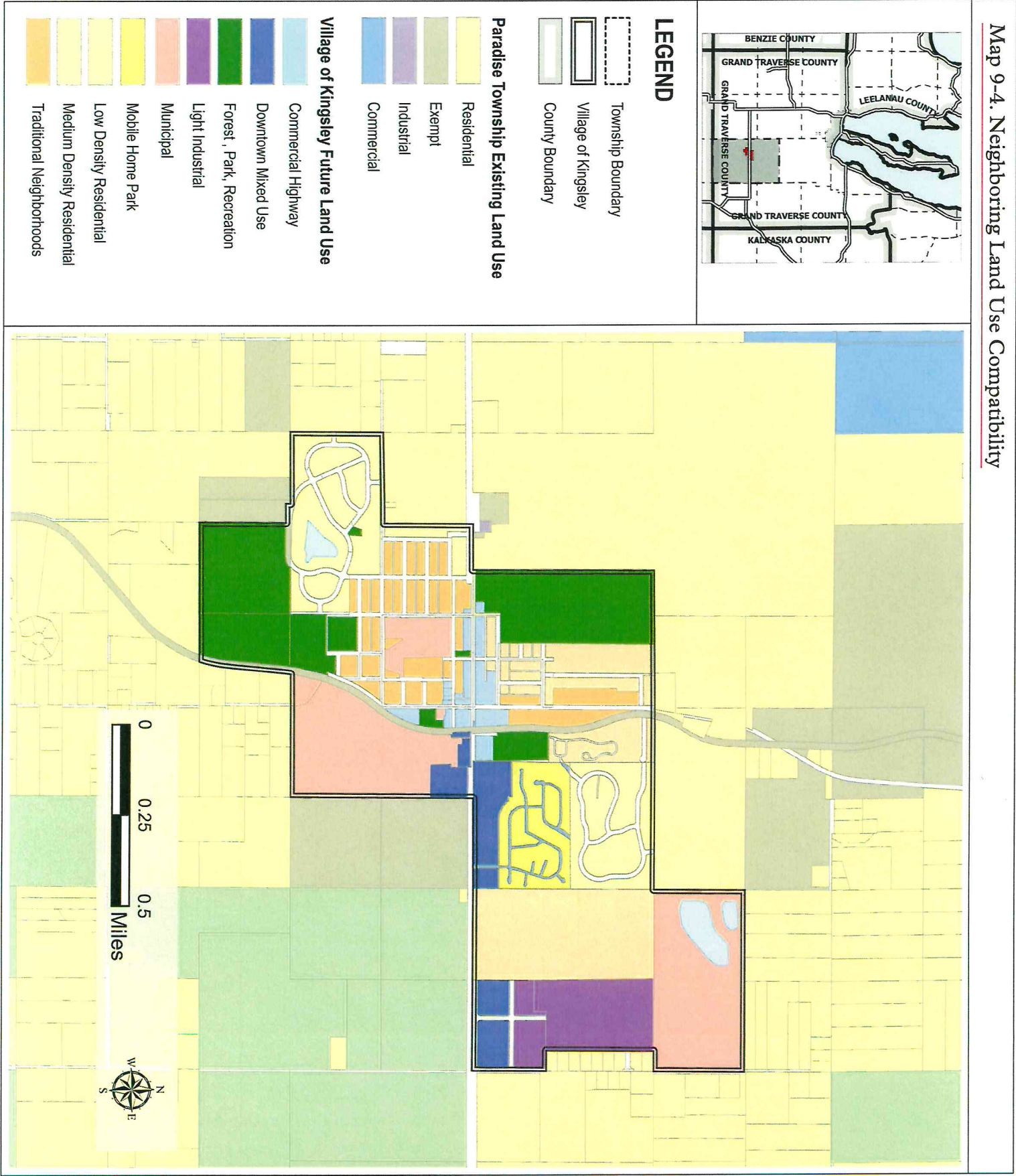


Map 9-4. Neighboring Land Use Compatibility





ZONING PLAN

To conclude this Master Plan, we take a look at how the existing zoning districts relate to the Future Land Use map and descriptions. In an effort to match the Zoning Ordinance to the desired outcomes for the community's land use, Table 9-3 describes the zoning updates that should be made in the near term, broken down by district. Many of these, as noted below the table, will help the Village to become certified as a Redevelopment Ready Community (RRC) by the Michigan Economic Development Corporation (MEDC). The importance of this designation is discussed in the Introduction of this Master Plan.

WHAT COMES NEXT

The adoption of this 2025 Master Plan is the first step towards a bright future in Kingsley. However, this is just the beginning. Going forward, the various actors in the village, including the Village Council, Planning Commission, Downtown Development Authority, business community and residents will need to team up on implementation. This means that the Master Plan is a living document. As goals change or are accomplished, as external factors emerge or evolve, it is up to the leadership in Kingsley to update this plan to reflect the altered path to success. In this way, the Master Plan can serve as a guidebook for the community's future.

Table 9-3. Proposed Zoning Updates

Zoning District	Associated FLU District	Proposed Updates
R-1	Low-Density Residential	<ul style="list-style-type: none"> • Allow Accessory Dwelling Units by-right* • Reduce minimum floor area to 600 sq ft
R-2	Medium-Density Residential	<ul style="list-style-type: none"> • Allow Accessory Dwelling Units by-right* • Reduce minimum floor area to 600 sq ft • Allow tri-plexes by-right*
R-3	Modular & Mobile Homes	<ul style="list-style-type: none"> • None, as of 2025
VR	Traditional Neighborhoods	<ul style="list-style-type: none"> • Reduce minimum floor area to 600 sq ft
Forests, Parks, Recreation	Forests, Parks, Recreation	<ul style="list-style-type: none"> • None, as of 2025
C-1	Downtown Mixed- Use	<ul style="list-style-type: none"> • Allow townhouses by-right* • Eliminate minimum parking requirements* • Require bicycle parking in business' parking lots* • Reduce or eliminate required parking when on-street or public parking is available* • Encourage permit applicants' to create easements between their own and neighboring parking lots* • Develop a provision for street tree requirements or incentives in the downtown area* • Institute parking lot internal landscaping standards* • Update zoning ordinance to use NAICS codes for permitted and special uses
C-2	Commercial	<ul style="list-style-type: none"> • Require parking in the rear of principal structures for businesses (other than car dealerships and other commercial uses that rely specifically on front parking) • Eliminate minimum parking requirements* • Encourage permit applicants' to create easements between their own and neighboring parking lots* • Require landscaping, including a variety of trees and shrubs for businesses adjacent to the M-113 corridor • Update the zoning ordinance to include regulations for low impact development techniques (rain gardens, bioswales, etc.)* • Institute parking lot internal landscaping standards* • Update zoning ordinance to use NAICS codes for permitted and special uses
I	Industrial	<ul style="list-style-type: none"> • Update zoning ordinance to use NAICS codes for permitted and special uses

*Downward indicate is needed to reach BDC certified status