 1251 for additional dimensional regulations for specific uses. All development in the S Spark District is eligible for administrative approval subject to the discretion of the Zoning Administrator.	

1240.2019 OFFICIAL ZONING MAP AND INTERPRETATION.

The boundaries of the districts are shown upon the map, which is made a part of this Zoning Code, which map is designated as the "Official Zoning Map." Such map and all the notations, references and other information shown thereon are a part of this Zoning Code and have the same force and effect as if they were fully set forth or described herein.

Where, due to the scale, illegibility or detail of the map, there is uncertainty, contradiction or conflict as to the location of a district boundary, the interpretation of the exact location of such boundary shall be determined by the Zoning Board of Appeals.

1240.219 DISTRICT BOUNDARY UNCERTAINTIES.

Where uncertainty exists or arises with respect to the boundaries of the various districts as shown on the zoning district map accompanying and made a part of this zoning ordinance in its original form, the following rules apply:

(a) The district boundaries are either streets, alleys, rights of way or watercourses, unless otherwise shown. Where such districts are bounded approximately by streets, alleys, rights of way or watercourses, the same shall be construed to be the boundaries of the districts unless such boundaries are fixed by dimensions as shown on the map.

(b) Where the district boundaries are not otherwise indicated, and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be construed to be the lot lines. Where such districts are bounded approximately by lot lines, the lot lines shall be construed to be the boundaries of the districts, unless the boundaries are fixed by dimensions as shown on the map.

(c) In any determined by the use of the scale appearing on the map, unless the same are indicated by dimensions as shown on the map.

1240.224 ZONING DISTRICTS.

(a) Conformity with District Regulations Required. Except as hereinafter provided:

(1) No building or structure shall be erected, converted, enlarged, reconstructed, moved or structurally altered, nor shall any building or land be used, except for a purpose permitted in the district in which the building or land is located.

(2) No building shall be erected, converted, enlarged, reconstructed or structurally altered to exceed the height limit established for the district in which the building is located.

(3) No building shall be erected, converted, enlarged, reconstructed or structurally altered except in conformity with the yard and lot area regulations of the district in which the building is located.

(4) No building shall be erected or structurally altered to the extent specifically provided hereinafter except in conformity with the off-street parking and loading regulations of the district in which such building is located, except for as otherwise allowed in Chapter 1270.

(5) No building or structure shall be enlarged or altered and no use of a premises shall be changed in any way which increases its nonconformity, except for as otherwise allowed in Chapter 1270.

(6) The minimum yards, parking spaces and other open spaces, including the lot area per family, required by this Zoning Code for each and every building existing at the time of passage of this Zoning Code (November 24, 2020) or for any building hereafter erected, shall not be encroached upon or considered as yard or open space requirements for any other building, nor shall any lot area be reduced beyond the district requirements of this Zoning Code.

(7) Every building hereinafter erected or structurally altered shall be on a lot, provided that a lot may be subdivided or a series of lots may be increased in number and decreased in size, so long as each new lot is not less than 100 feet in depth and in conformity with the width requirements of Chapter 1240. In no case shall there be more than one main building on one lot unless otherwise provided in this Zoning Code.

(b) Essential Services. Essential services shall be permitted as authorized and regulated by law and ordinances of the City. It is the intention of this Zoning Code to exempt such essential services from the application of this Zoning Code.

(c) Land Under Water; Streets. All areas within the City which are under water or a public right-of-way and not shown as included within any district shall be subject to all of the regulations of the district which immediately adjoins the water or right-of-way area. If the water or right-of-way area adjoins two or more districts, the boundaries of each district shall be construed to extend into the water or right-of-way area in a straight line until they meet the other district.

(d) Annexed Land.

(1) Whenever any areas are annexed to the City, one of the following conditions shall prevail:

A. All lots, tracts or land which may hereafter be annexed to the City shall be classified as being in whichever district as most clearly conforms to the zoning that existed in the annexed area. Such classifications shall be recommended by the Planning Commission to the City Commission and the City Commission shall approve the same by resolution.

B. If any lot, tract or land is not subject to zoning at the time of annexation, it shall be classified as R-1A Single-Family whenever the land is vacant and otherwise shall be classified into whatever district of this Zoning Code most closely conforms to the existing use of the annexed area. Such classification shall be approved in the same manner as described for property that is zoned when annexed.

(2) In all cases, there shall be a public hearing, within a reasonable time after annexation, on the question of a permanent zoning classification. The hearing before the Planning

Commission and the subsequent action by the City Commission shall follow the procedure to establish amendments in accordance with Section 1281.01(c).

(e) Vacation of Streets. Whenever any street, alley or other public way is vacated by official action of the City Commission or by the courts, the zoning district adjoining each side of such street, alley or other public way shall be automatically extended to the center of such vacation and all area included in the vacation shall then and henceforth be subject to all appropriate regulations of the extended district.

(f) Uses Not Specifically Mentioned. The City Zoning Administrator or their designee shall have the power to classify a use, which is not specifically mentioned in this Zoning Code, along with a comparable permitted or prohibited use for the purpose of the use regulations in any district. The City Planning and Zoning Administrator or their designee may refer these appeals to the Zoning Board of Appeals.

Chapter 1240 Zoning Districts and Maps

1240.01 DISTRICTS ESTABLISHED.

In order to classify, regulate and restrict the location of trades, industries, and buildings designed for specified uses, to regulate and limit the height and bulk of buildings hereafter erected or structurally altered, to regulate and limit the intensity of the use of lot areas, and to regulate and determine the areas of yards, courtyards and other open spaces within and surrounding such buildings, the City is hereby divided into districts, as follows:

- G Green District
- AG Agricultural District
- R-1R Single Family Residential District
- R-1A Single-Family Residential District
- R-1B Single-Family Residential District
- R-2 Two Family Residential District
- R-3 Multiple Family Residential District
- MFR High Density Multiple Family Residential District
- B-1 Corridor Commercial District
- B-2 Regional Commercial District
- T-3 Neighborhood Commercial District
- T-4 Downtown Commercial
- T-5 Core Downtown Commercial District
- T-6 Lakeview District
- I-1 Light Industrial District
- I-2 Heavy Industrial District
- S Spark District

1240.02 TABLE OF PERMITTED USES.

The following table lists the permitted uses and special land uses in each zoning district. When a use is classified by square footage, the square footage listed refers to the gross square footage of a building and not the square footage of an individual tenant unit. A use classified by capacity, refers to the capacity established by the City Fire Inspector. Whenever a specific development standard is included for a particular use in the table below, any development must comply with the requirement of the referenced section in addition to all of the other applicable requirements of this Code. All development standards for specific uses are listed in Section 1251 and in other areas of this Code. Additionally, any use that is a special land use must also comply with the standards of Section 1281.05.

Uses		G	AG	R1 -R	R1- A	R1 -B	R- 2	R- 3	MF R	B- 1	B-2	T- 3	T- 4	T-5	T-6	I-1	I-2	S	Use Standar d
<i>A</i>	Accessory Use																		
<i>A^s</i>	Accessory Use Requiring SLU Approval																		
<i>E</i>	Existing Use																		
<i>P</i>	Permitted Use																		
<i>S</i>	Special Use																		

Residential Uses

Accessory Dwelling Unit

Bed and Breakfast

Home Occupation

*Multi-Family Dwelling
Units*

*Personal-Scale Wind
Energy Facility*

*Rooming and Boarding
Houses*

				<i>A^s</i>	<i>A^s</i>	<i>A^s</i>	<i>A</i>	<i>A</i>				<i>A</i>	<i>A</i>	<i>A</i>				<i>A</i>	
	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>				<i>P</i>							1251.09
	<i>A</i>	<i>A</i>	<i>A</i>	<i>A</i>	<i>A</i>	<i>A</i>	<i>A</i>							<i>A</i>					1251.18
							<i>P</i>	<i>P</i>				<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>			<i>P</i>	1251.33
	<i>A</i>	<i>A</i>	<i>A</i>	<i>A</i>	<i>A^s</i>	<i>A^s</i>						<i>A</i>						<i>A</i>	1251.39
						<i>P</i>	<i>P</i>												1251.43

Uses	G	AG	R1 -R	R1- A	R1 -B	R- 2	R- 3	MF R	B- 1	B-2	T- 3	T- 4	T-5	T-6	I-1	I-2	S	Use Standar d
Single Family Dwelling Unit Attached							P	P			P	P	E				P	
Single Family Dwelling Unit Detached	P	P	P	P	P	P	P	P	E	E	P	E	E	P	E	E	P	
State Licensed Child Care Family Home, 1-7 Children	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	1251.45
State Licensed Child Care Group Home, 8-14 Children	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	1251.46
State Licensed Child Care Center	P							P	P	P	P	P	P	P	P	P	P	
State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 Persons	P	P	P	P	P	P	P	P			P	P						1251.47
State Licensed Residential Facility Adult Foster Care Small Group Home, 7-12 Persons	S	S	S	S	S	S	S	S										1251.48
State Licensed Residential Facility Adult Foster Care Large Group Home 13-20 Persons	S	S	S	S	S	S	S	S										
Transitional and Supportive Home, 1-6 Persons			P	P	P	P	P	P			P	P		P				1251.49

Uses	G	AG	R1 -R	R1- A	R1 -B	R- 2	R- 3	MF R	B- 1	B-2	T- 3	T- 4	T-5	T-6	I-1	I-2	S	Use Standar d
Transitional and Supportive Home, more than 6 Persons			S	S	S	S	S	S			P	P		P				1251.50
Community Residential Facility and Group Homes						S	S	S										1251.48
Two-Family Dwelling Units						P	P	P			P	P	P	P			P	
Commercial Uses																		
Adult Business									S						S	S		1251.02
Agri-Tourism		S																
Arena/Theater									P	P							P	
Artisan/Maker Space									P	P	S	P	P	P	P	P	P	
Assisted Senior Living							P	P	P	P	P	P					P	1251.03
Automobile Car Wash Establishment									P	P				E	S	S		1251.04
Automobile Repair									P	P				E	P	P		1251.05
Automobile Service Station									S	P				E	P	P		1251.06

Uses	G	AG	R1 -R	R1- A	R1 -B	R- 2	R- 3	MF R	B- 1	B-2	T- 3	T- 4	T-5	T-6	I-1	I-2	S	Use Standar d
<i>Automobile or Vehicle Dealership</i>									P	P					P			1251.07
<i>Banquet and Meeting Hall < 100 cap.</i>	S						S	S	P	P	P	P	P				P	1251.08
<i>Banquet and Meeting Hall > 100 cap.</i>	S						S	S	P	P		P	P				P	1251.08
<i>Bar, Tavern, or Saloon</i>									S	P	S	P	P	P	S	S	P	
<i>Bookstore</i>									P	P	P	P	P	P			P	
<i>Brewpub</i>									P	P	S	P	P	P	P	P	P	
<i>Catering Business</i>									P	P	P	P	P	P				
<i>Convalescent Home, Nursing Home, or Home for the Aged</i>							P	P	P	P	P	P	S				S	1251.13
<i>Distillery, Winery – w/ or w/o Food</i>	P	P	S						P	P	S	P	P	P	P	P	P	
<i>Drive-Thru Business</i>									P	P				P	P	P	P	1251.14
<i>Event Center</i>									P	P		P	P					
<i>Farm Equip. and Heavy Machinery Sales</i>															P	P		

Uses	G	AG	R1 -R	R1- A	R1 -B	R- 2	R- 3	MF R	B- 1	B-2	T- 3	T- 4	T-5	T-6	I-1	I-2	S	Use Standar d
Financial Institutions									P	P	P	P	P	P	P	P	P	
Funeral Homes, Mortuaries, and Crematoriums (No Crematoriums B-1, T- 3,4)									P*	P	S*	S*			S			
Hospital > 20,000 s.f.								S	S	S		S	S	E	S	S		1251.19
Hotel										P	S	P	P	P			P	1251.20
Independent Senior Living with Services							P	P	P		P	P	P	P			P	1251.21
Indoor Recreation	P								P	P	P	P	P	P			P	
Kennels/Veterinarian	S	S	S						P	P					S	P	S	1251.23
Marihuana: Adult-Use Marihuana Microbusiness									P	P	S			E	P	P		1251.24 1251.26 1251.27
Marihuana: Adult-Use Marihuana Retailers									P	P	S	P	P	E	P	P		1251.24 1251.25 1251.27
Marihuana: Medical Marihuana Provisioning Center									P	P	S	P	P	E	P	P		1251.24 1251.30

Uses	G	AG	R1 -R	R1- A	R1 -B	R- 2	R- 3	MF R	B- 1	B-2	T- 3	T- 4	T-5	T-6	I-1	I-2	S	Use Standar d
																		1251.27
<u>Medical or Dental Clinic < 5,000 s. f.</u>									P	P	P	P	P	P				
Medical or Dental Clinic <20,000 s.f.								P	P	P	S	P	P	E	P		P	
Motel										P	S	P	P	P			P	1251.34
Microbrewery									P	P	S	P	P	P	P	P	P	1251.35
Nightclub									S	P	S	P	P		S	S	P	
Office < 5,000 s.f.									P	P	P	P	P		A	A	P	
Office 5,000 – 17,000 s.f.									P	P	P	P	P	P	A	A	P	
Office > 17,000 s.f.									P	P	S	P	P	E	A	A	P	
Outdoor Recreation/Private	P	P							P	P				P				1251.36
Outdoor Recreation/Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1251.36
Outdoor Storage									A	A				A	A	A		1251.37
Pawn Broker									P	P	S							

Uses	G	AG	R1 -R	R1- A	R1 -B	R- 2	R- 3	MF R	B- 1	B-2	T- 3	T- 4	T-5	T-6	I-1	I-2	S	Use Standar d
Personal Service Establishment									P	P	P	P	P	P			P	1251.40
Private Club									P	P	P	P	P	P				
Restaurant																		
Carry-Out Restaurant									P	P	P	P	P	P	P	P	P	
Drive-In Restaurant									P	P	P	S		P	P	P	P	
Drive-Thru Restaurant									P	P	S	S		P	P	P		1251.14
Full-Service Restaurant									P	P	P	P	P	P	P	P	P	
Limited-Service Restaurant									P	P	P	P	P	P	P	P	P	
Retail Sales < 5,000 s.f.									P	P	P	P	P	P	S	S	P	
Retail Sales 5,000 – 17,000 s.f.									P	P	P	P	P	P	S	S	P	
Retail Sales > 17,000 s.f.									P	P	S	P	P	P	S	S	P	
Tree Farm	P	P																
Vehicle Repair, Major									S	S				E	P	P		1251.54

Uses	G	AG	R1 -R	R1- A	R1 -B	R- 2	R- 3	MF R	B- 1	B-2	T- 3	T- 4	T-5	T-6	I-1	I-2	S	Use Standar d
Vehicle Repair, Minor									P	P				E	P	P		
Industrial Uses																		
Junk and Salvage Yard															S	S		1251.22
Manufacturing															P	P		
Marihuana: Medical and Adult Use Marihuana Grow Operation															P	P		1251.24 1251.27 1251.28
															P	P		1251.24 1251.27 1251.29
															P	P		1251.24 1251.27 1251.31
Marihuana: Medical and Adult Use Marihuana Safety Compliance Facility									P	P					P	P		1251.24 1251.27 1251.32
									P	P					P	P		1251.24 1251.27 1251.32
									P	P					P	P	P	1251.44
Research and Development									S	P		S			P	P	P	
Self-Storage Facilities									P	P								1251.44

Uses	G	AG	R1-R	R1-A	R1-B	R-2	R-3	MF R	B-1	B-2	T-3	T-4	T-5	T-6	I-1	I-2	S	Use Standard
Transportation and Logistics									S	S					P	P	P	
Utility-Scale Solar Energy Facility		S	S						A	A					P	P		1251.52
Utility-Scale Wind Energy Facility		S	S													S		1251.53
Warehouse									S	S					P	P	P	
Wholesale									S	S					P	P	P	
Other Uses																		
Accessory Buildings	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	1260.01
Adaptive Reuse	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	1251.01
Campground	S	S	S	S	S	S												1251.09
Cemetery		S	S	S	S	S	S	S	S	S	S			E	S	S	S	1251.10
Community Garden	P	P	P	P	P	P	P	P			P						P	1251.11
Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1240.21(b)
Farmer's Market	A/S	A/S									A/S	A	A				A	1251.15

Uses	G	AG	R1-R	R1-A	R1-B	R-2	R-3	MF R	B-1	B-2	T-3	T-4	T-5	T-6	I-1	I-2	S	Use Standard
Food Truck									A	A	A	A	A	A	A	A	A	
General and Specialized farms, including crops and the raising and keeping for profit of cattle, hogs, horses, ponies, sheep and similar livestock		P																1251.17
Government/Public Uses									P	P	P	P	P	P	P		P	1251.16
Greenhouse/Nursery (Principal Use)	P	P	P							P				P	P		P	
Institutions of Higher Education	S	S	S	S	S	S	S	P	P	P	S	P	P	P	P	P	P	
Marinas	S										S						S	
Parking as a Principal Use										S		S	S	S	S	S	S	
Private K-12 Schools			S	S	S	S	S	S	P	P	S	S	P				S	
Private Garden	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	1251.41
Public K-12 Schools			P	P	P	P	P	P	P	P	P	P	P	P			P	

Uses	G	AG	R1 -R	R1- A	R1 -B	R- 2	R- 3	MF R	B- 1	B-2	T- 3	T- 4	T-5	T-6	I-1	I-2	S	Use Standar d
<i>Public and private conservation areas and structures for the conservation of open space, water, soil, forest, and wildlife resources</i>	P	P																
<i>Religious Institutions</i>	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	1251.42
<i>Telecommunications</i>		Refer to Section 1251.49 to see where telecommunication towers are permitted.																1251.49
<i>Mobile Home Park Overlay District</i>		Refer to Section 1250.05 for Mobile Home Park requirements.																1250.05

1240.03 G GREEN DISTRICT.

(a) Purpose

It is the purposes of this district to:

1. Preserve and protect natural and man-made water areas, flood plains, marshes, and wetlands from development other than open spaces or recreational uses
2. Preserve and protect agricultural districts and/or wildlife habitats
3. Limit residential and commercial development and encourage design that preserves natural environments
4. Retain natural drainage patterns
5. Preserve and protect the values of distinctive geologic, topographic, botanic, historic, or scenic areas

(b) Permitted Uses

- Bed and Breakfast (Section 1251.09)
- Community Garden (Section 1251.12)
- Child Care Centers
- Distillery, Winery – w/ or w/o food
- Essential Services
- Greenhouse/Nursery (Principal Use)
- Indoor Recreation
- Outdoor Recreation/Private (Section 1251.36)
- Outdoor Recreation/Public (Section 1251.36)
- Public and private conservation areas and structures for the conservation of open space, water, soil, forest, and wildlife resources
- Single Family Dwelling Unit Detached
- State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 Persons (Section 1251.47)
- Tree Farm

(c) Special Land Uses

- Adaptive Reuse (Section 1251.01)
- .
- Banquet and Meeting Hall (Section 1251.08)
- Campground (Section 1251.10)
- Farmers Market (Section 1251.15)
- Institutions of Higher Education
- Kennels (Section 1251.23)
- Marinas
- Religious Institutions (Section 1251.42)
- State Licensed Residential Facility, Adult Foster Care Small Group Home, 7-12 Persons (Section 1251.48)
- State Licensed Residential Facility, Adult Foster Care Large Group Home, 13-20 Persons (Section 1251.48)

Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.

(d) Accessory Uses

- Accessory Buildings (Section 1260.01)
- Farmers Market (Section 1251.15)
- Home Occupation (Section 1251.18)
- Personal-Scale Wind Energy Facility (Section 1251.39)
- Private Gardens (Section 1251.41)

- State Licensed Child Care Family Home, 1-7 Children (Section 1251.45)
- State Licensed Child Care Group Home, 8-14 Children (Section 1251.46)

(e) Dimension Regulations

Lot Standards	G
Minimum Lot Area (sq. ft.)	Not Required
Maximum Residential Units Per Acre	1
Minimum Lot Width (ft.)	150
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	Not Required
Primary Dwelling Setbacks Requirements	
Front Yard Setback (ft.)	35
Rear Yard Setback (ft.)	35
Side Yard Setback (ft.)	15
Primary Dwelling Height Requirement	
Maximum Building Height	35 ft., 2.5 stories

Footnotes: Refer to Section 1241.03 Footnotes to Schedule of Regulations wherever a footnote is referenced in lowercase letters in parentheses. Some uses have specific standards that overrule the dimensional regulations above under Section 1241.07. Refer to Chapter 1251 for additional dimensional regulations for specific uses.

1240.04 AG AGRICULTURAL DISTRICT.

(a) Purpose

It is the purposes of this district to provide rural areas used predominantly for general farming operations. Although urban development is occurring at a substantial rate in the City, agriculture remains an important economic activity, and in the proper interest of the welfare of present and future residents, it is considered necessary to conserve an effective environment for stable, productive agricultural operations.

The regulations of this chapter, therefore, are designed to:

1. Protect and stabilize the essential characteristics of these areas
2. Minimize conflicting land uses detrimental to farm enterprises
3. Exclude development which requires highway, drainage, and other public utilities and facilities in excess of those required by agricultural uses

(b) Permitted Uses

- Bed and Breakfast (Section 1251.09)
- Community Garden (Section 1251.12)
- Distillery, Winery – w/ or w/o food

(c) Special Land Uses

- Adaptive Reuse (Section 1251.01)
- Agri-Tourism
- Campground (Section 1251.10)

• Essential Services • General and specialized farms, including crops and the raising and keeping of livestock (Section 1251.17) • Greenhouse/Nursery (Principal Use) • Outdoor Recreation/Private (Section 1251.36) • Outdoor Recreation/Public (Section 1251.36) • Public and private conservation areas and structures for the conservation of open space, water, soil, forest, and wildlife resources • Single Family Dwelling Unit Detached • State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 Persons (Section 1251.47) • Tree Farm	• Cemetery (Section 1251.11) • Farmers Market (Section 1251) • Institutions of Higher Education • Kennels/Veterinarian (Section 1251.23) • Religious Institutions (Section 1251.42) • State Licensed Residential Facility, Adult Foster Care Small Group Home, 7-12 Persons (Section 1251.48) • State Licensed Residential Facility, Adult Foster Care Large Group Home, 13-20 Persons (Section 1251.48) • Utility-Scale Solar Energy Facility (Section 1251.52) • Utility-Scale Wind Energy Facility (Section 1251.53)
Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.	
(d) Accessory Uses • Accessory Buildings (Section 1260.01) • Farmers Market (Section 1251.15) • Home Occupation (Section 1251.18) • Personal-Scale Wind Energy Facility (Section 1251.39) • Private Gardens (Section 1251.39) • State Licensed Child Care Family Home, 1-7 Children (Section 1251.45) • State Licensed Child Care Group Home, 8-14 Children (Section 1251.46)	
(e) Dimension Regulations	
Lot Standards	AG
Minimum Lot Area (sq. ft.)	Not Required
Maximum Residential Units Per Acre	.33
Minimum Lot Width (ft.)	150
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	Not Required
Primary Dwelling Setback Requirements	
Front Yard Setback (ft.)	(c)
Rear Yard Setback (ft.)	(c)
Side Yard Setback (ft.)	(c)

Primary Dwelling Height Requirement	
Maximum Building Height	35 ft., 2.5 stories
Footnotes: Refer to Section 1241.03 Footnotes to Schedule of Regulations wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations above under Section 1241.07. Refer to Chapter 1251 for additional dimensional regulations for specific uses.	

1240.05 R-1R SINGLE-FAMILY RESIDENTIAL DISTRICT.

(a) Purpose	
It is the purpose of this district to establish residential properties of a semi-rural character that includes areas of the City presently without water and sewerage services and likely to remain without such services, in whole or in part, indefinitely. The R-1R Single-Family Rural Residential District includes existing low-density one-family properties, as well as areas within which such developments appear both likely and desirable.	
(b) Permitted Uses	(c) Special Land Uses
• Bed and Breakfast (Section 1251.09) • Community Garden (Section 1251.12) • Essential Services • Greenhouse/Nursery (Principal Use) • Outdoor Recreation/Public (Section 1251.35) • Public K-12 Schools • Single Family Dwelling Unit Detached • State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 Persons (Section 1251.47) • State Licensed Residential Facility, Adult Foster Care Small Group Home, 7-12 Persons (Section 1251.48) • Transitional and Supportive Home, 1-6 Persons (Section 1251.49)	• Adaptive Reuse (Section 1251.01) • . • Campground (Section 1251.10) • Cemetery (Section 1251.11) • Distillery, Winery – w/ and w/o food • Institutions of Higher Education • Private K-12 Schools • Kennels/Veterinarian (Section 1251.23) • Religious Institution (Section 1251.42) • State Licensed Residential Facility, Adult Foster Care Large Group Home, 13-20 Persons (Section 1251.48) • Transitional and Supportive Home, ore than 6 Persons • Utility-Scale Solar Energy Facility (Section 1251.52) • Utility-Scale Wind Energy Facility (Section 1251.53)
Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.	
(d) Accessory Uses	
• Accessory Buildings (Section 1260.01) • Home Occupation (Section 1251.18) • Personal-Scale Wind Energy Facility (Section 1251.39)	

- Private Gardens (Section 1251.41)
- State Licensed Child Care Family Home, 1-7 Children (Section 1251.45)
- State Licensed Child Care Group Home, 8-14 Children (Section 1251.46)

(e) Dimension Regulations

Lot Standards	R-1R
Minimum Lot Area (sq. ft.)	Not Required
Maximum Residential Units Per Acre	1.45
Minimum Lot Width (ft.)	120
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	Not Required
Primary Dwelling Setback Requirements	
Front Yard Setback (ft.)	35
Rear Yard Setback (ft.)	35
Side Yard Setback (ft.)	15
Primary Dwelling Height	
Maximum Building Height	35 ft., 2.5 stories

Footnotes: Refer to Section 1241.03 Footnotes to Schedule of Regulations wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations above under Section 1241.07. Refer to Chapter 1251 for additional dimensional regulations for specific uses.

1240.06 R-1A SINGLE-FAMILY RESIDENTIAL DISTRICT.

(a) Purpose

It is the purpose of this district to establish areas of primarily single-family detached residential properties of a semi-suburban to suburban, low-density character, usually served by City water and sewer.

(b) Permitted Uses

- Bed and Breakfast (Section 1251.09)
- Community Garden (Section 1251.12)
- Essential Services
- Outdoor Recreation/Public (Section 1251.36)
- Public K-12 Schools
- Single Family Dwelling Unit Detached

(c) Special Land Uses

- Adaptive Reuse (Section 1251.01)
- Campground (Section 1251.10)
- Cemetery (Section 1251.11)
- Institutions of Higher Education
- Private K-12 Schools
- Personal-Scale Wind Energy Facility (Section 1251.39)
- Religious Institutions (Section 1251.42)

- State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 Persons (Section 1251.49) - State Licensed Residential Facility, Adult Foster Care Small Group Home, 7-12 Persons (Section 1251.48) - Transitional and Supportive Home, 1-6 Persons (Section 1251.47)	- State Licensed Residential Facility, Adult Foster Care Large Group Home, 13-20 Persons (Section 1251.48) - Transitional and Supportive Home, more than 6 Persons (Section 1251.50)
Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.	
(d) Accessory Uses	
- Accessory Buildings (Section 1260.01) - Accessory Dwelling Unit attached to the primary dwelling, with SLU approval - Home Occupation (Section 1251.18) - Private Gardens (Section 1251.41) - State Licensed Child Care Family Home, 1-7 Children (Section 1251.45) - State Licensed Child Care Group Home, 8-14 Children (Section 1251.46)	
(e) Dimension Regulations	
Lot Standards	R-1A
Minimum Lot Area (sq. ft.)	Not Required
Maximum Residential Units Per Acre	5.80
Minimum Lot Width (ft.)	60
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	30
Primary Dwelling Setback Requirements	
Attached accessory dwellings shall comply with the primary dwelling setback requirements.	
Front Yard Setback (ft.)	30
Rear Yard Setback (ft.)	35
Side Yard Setback (ft.)	8
Primary Dwelling Height Requirement	
Attached accessory dwellings shall comply with the primary dwelling height requirements	
Maximum Building Height	35 ft., 2.5 stories
Footnotes: Refer to Section 1241.03 Footnotes to Schedule of Regulations wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations	

above under Section 1241.07. Refer to Chapter 1251 for additional dimensional regulations for specific uses.

1240.07 R-1B SINGLE-FAMILY RESIDENTIAL DISTRICT.

(a) Purpose	
It is the purpose of this district to establish primarily single-family detached residential properties of a suburban, medium-density character. This district includes those areas, which are serviced by City water and sewer.	
(b) Permitted Uses	(c) Special Land Uses
• Bed and Breakfast (Section 1251.09) • Community Garden (Section 1251.12) • Essential Services • Outdoor Recreation/Public (Section 1251.36) • Public K-12 Schools • Single Family Dwelling Unit Detached • State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 Persons (Section 1251.47) • Transitional and Supportive Home, 1-6 Persons (Section 1251.49)	• Adaptive Reuse (Section 1251.01) • Campground (Section 1251.10) • Cemetery (Section 1251.11) • Institutions of Higher Education • Private K-12 Schools • Personal-Scale Wind Energy Facility (Section 1251.39) • Religious Institutions (Section 1251.42) • State Licensed Residential Facility, Adult Foster Care Small Group Home, 7-12 Persons (Section 1251.48) • State Licensed Residential Facility, Adult Foster Care Large Group Home, 13-20 Persons (Section 1251.48) • Transitional and Supportive Home, more than 6 Persons (section 1251.50)
Refer to Section 1230.06 for definitions for uses and refer to Chapter 1251 for development standards for specific uses.	
(d) Accessory Uses	
• Accessory Buildings (Section 1260.01) • Accessory Dwelling Unit attached to the primary dwelling, with SLU approval • Home Occupation (Section 1251.18) • Private Gardens (Section 1251.41) • State Licensed Child Care Family Home, 1-7 Children (Section 1251.45) • State Licensed Child Care Group Home, 8-14 Children (Section 1251.46)	
(e) Dimension Regulations	
Lot Standards	R-1B
Minimum Lot Area (sq. ft.)	Not Required
Maximum Residential Units Per Acre	8.7
Minimum Lot Width (ft.)	50

Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	30
Primary Dwelling Setback Requirements	
Attached accessory dwellings shall comply with the primary dwelling setback requirements.	
Front Yard Setback (ft.)	25
Rear Yard Setback (ft.)	30
Side Yard Setback (ft.)	6
Primary Dwelling Height Requirement	
Attached accessory dwellings shall comply with the primary dwelling height requirements	
Maximum Building Height	35 ft., 2.5 stories
Footnotes: Refer to Section 1241.03 Footnotes to Schedule of Regulations wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations above under Section 1241.07. Refer to Chapter 1251 for additional dimensional regulations for specific uses.	

1240.08 R-2 TWO FAMILY RESIDENTIAL DISTRICT.

(a) Purpose	
It is the purpose of this district to establish a mix of single- and two-family residential properties of an urban, medium-density character. Limited commercial uses, which tend to complement residential areas should be expected. This district includes street and utility elements expected in an urban setting. Further, this district provides a buffer between single-family and multifamily neighborhoods.	
(b) Permitted Uses	(c) Special Land Uses
• Bed and Breakfast (Section 1251.09) • Community Garden (Section 1251.12) • Essential Services • Outdoor Recreation/Public (Section 1251.36) • Public K-12 Schools • Rooming and Boarding Houses, not to Exceed 4 Boarders (Section 1251.43) • Single Family Dwelling Unit Detached • Two-Family Dwelling Units • State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 Persons (Section 1251.47)	• Adaptive Reuse (Section 1251.01) • Campground (Section 1251.10) • Cemetery (Section 1251.11) • Institutions of Higher Education • Religious Institutions (Section 1251.42) • Private K-12 Schools • State Licensed Residential Facility, Adult Foster Care Small Group Home, 7-20 Persons (Section 1251.48) • State Licensed Residential Facility, Adult Foster Care Large Group Home, 13-20 Persons (Section 1251.48)

Transitional and Supportive Home, 1-6 Persons (Section 1251.49)	Transitional and Supportive Home, more than 6 Persons (Section 1251.50)
Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.	
(d) Accessory Uses	
- Accessory Building (Section 1260.01) - Accessory Dwelling Unit attached to the primary dwelling unit, with SLU approval - Home Occupation (Section 1251.18) - Personal-Scale Wind Energy Facility, with SLU approval (Section 1251.39) - Private Gardens (Section 1251.41) - State Licensed Child Care Family Home, 1-7 Children (Section 1251.45) - State Licensed Child Care Group Home, 8-14 Children (Section 1251.46)	
(e) Dimension Regulations	
Lot Standards	R-2
Minimum Lot Area (sq. ft.)	Not Required
Maximum Residential Units Per Acre	8.70
Minimum Lot Width (ft.)	60
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	25
Primary Dwelling Setback Requirements	
Attached accessory dwellings shall comply with the primary dwelling setback requirements.	
Front Yard Setback (ft.)	25
Rear Yard Setback (ft.)	25
Side Yard Setback (ft.)	5
Primary Dwelling Height Requirement	
Attached accessory dwellings shall comply with the primary dwelling height requirements	
Maximum Building Height	35 ft., 2.5 stories
Footnotes: Refer to Section 1241.03 Footnotes to Schedule of Regulations wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations above under Section 1241.07. Refer to Chapter 1251 for additional dimensional regulations for specific uses.	

1240.09 R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT.

(a) Purpose	
It is the purpose of this district to establish high-density multi-family developments located in suburban and urban areas, and commercial development with relatively low intensities that often complement residential neighborhoods. Further, this district supports housing styles of mid- and high-level buildings consisting of garden apartments, and townhome condominiums. The high density of this district is intended to support nearby commercial districts, and provide a transition between commercial and mid-density districts.	
(b) Permitted Uses	(c) Special Land Uses
• Assisted Senior Living (Section 1251.03) • Bed and Breakfast (Section 1251.09) • Community Garden (Section 1251.12) • Convalescent Home, Nursing Home, or Home for the Aged (Section 1251.13) • Essential Services • Independent Senior Living with Services (Section 1251.21) • Multi-Family Dwelling Units (Section 1251.33) • Outdoor Recreation/Public (section 1251.36) • Public K-12 Schools • Rooming and Boarding Houses, up to 10 Boarders (Section 1251.43) • Single Family Dwelling Unit Attached • Single Family Dwelling Unit Detached • Two-Family Dwelling Units • State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 Persons (Section 1251.47) • Transitional and Supportive Home, 1-6 persons (Section 1251.49)	• Adaptive Reuse (Section 1251.01) • Banquet and Meeting Hall < 100 capacity (Section 1251.08) • Cemetery (Section 1251.11) • Institutions of Higher Education • Private K-12 Schools • Religious Institutions (Section 1251.42) • State Licensed Residential Facility, Adult Foster Care Small Group Home, 7-12 Persons (Section 1251.48) • State Licensed Residential Facility, Adult Foster Care Large Group Home, 13-20 Persons (Section 1251.48) • Transitional and Supportive Home, more than 6 Persons (Section 1251.50)
Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.	
(d) Accessory Uses	
• Accessory Buildings (Section 1260.01) • Accessory Dwelling Unit attached or detached from the primary dwelling. • Home Occupation (Section 1251.18) • Private Gardens (Section 1251.39) • State Licensed Child Care Family Home, 1-7 Children (Section 1251.45) • State Licensed Child Care Group Home, 8-14 Children (Section 1251.46)	

(e) Dimension Regulations	
Lot Standards	R-3
Minimum Lot Area (sq. ft.)	Not Required
Maximum Residential Units Per Acre	15
Minimum Lot Width (ft.)	40
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	25
Primary Dwelling Setback Requirements	
Attached accessory dwellings shall comply with the primary dwelling setback requirements.	
Front Yard Setback (ft.)	25
Rear Yard Setback (ft.)	25 (f)
Side Yard Setback (ft.)	5 (f)
Primary Dwelling Height Requirement	
Attached accessory dwellings shall comply with the primary dwelling height requirements	
Maximum Building Height	45 ft., 4 stories
Detached Accessory Dwelling Setback Requirements	
Detached Accessory Dwellings shall be located in the rear yard.	
Rear Yard Setback (ft.)	8
Side Yard Setback (ft.)	8
Detached Accessory Dwelling Height Requirement	
Maximum Building Height	20 ft., 1.5 stories
Footnotes: Refer to Section 1241.03 Footnotes to Schedule of Regulations wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations above under Section 1241.07. Refer to Chapter 1251 for additional dimensional regulations for specific uses.	

1240.10 MFR HIGH DENSITY MULTIPLE FAMILY DISTRICT.

(a) Purpose
It is the purpose of this district to accommodate new types of diversified residential developments of high densities, usually requiring a large tract of unplatted land. The types of residential structures include garden apartments, terrace apartments and row housing units

and those special types of housing structures similar in character and density to multiple family housing.

(b) Permitted Uses	(c) Special Land Uses
• Assisted Senior Living (Section 1251.03) • Bed and Breakfast (Section 1251.09) • Child Care Centers • Community Garden (Section 1251.12) • Convalescent Home, Nursing Home, or Home for the Aged (Section 1251.13) • Essential Services • Independent Senior Living with Services (Section 1251.21) • Institutions of Higher Education • Medical or Dental Clinic <20,000 sq. ft. • Multi-Family Dwelling Units (Section 1251.33) • Outdoor Recreation/Public (Section 1251.36) • Public K-12 Schools • Single Family Dwelling Unit Attached • Single Family Dwelling Unit Detached • Two-Family Dwelling Units • State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 Persons (Section 1251.47) • Transitional and Supportive Home, 1-6 Persons (Section 1251.49)	• Adaptive Reuse (Section 1251.01) • Banquet and Meeting Hall (Section 1251.08) • Cemetery (Section 1251.11) • Hospital > 20,000 sq. ft. (Section 1251.19) • Private K-12 Schools • Religious Institutions (Section 1251.42) • State Licensed Residential Facility, Adult Foster Care Small Group Home, 7-12 Persons (Section 1251.48) • State Licensed Residential Facility, Adult Foster Care Large Group Home, 13-20 Persons (Section 1251.48) • Transitional and Supportive Home, more than 6 Persons (Section 1251.50)
Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.	
(d) Accessory Uses	
• Accessory Buildings (Section 1260.01) • Accessory Dwelling Unit attached or detached from the primary dwelling • Private Gardens (Section 1251.41) • State Licensed Child Care Family Home, 1-7 Children (Section 1251.45) • State Licensed Child Care Group Home, 8-14 Children (Section 1251.46)	
(e) Dimension Regulations	
Lot Standards	MFR
Minimum Lot Area (sq. ft.)	See Section 1241.03(e)
Maximum Residential Units Per Acre	20(d)(e)

Minimum Lot Width (ft.)	120
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	30
Primary Dwelling Setback Requirements	
Attached accessory dwellings shall comply with the primary dwelling setback requirements	
Front Yard Setback (ft.)	35
Rear Yard Setback (ft.)	20
Side Yard Setback (ft.)	20
Primary Dwelling Height Requirement	
Attached accessory dwellings shall comply with the primary dwelling height requirements	
Maximum Building Height	45 ft., 4 stories
Detached Accessory Dwelling Setbacks	
Detached accessory dwellings shall be located in the rear yard.	
Rear Yard Setback (ft.)	8
Side Yard Setback (ft.)	8
Detached Accessory Dwelling Height Requirement	
Maximum Building Height	20 ft., 1.5 stories
Footnotes: Refer to Section 1241.03 Footnotes to Schedule of Regulations wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations above under Section 1241.07. Refer to Chapter 1251 for additional dimensional regulations for specific uses.	

1240.11 B-1 CORRIDOR COMMERCIAL DISTRICT.

(a) Purpose	
It is the purpose of this district to accommodate those retail and business service activities that serve the whole community and the metropolitan region. Such activities require land and structure uses that are typically compact and densely grouped, generating a large volume of pedestrian and vehicular traffic. It is the purpose of these regulations to permit the establishment of a wide variety of business enterprises and to provide flexibility for adaptation to new merchandising techniques.	
(b) Permitted Uses	(c) Special Land Uses
Arena/Theater	Adaptive Reuse (Section 1251.01)

• Artisan/Maker Space • Assisted Senior Living (Section 1251.03) • Automobile Car Wash Establishment (Section 1251.04) • Automobile or Vehicle Dealership (Section 1251.07) • Automobile Repair (Section 1251.05) • Banquet and Meeting Hall (Section 1251.08) • Bookstore • Brewpub • Catering Businesses • Child Care Centers • Convalescent Home, Nursing Home, or Home for the Aged (Section 1251.13) • Distillery, Winery – w/ or w/o food • Drive-Thru Business (Section 1251.14) • Essential Services • Event Center • Financial Institutions • Funeral Homes, Mortuaries • Government/Public Uses (Section 1251.16) • Indoor Recreation • Institutions of Higher Education • Pawn Broker • Private Club • Private K-12 Schools • Public K-12 Schools • Kennels/Veterinarian (Section 1251.23) • Marihuana: Adult-Use Marihuana Microbusiness (Sections 1251.23, 1251.25) • Marihuana: Adult-Use Marihuana Retailers (Sections 1251.24, 1251.25) • Marihuana: Medical Marihuana Provisioning Center (Section 1251.24, 1251.30) • Marihuana: Medical and Adult-Use Marihuana Safety Compliance Facility (Sections 1251.24, 1251.31)	• Adult Business (Section 1251.01) • Automobile Service Station (Section 1251.04) • Bar, Tavern, or Saloon • Cemetery (Section 1251.11) • Hospital > 20,000 sf. (Section 1251.19) • Nightclub • Research and Development • Transportation and Logistics • Vehicle Repair, Major (Section 1251.54) • Warehouse • Wholesale
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• Marihuana: Medical and Adult-Use Marihuana Secure Transporter (Sections 1251.24, 1251.32) • Medical or Dental Clinic =< 20,000 s.f. • Microbrewery (Section 1251.35) • Office • Outdoor Recreation/Private (Section 1251.36) • Outdoor Recreation/Public (Section 1251.36) • Outdoor Storage (Section 1251.37) • Personal Service Establishment (Section 1251.40) • Religious Institutions (Section 1251.42) • Restaurant ○ Carry-Out ○ Drive-In ○ Drive Thru (Section 1251.14) ○ Full Service ○ Limited Service • Retail Sales • Self-Storage Facilities (Section 1251.44) • Vehicle Repair, Minor	
Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.	
(d) Existing Uses	
• Single Family Dwelling Unit Detached	
(e) Accessory Uses	
• Accessory Buildings (Section 1260.01) • Food Truck • Outdoor Storage (Section 1251.37) • Private Gardens (Section 1251.41) • State Licensed Child Care Family Home, 1-7 Children (Section 1251.45) • State Licensed Child Care Group Home, 8-14 Children (Section 1251.46) • Utility-Scale Solar Energy Facility (Section 1251.52)	
(f) Prohibited Uses	
• Sale, rental, or display of motor vehicles, trailers, or boats • Manufacturing and processing establishments not selling their entire output at retail on the site	

(g) Dimension Regulations	
Lot Standards	B-1
Minimum Lot Area (sq. ft.)	Not Required
Maximum Residential Units Per Acre	NA
Minimum Lot Width (ft.)	60
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	Not Required
Primary Dwelling Setback Requirements	
Attached accessory dwellings shall comply with the primary dwelling setback requirements	
Front Yard Setback (ft.)	20
Rear Yard Setback (ft.)	15 (h)
Side Yard Setback (ft.)	15 (g)
Primary Dwelling Height Requirement	
Attached accessory dwellings shall comply with the primary dwelling height requirements	
Maximum Building Height	45 ft., 3 stories
Detached Accessory Dwelling Setback Requirements	
Detached accessory dwellings shall be located in the rear yard.	
Rear Yard Setback (ft.)	8
Side Yard Setback (ft.)	8
Detached Accessory Dwelling Height Requirement	
Maximum Building Height	20 ft., 1.5 stories
Footnotes: Refer to Section 1241.03 Footnotes to Schedule of Regulations wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations. Refer to Chapter 1251 for additional dimensional regulations for specific uses.	

1240.12 B-2 REGIONAL COMMERCIAL DISTRICT.

(a) Purpose	
It is the purpose of this district to accommodate those specialized retail and business service activities herein specified that serve the whole community, as well as persons traveling on interstate highways, and typically may be grouped around a major interstate highway interchange (I-94) generating a considerable volume of vehicular traffic. It is the purpose of these regulations to permit the establishment of a limited variety of business enterprises and to provide flexibility for adaptation to new merchandising techniques as may develop, particularly where the use of motor vehicles is involved. In order to utilize the full potential effectiveness of this District, certain functions that would operate more effectively in other districts and that would interfere with the general business effectiveness of this District have been intentionally excluded.	
(b) Permitted Use	(c) Special Land Uses
• Arena/Theater • Artisan/Maker Space • Assisted Senior Living • Automobile Car Wash Establishment (Section 1251.04) • Automobile or Vehicle Dealership (Section 1251.07) • Automobile Repair (Section 1251.05) • Automobile Service Station (section 1251.06) • Banquet and Meeting Hall (Section 1251.08) • Bar, Tavern, or Saloon • Bookstore • Brewpub • Catering Businesses • Child Care Centers • Convalescent Home, Nursing Home, or Home for the Aged (Section 1251.13) • Distillery, Winery – w/ or w/o food • Drive-Thru Business (Section 1251.14) • Essential Services • Event Center • Financial Institutions • Funeral Homes, Mortuaries, and Crematoriums • Government/Public Uses (Section 1251.16)	• Adaptive Reuse (Section 1251.01) • Cemetery (Section 1251.11) • Parking as a Principal Use • Transportation and Logistics • Vehicle Repair, Major (Section 1251.54) • Warehouse • Wholesale

- Greenhouse/Nursery (Principal Use)
- Hospital > 20,000 sq. ft. (Section 1251.19)
- Hotel (Section 1251.20)
- Indoor Recreation
- Institutions of Higher Education
- Kennels/Veterinarian (Section 1251.23)
- Marihuana: Adult-Use Marihuana Microbusiness (Sections 1251.24, 1251.26)
- Marihuana: Adult-Use Marihuana Retailers (Sections 1251.24, 1251.25)
- Marihuana: Medical Marihuana Provisioning Center (Sections 1251.24, 1251.30)
- Marihuana: Medical and Adult-Use Marihuana Safety Compliance Facility (Sections 1251.24, 1251.31)
- Marihuana: Medical and Adult-Use Marihuana Secure Transporter (Sections 1251.24, 1251.32)
- Medical or Dental Clinic =< 20,000 sq. ft
- Microbrewery (Section 1251.35)
- Motel (Section 1251.34)
- Nightclub
- Office
- Outdoor Recreation/Private (Section 1251.36)
- Outdoor Recreation/Public (Section 1251.36)
- Pawn Broker
- Personal Service Establishment (Section 1251.39)
- Private Club
- Private K-12 Schools
- Public K-12 Schools
- Religious Institutions (Section 1251.42)
- Research and Development
- Restaurant
 - Carry-Out
 - Drive-In
 - Drive Thru (Section 1251.14)

○ Full Service ○ Limited Service ● Retail Sales > 17,000 sq. ft. ● Self Storage Facilities (Section 1251.44) ● Vehicle Repair, Major	
Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses	
(d) Existing Uses	
● Single Family Dwelling Unit Detached	
(e) Accessory Uses	
● Accessory Buildings (Section 1260.01) ● Food Truck ● Outdoor Storage (Section 1251.37) ● Private Gardens (Section 1251.41) ● State Licensed Child Care Family Home, 1-7 Children (Section 1251.45) ● State Licensed Child Care Group Home, 8-14 Children (Section 1251.46) ● Utility-Scale Solar Energy Facility (Section 1251.52)	
(f) Dimension Regulations	
Lot Standards	B-2
Minimum Lot Area (sq. ft.)	25,000
Maximum Residential Units Per Acre	NA
Minimum Lot Width (ft.)	150
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	Not Required
Front Yard Setback (ft.)	35
Rear Yard Setback (ft.)	20
Side Yard Setback (ft.)	20
Maximum Building Height	60 ft.
Footnotes: Refer to Section 1241.03 Footnotes to Schedule of Regulations wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations above under Section 1241.07. Refer to Chapter 1251 for dimensional regulations for specific uses.	

1240.13 T-3 NEIGHBORHOOD COMMERCIAL DISTRICT.

(a) Purpose	
It is the purpose of this district to establish and preserve areas for those commercial uses and facilities which are especially useful in close proximity to residential areas, while minimizing the undesirable impact of such uses on the neighborhoods which they serve.	
(b) Permitted Uses	(c) Special Land Uses
• Assisted Senior Living (Section 1251.03) • Banquet and Meeting Hall < 100 Capacity (Section 1251.08) • Bed and Breakfast (Section 1251.09) • Bookstore • Catering Businesses • Child Care Centers • Community Garden (Section 1251.12) • Convalescent Home, Nursing Home, or Home for the Aged (Section 1251.13) • Essential Services • Financial Institutions • Government/Public Uses (Section 1251.14) • Indoor Recreation • Independent Senior Living with Services (Section 1251.21) • Medical or Dental Clinic < 5,000 sq. ft. • Multi-Family Dwelling Units (Section 1251.33) • Office < 17,000 sq. ft. • Outdoor Recreation/Public (Section 1251.36) • Personal-Scale Wind Energy Facility (Section 1251.39) • Personal Service Establishments (Section 1251.40) • Private Club • Public K-12 Schools • Religious Institutions (Section 1251.42) • Restaurant ○ Carry-Out ○ Drive-In ○ Full Service	• Adaptive Reuse (Section 1251.01) • Artisan/Maker Space • Bar, Tavern, or Saloon • Brewpub • Cemetery (Section 1251.11) • Distillery, Winery – w/ or w/o food • Drive Thru Business (Section 1251.14) • Farmers' Market (Section 1251.15) • Funeral Homes, Mortuaries • Hotel (Section 1251.20) • Institutions of Higher Education • Pawn Broker • Private K-12 Schools • Marihuana: Medical Marihuana Provisioning Center (Sections 1251.24, 1251.30) • Marihuana: Adult-Use Marihuana Retailers (Sections 1251.24, 1251.25) • Marihuana: Adult-Use Marihuana Microbusiness (Sections 1251.24, 1251.26) • Marinas • Medical or Dental Clinic 5,000 to < 20,000 sq. ft. • Microbrewery (Section 1251.35) • Motel (Section 1251.20) • Nightclub • Office >= 17,000 sq. ft. • Retail Sales >= 17,000 sq. ft. • Restaurant ○ Drive-Thru (Section 1251.14)

○ Limited Service • Retail Sales < 17,000 sq. ft. • Single Family Dwelling Unit Attached • Single Family Dwelling Unit Detached • Two-Family Dwelling Units • State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 Persons (Section 1251.47) • Transitional and Supportive Home, 1-6 Persons (Section 1251.49) • Transitional and Supportive Home, more than 6 Persons (Section 1251.50)	
Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses. Refer to Section 1250.04, Form Based Development Standards for the T-3, T-4, T-5, and T6 Districts for additional development requirements.	
(d) Accessory Uses	
• Accessory Buildings (Section 1260.02) • Food Truck • Accessory Dwelling Unit attached or detached from the primary dwelling • Farmers Market (Sections 1251.15) • Private Gardens (1251.41) • State Licensed Child Care Family Home, 1-7 Children (Section 1251.45) • State Licensed Child Care Group Home, 8-14 Children (Section 1251.46)	
(e) Dimension Regulations	
Lot Standard	T-3
Minimum Lot Area (sq. ft.)	Not Required
Maximum Residential Units Per Acre	20(d)
Minimum Lot Width (ft.)	30
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	40
Primary Dwelling Setback Requirements	
Attached accessory dwellings shall comply with the primary dwelling setback requirements	
Front Yard Setback (ft.)	See Section 1250.04(d)(1)A
Rear Yard Setback (ft.)	20 (h)
Side Yard Setback (ft.)	10 (g)
Primary Dwelling Height Requirement	

Attached accessory dwellings shall comply with the primary dwelling height requirements	
Maximum Building Height	36 ft., 3 stories
Detached Accessory Dwelling Setback Requirements	
Detached accessory dwellings shall be located in the rear yard.	
Rear Yard Setback (ft.)	8
Side Yard Setback (ft.)	8
Detached Accessory Dwelling Height Requirement	
Maximum Building Height	20 ft., 1.5 stories
Footnotes: Refer to Section 1241.03 wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations above under Section 1241.07. Refer to Chapter 1251 for additional dimensional regulations for specific uses.	

1240.14 T-4 DOWNTOWN COMMERCIAL DISTRICT.

(a) Purpose	
It is the purpose of this district to encourage the development, redevelopment and use of properties in a manner compatible with the character of the downtown area and consistent with the protection and enhancement of property values.	
(b) Permitted Uses	(c) Special Land Uses
• Artisan/Maker Space • Assisted Senior Living (Section 1251.03) • Banquet and Meeting Hall (Section 1251.08) • Bar, Tavern, or Saloon • Bookstore • Brewpub • Catering Businesses • Child Care Centers • Convalescent Home, Nursing Home, or Home for the Aged (Section 1251.13) • Distillery, Winery – w/ or w/o food • Essential Services • Event Center • Farmers Market (Section 1251.15) • Financial Institutions	• Adaptive Reuse (Section 1251.01) • Drive-Thru Business (Section 1251.14) • Funeral Homes, Mortuaries • Hospital > 20,000 sq. ft. (Section 1251.19) • Private K-12 Schools • Parking as a Principal Use • Research and Development • Restaurant ○ Drive-In ○ Drive-Thru (Section 1251.14)

- Government/Public Uses (Section 1251.16)
- Hotel (Section 1251.20)
- Independent Senior Living with Services (Section 1251.21)
- Indoor Recreation
- Institutions of Higher Education
- Marihuana: Adult-Use Marihuana Retailers (Sections 1251.24, 1251.25)
- Marihuana: medical Marihuana Provisioning Center (Sections 1251.24, 1251.30)
- Medical or Dental Clinic < 20,000 sq. ft.
- Microbrewery (Section 1251.35)
- Motel (Section 1251.34)
- Multi-Family Dwelling Units (Section 1251.33)
- Nightclub
- Office
- Outdoor Recreation/Public (Section 1251.36)
- Personal Service Establishments (Section 1251.40)
- Private Club
- Public K-12 Schools
- Religious Institutions (Section 1251.42)
- Retail Sales
- Restaurant
 - Carry-Out
 - Full Service
 - Limited Service
- Single Family Dwelling Unit Attached
- State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 Persons (Section 1251.48)
- Transitional and Supportive Home, 1-6 Persons (Section 1251.49)
- Transitional and Supportive Home, more than 6 Persons (Sections 1251.50)
- Two-Family Dwelling Units

Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses. Refer to Section 1250.04, Form Based Development Standards for the T-3, T-4, T-5 and T-6 Districts for additional development requirements.

(d) Existing Uses

- Single Family Dwelling Unit Detached

(e) Accessory Uses

- Accessory Buildings (Section 1260.02)
- Accessory Dwelling Unit attached or detached from the primary dwelling
- Farmers Market (Section 1251.15)
- Food Truck
- Private Gardens (Section 1251.40)
- State Licensed Child Care Family Home, 1-7 Children (Section 1251.45)
- State Licensed Child Care Group Home, 7-12 Children (Section 1251.46)

(f) Dimension Regulations

Lot Standards	T-4
Minimum Lot Area (sq. ft.)	Not Required
Maximum Residential Units Per Acre	(d)
Minimum Lot Width (ft.)	40
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	Not Required
Primary Dwelling Setback Requirements	
Attached accessory dwellings shall comply with the setback requirements of the primary dwelling	
Front Yard Setback (ft.)	See Section 1250.04(d)(1)A
Rear Yard Setback (ft.)	Not Required
Side Yard Setback (ft.)	Not Required
Primary Dwelling Height Requirement	
Attached accessory dwellings shall comply with the height requirements of the primary dwelling height	
Maximum Building Height	Not Required
Detached Accessory Dwelling Setback Requirements	
Detached accessory dwellings shall be located in the rear yard.	
Rear Yard Setback (ft.)	8

Side Yard Setback (ft.)	8
Detached Accessory Dwelling Height Requirement	
Maximum Building Height	20 ft., 1.5 stories
Footnotes: Refer to Section 1241.03 wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations. Refer to Chapter 1251 for additional dimensional regulations for specific uses.	

1240.15 T-5 CORE DOWNTOWN COMMERCIAL DISTRICT.

(a) Purpose	
It is the purpose of this district to revitalize commercial areas which, through business relocation, substantial change in surrounding uses, changes in the market, or a combination thereof, require the orderly placement of business establishments to provide the maximum use of buildings to accommodate and respond to changes in vehicular and pedestrian traffic flow. To permit the full potential of this district, certain uses which would interfere with the general effectiveness of this District have been intentionally excluded, and uses permitted herein are intended to be strictly limited in their definition. Further, to promote uses that support a walkable downtown environment, mix of uses within a single building, and uses that create activity throughout the day and week.	
(b) Permitted Uses	(c) Special Land Uses
• Artisan/Maker Space • Banquet and Meeting Hall (Section 1251.08) • Bar, Tavern, or Saloon • Bookstore • Brewpub • Catering Businesses • Child Care Centers • Distillery, Winery – w/ or w/o food • Essential Services • Event Center • Financial Institutions • Government/Public Uses (Section 1251.16) • Hotel (Section 1251.20) • Independent Senior Living with Services (Section 1251.21) • Indoor Recreation • Institutions of Higher Education	• Adaptive Reuse (Section 1251.01) • Convalescent Home, Nursing Home, or Home for the Aged (Section 1251.13) • Hospital > 20,000 sq. ft. (Section 1251.19) • Parking as a Principal Use

- Marihuana: Adult-Use Marihuana Retailers (Sections 1251.24, 1251.25)
- Marihuana: Medical Marihuana Provisioning Center (Sections 1251.24, 1251.30)
- Medical or Dental Clinic <= 20,000 sq. ft.
- Microbrewery (Section 1251.35)
- Motel (Section 1251.34)
- Multi-Family Dwelling Units (Section 1251.33)
- Nightclub
- Office
- Outdoor Recreation/Public (Section 1251.35)
- Personal Service Establishments (Section 1251.38)
- Private Club
- Private K-12 Schools
- Public K-12 Schools
- Religious Institutions (Section 1251.42)
- Restaurant
 - Carry-Out
 - Drive-In
 - Full Service
 - Limited Service
- Retail Sales
- Two Family Dwelling Units

Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses. Refer to Section 1250.04, Form Based Development Standards for the T-3, T-4, T-5, and T-6 Districts for additional development requirements.

(d) Existing Uses

- **Single Family Dwelling Unit Attached**
- **Single Family Dwelling Unit Detached**

(e) Accessory Uses

- Accessory Buildings (Section 1260.02)
- Accessory Dwelling Unit attached or detached from the primary dwelling
- Farmers Market (Section 1251.15)
- Food Truck
- Private Gardens (Section 1251.41)
- State Licensed Child Care Family Home, 1-7 Children (Section 1251.45)

- State Licensed Child Care Group Home, 8-14 Children (Section 1251.46)

(f) Dimension Regulations

Lot Standards	T-5
Minimum Lot Area (sq. ft.)	Not Required
Maximum Residential Units Per Acre	(d)
Minimum Lot Width (ft.)	30
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	Not Required
Primary Dwelling Setback Requirements	
Attached accessory dwellings shall comply with the setback requirements of the primary dwelling	
Front Yard Setback (ft.)	See Section 1250.04(d)(1)A
Rear Yard Setback (ft.)	Not Required
Side Yard Setback (ft.)	Not Required
Primary Dwelling Height Requirement	
Attached accessory dwellings shall comply with the height requirements of the primary dwelling	
Maximum Building Height	Not Required
Detached Accessory Dwelling Setback Requirements	
Detached accessory dwellings shall be located in the rear yard	
Rear Yard Setback (ft.)	8
Side Yard Setback (ft.)	8
Detached Accessory Dwelling Height Requirement	
Maximum Building Height	20 ft., 1.5 stories
Footnotes: Refer to Section 1241.03 wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations above under Section 1241.07. Refer to Chapter 1251 for additional dimensional regulations for specific uses.	

1240.16 T-6 LAKEVIEW DISTRICT.

(a) Purpose	
It is the purpose of this district to revitalize commercial areas which, through business relocation, substantial change in surrounding uses, changes in the market, or a combination thereof, require the orderly placement of business establishments to provide the maximum use of buildings to accommodate and respond to changes in vehicular and pedestrian traffic flow. To permit the full potential of this district, certain uses which would interfere with the general effectiveness of this District have been intentionally excluded. Further, it is intended to promote uses that support a walkable environment, mix of uses within a single building, and uses that create activity throughout the day and week.	
(b) Permitted Uses	(c) Special Land Uses
• Artisan/Maker Space • Automobile Service Station • Banquet and Meeting Hall (Section 1251.08) • Bar, Tavern, or Saloon • Bookstore • Brewpub • Catering Businesses • Child Care Centers • Distillery, Winery – w/ or w/o food • Drive-Thru Business • Essential Services • Financial Institutions • Green house/Nursery (Principal Use) • Government/Public Uses (Section 1251.16) • Hotel (Section 1251.20) • Independent Senior Living with Services (Section 1251.21) • Indoor Recreation • Institutions of Higher Education • Medical or Dental Clinic < 20,000 sq. ft. • Microbrewery (Section 1251.35) • Motel (Section 1251.34) • Multi-Family Dwelling Units (Section 1251.33) • Office < 17,000 sq. ft. • Outdoor Recreation/Private (1251.36)	• Adaptive Reuse (Section 1251.01) • Parking as a Principal Use

• Outdoor Recreation/Public (1251.36) • Personal Service Establishments (Section 1251.38) • Private Club • Public K-12 School • Religious Institutions (Section 1251.42) • Restaurant ○ Carry-Out ○ Full Service ○ Limited Service ○ Drive-In ○ Drive-Thru • Retail Sales • Single Family Dwelling Unit Attached • Transitional and Supportive Home, 1-6 (1251.49) • Transitional and Supportive Home, more than 6 (1251.50) • Two Family Dwelling Units	
Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses. Refer to Section 1250.04, Form Based Development Standards for the T-3, t-4, T-5, and T-6 Districts for additional development requirements.	
(e) Existing Use	
• Automobile Car Wash Establishment • Automobile Repair (Section 1251.05) • Cemetery	
• Marihuana: Adult-Use Marihuana Microbusiness (Sections 1251.23, 1251.25) • Marihuana: Adult-Use Marihuana Retailers (Sections 1251.24, 1251.25) • Marihuana: Medical Marihuana Provisioning Center (Section 1251.24, 1251.30) • Medical or Dental Clinic > 20,000 sq. ft. • Office > 17,000 • Vehicle Repair, Major (1251.54)	
(f) Accessory Uses	
• Accessory Buildings (Section 1260.02) • Food Truck • Home Occupation (1251.18) • Private Gardens (Section 1251.41) • State Licensed Child Care Family Home, 1-7 Children (Section 1251.45) • State Licensed Child Care Group Home, 8-14 Children (Section 1251.46)	

(g) Dimension Regulations	
Residential Lot Standards	T-6
Minimum Lot Area (sq. ft.)	3,000
Maximum Residential Units Per Acre	(d)
Minimum Lot Width (ft.)	30
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	Not Required
Setback Requirements	
Front Yard Setback (ft.)	See Section 1250.04(d)(1)A
Rear Yard Setback (ft.)	30 ft.
Side Yard Setback (ft.)	10 ft.
Height Requirement	
Maximum Building Height	60 ft.
Commercial/Mixed Use Lot Standards	
Minimum Lot Area (sq. ft.)	Not Required
Minimum Lot Width (ft.)	30 ft.
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	
Setback Requirements	
Front Yard Setback (ft)	See Section 1250.04(d)(1)A
Rear Yard Setback (ft.)	20 ft.
Side Yard Setback (ft.)	20 ft.
Height Requirement	
Maximum Building Height	60 ft.
Footnotes: Refer to Section 1241.03 wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations above under Section 1241.07. Refer to Chapter 1251 for additional dimensional regulations for specific uses.	

1240.17 I-1 LIGHT INDUSTRIAL DISTRICT.

(a) Purpose

The I-1 Light Industrial District is intended to accommodate those industrial uses that generate noise, glare, odors, dust, vibration, air and water pollution, fire and safety hazards, the emission of any potentially harmful or obnoxious matter or radiation or any other nuisance characteristics. It is established as one in which the principal use of the land is for industrial activities wholly compatible with all other uses permitted in this District, commercial

establishments not engaging in retail sales and service establishments which, if doing retail business, are of the type not generally requiring the customer to call at the place of business.

(b) Permitted Uses	(c) Special Land Uses
• Artisan/Maker Space • Automobile or Vehicle Dealership (Section 1251.07) • Automobile Repair (Section 1251.05) • Automobile Service Station (Section 1251.06) • Brewpub • Child Care Center • Distillery, Winery – w/ or w/o food • Drive-Thru Business (Section 1251.14) • Essential Services • Farm Implements and Heavy Machinery Sales • Financial Institutions • Government/Public Uses (Section 1251.16) • Greenhouse/Nursery (Principal Use) • Institutions of Higher Education • Manufacturing • Marihuana: Adult-Use Marihuana Microbusiness (Sections 1251.24, 1251.26) • Marihuana: Adult-Use Marihuana Retailers (Sections 1251.24, 1251.25) (must be co-located with a Grower or Processor) • Marihuana: Medical and Adult-Use Marihuana Grow Operation (Sections 1251.24, 1251.28) • Marihuana: Medical and Adult-Use Marihuana Processing Facility (Sections 1251.24, 1251.29) • Marihuana: Medical Marihuana Provisioning Center (Sections 1251.24, 1251.30) (must be co-located with a Grower or Processor) • Marihuana: Medical and Adult-Use Marihuana Safety Compliance Facility (Sections 1251.24, 1251.31)	• Adaptive Reuse (Section 1251.01) • Adult Business (Section 1251.02) • Automobile Car Wash Establishment (Section 1251.04) • Bar, Tavern, or Saloon • Cemetery (Section 1251.11) • Funeral Homes, Mortuaries, and Crematoriums • Hospital > 20,000 sq. ft. (Section 1251.19) • Junk or Salvage Yard (Section 1251.22) • Kennels (Section 1251.23) • Nightclub • Parking as a Principal Use • Retail Sales

• Marihuana: Medical and Adult-Use Marihuana Secure Transporter (Sections 1251.24, 1251.32) • Microbrewery (Section 1251.34) • Outdoor Recreation/Public (Section 1251.36) • Religious Institutions (Section 1251.42) • Research and Development • Restaurant ○ Carry-Out ○ Drive-In ○ Drive-Thru (Section 1251.14) ○ Full Service ○ Limited Service • Transportation and Logistics • Utility-Scale Solar Energy Facility (Section 1251.52) • Vehicle Repair, Major (Section 1251.53) • Vehicle Repair, Minor (Section 1251.05) • Warehouse • Wholesale	
Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.	
(d) Existing Uses	
• Single Family Dwelling Unit Detached	
(e) Accessory Uses	
• Accessory Buildings (Section 1260.01) • Office • Outdoor Storage (Section 1251.37) • Private Gardens (Section 1251.41) • State Licensed Child Care Family Home, 1-7 Children (Section 1251.45) • State Licensed Child Care Group Home, 8-14 Children (Section 1251.46)	
(f) Dimension Regulations	
Lot Standard	I-1
Minimum Lot Area (sq. ft.)	2,900
Maximum Residential Units Per Acre	NA
Minimum Lot Width (ft.)	60
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))

Maximum Percent of Building Coverage	Not Required
Front Yard Setback (ft.)	25
Rear Yard Setback (ft.)	50 (h)
Side Yard Setback (ft.)	25 (g)
Maximum Building Height	Not Required
Footnotes: Refer to Section 1241.03 wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations above. Refer to Chapter 1251 for additional dimensional regulations for specific uses.	

1240.18 I-2 HEAVY INDUSTRIAL DISTRICT.

(a) Purpose The purpose of this district is to provide suitable locations for manufacturing, assembling and fabricating uses, including large-scale or specialized industrial operations requiring good access by road and/or railroad and public and utility services.	
(b) Permitted Uses • Artisan/Maker Space • Automobile Repair (Section 1251.05) • Automobile Service Station (Section 1251.06) • Brewpub • Child Care Centers • Distillery, Winery – w/ or w/o food • Drive-Thru Business (Section 1251.14) • Essential Services • Farm Implements and Heavy Machinery Sales • Financial Institutions • Institutions of Higher Education • Kennels (Section 1251.23) • Manufacturing • Marihuana: Adult-Use Marihuana Microbusiness (Sections 1251.24, 1251.26) • Marihuana: Adult-Use Marihuana Retailers (Sections 1251.24, 1251.25) (must be co-located with a Grower or Processor)	(c) Special Land Uses • Adaptive Reuse (Section 1251.01) • Adult Business (Section 1251.01) • Automobile Car Wash Establishment (Section 1251.04) • Bar, Tavern, or Saloon • Cemetery (Section 1251.11) • Hospital > 20,000 sq. ft. (Section 1251.19) • Junk or Salvage Yard (Section 1251.22) • Nightclub • Parking as a Principal Use • Retail Sales • Utility-Scale Wind Energy Facility (Section 1251.53)

- Marihuana: Medical and Adult-Use Marihuana Grow Operation (Sections 1251.24, 1251.28)
- Marihuana: Medical and Adult-Use Marihuana Processing Facility (Sections 1251.24, 1251.29)
- Marihuana: Medical Marihuana Provisioning Center (Sections 1251.24, 1251.30) (must be co-located with a Grower or Processor)
- Marihuana Medical and Adult-Use Marihuana Safety Compliance Facility (Section 1251.24, 1251.31)
- Marihuana: Medical and Adult Use Marihuana Secure Transporter (Section 1251.24, 1251.32)
- Microbrewery (Section 1251.35)
- Outdoor Recreation/Public (Section 1251.36)
- Religious Institutions (Section 1251.42)
- Research and Development
- Restaurant
 - Carry-Out
 - Drive-In
 - Drive-Thru (Section 1251.14)
 - Full Service
 - Limited Service
- Transportation and Logistics
- Utility-Scale Solar Energy Facility (Section 1251.52)
- Vehicle Repair, Major (Section 1251.54)
- Vehicle Repair, Minor
- Warehouse
- Wholesale

Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.

(d) Existing Uses

- Single Family Dwelling Unit Detached

(e) Accessory Uses

- Accessory Buildings (Section 1260.02)
- Carry-Out Restaurant

- Outdoor Storage (Section 1251.37)
- Office
- Private Gardens (Section 1251.40)
- State Licensed Child Care Family Home, 1-7 Children
- State Licensed Child Care Group Home, 8-14 Children

(f) Dimension Regulations

Lot Standards	I-2
Minimum Lot Area (sq. ft.)	2,900
Maximum Residential Units Per Acre	NA
Minimum Lot Width (ft.)	60
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	Not Required
Front Yard Setback (ft.)	25
Rear Yard Setback (ft.)	25 (h)
Side Yard Setback (ft.)	25 (g)
Maximum Building Height	Not Required

Footnotes: Refer to Chapter 1241 wherever a footnote is referenced in parentheses after one of the dimension regulations. Additionally, some uses have specific standards that overrule the dimensional regulations above. Refer to Chapter 1251 for dimensional regulations for specific uses.

1240.19 S SPARK DISTRICT.

(a) Purpose

It is the purpose of this district to encourage and facilitate redevelopment by implementing the following mixed-use policies:

1. Mix of Land Compatible Land Uses: Permit a range of compatible land uses, such as residential (from single-family to multi-family), public, institutional, office, retail, personal services use, and appropriate general business uses.
2. Walkability: Create a walkable, pedestrian-oriented development that does not conflict with motorized traffic.
3. Building Location and Site Design: Ensure that buildings have a strong relationship to the street by requiring development to be human-scale through appropriate building location and site design, including developing areas that include civic spaces and pedestrian amenities and requiring on-street parking along interior streets.
4. Use of Buildings: Allow compatible mixed uses to be located in a single building.

(b) Permitted Uses

- Adaptive Reuse (Section 1251.01)
- Arena/Theater
- Artisan/Maker Space

(c) Special Land Uses

- Cemetery (Section 1251.11)
- Convalescent Homes, Nursing Homes, or Homes for the Aged (Section 1251.13)

• Assisted Senior Living (Section 1251.03) • Banquet and Meeting Hall (Section 1251.08) • Bar, Tavern, or Saloon • Bookstore • Brewpub • Child Care Centers • Community Garden (Section 1251.10) • Distillery, Winery – w/ or w/o food • Drive-Thru Business (Section 1251.14) • Essential Services • Financial Institutions • Government/Public Uses (Section 1251.16) • Greenhouse/Nursery (Principal Use) • Hotel (Section 1251.20) • Independent Senior Living with Services (Section 1251.21) • Indoor Recreation • Institutions of Higher Education • Medical or Dental Clinic < 20,000 sq. ft. • Microbrewery (Section 1251.35) • Motel (Section 1251.34) • Multi-Family Dwelling Units (Section 1251.33) • Nightclub • Office • Outdoor Recreation/Public (Section 1251.36) • Outdoor Recreation/Private (Section 1251.36) • Personal Service Establishments (Section 1251.40) • Public K-12 Schools • Religious Institutions (Section 1251.42) • Research and Development • Restaurant ○ Carry-Out ○ Drive-In ○ Drive-Thru (Section 1251.14) ○ Full Service	• Private K-12 Schools • Kennels (Section 1251.23) • Marinas • Parking as a Principal Use
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○ Limited Service • Retail Sales • Single Family Dwelling Unit Attached • Single Family Dwelling Unit Detached • Transportation and Logistics • Two-Family Dwelling Units • Warehouse • Wholesale	
Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.	
(d) Accessory Uses	
• Accessory Buildings (Section 1260.02) • Accessory Dwelling Unit attached or detached from the primary dwelling • Farmers Market (Section 1251.15) • Personal-Scale Wind Energy Facility (Section 1251.39) • Private Gardens (Section 1251.41) • State Licensed Child Care Family Home, 1-7 Children (Section 1251.45) • State Licensed Child Care Group Home, 8-14 Children (Section 1251.45)	
(e) Dimension Regulations	
Lot Standards	S
Minimum Lot Area (sq. ft.)	Not Required
Maximum Residential Units Per Acre	20
Minimum Lot Width (ft.)	60
Minimum Lot Depth (ft.)	100 (Section 1240(a)(7))
Maximum Percent of Building Coverage	Not Required
Primary Dwelling Setback Requirements	
Attached accessory dwellings shall comply with the setback requirements of the primary dwelling	
Front Yard Setback (ft.)	Not Required
Rear Yard Setback (ft.)	Not Required
Side Yard Setback (ft.)	Not Required
Primary Dwelling Height Requirement	
Attached accessory dwellings shall comply with the height requirements of the primary dwelling	
Maximum Building Height	Not Required

Detached Accessory Dwelling Setback Requirements	
Detached accessory dwellings shall be located in the rear yard.	
Rear Yard Setback (ft.)	8
Side Yard Setback (ft.)	8
Detached Accessory Dwelling Height Requirement	
Maximum Building Height	20 ft., 1.5 stories
Footnotes: Refer to Section 1241.04 wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule these dimensional regulations above under Section 1241.07. Refer to Chapter 1251 for additional dimensional regulations for specific uses. All development in the S Spark District is eligible for administrative approval subject to the discretion of the Zoning Administrator.	

1240.20 OFFICIAL ZONING MAP AND INTERPRETATION.

The boundaries of the districts are shown upon the map, which is made a part of this Zoning Code, which map is designated as the "Official Zoning Map." Such map and all the notations, references and other information shown thereon are a part of this Zoning Code and have the same force and effect as if they were fully set forth or described herein.

Where, due to the scale, illegibility or detail of the map, there is uncertainty, contradiction or conflict as to the location of a district boundary, the interpretation of the exact location of such boundary shall be determined by the Zoning Board of Appeals.

1240.21 DISTRICT BOUNDARY UNCERTAINTIES.

Where uncertainty exists or arises with respect to the boundaries of the various districts as shown on the zoning district map accompanying and made a part of this zoning ordinance in its original form, the following rules apply:

(a) The district boundaries are either streets, alleys, rights of way or watercourses, unless otherwise shown. Where such districts are bounded approximately by streets, alleys, rights of way or watercourses, the same shall be construed to be the boundaries of the districts unless such boundaries are fixed by dimensions as shown on the map.

(b) Where the district boundaries are not otherwise indicated, and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be construed to be the lot lines. Where such districts are bounded approximately by lot lines, the lot lines shall be construed to be the boundaries of the districts, unless the boundaries are fixed by dimensions as shown on the map.

(c) In any determined by the use of the scale appearing on the map, unless the same are indicated by dimensions as shown on the map.

1240.22 ZONING DISTRICTS.

(a) Conformity with District Regulations Required. Except as hereinafter provided:

(1) No building or structure shall be erected, converted, enlarged, reconstructed, moved or structurally altered, nor shall any building or land be used, except for a purpose permitted in the district in which the building or land is located.

(2) No building shall be erected, converted, enlarged, reconstructed or structurally altered to exceed the height limit established for the district in which the building is located.

(3) No building shall be erected, converted, enlarged, reconstructed or structurally altered except in conformity with the yard and lot area regulations of the district in which the building is located.

(4) No building shall be erected or structurally altered to the extent specifically provided hereinafter except in conformity with the off-street parking and loading regulations of the district in which such building is located, except for as otherwise allowed in Chapter 1270.

(5) No building or structure shall be enlarged or altered and no use of a premises shall be changed in any way which increases its nonconformity, except for as otherwise allowed in Chapter 1270.

(6) The minimum yards, parking spaces and other open spaces, including the lot area per family, required by this Zoning Code for each and every building existing at the time of passage of this Zoning Code (November 24, 2020) or for any building hereafter erected, shall not be encroached upon or considered as yard or open space requirements for any other building, nor shall any lot area be reduced beyond the district requirements of this Zoning Code.

(7) Every building hereinafter erected or structurally altered shall be on a lot, provided that a lot may be subdivided or a series of lots may be increased in number and decreased in size, so long as each new lot is not less than 100 feet in depth and in conformity with the width requirements of Chapter 1240. In no case shall there be more than one main building on one lot unless otherwise provided in this Zoning Code.

(b) Essential Services. Essential services shall be permitted as authorized and regulated by law and ordinances of the City. It is the intention of this Zoning Code to exempt such essential services from the application of this Zoning Code.

(c) Land Under Water; Streets. All areas within the City which are under water or a public right-of-way and not shown as included within any district shall be subject to all of the regulations of the district which immediately adjoins the water or right-of-way area. If the water or right-of-way area adjoins two or more districts, the boundaries of each district shall be construed to extend into the water or right-of-way area in a straight line until they meet the other district.

(d) Annexed Land.

(1) Whenever any areas are annexed to the City, one of the following conditions shall prevail:

A. All lots, tracts or land which may hereafter be annexed to the City shall be classified as being in whichever district as most clearly conforms to the zoning that existed in the annexed area. Such classifications shall be recommended by the Planning Commission to the City Commission and the City Commission shall approve the same by resolution.

B. If any lot, tract or land is not subject to zoning at the time of annexation, it shall be classified as R-1A Single-Family whenever the land is vacant and otherwise shall be classified into whatever district of this Zoning Code most closely conforms to the existing use of the annexed area. Such classification shall be approved in the same manner as described for property that is zoned when annexed.

(2) In all cases, there shall be a public hearing, within a reasonable time after annexation, on the question of a permanent zoning classification. The hearing before the Planning

Commission and the subsequent action by the City Commission shall follow the procedure to establish amendments in accordance with Section 1281.01(c).

(e) Vacation of Streets. Whenever any street, alley or other public way is vacated by official action of the City Commission or by the courts, the zoning district adjoining each side of such street, alley or other public way shall be automatically extended to the center of such vacation and all area included in the vacation shall then and henceforth be subject to all appropriate regulations of the extended district.

(f) Uses Not Specifically Mentioned. The City Zoning Administrator or their designee shall have the power to classify a use, which is not specifically mentioned in this Zoning Code, along with a comparable permitted or prohibited use for the purpose of the use regulations in any district. The City Planning and Zoning Administrator or their designee may refer these appeals to the Zoning Board of Appeals.

Chapter 1241
Schedule of Regulations

1241.01 STATEMENT OF PURPOSE.

The purpose of this Chapter is to provide area, height, and placement regulations for districts established by this Zoning Code.

1241.02 SCHEDULE OF REGULATIONS.

Schedule of Regulations									
Zoning District			Lot Area, Lot Width, and Building Coverage Requirements (Section 1247.07(a))		Minimum Yard Setbacks			Maximum Building Height	
	Max. Residential Units Per Acre	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Max. % Building Coverage	Front (ft.) (Section 1247.07 (b))	Side (ft.) (Section 1247.07 (c))	Rear (ft.)	Feet	Stories
G, Green District	1	Not Required	150	Not Required	35	15	35	35	2.5
AG, Agricultural District	.33	Not Required	150	Not Required	(c)	(c)	(c)	35	2.5
R-1R, Single Family Residential District	1.45	Not Required	120	Not Required	35	15	35	35	2.5

R-1A, Single Family Residential District	5.8	Not Required	60	30	30	8	35	35	2.5
R-1B, Single Family Residential District	8.7	Not Required	50	30	25	6	30	35	2.5
R-2, Two Family Residential District	8.7	Not Required	50	25	25	5	25	35	2.5
R-3, Multiple Family District	15	Not Required	40	25	25 (f)	5 (f)	25 (f)	45	4
MFR, High Density Multiple Family District	20	Not Required	120	30	35	20	20	45	4
B-1, Corridor Commercial District	NA	Not Required	60	Not Required	35	20	20	50	3
B-2, Regional Commercial District	NA	25,000	150	Not Required	35	20	20	50	3
T-3, Neighborhood Commercial District (Section	20(d)	Not Required	30	40	See Section 1250.04(d) (1)A 30	10 (g)	20 (h)	36	3

1241.03 (i))									
T-4, Downtown Commercial, Community Services, Community Open Space and Recreation (Section 1241.03(i))	20 (d)	Not Required	40	Not Required	See Section 1250.04(d) (1)A	Not Required	Not Required	Not Required	Not Required
T-5, Downtown Commercial District (Section 1241.03(i))	20 (d)	Not Required	30	Not Required	See Section 1250.04(d) (1)A	Not Required	Not Required	Not Required	Not Required
<u>T-6.</u> <u>Lakeview</u> <u>District</u> (<u>Section</u> <u>1241.03(i)</u> <u>)</u>	<u>(d)</u>	<u>3,000</u>	<u>30</u>	<u>Not</u> <u>Required</u>	<u>See</u> <u>Section</u> <u>1250.04(d)</u> <u>(1)A</u>	<u>Not</u> <u>Required</u>	<u>Residential 20</u> <u>ft.</u> <u>Commercial/</u> <u>Mixed Use 30</u> <u>ft.</u>	<u>60 ft.</u>	<u>NA</u>
I-1, Light Industrial District	NA	2,900	60	Not Required	25	25 (g)	50 (h)	Not Required	Not Required
I-2, Heavy Industrial District	NA	2,900	60	Not Required	25	25 (g)	50 (h)	Not Required	Not Required
S, Spark District	20	Not Required	60	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required

Footnotes: Refer to Section 1241.03 whenever a lowercase letter is referenced in parentheses. . Additionally, some uses have specification standards that overrule these dimensional regulations. Refer to Chapter 1251 for dimensional regulations for specific uses.									

1241.03 FOOTNOTES TO SCHEDULE OF REGULATIONS.

(a) Whenever a lot has less area or width than required in this chapter, but was a lot of record at the time of the adoption of this Zoning Code (Ordinance 10-2020, adopted on November 24, 2020), such lot may be occupied by any of the uses permitted in the district in which it is located. The use must meet all of the other requirements of this Zoning Code.

(b) In R Districts, where required front yards exceed twenty-five feet, only one front yard in excess of twenty-five feet shall be required, except that south of I-94 on lots fronting on Beckley Road or Capital Avenue, S.W., all such front yards shall be a minimum of fifty feet.

(c) Thirty-five feet to dwelling only.

(d) The maximum residential density allowed in the MFR High Density Multiple Family District and the T-3 Neighborhood Commercial District shall not exceed twenty units per acre. There is no residential density limit in the T-4, ~~and T-5~~, and T-6 Districts. However, all other dimensional regulations in those districts shall apply.

(e) No new multifamily dwelling in the MFR High Density Multiple Family District shall be established having a site area of less than 7,500 sq. ft.

(f) Provided that the front and rear yards are increased by one foot for each foot of building height exceeding thirty-five feet, and that the side yards are increased over the minimum requirement by one foot for each two feet of building height over thirty-five feet.

(g) No side yard shall be required, except that a side yard shall be provided on the side of a lot or tract adjoining a residential use or district. If an alley separates such a lot from a residential use or district, no side yard shall be required.

(h) A rear yard shall be required only upon that portion of a lot or tract abutting on a residential district or adjacent to a residential use. Where a rear yard abuts an alley, the width of one-half of the alley may be considered part of the required yard.

(i) The schedule of regulations is intended to be complementary with the requirements of Section 1250.04, Form-Based Development Standards for the T-3, T-4, ~~and T-5~~ and T-6 Districts; however, in any instance where there is apparent conflict the provisions of Section 1250.04 shall control.

1241.04 HEIGHT REQUIREMENTS.

(a) Exceptions and Modifications.

(1) Chimneys, cooling towers, elevator bulkheads, fire towers, gas tanks, solariums, steeples, penthouses, stacks, stage towers, scenery lofts, tanks, water towers, ornamental

towers and spires, wireless, television or radio towers and necessary mechanical appurtenances shall not be included in determining the height or number of stories of a building.

(2) The limitation on the number of stories shall not apply to buildings used exclusively for storage purposes, provided that such buildings do not exceed the height permitted in the district in which they are located.

(b) Airport Height Restrictions. Additional height limitations exist in areas designated on the official zoning map within approach zones at the Battle Creek Executive Airport at Kellogg Field. These restrictions are further delineated in Section 1250.03.

1241.05 LOT AREA AND WIDTH REQUIREMENTS.

(a) Exceptions.

(1) Two or more parcels, lots of record or platted lots, when contiguous and held in common ownership, may be treated as a single lot for purposes of the dimensional requirements of this Zoning Code, provided that such lots are located in the same district. This does not prevent the use of the lots as separate stand-alone parcels.

(2) Where a single lot of record, platted lot or parcel of land is within two or more zoning districts, it may be treated as two or more lots for purposes of this Zoning Code, provided that each portion has the required frontage on a street or place and meets all of the other standards for the district in which it is located.

(3) Where a lot of record on the effective date of this Zoning Code (Ordinance 10-2020, adopted on November 24, 2020) is less than fifty feet in width, the required side yard may be reduced to 10% of the width of the lot, provided that no side yard is less than four feet.

(4) More than one main multiple dwelling or commercial or industrial building may be located upon a lot, provided that such building conforms to all yard requirements for the district in which the lot is located.

(5) For purposes of this Zoning Code, the width of a lot shall be determined to be the width at the required front yard setback line.

(b) Prohibition of Flag Lots. The creation of flag or panhandle lots is prohibited.

1241.06 SINGLE FAMILY RESIDENTIAL SITING REQUIREMENTS.

(a) Purpose and Application. This chapter is necessary in order for the City to more specifically address the special requirements and regulations associated with the on-site placement of manufactured housing to assure favorable comparison with site-built housing. However, it shall apply to all single-family dwellings.

(b) Location. The siting of a single-family dwelling may occur on any lot located in a district that permits such use, provided the dwelling meets the requirements established for that particular district and the requirements of this chapter.

(c) General Requirements.

(1) A single-family dwelling shall have a minimum first floor area of 450 square feet and a minimum width of twenty feet on the shortest side and a minimum internal height of seven and one-half feet.

(2) The building shall be located and constructed so as to meet the minimum off-street parking and loading requirements set forth in Chapter 1261, and conform to the Schedule of Regulations set forth in Chapter 1241, if located in an R District, any accessory buildings and uses shall meet the residential district requirements set forth in Section 1260.01.

(3) Construction of site-built and manufactured houses without mobile chassis shall be in compliance with the latest adopted Building Code of the City. Manufactured houses with mobile chassis, shall meet the requirements of the HUD Code.

(4) The dwelling shall be attached to a permanent foundation as required in the latest adopted Building Code of the City. Manufactured houses shall be supported and anchored as required by the latest adopted Building Code of the City, or as required by the Michigan Mobile Home Commission rules.

(5) When setting on a permanent foundation, wheels shall be removed from manufactured houses so equipped, and the screening of the towing mechanism, undercarriage or chassis shall be done with non-load bearing, fire-resistant skirting materials of similar or the same composition as the home's outside surface. Such screening shall be installed in a manner so as to resist damage under normal weather conditions, shall be vented and shall have an access panel provided for in accordance with the Michigan Mobile Home Commission rules.

(6) The dwelling shall be connected to a public sanitary sewer system if such exists within 200 feet of the structure or, if no public sewer is so available, a private septic tank may be established if it is approved by the County Health Department. The dwelling may be connected to a public water system if such is available, or to a private well approved by the County Health Department.

(7) Additions to dwellings shall be built in conformity with the latest adopted Building Code of the City, and shall be constructed with similar materials, be similar in appearance and be of similar quality of workmanship as in the original structure.

(8) Dwellings must include storage area, either in the basement, in an attic area, in closet areas or in a separate fully enclosed structure. Such storage area shall be at least 5% of the total square footage of interior living area of the dwelling or 525 cubic feet, whichever is less.

(9) Sixty percent of the roof configuration shall be a minimum of 2.5 inches per every twelve inches of run-slope and shall meet or exceed all applicable roof snow load and strength requirements.

(d) Design Standards.

(1) The dwelling shall be aesthetically compatible in design and appearance with adjacent existing residential buildings. Aesthetic compatibility shall not be construed to prohibit innovative design concepts involving, nor limit such matters as solar energy, view, unique land contour or relief from the common or standard designed home.

(2) The aesthetic compatibility of design and appearance shall be determined by the Planning and Zoning Administrator upon review of the plans submitted for a particular dwelling.

(3) Determination of incompatibility of a particular dwelling may be appealed by an aggrieved party to the Zoning Board of Appeals within a period of fifteen days of the receipt of notice of the Planning and Zoning Administrators decision.

(e) Exemption for Mobile Home Parks. The provisions of this chapter shall not apply to a mobile home located in a licensed mobile home park, except to the extent required by State or Federal law.

1241.07 YARD REQUIREMENTS.

(a) Building Projections. Every part of a required yard shall be open to the sky and unobstructed by a building, except for the following may project into required yards:

(1) Accessory buildings as permitted in Section 1260.01.

(2) The ordinary projection of sills, belt courses, cornices, eaves and ornamental features not exceeding twelve inches.

(3) Permanent awnings projecting not more than four feet into a required yard.

(4) Terraces, uncovered porches, wheelchair ramps and ornamental features that do not rise more than four feet above the ground.

(b) Front Yards.

(1) Lots having frontage on a lake, brook, stream, river or other watercourse shall be provided with a required front yard on this water frontage, as well as that, which might be required on any street frontage as specified for the district in which it is situated.

(2) On corner lots, a front yard shall be required along each street.

(3) Interior lots having a frontage on two streets shall be provided with the required front yard on both streets.

(4) Where front yards have been established, or may be required on each of two intersecting streets, there shall be a front yard on each street side of a corner lot, with the following exceptions:

A. In R Districts, where required front yards exceed twenty-five feet, only one front yard in excess of twenty-five feet shall be required, except that south of I-94 on lots fronting on Beckley Road or Capital Avenue, S.W., all such front yards shall be a minimum of fifty feet.

B. The width of the principal building located on a lot of record need not be less than twenty-feet when the owner of record can show that the ownership and control of any adjacent lot or lots of record are by another person.

(5) Where 40% or more of frontages on the same side of a street between intersecting streets are developed with buildings that have a front yard less in depth than otherwise required by this chapter, new buildings shall be erected no closer to the street than the average front yard so established by the existing buildings on both sides of the lot to be used, except that this subsection shall not apply south of I-94 to lots fronting Beckley Road or Capital Avenue, S.W.

(6) Where alleys separate lots, the width of the alley shall not be considered in the computation of frontage, nor shall the alley be considered an intersecting street.

(7) No storage or parking of vehicles is permitted on any portion of a required front yard in any R District or T-3 District, except as such parking or storage may intermittently occur on legally authorized driveways and as otherwise may be permitted in this Zoning Code, unless otherwise allowed in this code.

(c) Side Yards.

(1) For the purpose of the side yard regulations, a two-family or multiple dwelling may be considered as one building occupying one lot.

(2) Whenever the wall of any building adjoining a side yard within any Single-Family or Two-Family Residential District exceeds a length of fifty feet, the width of the side yard shall be increased by one foot for each ten feet of wall length in excess of fifty feet.

(d) Exceptions for Commercial and Industrial Districts.

(1) Parking shall be permitted in the required front yard in any B-1, B-2, I-1 or I-2 District.

(2) Whenever a commercial or industrial district adjoins an R District or a residential use, no off-street parking required for the commercial or industrial development shall be located within the required yard within fifty feet from the residential structure or the R District boundary.

(3) Fences of a concealment type, not to include chain link, shall be erected on the common lot line whenever such lot line separates a Commercial or Industrial District from an R District or a residential structure. Such fence shall be installed concurrently with the commercial or industrial use of the land or building. The height of such fence shall conform to the requirements of Section 1260.02 (e).

Chapter 1241
Schedule of Regulations

1241.01 STATEMENT OF PURPOSE.

The purpose of this Chapter is to provide area, height, and placement regulations for districts established by this Zoning Code.

1241.02 SCHEDULE OF REGULATIONS.

Schedule of Regulations									
Zoning District			Lot Area, Lot Width, and Building Coverage Requirements (Section 1247.07(a))		Minimum Yard Setbacks			Maximum Building Height	
	Max. Residential Units Per Acre	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Max. % Building Coverage	Front (ft.) (Section 1247.07 (b))	Side (ft.) (Section 1247.07 (c))	Rear (ft.)	Feet	Stories
G, Green District	1	Not Required	150	Not Required	35	15	35	35	2.5
AG, Agricultural District	.33	Not Required	150	Not Required	(c)	(c)	(c)	35	2.5
R-1R, Single Family Residential District	1.45	Not Required	120	Not Required	35	15	35	35	2.5

R-1A, Single Family Residential District	5.8	Not Required	60	30	30	8	35	35	2.5
R-1B, Single Family Residential District	8.7	Not Required	50	30	25	6	30	35	2.5
R-2, Two Family Residential District	8.7	Not Required	50	25	25	5	25	35	2.5
R-3, Multiple Family District	15	Not Required	40	25	25 (f)	5 (f)	25 (f)	45	4
MFR, High Density Multiple Family District	20	Not Required	120	30	35	20	20	45	4
B-1, Corridor Commercial District	NA	Not Required	60	Not Required	35	20	20	50	3
B-2, Regional Commercial District	NA	25,000	150	Not Required	35	20	20	50	3
T-3, Neighborhood Commercial District (Section	20(d)	Not Required	30	40	See Section 1250.04(d) (1)A 30	10 (g)	20 (h)	36	3

1241.03 (i))									
T-4, Downtown Commercial, Community Services, Community Open Space and Recreation (Section 1241.03(i))	(d)	Not Required	40	Not Required	See Section 1250.04(d) (1)A	Not Required	Not Required	Not Required	Not Required
T-5, Downtown Commercial District (Section 1241.03(i))	(d)	Not Required	30	Not Required	See Section 1250.04(d) (1)A	Not Required	Not Required	Not Required	Not Required
T-6. Lakeview District (Section 1241.03(i))	(d)	3,000	30	Not Required	See Section 1250.04(d) (1)A	Not Required	Residential 20 ft. Commercial/ Mixed Use 30 ft.	60 ft.	NA
I-1, Light Industrial District	NA	2,900	60	Not Required	25	25 (g)	50 (h)	Not Required	Not Required
I-2, Heavy Industrial District	NA	2,900	60	Not Required	25	25 (g)	50 (h)	Not Required	Not Required
S, Spark District	20	Not Required	60	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required

Footnotes: Refer to Section 1241.03 whenever a lowercase letter is referenced in parentheses. . Additionally, some uses have specification standards that overrule these dimensional regulations. Refer to Chapter 1251 for dimensional regulations for specific uses.									

1241.03 FOOTNOTES TO SCHEDULE OF REGULATIONS.

(a) Whenever a lot has less area or width than required in this chapter, but was a lot of record at the time of the adoption of this Zoning Code (Ordinance 10-2020, adopted on November 24, 2020), such lot may be occupied by any of the uses permitted in the district in which it is located. The use must meet all of the other requirements of this Zoning Code.

(b) In R Districts, where required front yards exceed twenty-five feet, only one front yard in excess of twenty-five feet shall be required, except that south of I-94 on lots fronting on Beckley Road or Capital Avenue, S.W., all such front yards shall be a minimum of fifty feet.

(c) Thirty-five feet to dwelling only.

(d) The maximum residential density allowed in the MFR High Density Multiple Family District and the T-3 Neighborhood Commercial District shall not exceed twenty units per acre. There is no residential density limit in the T-4, T-5, and T-6 Districts. However, all other dimensional regulations in those districts shall apply.

(e) No new multifamily dwelling in the MFR High Density Multiple Family District shall be established having a site area of less than 7,500 sq. ft.

(f) Provided that the front and rear yards are increased by one foot for each foot of building height exceeding thirty-five feet, and that the side yards are increased over the minimum requirement by one foot for each two feet of building height over thirty-five feet.

(g) No side yard shall be required, except that a side yard shall be provided on the side of a lot or tract adjoining a residential use or district. If an alley separates such a lot from a residential use or district, no side yard shall be required.

(h) A rear yard shall be required only upon that portion of a lot or tract abutting on a residential district or adjacent to a residential use. Where a rear yard abuts an alley, the width of one-half of the alley may be considered part of the required yard.

(i) The schedule of regulations is intended to be complementary with the requirements of Section 1250.04, Form-Based Development Standards for the T-3, T-4, T-5 and T-6 Districts; however, in any instance where there is apparent conflict the provisions of Section 1250.04 shall control.

1241.04 HEIGHT REQUIREMENTS.

(a) Exceptions and Modifications.

(1) Chimneys, cooling towers, elevator bulkheads, fire towers, gas tanks, solariums, steeples, penthouses, stacks, stage towers, scenery lofts, tanks, water towers, ornamental

towers and spires, wireless, television or radio towers and necessary mechanical appurtenances shall not be included in determining the height or number of stories of a building.

(2) The limitation on the number of stories shall not apply to buildings used exclusively for storage purposes, provided that such buildings do not exceed the height permitted in the district in which they are located.

(b) Airport Height Restrictions. Additional height limitations exist in areas designated on the official zoning map within approach zones at the Battle Creek Executive Airport at Kellogg Field. These restrictions are further delineated in Section 1250.03.

1241.05 LOT AREA AND WIDTH REQUIREMENTS.

(a) Exceptions.

(1) Two or more parcels, lots of record or platted lots, when contiguous and held in common ownership, may be treated as a single lot for purposes of the dimensional requirements of this Zoning Code, provided that such lots are located in the same district. This does not prevent the use of the lots as separate stand-alone parcels.

(2) Where a single lot of record, platted lot or parcel of land is within two or more zoning districts, it may be treated as two or more lots for purposes of this Zoning Code, provided that each portion has the required frontage on a street or place and meets all of the other standards for the district in which it is located.

(3) Where a lot of record on the effective date of this Zoning Code (Ordinance 10-2020, adopted on November 24, 2020) is less than fifty feet in width, the required side yard may be reduced to 10% of the width of the lot, provided that no side yard is less than four feet.

(4) More than one main multiple dwelling or commercial or industrial building may be located upon a lot, provided that such building conforms to all yard requirements for the district in which the lot is located.

(5) For purposes of this Zoning Code, the width of a lot shall be determined to be the width at the required front yard setback line.

(b) Prohibition of Flag Lots. The creation of flag or panhandle lots is prohibited.

1241.06 SINGLE FAMILY RESIDENTIAL SITING REQUIREMENTS.

(a) Purpose and Application. This chapter is necessary in order for the City to more specifically address the special requirements and regulations associated with the on-site placement of manufactured housing to assure favorable comparison with site-built housing. However, it shall apply to all single-family dwellings.

(b) Location. The siting of a single-family dwelling may occur on any lot located in a district that permits such use, provided the dwelling meets the requirements established for that particular district and the requirements of this chapter.

(c) General Requirements.

(1) A single-family dwelling shall have a minimum first floor area of 450 square feet and a minimum width of twenty feet on the shortest side and a minimum internal height of seven and one-half feet.

(2) The building shall be located and constructed so as to meet the minimum off-street parking and loading requirements set forth in Chapter 1261, and conform to the Schedule of Regulations set forth in Chapter 1241, if located in an R District, any accessory buildings and uses shall meet the residential district requirements set forth in Section 1260.01.

(3) Construction of site-built and manufactured houses without mobile chassis shall be in compliance with the latest adopted Building Code of the City. Manufactured houses with mobile chassis, shall meet the requirements of the HUD Code.

(4) The dwelling shall be attached to a permanent foundation as required in the latest adopted Building Code of the City. Manufactured houses shall be supported and anchored as required by the latest adopted Building Code of the City, or as required by the Michigan Mobile Home Commission rules.

(5) When setting on a permanent foundation, wheels shall be removed from manufactured houses so equipped, and the screening of the towing mechanism, undercarriage or chassis shall be done with non-load bearing, fire-resistant skirting materials of similar or the same composition as the home's outside surface. Such screening shall be installed in a manner so as to resist damage under normal weather conditions, shall be vented and shall have an access panel provided for in accordance with the Michigan Mobile Home Commission rules.

(6) The dwelling shall be connected to a public sanitary sewer system if such exists within 200 feet of the structure or, if no public sewer is so available, a private septic tank may be established if it is approved by the County Health Department. The dwelling may be connected to a public water system if such is available, or to a private well approved by the County Health Department.

(7) Additions to dwellings shall be built in conformity with the latest adopted Building Code of the City, and shall be constructed with similar materials, be similar in appearance and be of similar quality of workmanship as in the original structure.

(8) Dwellings must include storage area, either in the basement, in an attic area, in closet areas or in a separate fully enclosed structure. Such storage area shall be at least 5% of the total square footage of interior living area of the dwelling or 525 cubic feet, whichever is less.

(9) Sixty percent of the roof configuration shall be a minimum of 2.5 inches per every twelve inches of run-slope and shall meet or exceed all applicable roof snow load and strength requirements.

(d) Design Standards.

(1) The dwelling shall be aesthetically compatible in design and appearance with adjacent existing residential buildings. Aesthetic compatibility shall not be construed to prohibit innovative design concepts involving, nor limit such matters as solar energy, view, unique land contour or relief from the common or standard designed home.

(2) The aesthetic compatibility of design and appearance shall be determined by the Planning and Zoning Administrator upon review of the plans submitted for a particular dwelling.

(3) Determination of incompatibility of a particular dwelling may be appealed by an aggrieved party to the Zoning Board of Appeals within a period of fifteen days of the receipt of notice of the Planning and Zoning Administrators decision.

(e) Exemption for Mobile Home Parks. The provisions of this chapter shall not apply to a mobile home located in a licensed mobile home park, except to the extent required by State or Federal law.

1241.07 YARD REQUIREMENTS.

(a) Building Projections. Every part of a required yard shall be open to the sky and unobstructed by a building, except for the following may project into required yards:

(1) Accessory buildings as permitted in Section 1260.01.

(2) The ordinary projection of sills, belt courses, cornices, eaves and ornamental features not exceeding twelve inches.

(3) Permanent awnings projecting not more than four feet into a required yard.

(4) Terraces, uncovered porches, wheelchair ramps and ornamental features that do not rise more than four feet above the ground.

(b) Front Yards.

(1) Lots having frontage on a lake, brook, stream, river or other watercourse shall be provided with a required front yard on this water frontage, as well as that, which might be required on any street frontage as specified for the district in which it is situated.

(2) On corner lots, a front yard shall be required along each street.

(3) Interior lots having a frontage on two streets shall be provided with the required front yard on both streets.

(4) Where front yards have been established, or may be required on each of two intersecting streets, there shall be a front yard on each street side of a corner lot, with the following exceptions:

A. In R Districts, where required front yards exceed twenty-five feet, only one front yard in excess of twenty-five feet shall be required, except that south of I-94 on lots fronting on Beckley Road or Capital Avenue, S.W., all such front yards shall be a minimum of fifty feet.

B. The width of the principal building located on a lot of record need not be less than twenty-feet when the owner of record can show that the ownership and control of any adjacent lot or lots of record are by another person.

(5) Where 40% or more of frontages on the same side of a street between intersecting streets are developed with buildings that have a front yard less in depth than otherwise required by this chapter, new buildings shall be erected no closer to the street than the average front yard so established by the existing buildings on both sides of the lot to be used, except that this subsection shall not apply south of I-94 to lots fronting Beckley Road or Capital Avenue, S.W.

(6) Where alleys separate lots, the width of the alley shall not be considered in the computation of frontage, nor shall the alley be considered an intersecting street.

(7) No storage or parking of vehicles is permitted on any portion of a required front yard in any R District or T-3 District, except as such parking or storage may intermittently occur on legally authorized driveways and as otherwise may be permitted in this Zoning Code, unless otherwise allowed in this code.

(c) Side Yards.

(1) For the purpose of the side yard regulations, a two-family or multiple dwelling may be considered as one building occupying one lot.

(2) Whenever the wall of any building adjoining a side yard within any Single-Family or Two-Family Residential District exceeds a length of fifty feet, the width of the side yard shall be increased by one foot for each ten feet of wall length in excess of fifty feet.

(d) Exceptions for Commercial and Industrial Districts.

(1) Parking shall be permitted in the required front yard in any B-1, B-2, I-1 or I-2 District.

(2) Whenever a commercial or industrial district adjoins an R District or a residential use, no off-street parking required for the commercial or industrial development shall be located within the required yard within fifty feet from the residential structure or the R District boundary.

(3) Fences of a concealment type, not to include chain link, shall be erected on the common lot line whenever such lot line separates a Commercial or Industrial District from an R District or a residential structure. Such fence shall be installed concurrently with the commercial or industrial use of the land or building. The height of such fence shall conform to the requirements of Section 1260.02 (e).

12CHAPTER 1250
Supplemental Zoning District Standards

1250.01 PLANNED UNIT RESIDENTIAL DEVELOPMENTS. -NO CHANGE

1250.02 SUBDIVISION REGULATIONS. -NO CHANGE

1250.03 AIRPORT APPROACH OVERLAY ZONING DISTRICT. - NO CHANGE

1250.04 FORM-BASED DEVELOPMENT STANDARDS FOR THE T-3, T-4, ~~AND T-5~~, T-6 DISTRICTS.

(a) Statement of Purpose. The purpose of the form-based development standards is to create clear and simple regulations for the design of new development or redevelopment within existing neighborhood commercial areas, parts of the Lakeview District and the historic downtown. The regulations of this section require development to have a physical form that complements the historic nature of existing development in the downtown Battle Creek and surrounding areas included in the T-3, Neighborhood Commercial District, T-4, Downtown Commercial District, ~~and T-5~~, Core Downtown Commercial Districts ~~and T-6~~, Lakeview District. Specifically, these regulations encourage a pedestrian friendly and walkable character, permit a mixture of land uses; encourage streets that serve the needs of pedestrians, bicycles, and motorized vehicle traffic equitably; encourage places for informal social activity and recreation in the Lakeview District and downtown area; and encourage building frontages that define the public space of streets. With proper physical form, a building can accommodate a wide range of uses without generating undue impact on neighboring properties or the downtown as a whole.

It is further the purpose of the form-based development standards to:

(1) Create a core downtown area that maintains the traditional physical form of a historic downtown.

(2) Create unique, walkable mixed-use developments including residential, retail, entertainment, office, and other compatible uses.

(3) Promote the orderly development, redevelopment, and continued maintenance of Battle Creek's central business district.

(4) Encourage shared parking areas throughout the downtown area rather than requiring each individual property owner to provide physical parking space on their property.

(5) Create quantitative and qualitative building design guidelines that ensure new development is compatible with the historic character existent in downtown.

(6) Ensure buildings create a solid streetwall that helps to define streets as public spaces.

(7) Ensure that permitted uses complement each other in terms of character and location, and to ensure that uses in the T-3, T-4, ~~and T-5~~ and T-6 Districts do not have an adverse impact on the overall economic and social vitality of the downtown and neighborhood commercial areas, street capacity, public utilities or services, or the overall image and function of the districts.

(8) Prevent automobile-oriented development from eroding or destroying the character of the downtown and Lakeview District area.

(9) Encourage harmonious residential infill and adaptive reuse of noteworthy buildings to provide a mix of housing types, unit sizes, and compatible uses within walking distance of Battle Creek's historic downtown area and Beckley Road and Capital Avenue area within the Lakeview District.

(10) Encourage accessible housing options in the downtown area.

(11)

(b) Existing development in the T-3, T-4, ~~and~~ T-5 and T-6 Districts

(1) Expansions of developed sites.

A. Changes in existing condition 25% or less. Any activity on a developed site that would increase the floor area of the existing building by 25% or less need not comply with the requirements of this section. However, any new building area or site improvements should result in the site being more compliant, and shall not result in the site being less compliant with the requirement of this section. Additionally, properties located in the T3 District, abutting on a residential district or adjacent to a residential use, shall maintain a setback of 20 feet.

B. Changes in existing condition greater than 25%. Whenever a building expansion of greater than 25% of the floor area is proposed, the improvement activity shall comply with the requirements of this section. However, any new building area or site improvements should result in the site being more compliant, and shall not result in the site being less compliant with the requirement of this section. Additionally, properties located in the T3 District, abutting on a residential district or adjacent to a residential use, shall maintain a setback of 20 feet.

C. Expansions measured cumulatively. For the purposes of determining compliance with this section, expansions shall be measured cumulatively, with the baseline being the building area and improved site area that existed at the date of adoption of this Zoning Code.

(2) Redevelopment. Redevelopment of existing buildings shall comply with the Architectural Standards established in Section 1250.04(d).

A. Whenever 50% or less of the existing building will be demolished or replaced, the development activity need not comply with the requirements of this section. However, any site layout or building design changes that may occur as a result of the development activity should result in the site being more compliant with the requirements of this section.

B. Whenever more than 50% of an existing building will be demolished or replaced, the development activity shall comply with all of the requirements of this section.

(c) Waiver of Requirements.

(1) Purpose and limitations. For an activity in the T-3, T-4, ~~and~~ T-5 and T-6 Districts, the Planning and Zoning Administrator may grant a waiver from certain dimensional requirements contained in this section. Regulations that may be altered through the waiver process are described in the various subsections of this section, along with the specific parameters by which the regulation may be altered.

Waivers are separate and distinct from dimensional variances in that they are limited in their bounds and are intended to permit reasonable use of property where the strict application

of the requirements of this section would not further the public purpose, and a relaxed or altered dimensional standard will still meet the intent and purpose of the T-3, T-4, ~~and T-5~~ and T-6 Districts.

Whenever a regulation may be altered through the waiver process, specific bounds are listed within which the waiver must be maintained. If an alteration to a dimensional requirement is requested that is greater than that listed in this section, the applicant must obtain a variance following the procedures and review standards Section 1280.03, Zoning Board of Appeals.

(2) Application and review procedures. The applicant shall clearly identify all requested waivers on the application and site plan. The reviewing authority shall evaluate the requested waivers and approve, approve with conditions, or deny the waiver request. In evaluating a waiver request, the reviewing authority shall take into account the following considerations:

A. Approval of the waiver will not result in development that is incompatible with or will negatively impact existing or potential future development in the vicinity of the property to be developed.

B. The requested waiver is consistent with the intent and purpose of this section.

C. The waiver will result in a superior development when compared with what could be achieved through the strict application of the requirements of this section.

D. A lesser waiver will not accomplish the same purpose as the requested waiver.

E. The waiver will not negatively impact the potential of adjacent parcels to develop according to the requirements of this section.

(3) Waivers from building design standards for new construction and adaptive reuse. The Planning and Zoning Administrator may waive the above requirements finding all of the following standards have been met:

A. The architectural design of the proposed structure is consistent with the character of the surrounding area.

B. The architectural design otherwise meets the building design standards of the T-3, T-4, ~~and T-5~~ and T-6 Districts.

C. The project brings the site more into compliance with the building design standards for new construction and purpose of the T-3, T-4, ~~and T-5~~ AND T-6 Districts.

(d) Architectural Standards for New Construction and Adaptive Reuse.

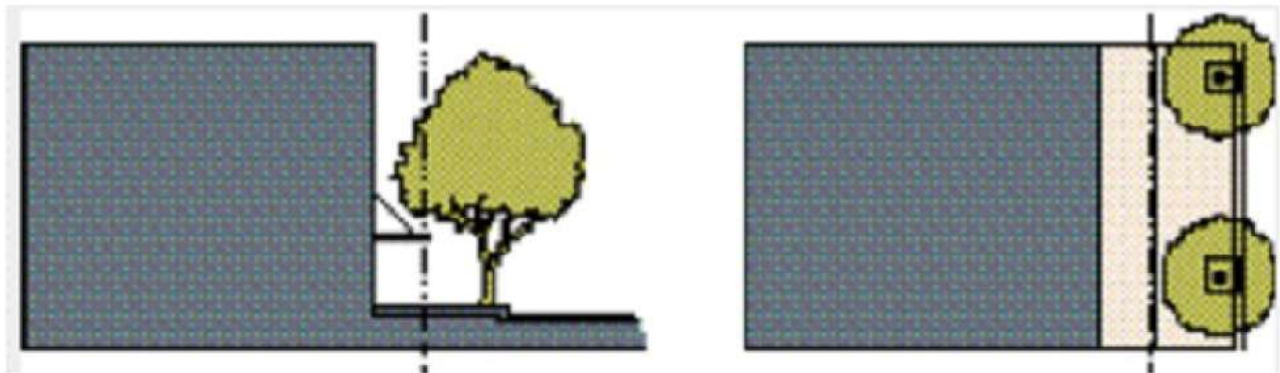
(1) Frontage requirements. Buildings in the T-3, T-4, ~~and T-5~~ and T-6 Districts shall comply with the following requirements, in addition to any applicable requirements of Section 1241.02, Schedule of Regulations. The requirements of this section and Section 1241.02 are intended to be complimentary; however, in any instance where there is an apparent conflict, the provisions of this section shall control.

A. Private frontage. The private frontage is the area between the right-of-way and the principal building façade. Buildings must contain architectural elements consistent with one of the following four private frontages. Each frontage is designed to be consistent with some or all of the uses permitted in the T-3, T-4, ~~and T-5~~ and T-6 Districts. A sidewalk shall connect each entrance into a private building to the parking area and to the public right-of-way sidewalk.

Note that the following table includes specific dimensional requirements for each of the frontages. Unless otherwise noted, the dimensional requirements are in addition to any other dimensional requirement of this Section.

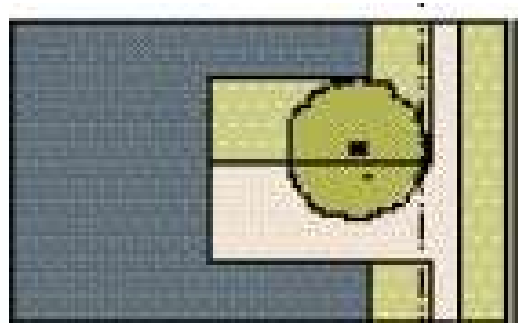
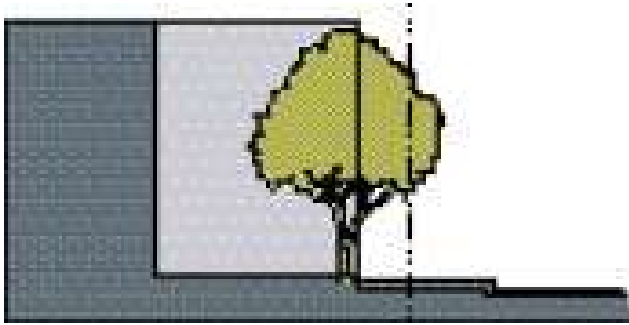
FRONTAGE TYPE	WHERE PERMITTED	DIMENSIONAL REQUIREMENTS
Shopfront. A frontage where the building façade is located close to the front lot line with the building entrance at sidewalk grade. This frontage type is suitable for nonresidential use on the first floor.	T-3 T-4 T-5 <u>T-6</u>	The building shall be set back a maximum of 5 feet from the front lot line.

Shopfront illustration:



Courtyard. A frontage where a portion of the building façade is close to the front lot line with a portion set back. The courtyard may accommodate tree plantings or a vehicle drop-off area. This frontage is suitable for any building use.	T-3 T-4 T-5 <u>T-6</u>	The building shall be set back a maximum of 5 feet from the front lot line. The courtyard area shall be considered part of the front building façade for the purposes of determining compliance with the requirements of the required setback.
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Courtyard Illustration:

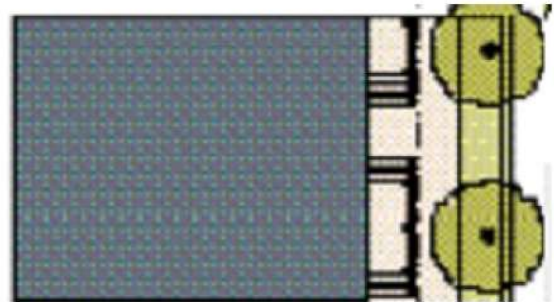
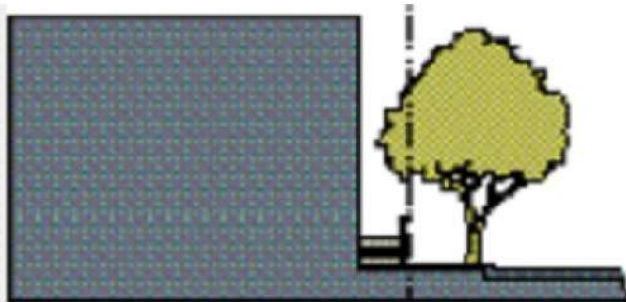


Stoop. A frontage where the floor is elevated from the sidewalk to provide privacy for first floor windows. The entrance is usually from an exterior stair and landing. This frontage is suitable for ground-floor residential use.

T-3
T-4
T-6

The building shall be set back a minimum of 7 feet from the front lot line. The stoop or porch area shall be set back a minimum of 2 feet from the front lot line.

Stoop Illustration:

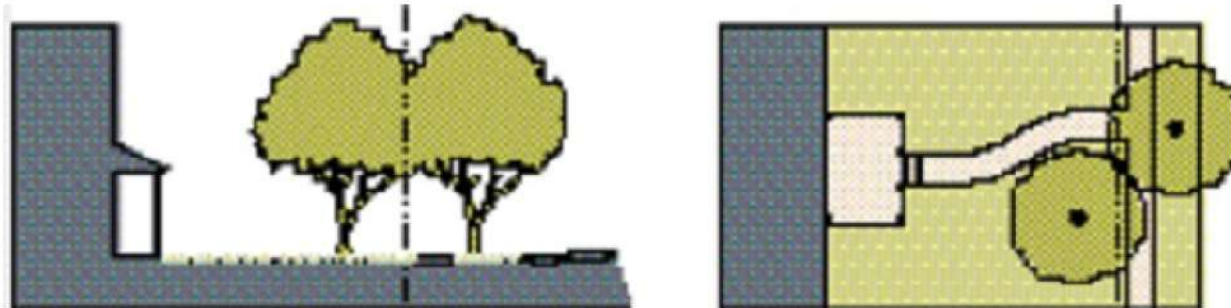


Lawn. A frontage where the building is set back from the street with a landscaped front yard area. This frontage is suitable for any building use.

T-3
T-4
T-6

The building shall be set back a minimum of 10 feet from the front lot line. Unenclosed front porches shall be set back a minimum of 5 feet from the front lot line.

Lawn Illustration:



(2) Minimum height. The minimum building height in the T-4, and T-5 Districts located within the downtown development boundaries delineated in the Battle Creek Downtown Plan adopted February 28, 2018 is twenty feet. All buildings shall be at least two stories. Outside of this boundary, there is no minimum height requirement.

(3) Building materials for buildings in the T-6 shall comply with the following building material requirements.

A. Primary building materials. Any of the following building materials shall be used on a minimum of 50% of the façade of the building. This shall be calculated as a percentage of the wall portion of the façade excluding doors and windows.

1. Brick
2. Wood or cement fiber siding (such as Hardie Board or Boral Siding);
3. Natural Stone (or integrally colored synthetic, equivalent or better);
4. Stucco (cement plaster);
5. Stucco (cement plaster);
6. Cast iron, copper, stainless steel (18-8 or better), and titanium metal siding;
7. Glass block;
8. Display glass, or
9. Glazed brick or decorative tile

B. Secondary building materials. Any of the following materials are permitted on 50% of the façade of the building and on all side and rear elevations, this list is not inclusive of all materials allowed. Additional materials may be approved by the Planning and Zoning Administrator.

(43) Building materials for buildings in T-4 and T-5 Districts located within the downtown development boundaries delineated in the Battle Creek Downtown Plan adopted February 28, 2018 shall comply with the following building material requirements:

A. Primary building materials. Any of the following building materials shall be used on a minimum of 60% of the facade of the building. This shall be calculated as a percentage of the wall portion of the façade excluding doors and windows.

1. Brick
2. Wood or cement fiber siding (such as Hardie Board or Boral Siding);
3. Exposed logs or timber;
4. Natural Stone (or integrally-colored synthetic, equivalent or better);
5. Stucco (cement plaster);
6. Cast iron, copper, stainless steel (18-8 or better), and titanium metal siding;
7. Display glass; or
8. Glazed brick or decorative tile

B. Secondary building materials. Any of the following materials are permitted on 40% of the façade of the building and on all side and rear elevations, this list is not inclusive of all materials allowed. Additional materials may be approved by the Planning and Zoning Administrator.

1. Ground- or split-faced block (integrally colored);
2. Glass block;
3. Metal accent;
4. Pre-cast masonry; or
5. Synthetic materials (only above the second story) as approved by the Planning and Zoning Administrator.

C. Waiver. This requirement may be waived, per Section 1250.04(c).

(54) Building materials for buildings located in the T-3 ~~District~~ or the T-4 Districts not located within the downtown development boundaries delineated in the Battle Creek Downtown Plan adopted February 28, 2018 shall comply with the following building material requirements:

A. Primary building materials. Any of the following building materials shall be used on a minimum of 50% of the façade of the building. This shall be calculated as a percentage of the wall portion of the façade excluding doors and windows.

1. Brick
2. Wood or cement fiber siding (such as Hardie Board or Boral Siding);
3. Exposed logs or timber
4. Natural Stone (or integrally-colored synthetic, equivalent or better);
5. Stucco (cement plaster);
6. Cast iron, copper, stainless steel (18-8 or better), and titanium metal siding;

7. Ground-or split-faced block (integrally colored);
 8. Glass block;
 9. Display glass; or
 10. Glazed brick or decorative tile
- B. Secondary building materials. Any of the following materials are permitted on 50% of the façade of the building and on all side and rear elevations, this list is not inclusive of all materials allowed. Additional materials may be approved by the Planning and Zoning Administrator.
1. Pre-cast masonry
 2. Metal accent;
 3. Synthetic materials (only above the second story) as approved by the Planning and Zoning Administrator
- C. Waiver. This requirement may be waived, per Section 1250.04(c).

(65) Ground floor design.

A. Building entrance(s). All buildings shall have their principal entrance or entrances open onto a street, sidewalk, or public space. The principal building entrance shall not open onto a parking lot, although a secondary or subordinate entrance may be provided to a parking lot.

B. Entryway alignment.

1. Nonresidential uses. For all buildings in the T-3, T-4, ~~and T-5~~ and T-6 Districts and buildings with nonresidential uses on the first floor, the ground floor of the principal entrance shall align with the elevation of the adjacent sidewalk. Sunken terraces or stairways to a basement shall not constitute principal entrances to a building for the purposes of this section. It is not the intent of this section to preclude the use of below or above grade entryways, provided that such entryways are secondary, not principal entrances.

2. Residential and live/work uses. For first-floor residential and live/work uses in the T-3, T-4, ~~and T-5~~ and T-6 Districts, the ground floor of the building (and consequently the principal entrance as well) may be raised up to thirty-six inches above the elevation of the adjacent sidewalk. This is intended to create greater privacy for first floor residential uses by elevating windows above the view of passing pedestrians.

(76) Windows and entryways. The following requirements apply to facades of buildings facing a public street or public space such as a plaza or square.

A. Windows. Windows above the ground floor shall have a height to width ratio of at least 2:1.

B. Ground floor facade transparency. All buildings with first floor nonresidential uses shall maintain transparency for at least 70% of the first-floor facade area between two and eight feet above grade level. Doors and windows provide transparency.

1. Window glass shall be clear, with at least 90 percent light transmission. (modifications as necessary to meet applicable building and energy code requirements)
2. Areas of solid wall shall not exceed a length of twenty feet.

(87) Recessed entrances. Recessed entrances are required in the T-4 and T-5 Districts located within the downtown development boundaries delineated in the adopted Battle Creek Downtown Plan. Doors located within the downtown development boundaries delineated in the Battle Creek Downtown Plan adopted with any amendments thereafter are required to be recessed into the face of the building to create a sense of entry and to add variety to the streetscape.

(98) Encroachments. The following building elements may encroach into a public right-of-way or setback area.

A. Balconies. Balconies on upper stories may encroach up to six feet into any required setback area and up to four feet into any right-of-way area.

B. Stoops. Unenclosed and uncovered front stoops may encroach up to five feet into a front yard setback area, provided that the stoop maintains a minimum setback of five feet from any right-of-way line.

C. Awnings.

(1) Awnings may encroach up to six feet from the face of the building into the setback area, or into the right-of-way area in the T-4 and T-5 and T-6 Districts.

(2) Awnings shall have a minimum height of eight feet between the sidewalk and the bottom of the awning or any support structure, and shall not exceed a height of twelve feet from the ground to the highest point of the canopy.

(3) If the awning encroachment of six feet would interfere with the placement of street lighting or street trees, the awning projection shall be reduced to resolve the conflict.

(4) Awnings shall be constructed out of fabric, and may not be internally illuminated. Metal or other materials may be used for awnings if a waiver is approved per Section 1250.04 (c).

D. Bay windows. Bay windows on the ground story may encroach up to three feet into any setback area, but may not encroach into a right-of-way area. Bay windows on upper floors may encroach up to three feet into any setback or right-of-way area.

E. Eaves. Roof eaves may encroach up to three feet into any setback or right-of-way area.

(9) Service areas. All service areas, including utility access, above ground equipment and dumpsters shall be located in side or rear yards and shall be screened from view from any street.

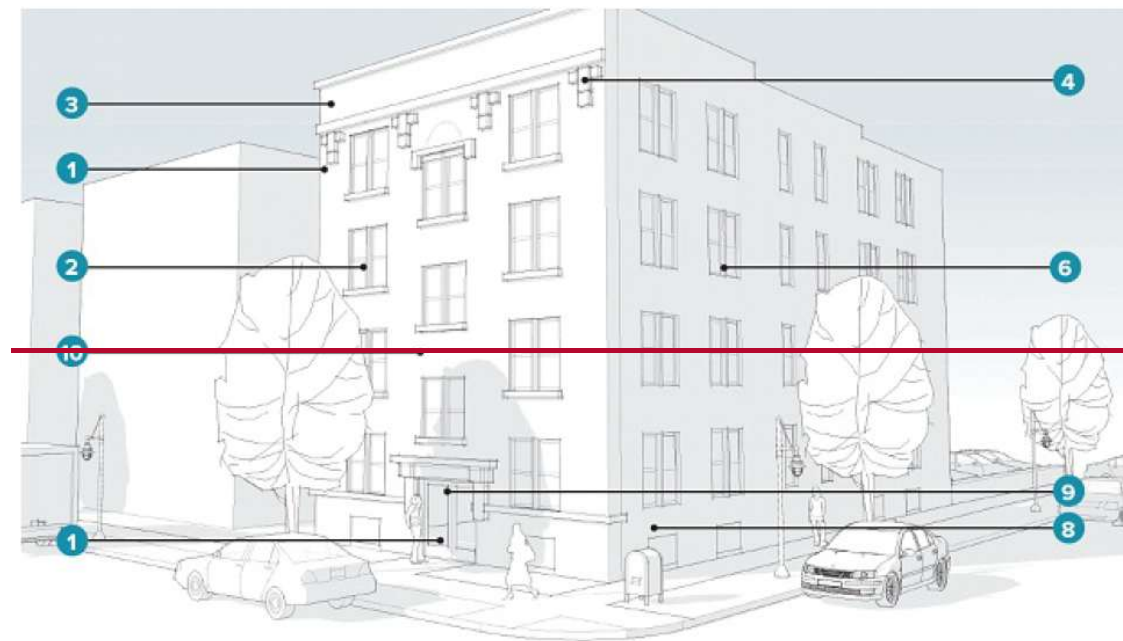
(10) Mechanical and utility equipment. Mechanical equipment, electrical and gas meter and service components, and similar utility devices (whether ground level, wall mounted, or roof mounted) shall be screened from view from the front property line. Exterior screening materials shall be the same as the predominant exterior materials of the principal building.

(11) Parking lots. Parking lots in the downtown district are only permitted in the rear yard, except that the Planning and Zoning Administrator may waive this requirement per Section 1250.04(c) where an ornamental fence or wall meeting the requirements of Section 1260.02 and landscaping are installed to screen the parking area.

~~—(e) Building Type Standards for New Construction.~~ New construction in the T-4, and T-5 Districts must conform to architectural and dimensional standards of the following building types:

~~—(1) Apartments.~~ A medium sized building that contains five to ten dwelling units either side-by-side or stacked between two floors. There can be one shared entry or individual entries facing the street.

Figure 12. Apartments.



Illustrated Required and Optional Design Standards:

- ~~—1. Traditional building façade treatments (including masonry reliefs and/or motifs) and main entrances located along street of building address and along any adjacent street right-of-way on corner lots.~~
- ~~—2. Window and door openings shall be recessed.~~
- ~~—3. Building cornice (at top of building) of substantial height and decoration.~~
- ~~—4. Horizontal molding or accent material projection dividing the façade into layers.~~
- ~~—5. Pattern of solids and voids generated by the vertical and horizontal alignment of windows and doors in repeating sizes.~~
- ~~—6. Window groupings encouraged, with groups of up to three allowable.~~

- ~~—— 7. Main entrances at grade for accessibility, working in conjunction with interior lobby or vestibule and elevator(s).~~
 - ~~—— 8. Ground floor units (finished floor) thirty-six inches to forty-two inches above grade.~~
 - ~~—— 9. Main entrance articulation.~~
 - ~~—— 10. Prominent sills and/or heads required for windows located on building facades (discouraged along other exterior walls).~~
 - ~~—— 11. Parking lots permitted only in the rear yard, except that the Planning and Zoning Administrator may waive this requirement per Section 1250.04(c) where an ornamental fence or wall made of aluminum, stone, brick or other approved material meeting the requirements of Section 1260.02 and additional landscaping are installed to screen the parking area. No building entrances from side parking lots allowable.~~
 - ~~—— 12. Building façade treatments are required on building facades fronting on a public street, alley, or right-of-way.~~
 - ~~—— 13. Floor to floor heights limited to twelve feet.~~
 - ~~—— (2) Carriage house/accessory dwelling unit. Also considered an accessory structure, a carriage house is a small building located in the rear of a residential lot and can contain a small dwelling unit or similar use. They are often above a garage but can also be at ground level.~~
- ~~—Figure 13. Carriage House/ADU~~

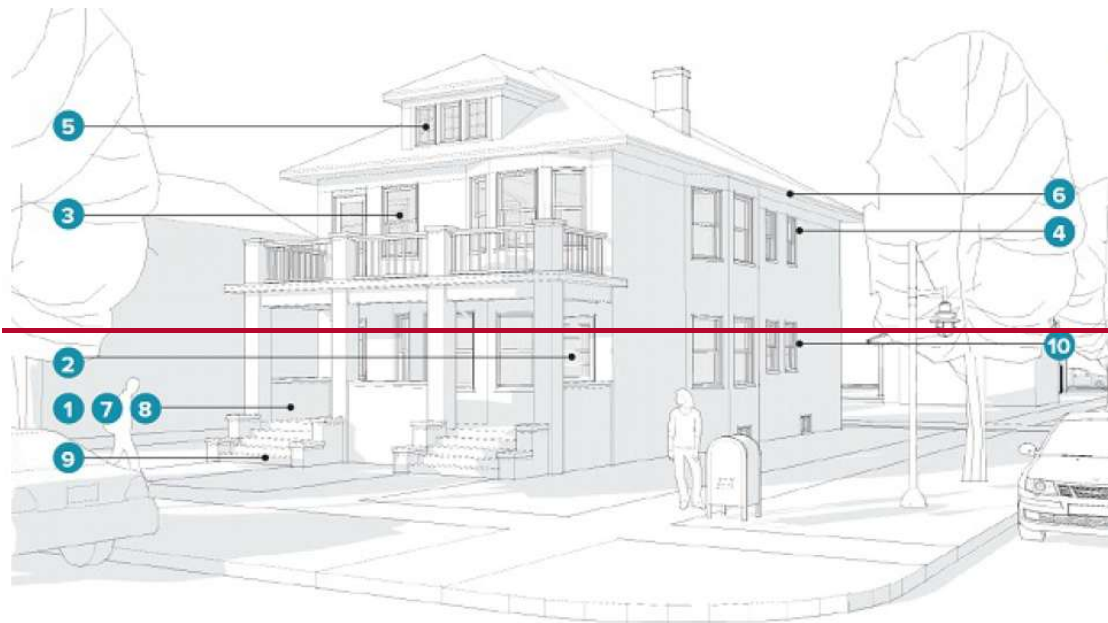


~~—— Illustrated Required and Optional Design Standards:~~

- ~~—— 1. Small, traditionally-styled residential garage form containing one residential unit, indoor parking, or one residential unit above indoor parking. Ground floor finish floor twenty-four inches to thirty-six inches above grade (if not above parking).~~
- ~~—— 2. Window and door openings shall be recessed. (except for garage doors).~~

- ~~3. Window groupings encouraged, with groups of up to three allowable.~~
- ~~4. Residential entrance articulation and indoor stairway (stairway if more than one story).~~
- ~~5. Floor to floor heights limited to ten feet six inches.~~
- ~~6. Must be located in a rear yard or in a secondary front yard located along an alley.~~
- ~~7. Garage door openings, garage doors, garage door window panes, and garage door panels must all be square or rectangular. Door panels and window panes must be oriented vertically.~~
- ~~(3) Single family/duplex/triplex (stacked or adjacent). A small or medium sized building with one, two, or three dwelling units that may be stacked vertically or attached horizontally.~~

~~Figure 14. Single Family/ Duplex/ Triplex (Stacked or Adjacent)~~



~~Illustrated Required and Optional Design Standards:~~

- ~~1. Traditionally styled single-family house form containing one to three residential units with a main entrance at the front façade. Stacked duplex and triplex entrances may have separate doors or share a vestibule. Horizontal adjacent duplex and triplex units shall have their own independent main entrance on the front façade and may have alternate or service entrances along the sides and/or back.~~
- ~~2. Finished floor located twenty four inches to thirty inches above grade.~~
- ~~3. Windows and doors shall be recessed.~~
- ~~4. Pattern of solids and voids generated by the vertical and horizontal alignment of windows and doors in variously repeating sizes.~~
- ~~5. Window groupings encouraged, with groups of up to three allowable.~~

- ~~— 6. Building overhangs commensurate with style of architecture.~~
- ~~— 7. Ground floor twenty four inches to thirty inches above grade.~~
- ~~— 8. Minimum six feet six inches deep front porch maximum thirty inches above grade with optional decorative rail twenty-eight inches to thirty-six inches above porch floor.~~
- ~~— 9. Floor to floor heights limited to ten feet six inches.~~
- ~~— 10. Parking lots permitted only in the rear yard. Parking lots may be permitted in the side yard for larger projects with multiple buildings and multiple parking lots. No building entrances from side parking lots allowable.~~
- ~~— (4) Fourplex/four-family dwelling unit. A medium-sized building that contains four dwelling units split up two on the ground floor and two above, with a shared door facing the street.~~
- ~~— Figure 15. Fourplex/Four-Family Dwelling Unit.~~



- ~~— Illustrated Required and Optional Design Standards:~~
- ~~— 1. Traditional building façade treatments (including masonry reliefs and/or motifs) and main entrances located along street of building address and along any adjacent street right-of-way on corner lots.~~
- ~~— 2. Doors and windows shall be recessed.~~
- ~~— 3. Building cornice must have the most prominent shadow line.~~

- 4. Minimum one additional horizontal molding or accent material projection dividing the building into layers.
- 5. Pattern of solids and voids generated by the vertical and horizontal alignment of windows and doors in repeating sizes.
- 6. Window groupings encouraged, with groups of up to three allowable.
- 7. Main entrances at grade for accessibility, working in conjunction with interior lobby or vestibule and lift or ramp servicing first floor units.
- 8. Ground floor units finish floor elevation thirty-six inches to forty-two inches above grade.
- 9. Main entrance articulation.
- 10. Prominent sills and/or heads required for windows located on the building facade.
- 11. Parking lots permitted only in the rear yard. Parking lots may be permitted in the side yard for larger projects with multiple buildings and multiple parking lots. No building entrances from side parking lots allowable.
- 12. Floor to floor heights limited to ten feet six inches.
- (5) Live/work unit. A small to medium sized building that contains a ground floor office, service, or retail space with a dwelling unit above or behind it. The building can be attached or detached, and both the living and working space are owned or rented by one user.

— Figure 16. Live/Work Unit

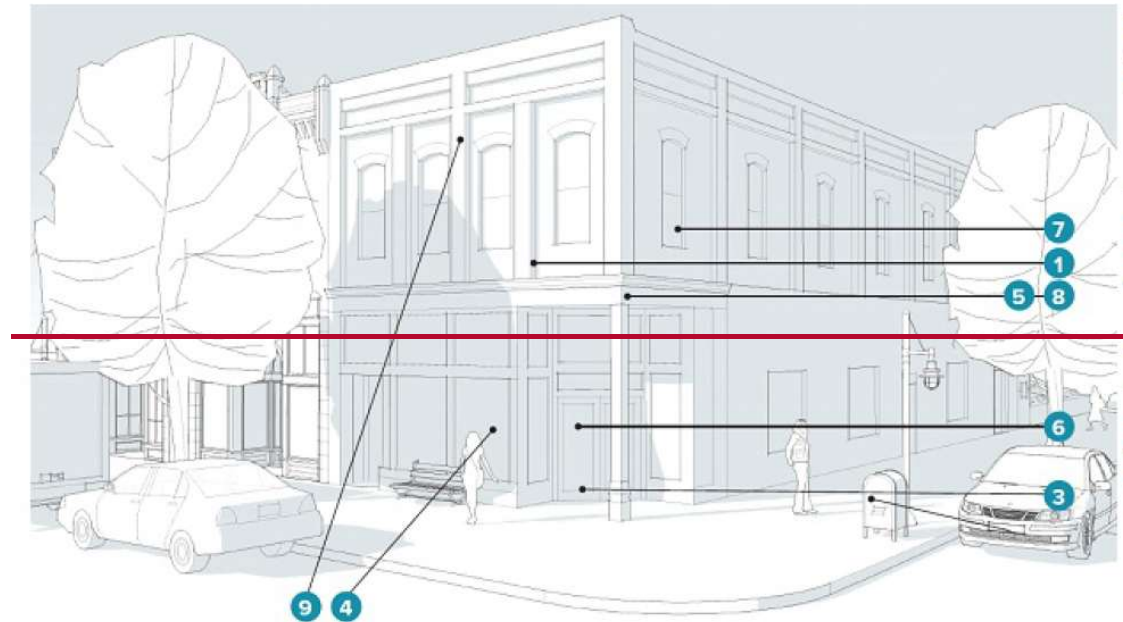


— Illustrated Required and Optional Design Standards:

- ~~1. Ground floor elevated thirty inches to forty-two inches above average grade at front of building with interior lift for accessibility (Type A). Main level may be accessible at grade with plate glass storefront (Type B) or if building is setback from right-of-way line minimum seven feet zero inches (Type C).~~
- ~~2. Traditional building façade treatments and main business entrances are required along streets of corresponding building addresses and corresponding right-of-way lines. Side and rear entrances shall be subordinate to the main entrance and allowed along a right-of-way line of intersecting streets only or a rear parking lot. Storefront main entrance at corner may substitute for that listed above (see Mixed Use Building).~~
- ~~3. Main business entrance doors must remain unlocked during business hours.~~
- ~~4. Open, plate glass shopfronts (Type B) encouraged at ground floor level along street of building address, with façade supported above by columns and beams and extending for a distance of twelve feet to fourteen feet around building corners at intersecting streets.~~
- ~~5. Plate glass material beginning fifteen inches to eighteen inches above finished grade (top of sidewalk) and extending to underside of beam, with alternate leaded or stained glass transoms minimum eight feet zero inches above finish grade.~~
- ~~6. Sign band and/or secondary cornice to be integral with any shopfronts, and located above plate glass shopfronts or transoms (Type B).~~
- ~~7. At grade doorways to be recessed.~~
- ~~8. Windows and doors shall be recessed. (except for shopfronts, which are to have plate glass column to column).~~
- ~~9. Building cornice (at top of building) casting tallest horizontal shadow upon building façade.~~
- ~~10. Pattern of solids and voids, coordinated within structural bays, generated by the vertical and horizontal alignment of rectangular windows and doors in repeating sizes. Full and segmented arches allowable atop rectangular windows in these locations (except for shopfronts).~~
- ~~11. Window groupings allowable.~~
- ~~12. Open-ended, canvas, sloped awnings above shopfront windows. (Type B).~~
- ~~13. Decorative sills and/or headers required on windows located along exterior walls (except for shopfronts).~~
- ~~14. Parking lots permitted only in the rear yard, except that the Planning and Zoning Administrator may waive this requirement per Section 1250.04(c) where an ornamental fence or wall made of aluminum, stone, brick or other approved material meeting the requirements of Section 1260.02 and landscaping are installed to screen the parking area.~~
- ~~15. Floor to floor heights limited to fifteen feet.~~
- ~~16. Flat roof required.~~
- ~~(6) Mixed-use/commercial building. A small to medium-sized building that contains ground floor commercial space with dwelling units and/or commercial space above. Any number of~~

~~dwelling units can be incorporated based on the desired level of density. Typically, there is one shared door for residential access facing the street.~~

~~Figure 17. Mixed-Use Building.~~



~~———— Illustrated Required and Optional Design Standards:~~

~~———— 1. Traditional building façade treatments (as well as main business entrances) to be located along streets of corresponding building addresses and corresponding to right-of-way lines. Side and rear entrances shall be subordinate to the main entrance and allowed along a right-of-way line of intersecting streets only or a rear parking lot. Storefront main entrance at corner may substitute for that listed above (see Mixed-Use Building).~~

~~———— 2. Main entrance doors must remain unlocked during business hours.~~

~~———— 3. Main level accessible at grade.~~

~~———— 4. Open, plate-glass shopfronts (curtain walls), located at ground-floor level along street of building address, with façade supported above by columns and beams and extending for a distance of one structural bay around building corners at intersecting streets. Plate-glass material beginning fifteen inches to eighteen inches above finish-grade (top of sidewalk) and extending to underside of beam, with alternate leaded or stained-glass transoms minimum eight feet zero inches above finish-grade.~~

~~———— 5. Sign band and/or secondary cornice integral with shopfronts and above plate glass and/or transoms.~~

~~———— 6. Recessed doorways located within shopfronts (see numerical parameters below).~~

~~———— 7. Windows shall be recessed.~~

~~—— 8. Horizontal molding or accent material band projection, casting a secondary horizontal shadow line, dividing the façade into layers. This feature is accepted on Art Deco-style buildings.~~

~~—— 9. Vertical façade projections (corresponding to structural columns) casting vertical shadows on façade and articulating regular structural bays, each 20 feet to thirty feet in width.~~

~~—— 10. Pattern of solids and voids above ground floor, coordinated within structural bays, generated by the vertical and horizontal alignment of rectangular windows and doors in repeating sizes. Full and segmented arches allowable atop rectangular windows in these locations.~~

~~—— 11. Radii of arches on segmented arch windows must equal widths of corresponding windows.~~

~~—— 12. Arched building tops prohibited.~~

~~—— 14. Window groupings allowable above ground floor, corresponding to structural bays.~~

~~—— 14. Open ended, canvas, sloped awnings above shopfront windows.~~

~~—— 15. Decorative sills and/or headers on upper floor windows located on building façades.~~

~~—— 16. Sides and backs of buildings not regulated by this code, except at corners (as illustrated here).~~

~~—— 17. Building façade treatments optional along intersecting streets.~~

~~—— 18. Towers, sculptures, and other characteristic forms and/or focal points encouraged (not illustrated).~~

~~—— 19. Characteristic forms echoed or repeated within structural bays.~~

~~—— 20. Parking lots permitted only in the rear yard, except that the Planning and Zoning Administrator may waive this requirement per Section 1250.04(c) where an ornamental fence or wall meeting the requirements of Section 1260.02 and landscaping are installed to screen the parking area.~~

~~—— 21. Floor to floor heights limited to fifteen feet.~~

~~—— (7) Townhome/rowhouse. A small to medium sized building that contains side-by-side attached single family dwelling units. Typically, two to eight units make up a building, all with individual entrances facing the street.~~

~~——~~

Figure 18. Townhome/Rowhouse



~~Illustrated Required and Optional Design Standards:~~

~~1. Residential units existing side-by-side within building enclosure with each unit extending from foundation to roof.~~

~~2. Parking at rear or within building at ground floor with parking entrance at rear of building.~~

~~3. Side parking lots prohibited.~~

~~4. Recess windows.~~

~~5. Pattern of solids and voids generated by the vertical and horizontal alignment of windows and doors in variously repeating sizes.~~

~~6. Window groupings encouraged, with groups of up to three allowable.~~

~~7. Ground floor (finished floor) twenty-four inches to thirty inches above grade.~~

~~8. Minimum six feet six inches deep required front porch maximum thirty inches above grade with decorative rail twenty-eight~~twenty-eight~~ inches to thirty-six inches above porch floor (porches may be individual or shared and continuous across front of building).~~

~~9. Individual main entrance articulation. Porch may be shared (entrances may have separate doors or share a vestibule).~~

~~10. Floor to floor heights limited to ten feet six inches.~~

~~(8) Schedule of regulations by building types. The following dimensional standards by building type shall apply to new construction in the T-4, and T5 Districts. When in conflict with Section 1241.02, these regulations shall prevail.~~

~~SCHEDULE OF REGULATIONS BY BUILDING TYPE~~

1250.05 MHP-OD MOBILE HOME PARK OVERLAY DISTRICT.

(a) Purpose. The purpose of this chapter is to establish an overlay district zoning designation for mobile home parks in the city so as to establish specific areas within the city where mobile home parks shall be permitted by right as a supplement to the use permitted by one of the other zoning districts established by this Zoning Code and indicated on the zoning map, which shall be referred to as the “underlying district.”

(b) Definitions. As used in this chapter:

(1) “Mobile home” means a structure transportable in one or more sections which is built on a chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained in such structure.

(2) “Mobile Home Commission” means that body created pursuant to the Mobile Home Commission Act, Public Act 96 of 1987, as amended, being MCL 125.2301 et seq., with the authority to promulgate rules and standards for mobile home parks.

(3) “Mobile home park” means a parcel or tract of land under the control of a person, upon which parcel or tract three or more mobile homes are located on a continual, nonrecreational basis, and which is offered to the public for that purpose, regardless of whether a charge is made therefor, together with any building, structure, enclosure, street, equipment or facility used or intended for use incident to the occupancy of a mobile home. The term “mobile home park” does not include “seasonal mobile home park,” as defined by the Mobile Home Commission Act, Public Act 96 of 1987, as amended, being MCL 125.2301 et seq.

(c) Permitted Uses. In addition to the uses permitted in the underlying district, this chapter also permits, by right, the use of the premises as a mobile home park.

(d) Compliance with Rules of the Mobile Home Commission; Height, Yard, Lot Area, Lot Width, Building Coverage, Sign, Parking and Density Requirements.

(1) The use permitted by this chapter shall comply with all rules and standards for mobile homes and mobile home parks promulgated by the Mobile Home Commission, which rules and standards are adopted herein by reference.

(2) The height, yard, lot area, lot width, building coverage, sign and parking requirements of the underlying district shall be applicable to mobile home parks to the degree that such are not in conflict with the rules and standards promulgated by the Mobile Home Commission.

(3) Mobile home parks shall not have a density per acre of more than five mobile homes or in excess of the density factor for the underlying district, whichever is greater.

(e) Boundaries of Overlay Districts; Application for Designation.

(1) The boundaries of MHP-OD Mobile Home Park Overlay Districts shall be delineated on the official zoning map of the city and titled “MHP-OD.”

(2) The MHP-OD Mobile Home Park Overlay District zoning designation shall be applied for in the same manner provided for amendments to the Zoning Code for all or part of an underlying district.

(f) Administrative Remedies for Violations. In addition to the general penalty provided for violations of this Zoning Code, the city reserves all administrative remedies it may have before the Mobile Home Commission for a violation of this chapter or the rules and standards of the Mobile Home Commission.

12CHAPTER 1250
Supplemental Zoning District Standards

1250.01 PLANNED UNIT RESIDENTIAL DEVELOPMENTS. -NO CHANGE

1250.02 SUBDIVISION REGULATIONS. -NO CHANGE

1250.03 AIRPORT APPROACH OVERLAY ZONING DISTRICT. - NO CHANGE

1250.04 FORM-BASED DEVELOPMENT STANDARDS FOR THE T-3, T-4, T-5, T-6 DISTRICTS.

(a) Statement of Purpose. The purpose of the form-based development standards is to create clear and simple regulations for the design of new development or redevelopment within existing neighborhood commercial areas, parts of the Lakeview District and the historic downtown. The regulations of this section require development to have a physical form that complements the historic nature of existing development in the downtown Battle Creek and surrounding areas included in the T-3, Neighborhood Commercial District, T-4, Downtown Commercial District, T-5, Core Downtown Commercial Districts and T-6, Lakeview District. Specifically, these regulations encourage a pedestrian friendly and walkable character, permit a mixture of land uses; encourage streets that serve the needs of pedestrians, bicycles, and motorized vehicle traffic equitably; encourage places for informal social activity and recreation in the Lakeview District and downtown area; and encourage building frontages that define the public space of streets. With proper physical form, a building can accommodate a wide range of uses without generating undue impact on neighboring properties or the downtown as a whole.

It is further the purpose of the form-based development standards to:

- (1) Create a core downtown area that maintains the traditional physical form of a historic downtown.
- (2) Create unique, walkable mixed-use developments including residential, retail, entertainment, office, and other compatible uses.
- (3) Promote the orderly development, redevelopment, and continued maintenance of Battle Creek's central business district.
- (4) Encourage shared parking areas throughout the downtown area rather than requiring each individual property owner to provide physical parking space on their property.
- (5) Create quantitative and qualitative building design guidelines that ensure new development is compatible with the historic character existent in downtown.
- (6) Ensure buildings create a solid streetwall that helps to define streets as public spaces.
- (7) Ensure that permitted uses complement each other in terms of character and location, and to ensure that uses in the T-3, T-4, T-5 and T-6 Districts do not have an adverse impact on the overall economic and social vitality of the downtown and neighborhood commercial areas, street capacity, public utilities or services, or the overall image and function of the districts.
- (8) Prevent automobile-oriented development from eroding or destroying the character of the downtown and Lakeview District area.

(9) Encourage harmonious residential infill and adaptive reuse of noteworthy buildings to provide a mix of housing types, unit sizes, and compatible uses within walking distance of Battle Creek's historic downtown area and Beckley Road and Capital Avenue area within the Lakeview District.

(10) Encourage accessible housing options in the downtown area.

(11)

(b) Existing development in the T-3, T-4, T-5 and T-6 Districts

(1) Expansions of developed sites.

A. Changes in existing condition 25% or less. Any activity on a developed site that would increase the floor area of the existing building by 25% or less need not comply with the requirements of this section. However, any new building area or site improvements should result in the site being more compliant, and shall not result in the site being less compliant with the requirement of this section. Additionally, properties located in the T3 District, abutting on a residential district or adjacent to a residential use, shall maintain a setback of 20 feet.

B. Changes in existing condition greater than 25%. Whenever a building expansion of greater than 25% of the floor area is proposed, the improvement activity shall comply with the requirements of this section. However, any new building area or site improvements should result in the site being more compliant, and shall not result in the site being less compliant with the requirement of this section. Additionally, properties located in the T3 District, abutting on a residential district or adjacent to a residential use, shall maintain a setback of 20 feet.

C. Expansions measured cumulatively. For the purposes of determining compliance with this section, expansions shall be measured cumulatively, with the baseline being the building area and improved site area that existed at the date of adoption of this Zoning Code.

(2) Redevelopment. Redevelopment of existing buildings shall comply with the Architectural Standards established in Section 1250.04(d).

A. Whenever 50% or less of the existing building will be demolished or replaced, the development activity need not comply with the requirements of this section. However, any site layout or building design changes that may occur as a result of the development activity should result in the site being more compliant with the requirements of this section.

B. Whenever more than 50% of an existing building will be demolished or replaced, the development activity shall comply with all of the requirements of this section.

(c) Waiver of Requirements.

(1) Purpose and limitations. For an activity in the T-3, T-4, T-5 and T-6 Districts, the Planning and Zoning Administrator may grant a waiver from certain dimensional requirements contained in this section. Regulations that may be altered through the waiver process are described in the various subsections of this section, along with the specific parameters by which the regulation may be altered.

Waivers are separate and distinct from dimensional variances in that they are limited in their bounds and are intended to permit reasonable use of property where the strict application of the requirements of this section would not further the public purpose, and a relaxed or altered dimensional standard will still meet the intent and purpose of the T-3, T-4, T-5 and T-6 Districts.

Whenever a regulation may be altered through the waiver process, specific bounds are listed within which the waiver must be maintained. If an alteration to a dimensional requirement is requested that is greater than that listed in this section, the applicant must obtain a variance following the procedures and review standards Section 1280.03, Zoning Board of Appeals.

(2) Application and review procedures. The applicant shall clearly identify all requested waivers on the application and site plan. The reviewing authority shall evaluate the requested waivers and approve, approve with conditions, or deny the waiver request. In evaluating a waiver request, the reviewing authority shall take into account the following considerations:

A. Approval of the waiver will not result in development that is incompatible with or will negatively impact existing or potential future development in the vicinity of the property to be developed.

B. The requested waiver is consistent with the intent and purpose of this section.

C. The waiver will result in a superior development when compared with what could be achieved through the strict application of the requirements of this section.

D. A lesser waiver will not accomplish the same purpose as the requested waiver.

E. The waiver will not negatively impact the potential of adjacent parcels to develop according to the requirements of this section.

(3) Waivers from building design standards for new construction and adaptive reuse. The Planning and Zoning Administrator may waive the above requirements finding all of the following standards have been met:

A. The architectural design of the proposed structure is consistent with the character of the surrounding area.

B. The architectural design otherwise meets the building design standards of the T-3, T-4, T-5 and T-6 Districts.

C. The project brings the site more into compliance with the building design standards for new construction and purpose of the T-3, T-4, T-5 AND T-6 Districts.

(d) Architectural Standards for New Construction and Adaptive Reuse.

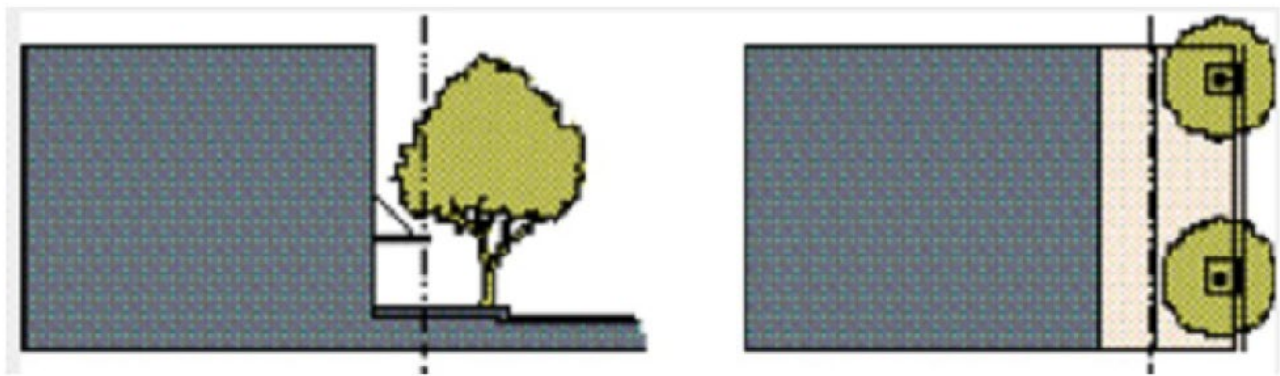
(1) Frontage requirements. Buildings in the T-3, T-4, T-5 and T-6 Districts shall comply with the following requirements, in addition to any applicable requirements of Section 1241.02, Schedule of Regulations. The requirements of this section and Section 1241.02 are intended to be complimentary; however, in any instance where there is an apparent conflict, the provisions of this section shall control.

A. Private frontage. The private frontage is the area between the right-of-way and the principal building façade. Buildings must contain architectural elements consistent with one of the following four private frontages. Each frontage is designed to be consistent with some or all of the uses permitted in the T-3, T-4, T-5 and T-6 Districts. A sidewalk shall connect each entrance into a private building to the parking area and to the public right-of-way sidewalk.

Note that the following table includes specific dimensional requirements for each of the frontages. Unless otherwise noted, the dimensional requirements are in addition to any other dimensional requirement of this Section.

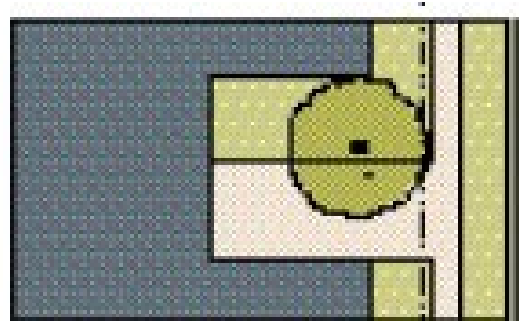
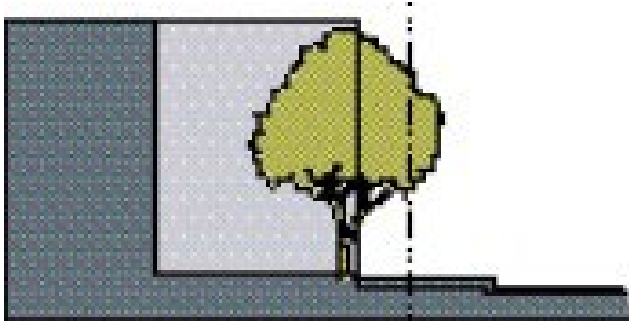
FRONTAGE TYPE	WHERE PERMITTED	DIMENSIONAL REQUIREMENTS
Shopfront. A frontage where the building façade is located close to the front lot line with the building entrance at sidewalk grade. This frontage type is suitable for nonresidential use on the first floor.	T-3 T-4 T-5 T-6	The building shall be set back a maximum of 5 feet from the front lot line.

Shopfront illustration:



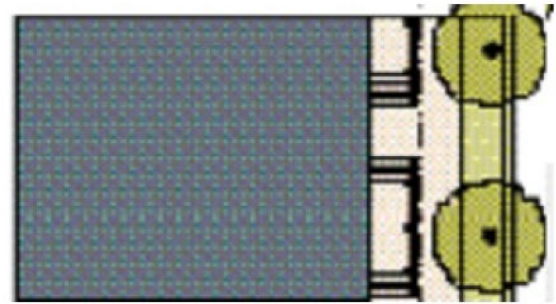
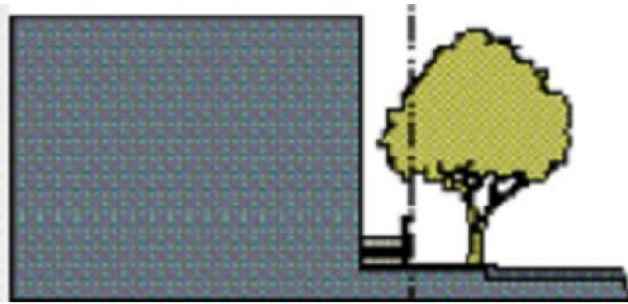
Courtyard. A frontage where a portion of the building façade is close to the front lot line with a portion set back. The courtyard may accommodate tree plantings or a vehicle drop-off area. This frontage is suitable for any building use.	T-3 T-4 T-5 T-6	The building shall be set back a maximum of 5 feet from the front lot line. The courtyard area shall be considered part of the front building façade for the purposes of determining compliance with the requirements of the required setback.
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Courtyard Illustration:



Stoop. A frontage where the floor is elevated from the sidewalk to provide privacy for first floor windows. The entrance is usually from an exterior stair and landing. This frontage is suitable for ground-floor residential use.	T-3 T-4 T-6	The building shall be set back a minimum of 7 feet from the front lot line. The stoop or porch area shall be set back a minimum of 2 feet from the front lot line.
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Stoop Illustration:



Lawn. A frontage where the building is set back from the street with a landscaped front yard area. This frontage is suitable for any building use.	T-3 T-4 T-6	The building shall be set back a minimum of 10 feet from the front lot line. Unenclosed front porches shall be set back a minimum of 5 feet from the front lot line.
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Lawn Illustration:



(2) Minimum height. The minimum building height in the T-4, and T-5 Districts located within the downtown development boundaries delineated in the Battle Creek Downtown Plan adopted February 28, 2018 is twenty feet. All buildings shall be at least two stories. Outside of this boundary, there is no minimum height requirement.

(3) Building materials for buildings in the T-6 shall comply with the following building material requirements.

A. Primary building materials. Any of the following building materials shall be used on a minimum of 50% of the façade of the building. This shall be calculated as a percentage of the wall portion of the façade excluding doors and windows.

1. Brick
2. Wood or cement fiber siding (such as Hardie Board or Boral Siding);
3. Natural Stone (or integrally colored synthetic, equivalent or better);
4. Stucco (cement plaster);
5. Stucco (cement plaster);
6. Cast iron, copper, stainless steel (18-8 or better), and titanium metal siding;
7. Glass block;
8. Display glass, or
9. Glazed brick or decorative tile

B. Secondary building materials. Any of the following materials are permitted on 50% of the façade of the building and on all side and rear elevations, this list is not inclusive of all materials allowed. Additional materials may be approved by the Planning and Zoning Administrator. (4) Building materials for buildings in T-4 and T-5 Districts located within the downtown development boundaries delineated in the Battle Creek Downtown Plan adopted February 28, 2018 shall comply with the following building material requirements:

A. Primary building materials. Any of the following building materials shall be used on a minimum of 60% of the facade of the building. This shall be calculated as a percentage of the wall portion of the façade excluding doors and windows.

1. Brick
2. Wood or cement fiber siding (such as Hardie Board or Boral Siding);
3. Exposed logs or timber;
4. Natural Stone (or integrally-colored synthetic, equivalent or better);
5. Stucco (cement plaster);
6. Cast iron, copper, stainless steel (18-8 or better), and titanium metal siding;
7. Display glass; or
8. Glazed brick or decorative tile

B. Secondary building materials. Any of the following materials are permitted on 40% of the façade of the building and on all side and rear elevations, this list is not inclusive of all materials allowed. Additional materials may be approved by the Planning and Zoning Administrator.

1. Ground- or split-faced block (integrally colored);
2. Glass block;
3. Metal accent;
4. Pre-cast masonry; or
5. Synthetic materials (only above the second story) as approved by the Planning and Zoning Administrator.

C. Waiver. This requirement may be waived, per Section 1250.04(c).

(5) Building materials for buildings located in the T-3 or T-4 Districts not located within the downtown development boundaries delineated in the Battle Creek Downtown Plan adopted February 28, 2018 shall comply with the following building material requirements:

A. Primary building materials. Any of the following building materials shall be used on a minimum of 50% of the façade of the building. This shall be calculated as a percentage of the wall portion of the façade excluding doors and windows.

1. Brick
2. Wood or cement fiber siding (such as Hardie Board or Boral Siding);
3. Exposed logs or timber
4. Natural Stone (or integrally-colored synthetic, equivalent or better);
5. Stucco (cement plaster);
6. Cast iron, copper, stainless steel (18-8 or better), and titanium metal siding;
7. Ground-or split-faced block (integrally colored);
8. Glass block;

9. Display glass; or

10. Glazed brick or decorative tile

B. Secondary building materials. Any of the following materials are permitted on 50% of the façade of the building and on all side and rear elevations, this list is not inclusive of all materials allowed. Additional materials may be approved by the Planning and Zoning Administrator.

1. Pre-cast masonry

2. Metal accent;

3. Synthetic materials (only above the second story) as approved by the Planning and Zoning Administrator

C. Waiver. This requirement may be waived, per Section 1250.04(c).

(6) Ground floor design.

A. Building entrance(s). All buildings shall have their principal entrance or entrances open onto a street, sidewalk, or public space. The principal building entrance shall not open onto a parking lot, although a secondary or subordinate entrance may be provided to a parking lot.

B. Entryway alignment.

1. Nonresidential uses. For all buildings in the T-3, T-4, T-5 and T-6 Districts and buildings with nonresidential uses on the first floor, the ground floor of the principal entrance shall align with the elevation of the adjacent sidewalk. Sunken terraces or stairways to a basement shall not constitute principal entrances to a building for the purposes of this section. It is not the intent of this section to preclude the use of below or above grade entryways, provided that such entryways are secondary, not principal entrances.

2. Residential and live/work uses. For first-floor residential and live/work uses in the T-3, T-4, T-5 and T-6 Districts, the ground floor of the building (and consequently the principal entrance as well) may be raised up to thirty-six inches above the elevation of the adjacent sidewalk. This is intended to create greater privacy for first floor residential uses by elevating windows above the view of passing pedestrians.

(7) Windows and entryways. The following requirements apply to facades of buildings facing a public street or public space such as a plaza or square.

A. Windows. Windows above the ground floor shall have a height to width ratio of at least 2:1.

B. Ground floor facade transparency. All buildings with first floor nonresidential uses shall maintain transparency for at least 70% of the first-floor facade area between two and eight feet above grade level. Doors and windows provide transparency.

1. Window glass shall be clear, with at least 90 percent light transmission.
(modifications as necessary to meet applicable building and energy code requirements)

2. Areas of solid wall shall not exceed a length of twenty feet.

(8) Recessed entrances. Recessed entrances are required in the T-4 and T-5 Districts located within the downtown development boundaries delineated in the adopted Battle Creek Downtown Plan. Doors located within the downtown development boundaries delineated in the Battle Creek Downtown Plan adopted with any amendments thereafter are required to be recessed into the face of the building to create a sense of entry and to add variety to the streetscape.

(9) Encroachments. The following building elements may encroach into a public right-of-way or setback area.

A. Balconies. Balconies on upper stories may encroach up to six feet into any required setback area and up to four feet into any right-of-way area.

B. Stoops. Unenclosed and uncovered front stoops may encroach up to five feet into a front yard setback area, provided that the stoop maintains a minimum setback of five feet from any right-of-way line.

C. Awnings.

(1) Awnings may encroach up to six feet from the face of the building into the setback area, or into the right-of-way area in the T-4 T-5 and T-6 Districts.

(2) Awnings shall have a minimum height of eight feet between the sidewalk and the bottom of the awning or any support structure, and shall not exceed a height of twelve feet from the ground to the highest point of the canopy.

(3) If the awning encroachment of six feet would interfere with the placement of street lighting or street trees, the awning projection shall be reduced to resolve the conflict.

(4) Awnings shall be constructed out of fabric, and may not be internally illuminated. Metal or other materials may be used for awnings if a waiver is approved per Section 1250.04 (c).

D. Bay windows. Bay windows on the ground story may encroach up to three feet into any setback area, but may not encroach into a right-of-way area. Bay windows on upper floors may encroach up to three feet into any setback or right-of-way area.

E. Eaves. Roof eaves may encroach up to three feet into any setback or right-of-way area.

(9) Service areas. All service areas, including utility access, above ground equipment and dumpsters shall be located in side or rear yards and shall be screened from view from any street.

(10) Mechanical and utility equipment. Mechanical equipment, electrical and gas meter and service components, and similar utility devices (whether ground level, wall mounted, or roof mounted) shall be screened from view from the front property line. Exterior screening materials shall be the same as the predominant exterior materials of the principal building.

(11) Parking lots. Parking lots in the downtown district are only permitted in the rear yard, except that the Planning and Zoning Administrator may waive this requirement per Section 1250.04(c) where an ornamental fence or wall meeting the requirements of Section 1260.02 and landscaping are installed to screen the parking area.

1250.05 MHP-OD MOBILE HOME PARK OVERLAY DISTRICT.

(a) Purpose. The purpose of this chapter is to establish an overlay district zoning designation for mobile home parks in the city so as to establish specific areas within the city where mobile home parks shall be permitted by right as a supplement to the use permitted by one of the other zoning districts established by this Zoning Code and indicated on the zoning map, which shall be referred to as the “underlying district.”

(b) Definitions. As used in this chapter:

(1) “Mobile home” means a structure transportable in one or more sections which is built on a chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained in such structure.

(2) “Mobile Home Commission” means that body created pursuant to the Mobile Home Commission Act, Public Act 96 of 1987, as amended, being MCL 125.2301 et seq., with the authority to promulgate rules and standards for mobile home parks.

(3) “Mobile home park” means a parcel or tract of land under the control of a person, upon which parcel or tract three or more mobile homes are located on a continual, nonrecreational basis, and which is offered to the public for that purpose, regardless of whether a charge is made therefor, together with any building, structure, enclosure, street, equipment or facility used or intended for use incident to the occupancy of a mobile home. The term “mobile home park”

does not include “seasonal mobile home park,” as defined by the Mobile Home Commission Act, Public Act 96 of 1987, as amended, being MCL 125.2301 et seq.

(c) Permitted Uses. In addition to the uses permitted in the underlying district, this chapter also permits, by right, the use of the premises as a mobile home park.

(d) Compliance with Rules of the Mobile Home Commission; Height, Yard, Lot Area, Lot Width, Building Coverage, Sign, Parking and Density Requirements.

(1) The use permitted by this chapter shall comply with all rules and standards for mobile homes and mobile home parks promulgated by the Mobile Home Commission, which rules and standards are adopted herein by reference.

(2) The height, yard, lot area, lot width, building coverage, sign and parking requirements of the underlying district shall be applicable to mobile home parks to the degree that such are not in conflict with the rules and standards promulgated by the Mobile Home Commission.

(3) Mobile home parks shall not have a density per acre of more than five mobile homes or in excess of the density factor for the underlying district, whichever is greater.

(e) Boundaries of Overlay Districts; Application for Designation.

(1) The boundaries of MHP-OD Mobile Home Park Overlay Districts shall be delineated on the official zoning map of the city and titled “MHP-OD.”

(2) The MHP-OD Mobile Home Park Overlay District zoning designation shall be applied for in the same manner provided for amendments to the Zoning Code for all or part of an underlying district.

(f) Administrative Remedies for Violations. In addition to the general penalty provided for violations of this Zoning Code, the city reserves all administrative remedies it may have before the Mobile Home Commission for a violation of this chapter or the rules and standards of the Mobile Home Commission.



Resolution No: 427
City Commission Meeting 7/21/2026

427 - A Resolution adopting Ordinance 15-2026 to rezone 84 parcels located along the Beckley Road Corridor from B-2 Regional Commercial District to T-6 Lakeview Business District.

Battle Creek City Commission
Action Summary

Staff Member: Darcy Schmitt, Planning Supervisor

Department: Planning

Summary

RESOLUTION NO. 427

Resolved by the Commission of the City of Battle Creek:

That the following sections are adopted :

Section 1. An Ordinance to rezone 84 parcels located along the Beckley Road Corridor from B-2 Regional Commercial District to T-6 Lakeview Business District.

Section 2. Should any section, clause or phrase of this Ordinance be declared to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 3. All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed, saving any prosecution, criminal or administrative appeal pending on, or violation cited on or before the effective date of this Ordinance, which shall remain subject to the Ordinance provision existing at the time of the alleged violation.

Section 4. Except as otherwise provided by law, this Ordinance shall take effect seven (7) days from the date of its publication, in accordance with the provisions of Section 401 of the Michigan Zoning Enabling Act.

Budgetary Considerations

The proposed rezoning will allow additional land uses in the Lakeview District, including a

variety of housing types to encourage housing development in areas such as the Lakeview Mall and big box parking lots that are underutilized. New development will generate additional property taxes and provide housing for those working and living in Battle Creek.

History, Background and Discussion

For additional background information and context related to the Lakeview District, please refer to the staff report attached.

The establishment of the T-6 Lakeview Business District will help accommodate existing commercial uses and buildings within the subject area by reducing the number of nonconforming uses, while also providing additional commercial and residential options for vacant properties and parking spaces in an effort to stimulate economic investment in the area. Staff anticipates that the proposed rezoning would not create any new dimensional or use-related nonconformities, while also permitting a wider range of housing types by right.

The subject area includes a total of 84 parcels located primarily on an east-west orientation along Beckley Rd., with Capital Ave. largely being the western extent and M-66 to the east. All the parcels proposed for rezoning are currently zoned B-2 Regional Commercial District.

Please see Figure 1 below for aerial depiction of the Lakeview District. Figure 2 below indicates the current zoning of the subject parcels and the surrounding area. Table 1 provides the address (if available), parcel number, and current zoning of each parcel included within the proposed area of rezoning.



Figure 1: Aerial depiction of the Lakeview District.

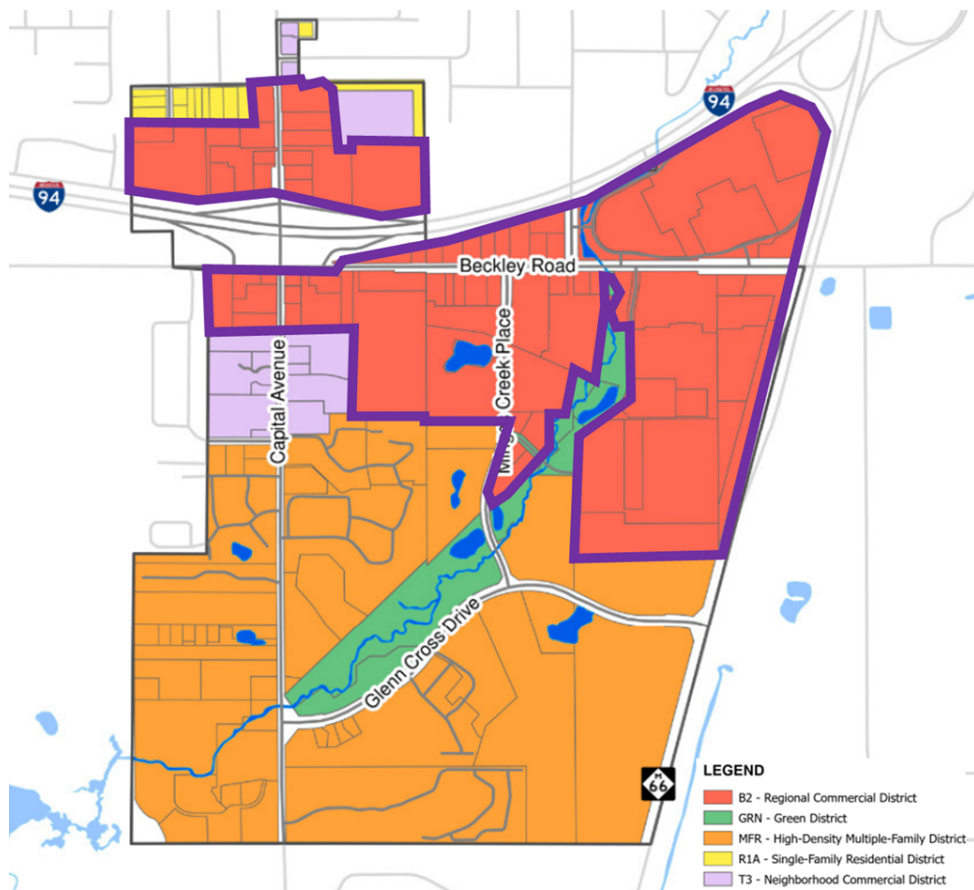


Figure 2: Existing zoning of subject parcels and surrounding parcels. Parcels that are subject to rezoning are outlined in dark purple.

No.	Address	Parcel Number	Current Zoning
1	110 Knapp Dr	0076-00-820-0	B-2 Regional Commercial District
2	2 Heritage Oak Ln Unit 1	4010-00-001-0	B-2 Regional Commercial District
3	2 Heritage Oak Ln Unit 2	4010-00-002-1	B-2 Regional Commercial District
4	2 Heritage Oak Ln Unit 3	4010-00-003-1	B-2 Regional Commercial District
5	2 Heritage Oak Ln Unit 4	4010-00-004-1	B-2 Regional Commercial District
6	2 Heritage Oak Ln Unit 5	4010-00-005-1	B-2 Regional Commercial District
7	21 Minges Creek Pl	5515-00-040-0	B-2 Regional Commercial District
8	2545 SW Capital Ave	0075-00-340-0	B-2 Regional Commercial District
9	2550 SW Capital Ave	6180-10-893-0	B-2 Regional Commercial District

10	2565 SW Capital Ave	0075-00-400-0	District B-2 Regional Commercial District
11	2580 SW Capital Ave	0076-00-855-0	District B-2 Regional Commercial District
12	2587 SW Capital Ave	0075-00-410-0	District B-2 Regional Commercial District
13	2588 SW Capital Ave	0076-00-858-0	District B-2 Regional Commercial District
14	2589 SW Capital Ave	0075-00-470-0	District B-2 Regional Commercial District
15	2590 SW Capital Ave	0076-00-850-0	District B-2 Regional Commercial District
16	2591 SW Capital Ave	0075-00-420-0	District B-2 Regional Commercial District
17	2593 SW Capital Ave	0075-00-430-0	District B-2 Regional Commercial District
18	2594 SW Capital Ave	0076-00-860-0	District B-2 Regional Commercial District
19	2595 SW Capital Ave	0075-00-450-0	District B-2 Regional Commercial District
20	2597 SW Capital Ave	0075-00-440-0	District B-2 Regional Commercial District
21	2802 SW Capital Ave	0085-00-010-0	District B-2 Regional Commercial District
22	2807 SW Capital Ave	0086-00-920-0	District B-2 Regional Commercial District
23	2810 SW Capital Ave	0635-24-100-1	District B-2 Regional Commercial District
24	2811 SW Capital Ave	0086-00-930-0	District B-2 Regional Commercial District
25	2822 SW Capital Ave	0635-24-100-2	District B-2 Regional Commercial District
26	2825 SW Capital Ave	0086-00-980-0	District B-2 Regional Commercial District
27	2838 SW Capital Ave	0085-00-060-0	District B-2 Regional Commercial District
28	3 Heritage Oak Ln	5515-00-045-0	District B-2 Regional Commercial District
29	3035 SW Capital Ave	0636-11-489-0	District B-2 Regional Commercial District
30	36 Minges Creek Pl	5515-00-050-0	District B-2 Regional Commercial District
31	4765 Beckley Rd	0076-00-770-0	District B-2 Regional Commercial District
32	4775 Beckley Rd	0076-00-790-0	District B-2 Regional Commercial District

33	4785 Beckley Rd	0076-00-800-0	District B-2 Regional Commercial District
34	4786 Beckley Rd	0085-00-080-0	B-2 Regional Commercial District
35	4840 Beckley Rd	0085-00-030-0	B-2 Regional Commercial District
36	50 Knapp Dr	0076-00-870-0	B-2 Regional Commercial District
37	5050 Beckley Rd	0086-00-910-1	B-2 Regional Commercial District
38	5074 Beckley Rd	0086-00-905-0	B-2 Regional Commercial District
39	5090 Beckley Rd	0086-00-900-0	B-2 Regional Commercial District
40	5195 Beckley Rd	0075-00-490-0	B-2 Regional Commercial District
41	5225 Beckley Rd	0075-00-500-0	B-2 Regional Commercial District
42	5230 Beckley Rd	0086-00-830-0	B-2 Regional Commercial District
43	5275 Beckley Rd	0075-00-540-0	B-2 Regional Commercial District
44	5276 Beckley Rd	5515-00-100-0	B-2 Regional Commercial District
45	5280 Beckley Rd	5515-00-095-0	B-2 Regional Commercial District
46	5285 Beckley Rd	0075-00-550-0	B-2 Regional Commercial District
47	5335 Beckley Rd	0075-00-560-0	B-2 Regional Commercial District
48	5340 Beckley Rd	5515-00-091-0	B-2 Regional Commercial District
49	5350 Beckley Rd	5515-00-085-0	B-2 Regional Commercial District
50	5352 Beckley Rd	5515-00-080-0	B-2 Regional Commercial District
51	5395 Beckley Rd	0075-00-570-0	B-2 Regional Commercial District
52	5401 Beckley Rd	0075-00-535-0	B-2 Regional Commercial District
53	5420 Beckley Rd	5515-00-035-0	B-2 Regional Commercial District
54	5421 Beckley Rd	0075-00-530-0	B-2 Regional Commercial District
55	5445 Beckley Rd	0075-00-515-0	B-2 Regional Commercial

56	5466 Beckley Rd	5515-00-005-0	District B-2 Regional Commercial District
57	5475 Beckley Rd	0075-00-510-0	B-2 Regional Commercial District
58	5500 Beckley Rd	0086-00-380-0	B-2 Regional Commercial District
59	5560 Beckley Rd	0086-00-365-0	B-2 Regional Commercial District
60	5568 Beckley Rd	0086-00-360-0	B-2 Regional Commercial District
61	5575 Beckley Rd	0075-00-700-0	B-2 Regional Commercial District
62	5700 Beckley Rd	0086-00-270-0	B-2 Regional Commercial District
63	5700 Beckley Rd	0086-00-250-0	B-2 Regional Commercial District
64	5700 Beckley Rd	0086-00-275-0	B-2 Regional Commercial District
65	5700 Beckley Rd F	0086-00-260-0	B-2 Regional Commercial District
66	5719 Beckley Rd	0625-47-400-0	B-2 Regional Commercial District
67	5725 Beckley Rd	0625-48-500-1	B-2 Regional Commercial District
68	5727 Beckley Rd	0625-49-000-2	B-2 Regional Commercial District
69	5735 Beckley Rd	0625-48-600-0	B-2 Regional Commercial District
70	5736 Beckley Rd	0095-00-050-0	B-2 Regional Commercial District
71	5738 Beckley Rd	0095-00-060-0	B-2 Regional Commercial District
72	5740 Beckley Rd	0095-00-080-0	B-2 Regional Commercial District
73	5775 Beckley Rd	0625-46-525-0	B-2 Regional Commercial District
74	5800 Beckley Rd	0095-00-070-0	B-2 Regional Commercial District
75	5801 Beckley Rd	0075-00-730-0	B-2 Regional Commercial District
76	5805 Beckley Rd	0625-49-819-1	B-2 Regional Commercial District
77	7 Heritage Oak Ln	0086-00-780-0	B-2 Regional Commercial District
78	75 Minges Creek Pl	0086-00-750-1	B-2 Regional Commercial

79	8 Minges Creek Pl	5515-00-071-0	District B-2 Regional Commercial District
80	Beckley Rd	0086-00-265-0	B-2 Regional Commercial District
81	Beckley Rd	0086-00-375-0	B-2 Regional Commercial District
82	Beckley Rd	0095-00-090-0	B-2 Regional Commercial District
85	Beckley Rd Rear	0086-00-280-0	B-2 Regional Commercial District
92	SW Capital Ave	0076-00-845-0	B-2 Regional Commercial District

Table 1: Detailed information describing each subject parcel, including the address (if available), parcel number, and current zoning of the parcel.

Positions

Applicable Zoning Ordinance Provisions

The subject area contains parcels currently zoned B-2 Regional Commercial District. The proposed rezoning would move the subject parcels into the newly created T-6 Lakeview District classification, availing each parcel to the permitted uses and dimensional requirements as prescribed by Section 1240.16 (T-6 Lakeview District).

The purpose of the T-6 Lakeview District is as follows:

“It is the purpose of this district to revitalize commercial areas which, through business relocation, substantial change in surrounding uses, changes in the market, or a combination thereof, require the orderly placement of business establishments to provide the maximum use of buildings to accommodate and respond to changes in vehicular and pedestrian traffic flow. To permit the full potential of this district, certain uses which would interfere with the general effectiveness of this District have been intentionally excluded. Further, it is intended to promote uses that support a walkable environment, a mix of uses within a single building, and uses that create activity throughout the day and week.”

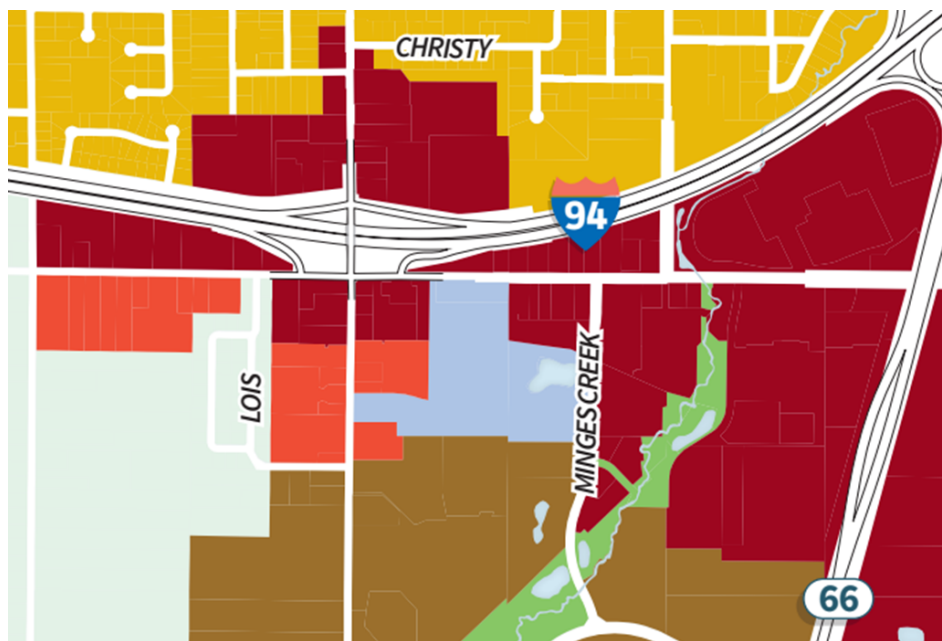
Section 1281.01 details the regulations and process related to zoning ordinance and map amendments, and is attached as a supporting document to this staff report. In summary, Section 1281.01 requires that a public hearing as required under the Michigan Zoning Enabling Act be sufficiently noticed and held by the Planning Commission, at which time a recommendation is made to the City Commission regarding the amendment. Following the public hearing, the recommendation of the Planning Commission and all pertinent documents are forwarded to the City Commission for consideration, which includes a process requiring two meetings (introduction of the proposed amendment, followed by Commission action on the proposed amendment at the following meeting).

Master Plan

The Planning Enabling Act of 2008 requires a master plan be prepared and adopted that will “guide and accomplish development that is coordinated, adjusted, harmonious, efficient, and economical; that considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development; and will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.”

The master plan focuses on desired land use patterns for typically a twenty-year time frame, and the enabling legislation and case law require that zoning be based upon this master plan. The City of Battle Creek Master Plan was adopted in 2018, and includes a Land Use Plan map, which is intended to guide in decision-making with regard to planning and future land use patterns in accordance with the goals and vision articulated in the Master Plan.

Figure 3 below is a portion of the Land Use Plan map depicting the subject properties and the corresponding legend:



Land Use Classifications

 Agricultural & Rural Residential	 Production & Employment Center
 Traditional Neighborhood	 Community Open Space & Recreation
 Suburban Residential	 Transitioning Neighborhood
 Multi-Unit Residential	 Challenged Neighborhood
 Neighborhood Commercial	 Development Opportunity Centers
 Corridor Commercial	 Community Services
 Regional Commercial	 Urban Growth Boundary
 Downtown Commercial	

Figure 3: Section of the 2018 Land Use Plan depicting the subject properties and surrounding area.

The subject area includes properties classified as the Regional Commercial and Community Services Place Types.

The Regional Commercial Place Type is defined as follows:

“The Regional Commercial Place Type is located along or within close proximity to the busiest roadways in the community, which support a high volume of local and regional traffic. The Place Type includes major retailers, national chains, specialty retailers and service providers, and shopping centers that draw consumers from the entire community, the larger regional market, and to travelers moving through the community along I-94. They provide unique entertainment and shopping experiences, along with auto-oriented uses and amenities accessible to individuals traveling greater distances. Compared to other commercial place types, Regional Commercial is high in intensity and features the largest scale of development..”

The Community Services Place Type is defined as follows:

“The Community Services land use designation includes a variety of properties and development which provide amenities and services to residents, support City infrastructure, and improve the overall quality of life within Battle Creek. Unlike the 11 land use place types, community service is included as a designation of land use on a specific parcel-by-parcel basis.

Properties are included within this designation either because they do not contribute to the overall character of the surrounding district, or because they are part of a larger campus which is enclosed or separated from adjacent areas. This can include City utilities; medical campuses and clinics; local, state, and federal government buildings;

and schools or universities located on distinct campuses. It should be noted that not all community service uses are included within the designation. Where appropriate, these land uses are included within a specific land use place types given that they are either currently integrated or have the potential to be incorporated within the surrounding place type.

Those areas included within the community services designation should be addressed individually to ensure the unique characteristics of the properties are properly managed. As opportunities arise, improvements should be made to better integrate community services within the surrounding area, such as pedestrian connections or public plazas and open spaces. Of the properties included within the community services designation, none are expected to see redevelopment or dramatic changes in land use. Should this occur, however, the City should work with property owners to transition land use in a manner that is appropriate with the surrounding land use place types and reflective of overall trends within the community..”

While each individual section of the proposed area of rezoning may not entirely align with the Land Use Plan map, it is important to remember that the Land Use Plan (including the Master Plan) is not a legally binding document. Economic conditions and trends related to the desired uses have shifted since the time of the Master Plan adoption in 2018.

Proposed zoning changes, if approved by the City Commission, will be reflected in an updated Land Use Plan map which will be included in the coming update to the Master Plan.

It is also important to note that the proposed rezoning to the newly-created T6 zoning district aligns with the vision articulated within the Lakeview District Plan, which serves as a supplement to the adopted Master Plan.

Request for Rezoning

After consideration of the future needs of the Beckley Road commercial corridor and the existing conditions within the subject area, staff believes that a shift from the current regional commercial district zoning to a T-6 Lakeview Business District will accommodate current businesses within the district as well as provide more diverse development opportunities for property owners. The proposed establishment of the T-6 district has the potential to encourage increased commercial (and potentially residential) activity along the Beckley Rd. corridor, which has developed beyond its original exclusively mall retail use.

Public Hearing and Notice Requirements

This request was scheduled for the June 24, 2026 Planning Commission meeting, with notice of hearing published in the June 4, 2026 edition of the Battle Creek Shopper.

Neighborhood Outreach

For additional information related to the Lakeview District Subplan and its public engagement, please refer to the staff report attached.

Analysis and Recommendation

As this is a rezoning request, consideration should be given to the existing zoning district and the potential effect on the neighborhood, the proposed uses allowed by the new zoning classification as it relates to the surrounding zoning and land uses, existing infrastructure, and consistency with the Master Plan. Staff findings include the following:

While the Land Use Plan within the adopted Master Plan identifies the subject properties as a combination of Regional Commercial and Community Services, it is important to recognize that the Master Plan is not a binding document, and is only one factor intended to help guide development decisions pursued by the City.

- The existing infrastructure is unlikely to be impacted by the proposal as the target area of this rezoning has historically enjoyed a combination of various commercial and multiple-family zoning. The area is serviced by water and sewer, with the majority of the area zoned for intensive business purposes prior to the 2020 ordinance rewrite.

On June 24, 2026 with eight members present, the Planning Commission voted unanimously to recommend the City Commission approve the rezoning.

Based on the above findings, planning staff recommends the City Commission approval of Petition #PRZ26-0002, a request for rezoning of 84 parcels as described in this staff report along Beckley Road, Capital Avenue, Heritage Oak Lane, Knapp Drive, and Minges Creek Place, currently zoned B-2 Regional Commercial District to the T-6 Lakeview Business District.

Attachments

- | | | |
|----|--|--|
| 1. | 06.24.2026 Planning Commission Meeting | 06.24.2026 Planning Commission Meeting |
| | Minutes | Minutes.pdf |
| 2. | 1. Staff Report | 1. Staff Report.pdf |

**CITY OF BATTLE CREEK
PLANNING COMMISSION
10 North Division, Battle Creek, MI 49014
Minutes for June 24, 2026**

MEETING CALLED TO ORDER: By Chairman Hughes at 4:00 p.m.

ATTENDANCE: Roll call was taken.

Chairperson Hughes, present
Vice Chairperson O'Donnell, present
Commissioner Morris, present
Commissioner Gray, present
Commissioner Furmato, present

Commissioner Denison, present
Commissioner Moton, absent
Mayor Behnke, present
Commissioner White, present

Staff Present: Darcy Schmitt, Planning Supervisor, Adam Jenks, Planner, Melody Carlsen, Administrative Assistant, Patrick Batterson, Assistant City Attorney.

APPROVAL OF MINUTES: May 27, 2026.

MOTION MADE BY MAYOR BEHNKE TO APPROVE THE MAY 27, 2026 MEETING MINUTES. MOTION SECONDED BY COMMISSIONER GRAY.

ROLL VOTE: Chairperson Hughes asked everyone in favor to signify by saying "aye".

ALL IN FAVOR, NONE OPPOSED, MOTION APPROVED.

CORRESPONDENCE: None.

ADDITIONS/DELETIONS: None.

PUBLIC HEARINGS/DELIBERATIONS: None.

OLD BUSINESS:

A. ZONING ORDINANCE TEXT AMENDMENT #A26-03:

Petition from the City of Battle Creek to consider an amendment to Chapter 1240 Zoning Districts and Map, Chapter 1241 Schedule of Regulations, and Chapter 1250, Section 1250.04 Form-based development standards for T-3, T-4, and T-5 of the zoning code to add a T-6 zoning district that will encompass part of the Lakeview District specifically those properties that are currently zoned B-2. The new district will include regulations that reflect the recommendations of the Lakeview District Subplan to create a mixed-use walkable district.

Staff Presentation: Adam Jenks gave the staff report for #A26-03.

MOTION MADE BY COMMISSIONER MORRIS TO APPROVE ITEM #A26-03. SECONDED BY COMMISSIONER WHITE.

ROLL VOTE: Chairman Hughes asked for a roll vote.

ALL IN FAVOR, NONE OPPOSED, MOTION APPROVED.

B. ZONING MAP AMENDMENT #PRZ26-0002

Petition from the City of Battle Creek to rezone properties along Beckley Road and Capital Avenue, currently zoned “B-2 Reginal Commercial District” to “T-6 Lakeview District” pursuant to Sections 1281.01 and 1240.16 of the zoning code.

Staff Presentation: Adam Jenks gave the staff report for #PRZ26-0002.

**MOTION MADE BY COMMISSIONER MORRIS TO APPROVE ITEM #PRZ26-0002.
SECONDED BY COMMISSIONER MAYOR BEHNKE.**

ROLL VOTE: Chairman Hughes asked for a roll vote.

ALL IN FAVOR, NONE OPPOSED, MOTION APPROVED.

OLD BUSINESS: None.

NEW BUSINESS: None.

COMMENTS BY THE PUBLIC:

Brad Miller, 200 Wahwahtaysee Way was present to speak regarding Zoning Ordinance Text Amendment #A25-01. Mr. Miller was not pleased that this item was denied and permanently tabled and expressed his concerns.

COMMENTS FROM COMMISSION MEMBERS AND STAFF:

Commissioner Morris responded to Mr. Miller’s comments and would like to speak with him further.

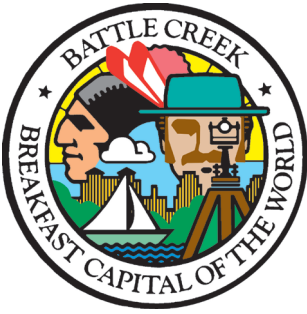
Mayor Behnke mentioned the June 25th meeting with the City Manager and invited the Planning Commissioners.

Commissioner Gray reminded everyone of the Housing Strategy meeting being held on June 25th at the Department of Public works building.

Commissioner Furmato responded to Mr. Millers comments regarding item A25-01.

ADJOURNMENT: Chairman Hughes adjourned the meeting at 4:29.

Submitted by: Melody Carlsen, Administrative Assistant, Planning & Zoning Division.



Battle Creek City Planning Commission

Staff report for the July 24, 2026 meeting

To: Planning Commissioners

From: Adam Jenks, Planner

Subject: Text Amendment A26-03, Lakeview District Plan Zoning Requirements

Summary

Planning and Zoning staff recommends that the Planning Commission consider an amendment to Chapter 1240 Zoning Districts and Map, Chapter 1241 Schedule of Regulations, and Chapter 1250, Section 1250.04 Form-based development standards for T-3, T-4, and T-5 of the zoning code to add a T-6 zoning district that will encompass part of the Lakeview District; specifically, those properties that are currently zoned B-2 and make minor corrections to each Chapter. The new district will include regulations that reflect the recommendations of the Lakeview District Subplan to create a mixed-use walkable district.

Background Information

The Lakeview District and its Beckley Road commercial corridor is a significant economic hub of the City of Battle Creek and the surrounding region. Historically, the corridor existed as an arterial roadway servicing the Lakeview Square Mall. Over time, the area developed into a multifaceted district of the city, extending beyond the immediate highway activity and traditional retail.

In coordination with the Lakeview Downtown Development Authority and other key stakeholders, the City of Battle Creek staff embarked on a series of public engagements dating back to 2023 with the intention of developing strategies to enhance the economic vibrancy of the Beckley Road Commercial Corridor. The resulting efforts produced the Lakeview District Subplan, a document that informs and supplements the city master plan. The plan focuses on three main thematic objectives of placemaking, green infrastructure, and reducing automobile dependence.

To achieve these objectives, consultants from the Progressive planning firm determined a new zoning designation is appropriate to accommodate and encourage the desired scale and land use communicated by stakeholders. There is a desire to foster a wider range of housing types, recreational amenities, restaurant options, and hospitality investment. Greater flexibility is needed in regard to both land use and dimensional limits in order to absorb potential development that fits the character outlined in the plan. Therefore, a new form-based code zoning designation is recommended to achieve the aforementioned objectives.

The establishment of the T-6 Lakeview Business District will help accommodate existing commercial uses and buildings within the subject area by reducing the number of nonconforming uses, while also providing additional commercial and residential options for vacant properties and parking spaces in an effort to stimulate economic investment in the area. Staff anticipates that the proposed rezoning would not create any new dimensional or use-related nonconformities, while also permitting a wider range of housing types by right.

Figure 1 below indicates the current zoning of the subject parcels and the surrounding area. Table 1 provides the address (if available), parcel number, and current zoning of each parcel included within the proposed area of rezoning.

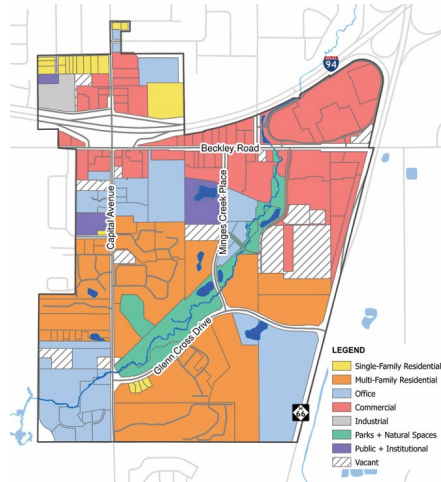


Figure 1 shows the area proposed to be covered by the text amendment.

Proposed Changes

The development of the proposed T-6 district necessitated amendments to Chapters 1240, 1241, and 1250. The following is a description of the proposed amendments to each Chapter.

Chapter 1240 Zoning Districts and Map includes the following proposed amendments:

- The Table of Permitted Uses under 1240.02 was amended to reflect the uses that are proposed for the T-6 district.
- Medical or Dental Clinic<5,000 s. f. was added to the chart as it was not listed in the chart and is one of the uses that will be allowed in this district.
- The T-6 Lakeview District was added under 1240.16 to include the uses and the dimensional requirements under the proposed amendment.

A comparison of the uses allowed under the B-2 Regional Commercial District that currently regulates the subject properties and the proposed T-6 Lakeview District below provides a quick comparison of the proposed use changes.

B-2 District	Proposed T- 6 District	
<i>Permitted Uses</i>	<i>Permitted Uses</i>	<i>Notes</i>
Arena/Theater	No	This does not include movie theaters only large arena and

		theaters for live entertainment.
Artisan/Maker Space	Yes	
Assisted Senior Living	No	
Automobile Car Wash Establishment	No, a new car wash would not be allowed.	An existing car wash would be placed under the “Existing Use” ¹ category.
Automobile or Vehicle Dealership	No	
Automobile Repair	No	An existing business would be listed under the “Existing Use” category
Automobile Service Station	Yes	
Banquet and Meeting Hall	Yes	
Bar, Tavern, or Saloon	Yes	
Bookstore	Yes	
Brewpub	Yes	
Catering Businesses	Yes	
Child Care Centers	Yes	
Convalescent Home, Nursing Home, or Home for the Aged	No	
Distillery, Winery-w/ or w/o food	Yes	
Drive-Thru Business	Yes	
Essential Services	Yes	
Event Center	No	
Financial Institutions	Yes	
Funeral Homes, Mortuaries, and Crematoriums	Yes	
Government/Public Uses	Yes	
Greenhouse/Nursery (Principal Use)	Yes	
Hospital >20,000	No	An existing business would be listed under the “Existing Use” category
Hotel	Yes	
Indoor Recreation	Yes	Includes movie theaters
Institutions of Higher Education	Yes	
Kennels/Veterinarian	No	
Marihuana: Adult-Use Marihuana Microbusiness	No, a new business would not be allowed.	An existing business would be listed under the “Existing Use” category.

¹ Existing Use means a use of a particular parcel established lawfully prior to adoption of such provisions which subsequently prohibit said use. The term “Existing Use” is distinct from “Nonconforming Use” in that an existing use may continue in perpetuity until such time that a permitted use is established on the parcel in its place.

Marihuana: Adult-Use Marihuana Retailers	No , a new business would not be allowed.	An existing business would be listed under the “Existing Use” category.
Marihuana: Medical Marihuana Provisioning Center	No , a new business would not be allowed.	An existing business would be listed under the “Existing Use” category.
Marihuana: Medical and Adult Use Marihuana Safety Compliance Facility	No	
Marihuana: Medical and Adult Use Marihuana Secure Transporter	No	
Medical or Dental Clinic	Yes, only if less than 20,000 sq. ft.	An existing business would be listed under the “Existing Use” category.
Microbrewery	Yes	
Motel	Yes	
Nightclub	No	
Office	Yes, if less than 17, 000 sq. ft.	An existing business would be listed under the “Existing Use” category.
Outdoor Recreation/ Private	Yes	
Outdoor Recreation/ Public	Yes	
Pawn Broker	No	
Personal Service Establishment	Yes	
Private Club	Yes	
Private K-12 Schools	No	
Public K-12 Schools	Yes	
Religious Institutions	Yes	
Research and Development	No	
Restaurant • Carry-Out • Drive-In • Drive Thru • Full Service • Limited Service	Yes	
Retail Sales > 17,000 sq. ft.	Yes	
Self-Storage Facilities	No	An existing business would be listed under the “Existing Use” category.
Vehicle Repair, Major	No	An existing business would be listed under the “Existing Use” category.
<i>Special Use Permits</i>	<i>Special Use Permits</i>	
Adaptive Reuse	Yes	
Cemetery	No	An existing business would be listed under the “Existing Use” category.

		category.
Parking as a Principal Use	Yes	
Transportation and Logistics	No	
Automobile Repair (Section 1251.05)	No	An existing business would be listed under the “Existing Use” category.
Warehouse	No	
Wholesale	No	
<i>Additional Uses Allowed in the Proposed T-6 district not Allowed in the B-2 district</i>	<i>Additional Uses Allowed in the Proposed T-6 district not Allowed in the B-2 district</i>	
No	Multiple Family Dwelling Unit	
No	Single Family Dwelling Unit Attached	
No	Transitional and Supportive Home, more than 1-6	
No	Transitional and Supportive Home, more than 6	

Chapter 1241 Schedule of Regulations includes the following proposed amendments:

- The proposed T-6 district dimensional requirements were added to the schedule of regulations.
- Footnotes to the schedule of regulations were amended to add reference to the T-6 district.

Chapter 1250 Supplemental Zoning District Standards include the following proposed amendments:

- References to the T-6 Lakeview District were added to the “Statement of Purpose” and the “Waiver Requirements”.
- References to the T-6 Lakeview District were added to the “Architectural Standards for New Construction and Adaptive Reuse”.
- Language was added to specify primary and secondary materials that can be used in the T-6 district. Any of these standards can be considered to be waived by the Planning and Zoning Administrator on a case-by-case request.
- Overly cumbersome design standards along with the associated graphic were removed from the code.

Public Hearing and Notice Requirements

As required by the Zoning Enabling Act of 2006, as amended, a public hearing is required for an ordinance amendment, and a notice listing the date, time, and subject of a public hearing is required to be advertised no less than fifteen days prior to the hearing. This request has been scheduled for the, June 24, 2026 Planning Commission meeting, with notice of the hearing published in the June 4, 2026 edition of the Battle Creek Shopper.

Neighborhood Outreach

Neighborhood outreach occurred through the planning process related to the development of the Lakeview Business District Subplan. Engagement with stakeholders and community members included online surveys, informal virtual forums, focus group sessions, three open house events and a walking audit of the existing pedestrian facilities. The Lakeview District Subplan was adopted by city council on April 23, 2025.

Staff Recommendation

Staff finds that the proposed amendments to the zoning ordinance are needed to complete the zoning implementation step for the Lakeview District Subplan.

Should the Planning Commission have no concerns with the proposed text amendments, staff recommends that the Planning Commission recommend to the City Commission approval of the proposed text amendments **based upon findings detailed in this staff report and in the attached documents.**

Support Material

Chapter 1240 proposed text amendment markup
Chapter 1240 proposed text amendment clean copy
Chapter 1241 proposed text amendment markup
Chapter 1241 proposed text amendment clean copy
Chapter 1250 proposed text amendment markup
Chapter 1250 proposed text amendment clean copy



Agenda: Battle Creek City Commission

Meeting Date: July 7, 2026 - 7:00 PM
Location: City Commission Chambers
Chair: Mayor Mark A. Behnke
Title: Battle Creek City Hall - City Commission Chambers - 3rd Floor

INVOCATION

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Comm. O'Donnell.

ROLL CALL

City Commission

Mayor Mark Behnke	Commissioner Paige Katsarsky-Smith
Commissioner Jessica LaCosse	Commissioner Jim Lance (7:11)
Commissioner Jenasia Morris	Commissioner Carla Reynolds
Commissioner Patrick O'Donnell	Vice Mayor Sherry Sofia
Commissioner Christopher Simmons, attending remotely (7:24)	

City Staff

Amanda Zimmerlin, City Manager	William Kim, City Attorney
Marcie Gillette, Assistant City Manager	Victoria Houser, City Clerk
Shannon Bagley, Police Chief	Darcy Schmitt, Planning Manager

PROCLAMATIONS AWARDS

Proclamation for LGBTQIA+ Pride Month

Proclamation for National Day of Summer Learning 2026

CHAIR NOTES ADDED OR DELETED RESOLUTIONS

There were no added or deleted resolutions.

PETITIONS COMMUNICATIONS REPORTS

There were no petitions, communications or reports.

PUBLIC COMMENT REGARDING ANY REMAINING AGENDA ITEMS

There were no public comments regarding agenda items.

INTRODUCTION OF ORDINANCES

#14-2026 - A Proposed Ordinance, 14-2026, to amend Chapter 1240 Zoning Districts and Map, Chapter 1241 Schedule of Regulations, and Chapter 1250, Section 1250.04 Form-based development standards for T-3, T-4, and T-5 of the zoning code to add a T-6 zoning district that will encompass part of the Lakeview District; specifically, those properties that are currently zoned B-2 and make minor corrections to each Chapter. The new district will include regulations that reflect the recommendations of the Lakeview District Subplan to create a mixed-use walkable district.

Motion/Vote 1

Motion to Approve

Moved By: Sherry Sofia

Supported By: Jessica Lacosse

Ayes: Paige Katsarky-Smith, Jessica Lacosse, Jenasia Morris, Mark Behnke, Patrick O'Donnell, Carla Reynolds, Sherry Sofia, James Lance

Nays: None

Abstain: None

MOTION Passed

#15-2026 - A Proposed Ordinance, 15-2026 to rezone 84 parcels located along the Beckley Road Corridor from B-2 Regional Commercial District to T-6 Lakeview Business District.

Motion/Vote 1

Motion to Approve

Moved By: Sherry Sofia

Supported By: Jessica Lacosse

Ayes: Paige Katsarky-Smith, Jessica Lacosse, Jenasia Morris, Mark Behnke, Patrick O'Donnell, Carla Reynolds, Sherry Sofia, James Lance

Nays: None

Abstain: None

MOTION Passed

COMMISSION COMMENT REGARDING MEETING BUSINESS

There were no Commission comments regarding agenda items.

CONSENT AGENDA

Motion/Vote 1

Motion to Approve
Moved By: Sherry Sofia
Supported By: Jessica Lacosse

Ayes: Paige Katsarky-Smith, Jessica Lacosse, Jenasia Morris, Mark Behnke, Patrick O'Donnell, Carla Reynolds, Sherry Sofia, James Lance
Nays: None
Abstain: None

MOTION Passed

Minutes

Minutes for the June 16, 2026 City Commission Regular Meeting

Minutes for the June 16, 2026 City Commission Closed Session

Minutes for the June 25, 2026 City Commission Goal Setting Workshop

Petitions, Communications, Reports

City Manager's Report for July 7, 2026

Resolutions

421 - A Resolution seeking authorization for the sale of city-owned vacant, tax-reverted properties, Parcels #3870-00-245-0 and 9070-00-012-0.

Motion/Vote 1
Motion to Approve
Moved By: Sherry Sofia
Supported By: Jessica Lacosse

Ayes: Paige Katsarky-Smith, Jessica Lacosse, Jenasia Morris, Mark Behnke, Patrick O'Donnell, Carla Reynolds, Sherry Sofia, James Lance
Nays: None
Abstain: None

MOTION Passed

422 - A Resolution authorizing the Sale of Parcel #54-080-049-21.

Motion/Vote 1

Motion to Approve

Moved By: Sherry Sofia

Supported By: Jessica Lacosse

Ayes: Paige Katsarky-Smith, Jessica Lacosse, Jenasia Morris, Mark Behnke, Patrick O'Donnell, Carla Reynolds, Sherry Sofia, James Lance

Nays: None

Abstain: None

MOTION Passed

423 - A Resolution seeking authorization for the City Manager to enter into two 2027 Emergency Commercial and Industrial Demand Response Renewal Agreements for use of the generators at City Hall, 10 N. Division Street, and ten City-owned lift stations, both with Consumers Energy.

Motion/Vote 1

Motion to Approve

Moved By: Sherry Sofia

Supported By: Jessica Lacosse

Ayes: Paige Katsarky-Smith, Jessica Lacosse, Jenasia Morris, Mark Behnke, Patrick O'Donnell, Carla Reynolds, Sherry Sofia, James Lance

Nays: None

Abstain: None

MOTION Passed

424 - A Resolution accepting the proposal of best value for a Multi-Factor Authentication (MFA) Solution with Professional Services from SHI International Corp., in an estimated first year amount of \$60,497.99 with unit prices prevailing.

Motion/Vote 1

Motion to Approve

Moved By: Sherry Sofia

Supported By: Jessica Lacosse

Ayes: Paige Katsarky-Smith, Jessica Lacosse, Jenasia Morris, Mark Behnke, Patrick O'Donnell, Carla Reynolds, Sherry Sofia, James Lance

Nays: None

Abstain: None

MOTION Passed

425 - A Resolution seeking authorization of a contract with Azteca Systems, LLC for an Enterprise License Agreement (ELA) for Cityworks Asset Management System (AMS) in a not-to-exceed one year amount of \$54,348.00.

Motion/Vote 1

Motion to Approve

Moved By: Sherry Sofia

Supported By: Jessica Lacosse

Ayes: Paige Katsarky-Smith, Jessica Lacosse, Jenasia Morris, Mark Behnke, Patrick O'Donnell, Carla Reynolds, Sherry Sofia, James Lance

Nays: None

Abstain: None

MOTION Passed

RESOLUTIONS NOT INCLUDED IN THE CONSENT AGENDA

GENERAL PUBLIC COMMENT

(Limited to three minutes per individual)

Mr. Guy commented on a recent incident involving the Battle Creek Police Department and a local youth.

Mary Fields expressed appreciation for the new water lines in her neighborhood, also thanking the city for the location of the new Fire Station 3.

Autumn Smith also commented on the interaction of the BCPD and a local youth, and potential federal investigations.

Christena Smith requested the Commission consider a resolution proposed by the League of Women Voters.

Joe Harris shared an example of a resolution for consideration, also commenting on water billing inserts, a potential FBI investigation, and repairs needed for the basketball and tennis courts at McCrea Park.

Reece Adkins invited everyone to Family Alter Church, 14884 6 1/2 Mile Road, for free coffee and community on Tuesday and Wednesday mornings, from 6:30 to 9:00 am.

Kathy Antaya invited everyone to the Share Center's 35th anniversary party on August 6th, 4:30 - 7:30, for snacks and tours of the center. Ms. Antaya encouraged everyone to continue donations, including lip balm and travel sizes of body lotion and shaving cream, and Icy Pops to help alleviate the heat.

Nadine Adkins expressed concern of an e-coli contamination at Eagle Lake, a Michigan State park in Kalamazoo County, stating she did not know until the day after she visited the lake.

Steve Koch commented on sidewalk repairs and a fallen tree on Goodale Ave, also commenting on Flock cameras used by BCPD and MDOT.

John Kenefick reminded the city of the sacrifices made by the Connecticut Society of the Sons of the American Revolution.

COMMISSION COMMENTS

Comm. O'Donnell encouraged residents to find something that can bring the community together, instead of the division currently in our community. Comm. O'Donnell recognized Fire Lieutenant LaMarr Mingle's 30 years of service, congratulating him on his retirement.

Comm. LaCosse commented on the success of the Field of Flight Air Show and Carnival, also stating the Commission will comply with any requests for an FBI investigation. Comm. LaCosse expressed regret for voting affirmatively for the increased water and sewer rates, stating she was seeking cohesiveness among the commission.

ADJOURNMENT

Mayor Behnke adjourned the meeting at 7:46 pm.



DATE: 07/16/2026
TO: Mayor, Vice Mayor and City Commissioners
FROM: Amanda Zimmerlin, City Manager
RE: City Manager's Report – June 21, 2026, Regular Meeting Agenda

16-2026 A Proposed Ordinance, #16-2026, to amend Chapter 298 of the Battle Creek Code of Ordinances to establish an Administrative Hearings Bureau.

This Ordinance would establish an Administrative Hearings Bureau to provide the City of Battle Creek with an administrative process to address blight and quality-of-life ordinance violations, including zoning, property maintenance, dangerous buildings, rental housing, garbage and rubbish, sidewalks, trees, and other related code enforcement matters. **Introduction is Recommended.**

426 A Resolution adopting Ordinance 14-2026, to amend Chapter 1240 Zoning Districts and Map, Chapter 1241 Schedule of Regulations, and Chapter 1250, Section 1250.04 Form-based development standards for T-3, T-4, and T-5 of the zoning code to add a T-6 zoning district that will encompass part of the Lakeview District; specifically, those properties that are currently zoned B-2 and make minor corrections to each Chapter. The new district will include regulations that reflect the recommendations of the Lakeview District Subplan to create a mixed-use walkable district.

This Resolution, if adopted, would amend Chapters 1240, 1241, and 1250 of the zoning code to establish a new T-6 Lakeview Business District for properties in the Lakeview District currently zoned B-2, consistent with the Lakeview District Subplan's recommendations for a mixed-use, walkable district. The proposed changes would allow a broader range of land uses, including additional housing types, commercial, recreational, restaurant, and hospitality opportunities, while helping activate underutilized areas such as mall and big-box parking lots, reduce nonconforming uses, and support reinvestment along the Beckley Road commercial corridor. The amendments are intended to advance the Subplan's goals of

placemaking, green infrastructure, and reduced automobile dependence, while generating additional property tax revenue and supporting housing and economic development in Battle Creek. A public hearing before the Planning Commission was scheduled for June 24, 2026, with notice published in the June 4, 2026 edition of the Battle Creek Shopper. **Adoption is Recommended.**

427 **A Resolution adopting Ordinance 15-2026 to rezone 84 parcels located along the Beckley Road Corridor from B-2 Regional Commercial District to T-6 Lakeview Business District.**

This Resolution, if approved, would adopt Ordinance 15-2026, to rezone 84 parcels along the Beckley Road Corridor from B-2 Regional Commercial District to the newly established T-6 Lakeview Business District. The proposed rezoning is intended to implement the Lakeview District Subplan by allowing additional land uses, including a wider variety of housing types, and encouraging redevelopment of underutilized areas. Establishing the T-6 district would help accommodate existing commercial uses and buildings, reduce nonconforming uses, provide additional commercial and residential options for vacant properties and parking areas, and support economic reinvestment in the corridor. Staff anticipate the rezoning would not create new dimensional or use-related nonconformities and would allow more housing types by right, supporting new development, additional property tax revenue, and housing opportunities for those working and living in Battle Creek. **Adoption is Recommended.**

437 **A Resolution Amending Water and Sewer System Rates for Certain Non-City Customers for FY2026, 2027, 2028, 2029, and 2030.**

This Resolution, if approved, would authorize the City to utilize the rates established in Exhibit 1 for the calculation of customer charges for service. **Approval is Recommended.**

CITY OF BATTLE CREEK REVIEW COMMITTEE AGENDA

Tuesday, July 14, 2026 at 3:30 PM

(Zoom Meeting)

[Click Here to Join Meeting](#)

Meeting ID: 873 7575 7455

Passcode: 559908

One call in: 1-312-626-6799

MINUTES

The Review Committee Meeting started at 3:30pm.

Attendees

- *Mark Behnke, Mayor
- *Sherry Sofia, Vice Mayor
- *Marcie Gillette, Assistant City Manager
- *Kimberly Holley, Organizational Development Officer
- *Patty Hoch-Melluish, Environmental & Storm Service Manager
- *Rick Bolek, Inspections Supervisor/Chief Building Officer
- *Chris Lussier, Battle Creek Housing Commission
- *John Hart, Downtown Development Director
- *Cassandra Allen, Water Superintendent
- *Patti Worden, Executive Assistant

I. BATTLE CREEK DOWNTOWN DEVELOPMENT AUTHORITY

- a. 1 application, 1 reappointment
 - i. Kara Beer – Reappointment – Term to expire 09/19/2030
- b. Discussion: Behnke, Sofia, Gillette, Liaison (Marcie Gillette)

Board – (Appointing Authority) City Manager with approval by City Commission. (Purpose) To correct and prevent deterioration in the downtown development district; To encourage historic preservation; To authorize the creation and implementation of development and financial plans in the district; To promote economic in the district; To own, operate, and maintain the Kellogg Center and other facilities in the downtown deployment district; and To authorize the acquisition and disposal of interest in real and personal property.

Gillette: ☒ Yes ☐ No Comment:

Behnke: ☒ Yes ☐ No **Comment: Next Commission Meeting for approval**

Sofia: ☒ Yes ☐ No Comment:

II. BATTLE CREEK HOUSING COMMISSION

a. 1 reappointment

i. Marcie Gillette – Reappointment – Term to expire 9/1/2031

b. Discussion: Behnke, Sofia, Gillette, Liaison (Chris Lussier)

Battle Creek Housing Commission - (Appointing Authority) Mayor (Resolution No. 261, July 31, 1984.) (Purpose) Manages all the public housing and rental voucher (Section 8) programs in the City of Battle Creek. Public housing facilities include scattered site rental housing, home purchase programs, and senior residential developments.

Gillette: ☐Yes ☐No **Comment: Marcie Gillette abstained from voting**

Behnke: ☒Yes ☐No **Comment: Next Commission Meeting for approval**

Sofia: ☒Yes ☐No **Comment:**

III. COMMUNITY OVERSIGHT BOARD

a. 2 applications, 2 reappointments

i. Mark Stephens – Reappointment - Term to expire 08/20/2029

ii. Clare Tanner – Reappointment – Term to expire 08/20/2029

b. Discussion: Behnke, Sofia, Gillette, Liaison (Kimberly Holley)

Board – (Appointing Authority) Mayor City Commission. (Purpose) Serves in an advisory capacity to the City Manager in reviewing appeals of investigations and findings of community complaints against the Battle Creek Police Department. Creates bridges between community and law enforcement by supporting community education and transparency, providing community perspective on practices and policies of the department, and working to build credibility and community trust.

Gillette: ☒Yes ☐No **Comment:**

Behnke: ☒Yes ☐No **Comment: Next Commission Meeting for approval**

Sofia: ☒Yes ☐No **Comment:**

IV. DANGEROUS BUILDING HEARINGS OFFICER

a. 1 application, 1 new appointment

i. Loraine Smith – New Appointment – Term to expire Open-ended

b. Discussion: Behnke, Sofia, Gillette, Liaison (Rick Bolek)

Dangerous Building Hearings Officer – (Appointing Authority) Mayor and City Commission. (Purpose) To identify those structures within the City confines which are considered to be a public nuisance; to serve written notice of a Hearing to the owner or party in interest at the address shown on the tax records, to show cause why the structure(s) should not be ordered demolished, otherwise made safe, or properly maintained.

Gillette: ☒Yes ☐No **Comment:**

Behnke: ☒Yes ☐No **Comment: Next Commission Meeting for approval**

Sofia: ☒Yes ☐No **Comment:**

V. DOWNTOWN PARKING SYSTEM ADVISORY COMMITTEE

- a. 1 application, 1 new appointment
 - i. Jackson Schraedet – New Appointment – Term to 4/21/2028
- b. Discussion: Behnke, Sofia, Gillette, Liaison (John Hart)

Downtown Parking System Advisory Committee – (Appointing Authority) Mayor and City Commission. (Purpose) To advise city staff and the city's parking administrator on issues related to the municipally-owned and operated parking system.

Moving to August 11th Review Committee Meeting – Mayor Behnke and John Hart to meet with Jackson Schraedet

Gillette: ☐Yes ☐No Comment:

Behnke: ☐Yes ☐No Comment:

Sofia: ☐Yes ☐No Comment:

VI. SUSTAINABLE BATTLE CREEK COMMITTEE

- a. 1 application, 1 reappointment
 - i. Mark Stephens – Reappointment - Term to expire 08/20/2028
- b. Discussion: Behnke, Sofia, Gillette, Liaison (Patty Hoch-Melluish), Board Chair (Andy Helmboldt)

Sustainable Battle Creek Committee - (Appointing Authority) Mayor and City Commission. (Purpose) The purpose of the committee is to increase the city's efforts to incorporate environmentally responsible, cost-effective policy in the planning, administration and economic development of its built infrastructure and natural resources. The committee may make recommendations to the City Commission for its consideration and will be available to the commission as a resource on sustainable policy.

Gillette: ☒Yes ☐No Comment:

Behnke: ☒Yes ☐No **Comment: Next Commission Meeting for approval**

Sofia: ☒Yes ☐No Comment:

VII. WATER SYSTEM ADVISORY COUNCIL

- a. 1 application, 1 new appointment
 - i. Jackson Schraedet – New Appointment – Term to 7/21/2028
- b. Discussion: Behnke, Sofia, Gillette, Liaison (Cassandra Allen)

Water System Advisory Council - (Appointing Authority) Mayor and City Commission. (Purpose) To advise and assist with the creation of materials and plans to educate the community about the dangers of lead in drinking water, assist with development of public awareness campaign materials, advise and consult on the development of appropriate plans for remediation and public education to be implemented if a lead action level is exceeded, advise and consult on efforts to replace private lead service lines, assist in promoting transparency of data and documents related to lead in drinking water and collaborate with local community groups to ensure residents have the opportunity to be involved in efforts to educate the community about lead in drinking water.

Moving to August 11th Review Committee Meeting – Mayor Behnke and Cassandra Allen to meet with Jackson Schraedet

Gillette: ☐Yes ☐No Comment:

Behnke: ☐Yes ☐No Comment:

Sofia: ☐Yes ☐No Comment:

The Meeting ended at 3:40pm.

Boards/Committees Applications
(Received May 13, 2026 – July 14, 2026)

Thomas Runels

Airport Advisory Committee

Mark Stephens

Community Oversight Board

Sustainable Battle Creek Committee

Jackson Schraedet

Airport Advisory Board

Battle Creek Area International Relations Committee

Battle Creek Downtown Development Authority

Battle Creek Housing Commission

Battle Creek TIFA / Brownfield Redevelopment Authority

Board of Appeals

Board of Review

Civil Service Commission

Community Oversight Board

Construction Board of Appeals

Dangerous Buildings Hearing Officer

Dickman Road Business Improvement District

Downtown Parking System Advisory Committee

Economic Development Corporation

Goguac Lake Board

Historic District Commission

Income Tax Board of Appeals

Lakeview Downtown Development Authority

License Review Board

Local Development Financing Authority

Local Officers' Compensation Committee

Jackson Schraedet (continued)

Planning Commission

Police / Fire Retirement System Board

Sustainable Battle Creek Committee

Technical Review Committee

Tree Advisory Council

Water System Advisory Council

Zoning Board of Appeals

Rebecca Parker

Community Oversight Board

Kara Beer

Airport Advisory Board

Battle Creek Downtown Development Authority



Resolution No: 428

City Commission Meeting 7/21/2026

428 - A Resolution reappointing Kara Beer to the Battle Creek Downtown Development Authority.

Battle Creek City Commission

Action Summary

Staff Member: Patricia Worden, Executive Assistant

Department: City Manager's Office

Summary

RESOLUTION NO. 428

Resolved by the Commission of the City of Battle Creek:

That Kara Beer is reappointed to the Battle Creek Downtown Development Authority, with a term to expire on September 19, 2030.

Budgetary Considerations

None.

History, Background and Discussion

The BCDDA was created and authorized by the City Commission pursuant to Act 197 of the Public Acts of 1975 of the State of Michigan (City Commission resolution of January 23, 1979). The membership is made up of the City Manager, plus eight other members, five of whom have an interest in property located in the downtown district.

The City Manager has the appointing authority to the BCDDA, with approval by the City Commission. Additionally, the City Commission can appoint two of its members to serve in an ex-officio capacity. Ex-officio members may attend all meetings of the board and receive copies of communications, records, memorandums, or other Authority documents, but do not have a vote on any decision by the board.

Positions

The Review Committee is supportive of this reappointment.

Attachments

1. Beer, Kara - 2026

Beer, Kara - 2026.pdf

Patricia Worden

From: noreply@civicplus.com
Sent: Monday, July 6, 2026 9:58 AM
To: Rebecca D. Forbes; Patricia Worden
Subject: Online Form Submittal: Current City of Battle Creek Boards, Committees, Commissions, and Councils Application

Email sent from outside of the City of Battle Creek. Use caution before clicking links/attachments.

Current City of Battle Creek Boards, Committees, Commissions, and Councils Application

First Name	Kara
Last Name	Beer
Address	14188 Helmer Rd S
City	Battle Creek
State	MI
Zip Code	49015
Phone Number	517-936-9506
Email Address	kbeer@battlecreek.org
Cell phone	517-936-9506
Are you 18 years or older?	Yes
Current occupation	President / CEO
Employer	Battle Creek Area Chamber of Commerce
Educational background/	2000 B.S. Public Health Education, Central Michigan University; 2012 Master of Public Administration (MPA) Central Michigan University; 2016 Institute of Organization Management, U.S. Chamber of Commerce; 2024Certified Chamber of Commerce Executive (CCE)
Boards/Commissions of Interest	Airport Authority, Transportation LAC, Downtown Development Authority, Downtown Partnership (2012-2018), Battle Creek Unlimited (2011-2019), Calhoun County Visitors Bureau (2011-current), Rotary Board of Directors (2019-current), Red, White & Blue Foundation Board of Directors

Organizational Memberships	U.S. Chamber of Commerce Committee of 100, Michigan Chamber of Commerce, Rotary,
Interest & Qualifications	Public engagement and involvement. Giving back on a bigger level, relationship building, cultivating relationships,
Attach additional information	<i>Field not completed.</i>
How You Heard About Us	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	Kara E. Beer
Date Signed	07/06/2026
Accommodation request(s):	<i>Field not completed.</i>
Airport Advisory Board	1
Experience	Economic development, Live in BC city limits
BC Area International Relations Committee	<i>Field not completed.</i>
Experience	<i>Field not completed.</i>
BC Downtown Development Authority (DDA)	1
Experience	Business representative, Live in BC city limits

BC Housing Commission *Field not completed.*

Experience *Field not completed.*

BC TIFA / Brownfield
Redevelopment Authority *Field not completed.*

Experience *Field not completed.*

Board of Appeals (Housing) *Field not completed.*

Experience *Field not completed.*

Board of Review (Assessing) *Field not completed.*

Experience *Field not completed.*

Civil Service Commission *Field not completed.*

Experience *Field not completed.*

Community Oversight
Board *Field not completed.*

Experience *Field not completed.*

Construction Board of
Appeals *Field not completed.*

Experience *Field not completed.*

Dangerous Buildings
Hearing Officer *Field not completed.*

Experience *Field not completed.*

Development Area Citizens Council *Field not completed.*

Experience *Field not completed.*

Dickman Road Business Improvement District (BID) *Field not completed.*

Experience *Field not completed.*

Downtown Parking System Advisory Committee *Field not completed.*

Experience *Field not completed.*

Economic Development Corporation *Field not completed.*

Experience *Field not completed.*

Goguac Lake Board *Field not completed.*

Experience *Field not completed.*

Historic District Commission *Field not completed.*

Experience *Field not completed.*

Income Tax Board of Appeals *Field not completed.*

Experience *Field not completed.*

Lakeview Downtown Development Authority (DDA) *Field not completed.*

Experience *Field not completed.*

License Review Board *Field not completed.*

Experience *Field not completed.*

Local Development
Financing Authority (LDFA /
SmartZone) *Field not completed.*

Experience *Field not completed.*

Local Officers'
Compensation Commission *Field not completed.*

Experience *Field not completed.*

Planning Commission *Field not completed.*

Experience *Field not completed.*

Police / Fire Retirement
System Board *Field not completed.*

Experience *Field not completed.*

Sustainable BC Committee *Field not completed.*

Experience *Field not completed.*

Technical Review
Committee *Field not completed.*

Experience *Field not completed.*

Tree Advisory Council *Field not completed.*

Experience *Field not completed.*

Water System Advisory Council *Field not completed.*

Experience *Field not completed.*

Youth Advisory Board *Field not completed.*

Experience *Field not completed.*

Zoning Board of Appeals (ZBA) *Field not completed.*

Experience *Field not completed.*

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Resolution No: 429

City Commission Meeting 7/21/2026

429 - A Resolution reappointing Marcie Gillette as a member to the Battle Creek Housing Commission.

Battle Creek City Commission

Action Summary

Staff Member: Patricia Worden, Executive Assistant

Department: City Manager's Office

Summary

RESOLUTION NO. 429

Resolved by the Commission of the City of Battle Creek:

That Marcie Gillette is reappointed as a member to the Battle Creek Housing Commission, with a term to expire on September 1, 2031.

Budgetary Considerations

None.

History, Background and Discussion

Chapter 264 of the City's Codified Ordinances, adopted August 9, 1960, authorized the establishment of the Battle Creek Housing Commission. The Commission manages all of the public housing facilities and rental voucher (Section 8) programs in the City of Battle Creek.

Public housing facilities include scattered rental housing, home purchase programs, and senior residential developments. The Mayor, with Commission approval, appoints five members who have been City residents for at least two years for five-year terms.

Positions

The Review Committee is supportive of this reappointment.

Attachments



Resolution No: 430

City Commission Meeting 7/21/2026

430 - A Resolution reappointing Mark Stephens and Clare Tanner to the Community Oversight Board.

Battle Creek City Commission

Action Summary

Staff Member: Patricia Worden, Executive Assistant

Department: City Manager's Office

Summary

RESOLUTION NO. 430

Resolved by the Commission of the City of Battle Creek:

That Mark Stephens and Clare Tanner are reappointed to the Community Oversight Board, with terms expiring on August 20, 2029.

Budgetary Considerations

None.

History, Background and Discussion

On May 14, 2024, the City Commission of the City of Battle Creek adopted Resolution No. 431 amending Ordinance #06-2024 to amend Chapter 286 "Police/Community Relations Advisory Committee" by repurposing it as the "Community Oversight Board" with the primary function to provide input, in an advisory capacity, to the City Manager in reconsidering the Police Chief's determination following a Community Relation Complaint investigation filed pursuant to the Police Department Policy.

Purpose

Serves in an advisory capacity to the City Manager in reviewing appeals of investigations and findings of community complaints against the Battle Creek Police Department. Creates bridges between community and law enforcement by supporting community education and transparency, providing community perspective on practices and policies of the department, and working to build credibility and community trust.

Membership

Seven (7) members and two (2) alternates. Citizen members must be a resident of Battle Creek with the exception of up to one resident of any municipality outside the City of Battle Creek that has a current police services contact with the Battle Creek Police Department. Two additional non-voting, ex-officio members shall be appointed by the Mayor and City Commission - the City's Human Resources Director and the Diversity, Equity and Inclusion Officer.

Terms:

Initial Appointments – Initial appointments shall be staggered, and provide for four members and one alternate to be appointed to three-year terms; and three members and one alternate to be appointed to two-year terms; with the terms assigned randomly.

Regular Appointments – After the expiration of the initial terms of appointment, members shall be appointed for three-year terms.

Term Limits – Members shall be limited to two consecutive terms of service.

Special Requirements

Mandatory Training.

At least 4 of the Community Oversight Board members shall be actively serving marginalized communities in the City of Battle Creek.

Positions

The Review Committee is supportive of these reappointments.

Attachments

- | | | |
|----|-----------------------|---------------------------|
| 1. | Stephens, Mark - 2026 | Stephens, Mark - 2026.pdf |
| 2. | Tanner, Clare - 2026 | Tanner, Clare - 2026.pdf |

Patricia Worden

From: noreply@civicplus.com
Sent: Friday, June 5, 2026 7:58 PM
To: Rebecca D. Forbes; Patricia Worden
Subject: Online Form Submittal: Current City of Battle Creek Boards, Committees, Commissions, and Councils Application

Email sent from outside of the City of Battle Creek. Use caution before clicking links/attachments.

Current City of Battle Creek Boards, Committees, Commissions, and Councils Application

First Name	Mark
Last Name	Stephens
Address	230 Orleans Ave
City	Battle Creek
State	MI
Zip Code	49015
Phone Number	269-456-9455
Email Address	mstphns18@gmail.com
Cell phone	269-456-9455
Are you 18 years or older?	Yes
Current occupation	Care Giver
Employer	Work by Faith Homecare
Educational background/	High School diploma from Nashville School of the Arts, Battle Creek Citizens Police Academy 2025
Boards/Commissions of Interest	Community Oversight Board 1+ year Sustainable BC Committee 1+ year
Organizational Memberships	<i>Field not completed.</i>
Interest & Qualifications	Current member of a city committee and board.

Attach additional information	<i>Field not completed.</i>
How You Heard About Us	Facebook/Youtube
Electronic Signature Agreement	I agree.
Electronic Signature	Mark Stephens
Date Signed	06/05/2026

Airport Advisory Board	<i>Field not completed.</i>
Experience	<i>Field not completed.</i>

BC Area International Relations Committee	<i>Field not completed.</i>
Experience	<i>Field not completed.</i>

BC Downtown Development Authority (DDA)	<i>Field not completed.</i>
Experience	<i>Field not completed.</i>

BC Housing Commission	<i>Field not completed.</i>
Experience	<i>Field not completed.</i>

BC TIFA/ Brownfield Redevelopment Authority	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Board of Appeals (Housing)	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Board of Review (Assessing)	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Civil Service Commission	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Community Oversight Board	1
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Experience	Live in BC city limits
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Construction Board of Appeals	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Dangerous Buildings Hearing Officer	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Development Area Citizens Council	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Dickman Road Business Improvement District (BID) *Field not completed.*

Experience *Field not completed.*

Downtown Parking System Advisory Committee *Field not completed.*

Experience *Field not completed.*

Economic Development Corporation *Field not complete,d*

Experience *Field not completed.*

Goguac Lake Board *Field not completed.*

Experience *Field not completed.*

Historic District Commission *Field not completed.*

Experience *Field not completed.*

Income Tax Board of Appeals *Field not completed.*

Experience *Field not completed.*

section break)

Lakeview Downtown Development Authority (ODA) *Field not completed.*

Experience *Field not completed.*

License Review Board *Field not completed.*

Experience	<i>Field not completed.</i>
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Local Development Financing Authority (LDFA / SmartZone)	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Local Officers' Compensation Commission	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Planning Commission	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Police/ Fire Retirement System Board	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Sustainable BC Committee	2
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Experience	Live in BC city limits
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Technical Review Committee	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Tree Advisory Council	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Water System Advisory Council *Field not completed.*

Experience *Field not completed.*

Youth Advisory Board *Field not completed.*

Experience *Field not completed.*

Zoning Board of Appeals (ZBA) *Field not completed.*

Experience *Field not completed.*

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Patricia Worden

From: noreply@civicplus .com
Sent: Tuesday, May 5, 2026 8:52 AM
To: Rebecca D. Forbes; Patricia Worden
Subject: Online Form Submittal: Current City of Battle Creek Boards, Committees, Commissions, and Councils Application

Email sent from outside of the City of Battle Creek. Use caution before clicking links/attachments.

Current City of Battle Creek Boards, Committees, Commissions, and Councils Application

First Name	Clare
Last Name	Tanner
Address	405 Orchard Ave
City	Battle Creek
State	MI
Zip Code	49017
Phone Number	5176485907
Email Address	clare@thearccalhoun.org
Cell phone	<i>Field not completed.</i>
Are you 18 years or older?	Yes
Current occupation	Executive Director
Employer	The Arc of Calhoun County
Educational background/	PhD Sociology, University of Wisconsin Madison 1999
Boards/Commissions of Interest	Community Oversight Board
Organizational Memberships	Battle Creek Rotary, Community Oversight Board, Carewell Policy Board
Interest & Qualifications	My interest stems from family connection to disability as well as leading an organization that supports individuals (and their families) with intellectual and developmental disabilities. My qualifications include 25 years of professional experience

managing teams and projects and using data to drive decision-making and promote change.

Attach additional
information

Field not completed.

How You Heard About Us

Current member requesting reappointment

Electronic Signature
Agreement

I agree.

Electronic Signature

Clare L. Tanner

Date Signed

05/05/2026

Airport Advisory Board

Field not completed.

Experience

Field not completed.

BC Area International
Relations Committee

Field not completed.

Experience

Field not completed.

BC Downtown
Development Authority
(DDA)

Field not completed.

Experience

Field not completed.

BC Housing Commission	<i>Field not completed.</i>
Experience	<i>Field not completed.</i>
BC TIFA / Brownfield Redevelopment Authority	<i>Field not completed..</i>
Experience	<i>Field not completed.</i>
Board of Appeals (Housing)	<i>Field not completed.</i>
Experience	<i>Field not completed.</i>
Board of Review (Assessing)	<i>Field not completed.</i>
Experience	<i>Field not completed.</i>
Civil Service Commission	<i>Field not completed.</i>
Experience	<i>Field not completed.</i>
Community Oversight Board	1
Experience	Live in BC city limits
Construction Board of Appeals	<i>Field not completed.</i>
Experience	<i>Field not completed.</i>
Dangerous Buildings Hearing Officer	<i>Field not completed.</i>
Experience	<i>Field not completed.</i>

Development Area Citizens Council	<i>Field not completed.</i>
Experience	<i>Field not completed.</i>
Dickman Road Business Improvement District (BID)	<i>Field not completed.</i>
Experience	<i>Field not completed.</i>
Downtown Parking System Advisory Committee	<i>Field not completed.</i>
Experience	<i>Field not completed.</i>
Economic Development Corporation	<i>Field not completed.</i>
Experience	<i>Field not completed.</i>
Goguac Lake Board	<i>Field not completed.</i>
Experience	<i>Field not completed.</i>
Historic District Commission	<i>Field not completed.</i>
Experience	<i>Field not completed.</i>
Income Tax Board of Appeals	<i>Field not completed.</i>
Experience	<i>Field not completed.</i>
Lakeview Downtown Development Authority (DOA)	<i>Field not completed.</i>
Experience	<i>Field not completed.</i>

License Review Board *Field not completed.*

Experience *Field not completed.*

Local Development
Financing Authority (LDFA /
SmartZone)

Field not completed.

Experience *Field not completed.*

Local Officers'
Compensation Commission

Field not completed.

Experience *Field not completed.*

Planning Commission *Field not completed.*

Experience *Field not completed.*

Police/ Fire Retirement
System Board

Field not completed.

Experience *Field not completed.*

Sustainable BC Committee *Field not completed.*

Experience *Field not completed.*

Technical Review
Committee

Field not completed.

Experience *Field not completed.*

Tree Advisory Council *Field not completed.*

Experience *Field not completed.*

Water System Advisory Council	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Youth Advisory Board	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Zoning Board of Appeals (ZBA)	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Email not displaying correctly? [View it in your browser.](#)

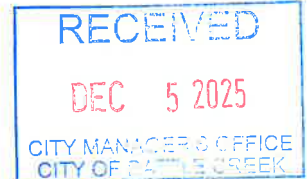
Resolution No: 431
City Commission Meeting 7/21/2026



Boards, Committees, Commissions, & Councils Application

City of Battle Creek

10 N. Division St.
Battle Creek, MI 49014
269-966-3311



Please check the top three boards, committees, commissions, or councils on which you are interested in serving.

(This application will remain active for one year from the date of receipt and will be posted on the City website.)

- | | |
|---|--|
| ☐ Airport Advisory Board | ☐ Gogua Lake Board |
| ☐ Battle Creek Area International Relations Committee | ☐ Historic District Commission |
| ☒ Battle Creek Downtown Development Authority | ☐ Human Relations Board |
| ☒ Battle Creek Housing Commission | ☐ Income Tax Board of Review |
| ☐ Battle Creek TIFA/Brownfield Development Authority | ☐ Lakeview Downtown Development Authority |
| ☐ Battle Creek Transit Local Advisory Council | ☐ License Review Board |
| ☐ Battle Creek Transit Local Coordinating Committee | ☐ Local Development Financing Authority |
| ☐ Board of Appeals (Housing) | ☐ Local Officers' Compensation Commission |
| ☐ Board of Review (Assessing) | ☐ Planning Commission |
| ☐ Civil Service Commission | ☐ Police/Fire Retirement System Board |
| ☐ Construction Board of Appeals | ☐ Sustainable BC Committee |
| ☐ Community Oversight Board | ☐ Technical Review Committee |
| ☒ Dangerous Buildings Hearing Officer | ☐ Tree Advisory Council |
| ☐ Development Area Citizens Council | ☐ Water System Advisory Council |
| ☐ Dickman Road Business Improvement District | ☐ Youth Advisory Board |
| ☐ Downtown Parking System Advisory Committee | ☐ Zoning Board of Appeals |
| ☐ Economic Development Corporation | |

Please tell us how you found out about our boards, etc. and/or vacancies _____

Name Smith Loraine S
Last First M.I.
Home Address 105 Althea Ave Email loraine.smith132@gmail.com
Telephone Home _____ Work 269 446 0558 Cell 512 629 9583

Are you at least 18 years of age? Yes ☒ No ☐

Current occupation (students, list school activities) COO Brownfielders

Employer/work address (students, list school) 1193 Michigan Ave E

Educational background/degrees (students, list year in school) Keiser University "Criminal Justice"

List any appointive positions or boards/committees/commissions/councils on which you have served and year(s) of service

heated and safety board

List any organizations to which you belong (professional, technical, community, nonprofit; students, list school organizations) _____

Briefly indicate your interest, experience, and/or qualifications for the board, etc. for which you are applying. Please be specific (use back of form if needed.) I am a mitigation by trade. Vapor intrusion we do a lot of

brownfield work. we know the different organizations that brownfield
coordinate through.

I understand that any or all information on this form may be verified. I consent to the release of this information for publicity purposes.

Signature Loraine Smith

Date 11/18/25

Return application to: City Manager's Office, 10 N. Division St.,
Room 206, Battle Creek, MI 49014

City of Battle Creek Boards, Commissions and Committees – Descriptions

Please check experience for up to three boards and commissions on which you are interested in serving.

Airport Advisory Board – Appointing authority: Mayor and Commission.

The committee makes policy recommendations regarding airport matters in order to support the continued development of the airport and economic growth of the community, and acts as an advocate for the current and potential future economic value of the airport. Meets quarterly.

Contact: Battle Creek Executive Airport at Kellogg Field, 269-966-3470

Experience: ☐ Airport operations ☐ Economic development ☐ Live in city limits

Battle Creek Area International Relations Committee – Appointing authority: Mayor, with Commission approval.

To foster cultural promotion of the city and provide a positive environment toward foreign industrialists and their families. Meets as needed.

Contact: City Manager's Office, 269-966-3311

Experience: ☐ Live in city limits

Battle Creek Downtown Development Authority – Appointing authority: City Manager, with Commission approval.

The Downtown Development Authority, Public Act 57 of 2018, is designed to be a catalyst in the development of the city's downtown district. The DDA provides for a variety of funding options including a tax increment financing mechanism, which can be used to fund public improvements in the downtown district. Meets quarterly.

Contact: City Manager's Office, 269-966-3311

Experience: ☐ Property owner ☐ Business representative ☐ Live in city limits

Battle Creek Housing Commission – Appointing authority: Mayor and Commission.

Manages all public housing facilities and rental voucher (Section 8) programs in the city. Public housing facilities include scattered site rental housing, home purchase programs and senior residential developments. Meets monthly.

Contact: Community Services Director, 269-966-3387

Experience: ☒ Public housing ☒ Live in city limits

Battle Creek TIFA/Brownfield Redevelopment Authority – Appointing authority: City Manager, with Commission approval.

To halt a decline of property values, increase property tax valuation, eliminate causes of decline in value, and promote growth in the Fort Custer Industrial Park. Meets quarterly.

Contact: City Manager's Office, 269-966-3311

Experience: ☐ Property owner ☒ Business owner ☒ Live in city limits

Battle Creek Transit Local Advisory Council – Appointing authority: Mayor and Commission.

Public Act 51 of 1951, as amended, required there to be a Local Advisory Council whose legal function is to review and comment on the applicant Vehicle Accessibility Plan and annual updates to that plan. Meets annually, with special meetings scheduled if necessary.

Contact: Battle Creek Transit, 269-966-3374

Experience: ☐ Public transportation ☐ Live in city limits

Battle Creek Transit Local Coordinating Committee – Appointing authority: Mayor and Commission.

Public Act 51 of 1951, as amended, required there to be a local coordination of transportation services to the elderly and disabled. Because of this requirement, the Michigan Department of Transportation directed that each transit agency have a "local coordinating committee" whose legal function is to determine annually how the Specialized Services funds will be allocated among the various sub-recipients. Meets Quarterly.

Contact: Battle Creek Transit, 269 966 3474

Experience: ☐ Public transportation ☐ Live in city limits

Board of Appeals (Housing) – Appointing authority: Mayor, with Commission approval.

Board members hear and decide on appeals concerning the application or interpretation of the provisions and standards of the Building Code, the International Property Maintenance Code and Chapter 842 of these Codified Ordinances, and to hear appeals of decisions of the Dangerous Buildings Hearing Officer. Meets monthly.

Contact: Code Compliance Manager, 269 966 3387

Experience: ☐ Building construction/engineering ☐ Zoning ☐ Real estate/development/law ☐ Live in city limits

Board of Review (Assessing) – Appointing authority: Mayor and Commission.

Members serve for five years and must be city electors and property owners. Members may correct/amend assessment rolls and increase or decrease taxable property assessment or valuation. Meets for a minimum of five days in March; one day in July; and one day in December.

Contact: City Assessor, 269-966-3311

Experience: ☐ Banking/finance ☐ Property appraisal/assessing ☐ Real estate/development/law ☐ Live in city limits

City Commission – Appointing authority: Elected by City of Battle Creek voters.

City Commissioners serve two-year terms. City voters elect the mayor as a separate office to serve a two-year term. After an election, the vice mayor is selected by their fellow commissioners to serve a two-year term. The commission is comprised of five ward commissioners, representing geographic wards within the city, and four at-large commissioners.

All interested City Commission candidates must collect signatures, and submit nominating petitions. See more information about commissioner candidate requirements at battlecreekmi.gov/elections. In the case of a position vacancy, the commission will follow a special process, about which information will be released separately.

Contact: City Clerk, 269-966-3348

Civil Service Commission – Appointing authority: Mayor and Commission appoint one member, Fire Department appoints one member, and those two members appoint a third member.

Establishes rules applicable to all regular and full-time Fire Department personnel, excluding civilian employees. Members must reside in the city limits for one year, reside within the county for three years, and hold no other government office. There may be no more than two members of the same political party. Meets monthly.

Contact: City Clerk, 269 966 3348

Experience: ☐ Live in city limits

Community Oversight Board – Appointing authority: Mayor and Commission

Serves in an advisory capacity to the City Manager in reviewing appeals of investigations and findings of community complaints made against the Battle Creek Police Department. Creates bridges between community and law enforcement by supporting community education and transparency, providing community perspective on practices and policies of the department, and working to build credibility and community trust. There are nine members (two are non-voting city staff) and two alternates, reflecting the city's demographics as closely as possible. Meets at least quarterly.

Contact: DEI Officer, 269-966-3311

Experience: ☐ Live in city limits ☐ Live in other municipality with city police service ☐ NAACP representative ☐ Voices of Battle Creek representative ☐ The Burma Center representative

Construction Board of Appeals – Appointing authority: Mayor and Commission.

To hear appeals on building permit denials, and from any other decision pursuant or related to the Act or the State Construction Code. There are five members and one alternate. Members serve two-year terms. A member of the board shall be qualified by experience or training to perform the duties of the board. The board meets as needed.

Contact: Chief Building Official, 269-966-3311

Experience: ☐ Construction or related experience

Dangerous Buildings Hearing Officer – Appointing authority: Mayor, with Commission approval.

Identifies those structures within the city confines that are considered to be a public nuisance; serves written notice of a hearing to the owner or party of interest at the address shown on the tax records; and shows cause why the structure(s) should not be ordered demolished, otherwise made safe, or properly maintained. Must have expertise in housing matters, including, but not limited to: an engineer, architect, building contractor, building inspector, or member of a community housing organization. Meets monthly.

Contact: Code Compliance Manager, 269-966-3311

Experience: ☐ Building construction/engineering ☐ Real estate/development/law ☒ Housing

Development Area Citizens Council – Appointing authority: City Commission

An advisory body to a development authority and, ultimately, the City Commission, related to updates to the authority's development plan.

Contact: City Manager's Office, 269-966-3311

Experience: ☐ Lives within authority boundaries

Dickman Road Business Improvement District – Appointing authority: City Manager, with Commission approval; City of Springfield

Undertakes functions, objectives, and powers enumerated in Section 1 of Public Act 49 of the Public Acts of 1999, including the promotion of economic activity in the BID along Dickman Road and providing or contracting for the administration, security, and operation of the District, to include physical improvements and joint marketing. Meets quarterly.

Contact: City Manager's Office, 269-966-3311

Experience: ☐ Non-automotive business representative ☐ Automotive business representative

Downtown Parking System Advisory Committee – Appointing authority: Mayor appoints commissioners; City Manager appoints owners and members at large with Commission approval.

Advises city staff and the city's parking administrator on issues related to the municipally-owned and operated parking system. Meets as needed.

Contact: Public Works Director, 269-966-3490

Experience: ☐ Downtown business/property owner ☐ Live in city limits

Economic Development Corporation – Appointing authority: Mayor, with Commission approval.

Alleviates unemployment conditions, assists in industry retention and promotes the general welfare of Battle Creek. Meets as needed.

Contact: City Manager's Office, 269-966-3311

Experience: ☐ Economic development ☐ Live in city limits

Goguac Lake Board – Appointing authority: Two representatives and a Goguac Lake property owner by the Mayor and City Commission; a county commissioner by the Calhoun County Board of Commissioners chairperson; the county drain commissioner; a representative of the Michigan Department of Environment, Great Lakes, and Energy.

Pursuant to Public Act 451 of 1994, as amended by Public Act 59 of 1995, formed to protect the public health, safety and welfare, and conserve the natural resources and preserve property values around Goguac Lake. Meets quarterly.

Contact: Utility Administrator, 269-966-3343

Experience: ☐ Own property on Goguac Lake

Historic District Commission – Appointing authority: Mayor, with Commission approval.

Charged under state law and local ordinance with reviewing plans for exterior modifications or demolition of buildings within the federal, state or local historic districts. Meets monthly.

Contact: Planning Division, 269-966-3320

Experience: ☐ Construction/building trades ☐ History ☐ Architecture ☐ Live in city limits

Human Relations Board – Appointing authority: Mayor, with Commission approval.

To increase constructive communication among all people regardless of actual or perceived race, ethnicity, color, religion, national origin, sex, age, height, weight, marital status, physical or mental disability, family status, sexual orientation, gender identity, or socioeconomic status. To also increase constructive communication between community members, public officials, and community organizations, thereby promoting harmonious and productive relationships within the community, and equitable access to community resources for all. Board shall be representative of management and labor, various religions, various races, and others who have an interest in human relations. Meets monthly.

Contact: City Manager's Office, 269-966-3311

Experience: ☐ Live in the metropolitan area

Income Tax Board of Review – Appointing authority: Mayor, with Commission approval.

Pursuant to State Act 284 of 1964, attempts to settle city income tax disputes. Meets as needed.

Contact: Income Tax Division, 269-966-3345

Experience: ☐ Income tax/accounting ☐ Live in city limits

Lakeview Downtown Development Authority – Appointing authority: City Manager, with Commission approval.

The LDDA's activities shall include, but are not limited to, the definition of a development area; the origination of a development plan; and the implementation of a development program as provided in Act 197 of PA 1975. Meets bi-annually.

Contact: City Manager's Office, 269-966-3311

Experience: ☐ District property owner/business representative ☐ Live in city limits

License Review Board – Appointing authority: Mayor, with Commission approval.

Provides an opportunity to appeal when an application to operate as a vendor within the city limits is denied or a current Vendor's License becomes subject to suspension or revocation. Meets as needed.

Contact: City Clerk, 269-966-3348

Experience: ☐ Live in city limits

Local Development Financing Authority – Appointing authority: City Manager, with Commission approval.

To conduct those activities authorized under Act 281, Public Acts of 1986, and as amended from time to time (MCLA Section 125.2151 et seq., MSA Section 3.540 (351) et seq.), and to otherwise govern the affairs of the I-94 Business Park and Certified Technology Park (SmartZone) established by the City of Battle Creek, Michigan, pursuant to an Agreement (The Battle Creek Aviation and E-Learning SmartZone Agreement) with the Michigan Economic Development Corporation. Meets as needed.

Contact: City Manager's Office, 269-966-3311

Experience: ☐ Live in city limits ☐ Calhoun County Commission/KCC/MEDC appointment

Local Officers' Compensation Commission – Appointing authority: Mayor, with Commission approval.

Determine salaries of elected officials. Shall meet for at least one, and not more than 15, session days in each odd-numbered year. "Session day" is a calendar day on which the commission meets and for which a quorum is present.

Contact: City Clerk, 269-966-3348

Experience: ☐ Live in city limits

Planning Commission – Appointing authority: Mayor, with Commission approval.

Charged under state law with the adoption of plans for the city. Also considers requests for zoning classifications and special use permits, and makes recommendations to the City Commission on amendments to the planning and zoning code. Meets monthly.

Contact: Planning Division, 269-966-3320

Experience: ☐ Civil/engineering/landscape architecture ☐ Land use planning ☐ Real estate/development ☐ Law

Police/Fire Retirement System Board - Appointing authority: Two members by City Commission, one member by Fire Department, one member by Police Department.

Make rules and regulations necessary to properly conduct the business of the police/fire pension system, as directed by law.

Contact: Finance Division, 269-966-3311

Experience: ☐ Finance and/or investing ☐ Live in city limits

Sustainable BC Committee – Appointing authority: City staff by City Manager; remaining members by Mayor, with Commission approval.

Increase the city's efforts to incorporate environmentally-responsible policies in the management of its facilities and services, including initiatives outlined in the Climate Protection Act Policy, adopted in August 2006, and the "15 percent by '15" renewable energy policy goal, adopted in March 2007. Will review and recommend environmental/conservation policy for the city, including recommendations for action to the City Commission. Meets as needed.

Contact: Utility Administrator, 269-966-3343

Experience: ☐ Environmental ☐ Live in city limits ☐ Business representative

Technical Review Committee – Appointing authority: City staff by City Manager; remaining members by contributing jurisdictions.

Provides review, input, and recommendations to the City and the City Commission regarding various aspects of the Wastewater Treatment system and rates. Meets quarterly.

Contact: Public Works Director, 269 966 3490

Experience: ☐ Engineering ☐ Other technical expertise ☐ Industry representative

Tree Advisory Council – Appointing authority: Mayor, with Commission approval.

Members serve in an advisory capacity to the Department of Public Works and the City Manager in developing the annual Tree Work Plan and the issuance of rules and regulations supplementary to the city's tree ordinance. Establishment meets a Tree City USA criterion. Meets at least once a year, in September.

Contact: City Engineer, 269-966-3343

Experience: ☐ Horticulture ☐ Forestry

Water System Advisory Council – Appointing authority: Mayor and Commission.

To advise and assist with the creation of materials and plans to educate the community about the dangers of lead in drinking water, assist with development of public awareness campaign materials, advise and consult on the development of appropriate plans for remediation and public education to be implemented if a lead action level is exceeded, advise and consult on efforts to replace private lead service lines, assist in promoting transparency of data and documents related to lead in drinking water, and collaborate with local community groups to ensure those living in the city have the opportunity to be involved in efforts to educate the community about lead in drinking water. Meets annually.

Contact: Public Works Director, 269-966-3490

Experience: ☐ Interest/knowledge about lead in drinking water and its effects ☐ Live in city limits

Youth Advisory Board – Appointing authority: Mayor, with Commission approval.

Established by Resolution 117 dated April 1, 2003 to involve area youth in local government policy development and administrative procedures that will improve the leadership development of the community's youth. Meets monthly.

Contact: City Manager's Office, 269-966-3311

Experience: ☐ Live in city limits ☐ Age 14 20

Zoning Board of Appeals – Appointing authority: Mayor, with Commission approval.

Considers requests for variances to the requirement of the planning and zoning code. Typical variance requests include yard setback reductions and the size of commercial signage. Meets monthly.

Contact: Planning Division, 269-966-3320

Experience: ☐ Land use planning ☐ Real estate/development/law ☐ Building construction/engineering
☐ Live in city limits



Resolution No: 432

City Commission Meeting 7/21/2026

432 - A Resolution reappointing Mark Stephens to the Sustainable Battle Creek Committee.

Battle Creek City Commission

Action Summary

Staff Member: Patricia Worden, Executive Assistant

Department: City Manager's Office

Summary

RESOLUTION NO. 432

Resolved by the Commission of the City of Battle Creek:

That Mark Stephens is reappointed to the Sustainable Battle Creek Committee with a term expiring on August 20, 2028.

Budgetary Considerations

None.

History, Background and Discussion

The purpose of the committee is to increase the city's efforts to incorporate environmentally responsible, cost-effective policy in the planning, administration and economic development of its built infrastructure and natural resources. The committee may make recommendations to the City Commission for its consideration and will be available to the commission as a resource on sustainable policy.

Positions

The Review Committee is supportive of this appointment and reappointment.

Attachments

1. Stephens, Mark - 2026 Stephens, Mark - 2026.pdf

Patricia Worden

From: noreply@civicplus.com
Sent: Friday, June 5, 2026 7:58 PM
To: Rebecca D. Forbes; Patricia Worden
Subject: Online Form Submittal: Current City of Battle Creek Boards, Committees, Commissions, and Councils Application

Email sent from outside of the City of Battle Creek. Use caution before clicking links/attachments.

Current City of Battle Creek Boards, Committees, Commissions, and Councils Application

First Name	Mark
Last Name	Stephens
Address	230 Orleans Ave
City	Battle Creek
State	MI
Zip Code	49015
Phone Number	269-456-9455
Email Address	mstphns18@gmail.com
Cell phone	269-456-9455
Are you 18 years or older?	Yes
Current occupation	Care Giver
Employer	Work by Faith Homecare
Educational background/	High School diploma from Nashville School of the Arts, Battle Creek Citizens Police Academy 2025
Boards/Commissions of Interest	Community Oversight Board 1+ year Sustainable BC Committee 1+ year
Organizational Memberships	<i>Field not completed.</i>
Interest & Qualifications	Current member of a city committee and board.

Attach additional information	<i>Field not completed.</i>
How You Heard About Us	Facebook/Youtube
Electronic Signature Agreement	I agree.
Electronic Signature	Mark Stephens
Date Signed	06/05/2026

Airport Advisory Board	<i>Field not completed.</i>
Experience	<i>Field not completed.</i>

BC Area International Relations Committee	<i>Field not completed.</i>
Experience	<i>Field not completed.</i>

BC Downtown Development Authority (DDA)	<i>Field not completed.</i>
Experience	<i>Field not completed.</i>

BC Housing Commission	<i>Field not completed.</i>
Experience	<i>Field not completed.</i>

BC TIFA/ Brownfield
Redevelopment Authority *Field not completed.*

Experience *Field not completed.*

Board of Appeals (Housing) *Field not completed.*

Experience *Field not completed.*

Board of Review (Assessing) *Field not completed.*

Experience *Field not completed.*

Civil Service Commission *Field not completed.*

Experience *Field not completed.*

Community Oversight
Board 1

Experience Live in BC city limits

Construction Board of
Appeals *Field not completed.*

Experience *Field not completed.*

Dangerous Buildings
Hearing Officer *Field not completed.*

Experience *Field not completed.*

Development Area Citizens
Council *Field not completed.*

Experience *Field not completed.*

Dickman Road Business Improvement District (BID)	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Downtown Parking System Advisory Committee	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Economic Development Corporation	<i>Field not complete,d</i>
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Experience	<i>Field not completed.</i>
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Goguac Lake Board	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Historic District Commission	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Income Tax Board of Appeals	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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section break

Lakeview Downtown Development Authority (ODA)	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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License Review Board	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Local Development Financing Authority (LDFA / SmartZone)	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Local Officers' Compensation Commission	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Planning Commission	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Police/ Fire Retirement System Board	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Sustainable BC Committee	2
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Experience	Live in BC city limits
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Technical Review Committee	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Tree Advisory Council	<i>Field not completed.</i>
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Experience	<i>Field not completed.</i>
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Water System Advisory Council *Field not completed.*

Experience *Field not completed.*

Youth Advisory Board *Field not completed.*

Experience *Field not completed.*

Zoning Board of Appeals (ZBA) *Field not completed.*

Experience *Field not completed.*

Email not displaying correctly? [View it in your browser.](#)



Resolution No: 433

City Commission Meeting 7/21/2026

433 - A Resolution appointing Grace Hernandez to the Post Franklin Neighborhood Planning Council #1.

Battle Creek City Commission

Action Summary

Staff Member: Helen Guzzo, Community Development Supervisor

Department: Community Development

Summary

RESOLUTION NO. 433

Resolved by the Commission of the City of Battle Creek:

That, Grace Hernandez, of 336 Main Street is appointed to the Post Franklin Neighborhood Planning Council #1 with a three-year term ending 12/4/2029.

Budgetary Considerations

None.

History, Background and Discussion

The City Commission is the appointing authority for Neighborhood Planning Council membership pursuant to Resolution #423, dated November 20, 1979; it appoints based on the recommendations of the individual Neighborhood Planning Council. Any person having a demonstrable or substantial interest within the defined boundaries of the council area may be appointed upon recommendation by said council.

Positions

NPC #1 recommended Grace Hernandez for membership at their June 4, 2026, meeting. Approval is recommended.

Attachments

1. NPC #1 Membership List 7.14.2026 NPC #1 Membership List 7.14.2026.pdf

Membership List

NPC 1 - Post Franklin Neighborhood Planning Council

Name	Address	City	State	Zip	Term Expires
Mary Fields	89 Lathrop St.	Battle Creek	MI	49014	12/4/2026
Yvonne Powell - Vice Chair	341 Main St.	Battle Creek	MI	49014	12/4/2026
Pat Shellenberger	39 Horton St	Battle Creek	MI	49014	12/4/2027
Cynthia Fritz - Secretary	451 Main St	Battle Creek	MI	49014	12/4/2028
Fay Washington	48 Hannah St	Battle Creek	MI	49014	12/4/2028
James Moreno- Chair	451 Main St	Battle Creek	MI	49014	12/4/2028
Courtney Iobe - Community Action	175 Main Street	Battle Creek	MI	49014	12/4/2028
Terry Youmans - Community Action	175 Main Street	Battle Creek	MI	49014	12/4/2028
Donny Williams	243 Main Street	Battle Creek	MI	49014	12/4/2028
David Censke	54 Inn	Battle Creek	MI	49014	12/4/2028
Mary Simmons	362 Main Street	Battle Creek	MI	49014	12/4/2028
Markeia Simmons	362 Main Street	Battle Creek	MI	49014	12/4/2028
Grace Hernandez	336 Main St	Battle Creek	MI	49014	12/4/2029

Updated 7/14/2026



Resolution No: 434

City Commission Meeting 7/21/2026

434 - A Resolution appointing Rochelle Hatcher to North Central Neighborhood Planning Council #2

Battle Creek City Commission

Action Summary

Staff Member: Helen Guzzo, Community Development Supervisor

Department: Community Development

Summary

RESOLUTION NO. 434

Resolved by the Commission of the City of Battle Creek:

That Rochelle Hatcher of 139 Ann Avenue is appointed to the North Central Neighborhood Planning Council #2 with a three-year term expiring 12/4/2029.

Budgetary Considerations

None.

History, Background and Discussion

The City Commission is the appointing authority for the Neighborhood Planning Council under Resolution #423, dated November 20, 1979; it is appointed based on the recommendations of the individual Neighborhood Planning Council. Any person having a demonstrable or substantial interest within the defined boundaries of the council area may be appointed upon recommendation by said council.

Positions

Members of NPC #2 recommended Rochelle Hatcher for membership at its July 13, 2026, meeting. Approval is recommended.

Attachments

1. NPC #2 term list 7.14.2026 NPC #2 term list 7.14.2026.pdf

NPC 2 - North Central Neighborhood Planning Council

Name	Address	City	State	Zip
Frank Drury	14 Spartan Dr	Battle Creek	MI	49037
Jeff Breedlove, Church of Scientology (Secretary)	31 North Washington Ave	Battle Creek	MI	49037
Lynn Ward Gray	245 Irving Park Dr	Battle Creek	MI	49037
Pastor Joe Hooper, Faith Temple COGIC	382 North Washington	Battle Creek	MI	49037
Prentice J Thompson	35 W Goodale Ave	Battle Creek	MI	49037
Ron Sweet	360 Champion St	Battle Creek	MI	49037
Samuel Gray	245 Irving Park Dr	Battle Creek	MI	49037
Bettie Robertson	125 East Northside Dr	Battle Creek	MI	49037
Cynthia Wyatt	74 W Northside Dr.	Battle Creek	MI	49037
Kim McFate	332 Viking Dr.	Battle Creek	MI	49037
Larz Martin-Bey (Vice Chair)	79 Jordan St	Battle Creek	MI	49037
Mary Bourgeois	231 Springview Dr. Apt 709	Battle Creek	MI	49037
Rodney Beckom	212 Wood St N.	Battle Creek	MI	49037
Gail Canales	95 E. Northside Drive	Battle Creek	MI	49037
Pastor Monique French, Washington Heights United Methodist Church (Chair)	153 Wood Street N	Battle Creek	MI	49037
Shanay Settles	157 Waubascacon Rd.	Battle Creek	MI	49037
Whitney Wardell, Neighborhoods, Inc. of Battle Creek	47 Washington Ave N	Battle Creek	MI	49037
Rochelle Hatcher	139 Ann Avenue	Battle Creek	MI	49037

7/14/2026

Term Expires
12/4/2026
12/4/2026
12/4/2026
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12/4/2028
12/4/2029



Resolution No: 435

City Commission Meeting 7/21/2026

435 - A Resolution seeking approval for the City of Battle Creek to participate in the funding of the FY 2027 local share cost of the Battle Creek Area Transportation Study.

Battle Creek City Commission

Action Summary

Staff Member: Aaron Kuhn, Revenue Services Director

Department: Finance

Summary

RESOLUTION NO. 435

Resolved by the Commission of the City of Battle Creek:

That the urban transportation planning regulations, implementing sections of the Infrastructure Investment and Jobs Act (IIJA) federal legislation, require that each urbanized area, as a condition of receipt of Federal capital or operating assistance, have a continuing, cooperative, and comprehensive urban transportation planning process that results in plans and programs consistent with the comprehensively planned development of the urbanized area; and

In the Battle Creek urbanized area, the continuing, cooperative, and comprehensive transportation planning process is being conducted by the Battle Creek Area Transportation Study (BCATS) Policy Committee, a forum for cooperative transportation decision-making by principal elected officials of local government, developed under federal guidelines for purposes of urban transportation planning conduct; and

The Battle Creek Area Transportation Study annually develops a Unified Work Program identifying activities and costs necessary for the conduct of the urban transportation planning process; and

Transportation planning funds, indirectly available from the U.S. Department of Transportation, are utilized to carry out the activities defined in the Unified Work Program; and

These funds, available under the federal legislation as a Consolidated Planning Grant from the

Federal Highway Administration (which includes funds flexed from the Federal Transit Administration to FHWA) require a local match of 18.15%, and

The Policy Committee of the Battle Creek Area Transportation Study has recommended that the local match required to assure the timely conduct of the Study be determined and provided for in the following manner:

1. The reimbursement schedule to be used for participating agencies (those doing BCATS work will be paid 100% of their total charge). BCATS staff office costs will be reimbursed 100%.
2. The formula for computing the local funds will be based on the urbanized area population for FHWA funding (applied to road agencies) and minimum required local match for FTA funding (applied to the TACC only). The local agencies will contribute the local share for their own activities within the BCATS program as noted on the attached table (see 3. below).
3. Distribution for local match funding is shown on the attached table, which is the same as Schedule D in the FY 2027 Unified Work Program.

It has been determined that the total local share requirements for the operation of the Battle Creek Area Transportation Study's work program for fiscal year 2027 will be \$63,920;

The City of Battle Creek agrees to participate in the funding of the local share costs of the Battle Creek Area Transportation Study's work program for fiscal year 2027 (October 1, 2026 - September 30, 2027) by providing 55.98% of the local match required for BCATS' staff costs, plus \$1,815 for costs specific to the City of Battle Creek's participation in the BCATS program;

The total local contribution for the City of Battle Creek for FY 2027 will be \$28,322;

The City of Battle Creek agrees to submit to the Battle Creek Area Transportation Study office (601 Avenue A, Springfield, MI 49037 RE: Fund No. 230.594.2321) payment of local match share no later than January 1, 2027;

The City of Battle Creek agrees this Resolution becomes effective at such time as all other local study participants providing financial support pass resolutions of financial commitment in the proportion and manner described in this Resolution.

Budgetary Considerations

The City of Battle Creek's total local contribution for FY 2027 will be \$28,322 and is budgeted in subactivity 5500 in the General Fund.

History, Background and Discussion

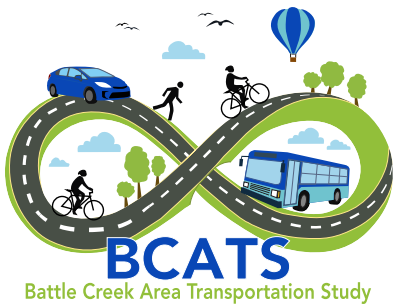
The Battle Creek Area Transportation Study was organized in May 1974 in response to the adoption of a comprehensive plan for Calhoun County and the designation of the Battle Creek area as an urbanized area by the Bureau of the Census. This designation made it possible for local units of government in the Battle Creek area to receive Federal transportation funds if a transportation planning effort was organized in accordance with Federal regulations.

Local funding for BCATS comes from the City of Battle Creek, Calhoun County Road Commission, the City of Springfield, and the Transportation Authority of Calhoun County (TACC) and is used to support the BCATS staff office by matching available Federal Transportation planning funds. BCATS' work program also provides funds back to the City to conduct traffic counts and other studies.

Positions

Attachments

1. FY 2027 Local Share Resolution Cover Ltr
BCATS CoBC BCATS.pdf
2. BCATS FY 2027 UWP Schedule D (Local
Share Funding Table) BCATS FY 2027 UWP Schedule D (Local
Share Funding Table).pdf



601 Avenue A Springfield, MI 49037

269-963-1158

www.bcatsmpo.org

June 29, 2026

Amanda Zimmerlin, City Manager
City of Battle Creek

Dear Ms. Zimmerlin:

RE: BCATS FY 2027 Local Funding Resolution

Enclosed is a resolution for local funding of the Battle Creek Area Transportation Study (BCATS) for FY 2027 (October 1, 2026-September 30, 2027). This distribution of local share costs was recommended by the BCATS Policy Committee at its June 24, 2026 meeting and is provided for action by the Battle Creek City Commission. The 2027 local share total for the City of Battle Creek is \$28,322.

Local funding is used to support the BCATS work program by matching available Federal transportation planning funds. BCATS' work program also provides funds back to the City of Battle Creek to conduct traffic counts and other activities. The FY 2027 Unified Work Program (UWP) will make up to \$10,000 in federal and local funds available to the City for its participation in traffic count collection and up to \$1,559 in 100% state funds available for asset management activities. The existence of BCATS makes it possible for local units of government to receive surface transportation, rail, Congestion Mitigation Air Quality (CMAQ), and Carbon Reduction Program funds from the U.S. Department of Transportation.

The requested local funds are consistent with a budget approved by the BCATS Policy Committee on June 24, 2026 for the 2027 fiscal year in the new FY 2027 Unified Work Program (UWP). The necessary local funding for the BCATS staff office is divided among the local financially participating units of government on the basis of population, based on the BCATS Policy Committee bylaws. The funding table included with this letter and resolution details the local share funding distribution for FY 2027.

Please arrange for scheduling of this resolution for action by the City Commission as soon as possible. If you need any further information or have any questions about this request, please feel free to contact me. BCATS appreciates the City's continuing support of the BCATS program.

Sincerely,

Jeff Franklin, Executive Director

cc: Aaron Kuhn, Revenue Services Director, City of Battle Creek
Stephen Skalski, Public Works Director, City of Battle Creek

SCHEDULE D
BATTLE CREEK AREA TRANSPORTATION STUDY

LOCAL SHARE FUNDING TABLE
FY 2027

UNIT	Federally Required Cash Contribution	Total Cash Contribution
City of Battle Creek (55.98%* of \$47,351 for cash, plus \$1,815 for CBC Public Works activity)	26,507.00 1,815.00	28,322.00
Calhoun County/Calhoun County Road Department (38.40%* of \$47,351 for cash, plus \$1,815 for CCRD specific activity)	18,183.00 1,815.00	19,998.00
City of Springfield (5.62%* of \$47,351 for cash)	2,661.00	2,661.00
Transportation Authority of Calhoun County (TACC) (18.15% of \$48,526 ** for cash, plus \$2,178 for TACC activity)	10,761.00 2,178.00	12,939.00
TOTAL	63,920	63,920

NOTES:

1. *Shares based on U.S. Census 2020 population figures, and road agency shares based on FHWA designated funding towards the BCATS Consolidated Planning Grant
2. **Minimum local match required for FTA Section 5303 designated funding towards the BCATS Consolidated Planning Grant



Resolution No: 436

City Commission Meeting 7/21/2026

436 - A Resolution seeking approval to distribute the proposed Housing Strategy Subplan of the Master Plan for review and comment, pursuant to the Municipal Planning Act (PA 33 of 2008). Upon approval to distribute, the Planning and Zoning staff will send notices to contiguous municipalities and townships, county and regional planning commissions, and utility and railroad companies.

Battle Creek City Commission

Action Summary

Staff Member: Darcy Schmitt, Planning Supervisor

Department: Planning

Summary

RESOLUTION NO. 436

Resolved by the Commission of the City of Battle Creek:

That the proposed Housing Strategy Subplan is approved for distribution for review and comment, pursuant to the Municipal Planning Act (PA 33 of 2008). In addition, Planning Department staff are to send notices to contiguous municipalities and townships, county and regional planning commissions, utility and railroad companies.

Budgetary Considerations

Other than the cost of mailing notices, there are no budgetary considerations associated with the approval of this Resolution.

History, Background and Discussion

With the assistance of the Housing and Community Development Steering Committee, city staff

developed and implemented a community outreach strategy to produce the attached draft of the Housing Strategy Subplan to guide policy development that will remove obstacles to developing housing in the City of Battle Creek. Before the Planning Commission can adopt the plan, the State of Michigan Municipal Planning Act (PA 33 of 2008) requires them to submit the proposed plan to the legislative body to approve the distribution.

If the plan is approved for distribution, the statute requires it to be submitted to the following entities: contiguous municipalities and townships, county and regional planning commissions, utility, railroad, and public transportation agencies, the county road commission, and the State transportation department. The review period established by statute is 42 days. Comments are advisory only and will be considered by the Planning Commission through the public hearing process to adopt the plan.

The draft plan will be available for review by the public in Room 117 of City Hall, on the City's website and at the Willard Library.

At the conclusion of the 42-day review period, the draft plan and any comments received through the distribution process, including additional comments from residents, will be provided to the Planning Commission for consideration prior to their September 23, 2026 meeting for a public hearing and consideration for adoption.

Positions

Staff is requesting that the City Commission authorize the distribution of the draft Housing Strategy Subplan to adjoining jurisdictions and stakeholders as required by State law for review and comment. This will allow for the steps needed to adopt the plan and develop housing policies.

Attachments

1. Draft Master Plan Housing Strategy July 2026
Draft Master Plan Housing Strategy July 2026.pdf



2026 MASTER PLAN HOUSING STRATEGY

CITY OF BATTLE CREEK

DRAFT JULY 13, 2026

1. INTRODUCTION

Purpose of the Housing Strategy

The City of Battle Creek lacks sufficient housing to support existing and future residents. With the guidance of the Housing and Community Development Steering Committee, the City in collaboration with the community, city partners, and various stakeholders has developed this 2026 Master Plan housing strategy. This strategy addresses critical housing challenges facing Battle Creek and provides a guide for housing policy and improvement projects for the next 20-year time horizon.



How This Strategy Fits with Existing Plans

This Housing Strategy builds on three foundational documents:

- **Housing Action Plan:** The 2024 Battle Creek Housing Action Plan. *Addresses population decline, aging housing stock (75% built before 1980), lower household incomes, rising construction costs, and the need for housing at varying price points.*
- **Consolidated Plan:** The 2025–2029 Consolidated Plan. *Provides a housing needs assessment, market analysis, needs of the unhoused population, and an analysis of barriers to housing across price points. Required planning document to receive federal Community Block Grant and Home Investment Partnership Funds.*
- **Lakeview District Plan:** The 2025 Lakeview Subplan. *Addresses investment in the city core, adjusting land uses to reflect changing community needs, and infill housing along the Lakeview corridor.*

This strategy synthesizes direction from these documents and adds neighborhood-level recommendations developed through an extensive community engagement process.

The City's Role

Understanding the City's role is critical to setting realistic expectations for this strategy. Within the City's planning and zoning, and community development divisions, the following are examples of opportunities the City can leverage to improve housing access:

- Modify zoning districts to allow additional housing types (ADUs, duplexes, cottage courts, townhouses, multi-family, tri-plexes)
- Require minimum parking, green space, and building standards
- Reduce lot sizes and increase allowable density
- Offer pre-approved construction drawings to facilitate infill development
- Support Low Income Tax Credit (LIHTC) housing initiatives
- Encourage market-rate infill housing affordable to working-class households
- Allocate State and Federal funding to low to moderate income areas per the consolidated plan.

The City does not directly build homes, solve the financial gap between construction cost and appraised value, design or approve building aesthetics, or determine whether units are rented or owner-occupied.

How This Document Was Developed

This strategy was developed through a multi-phase community engagement process including:

- **Housing 101 Community Meetings (September 2025)**

On September 22nd, 2025, the City of Battle Creek hosted two Housing 101 open house sessions at the Kool Family Community Center, attracting community members who participated in interactive mapping and prioritization activities to inform the housing master plan strategy.

Participants prioritized housing policies with the top three priorities being: (1) promoting mixed housing developments with variety (single-family, duplex, cottage courts, townhomes), (2) developing infill housing on vacant Land Bank and City-owned properties surrounding downtown, and (3) converting vacant commercial and office buildings to residential uses.

In the mapping exercise, participants indicated locations for different housing types, with multi-family housing receiving the most placements—particularly in the northeast quadrant of the City and north of the Battle Creek and Kalamazoo rivers.

Participants also identified opportunities for infill development on underutilized sites like strip malls and golf courses, with several residents expressing specific concerns about zoning barriers preventing duplex conversions and the need for diverse residential architectural styles throughout the city.





On October 14th, 2025, the City of Battle Creek held three stakeholder roundtables—with Developers/Builders, Realtors/Lenders, and Neighborhood Planning Councils—to gather input for the Housing Strategic Plan through interactive mapping exercises and gallery walks.

- **The development community emphasized the need for zoning reform** (citing Albion's duplex-by-right example where a duplex is permitted in any zoning district where single-family dwellings are permitted), streamlining permitting, and reduced hook-up fees, while noting that affordable construction at \$160/sq.ft. is viable when more units can be built on a parcel.
- **Real estate professionals identified strong market demand for multi-generational housing and “house hacking” opportunities** (where a buyer buys a house, lives in it and rents out another portion of the house, such as a duplex or triplex), highlighted a critical supply gap in the \$100-125K price range where buyer demand exists but inventory doesn't, and noted that many closings occur at \$180-200K despite lower-priced demand.

- **Neighborhood Planning Councils prioritized walkability improvements** (consistent sidewalk conditions, safe crosswalks), senior housing options that are non-income-restricted, and openness to diverse housing types (cottage courts, ADUs, duplexes) provided they fit neighborhood character and include adequate parking.

Cross-cutting themes included the need for regulatory reform, cross-cutting themes included the need for zoning reform to enable more units per lot, more buildable area on a lot, and quicker approval processes, infrastructure investment (especially sidewalks), affordable senior housing, partnerships with community development financial institutions (CDFIs), and addressing the perceived challenges around finding housing that costs 30% (or lower) of the household income while maintaining community buy-in for new development.



- NPC Discussion Activity Workshops (November 2025) — example project feedback

On November 20th, the City of Battle Creek held a workshop with Neighborhood Planning Councils (NPCs) to gather feedback on theoretical housing development concepts, focusing on housing type, density, site design, and neighborhood compatibility. Universal themes among NPCs included desire for adequate parking (typically 2 spaces per unit), green space preservation, single-story accessible housing for seniors and people with disabilities, compatibility with existing neighborhood character, and frustration with zoning and regulatory barriers such as special land use processes for uses that should be by-right, for the cost of hook-up fees for affordable housing, among others that prevent rather than facilitate appropriate development.



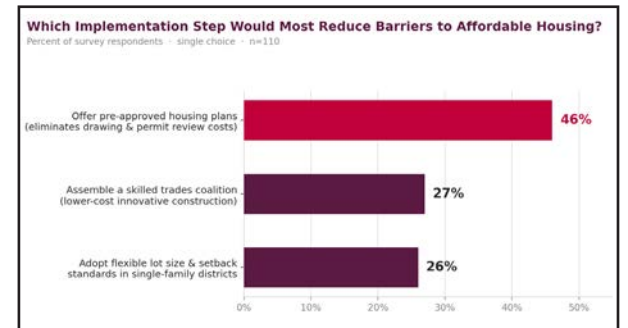
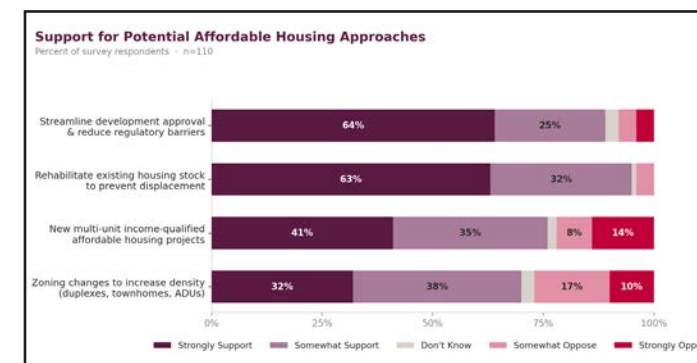
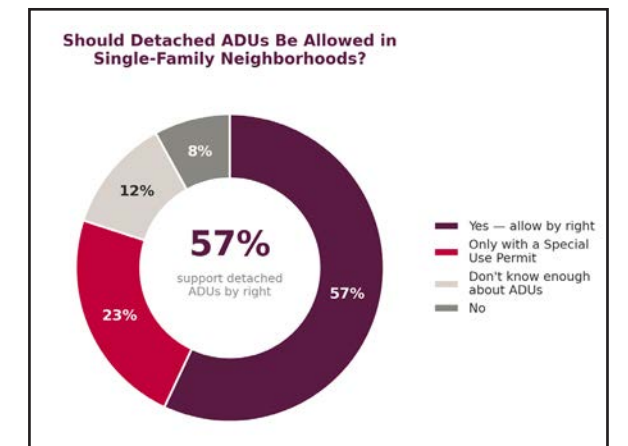
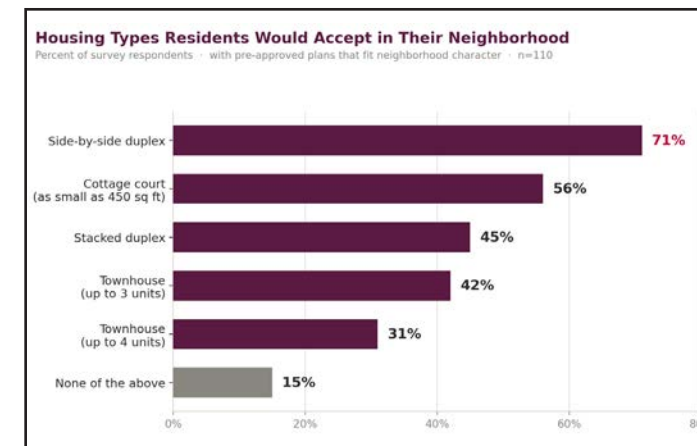
On February 19th, 2026 fifty community members gathered at the Department of Public Works to watch a presentation and participate in an interactive Mentimeter survey, which revealed a clear consensus on Battle Creek's housing challenges and priorities. Participants described housing as overwhelmingly "inadequate" (most common word), "poor," and "aging"—only 3 of 43 responses were optimistic, validating urgent need for action.

Top three goals captured 75% of votes: Expanding Housing Choices (30%), Reducing Barriers and Construction Costs (25%), and Strategic Infill (20%), while process improvements ranked last (5%), showing residents want tangible outcomes over procedural changes. Highest-impact actions included pre-approved housing plans (saves \$15K-\$30K per home), skilled trades coalition, housing along transit corridors and infill, and mixed housing developments. Housing preferences were decisive: duplex side-by-side dominated with 57%—nearly 6x more than any other attached option—followed by cottage-style (23%) and narrow houses for infill (13%), though critically, 25% said NO attached housing - duplexes, triplexes, townhomes, multifamily, fits their neighborhood, requiring context-sensitive implementation. Community commitment to action was strong, with participants describing active roles in neighbor education, NPC engagement, Habitat for Humanity volunteering, advocacy, and vacant land stewardship—demonstrating they see themselves as agents of change, not passive recipients.



Following the conclusion of the in-person engagement series, the City conducted an online survey through the Polco platform to validate the strategy's direction with a broader audience. The survey drew 110 responses, with 77% of respondents having lived in Battle Creek for more than ten years and representation from every Neighborhood Planning Council area. Notably, 64% of respondents had not attended a Housing Strategy meeting — meaning the survey reached a substantially different audience than the in-person process, and its results serve as an independent check on the direction set by meeting participants.

The survey strongly confirmed this strategy's core direction. When asked which housing types would be acceptable in their own neighborhood — with the condition that builders use pre-approved plans fitting neighborhood character — 85% of respondents accepted at least one missing middle housing type. Respondents favored by side-by-side duplexes (71%) and cottage courts (56%). A majority (57%) supported allowing detached ADUs by right in single-family neighborhoods, and 81% agreed that ADUs can add housing at all income levels without changing the feel of a neighborhood. Support was strongest of all for the strategy's process reforms: 89% supported streamlining development approval and reducing regulatory barriers, and 95% supported rehabilitating existing housing stock. These results — from an audience largely new to the conversation — give further support to move forward with the implementation actions in this Strategy.





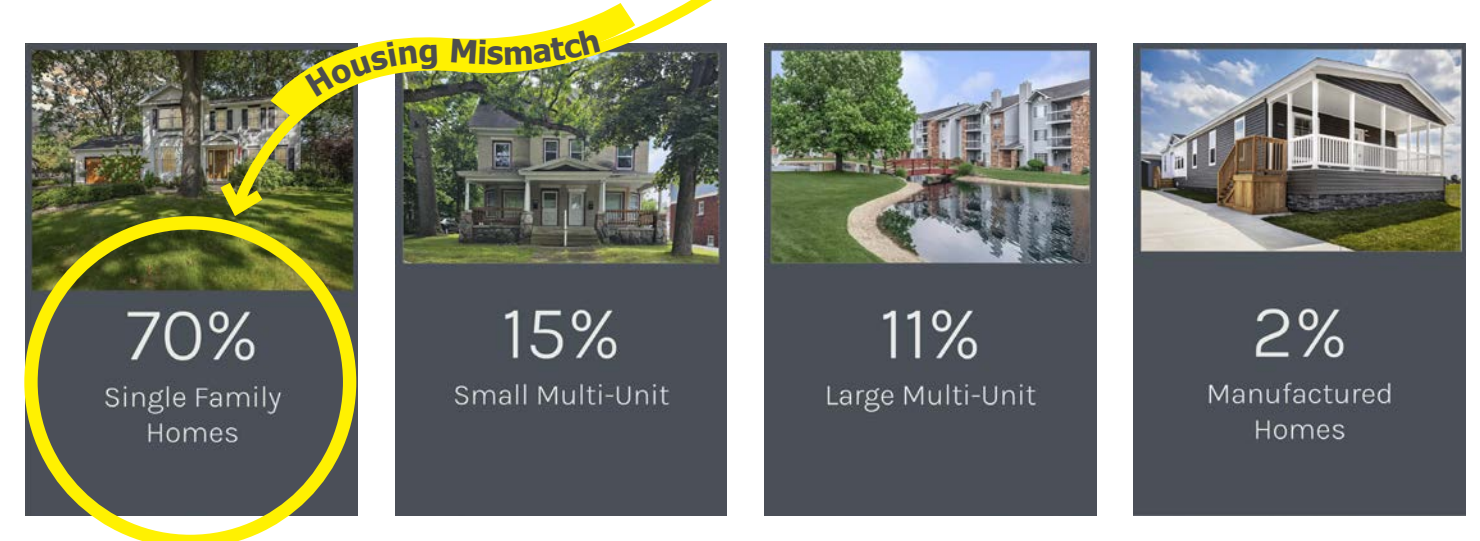
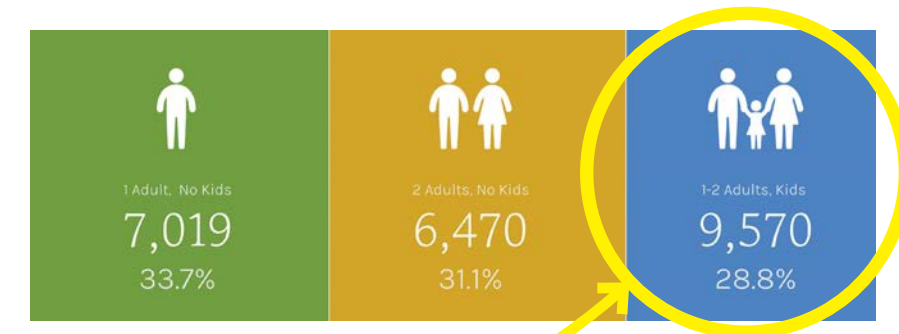
2. WHERE WE ARE NOW: BATTLE CREEK'S HOUSING PROFILE

Who Lives Here - Household Types and the Housing Mismatch

Battle Creek's household composition has shifted significantly in recent decades, yet its housing stock has not kept pace with that change.

- 23,6000 total households
- ~ 65% of all Battle Creek households are 1-2 adults without children at home
- 33.7% are single adults (7,019 households); 31.1% are two-adult households without children (6,470 households)
- Only 28.8% are households with children (9,570 households)

Despite this, 70% of Battle Creek's housing stock is single-family homes — housing designed primarily for families with children. This mismatch means many residents are living in homes that are too large, too expensive to maintain, and not well-suited to their actual needs. 53% of home buyers nationally say they would prefer to live within walking distance of shops, restaurants, and community amenities — and are willing to pay a premium to do so.



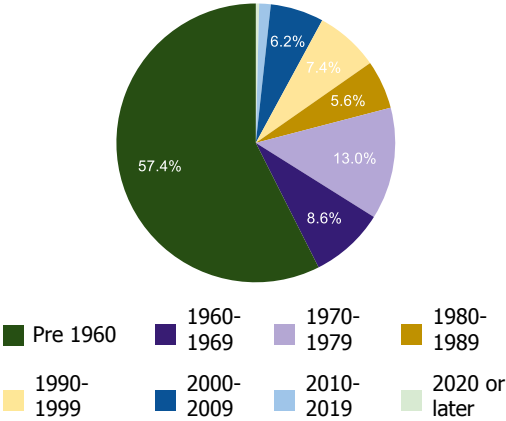
An Aging Housing Stock

Battle Creek’s housing is among the oldest in Michigan. According to the 2023 US Census:

- 58% of all homes were built before 1960
- An additional 8% were built between 1960–1969, and 12% between 1970–1979
- Only 8% of homes were built since 1990

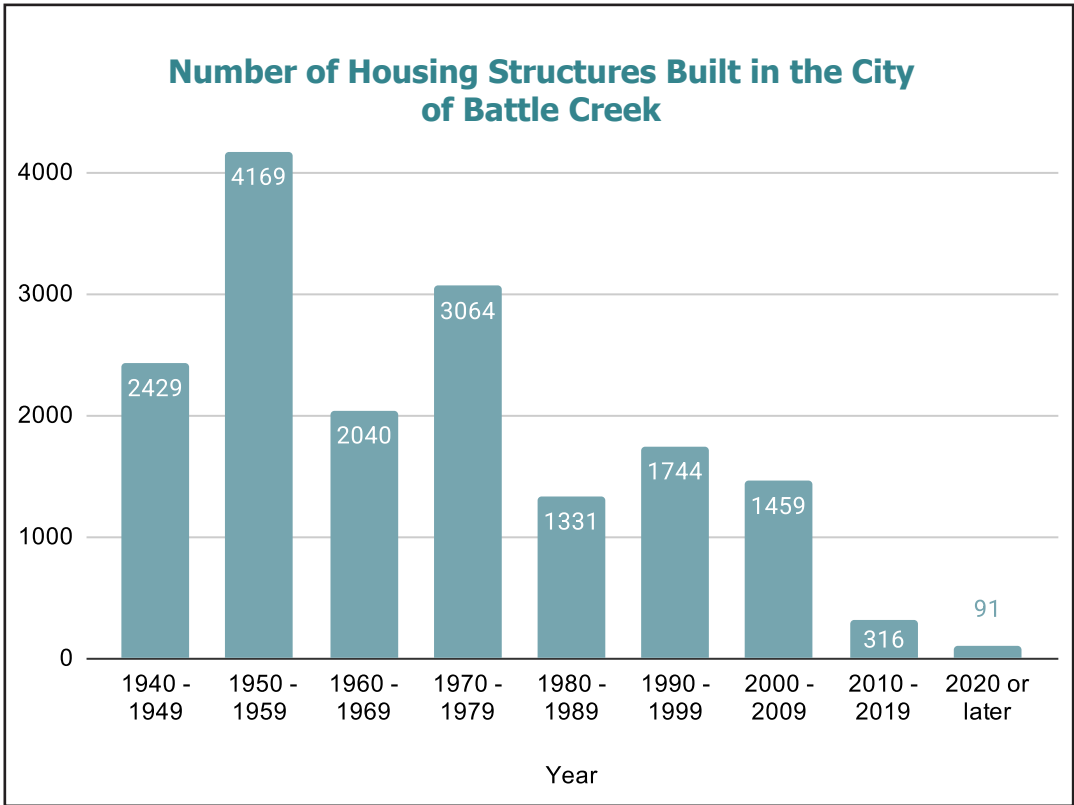
Older homes require ongoing investment and can be costly to maintain, heat, and insure. While these homes represent a source of affordable housing, they also represent a significant preservation challenge.

Battle Creek Age of Housing, Census 2024



New Construction Has Nearly Stopped

The number of new housing structures built in Battle Creek declined dramatically since the post-WWII housing boom. The period from 2010–2019 saw significant decrease in new housing starts when compared to previous decades. This lack of new supply has driven up both rents and home prices citywide.



New Housing Momentum in Battle Creek

New homes are being built in Battle Creek right now. Permits were issued for 120 new single-family homes in 2025, with 49 more in the first half of 2026 — up from about 10 per year from 2010 to 2017 (US Census Bureau Permit Data). Recent projects include:

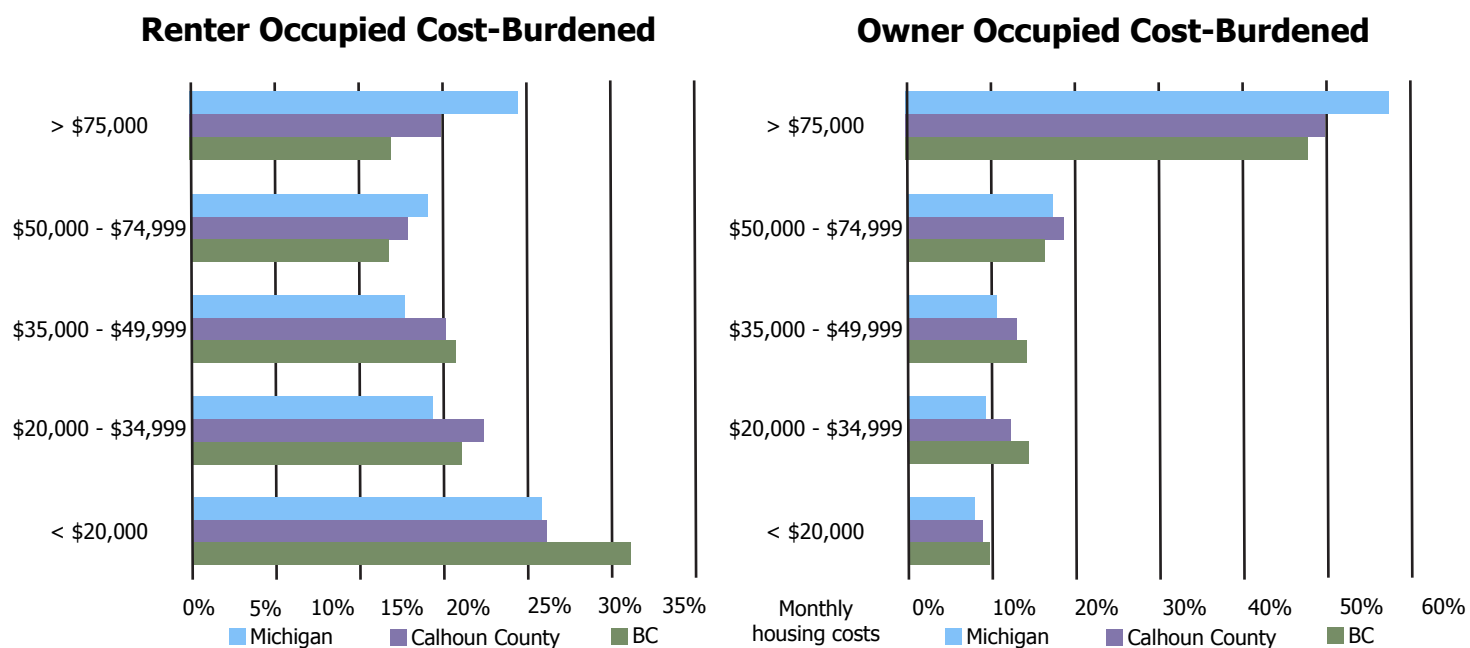
- Blue Light Project — 80 apartments and a childcare center on the former K-Mart lot, for lower-income and working households. This project anticipates construction to start in 2026.
- Land Bank Homes — Four new homes on Greenwood and Bowen Avenues, finishing Fall 2026, sold to income-qualified buyers.
- 99 W. Michigan Ave. — An unused building approved for 10 apartments with shops below.
- 119 W. Van Buren St. — A downtown parking lot approved for 199 apartments.
- Habitat for Humanity — Five new homes underway on Simmons Avenue.
- The new Battle Creek Housing Fund aims to build or fix up 1,000 homes by 2035. With a shortage of more than 3,000 homes, there is still work to do — but these projects reflect what residents asked for: homes on empty lots, old buildings turned into apartments, and housing for people at all income levels.

The Cost Gap - What It Takes to Build vs. What Residents Can Afford

The most significant structural challenge facing Battle Creek’s housing market is the gap between what it costs to build and what residents can afford to pay.

- It costs approximately \$250–\$325 per square foot to build new housing in Battle Creek
- A 1,200 square foot home costs about \$300,000 to build — but would require a household income of at least \$100,000 to be considered affordable (30% of income rule)
- Battle Creek’s median household income is \$55,693 (2024, American Community Survey)
- Median gross rent has risen sharply, approaching \$1,000/month, while wages have stayed flat
- Cost-burdened households (spending more than 30% of income on housing) are more common in Battle Creek than in Michigan and Calhoun County overall





(\$250-\$325 avg/sq ft) Average Cost		
	Rent	Own
	800 sq ft apartment	1,200 sq ft home
Cost to Build:	\$200,000	\$357,000
Payment:	\$1,858/mo lease	\$2,600/mo
Desired:	\$800/mo	\$900/mo
Subsidy:	\$100,000 up front	\$250,000 up front

Understanding Housing Types - From Single Family to Missing Middle

Battle Creek's current housing mix is dominated by single-family homes. Creating more housing choices means expanding the range of types available — especially “missing middle” housing that fits between single-family homes and large apartment buildings. These include:

- Duplexes (side-by-side and stacked) — 2 units with the appearance of a single home
- Triplexes and Fourplexes — 3–4 units on a standard lot
- Cottage Courts — small homes clustered around a shared courtyard
- Townhouses — 2–3 story attached units
- Small Apartment Buildings — 5–12 units in a medium-sized building
- Accessory Dwelling Units (ADUs) — attached or detached secondary units on existing lots

MISSING MIDDLE HOUSING TYPES

These are examples to provide context and are not intended to represent the community's desired housing types for single-family neighborhoods.



DUPLEX: SIDE-BY-SIDE

A small (1 to 2-story), detached structure that consists of two dwelling units arranged side-by-side, each with an entry from the street. This type has the appearance of a small-to-medium single-unit house and may include a rear yard.



TYPICAL SPECIFICATIONS

LOT

Width:
40 to 70 feet (alley)
55 to 75 feet (no alley)

Depth: 100 to 150 feet

Lot Area: 4,500 to 11,250 SF

UNITS

Number of Units: 2
Unit Size: 600 to 1,200 SF

DENSITY

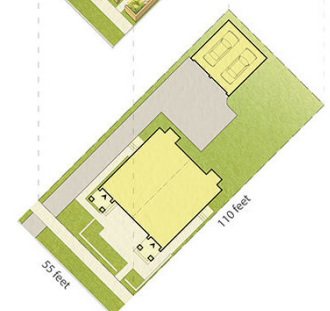
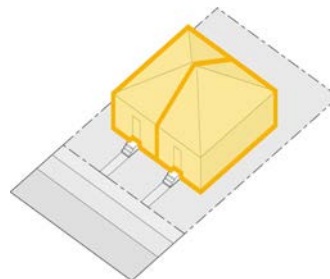
Net: 8 to 19 du/acre

PARKING

1 off-street space per unit
on-street parking may
provide an additional 1-2
spaces per unit

BUILDING SIZE

Width: 28 to 55 feet
Depth: 28 to 60 feet
Height: 14 to 24 feet to eave
Floors: 1 to 2 stories



DUPLEX: STACKED

A small (2 to 2.5-story), detached structure that consists of two dwelling units arranged one above the other, each with an entry from the street. This type has the appearance of a small-to-medium single-unit house, may include a rear yard and fits on narrower lots than the side-by-side duplex.



TYPICAL SPECIFICATIONS

LOT

Width:
40 to 70 feet (alley)
45 to 75 feet (no alley)

Depth: 100 to 150 feet

Lot Area: 4,500 to 11,300 SF

UNITS

Number of Units: 2
Unit Size: 600 to 2,400 SF

DENSITY

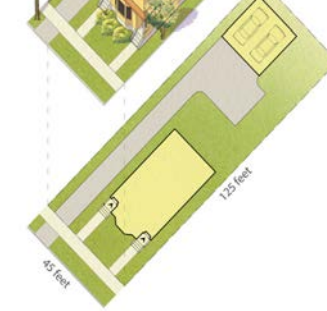
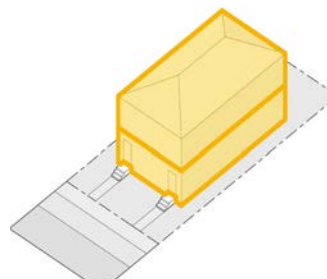
Net: 8 to 25 du/acre

PARKING

1 off-street space per unit
on-street parking may
provide an additional 1-2
spaces per unit

BUILDING SIZE

Width: 28 to 55 feet
Depth: 28 to 60 feet
Height: 20 to 24 feet to eave
Floors: 2 to 2.5 stories



TRIPLEX: INTEGRATED

A small (1 to 2-story), detached structure that consists of 3 dwelling units with 2 units stacked on top of each other and one unit integrated with the lower unit, each with an entry from the street. The lower integrated unit is typically smaller than the main lower unit. This type has the appearance of a small-to-medium single-unit house and may include a rear yard.



TYPICAL SPECIFICATIONS

LOT

Width:
40 to 70 feet (alley)
45 to 75 feet (no alley)

Depth: 100 to 150 feet

Lot Area: 4,500 to 11,300 SF

UNITS

Number of Units: 3
Unit Size: 600 to 2,400 SF

DENSITY

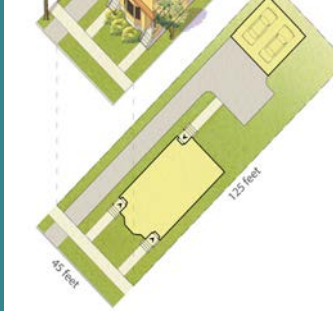
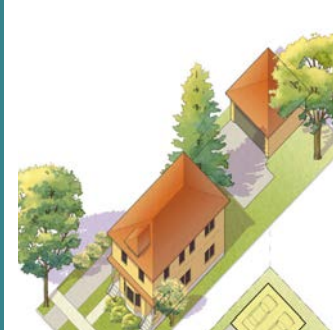
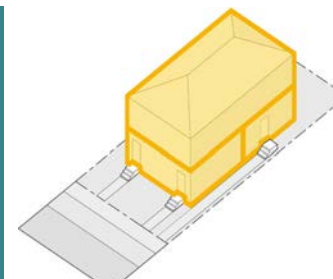
Net: 12 to 35 du/acre

PARKING

1 off-street space per unit
on-street parking may
provide an additional 1-2
spaces per unit

BUILDING SIZE

Width: 28 to 55 feet
Depth: 28 to 60 feet
Height: 20 to 24 feet to eave
Floors: 2 to 2.5 stories



TRIPLEX: STACKED

A small-to-medium (3 to 3.5-story) sized detached structure that consists of 3 dwelling units typically stacked on top of each other on consecutive floors, with one entry for the ground floor unit and a shared entry for the units above. This type does not include a rear yard.



TYPICAL SPECIFICATIONS

LOT

Width:
40 to 55 feet (alley)
40 to 65 feet (no alley)

Depth: 85 to 150 feet

Lot Area: 3,400 to 9,750 SF

UNITS

Number of Units: 3
Unit Size: 700 to 1,600 SF

DENSITY

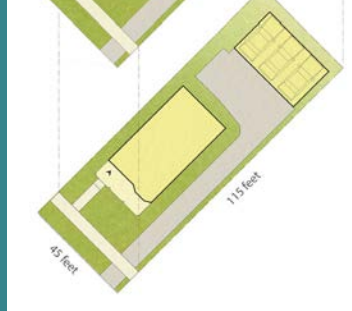
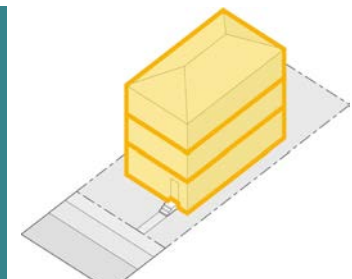
Net: 13 to 38 du/acre

PARKING

1 off-street space per unit
on-street parking may
provide an additional 1-2
spaces per unit

BUILDING SIZE

Width: 24 to 40 feet
Depth: 40 to 55 feet
Height: 30 to 45 feet to eave
Floors: 3 to 3.5 stories



MISSING MIDDLE HOUSING TYPES

These are examples to provide context and are not intended to represent the community's desired housing types for single-family neighborhoods.



FOURPLEX: STACKED

A detached (2 to 2.5-story) structure with four dwelling units, two on the ground floor and two above, with shared or individual entries from the street. This type has the appearance of a medium-sized single-unit house and may include a rear yard. This type is attractive to developers by generating four units on a typical 50' lot with alley access.



TYPICAL SPECIFICATIONS

LOT

Width:
45 to 65 feet (alley)
50 to 75 feet (no alley)

Depth: 100 to 150 feet

Lot Area: 4,500 to 11,250 SF

UNITS

Number of Units: 4
Unit Size: 500 to 1,200 SF

DENSITY

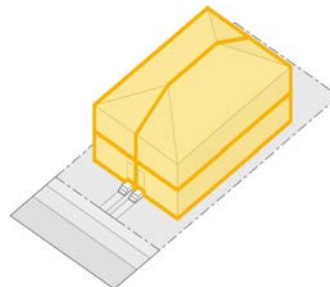
Net: 18 to 35 du/acre

PARKING

1.5 off-street spaces per unit
on-street parking may
provide an additional 1-2
spaces per unit

BUILDING SIZE

Width: 34 to 56 feet
Depth: 32 to 60 feet
Height: 20 to 28 feet to eave
Floors: 2 to 2.5 stories



COTTAGE COURT

A group of small (1 to 1.5-story*), detached structures arranged around a shared court visible from the street. The shared court is an important community-enhancing element and unit entrances should be from the shared court. It replaces the function of a rear yard. *Often rear-most building can be up to 2 stories.



TYPICAL SPECIFICATIONS

LOT

Width:
100 to 150 feet (alley)
115 to 160 feet (no alley)

Depth: 100 to 150 feet

Lot Area: 10,000 to 24,000 SF

UNITS

Number of Units: 5 to 10
Unit Size: 500 to 800 SF

DENSITY

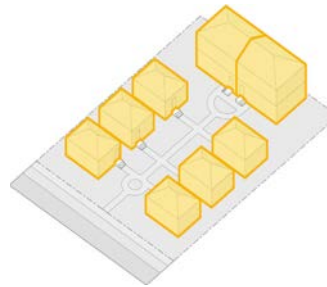
Net: 13 to 44 du/acre

PARKING

1 off-street space per unit
on-street parking may
provide an additional 1
space per unit

BUILDING SIZE

Width: 18 to 24 feet
Depth: 24 to 36 feet
Height: 12 to 18 feet to eave
Floors: 1 to 1.5 stories
(rear-most building
sometimes 2 stories)



TOWNHOUSE

A small-to medium-sized attached structure that consists of 2 to 16 multi-story dwelling units placed side-by-side. Entries are on the narrow side of the unit and typically face a street or courtyard. The street façades have entrances and avoid garages.



TYPICAL SPECIFICATIONS

LOT

Width:
18 to 25 feet (alley is
required for townhouse)

Depth: 85 to 120 feet

Lot Area: 1,530 to 3,000 SF

UNITS

Number of Units: 1
Unit Size: 1,000 to 3,000 SF

DENSITY

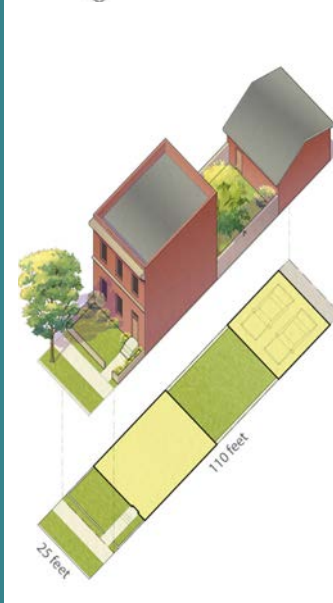
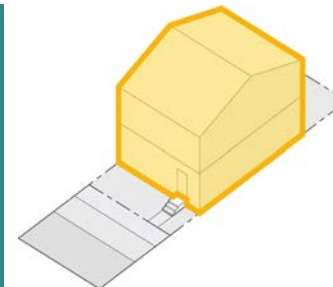
Net: 11 to 25 du/acre

PARKING

1 off-street space per unit
on-street parking may
provide an additional 1
space per unit

BUILDING SIZE

Width: 18 to 25 feet
Depth: 35 to 55 feet
Height: 25 to 40 feet to eave
Floors: 2 to 3.5 stories



SMALL APARTMENT BUILDING

A detached (2 to 2.5-story) structure that consists of 5 to 12 dwelling units arranged side-by-side and/or stacked, typically with a shared entry from the street. This type has the appearance of a medium-to-large single-unit house and does not include a rear yard.



TYPICAL SPECIFICATIONS

LOT

Width:
75 to 100 feet (alley)
95 to 120 feet (no alley)

Depth: 100 to 150 feet

Lot Area: 7,500 to 18,000 SF

UNITS

Number of Units: 5 to 12
Unit Size: 500 to 1,200 SF

DENSITY

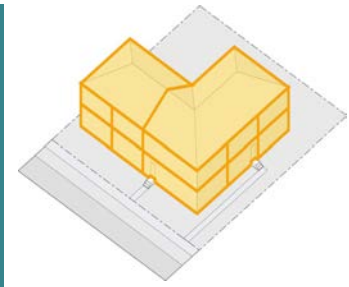
Net: 12 to 70 du/acre

PARKING

1.25 off-street spaces per
unit
on-street parking may
provide an additional 1-2
spaces per unit

BUILDING SIZE

Width: 50 to 80 feet
Depth: 35 to 75 feet
Height: 25 to 40 feet to eave
Floors: 2 to 2.5 stories



WHAT THE COMMUNITY AND DATA TELL US: KEY CHALLENGES



Not Enough Homes at the Right Price Points

There is strong demand for housing in the \$100,000–\$125,000 range — where working-class and moderate-income residents can afford to buy. However, supply at this price point is nearly nonexistent. Most sales are closing in the \$180,000–\$200,000 range, pricing out many residents.

Stakeholders heard directly from realtors: “The buyer market for available, ready-to-move-in homes at the \$100–125K range exists, but the supply does not.”



Construction Costs Make Affordability Nearly Impossible Without Help

At \$250–\$325/sq ft, new construction in Battle Creek is far out of reach for most residents. A modest 1,200 sq. ft. home costs \$300,000 to build, but appraises at only \$200/sq ft in most neighborhoods — creating a \$60,000+ gap that does not make new development financially viable without subsidy or creative financing.



The Housing Stock Doesn’t Match Who Lives Here

Battle Creek’s neighborhoods are full of large single-family homes designed for families that no longer reflect the majority of households. Empty nesters, seniors, young professionals, and single-person households need smaller, lower-maintenance options — but these housing types are scarce or outright prohibited in most residential zones.



Seniors Have Nowhere to Go

Across every NPC meeting, senior housing emerged as the most urgent unmet need. Seniors want to downsize but there are few suitable options — particularly non-income-restricted, one-level units with attached garages.

Battle Creek’s median age is 37.6 and rising. Seniors 61+ report high rates of loneliness (33%) and social isolation (29%), which appropriate housing with community connection can help address.



Regulatory Barriers and Perception Challenges

Developers, builders, and realtors identified several systemic barriers:

- Hook-up fees and long permitting timelines that increase project costs
- Non-conforming lot standards that make infill on vacant lots more difficult.
- Negative community perceptions of density and “low-income housing” that create political resistance
- Insufficient developer capacity and an emerging need for a “Housing Czar” or dedicated development liaison role



4. OUR GOALS

These goals reflect both what the data shows and what the community told us. They are written in plain language so every Battle Creek resident can understand what we are working toward together.

Community Vision for Housing in Battle Creek

Every Battle Creek resident deserves a home that's safe, stable, and within reach — whether they're a longtime neighbor, a young family putting down roots, or a new worker drawn here by the region's growing economy. This plan is our commitment to close the gap between where our housing market is today and where our community deserves to be.

Goal 1 - Remove Barriers and Streamline the Path to Building

Every dollar and day saved in the development process helps close the affordability gap. The City will work to reduce unnecessary regulatory friction, improve communication with builders and developers, and make it easier to build the right housing in the right places.

Goal 2 - Increase the Supply and Variety of Housing according to neighborhood character

Battle Creek needs more homes — and more kinds of homes. From infill cottages to duplexes to small apartment buildings, expanding the variety of housing creates options for people at every stage of life and income level. New housing should feel like it belongs — fitting neighborhood character in scale, design, and relationship to the street.

Goal 3 - Make Housing More Affordable for Working Residents

Wages in Battle Creek have not kept pace with housing costs. Working residents — those earning \$35,000–\$75,000 — are too often cost-burdened or unable to find suitable housing at all. This goal focuses on closing the gap between what housing costs and what residents can pay.

Goal 4 - Support Seniors and Residents with Accessibility Needs

Every neighborhood in Battle Creek needs more options for residents who want to age in place, downsize, or access accessible housing. This means not just building new senior housing, but also adapting existing housing and ensuring new development meets universal design standards.



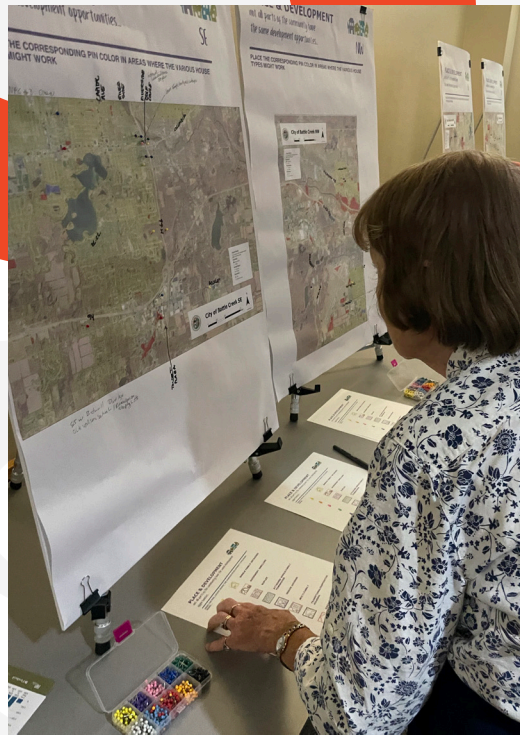
How These Goals Respond to What We Heard

Challenge	Goal
Not Enough Homes at the Right Price Points	Goal 2: Increase supply and variety Goal 3: Affordability for working residents (\$35-75K)
Construction Costs	Goal 3: Affordability Goal 1: Remove regulatory barriers and streamline processes
Housing Stock Mismatch	Goal 2: Increase supply and variety
Seniors Have Nowhere to Go (Those Who Wish to Find Senior Housing)	Goal 4: Support seniors and accessibility
Regulatory Barriers	Goal 1: Remove regulatory barriers and streamline processes
Established Neighborhoods have Unique character	Goal 2: New Housing is Compatible with Existing Neighborhood



5.

PRIORITIES BY NEIGHBORHOOD PLANNING COUNCIL

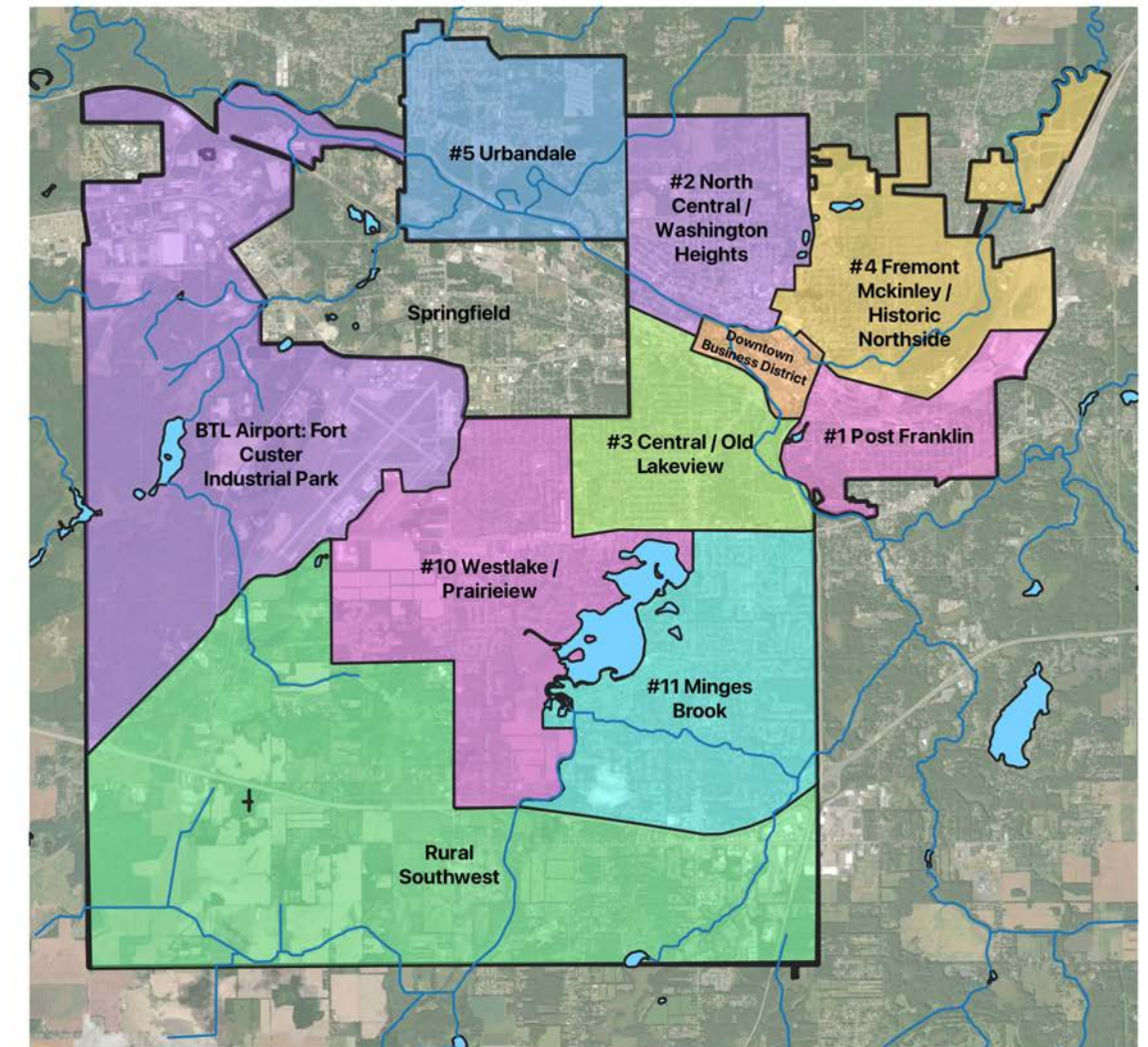


How to Read This Section

Each NPC section includes:

- Neighborhood context — what makes this area unique
- What residents told us — key themes from the NPC discussions and test project feedback
- Land use and zoning recommendations — specific actions for this neighborhood
- Potential test project sites — locations identified by the community for pilot development

Recommendations in this section are tailored to each neighborhood and should be read alongside the citywide implementation actions in Section 6.



0 0.75 1.5 mi



Legend

- Streams
- Inland Lakes
- NPC Categories**
 - #1 Post Franklin
 - #2 North Central/Washington Heights
 - #3 Central/Old Lakeview
 - #4 Fremont McKinley/Historic Northside
 - #5 Urbandale
 - #10 Westlake/Prairieview
 - #11 Minges Brook
 - Rural Southwest
 - BTL Airport: Fort Custer Industrial Park
 - Downtown Business District

Battle Creek Neighborhood Planning Council (NPC) Map





NPC 1 - Post Franklin

Neighborhood Context

Post Franklin is a diverse, established neighborhood anchored by Fire Station 3, Oakhill Cemetery, an elementary school on Main Street, and a bus line running Monday through Friday. Housing is a mix of sizes and styles, with shared driveways common throughout.

What Residents Told Us

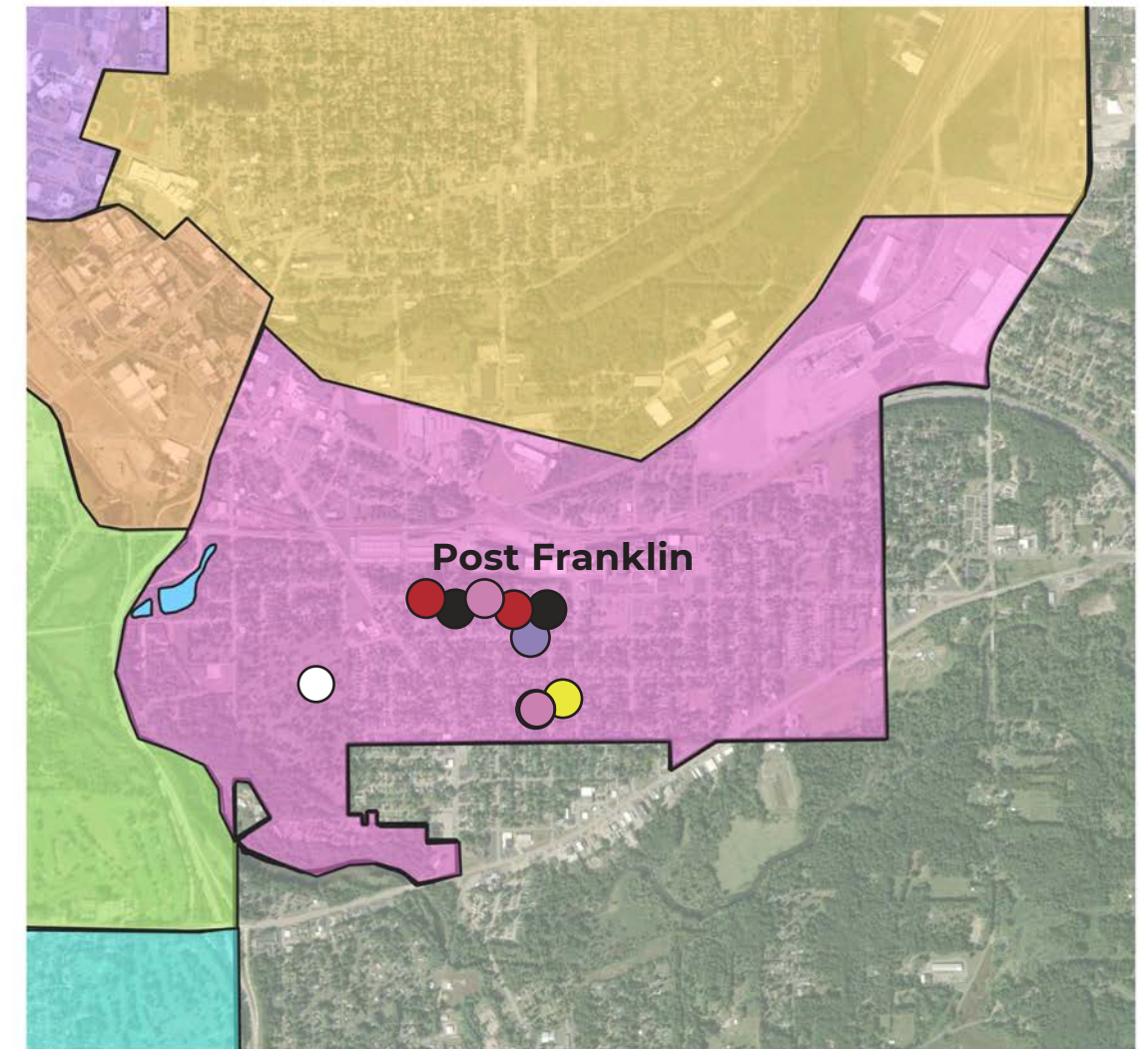
- Housing should fit the neighborhood — not overly dense
- Single homes, duplexes, triplexes, and quads are acceptable if reasonably sized
- Buildings should not be built to the sidewalk — frontage separation is important
- Driveways are essential; on-street parking cannot absorb the demand
- Medium density is the right target; cottage court or duplex layouts preferred on edge lots

Land Use & Zoning Recommendations

1. Allow duplexes, triplexes, and fourplexes by right in the base residential zone, provided buildings do not exceed the massing and footprint of existing homes in the neighborhood — no special use permit required.
2. Adopt flexible lot standards for Franklin-area infill parcels — reduce minimum lot width and setback requirements to reflect the neighborhood's existing pattern of smaller lots and shared driveways, making infill development financially viable without variances.
3. Continue to study the cottage court and implement the recommendations from the study conducted with the land bank.
4. Establish a driveway and off-street parking standard — require at least one off-street parking space per unit for all new multi-unit development, recognizing that on-street parking capacity is already limited throughout the neighborhood.

Potential Test Project Sites

Lots on the edges of the Franklin area, particularly near the Old Main Street Market site, were identified as suitable for a test project. A cottage court or duplex layout with driveways is preferred. A small apartment building could be considered at a site near M-66.



0 0.25 0.5 mi



Housing Types Legend

- | | |
|------------------------|---------------------------------------|
| Single Family Detached | Small Apartment Building |
| Accessory Dwelling | Transitional / Supportive Housing |
| Duplex | Emergency Housing for Unhoused People |
| Townhouse | Cottage Courts |
| Senior Housing | |

Battle Creek Neighborhood Planning Council (NPC) Map: #1 Post Franklin





NPC 2 - North Central / Washington Heights

Neighborhood Context

North Central / Washington Heights is bounded by Van Buren, Champion Street, North Ave., and Gooddale Ave. The neighborhood features historic homes, wonderful churches, Grace Health/Hospitals, Kellogg Community College, Irving and Claude Evans Parks, Dudley Elementary, and Northwestern Middle School.

What Residents Told Us

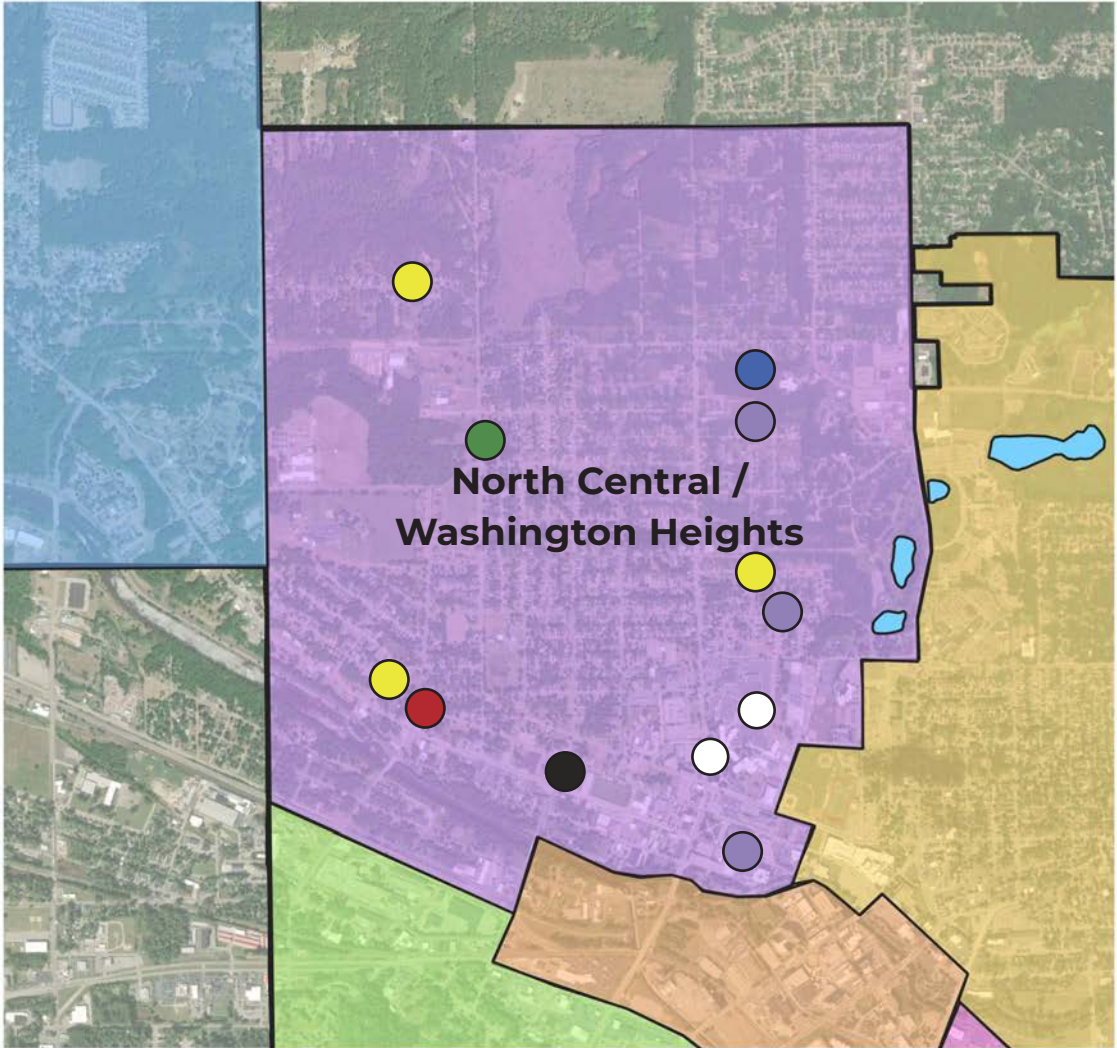
- Single-family detached homes are strongly desired
- Residents are open to duplexes and mixed housing types if compatible with neighborhood character
- Sidewalk conditions are a concern
- The scale of new homes matters; must fit similar context of neighboring buildings
- Kids love the parks and basketball courts; community feel is a priority

Land Use & Zoning Recommendations

1. Allow duplexes, triplexes, and fourplexes by right in the base residential zone, provided buildings do not exceed the massing and footprint of existing homes in the neighborhood — no special use permit required.
2. Adopt flexible lot standards for infill parcels — reduce minimum lot width and setback requirements to reflect the neighborhood's existing pattern of smaller lots and shared driveways, making infill development financially viable without variances.
3. Allow ADUs by right with performance standards and rental restriction requirements in the single-family residential zone, provided on-site parking is provided.

Potential Test Project Sites

The United Methodist site was identified as a test project location. Development should acknowledge the community's preference for single-family detached homes while allowing other housing types to be explored.



0 0.25 0.5 mi



Housing Types Legend

- | | |
|--|--|
| ● Single Family Detached | ● Small Apartment Building |
| ● Accessory Dwelling | ● Transitional / Supportive Housing |
| ● Duplex | ● Emergency Housing for Unhoused People |
| ● Townhouse | ○ Cottage Courts |
| ● Senior Housing | |

Battle Creek Neighborhood Planning Council (NPC) Map: #2 North Central / Washington Heights



NPC 3 - Central / Old Lakeview

Neighborhood Context

The Central / Old Lakeview neighborhood has significant vacant land resulting from a City demolition program over the past decade. The Calhoun County Land Bank is actively engaged in this area and is open to working with the NPC on new housing. Assembled lots of 3–4 parcels present opportunities for cottage courts and similar infill development.

What Residents Told Us

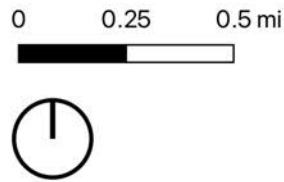
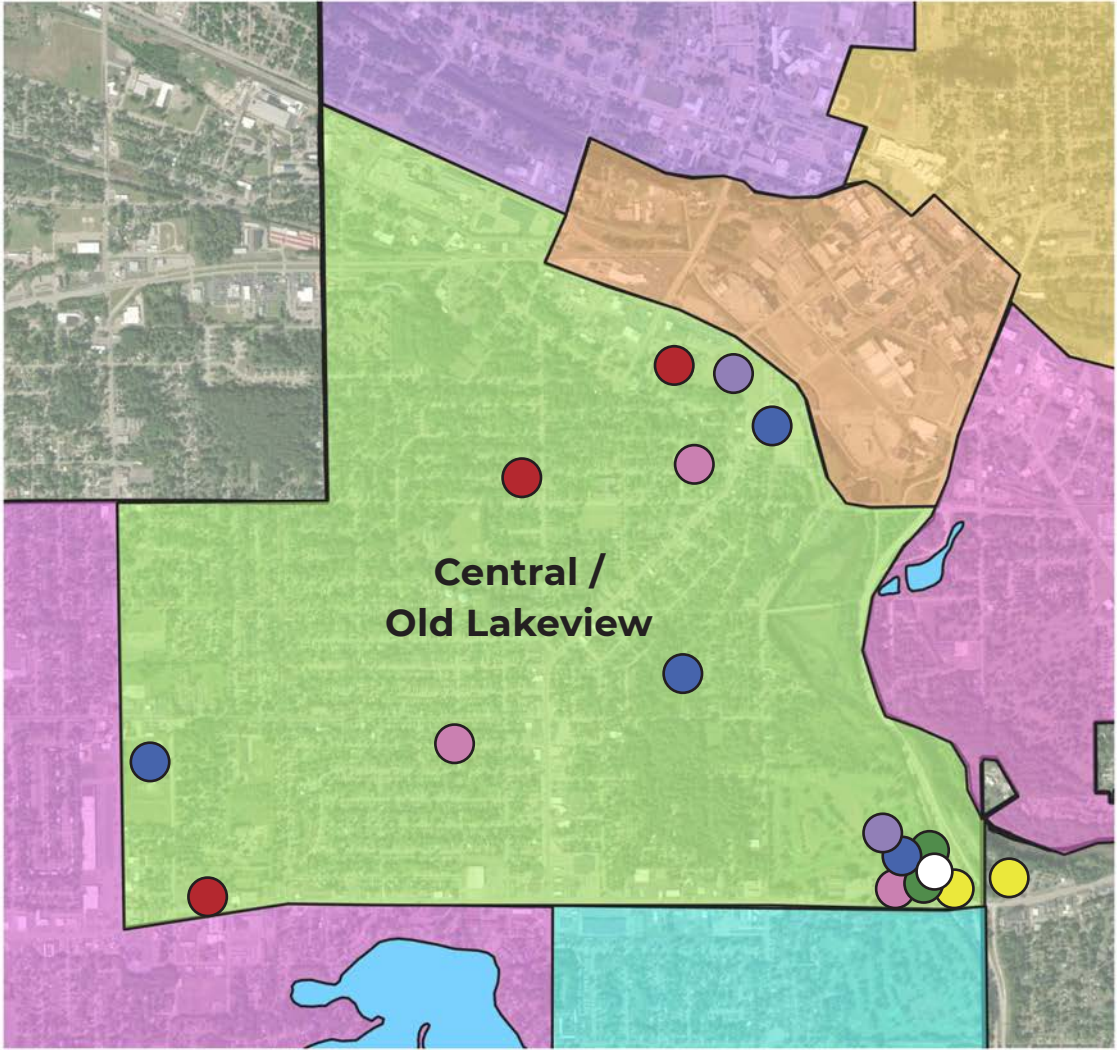
- Neighborhood aspires to stay traditional
- No tiny homes or ADUs
- Better street maintenance and compatibility with existing neighborhood character
- Create incentives for investors to purchase and rehabilitate properties
- New housing should be near transportation and grocery access
- Walkable and bike-friendly neighborhood is a goal

Land Use & Zoning Recommendations

1. Create a cottage court overlay for edge parcels — allow small clusters of single-story units arranged around a shared courtyard on transitional lots when lots can be assembled, especially when located along major transportation corridors or within ¼ mile of walkable, commercial nodes.

Potential Test Project Sites

The former Lakeview Hospital site was identified as a strong candidate for a test project. Other potential sites include the old AAA building on Arbor Street, the 20th and Eldred field, and the former Southwestern Junior High site.



Housing Types Legend

- | | |
|------------------------|---------------------------------------|
| Single Family Detached | Small Apartment Building |
| Accessory Dwelling | Transitional / Supportive Housing |
| Duplex | Emergency Housing for Unhoused People |
| Townhouse | Cottage Courts |
| Senior Housing | |

**Battle Creek
Neighborhood Planning
Council (NPC) Map:
#3 Central / Old Lakeview**





NPC 4 - Fremont Mckinley / Historic Northside

Neighborhood Context

The Fremont/Verona/McKinley/Historic Northside neighborhood is a quiet, established area on Battle Creek’s northeast side, made up largely of ranches and bungalows on well-kept lots. The neighborhood is walkable, served by transit along Capital Avenue NE, and home to LaMora Park Elementary and the Fremont Garden — one of the city’s oldest community gardens, where volunteers grow and freely share fresh produce with anyone who needs it.

What Residents Told Us

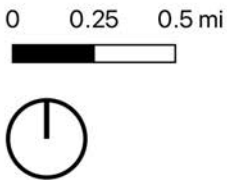
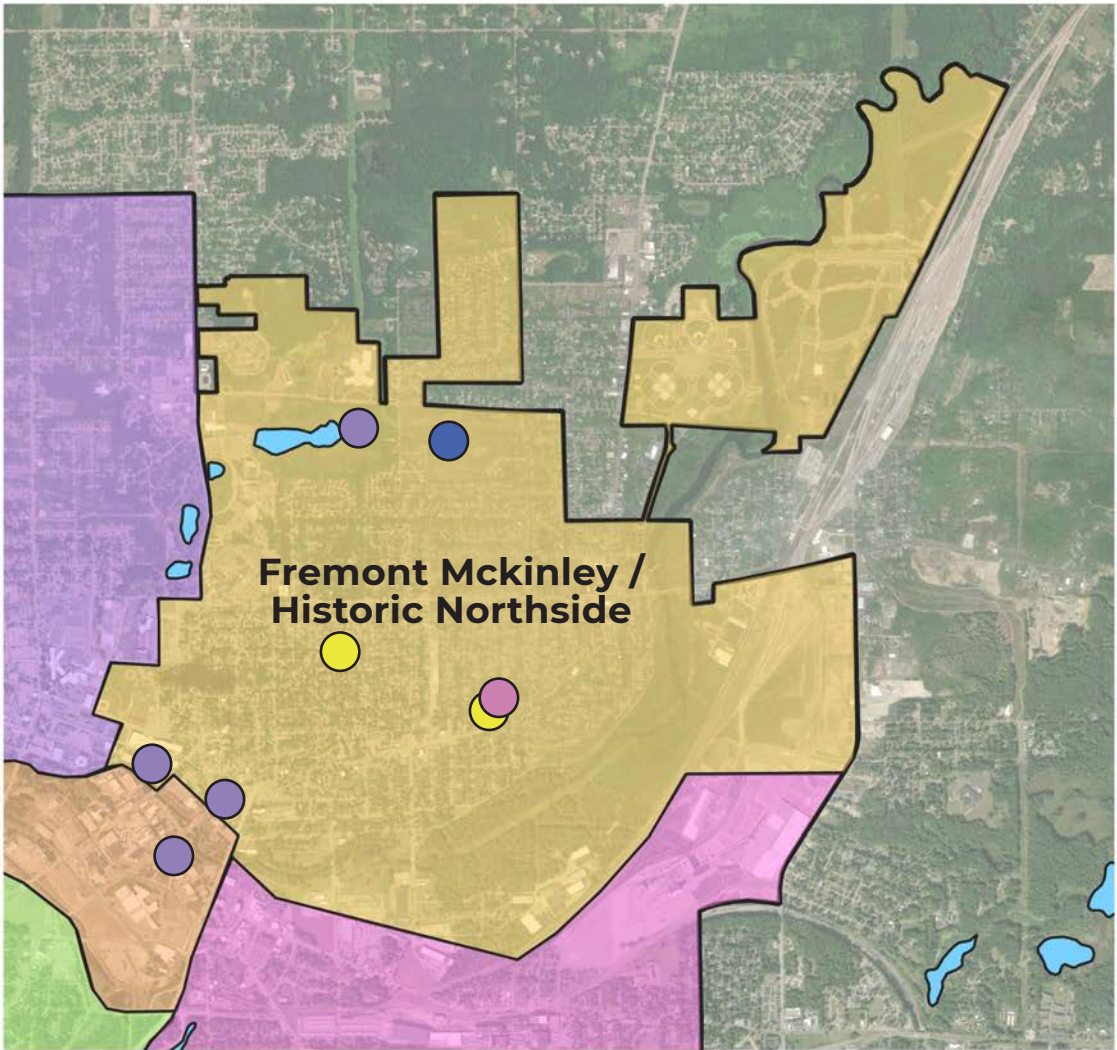
- Housing stock is low — scarcity drives up prices
- The market needs to be more friendly to private investors
- Single-family homes (ranches and bungalows) are the preferred housing type
- Test projects are less important than incentives — the priority is attracting investment
- Create 5–10 year property tax incentives for new builds on vacant lots

Land Use & Zoning Recommendations

1. Allow ADUs by right in the residential zone, provided on-site parking is provided.
2. Create a cottage court overlay for edge parcels — allow small clusters of single-story units arranged around a shared courtyard on transitional lots when lots can be assembled, especially when located along major transportation corridors or within ¼ mile of walkable, commercial nodes.
3. Adopt flexible lot standards for infill parcels — reduce minimum lot width and setback requirements to reflect the neighborhood’s existing pattern of smaller lots and shared driveways, making infill development financially viable without variances.

Potential Test Project Sites

ADU development on existing owner-occupied lots was identified as the most appropriate test project approach for Fremont.



Housing Types Legend

- | | |
|------------------------|---------------------------------------|
| Single Family Detached | Small Apartment Building |
| Accessory Dwelling | Transitional / Supportive Housing |
| Duplex | Emergency Housing for Unhoused People |
| Townhouse | Cottage Courts |
| Senior Housing | |

**Battle Creek
Neighborhood Planning
Council (NPC) Map:
#4 Fremont Mckinley /
Historic Northside**





NPC 5 - Urbandale

Neighborhood Context

Urbandale is a tree-lined, predominantly one-story neighborhood with large backyards, fenced yards, and strong access to the Arboretum, Fell Park, and the river. The commercial district includes restaurants, a pharmacy, and a grocery store.

What Residents Told Us

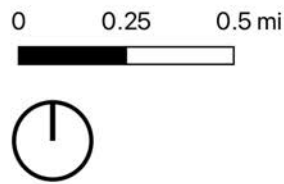
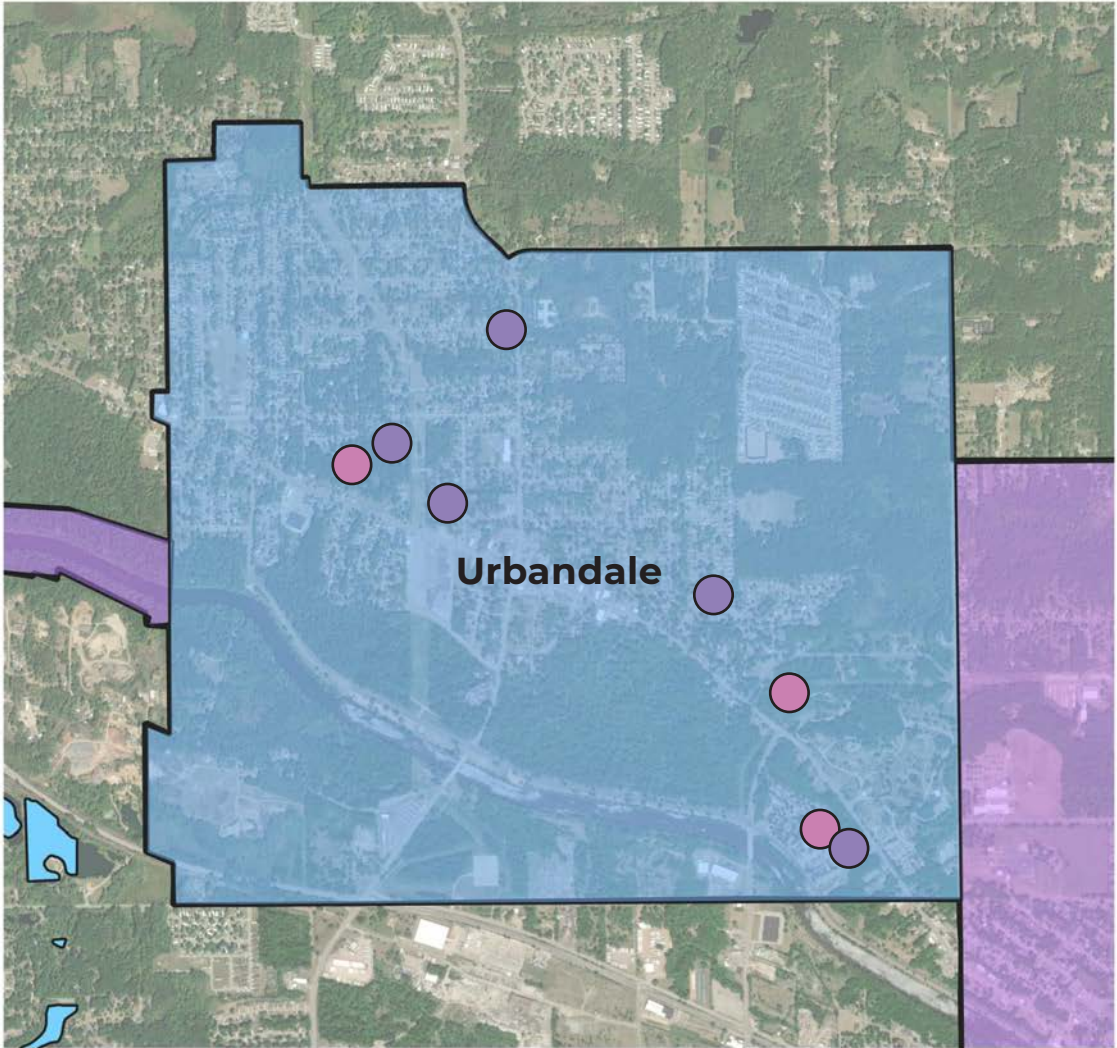
- This is a single-story neighborhood — new housing should match
- Need more senior housing, including non-income-restricted condos and townhouses
- Apartments welcome to maintain housing diversity, but on major corridors where bus service is provided
- Housing for young adults aging out of foster care is needed
- Green space between structures is critical; spread-out layout preferred
- Every unit needs at least one parking spot near the door

Land Use & Zoning Recommendations

1. Allow duplexes, triplexes, and fourplexes by right in residential zones — small-scale multi-unit housing shall be permitted without a special use permit, provided new buildings do not exceed the massing and scale of existing homes in the surrounding block.
2. Adopt flexible lot standards for infill parcels — reduce minimum lot width, depth, and setback requirements to reflect the existing pattern of development in each neighborhood, making substandard lots buildable without requiring a variance.
3. Allow ADUs by right — permit garage conversions, basement units, and backyard cottages in all residential zones without a special use permit, subject to basic design and setback standards.
4. Require green space between structures for multi-unit development — any new development of three or more units must provide a minimum amount of landscaped open space between buildings, preventing lot-maximizing layouts that feel out of scale with surrounding single-family neighborhoods.

Potential Test Project Sites

Sites fronting Jackson and Franklin streets or near the river were identified as the primary focus areas. The Bedford/Jackson corner (northeast, currently forested) was also mentioned as a possibility.



Housing Types Legend

- | | |
|------------------------|---------------------------------------|
| Single Family Detached | Small Apartment Building |
| Accessory Dwelling | Transitional / Supportive Housing |
| Duplex | Emergency Housing for Unhoused People |
| Townhouse | Cottage Courts |
| Senior Housing | |

Battle Creek Neighborhood Planning Council (NPC) Map: #5 Urbandale





NPC 10 - Westlake / Prairieview

Neighborhood Context

Westlake / Prairieview has a reputation for being a safe and desirable neighborhood. It's a peaceful, well-maintained community where residents take pride in their homes and their community. The neighborhood is primarily made up of single-family homes and duplexes from the mid-20th century—ranches and traditional designs that give the area its classic character. The area is bounded by SW Capital Avenue and Riverside Drive, and it includes established parks with walking paths, sports facilities, and playgrounds. Notable parks include Riverside Park and Woodland Park.

What Residents Told Us

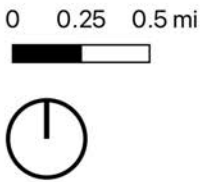
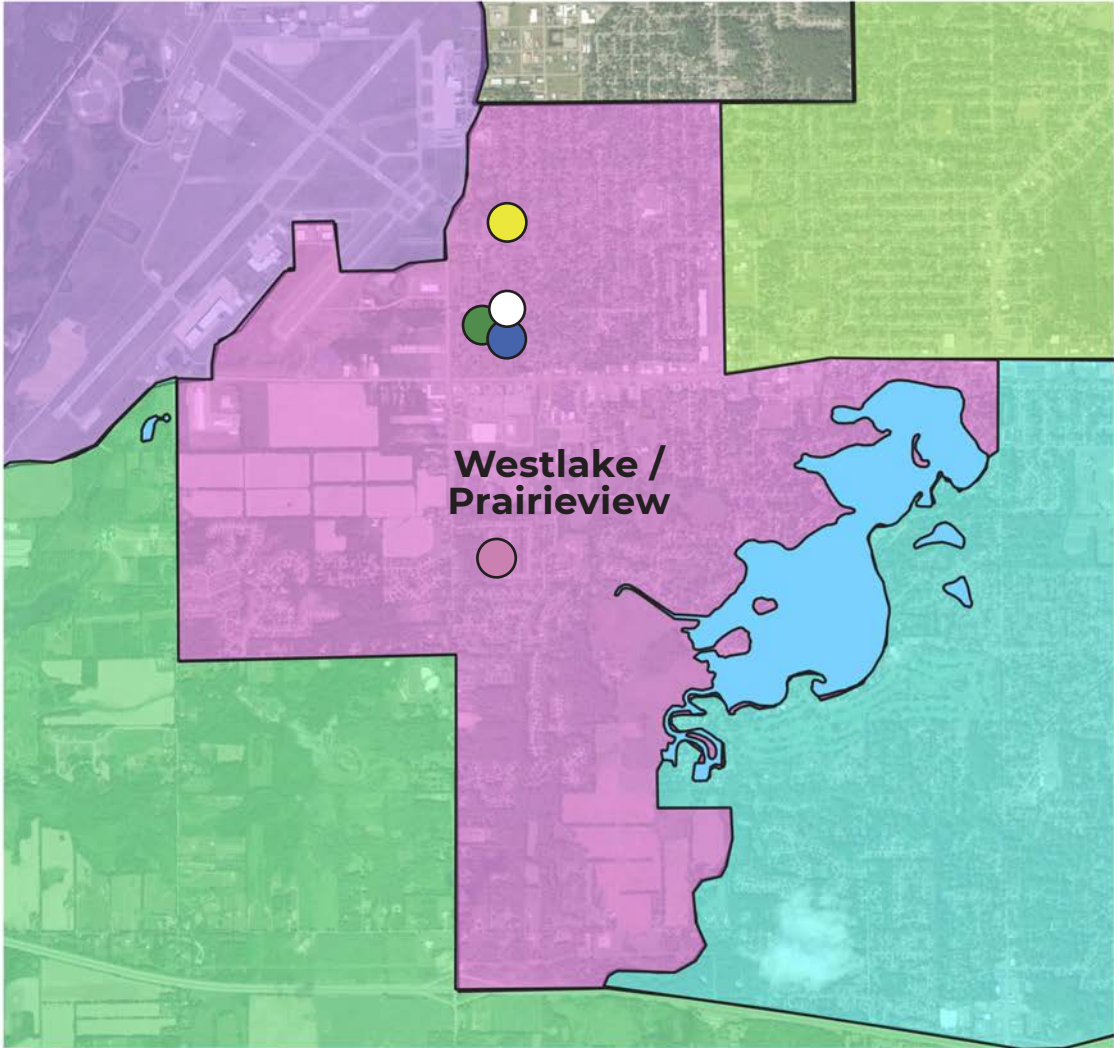
- This is a family-friendly, dog-friendly neighborhood with a strong sense of community—residents value the peaceful, quiet, well-maintained character
- Walkability is valued for daily errands and recreation; the flat terrain is ideal for biking
- Mixed housing (single-family + duplexes) already present shows community can accept housing diversity if compatible
- Interest in modest infill and ADUs if they maintain neighborhood feel and don't increase traffic or density concerns

Land Use & Zoning Recommendations

1. Allow Accessory Dwelling Units (ADUs) by right on owner-occupied lots with 5,000+ square feet, with design guidelines ensuring compatibility (detached or interior conversion only, limited to 600–800 sq ft, parking required adjacent to unit).
2. Duplex by Right on suitable sites (corner lots, larger parcels) with design standards requiring pitched roofs, residential scale, compatible setbacks, and materials matching existing neighborhood character.
3. Cottage Court Overlay for assembled 3–4 lot parcels, allowing 6–8 small single-family cottages (1–2 bedrooms) at modest price point (\$120–140K range) with shared green space, parking, and pedestrian access. Design standards should emphasize mid-century vernacular and neighborhood fit.
4. Senior Housing Overlay near appropriate sites (established neighborhoods with good access to services, schools, parks), permitting age-restricted condos, townhomes, and senior-focused multi-family. Westlake/Prairieview's schools, safety, and community character make it attractive for active seniors and downsizers.

Potential Test Project Sites

The neighborhood's strong reputation, safety, and market demand make it ideal for careful infill testing. Specific sites to explore: consolidated lots near schools, vacant corner properties with larger footprints. Neighbors desire single-family homes, townhomes, senior housing, and cottage courts near Memorial Park.



Housing Types Legend

- | | |
|------------------------|---------------------------------------|
| Single Family Detached | Small Apartment Building |
| Accessory Dwelling | Transitional / Supportive Housing |
| Duplex | Emergency Housing for Unhoused People |
| Townhouse | Cottage Courts |
| Senior Housing | |

Battle Creek Neighborhood Planning Council (NPC) Map: #10 Westlake / Prairieview





NPC 11 - Minges Brook

Neighborhood Context

Minges Brook / Lakeview Riverside is a small, friendly, walkable community. The area is bisected by two major highways (M-66/ Riverside and US-27/Capital Ave.), giving it lots of traffic but also strong connectivity. The neighborhood includes two elementary schools, golf courses, many churches, ranch-style and mid-century homes, and mostly smaller homes toward the north side.

What Residents Told Us

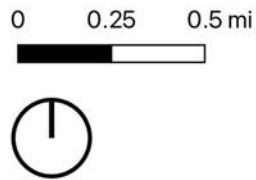
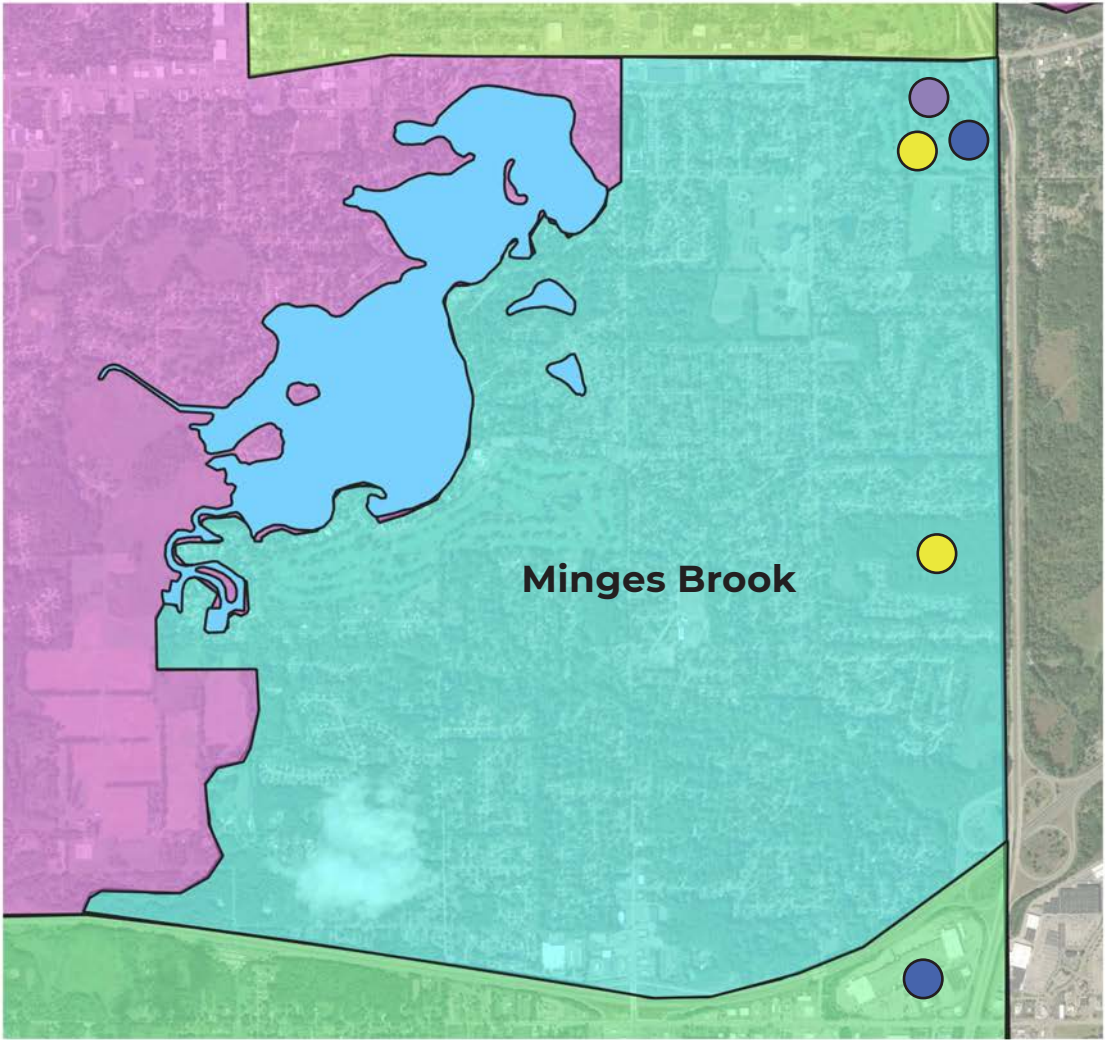
- Future development should fit within neighborhood character
- Small walkable community culture should be preserved
- Neighbors support compatible design — compatible design matters more
- ADUs are something the neighborhood could support

Land Use & Zoning Recommendations

1. Allow ADUs by right on owner-occupied lots — permit accessory dwelling units (garage apartments, backyard cottages, basement conversions) without a special use permit, giving homeowners a practical way to add housing while keeping the neighborhood’s small, familiar character intact.
2. Establish a commercial site redevelopment overlay — create a flexible overlay zone along M-66 / Riverside and Capital Ave. Corridors that allow underutilized commercial properties to be converted or redeveloped for residential or mixed-use, with design standards that buffer traffic and maintain livability for adjacent homes.
3. Adopt compatible design guidelines for infill — rather than prescribing housing types, require that new construction match the scale, setback, and general character of surrounding ranch and mid-century homes, giving flexibility on style while protecting the cohesive look residents value.

Potential Test Project Sites

A commercial site redevelopment was identified as a possibility, especially on vacant or overbuilt parking lots along commercial corridors. ADU development on existing owner-occupied lots is a strong opportunity for this neighborhood. Neighbors noted that they desire small apartment buildings, senior housing, and single family houses near Riverside Golf Club.



Housing Types Legend

- | | |
|--|--|
| ● Single Family Detached | ● Small Apartment Building |
| ● Accessory Dwelling | ● Transitional / Supportive Housing |
| ● Duplex | ● Emergency Housing for Unhoused People |
| ● Townhouse | ○ Cottage Courts |
| ● Senior Housing | |

**Battle Creek
Neighborhood Planning
Council (NPC) Map:
#11 Minges Brook**



6.

MAKING IT HAPPEN: IMPLEMENTATION

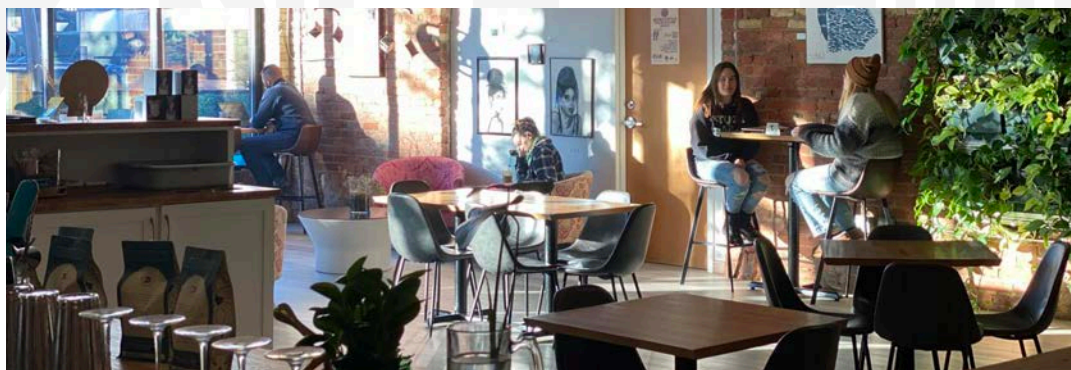
This section translates the Strategy's goals into 19 concrete actions organized under four focus areas. Each action includes what it means in plain language and why it matters for Battle Creek.

Four Focus Areas

All 19 implementation actions fall under one of four focus areas that together address the full range of housing challenges identified in this Strategy:

1. Land Use & Zoning — changing the rules to allow the right housing in the right places
2. Housing Variety — expanding the types of housing available citywide
3. Cost Reduction — making it cheaper to build and rehabilitate homes
4. Community Support — serving residents with specific needs and building strong partnerships

It should be noted that not all of the implementation steps are applicable to all of the neighborhoods, this plan acknowledges that neighborhood-specific overlays with customized solutions is appropriate. Therefore, Chapter 5 and 6 should work together to ensure compatibility and alignment with neighborhood goals.



LAND USE & ZONING

#1	Allow Accessory Dwelling Units (ADUs) by Right
WHAT	Allow smaller, secondary dwelling units on the same property as a single-family home - either detached (granny flat), above a garage (carriage house), or attached. Often rented or occupied by a family member. Also add standards limiting 1 residential rental permit per lot.
WHY	ADUs are one of the most effective tools for affordable housing without changing neighborhood character. They let homeowners generate rental income, provide housing for family members, and add units citywide without new land costs. With Battle Creek's median household income at \$51,699, ADUs can provide housing at lower cost because land and infrastructure already exist.

#2	Promote Housing Along Transit Corridors
WHAT	Allow more dwelling units and potentially taller buildings along main bus routes (Michigan Ave., Buckley Rd., Capital Ave.) now that form-based code has been adopted. More people living near bus service reduces car dependency.
WHY	Transit corridors already have infrastructure in place. More housing along these routes makes efficient use of existing public investments. Eliminating the need for a second car can save a household \$12,000/year — equivalent to making housing \$60,000 cheaper in mortgage terms.

#3	Adopt Flexible Lot and Dimensional Standards for Infill
WHAT	Create flexible zoning rules for infill lots that may be narrow, irregular, or smaller than standard. Includes reducing minimum lot sizes to 3,000–4,000 sq ft, allowing width reductions, establishing buildable area standards, and reducing the minimum acreage to qualify for a planned unit development (PUD).
WHY	Many of Battle Creek's vacant lots don't fit rigid standard zoning. Without flexible standards, these lots stay vacant. With flexibility, they become housing opportunities.

#4	Provide Flexible Parking Requirements for Infill and Mixed-Use
WHAT	Reduce parking minimums for infill housing and commercial / office conversions.
WHY	Parking spaces cost \$3,000–5,000 each to build and consume land that could hold housing units.



#5	Enable Permanent Supportive Housing Throughout the City
WHAT	Explore whether permanent supportive housing for 6+ residents (some zoning districts require special use permit) should become a permitted use with conditions, streamlining the approval process for housing combined with support services.
WHY	The Consolidated Plan identified this as a critical need raised by Summit Pointe, Haven of Rest, and the Housing Solutions Board. A more efficient process supports housing stability for battle creeks most vulnerable residents.

HOUSING VARIETY

#6	Promote Single-Family Housing Developments
WHAT	Encourage single-family housing as part of a balanced housing portfolio, recognizing residents' aspiration for homeownership in traditional homes with yards.
WHY	Single-family development supports homeownership and neighborhood stability. Given the cost-to-value gap, this must be balanced with more financially-feasible housing types.

#7	Promote Mixed Housing Type Developments
WHAT	Encourage developments that include a variety of types: townhouses, duplexes, mixed-use (residential above commercial), and multi-family together in one development rather than exclusively one type.
WHY	Mixed housing creates neighborhoods where people at different life stages and incomes can live together. "Missing middle" housing (duplexes, townhomes, small multi-family) is often more affordable than single-family but still provides a neighborhood feel.

#8	Promote Housing on Large, Underutilized Parking Lots in the Lakeview District
WHAT	Encourage redevelopment of large, underused parking lots along Beckley Road in the Lakeview District for housing. Big-box retail parking is often over-built, especially as online shopping reduces foot traffic.
WHY	These parcels have existing infrastructure, roads, and utilities in commercial areas near jobs and services. Converting excess parking to housing reduces stormwater runoff, creates walkable mixed-use areas, and brings residents closer to employment.

#9	Promote Multi-Family Housing for All Income Levels
WHAT	Make it easier to develop multi-family housing at various price points, both income-restricted and market-rate.
WHY	Multi-family development achieves economies of scale — one permit, shared walls, shared systems. Successful recent projects (The Milton, Blue Light) show it can work in Battle Creek with appropriate zoning and gap financing.

#10	Encourage Conversion of Offices to Residential
WHAT	The form-based code (T-3, T-4, T-5) already allows office-to-residential conversions. Actively promote this pathway as post-pandemic office vacancy increases.
WHY	Office conversions reuse existing building shells, potentially reducing costs compared to new construction, while revitalizing struggling commercial areas and bringing residents downtown.

COST REDUCTION

#11	Promote Infill Housing on Land Bank and City-Owned Parcels
WHAT	Work with the Calhoun County Land Bank to develop vacant City and Calhoun County Land Bank owned parcels, particularly those surrounding downtown, for new housing. Zoning changes may be needed to maximize these sites.
WHY	Publicly-owned parcels lower the cost barrier because land cost is reduced or eliminated. This directly addresses the cost-to-value gap and prioritizes neighborhood goals over maximum profit.

#12	Offer Pre-Approved Housing Plans
WHAT	Develop an inventory of pre-approved housing designs (similar to Kalamazoo's program) that reduce architectural and engineering costs by \$15,000–30,000 per home, accelerating infill development.
WHY	Pre-approved plans make small-scale infill financially viable for small developers, nonprofits, and individuals. They ensure neighborhood compatibility and enable faster permitting.



#13	Build a Skilled Trades Coalition for Cost-Effective Construction
WHAT	Assemble a coalition of electricians, plumbers, carpenters, HVAC contractors, and other trades willing to use innovative, code-compliant construction methods at reduced cost for affordable housing projects.
WHY	Labor is a major construction cost component. A collaborative trades coalition can help close the affordability gap for targeted infill and affordable projects.

#14	Partner to Support Home Rehabilitation Programs
WHAT	Work with local organizations to expand home rehabilitation programs for Battle Creek’s aging housing stock (75% built before 1980). Builds on the City’s existing popular Minor Home Repair program.
WHY	Preserving existing affordable housing is often more cost-effective than building new. Rehabilitation prevents blight, stabilizes neighborhoods, and keeps older homes as affordable housing stock.

COMMUNITY SUPPORT

#15	Facilitate Construction of Housing for Aging Seniors
WHAT	Support development of housing designed for seniors — independent living, assisted living, or age-friendly single-family homes — that allow aging in place or transitions to appropriate care levels.
WHY	Battle Creek’s median age is rising. Seniors need options that match their needs.

#16	Facilitate Housing for People with Disabilities
WHAT	Ensure zoning allows housing types that serve people with disabilities, including accessible housing and co-housing arrangements. Incentivize projects that include accessible units.
WHY	Federal fair housing law protects people with disabilities. Summit Pointe identifies housing as a critical need for people with mental health conditions and developmental disabilities. Accessible design features (no-step entries, wider doorways) benefit everyone.

#17	Improve Communication and Resources for Builders, Developers, and Residents
WHAT	Continuously improve resources and communication with builders, developers, realtors, lenders, NPCs, and community members about housing opportunities, the development process, zoning, incentives, and permitting.
WHY	The development process can be confusing and costly to navigate. Time is money — especially when construction costs are already high. Making information accessible encourages more development activity and helps residents understand their options.

#18	Work with Partners to Address Funding for Housing the Unhoused
WHAT	Evaluate how similar communities are addressing funding constraints for housing and services for the unhoused population. Coordinate partners and research successful models from comparable Michigan cities (e.g., Grand Rapids’ Housing 100 program).
WHY	Addressing homelessness requires coordination across HUD programs, Medicaid, state mental health funding, and nonprofit fundraising — largely outside direct municipal authority. The City’s role is planning support, policy alignment, and convening. Fragmented approaches leave resources on the table.

Zoning Ordinance Gap Analysis and Financing and Partnership Tools

Many of the actions in this Strategy require financing tools and partnerships beyond the City’s direct budget. Key tools include:

- Brownfield Tax Increment Financing (TIF)
- Neighborhood Enterprise Zones (NEZ)
- Payment in Lieu of Tax (PILOT) Agreements
- Community Land Trust and Land Trust Agreements
- Low Income Housing Tax Credits (LIHTC)
- Community Development Investment Funds (CDIF)
- W.K. Kellogg Foundation partnerships
- Calhoun County Land Bank Authority
- Battle Creek Housing Authority

Implementation Actions

The 2026 Housing Strategy calls for implementation actions across four focus areas. Fulfilling the core housing goals — particularly expanding missing middle housing, enabling ADUs, and reducing infill barriers — requires targeted amendments to the Zoning Ordinance (Title Six). Suggested below are essential code changes, organized by topic which are necessary for implementing this Housing Strategy.

Accessory Dwelling Units (ADUs)

This housing strategy, combined with the support echoed in the housing survey and during community engagement sessions, calls for ADUs by right — but the current ordinance requires a Special Land Use permit for ADUs in R-1A, R-1B, and R-2, the districts that cover most of Battle Creek’s residential land. That process adds months of review time and thousands of dollars in cost, directly undermining the affordability goal ADUs are meant to serve.

Missing Middle Housing Types

Duplexes, triplexes, fourplexes, and cottage courts are the housing types the community prioritized — and they are largely prohibited or unclassified under the current code. Two-family dwellings are not permitted in R-1B, which covers much of the city’s urban residential fabric, and triplexes and fourplexes have no explicit use category. Cottage courts are entirely absent from the ordinance; the only available pathway is the PURD process, which requires a minimum 3-acre site — far too large for the infill parcels the strategy targets.

Density Caps and Lot Standards

Even where the code permits a use on paper, density caps and dimensional standards can make it financially or physically impossible to build.

Parking Requirements

Parking standards present two distinct barriers to missing middle housing: there is no parking reduction available for development near transit, and ADU parking is completely unaddressed in the current ordinance. Without a transit proximity reduction, dense infill along corridors like Michigan Avenue and Capital Avenue — a central goal of Strategy Action #2 — remains financially unviable due to the land consumed by required parking spaces. The recommended amendments establish a clear ADU parking standard (one space per unit, waivable near transit) and create a new transit corridor provision allowing up to a 50% parking reduction for infill residential development within one-quarter mile of a fixed-route transit stop.

Supportive Housing and Planned Development

Two additional code changes support the strategy’s broader goals. Transitional and supportive housing for more than six residents is currently a Special Land Use in every residential district, requiring a full public hearing even in R-3 and MFR zones where the use is most compatible — the recommended amendment moves it to a permitted use with conditions in those higher- density districts, streamlining the process for providers serving Battle Creek’s most vulnerable residents. A new Small-Scale Planned Residential Development provision would also create a viable administrative pathway for cottage courts and small clustered housing on assembled infill sites of 5,000 to 24,000 square feet, replacing the current 3-acre PURD minimum with a site plan review process that is proportionate to the scale of development the strategy envisions.



How We Will Know It's Working

Success will be measured by outcomes the community can see and feel in their neighborhoods. Key indicators include:



Increased number and diversity of housing units permitted and built annually



Number of ADUs permitted and built



Reduction in cost-burdened households citywide



Reduction in vacant and abandoned properties



Number of infill lots developed through Land Bank partnerships



Growth in City tax base through new residential development



Pre-approved housing plans downloaded and used by builders



Resident satisfaction with neighborhood housing options (survey)





Resolution No: 437

City Commission Meeting 7/21/2026

437 - A Resolution Amending Water and Sewer System Rates for Certain Non-City Customers for FY2026, 2027, 2028, 2029, and 2030.

Battle Creek City Commission

Action Summary

Staff Member: William Kim, City Attorney

Department: Department of Public Works (DPW)

Summary

RESOLUTION NO. 437

Resolved by the Commission of the City of Battle Creek:

That the amended water and sewer rates presented in Exhibit 1 are authorized for calculating customer charges for service. The rates are based on an analysis of the water and sewer systems conducted by the City's consultant, Stantec Consulting Services, and apply to the City of Battle Creek, City of Springfield, Charter Township of Bedford, Charter Township of Emmett, Leroy Township, Pennfield Township, and the City of Marshall; and

Upon approval, the amended rates will be added to the Fee, Bond and Insurance Schedule, superseding the rates specified in Exhibit 1 of 2026 Resolution 414, with the prior FY2025 rates to remain valid until the new rates go into effect as listed.

The Battle Creek Codified Ordinances states that the rates and charges established by the City for water and sewer services are to be set forth in a schedule which is to be enacted by the City Commission from time to time by Resolution. This Resolution fulfills that requirement by establishing rates for FY2026, FY2027, FY2028, FY2029, and FY2030.

Budgetary Considerations

It is anticipated that annual water and sewer revenues and expenditures will be approximately \$44 Million over the next five years. Revenues will be used to fund necessary operational and maintenance functions as well as capital improvements. Funds are also used to maintain an adequate fund balance for emergencies and uphold the City's high bond rating.

History, Background and Discussion

The revenue collected through the water and sewer rate structure must be adequate to cover operational expenses, capital improvement costs, debt service for bonded projects, costs associated with changing federal and state regulations while maintaining a healthy fund balance in order to respond to unforeseen emergency conditions. On June 16, 2026, the Battle Creek City Commission enacted Resolution 414, authorizing Water and Sewer System Rates for all customers for FY2026, 2027, 2028, 2029, and 2030. As City of Battle Creek staff prepared to implement those rates, a number of contributing jurisdictions contacted the City Manager and City Attorney with concerns about the rates.

After reviewing those issues, City Staff determined that the proposed rates for Charter Township of Bedford sewer service, Charter Township of Emmett water and sewer service, Leroy Township water and sewer service, and Pennfield Township sewer service had been incorrectly calculated. The rates presented to the Commission for those contributing jurisdictions included both the City of Battle Creek's Readiness-to-Serve charges and RTS charges separately assessed by the townships to their own customers. Subsequent review also identified discrepancies in several rate schedules where historical rate values did not align with the corresponding current-year values that should have carried forward from prior adopted exhibits. The discrepancies were traced to spreadsheet calculation errors that occurred during the preparation of the exhibits and were not related to the underlying rate study. Further review determined that the exhibits presented to the Commission should reflect only those charges assessed by the City of Battle Creek, rather than a combination of City and township-imposed charges.

Staff have reviewed all other rates and verified that they were calculated correctly. The proposed corrections will result in reductions to the fees charged to the affected townships but do not impact water or sewer rates charged to City of Battle Creek customers, nor do they affect the assumptions used in the FY27 budget. Because of provisions in the Intergovernmental Wastewater Treatment Service Agreement and other agreements under which the City provides water and sewer service, the effective date for these proposed changes will be 10/1/2026.

Positions

With these complexities in mind, it is recommended that the attached water and sewer rates are set for the period beginning July 1, 2026 to June 30, 2031 for City of Battle Creek and September 1, 2026 to June 30, 2031 for Contributing Jurisdictions that are included in Exhibit 1 and Exhibit B of the Intergovernmental Wastewater Services Agreement. Existing rates will be extended for Contributing Jurisdictions until August 31, 2026.

Attachments

1. Exhibit 1 - 2026.07.16 Amended Water and Sewer Rate Sheet Exhibit 1 - 2026.07.16 Amended Water and Sewer Rate Sheet.pdf
2. 2026.07.16 Rate Amendment Reference Summary 2026.07.16 Rate Amendment Reference Summary.pdf

Exhibit 1

City of Battle Creek - Water						
	Effective					
Monthly Water Readiness to Serve Charge (per meter size)	Current	7/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
5/8"	\$ 15.04	\$ 15.27	\$ 15.49	\$ 15.73	\$ 15.96	\$ 16.20
3/4"	\$ 21.36	\$ 21.68	\$ 22.01	\$ 22.34	\$ 22.67	\$ 23.01
1"	\$ 33.96	\$ 34.47	\$ 34.99	\$ 35.51	\$ 36.04	\$ 36.58
1.5"	\$ 65.51	\$ 66.49	\$ 67.49	\$ 68.50	\$ 69.53	\$ 70.57
2"	\$ 103.35	\$ 104.90	\$ 106.47	\$ 108.07	\$ 109.69	\$ 111.34
3"	\$ 191.65	\$ 194.52	\$ 197.44	\$ 200.40	\$ 203.41	\$ 206.46
4"	\$ 317.81	\$ 322.58	\$ 327.42	\$ 332.33	\$ 337.31	\$ 342.37
6"	\$ 633.16	\$ 642.66	\$ 652.30	\$ 662.08	\$ 672.01	\$ 682.09
8"	\$ 1,011.61	\$ 1,026.78	\$ 1,042.19	\$ 1,057.82	\$ 1,073.69	\$ 1,089.79
10"	\$ 1,453.13	\$ 1,474.93	\$ 1,497.05	\$ 1,519.51	\$ 1,542.30	\$ 1,565.43
	Effective					
Water Commodity Charge (per CCF)	Current	7/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
Uniform Rate	\$ 1.64	\$ 1.66	\$ 1.69	\$ 1.71	\$ 1.74	\$ 1.77
	Effective					
Monthly Fire Sprinkler Charge (per meter size)	Current	7/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
2"	\$ 11.77	\$ 11.95	\$ 12.13	\$ 12.31	\$ 12.49	\$ 12.68
3"	\$ 22.08	\$ 22.41	\$ 22.75	\$ 23.09	\$ 23.43	\$ 23.79
4"	\$ 36.80	\$ 37.35	\$ 37.91	\$ 38.48	\$ 39.06	\$ 39.64
6"	\$ 73.61	\$ 74.71	\$ 75.83	\$ 76.97	\$ 78.13	\$ 79.30
8"	\$ 117.78	\$ 119.55	\$ 121.34	\$ 123.16	\$ 125.01	\$ 126.88
10"	\$ 169.29	\$ 171.83	\$ 174.41	\$ 177.02	\$ 179.68	\$ 182.37
12"	\$ 243.78	\$ 247.44	\$ 251.15	\$ 254.92	\$ 258.74	\$ 262.62
	Current	Effective 7/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
Water Capacity Charge						
5/8"	\$ 610.00	\$ 610.00	\$ 630.13	\$ 650.92	\$ 672.40	\$ 694.59
3/4"	\$ 915.01	\$ 915.00	\$ 945.20	\$ 976.38	\$ 1,008.60	\$ 1,041.89
1"	\$ 1,525.01	\$ 1,525.00	\$ 1,575.33	\$ 1,627.30	\$ 1,681.00	\$ 1,736.48
1.5"	\$ 3,050.00	\$ 3,050.00	\$ 3,150.65	\$ 3,254.60	\$ 3,362.00	\$ 3,472.95
2"	\$ 4,880.01	\$ 4,880.00	\$ 5,041.04	\$ 5,207.36	\$ 5,379.20	\$ 5,556.72
3"	\$ 9,150.01	\$ 9,150.00	\$ 9,451.95	\$ 9,763.80	\$ 10,086.00	\$ 10,418.85
4"	\$ 15,250.03	\$ 15,250.00	\$ 15,753.25	\$ 16,273.00	\$ 16,810.00	\$ 17,364.75
6"	\$ 30,500.06	\$ 30,500.00	\$ 31,506.50	\$ 32,546.00	\$ 33,620.00	\$ 34,729.50
8"	\$ 48,800.08	\$ 48,800.00	\$ 50,410.40	\$ 52,073.60	\$ 53,792.00	\$ 55,567.20
10"	\$ 70,150.13	\$ 70,150.00	\$ 72,464.95	\$ 74,855.80	\$ 77,326.00	\$ 79,877.85

Exhibit 1

City of Battle Creek - Sewer						
	Effective					
Monthly Sewer Readiness to Serve Charge (per meter size)	Current	7/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
5/8"	\$ 18.45	\$ 18.96	\$ 19.48	\$ 20.01	\$ 20.56	\$ 21.13
3/4"	\$ 26.60	\$ 27.33	\$ 28.08	\$ 28.86	\$ 29.65	\$ 30.46
1"	\$ 42.88	\$ 44.06	\$ 45.27	\$ 46.52	\$ 47.79	\$ 49.11
1.5"	\$ 83.60	\$ 85.90	\$ 88.26	\$ 90.69	\$ 93.18	\$ 95.74
2"	\$ 132.44	\$ 136.08	\$ 139.82	\$ 143.67	\$ 147.62	\$ 151.68
3"	\$ 246.42	\$ 253.20	\$ 260.16	\$ 267.31	\$ 274.66	\$ 282.22
4"	\$ 409.22	\$ 420.47	\$ 432.04	\$ 443.92	\$ 456.13	\$ 468.67
6"	\$ 816.29	\$ 838.74	\$ 861.80	\$ 885.50	\$ 909.85	\$ 934.88
8"	\$ 1,304.75	\$ 1,340.63	\$ 1,377.50	\$ 1,415.38	\$ 1,454.30	\$ 1,494.30
10"	\$ 1,874.63	\$ 1,926.18	\$ 1,979.15	\$ 2,033.58	\$ 2,089.50	\$ 2,146.96
	Effective					
Sewer Commodity Charge (per CCF)	Current	7/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
Uniform Rate	\$ 4.17	\$ 4.28	\$ 4.40	\$ 4.52	\$ 4.65	\$ 4.78
	Effective					
Industrial Pretreatment Program	Current	7/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
BOD (per pound over 300mg/l)	\$ 0.2600	\$ 0.2672	\$ 0.2745	\$ 0.2820	\$ 0.2898	\$ 0.2978
SS (per pound over 300mg/l)	\$ 0.4400	\$ 0.4521	\$ 0.4645	\$ 0.4773	\$ 0.4904	\$ 0.5039
Sampling (per sample)	\$ 361.26	\$ 371.19	\$ 381.40	\$ 391.89	\$ 402.67	\$ 413.74
City Sewer Flat Rate (per Residential Equivalent Unit)	\$ 49.73	\$ 51.10	\$ 52.50	\$ 53.95	\$ 55.43	\$ 56.95
Sewer Capacity Charge	Current	Effective 7/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
5/8"	\$ 740.00	\$ 767.60	\$ 796.23	\$ 825.93	\$ 856.74	\$ 888.70
3/4"	\$ 1,110.01	\$ 1,151.40	\$ 1,194.35	\$ 1,238.90	\$ 1,285.11	\$ 1,333.05
1"	\$ 1,850.01	\$ 1,919.00	\$ 1,990.58	\$ 2,064.83	\$ 2,141.85	\$ 2,221.75
1.5"	\$ 3,700.00	\$ 3,838.00	\$ 3,981.15	\$ 4,129.65	\$ 4,283.70	\$ 4,443.50
2"	\$ 5,920.02	\$ 6,140.80	\$ 6,369.84	\$ 6,607.44	\$ 6,853.92	\$ 7,109.60
3"	\$ 11,100.02	\$ 11,514.00	\$ 11,943.45	\$ 12,388.95	\$ 12,851.10	\$ 13,330.50
4"	\$ 18,500.03	\$ 19,190.00	\$ 19,905.75	\$ 20,648.25	\$ 21,418.50	\$ 22,217.50
6"	\$ 37,000.07	\$ 38,380.00	\$ 39,811.50	\$ 41,296.50	\$ 42,837.00	\$ 44,435.00
8"	\$ 59,200.10	\$ 61,408.00	\$ 63,698.40	\$ 66,074.40	\$ 68,539.20	\$ 71,096.00
10"	\$ 85,100.15	\$ 88,274.00	\$ 91,566.45	\$ 94,981.95	\$ 98,525.10	\$ 102,200.50

Exhibit 1

Charter Township of Bedford - Water						
	Effective					
Monthly Water Readiness to Serve Charge (per meter size)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
5/8"	\$ 15.04	\$ 15.27	\$ 15.49	\$ 15.73	\$ 15.96	\$ 16.20
3/4"	\$ 21.36	\$ 21.68	\$ 22.01	\$ 22.34	\$ 22.67	\$ 23.01
1"	\$ 33.96	\$ 34.47	\$ 34.99	\$ 35.51	\$ 36.04	\$ 36.58
1.5"	\$ 65.51	\$ 66.49	\$ 67.49	\$ 68.50	\$ 69.53	\$ 70.57
2"	\$ 103.35	\$ 104.90	\$ 106.47	\$ 108.07	\$ 109.69	\$ 111.34
3"	\$ 191.65	\$ 194.52	\$ 197.44	\$ 200.40	\$ 203.41	\$ 206.46
4"	\$ 317.81	\$ 322.58	\$ 327.42	\$ 332.33	\$ 337.31	\$ 342.37
6"	\$ 633.16	\$ 642.66	\$ 652.30	\$ 662.08	\$ 672.01	\$ 682.09
8"	\$ 1,011.61	\$ 1,026.78	\$ 1,042.19	\$ 1,057.82	\$ 1,073.69	\$ 1,089.79
10"	\$ 1,453.13	\$ 1,474.93	\$ 1,497.05	\$ 1,519.51	\$ 1,542.30	\$ 1,565.43
	Effective					
Water Commodity Charge (per CCF)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
Uniform Rate	\$ 1.64	\$ 1.66	\$ 1.69	\$ 1.71	\$ 1.74	\$ 1.77
	Effective					
Monthly Fire Sprinkler Charge (per meter size)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
2"	\$ 11.77	\$ 11.95	\$ 12.13	\$ 12.31	\$ 12.49	\$ 12.68
3"	\$ 22.08	\$ 22.41	\$ 22.75	\$ 23.09	\$ 23.43	\$ 23.79
4"	\$ 36.80	\$ 37.35	\$ 37.91	\$ 38.48	\$ 39.06	\$ 39.64
6"	\$ 73.61	\$ 74.71	\$ 75.83	\$ 76.97	\$ 78.13	\$ 79.30
8"	\$ 117.78	\$ 119.55	\$ 121.34	\$ 123.16	\$ 125.01	\$ 126.88
10"	\$ 169.29	\$ 171.83	\$ 174.41	\$ 177.02	\$ 179.68	\$ 182.37
12"	\$ 243.78	\$ 247.44	\$ 251.15	\$ 254.92	\$ 258.74	\$ 262.62
Water Capacity Charge	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
5/8"	\$ 610.00	\$ 610.00	\$ 630.13	\$ 650.92	\$ 672.40	\$ 694.59
3/4"	\$ 915.01	\$ 915.00	\$ 945.20	\$ 976.38	\$ 1,008.60	\$ 1,041.89
1"	\$ 1,525.01	\$ 1,525.00	\$ 1,575.33	\$ 1,627.30	\$ 1,681.00	\$ 1,736.48
1.5"	\$ 3,050.00	\$ 3,050.00	\$ 3,150.65	\$ 3,254.60	\$ 3,362.00	\$ 3,472.95
2"	\$ 4,880.01	\$ 4,880.00	\$ 5,041.04	\$ 5,207.36	\$ 5,379.20	\$ 5,556.72
3"	\$ 9,150.01	\$ 9,150.00	\$ 9,451.95	\$ 9,763.80	\$ 10,086.00	\$ 10,418.85
4"	\$ 15,250.03	\$ 15,250.00	\$ 15,753.25	\$ 16,273.00	\$ 16,810.00	\$ 17,364.75
6"	\$ 30,500.06	\$ 30,500.00	\$ 31,506.50	\$ 32,546.00	\$ 33,620.00	\$ 34,729.50
8"	\$ 48,800.08	\$ 48,800.00	\$ 50,410.40	\$ 52,073.60	\$ 53,792.00	\$ 55,567.20
10"	\$ 70,150.13	\$ 70,150.00	\$ 72,464.95	\$ 74,855.80	\$ 77,326.00	\$ 79,877.85

Exhibit 1

Charter Township of Bedford - Sewer						
	Effective					
Monthly Sewer Readiness to Serve Charge (per meter size)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
5/8"	\$ 20.83	\$ 21.40	\$ 21.99	\$ 22.60	\$ 23.22	\$ 23.86
3/4"	\$ 30.17	\$ 31.00	\$ 31.85	\$ 32.73	\$ 33.63	\$ 34.55
1"	\$ 48.83	\$ 50.17	\$ 51.55	\$ 52.97	\$ 54.43	\$ 55.92
1.5"	\$ 95.48	\$ 98.11	\$ 100.80	\$ 103.58	\$ 106.42	\$ 109.35
2"	\$ 151.45	\$ 155.61	\$ 159.89	\$ 164.29	\$ 168.81	\$ 173.45
3"	\$ 282.08	\$ 289.84	\$ 297.81	\$ 306.00	\$ 314.41	\$ 323.06
4"	\$ 468.69	\$ 481.58	\$ 494.82	\$ 508.43	\$ 522.41	\$ 536.78
6"	\$ 935.21	\$ 960.93	\$ 987.35	\$ 1,014.51	\$ 1,042.40	\$ 1,071.07
8"	\$ 1,495.03	\$ 1,536.14	\$ 1,578.39	\$ 1,621.79	\$ 1,666.39	\$ 1,712.22
10"	\$ 2,148.18	\$ 2,207.25	\$ 2,267.95	\$ 2,330.32	\$ 2,394.41	\$ 2,460.25
	Effective					
Sewer Commodity Charge (per CCF)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
Uniform Rate	\$ 3.78	\$ 3.88	\$ 3.99	\$ 4.10	\$ 4.21	\$ 4.33
	Effective					
Industrial Pretreatment Program	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
BOD (per pound over 300mg/l)	\$ 0.2600	\$ 0.2672	\$ 0.2745	\$ 0.2820	\$ 0.2898	\$ 0.2978
SS (per pound over 300mg/l)	\$ 0.4400	\$ 0.4521	\$ 0.4645	\$ 0.4773	\$ 0.4904	\$ 0.5039
Sampling (per sample)	\$ 361.26	\$ 371.19	\$ 381.40	\$ 391.89	\$ 402.67	\$ 413.74
City Sewer Flat Rate (per Residential Equivalent Unit)						
	\$ 49.14	\$ 50.49	\$ 51.88	\$ 53.31	\$ 54.77	\$ 56.28
Sewer Capacity Charge	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
5/8"	\$ 740.00	\$ 767.60	\$ 796.23	\$ 825.93	\$ 856.74	\$ 888.70
3/4"	\$ 1,110.01	\$ 1,151.40	\$ 1,194.35	\$ 1,238.90	\$ 1,285.11	\$ 1,333.05
1"	\$ 1,850.01	\$ 1,919.00	\$ 1,990.58	\$ 2,064.83	\$ 2,141.85	\$ 2,221.75
1.5"	\$ 3,700.00	\$ 3,838.00	\$ 3,981.15	\$ 4,129.65	\$ 4,283.70	\$ 4,443.50
2"	\$ 5,920.02	\$ 6,140.80	\$ 6,369.84	\$ 6,607.44	\$ 6,853.92	\$ 7,109.60
3"	\$ 11,100.02	\$ 11,514.00	\$ 11,943.45	\$ 12,388.95	\$ 12,851.10	\$ 13,330.50
4"	\$ 18,500.03	\$ 19,190.00	\$ 19,905.75	\$ 20,648.25	\$ 21,418.50	\$ 22,217.50
6"	\$ 37,000.07	\$ 38,380.00	\$ 39,811.50	\$ 41,296.50	\$ 42,837.00	\$ 44,435.00
8"	\$ 59,200.10	\$ 61,408.00	\$ 63,698.40	\$ 66,074.40	\$ 68,539.20	\$ 71,096.00
10"	\$ 85,100.15	\$ 88,274.00	\$ 91,566.45	\$ 94,981.95	\$ 98,525.10	\$ 102,200.50

Exhibit 1

Charter Township of Emmett - Water						
	Effective					
Monthly Water Readiness to Serve Charge (per meter size)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
5/8"	\$ 17.60	\$ 17.86	\$ 18.13	\$ 18.40	\$ 18.68	\$ 18.96
3/4"	\$ 24.99	\$ 25.36	\$ 25.75	\$ 26.13	\$ 26.52	\$ 26.92
1"	\$ 39.73	\$ 40.33	\$ 40.93	\$ 41.54	\$ 42.17	\$ 42.80
1.5"	\$ 76.65	\$ 77.80	\$ 78.97	\$ 80.15	\$ 81.35	\$ 82.57
2"	\$ 120.92	\$ 122.73	\$ 124.57	\$ 126.44	\$ 128.34	\$ 130.27
3"	\$ 224.23	\$ 227.59	\$ 231.01	\$ 234.47	\$ 237.99	\$ 241.56
4"	\$ 371.84	\$ 377.42	\$ 383.08	\$ 388.83	\$ 394.66	\$ 400.58
6"	\$ 740.80	\$ 751.91	\$ 763.19	\$ 774.64	\$ 786.26	\$ 798.05
8"	\$ 1,183.58	\$ 1,201.33	\$ 1,219.35	\$ 1,237.64	\$ 1,256.21	\$ 1,275.05
10"	\$ 1,700.16	\$ 1,725.66	\$ 1,751.55	\$ 1,777.82	\$ 1,804.49	\$ 1,831.56
	Effective					
Water Commodity Charge (per CCF)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
Uniform Rate	\$ 1.92	\$ 1.95	\$ 1.98	\$ 2.01	\$ 2.04	\$ 2.07
	Effective					
Monthly Fire Sprinkler Charge (per meter size)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
2"	\$ 13.77	\$ 13.98	\$ 14.19	\$ 14.40	\$ 14.61	\$ 14.83
3"	\$ 25.83	\$ 26.22	\$ 26.61	\$ 27.01	\$ 27.42	\$ 27.83
4"	\$ 43.06	\$ 43.71	\$ 44.36	\$ 45.03	\$ 45.70	\$ 46.39
6"	\$ 86.12	\$ 87.41	\$ 88.72	\$ 90.05	\$ 91.40	\$ 92.78
8"	\$ 137.80	\$ 139.87	\$ 141.97	\$ 144.09	\$ 146.26	\$ 148.45
10"	\$ 198.07	\$ 201.04	\$ 204.06	\$ 207.12	\$ 210.22	\$ 213.38
12"	\$ 285.22	\$ 289.50	\$ 293.84	\$ 298.25	\$ 302.72	\$ 307.26

Exhibit 1

Charter Township of Emmett - Sewer						
	Effective					
Monthly Sewer Readiness to Serve Charge (per meter size)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
5/8"	\$ 20.83	\$ 21.40	\$ 21.99	\$ 22.60	\$ 23.22	\$ 23.86
3/4"	\$ 30.17	\$ 31.00	\$ 31.85	\$ 32.73	\$ 33.63	\$ 34.55
1"	\$ 48.83	\$ 50.17	\$ 51.55	\$ 52.97	\$ 54.43	\$ 55.92
1.5"	\$ 95.48	\$ 98.11	\$ 100.80	\$ 103.58	\$ 106.42	\$ 109.35
2"	\$ 151.45	\$ 155.61	\$ 159.89	\$ 164.29	\$ 168.81	\$ 173.45
3"	\$ 282.08	\$ 289.84	\$ 297.81	\$ 306.00	\$ 314.41	\$ 323.06
4"	\$ 468.69	\$ 481.58	\$ 494.82	\$ 508.43	\$ 522.41	\$ 536.78
6"	\$ 935.21	\$ 960.93	\$ 987.35	\$ 1,014.51	\$ 1,042.40	\$ 1,071.07
8"	\$ 1,495.03	\$ 1,536.14	\$ 1,578.39	\$ 1,621.79	\$ 1,666.39	\$ 1,712.22
10"	\$ 2,148.18	\$ 2,207.25	\$ 2,267.95	\$ 2,330.32	\$ 2,394.41	\$ 2,460.25
	Effective					
Sewer Commodity Charge (per CCF)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
Uniform Rate	\$ 3.78	\$ 3.88	\$ 3.99	\$ 4.10	\$ 4.21	\$ 4.33
	Effective					
Industrial Pretreatment Program	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
BOD (per pound over 300mg/l)	\$ 0.2600	\$ 0.2672	\$ 0.2745	\$ 0.2820	\$ 0.2898	\$ 0.2978
SS (per pound over 300mg/l)	\$ 0.4400	\$ 0.4521	\$ 0.4645	\$ 0.4773	\$ 0.4904	\$ 0.5039
Sampling (per sample)	\$ 361.26	\$ 371.19	\$ 381.40	\$ 391.89	\$ 402.67	\$ 413.74
City Sewer Flat Rate (per Residential Equivalent Unit)						
	\$ 49.14	\$ 50.49	\$ 51.88	\$ 53.31	\$ 54.77	\$ 56.28
Sewer Capacity Charge	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
5/8"	\$ 740.00	\$ 767.60	\$ 796.23	\$ 825.93	\$ 856.74	\$ 888.70
3/4"	\$ 1,110.01	\$ 1,151.40	\$ 1,194.35	\$ 1,238.90	\$ 1,285.11	\$ 1,333.05
1"	\$ 1,850.01	\$ 1,919.00	\$ 1,990.58	\$ 2,064.83	\$ 2,141.85	\$ 2,221.75
1.5"	\$ 3,700.00	\$ 3,838.00	\$ 3,981.15	\$ 4,129.65	\$ 4,283.70	\$ 4,443.50
2"	\$ 5,920.02	\$ 6,140.80	\$ 6,369.84	\$ 6,607.44	\$ 6,853.92	\$ 7,109.60
3"	\$ 11,100.02	\$ 11,514.00	\$ 11,943.45	\$ 12,388.95	\$ 12,851.10	\$ 13,330.50
4"	\$ 18,500.03	\$ 19,190.00	\$ 19,905.75	\$ 20,648.25	\$ 21,418.50	\$ 22,217.50
6"	\$ 37,000.07	\$ 38,380.00	\$ 39,811.50	\$ 41,296.50	\$ 42,837.00	\$ 44,435.00
8"	\$ 59,200.10	\$ 61,408.00	\$ 63,698.40	\$ 66,074.40	\$ 68,539.20	\$ 71,096.00
10"	\$ 85,100.15	\$ 88,274.00	\$ 91,566.45	\$ 94,981.95	\$ 98,525.10	\$ 102,200.50

Exhibit 1

Township of Leroy - Water						
	Effective					
Monthly Water Readiness to Serve Charge (per meter size)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
5/8"	\$ 22.56	\$ 22.90	\$ 23.24	\$ 23.59	\$ 23.94	\$ 24.30
3/4"	\$ 32.04	\$ 32.52	\$ 33.01	\$ 33.50	\$ 34.01	\$ 34.52
1"	\$ 50.94	\$ 51.70	\$ 52.48	\$ 53.27	\$ 54.07	\$ 54.88
1.5"	\$ 98.27	\$ 99.74	\$ 101.24	\$ 102.76	\$ 104.30	\$ 105.86
2"	\$ 155.03	\$ 157.36	\$ 159.72	\$ 162.11	\$ 164.54	\$ 167.01
3"	\$ 287.48	\$ 291.79	\$ 296.17	\$ 300.61	\$ 305.12	\$ 309.70
4"	\$ 476.72	\$ 483.87	\$ 491.13	\$ 498.50	\$ 505.97	\$ 513.56
6"	\$ 949.74	\$ 963.99	\$ 978.45	\$ 993.12	\$ 1,008.02	\$ 1,023.14
8"	\$ 1,517.42	\$ 1,540.18	\$ 1,563.28	\$ 1,586.73	\$ 1,610.53	\$ 1,634.69
10"	\$ 2,179.70	\$ 2,212.40	\$ 2,245.58	\$ 2,279.27	\$ 2,313.45	\$ 2,348.16
	Effective					
Water Commodity Charge (per CCF)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
Uniform Rate	\$ 2.46	\$ 2.50	\$ 2.53	\$ 2.57	\$ 2.61	\$ 2.65
	Effective					
Monthly Fire Sprinkler Charge (per meter size)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
2"	\$ 17.66	\$ 17.92	\$ 18.19	\$ 18.47	\$ 18.74	\$ 19.02
3"	\$ 33.12	\$ 33.62	\$ 34.12	\$ 34.63	\$ 35.15	\$ 35.68
4"	\$ 55.20	\$ 56.03	\$ 56.87	\$ 57.72	\$ 58.59	\$ 59.47
6"	\$ 110.42	\$ 112.08	\$ 113.76	\$ 115.46	\$ 117.20	\$ 118.95
8"	\$ 176.67	\$ 179.32	\$ 182.01	\$ 184.74	\$ 187.51	\$ 190.32
10"	\$ 253.94	\$ 257.75	\$ 261.62	\$ 265.54	\$ 269.52	\$ 273.57
12"	\$ 365.67	\$ 371.16	\$ 376.72	\$ 382.37	\$ 388.11	\$ 393.93

Exhibit 1

Township of Leroy - Sewer						
	Effective					
Monthly Sewer Readiness to Serve Charge (per meter size)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
5/8"	\$ 20.83	\$ 21.40	\$ 21.99	\$ 22.60	\$ 23.22	\$ 23.86
3/4"	\$ 30.17	\$ 31.00	\$ 31.85	\$ 32.73	\$ 33.63	\$ 34.55
1"	\$ 48.83	\$ 50.17	\$ 51.55	\$ 52.97	\$ 54.43	\$ 55.92
1.5"	\$ 95.48	\$ 98.11	\$ 100.80	\$ 103.58	\$ 106.42	\$ 109.35
2"	\$ 151.45	\$ 155.61	\$ 159.89	\$ 164.29	\$ 168.81	\$ 173.45
3"	\$ 282.08	\$ 289.84	\$ 297.81	\$ 306.00	\$ 314.41	\$ 323.06
4"	\$ 468.69	\$ 481.58	\$ 494.82	\$ 508.43	\$ 522.41	\$ 536.78
6"	\$ 935.21	\$ 960.93	\$ 987.35	\$ 1,014.51	\$ 1,042.40	\$ 1,071.07
8"	\$ 1,495.03	\$ 1,536.14	\$ 1,578.39	\$ 1,621.79	\$ 1,666.39	\$ 1,712.22
10"	\$ 2,148.18	\$ 2,207.25	\$ 2,267.95	\$ 2,330.32	\$ 2,394.41	\$ 2,460.25
	Effective					
Sewer Commodity Charge (per CCF)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
Uniform Rate	\$ 3.78	\$ 3.88	\$ 3.99	\$ 4.10	\$ 4.21	\$ 4.33
	Effective					
Industrial Pretreatment Program	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
BOD (per pound over 300mg/l)	\$ 0.2730	\$ 0.2805	\$ 0.2882	\$ 0.2961	\$ 0.3043	\$ 0.3127
SS (per pound over 300mg/l)	\$ 0.4620	\$ 0.4747	\$ 0.4878	\$ 0.5012	\$ 0.5150	\$ 0.5291
Sampling (per sample)	\$ 379.32	\$ 389.75	\$ 400.47	\$ 411.48	\$ 422.80	\$ 434.43
City Sewer Flat Rate (per Residential Equivalent Unit)						
	\$ 49.14	\$ 50.49	\$ 51.88	\$ 53.31	\$ 54.77	\$ 56.28
Sewer Capacity Charge	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
5/8"	\$ 740.00	\$ 767.60	\$ 796.23	\$ 825.93	\$ 856.74	\$ 888.70
3/4"	\$ 1,110.01	\$ 1,151.40	\$ 1,194.35	\$ 1,238.90	\$ 1,285.11	\$ 1,333.05
1"	\$ 1,850.01	\$ 1,919.00	\$ 1,990.58	\$ 2,064.83	\$ 2,141.85	\$ 2,221.75
1.5"	\$ 3,700.00	\$ 3,838.00	\$ 3,981.15	\$ 4,129.65	\$ 4,283.70	\$ 4,443.50
2"	\$ 5,920.02	\$ 6,140.80	\$ 6,369.84	\$ 6,607.44	\$ 6,853.92	\$ 7,109.60
3"	\$ 11,100.02	\$ 11,514.00	\$ 11,943.45	\$ 12,388.95	\$ 12,851.10	\$ 13,330.50
4"	\$ 18,500.03	\$ 19,190.00	\$ 19,905.75	\$ 20,648.25	\$ 21,418.50	\$ 22,217.50
6"	\$ 37,000.07	\$ 38,380.00	\$ 39,811.50	\$ 41,296.50	\$ 42,837.00	\$ 44,435.00
8"	\$ 59,200.10	\$ 61,408.00	\$ 63,698.40	\$ 66,074.40	\$ 68,539.20	\$ 71,096.00
10"	\$ 85,100.15	\$ 88,274.00	\$ 91,566.45	\$ 94,981.95	\$ 98,525.10	\$ 102,200.50

Exhibit 1

City of Springfield - Water						
	Effective					
Monthly Water Readiness to Serve Charge (per meter size)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
Bulk 10" RTS per contract	\$ 1,453.13	\$ 1,474.93	\$ 1,497.05	\$ 1,519.51	\$ 1,542.30	\$ 1,565.43
	Effective					
Water Commodity Charge (per CCF)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
Uniform Rate	\$ 1.64	\$ 1.66	\$ 1.69	\$ 1.71	\$ 1.74	\$ 1.77

City of Springfield - Sewer						
	Effective					
Monthly Sewer Readiness to Serve Charge (per meter size)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
5/8"	\$ 18.66	\$ 19.17	\$ 19.70	\$ 20.24	\$ 20.80	\$ 21.37
3/4"	\$ 27.99	\$ 28.76	\$ 29.55	\$ 30.36	\$ 31.20	\$ 32.06
1"	\$ 46.66	\$ 47.94	\$ 49.26	\$ 50.62	\$ 52.01	\$ 53.44
1.5"	\$ 93.30	\$ 95.87	\$ 98.50	\$ 101.21	\$ 103.99	\$ 106.85
2"	\$ 149.29	\$ 153.40	\$ 157.61	\$ 161.95	\$ 166.40	\$ 170.98
3"	\$ 279.91	\$ 287.61	\$ 295.52	\$ 303.64	\$ 311.99	\$ 320.57
4"	\$ 466.52	\$ 479.35	\$ 492.53	\$ 506.08	\$ 519.99	\$ 534.29
6"	\$ 933.04	\$ 958.70	\$ 985.06	\$ 1,012.15	\$ 1,039.99	\$ 1,068.59
8"	\$ 1,492.87	\$ 1,533.92	\$ 1,576.11	\$ 1,619.45	\$ 1,663.98	\$ 1,709.74
10"	\$ 2,146.00	\$ 2,205.02	\$ 2,265.65	\$ 2,327.96	\$ 2,391.98	\$ 2,457.76
	Effective					
Sewer Commodity Charge (per CCF)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
Uniform Rate	\$ 3.78	\$ 3.88	\$ 3.99	\$ 4.10	\$ 4.21	\$ 4.33
	Effective					
Industrial Pretreatment Program	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
BOD (per pound over 300mg/l)	\$ 0.2600	\$ 0.2672	\$ 0.2745	\$ 0.2820	\$ 0.2898	\$ 0.2978
SS (per pound over 300mg/l)	\$ 0.4400	\$ 0.4521	\$ 0.4645	\$ 0.4773	\$ 0.4904	\$ 0.5039
Sampling (per sample)	\$ 361.26	\$ 371.19	\$ 381.40	\$ 391.89	\$ 402.67	\$ 413.74
City Sewer Flat Rate (per Residential Equivalent Unit)						
	\$ 46.98	\$ 48.27	\$ 49.60	\$ 50.96	\$ 52.36	\$ 53.80
Sewer Capacity Charge	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
5/8"	\$ 740.00	\$ 767.60	\$ 796.23	\$ 825.93	\$ 856.74	\$ 888.70
3/4"	\$ 1,110.01	\$ 1,151.40	\$ 1,194.35	\$ 1,238.90	\$ 1,285.11	\$ 1,333.05
1"	\$ 1,850.01	\$ 1,919.00	\$ 1,990.58	\$ 2,064.83	\$ 2,141.85	\$ 2,221.75
1.5"	\$ 3,700.00	\$ 3,838.00	\$ 3,981.15	\$ 4,129.65	\$ 4,283.70	\$ 4,443.50
2"	\$ 5,920.02	\$ 6,140.80	\$ 6,369.84	\$ 6,607.44	\$ 6,853.92	\$ 7,109.60
3"	\$ 11,100.02	\$ 11,514.00	\$ 11,943.45	\$ 12,388.95	\$ 12,851.10	\$ 13,330.50
4"	\$ 18,500.03	\$ 19,190.00	\$ 19,905.75	\$ 20,648.25	\$ 21,418.50	\$ 22,217.50
6"	\$ 37,000.07	\$ 38,380.00	\$ 39,811.50	\$ 41,296.50	\$ 42,837.00	\$ 44,435.00
8"	\$ 59,200.10	\$ 61,408.00	\$ 63,698.40	\$ 66,074.40	\$ 68,539.20	\$ 71,096.00
10"	\$ 85,100.15	\$ 88,274.00	\$ 91,566.45	\$ 94,981.95	\$ 98,525.10	\$ 102,200.50

Exhibit 1

Township of Pennfield - Water						
	Effective					
Water Commodity Charge (per CCF)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
Uniform Rate	\$ 2.20	\$ 2.23	\$ 2.27	\$ 2.30	\$ 2.33	\$ 2.37

Township of Pennfield - Sewer						
	Effective					
Monthly Sewer Readiness to Serve Charge (per meter size)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
5/8"	\$ 18.66	\$ 19.17	\$ 19.70	\$ 20.24	\$ 20.80	\$ 21.37
3/4"	\$ 27.99	\$ 28.76	\$ 29.55	\$ 30.36	\$ 31.20	\$ 32.06
1"	\$ 46.65	\$ 47.93	\$ 49.25	\$ 50.61	\$ 52.00	\$ 53.43
1.5"	\$ 93.30	\$ 95.87	\$ 98.50	\$ 101.21	\$ 103.99	\$ 106.85
2"	\$ 149.29	\$ 153.40	\$ 157.61	\$ 161.95	\$ 166.40	\$ 170.98
3"	\$ 279.91	\$ 287.61	\$ 295.52	\$ 303.64	\$ 311.99	\$ 320.57
4"	\$ 466.52	\$ 479.35	\$ 492.53	\$ 506.08	\$ 519.99	\$ 534.29
6"	\$ 933.04	\$ 958.70	\$ 985.06	\$ 1,012.15	\$ 1,039.99	\$ 1,068.59
8"	\$ 1,492.87	\$ 1,533.92	\$ 1,576.11	\$ 1,619.45	\$ 1,663.98	\$ 1,709.74
10"	\$ 2,146.00	\$ 2,205.02	\$ 2,265.65	\$ 2,327.96	\$ 2,391.98	\$ 2,457.76

	Effective					
Sewer Commodity Charge (per CCF)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
Uniform Rate	\$ 3.78	\$ 3.88	\$ 3.99	\$ 4.10	\$ 4.21	\$ 4.33

	Effective					
Industrial Pretreatment Program	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
BOD (per pound over 300mg/l)	\$ 0.2600	\$ 0.2672	\$ 0.2745	\$ 0.2820	\$ 0.2898	\$ 0.2978
SS (per pound over 300mg/l)	\$ 0.4400	\$ 0.4521	\$ 0.4645	\$ 0.4773	\$ 0.4904	\$ 0.5039
Sampling (per sample)	\$ 361.26	\$ 371.19	\$ 381.40	\$ 391.89	\$ 402.67	\$ 413.74

City Sewer Flat Rate (per Residential Equivalent Unit)	\$ 46.98	\$ 48.27	\$ 49.60	\$ 50.96	\$ 52.36	\$ 53.80
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Sewer Capacity Charge	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
5/8"	\$ 740.00	\$ 767.60	\$ 796.23	\$ 825.93	\$ 856.74	\$ 888.70
3/4"	\$ 1,110.01	\$ 1,151.40	\$ 1,194.35	\$ 1,238.90	\$ 1,285.11	\$ 1,333.05
1"	\$ 1,850.01	\$ 1,919.00	\$ 1,990.58	\$ 2,064.83	\$ 2,141.85	\$ 2,221.75
1.5"	\$ 3,700.00	\$ 3,838.00	\$ 3,981.15	\$ 4,129.65	\$ 4,283.70	\$ 4,443.50
2"	\$ 5,920.02	\$ 6,140.80	\$ 6,369.84	\$ 6,607.44	\$ 6,853.92	\$ 7,109.60
3"	\$ 11,100.02	\$ 11,514.00	\$ 11,943.45	\$ 12,388.95	\$ 12,851.10	\$ 13,330.50
4"	\$ 18,500.03	\$ 19,190.00	\$ 19,905.75	\$ 20,648.25	\$ 21,418.50	\$ 22,217.50
6"	\$ 37,000.07	\$ 38,380.00	\$ 39,811.50	\$ 41,296.50	\$ 42,837.00	\$ 44,435.00
8"	\$ 59,200.10	\$ 61,408.00	\$ 63,698.40	\$ 66,074.40	\$ 68,539.20	\$ 71,096.00
10"	\$ 85,100.15	\$ 88,274.00	\$ 91,566.45	\$ 94,981.95	\$ 98,525.10	\$ 102,200.50

Exhibit 1

City of Marshall - Water						
	Effective					
Monthly Water Readiness to Serve Charge (per meter size)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
4"	\$ 145.62	\$ 147.80	\$ 150.02	\$ 152.27	\$ 154.56	\$ 156.87
6"	\$ 291.25	\$ 295.62	\$ 300.05	\$ 304.55	\$ 309.12	\$ 313.76
10"	\$ 669.88	\$ 679.93	\$ 690.13	\$ 700.48	\$ 710.99	\$ 721.65
16"	\$ 2,271.78	\$ 2,305.86	\$ 2,340.44	\$ 2,375.55	\$ 2,411.18	\$ 2,447.35
	Effective					
Water Commodity Charge (per CCF)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
Uniform Rate	\$ 2.20	\$ 2.23	\$ 2.27	\$ 2.30	\$ 2.33	\$ 2.37
Water Capacity Charge	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
5/8"	\$ 610.00	\$ 610.00	\$ 630.13	\$ 650.92	\$ 672.40	\$ 694.59
3/4"	\$ 915.01	\$ 915.00	\$ 945.20	\$ 976.38	\$ 1,008.60	\$ 1,041.89
1"	\$ 1,525.01	\$ 1,525.00	\$ 1,575.33	\$ 1,627.30	\$ 1,681.00	\$ 1,736.48
1.5"	\$ 3,050.00	\$ 3,050.00	\$ 3,150.65	\$ 3,254.60	\$ 3,362.00	\$ 3,472.95
2"	\$ 4,880.01	\$ 4,880.00	\$ 5,041.04	\$ 5,207.36	\$ 5,379.20	\$ 5,556.72
3"	\$ 9,150.01	\$ 9,150.00	\$ 9,451.95	\$ 9,763.80	\$ 10,086.00	\$ 10,418.85
4"	\$ 15,250.03	\$ 15,250.00	\$ 15,753.25	\$ 16,273.00	\$ 16,810.00	\$ 17,364.75
6"	\$ 30,500.06	\$ 30,500.00	\$ 31,506.50	\$ 32,546.00	\$ 33,620.00	\$ 34,729.50
8"	\$ 48,800.08	\$ 48,800.00	\$ 50,410.40	\$ 52,073.60	\$ 53,792.00	\$ 55,567.20
10"	\$ 70,150.13	\$ 70,150.00	\$ 72,464.95	\$ 74,855.80	\$ 77,326.00	\$ 79,877.85

Charter Township of Bedford - Sewer	Corrected Rates						Rates as Adopted 6/16/2026					
Monthly Sewer Readiness to Serve Charge (per meter size)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	Current	9/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
5/8"	\$ 20.83	\$ 21.40	\$ 21.99	\$ 22.60	\$ 23.22	\$ 23.86	\$ 25.04	\$ 25.73	\$ 26.44	\$ 27.16	\$ 27.91	\$ 28.68
3/4"	\$ 30.17	\$ 31.00	\$ 31.85	\$ 32.73	\$ 33.63	\$ 34.55	\$ 33.81	\$ 34.74	\$ 35.70	\$ 36.68	\$ 37.69	\$ 38.72
1"	\$ 48.83	\$ 50.17	\$ 51.55	\$ 52.97	\$ 54.43	\$ 55.92	\$ 55.12	\$ 56.64	\$ 58.19	\$ 59.79	\$ 61.44	\$ 63.13
1.5"	\$ 95.48	\$ 98.11	\$ 100.80	\$ 103.58	\$ 106.42	\$ 109.35	\$ 108.42	\$ 111.40	\$ 114.47	\$ 117.61	\$ 120.85	\$ 124.17
2"	\$ 151.45	\$ 155.61	\$ 159.89	\$ 164.29	\$ 168.81	\$ 173.45	\$ 172.38	\$ 177.12	\$ 181.99	\$ 187.00	\$ 192.14	\$ 197.42
3"	\$ 282.08	\$ 289.84	\$ 297.81	\$ 306.00	\$ 314.41	\$ 323.06	\$ 321.61	\$ 330.45	\$ 339.54	\$ 348.88	\$ 358.47	\$ 368.33
4"	\$ 468.69	\$ 481.58	\$ 494.82	\$ 508.43	\$ 522.41	\$ 536.78	\$ 534.78	\$ 549.49	\$ 564.60	\$ 580.12	\$ 596.08	\$ 612.47
6"	\$ 935.21	\$ 960.93	\$ 987.35	\$ 1,014.51	\$ 1,042.40	\$ 1,071.07	\$ 1,067.74	\$ 1,097.10	\$ 1,127.27	\$ 1,158.27	\$ 1,190.13	\$ 1,222.85
8"	\$ 1,495.03	\$ 1,536.14	\$ 1,578.39	\$ 1,621.79	\$ 1,666.39	\$ 1,712.22	\$ 1,707.27	\$ 1,754.22	\$ 1,802.46	\$ 1,852.03	\$ 1,902.96	\$ 1,955.29
10"	\$ 2,148.18	\$ 2,207.25	\$ 2,267.95	\$ 2,330.32	\$ 2,394.41	\$ 2,460.25	\$ 2,453.40	\$ 2,520.87	\$ 2,590.19	\$ 2,661.42	\$ 2,734.61	\$ 2,809.81

Sewer Commodity Charge (per CCF)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	Current	9/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
	\$ 3.78	\$ 3.88	\$ 3.99	\$ 4.10	\$ 4.21	\$ 4.33	\$ 4.41	\$ 4.53	\$ 4.66	\$ 4.78	\$ 4.92	\$ 5.05

City Sewer Flat Rate (per Residential Equivalent Unit)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	Current	9/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
	\$ 49.14	\$ 50.49	\$ 51.88	\$ 53.31	\$ 54.77	\$ 56.28	\$ 59.12	\$ 60.75	\$ 62.42	\$ 64.13	\$ 65.90	\$ 67.71

Charter Township of Emmett - Water	Corrected Rates						Rates as Adopted 6/16/2026					
Monthly Water Readiness to Serve Charge (per meter size)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	Current	9/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
5/8"	\$ 17.60	\$ 17.86	\$ 18.13	\$ 18.40	\$ 18.68	\$ 18.96	\$ 19.10	\$ 19.39	\$ 19.68	\$ 19.97	\$ 20.27	\$ 20.58
3/4"	\$ 24.99	\$ 25.36	\$ 25.75	\$ 26.13	\$ 26.52	\$ 26.92	\$ 27.13	\$ 27.53	\$ 27.95	\$ 28.37	\$ 28.79	\$ 29.22
1"	\$ 39.73	\$ 40.33	\$ 40.93	\$ 41.54	\$ 42.17	\$ 42.80	\$ 43.13	\$ 43.78	\$ 44.43	\$ 45.10	\$ 45.78	\$ 46.46
1.5"	\$ 76.65	\$ 77.80	\$ 78.97	\$ 80.15	\$ 81.35	\$ 82.57	\$ 83.20	\$ 84.45	\$ 85.71	\$ 87.00	\$ 88.30	\$ 89.63
2"	\$ 120.92	\$ 122.73	\$ 124.57	\$ 126.44	\$ 128.34	\$ 130.27	\$ 131.25	\$ 133.22	\$ 135.22	\$ 137.25	\$ 139.31	\$ 141.40
3"	\$ 224.23	\$ 227.59	\$ 231.01	\$ 234.47	\$ 237.99	\$ 241.56	\$ 243.40	\$ 247.05	\$ 250.75	\$ 254.51	\$ 258.33	\$ 262.21
4"	\$ 371.84	\$ 377.42	\$ 383.08	\$ 388.83	\$ 394.66	\$ 400.58	\$ 403.62	\$ 409.67	\$ 415.82	\$ 422.06	\$ 428.39	\$ 434.81
6"	\$ 740.80	\$ 751.91	\$ 763.19	\$ 774.64	\$ 786.26	\$ 798.05	\$ 804.11	\$ 816.17	\$ 828.42	\$ 840.84	\$ 853.46	\$ 866.26
8"	\$ 1,183.58	\$ 1,201.33	\$ 1,219.35	\$ 1,237.64	\$ 1,256.21	\$ 1,275.05	\$ 1,284.74	\$ 1,304.02	\$ 1,323.58	\$ 1,343.43	\$ 1,363.58	\$ 1,384.03
10"	\$ 1,700.16	\$ 1,725.66	\$ 1,751.55	\$ 1,777.82	\$ 1,804.49	\$ 1,831.56	\$ 1,845.48	\$ 1,873.16	\$ 1,901.25	\$ 1,929.77	\$ 1,958.72	\$ 1,988.10

Water Commodity Charge (per CCF)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	Current	9/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
	\$ 1.92	\$ 1.95	\$ 1.98	\$ 2.01	\$ 2.04	\$ 2.07	\$ 2.08	\$ 2.11	\$ 2.15	\$ 2.18	\$ 2.21	\$ 2.24

Monthly Fire Sprinkler Charge(per meter size)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	Current	9/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
2"	\$ 13.77	\$ 13.98	\$ 14.19	\$ 14.40	\$ 14.61	\$ 14.83	\$ 14.95	\$ 15.17	\$ 15.40	\$ 15.63	\$ 15.87	\$ 16.10
3"	\$ 25.83	\$ 26.22	\$ 26.61	\$ 27.01	\$ 27.42	\$ 27.83	\$ 28.04	\$ 28.46	\$ 28.89	\$ 29.32	\$ 29.76	\$ 30.21
4"	\$ 43.06	\$ 43.71	\$ 44.36	\$ 45.03	\$ 45.70	\$ 46.39	\$ 46.74	\$ 47.44	\$ 48.15	\$ 48.87	\$ 49.60	\$ 50.35
6"	\$ 86.12	\$ 87.41	\$ 88.72	\$ 90.05	\$ 91.40	\$ 92.78	\$ 93.48	\$ 94.89	\$ 96.31	\$ 97.75	\$ 99.22	\$ 100.71
8"	\$ 137.80	\$ 139.87	\$ 141.97	\$ 144.09	\$ 146.26	\$ 148.45	\$ 149.58	\$ 151.82	\$ 154.10	\$ 156.41	\$ 158.76	\$ 161.14
10"	\$ 198.07	\$ 201.04	\$ 204.06	\$ 207.12	\$ 210.22	\$ 213.38	\$ 215.00	\$ 218.22	\$ 221.50	\$ 224.82	\$ 228.19	\$ 231.61
12"	\$ 285.22	\$ 289.50	\$ 293.84	\$ 298.25	\$ 302.72	\$ 307.26	\$ 309.60	\$ 314.24	\$ 318.96	\$ 323.74	\$ 328.60	\$ 333.53

Charter Township of Emmett - Sewer	Corrected Rates						Rates as Adopted 6/16/2026					
Monthly Sewer Readiness to Serve Charge (per meter size)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	Current	9/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
5/8"	\$ 20.83	\$ 21.40	\$ 21.99	\$ 22.60	\$ 23.22	\$ 23.86	\$ 21.92	\$ 22.52	\$ 23.14	\$ 23.78	\$ 24.43	\$ 25.10
3/4"	\$ 30.17	\$ 31.00	\$ 31.85	\$ 32.73	\$ 33.63	\$ 34.55	\$ 31.75	\$ 32.62	\$ 33.52	\$ 34.44	\$ 35.39	\$ 36.36
1"	\$ 48.83	\$ 50.17	\$ 51.55	\$ 52.97	\$ 54.43	\$ 55.92	\$ 51.39	\$ 52.80	\$ 54.26	\$ 55.75	\$ 57.28	\$ 58.86
1.5"	\$ 95.48	\$ 98.11	\$ 100.80	\$ 103.58	\$ 106.42	\$ 109.35	\$ 100.49	\$ 103.25	\$ 106.09	\$ 109.01	\$ 112.01	\$ 115.09
2"	\$ 151.45	\$ 155.61	\$ 159.89	\$ 164.29	\$ 168.81	\$ 173.45	\$ 159.40	\$ 163.78	\$ 168.29	\$ 172.92	\$ 177.67	\$ 182.56
3"	\$ 282.08	\$ 289.84	\$ 297.81	\$ 306.00	\$ 314.41	\$ 323.06	\$ 296.88	\$ 305.04	\$ 313.43	\$ 322.05	\$ 330.91	\$ 340.01
4"	\$ 468.69	\$ 481.58	\$ 494.82	\$ 508.43	\$ 522.41	\$ 536.78	\$ 493.30	\$ 506.87	\$ 520.80	\$ 535.13	\$ 549.84	\$ 564.96
6"	\$ 935.21	\$ 960.93	\$ 987.35	\$ 1,014.51	\$ 1,042.40	\$ 1,071.07	\$ 984.31	\$ 1,011.38	\$ 1,039.19	\$ 1,067.77	\$ 1,097.13	\$ 1,127.30
8"	\$ 1,495.03	\$ 1,536.14	\$ 1,578.39	\$ 1,621.79	\$ 1,666.39	\$ 1,712.22	\$ 1,573.52	\$ 1,616.79	\$ 1,661.25	\$ 1,706.94	\$ 1,753.88	\$ 1,802.11
10"	\$ 2,148.18	\$ 2,207.25	\$ 2,267.95	\$ 2,330.32	\$ 2,394.41	\$ 2,460.25	\$ 2,260.96	\$ 2,323.14	\$ 2,387.02	\$ 2,452.67	\$ 2,520.11	\$ 2,589.42

Sewer Commodity Charge (per CCF)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	Current	9/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
	\$ 3.78	\$ 3.88	\$ 3.99	\$ 4.10	\$ 4.21	\$ 4.33	\$ 5.11	\$ 5.25	\$ 5.39	\$ 5.54	\$ 5.70	\$ 5.85

City Sewer Flat Rate (per Residential Equivalent Unit)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	Current	9/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
	\$ 49.14	\$ 50.49	\$ 51.88	\$ 53.31	\$ 54.77	\$ 56.28	\$ 63.40	\$ 65.14	\$ 66.93	\$ 68.78	\$ 70.67	\$ 72.61

Township of Leroy - Water	Corrected Rates						Rates as Adopted 6/16/2026					
Monthly Water Readiness to Serve Charge (per meter size)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	Current	9/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
5/8"	\$ 22.56	\$ 22.90	\$ 23.24	\$ 23.59	\$ 23.94	\$ 24.30	\$ 23.69	\$ 24.05	\$ 24.41	\$ 24.77	\$ 25.14	\$ 25.52
3/4"	\$ 32.04	\$ 32.52	\$ 33.01	\$ 33.50	\$ 34.01	\$ 34.52	\$ 33.64	\$ 34.14	\$ 34.66	\$ 35.18	\$ 35.70	\$ 36.24
1"	\$ 50.94	\$ 51.70	\$ 52.48	\$ 53.27	\$ 54.07	\$ 54.88	\$ 53.49	\$ 54.29	\$ 55.11	\$ 55.93	\$ 56.77	\$ 57.62
1.5"	\$ 98.27	\$ 99.74	\$ 101.24	\$ 102.76	\$ 104.30	\$ 105.86	\$ 103.18	\$ 104.73	\$ 106.30	\$ 107.89	\$ 109.51	\$ 111.15
2"	\$ 155.03	\$ 157.36	\$ 159.72	\$ 162.11	\$ 164.54	\$ 167.01	\$ 162.78	\$ 165.22	\$ 167.70	\$ 170.22	\$ 172.77	\$ 175.36
3"	\$ 287.48	\$ 291.79	\$ 296.17	\$ 300.61	\$ 305.12	\$ 309.70	\$ 301.85	\$ 306.38	\$ 310.97	\$ 315.64	\$ 320.37	\$ 325.18
4"	\$ 476.72	\$ 483.87	\$ 491.13	\$ 498.50	\$ 505.97	\$ 513.56	\$ 500.55	\$ 508.06	\$ 515.68	\$ 523.41	\$ 531.27	\$ 539.23
6"	\$ 949.74	\$ 963.99	\$ 978.45	\$ 993.12	\$ 1,008.02	\$ 1,023.14	\$ 997.23	\$ 1,012.19	\$ 1,027.37	\$ 1,042.78	\$ 1,058.42	\$ 1,074.30
8"	\$ 1,517.42	\$ 1,540.18	\$ 1,563.28	\$ 1,586.73	\$ 1,610.53	\$ 1,634.69	\$ 1,593.29	\$ 1,617.19	\$ 1,641.45	\$ 1,666.07	\$ 1,691.06	\$ 1,716.43
10"	\$ 2,179.70	\$ 2,212.40	\$ 2,245.58	\$ 2,279.27	\$ 2,313.45	\$ 2,348.16	\$ 2,288.68	\$ 2,323.01	\$ 2,357.86	\$ 2,393.22	\$ 2,429.12	\$ 2,465.56

Water Commodity Charge (per CCF)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	Current	9/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
	\$ 2.46	\$ 2.50	\$ 2.53	\$ 2.57	\$ 2.61	\$ 2.65	\$ 2.58	\$ 2.62	\$ 2.66	\$ 2.70	\$ 2.74	\$ 2.78

Monthly Fire Sprinkler Charge(per meter size)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	Current	9/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
2"	\$ 17.66	\$ 17.92	\$ 18.19	\$ 18.47	\$ 18.74	\$ 19.02	\$ 18.54	\$ 18.82	\$ 19.10	\$ 19.39	\$ 19.68	\$ 19.97
3"	\$ 33.12	\$ 33.62	\$ 34.12	\$ 34.63	\$ 35.15	\$ 35.68	\$ 34.78	\$ 35.30	\$ 35.83	\$ 36.37	\$ 36.91	\$ 37.47
4"	\$ 55.20	\$ 56.03	\$ 56.87	\$ 57.72	\$ 58.59	\$ 59.47	\$ 57.96	\$ 58.83	\$ 59.71	\$ 60.61	\$ 61.52	\$ 62.44
6"	\$ 110.42	\$ 112.08	\$ 113.76	\$ 115.46	\$ 117.20	\$ 118.95	\$ 115.94	\$ 117.68	\$ 119.44	\$ 121.24	\$ 123.05	\$ 124.90
8"	\$ 176.67	\$ 179.32	\$ 182.01	\$ 184.74	\$ 187.51	\$ 190.32	\$ 185.50	\$ 188.28	\$ 191.11	\$ 193.97	\$ 196.88	\$ 199.84
10"	\$ 253.94	\$ 257.75	\$ 261.62	\$ 265.54	\$ 269.52	\$ 273.57	\$ 266.63	\$ 270.63	\$ 274.69	\$ 278.81	\$ 282.99	\$ 287.24
12"	\$ 365.67	\$ 371.16	\$ 376.72	\$ 382.37	\$ 388.11	\$ 393.93	\$ 383.95	\$ 389.71	\$ 395.55	\$ 401.49	\$ 407.51	\$ 413.62

Township of Leroy - Sewer	Corrected Rates						Rates as Adopted 6/16/2026					
Monthly Sewer Readiness to Serve Charge (per meter size)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	Current	9/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
5/8"	\$ 20.83	\$ 21.40	\$ 21.99	\$ 22.60	\$ 23.22	\$ 23.86	\$ 21.87	\$ 22.47	\$ 23.09	\$ 23.72	\$ 24.38	\$ 25.05
3/4"	\$ 30.17	\$ 31.00	\$ 31.85	\$ 32.73	\$ 33.63	\$ 34.55	\$ 31.68	\$ 32.55	\$ 33.45	\$ 34.37	\$ 35.31	\$ 36.28
1"	\$ 48.83	\$ 50.17	\$ 51.55	\$ 52.97	\$ 54.43	\$ 55.92	\$ 51.27	\$ 52.68	\$ 54.13	\$ 55.62	\$ 57.15	\$ 58.72
1.5"	\$ 95.48	\$ 98.11	\$ 100.80	\$ 103.58	\$ 106.42	\$ 109.35	\$ 100.25	\$ 103.01	\$ 105.84	\$ 108.75	\$ 111.74	\$ 114.81
2"	\$ 151.45	\$ 155.61	\$ 159.89	\$ 164.29	\$ 168.81	\$ 173.45	\$ 159.02	\$ 163.39	\$ 167.89	\$ 172.50	\$ 177.25	\$ 182.12
3"	\$ 282.08	\$ 289.84	\$ 297.81	\$ 306.00	\$ 314.41	\$ 323.06	\$ 296.18	\$ 304.32	\$ 312.69	\$ 321.29	\$ 330.13	\$ 339.21
4"	\$ 468.69	\$ 481.58	\$ 494.82	\$ 508.43	\$ 522.41	\$ 536.78	\$ 492.12	\$ 505.65	\$ 519.56	\$ 533.85	\$ 548.53	\$ 563.61
6"	\$ 935.21	\$ 960.93	\$ 987.35	\$ 1,014.51	\$ 1,042.40	\$ 1,071.07	\$ 981.97	\$ 1,008.97	\$ 1,036.72	\$ 1,065.23	\$ 1,094.52	\$ 1,124.62
8"	\$ 1,495.03	\$ 1,536.14	\$ 1,578.39	\$ 1,621.79	\$ 1,666.39	\$ 1,712.22	\$ 1,569.78	\$ 1,612.95	\$ 1,657.31	\$ 1,702.88	\$ 1,749.71	\$ 1,797.83
10"	\$ 2,148.18	\$ 2,207.25	\$ 2,267.95	\$ 2,330.32	\$ 2,394.41	\$ 2,460.25	\$ 2,255.59	\$ 2,317.62	\$ 2,381.35	\$ 2,446.84	\$ 2,514.13	\$ 2,583.27

Sewer Commodity Charge (per CCF)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	Current	9/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
	\$ 3.78	\$ 3.88	\$ 3.99	\$ 4.10	\$ 4.21	\$ 4.33	\$ 3.97	\$ 4.08	\$ 4.19	\$ 4.31	\$ 4.43	\$ 4.55

City Sewer Flat Rate (per Residential Equivalent Unit)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	Current	9/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
	\$ 49.14	\$ 50.49	\$ 51.88	\$ 53.31	\$ 54.77	\$ 56.28	\$ 51.60	\$ 53.02	\$ 54.48	\$ 55.98	\$ 57.51	\$ 59.10

Township of Pennfield - Sewer	Corrected Rates						Rates as Adopted 6/16/2026					
Monthly Sewer Readiness to Serve Charge (per meter size)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	Current	9/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
5/8"	\$ 18.66	\$ 19.17	\$ 19.70	\$ 20.24	\$ 20.80	\$ 21.37	\$ 32.62	\$ 33.52	\$ 34.44	\$ 35.39	\$ 36.36	\$ 37.36
3/4"	\$ 27.99	\$ 28.76	\$ 29.55	\$ 30.36	\$ 31.20	\$ 32.06	\$ 32.62	\$ 33.52	\$ 34.44	\$ 35.39	\$ 36.36	\$ 37.36
1"	\$ 46.65	\$ 47.93	\$ 49.25	\$ 50.61	\$ 52.00	\$ 53.43	\$ 81.52	\$ 83.76	\$ 86.07	\$ 88.43	\$ 90.86	\$ 93.36
1.5"	\$ 93.30	\$ 95.87	\$ 98.50	\$ 101.21	\$ 103.99	\$ 106.85	\$ 163.05	\$ 167.53	\$ 172.14	\$ 176.87	\$ 181.74	\$ 186.74
2"	\$ 149.29	\$ 153.40	\$ 157.61	\$ 161.95	\$ 166.40	\$ 170.98	\$ 260.91	\$ 268.09	\$ 275.46	\$ 283.03	\$ 290.82	\$ 298.81
3"	\$ 279.91	\$ 287.61	\$ 295.52	\$ 303.64	\$ 311.99	\$ 320.57	\$ 489.21	\$ 502.66	\$ 516.49	\$ 530.69	\$ 545.28	\$ 560.28
4"	\$ 466.52	\$ 479.35	\$ 492.53	\$ 506.08	\$ 519.99	\$ 534.29	\$ 815.32	\$ 837.74	\$ 860.78	\$ 884.45	\$ 908.77	\$ 933.76
6"	\$ 933.04	\$ 958.70	\$ 985.06	\$ 1,012.15	\$ 1,039.99	\$ 1,068.59	\$ 1,630.61	\$ 1,675.45	\$ 1,721.53	\$ 1,768.87	\$ 1,817.51	\$ 1,867.49
8"	\$ 1,492.87	\$ 1,533.92	\$ 1,576.11	\$ 1,619.45	\$ 1,663.98	\$ 1,709.74	\$ 2,608.97	\$ 2,680.72	\$ 2,754.44	\$ 2,830.18	\$ 2,908.01	\$ 2,987.98
10"	\$ 2,146.00	\$ 2,205.02	\$ 2,265.65	\$ 2,327.96	\$ 2,391.98	\$ 2,457.76	\$ 3,750.39	\$ 3,853.53	\$ 3,959.50	\$ 4,068.38	\$ 4,180.26	\$ 4,295.22

Sewer Commodity Charge (per CCF)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	Current	9/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
	\$ 3.78	\$ 3.88	\$ 3.99	\$ 4.10	\$ 4.21	\$ 4.33	\$ 4.22	\$ 4.34	\$ 4.46	\$ 4.58	\$ 4.70	\$ 4.83

City Sewer Flat Rate (per Residential Equivalent Unit)	Current	10/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	Current	9/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
	\$ 46.98	\$ 48.27	\$ 49.60	\$ 50.96	\$ 52.36	\$ 53.80	\$ 80.52	\$ 82.73	\$ 85.01	\$ 87.35	\$ 89.75	\$ 92.22