

MICHIGAN ZONING ATLAS

A BRAND NEW TOOL TO SUPPORT HOUSING DEVELOPMENT





The Zoning Atlas Team



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The Path to a Zoning Atlas, in Michigan and beyond





Forward-thinking Atlas funders



Pressing
Matters Grant



American Rescue
Plan Act





The Zoning Atlas: An Introduction

Map view

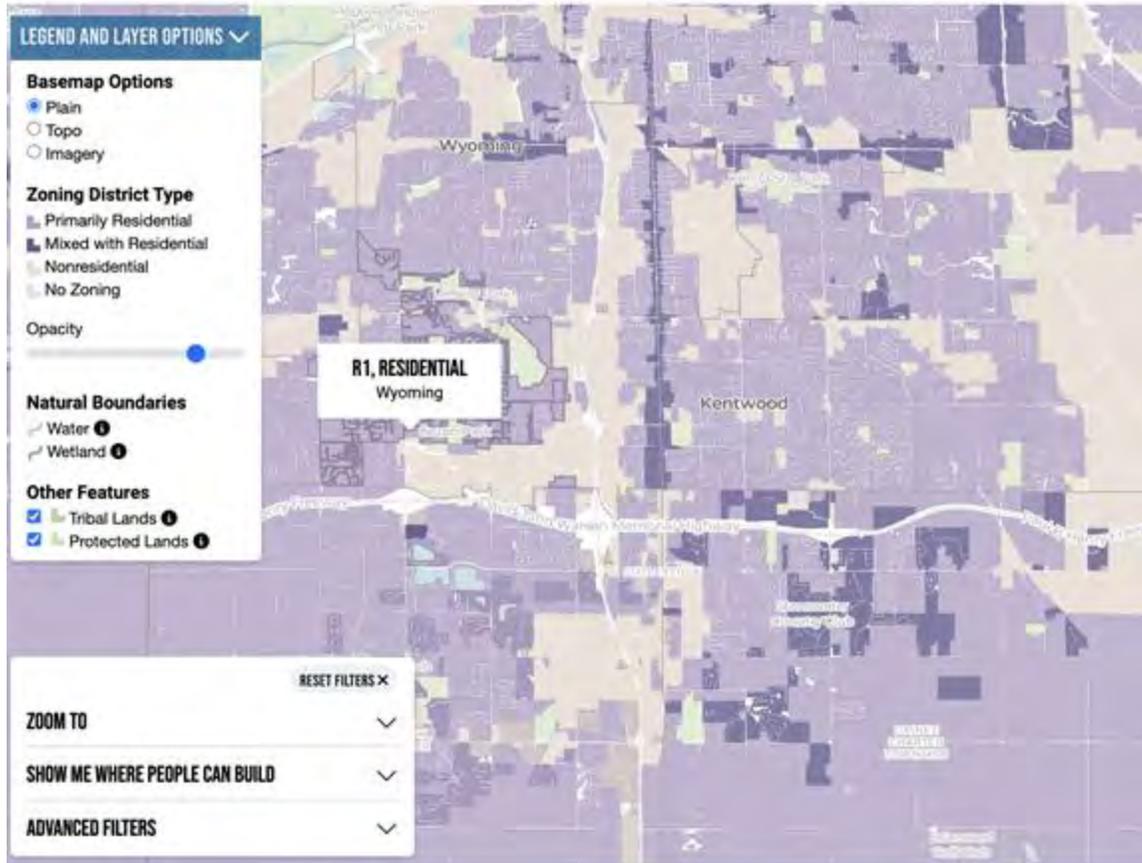


Table of Jurisdictions

TABLE OF JURISDICTIONS IN CHOSEN GEOGRAPHY

Showing 1 to 35 of 35 jurisdictions (filtered from 5,080 total entries)

Search:

Jurisdiction	County	State	Number of Districts	Record Last Updated
Ada	Kent County	Michigan	18	2024-09-17
Algoona	Kent County	Michigan	16	2024-09-17
Alpine	Kent County	Michigan	19	2024-09-17
Bowne	Kent County	Michigan	10	2024-06-05
Byron	Kent County	Michigan	13	2024-06-16
Caledonia (Township)	Kent County	Michigan	16	2024-08-14
Caledonia (Village)	Kent County	Michigan	9	2024-07-30
Cannon	Kent County	Michigan	19	2024-06-16
Cascade	Kent County	Michigan	15	2024-06-05
Casnovia	Kent County	Michigan	7	2024-06-15
Cedar Springs	Kent County	Michigan	12	2024-07-05
Courtland	Kent County	Michigan	9	2024-06-05
East Grand Rapids	Kent County	Michigan	6	2024-06-05
Gaines	Kent County	Michigan	16	2024-06-06
Grand Rapids (Charter Township)	Kent County	Michigan	13	2024-06-06
Grand Rapids (City)	Kent County	Michigan	27	2024-06-17
Grandville	Kent County	Michigan	23	2024-06-06
Grattan	Kent County	Michigan	11	2024-06-06
Kent City	Kent County	Michigan	11	2024-07-06



The Grand Rapids Area Zoning Atlas FIRST LOOK

NATIONAL ZONING ATLAS

EXPLORE THE ATLAS | ATLASES IN ACTION | NEWS & EVENTS | ABOUT | | | | **FUND THE ATLAS**

LEGEND AND LAYER OPTIONS >

search address or city **SEARCH**

ZOOM TO

SHOW ME WHERE PEOPLE CAN BUILD

- Single-family homes
- Single-family homes on small lots
- Apartments (with 4 or more units)
- Accessory dwelling units

ADVANCED FILTERS

MICHIGAN ZONING ATLAS

US Census, Tiger AIANHH Areas



What's allowed by right on our residential land?



92%
single family homes



4.9%
duplexes



2.2%
apartments (4+)



5.9%
ADUs

84%

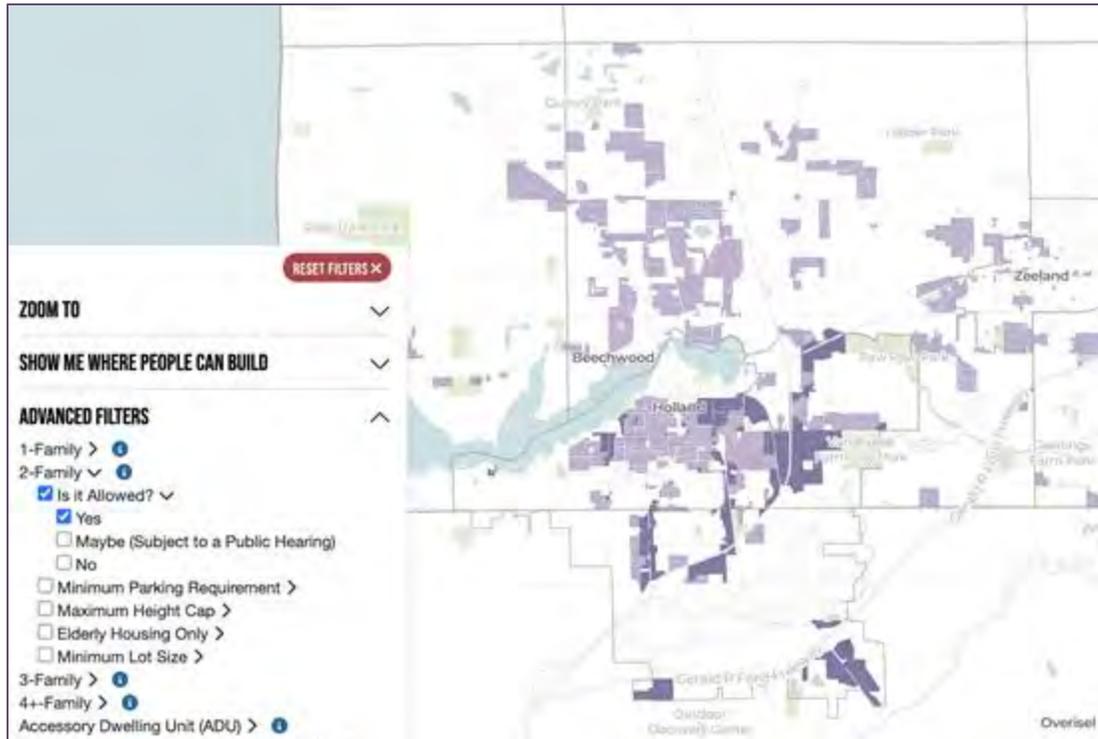


of residential zones require **2+ parking spaces** per unit

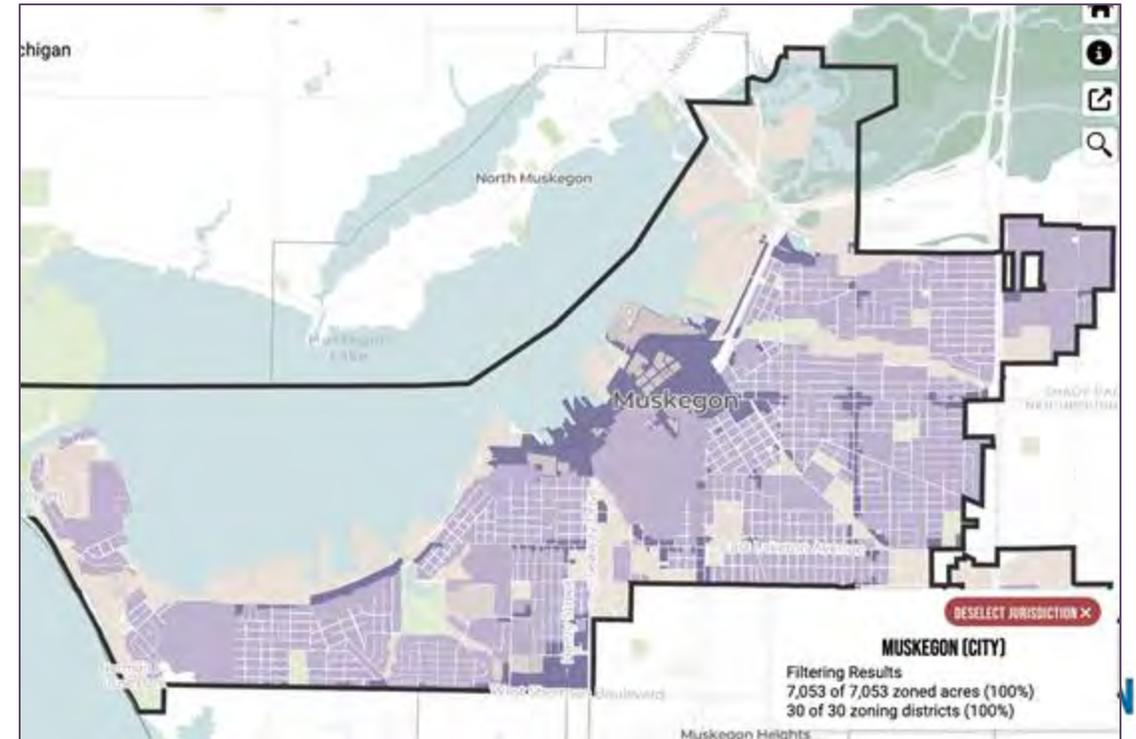


How can YOU use the Atlas? **Live** demonstrations!

Where in Ottawa County
can I build a duplex?



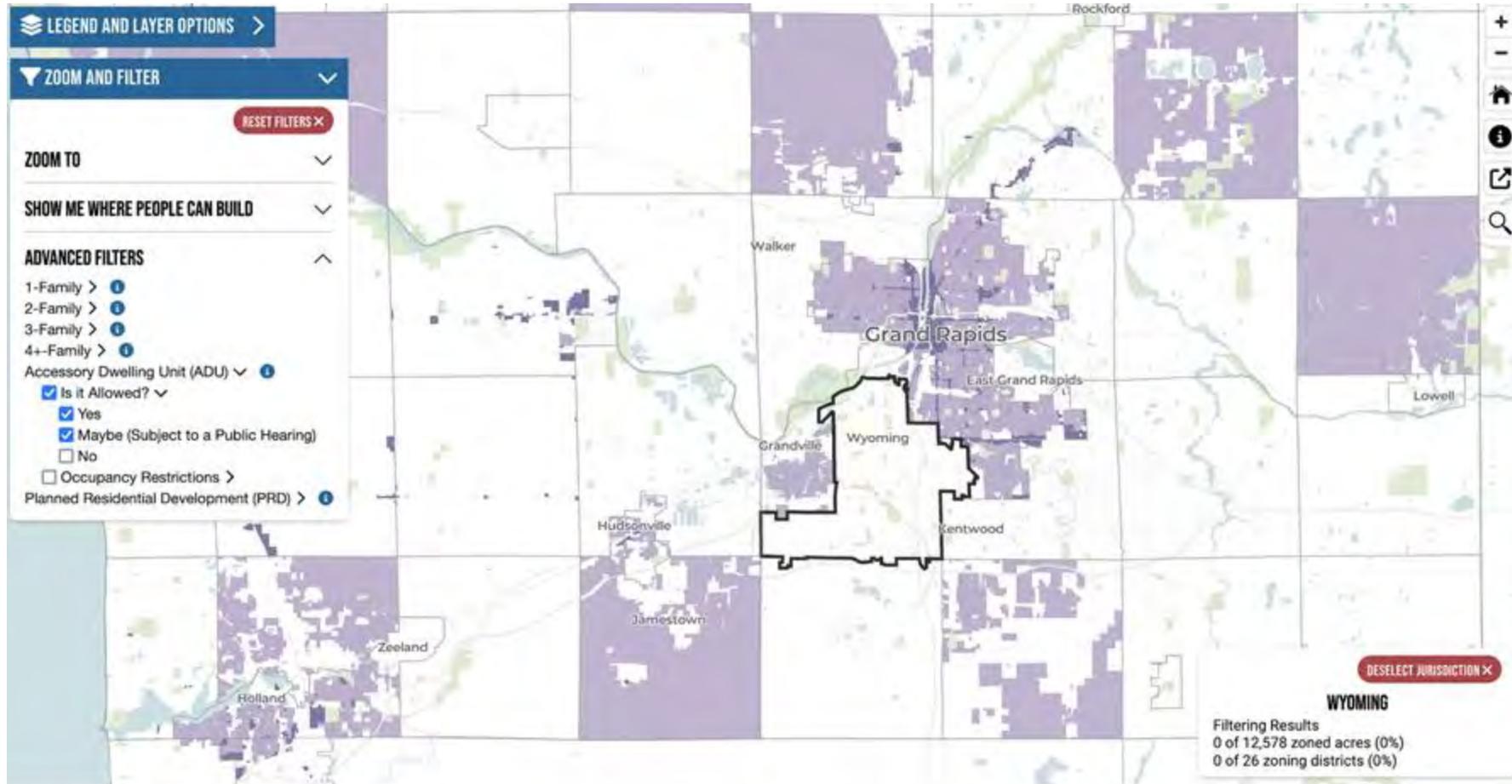
What housing can I build
in the City of Muskegon?





How can COMMUNITIES use the Atlas? **Live** demonstrations!

Considering
accessory
dwelling
units in
Wyoming

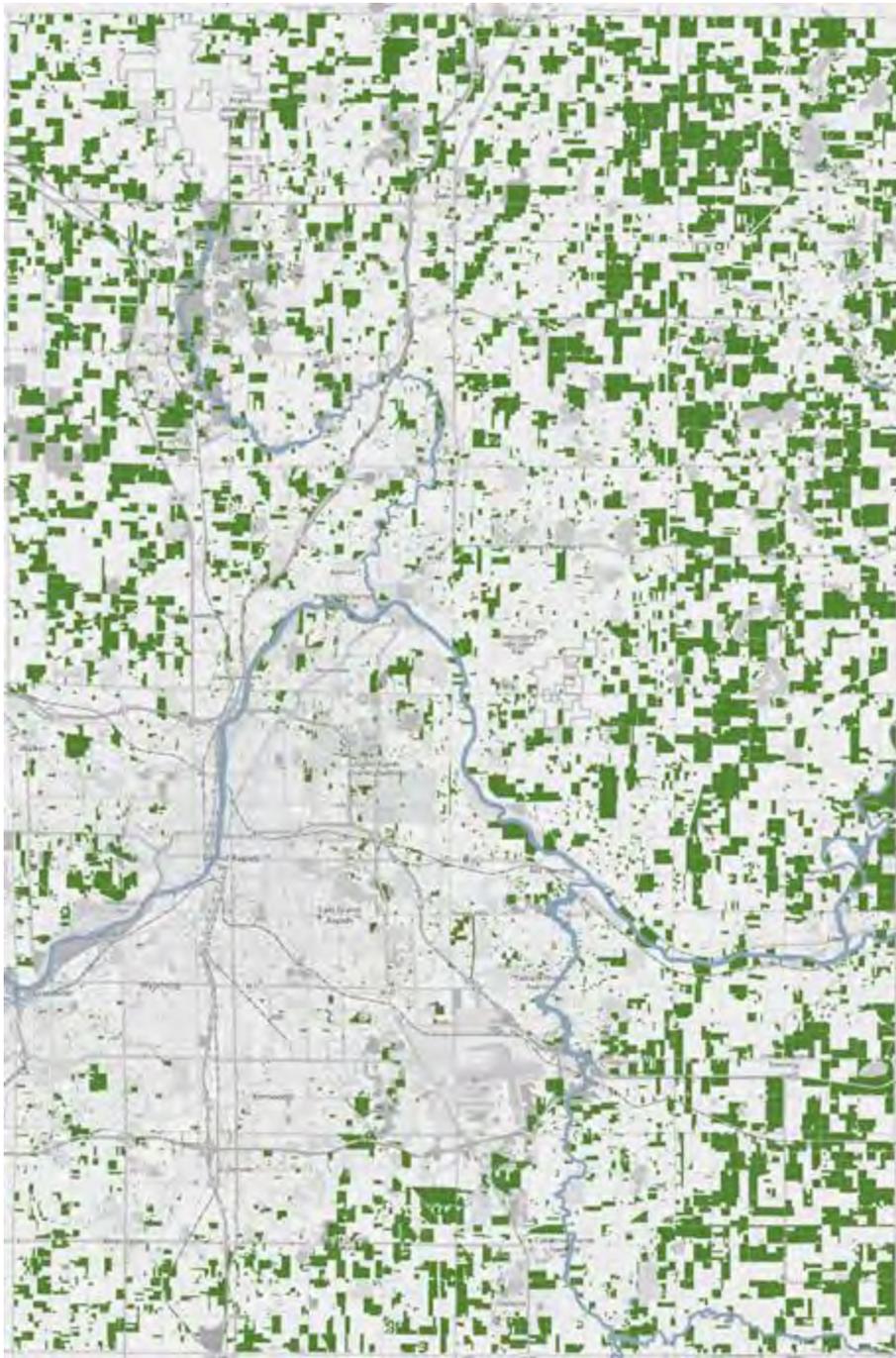




LEARNING FROM THE ZONING ATLAS

Where will new housing be built if we don't take action?

- Kent County has 129,516 acres of vacant, residentially-zoned land
- 97.8% of that vacant land allows only single-family homes
- **If all of the vacant land in the County was fully developed to current zoning, 79,244 new homes could be built at a density of 0.61 dwelling units per acre.**



 Vacant Parcel Zoned
Exclusively for Single Family



WHAT CAN KENT COUNTY FAMILIES AFFORD?



New Single Fam

23% Households

Annual Income
> \$112,000



New

Townhomes

24% Households

Annual Income
> \$85,500



New Multifamily

10% Households

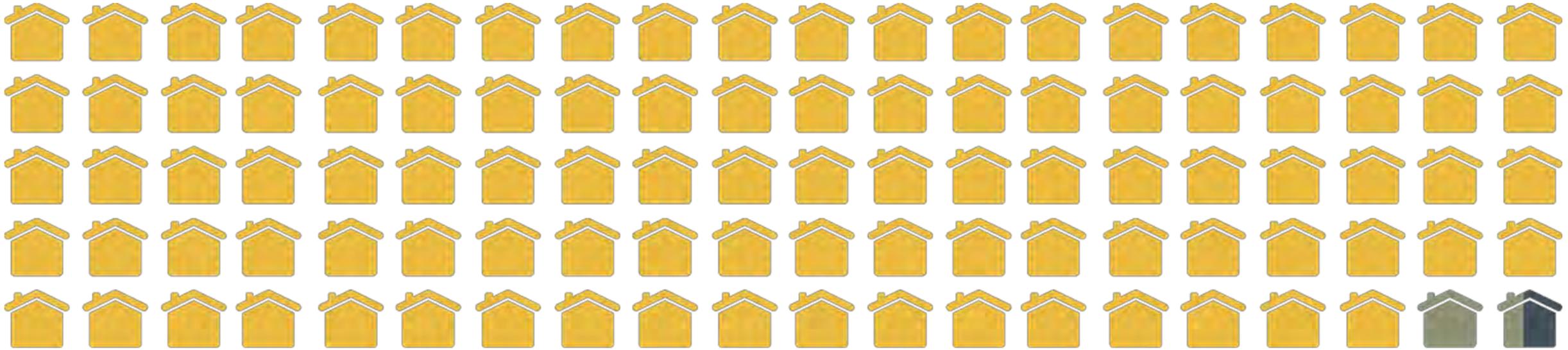
Annual Income
> \$58,000



Older Housing

42% Households

Annual Income
< \$31,542



WHAT'S LEGAL TO BUILD IN KENT COUNTY?



New Single Family

97.8% of available land

Requires
\$112,680/yr or \$2,817/mo



New Townhomes

1.5% of available land

Requires
\$70,800/yr or \$1,770/mo



New Multifamily

0.6% of available land

Requires
\$58,000/yr or \$1,450/mo



A CORRIDOR STRATEGY FOR KENT COUNTY

- Planning and zoning determine how many households share the cost of infrastructure
- Corridors often have existing sewer and water, underutilized land, and possibly transit



Grand Rapids and Walker: Alpine & Ann



Flywheel





Status Quo

Acres

129,516

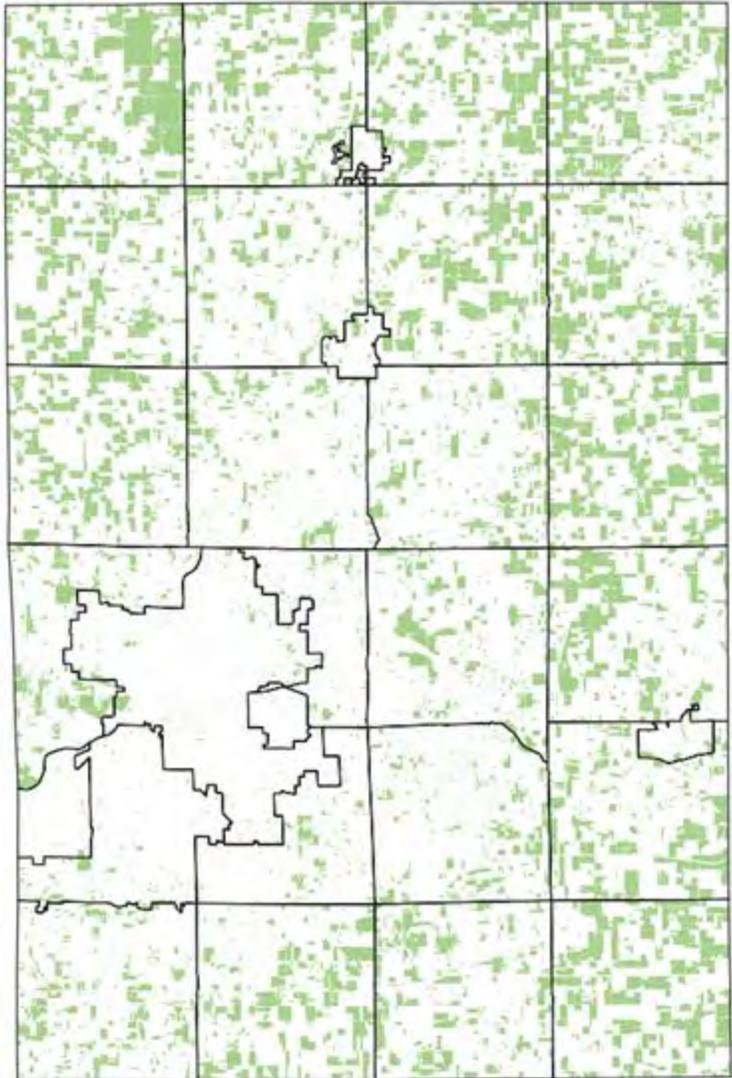
Housing Units

79,224

New

Infrastructure

\$24.8B



100% Build-out
County Wide

Corridor
Strategy

Acres

3,103

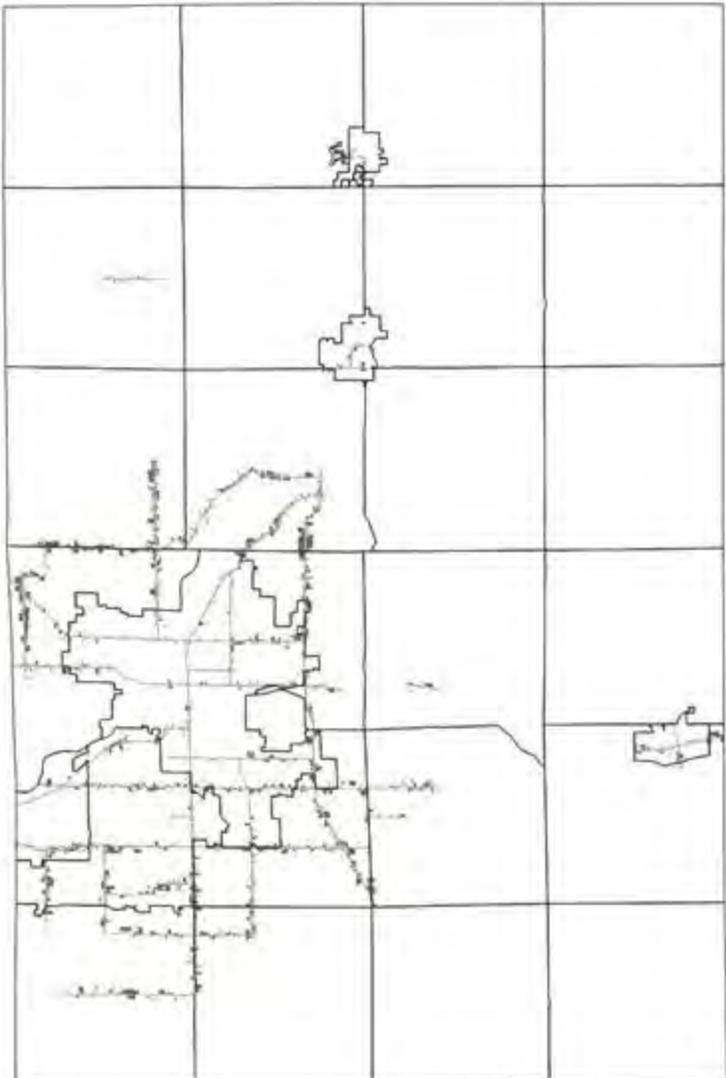
Housing Units

78,736

New

Infrastructure

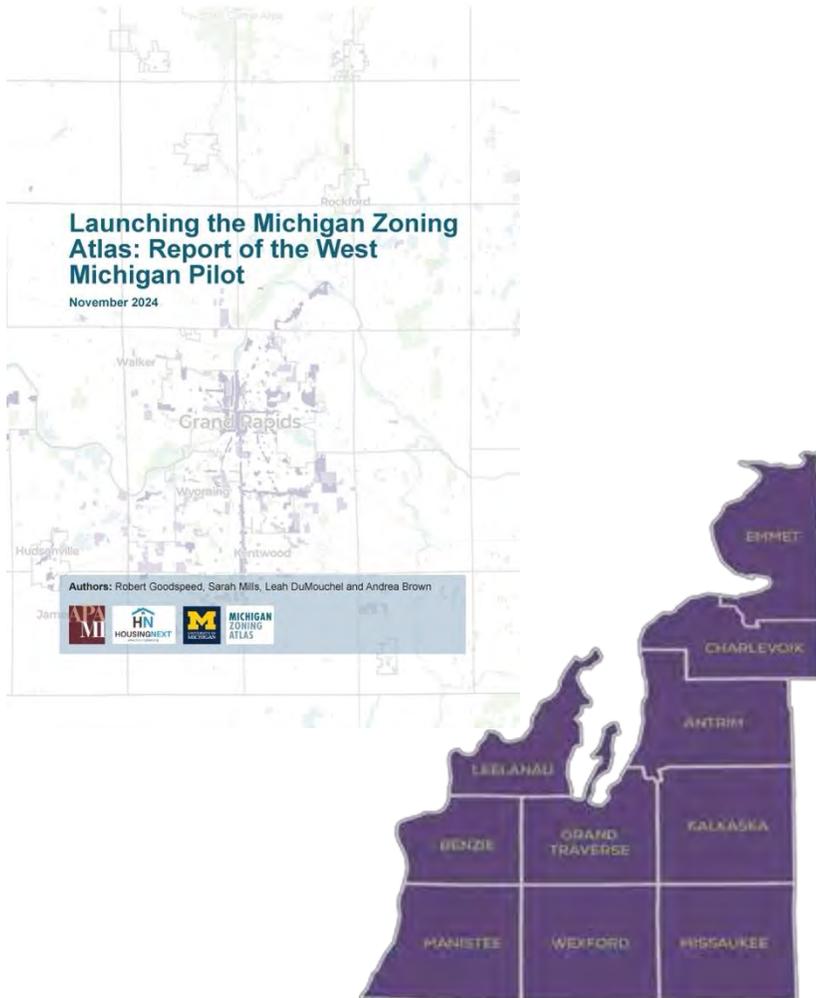
\$250M



32% Build-out only on
corridors



Three counties down, 80 to go!



- Pilot report is available at mizoningatlas.org
- Grand Traverse County next, anchoring Region D of MSHDA's Statewide Housing Partnership and looking toward expansion in that region
- Several other counties have expressed interest in an Atlas project. We are formulating a strategy based on interest for moving toward a statewide Atlas



Three counties down, 80 to go!

Each county or region will partner with MAP to develop a project scope that reflects its individual needs. In all cases, MAP will manage the project, including required weekly meetings of analysts; the University of Michigan will train the analysts; and the county or region will designate a participant liaison/manager.

Community-led approach

The county or region takes on the coding and analysis with funded oversight from the MZA team.

This option may be preferred where there are existing housing efforts that anticipate using the findings of the Atlas.

A key benefit to this approach is that deep knowledge of the zoning codes in the region or county will be developed and retained inside the region or county

MZA-led approach

The county or region funds the MZA team to complete the work for a specific geography.

This option may be preferred where simplicity and efficiency are critical, or local capacity is limited.



Your Atlas region: Capacity and funding

Capacity will be key.

Every project needs a lead representative.

Some may want a steering committee.

Code analysis and GIS can be done locally.

MAP will be building internal capacity for analysis and GIS based on anticipated need.

Reach out if you are interested!

mizoningatlas.org

ldumouchel@planningmi.org

info@planningmi.org

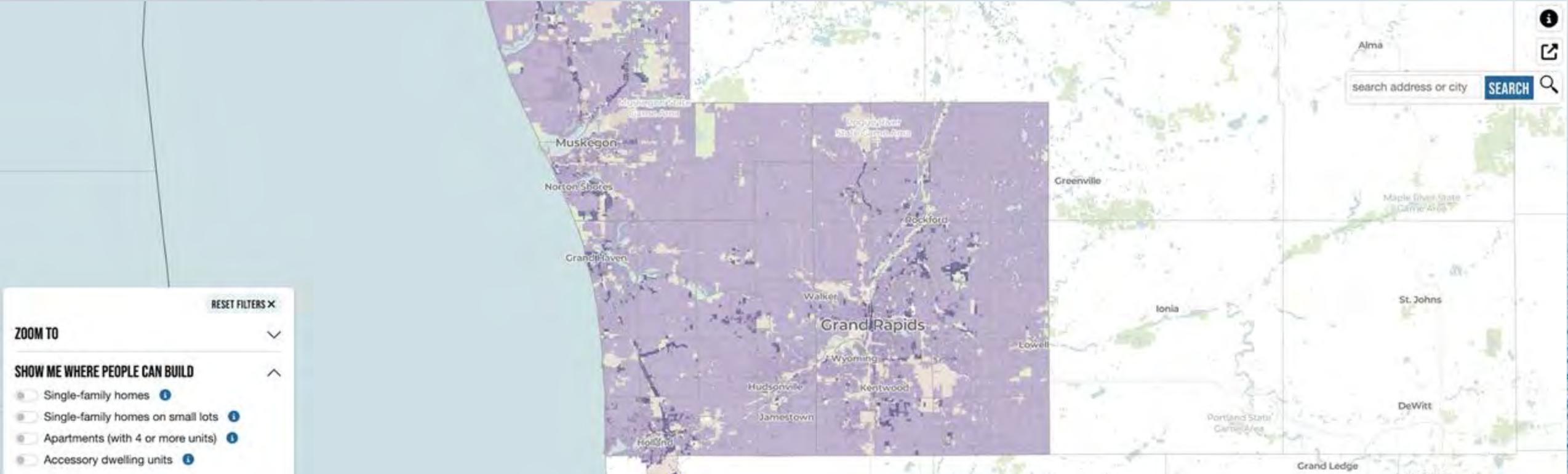
For planning purposes, cost estimates have been coming in at around \$25,000 per county—but of course will vary

Potential funding sources:

- MSHDA Housing Readiness Grants
- MSHDA Regional Housing Partnerships
- Community foundations
- General funds (counties, contributions from local jurisdictions)
- Economic development corporations / authorities



QUESTIONS



THANK YOU



www.mizoningatlas.org

www.zoningatlas.org

www.planningmi.org

