



Kalamazoo County Generalized Zoning Map / GIS Layer

DATE

November, 2012

DESCRIPTION

This map/layer provides a general overview of zoning patterns in Kalamazoo County by combining the 24 individual zoning maps of townships, villages, and cities within its borders. The map is available to interested parties from the Department of Planning and Community Development, and the GIS¹ layer is viewable as a basemap on the county's website (kalamazoo.com/planning/gis).

ATTRIBUTION

This map and layer and associated data attributes were constructed by Jason Enos, Kalamazoo County GIS Coordinator. Where cited, it should be attributed to "Kalamazoo County," Kalamazoo County Government," "Kalamazoo County GIS," or "Kalamazoo County Department of Planning and Community Development."

METHODOLOGY

Zoning maps and ordinances are public documents, and most of the 24 jurisdictions in the county make one or both available for viewing online. Some jurisdictions also have had their zoning maps constructed in GIS format by their consulting engineers. We requested GIS zoning layers from all jurisdictions, and were provided with the data (or permission to acquire it from a third party) from jurisdictions which had it available. For all other units, we digitized a new zoning layer by referring to a printed map (or, in one case², by referring to the text of the zoning ordinance.) Then, we combined all 24 layers into a single countywide layer.

Each unit establishes, defines, and describes its zoning categories independently—a reality that makes zoning queries more difficult. For example, a business that considers establishing a facility somewhere in Kalamazoo County must look through a number of different maps and ordinances to determine where its facility might be permitted. Creating common generalized zoning categories across the county allows one

¹ *Geographic Information System*; i.e., digital or computerized mapping.

² Wakeshma Township could not provide an official zoning map, but did provide its zoning ordinance which contains a legal description of its zone boundaries.

to look at the entire county and understand more quickly where a detailed search might be most productive.

After considering all of the zoning classifications used by all jurisdictions in the county, we created a list of 14 general zoning categories that would circumscribe most of the classifications. The general categories are listed below:

- *Agriculture: Exclusive, restricted, agribusiness, or rural residential.*
- *Residential: single-family.*
- *Residential: Single and two-family.*
- *Residential: Multi-family.*
- *Residential: Mobile home park.*
- *Residential and commercial mixed-use or transitional.*
- *Commercial: Office.*
- *Commercial: Local or general.*
- *Commercial: Highway or regional center.*
- *Industrial: Restricted or light.*
- *Industrial: Heavy or service.*
- *Conservation, recreation, or limited development.*
- *Research, business, education, and/or technology park.*
- *Public, government, institutional, or parking.*

These 14 categories are not meant to encompass the entire spectrum of specific statutory zoning classifications available throughout the county, but to provide a simplified picture of the pattern of zoning.

We assigned each unit's individual zoning classifications to one of the 14 general categories, using the text of the zoning ordinances to help us decide which category was most suitable. For example, Schoolcraft Township has a residential class "R-2" that permits single family dwellings and two-family dwellings. We categorize this as "Residential: Single and two-family." Texas Township also has a residential class designated "R-2," but here only single-family dwellings are permitted. Thus, we categorize this as "Residential: single family."

It bears re-stating that the general zoning categories that we have devised are *not* actual zoning classifications, and they carry no legal weight whatsoever. They are illustrative and explicitly generalized. Users must continue to rely on each unit's official Zoning Map and ordinance to determine zoning class boundaries and permitted uses.

ATTRIBUTES

Each polygon (zone) represented on the printed map is symbolized by color or pattern to correspond to one of 14 general zoning categories, as shown on the maps' legend. Internet URLs for each jurisdiction's web page are printed on large versions of the map to facilitate locating official zoning maps and ordinances.

The GIS layer contains attributes indicating the general zoning category, the actual zoning class, and a hyperlink to the web location of the zoning ordinance that controls each polygon. These hyperlinks are used in the county's web-based GIS to link users as directly as possible to relevant zoning ordinances. Due to variation in how the 24 units serve their zoning ordinances online, some links provide a direct link

to a specific section of the ordinance, while others can link only to the entire ordinance itself. Some jurisdictions do not, at this time, provide their ordinances on their websites.

ACCURACY AND APPLICABILITY

The data represented in the Generalized Zoning map and GIS layer are only as accurate or current as the data supplied to us by jurisdictions and/or their contractors in 2012. Kalamazoo County makes no guarantee of the data's accuracy or reliability.

Zoning maps and ordinances can and do change over time. It is our intent to update this map and GIS layer annually with the best data available to us. In all cases, users must consult the relevant city, village, or township government for specific information about zoning within their boundaries.

Assignment of Zoning Classes to Generalized Zoning Categories

	Agriculture: Exclusive, Restricted, Agri-business, Rural Residential	Residential: Single family	Residential: Single and two-family	Residential: Multi-family	Residential: Mobile home park	Residential/Commercial mixed use, Transitional	Office: Restricted or general	Commercial: Local or general	Commercial: Highway or regional center	Industrial: Restricted or light	Industrial: Heavy or service	Conservation, Recreation, Limited development	Research park	Public, government, institutional, PARKING
Augusta V.	A	R-1	R-2				C-1	C-2		I-1				
Alamo	A, R-1		R-2		R-4			C-1	C-2	I-1, I-2	I-3	L. D.		
Brady	RR, AG	R-1, R-2		R-3		R-5			C-1	I-1				
Charleston	AG-1, AG-2, R-1	R-2, R-7	R-3	R-4	R-6			C-1	C-4	I-1			R-IP	
Climax T.	R-1, A-1	R-2	R-3		R-6			C-1, C-2		I-1		RE		
Climax V.	A, R-1	R-2	R-3	R-4	R-5			C-1	C-2		I-1, I-2			
Comstock	AGR, A-H	R-1A, R-1B	R-1C	RM, RSM	RMH		O-1	B-1, B-2	B-3	LM, LD	M	O. W.		
Cooper	A, R1	R2	R3	R4, R5	R6			C1, C2		I1	I2, I3	RD		
Galesburg		R1	R2, R3	R4	R6		C1, C2			I2		OS		
Kalamazoo C.		RS-4, RS-5, RS-7	RD-8, RD-19	RM-15, RM-15C, RM-24, RM-36	RMHP	RMU, CMU	CNO, CO	CN-1, CN-2	CC, CCBD	M-1	M-2		CBTR	P, IC
Kalamazoo T.		A	B	B-1, RB-1		B-3, B-4, RB-2, B-2		C, C-1	C-2	LD, D	D-1, E	OS		P
Oshtemo	AG, RR	R-1	R-2	R-4	R-5	R-3		C, C-R, VC		I-R	I-1, I-2, I-3			
Parchment		R-A		R-M		R-T		C-1	C-2, C-3		I-M	R-C		
Pavilion	A-1, A-2	R-1, R-2	R-3	R-4, R-5	R-6			C-1, C-2		I-1	I-2, I-3			

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Portage		R-1A, R-1B, R-1C, R-1D, R-1E	R-1T	RM-1, RM-2	MHC		OS-1	B-1	B-2, B-3	I-1	I-2		OTR	
Prairie Ronde	A	R-1		R-2	R-3			C			I	OS		
Richland T.	A-1, AB	A	A-2	B-1	B-2		C	C-1	C-2, D	D-1	E	R/OS	RP	
Richland V.		R-1	R-2	R-3			C-1, C-2					O-1, O-2		
Ross	AG, RR	R-1	R-2	R-3	R-4			C-1, C-2, C-4			I-2, I-3			
Sch T.	AG-1, AG-2, RR	R-1	R-2	R-3	R-6			C-1, C-2	C-4	I-3	I-1, I-2	P/RU, R-7		
Sch. V.		R-A, R-1	R-2	RM	RMH			B-1, CBD	B-2	I-1	I-2			
Texas	A	R-1A, R-2	R-3	R-4, R-5	R-6		O-1	C-1, C-2, CBD	C-3, C-4	I-1	I-3		EBT	
Vicksburg V.	AG-1	R-1, R-2	R-3	R-4				C-1, C-2, C-3, C-4		I-1, I-2, I-3		CP		
Wakeshma	A	R-1		R-4	R-6			C-1, C-2			I			

Data Sources

	ZONING MAP	ZONING ORDINANCE	
TOWNSHIPS	Alamo	<i>GIS data acquired from PN¹ with Twp approval</i>	<i>online PDF</i>
	Brady	<i>GIS data acquired from PN with Twp approval</i>	<i>online PDF</i>
	Charleston	<i>GIS data acquired from PN with Twp approval</i>	<i>online PDF</i>
	Climax	<i>New GIS layer digitized from printed map</i>	<i>Zoning classes acquired from Zoning Map legend</i>
	Comstock	<i>GIS data acquired from PN with Twp approval</i>	<i>online, municode.com</i>
	Cooper	<i>New GIS layer digitized from printed map</i>	<i>"copy of ordinance for a fee"</i>
	Kalamazoo	<i>GIS data acquired from PN with Twp approval</i>	<i>online, municode.com</i>
	Oshtemo	<i>GIS data acquired from PN with Twp approval</i>	<i>online, municode.com</i>
	Pavilion	<i>GIS data acquired from PN with Twp approval</i>	<i>online, municode.com</i>
	Prairie Ronde	<i>New GIS layer digitized from printed map</i>	<i>online PDF</i>
	Richland	<i>GIS data acquired from PN with Twp approval</i>	<i>online, municode.com</i>
	Ross	<i>GIS data acquired from PN with Twp approval</i>	<i>online PDF</i>
	Schoolcraft	<i>GIS data acquired from PN with Twp approval</i>	<i>online PDF</i>
	Texas	<i>GIS data acquired from PN with Twp approval</i>	<i>online PDF</i>
	Wakeshma	<i>New GIS layer digitized from legal descriptions in Zoning Ordinance</i>	<i>online PDF</i>
CITIES	Galesburg	<i>GIS data acquired from PN with City approval</i>	<i>Zoning classes acquired from Zoning Map legend</i>
	Kalamazoo	<i>GIS data supplied by City of Kalamazoo</i>	<i>online, ecode360.com</i>
	Parchment	<i>New GIS layer digitized from printed map</i>	<i>online, municode.com</i>
	Portage	<i>GIS data supplied by City of Portage</i>	<i>online, municode.com</i>
VILLAGES	Augusta	<i>New GIS layer digitized from printed map</i>	<i>Zoning classes acquired from Zoning Map legend</i>
	Climax	<i>New GIS layer digitized from printed map</i>	<i>online PDF</i>
	Richland	<i>GIS data acquired from PN with Vil. approval</i>	<i>Zoning classes acquired from Zoning Map legend</i>
	Schoolcraft	<i>New GIS layer digitized from printed map</i>	<i>online, municode.com</i>
	Vicksburg	<i>New GIS layer digitized from printed map</i>	<i>Zoning classes acquired from Zoning Map legend</i>

¹ Prein & Newhof