

To: Oshtemo Township Planning Commission

From: Jason Ball, AICP
Senior Planner

Date: June 17, 2026

Re: Zoning Ordinance Update Meeting #1

Following up on our initial discussion with the Michigan Association of Planning and the Zoning Ordinance Assessment, Progressive Companies has been working with township planning staff on zoning code updates. The first items for discussion are the list of zoning districts, the uses permitted within each zoning district, and review of the impact on the zoning map created by consolidating zoning districts.

This discussion follows up on several of the tools for zoning reform discussed during the first meeting, including collapsing zoning districts, expanding options for mixed use and multi-family zoning in commercial zoning districts, and allowing for more missing middle housing options. These proposed updates also implement recommendations of the comprehensive plan.

ZONING DISTRICT CONSOLIDATION

We are recommending simplifying zoning districts consistent with the recommendations of the comprehensive plan. This includes the following changes:

- Combining the R-1 and R-2 districts.
- Combining the R-3 and R-4 districts.
- Combining the BRP, I-1, and I-R districts.
- Combining the CR and VC districts.
- Reducing the number of overlay districts by incorporating overlay standards into design requirements.

In addition to recommendations from the comprehensive plan, during review of the ordinance with staff we determined that the RC district can be eliminated as there are no parcels currently zoned “RC”.

The table on the next page summarizes the recommended changes.

Zone Districts (Current Code)	Recommended Consolidated Districts
AG - Agricultural District	AG - Agricultural District
RR - Rural Residential District	RR - Rural Residential District
RC - Residential Conservation District	<i>Remove—no current parcels</i>
R-1 - Residence District	NEW: NR - Neighborhood Residential District
R-2 - Residence District	
R-3 - Residence District	NEW: MF - Multi-Family Residential District
R-4 - Residence District	
R-5 - Residence District	R-5 – Mobile Home District
VC - Village Commercial District	NEW: NMU - Neighborhood Mixed-Use District
C-R - Local Business District Restricted	
C - Local Business District	C - Local Business District
BRP - Business Research Park District	NEW: I-1 - Innovation and Industry District
I-R - Industrial District Restricted	
I-1 - Industrial District Manufacturing & Service	
I-2 - Industrial District Manufacturing & Service	I-2 - Industrial District Manufacturing & Service
I-3 - Industrial District Special	I-3 - Industrial District Special
Mixed Use District	Mixed Use District
West Main Street Corridor Overlay Zone	<i>Consolidate with district and use design standards if possible.</i>
9th Street Corridor Overlay Zone	
Historic Overlay Zone	
Neighborhood Commercial Overlay Zone	
Village Form-Based Code Overlay Zone	
Total Current Districts: 22	Total Proposed Districts: 11

By making these changes, the draft zoning map starts to more closely resemble the place types map. **This working version of a new zoning map is extremely preliminary, and should be utilized as a general guide to help us evaluate the impact of change in permitted uses, setbacks, and other standards on particular areas within the township. We will revisit the zoning map several times before finalizing a draft zoning ordinance.**

REFINING USE TABLES

To evaluate the various uses permitted within each zoning district, Progressive Companies produced a use table that summarizes the uses permitted within each zoning district. This table allows us to easily see the impact of consolidating zoning districts on the uses that are permitted for a particular parcel or area of the township.

The attached use table includes four separate tabs or documents, the first two summarize uses permitted in residential and commercial zoning districts under the current ordinance, and the third and fourth summarize recommended changes to permitted uses within the proposed consolidated zoning districts. The consolidated zoning district use tables also include notes to indicate points of discussion or issues to be considered by the Planning Commission. During the meeting on June 25th we will walk through the tables and discuss key issues. A few key topics to discuss related to permitted uses are:

- The inclusion of single family attached dwelling units (i.e., townhomes) as a permitted use.
- Permitting two-family dwellings in neighborhood residential districts (formerly R-1 and R-2).
- Establishment of a new section in general provisions to govern special events, versus giving special events their own “use” within various zoning districts.
- Permitting multi-family dwellings in the C-Local Business and new NMU-Neighborhood Mixed Use districts.
- Establishing a use for restaurant drive-throughs and differentiating between traditional drive-throughs and pick-up windows.
- Addressing short-term rentals (i.e., Airbnb, VRBO, etc.)
- Establishing a new use for food trucks.
- Consolidating and clarifying various uses and definitions to reduce duplication.

NEXT STEPS

During the next meeting we will present a refined use table and working zoning map based on our discussion. We will also review proposed changes to district standards for lot size, lot width, setbacks, and other dimensional standards. Depending on available time, we will also discuss design standards for residential uses at the July meeting.

Oshtemo Township Use Table Analysis
Residential Districts

	KEY						
	Green	New addition/change					
	Red	Deletion					
	P	Permitted					
	PC	Permitted w/conditions					
	SU	Special uses					
		R1 & R2 combined	R3 & R4 combined				
USE	AG	RR	Neighborhood Res.	Multi-Family Res.	R5 (Mobile Home District)	RC	Notes
Agricultural							
Agribusiness	PC	PC					
Agritourism category 1	PC	PC					
Agritourism category 2	SU	SU					
Agritourism category 3	SU	SU					
Farm Labor Housing	SU (Originally P)						
Farm operations	P						
Riding Stables	SU						
Truck gardens, greenhouses, nurseries	P	SU					
Residential							
Accessory dwelling unit	PC	PC	PC	PC			
Clustered "hamlet" residential development						SU	
Common houses with shared meeting rooms						P	
Home occupations	PC	PC	PC	PC	PC	PC	
Mobile home condominium projects and accessory buildings and uses					PC		
Mobile home subdivisions with accessory buildings					PC		
Multiple-family dwellings				P (Originally PC)			
Redevelopment of a multi-family nonconforming use where density exceeds the limitations of section 48.100				SU			This should no longer be necessary with revised district dimensions.
Single Family Attached Dwelling Units			P	P			
Single Family Detached Dwelling Units	P	P	P	P		P	Will create separate use definitions for single, two-family, 3-family, and 4-family uses.
Three or four family dwellings				P (Originally PC)			
Two Family Dwelling Units			PC	P			
Care Facilities							
Adult Foster Care Family Home	P	P	P	P	P		
Child care centers and group child care homes			PC	P			
Family Child Care and Group Child Care Homes	P	P	P	P	P	P	
Foster Family Home	P	P	P	P	P		
Larger facilities for child and adult foster care			SU	PC (Originally SU)	SU		
Nursing or senior citizens homes			SU	P			
Qualified Residential Treatment Programs	P	P	P	P	P	P	

Oshtemo Township Use Table Analysis
Residential Districts

USE	AG	RR	Neighborhood Res.	Multi-Family Res.	R5 (Mobile Home District)	RC	Notes
Recreation							
Golf courses, parks, and outdoor recreational areas	SU	SU	SU	SU			Need to separate these definitions into public parks, golf courses, and private outdoor recreation.
Parks, equestrian trails, and outdoor recreation areas	SU	SU	SU	SU	SU	SU	
Private clubs, fraternities, and sororities				SU			
Shooting ranges and Private Clubs operating in connection therewith		SU					
Temporary outdoor events (<3 days)	PC	PC	PC	PC	SU	PC	Create a separate general provisions section for events and for food trucks.
Temporary outdoor events (>3 days)		SU				SU	
Services							
Banks				P (Originally SU)			
Beauty parlors				SU			Clarify definition with personal services uses.
Essential services	P	P	P	P	P	P	
Essential services, buildings & regulator stations		SU	SU	SU		SU	
Veterinarian clinics	P	SU					Need to consolidate various veterinary/small animal uses - ensure distinction between small animal and large animals are still kept.
Veterinary, small animal clinics				SU			
Public							
Community supported gardens >10 acres						P	
Fire Stations			P	P		SU	
Libraries		P	P	P		SU	
Nonprofit educational, noncommercial recreational and noncommercial business centers		PC					
Public and private schools		SU	SU	SU		SU	Note that local zoning does not apply to public schools.
Office and Medical							
Conversion of residence for offices				PC			
Office buildings				SU			Clarify use definitions here to not include large corporate offices.
Hotels							
Bed and Breakfast Inns	SU	SU					Use regulations should be modified to allow some rooms to be detached from the main structure.
Short-Term Rental		PC					Will create guidelines to limit impact.

Oshtemo Township Use Table Analysis
Residential Districts

USE	AG	RR	Neighborhood Res.	Multi-Family Res.	R5 (Mobile Home District)	RC	Notes
Misc.							
Accessory buildings incidental to the foregoing		P	P	P		P	
Cemeteries		P	P	P		SU	
							<i>Towers that meet certain locations are admin review with conditions - refer to Article 59 (ZO)</i>
Communication Towers	SU	SU	SU	SU	SU	SU	
Earth removal processing facilities	SU	SU	SU	SU	SU		
Funeral Homes				P			
House of Worship	P	P	P	P		SU	
Kennels	SU	SU					
Kennels, in unplatted areas		SU					<i>Combine Kennel uses</i>
							<i>This is a part of the current draft with Energy Systems.</i>
Wind energy conversion systems	SU	SU	SU	SU	SU		

**Oshtemo Township Use Table Analysis
Commercial and Industrial Districts**

		VC & CR combined	BRP, IR, & I1 combined				
USE	C	Neighborhood MU	Innovation & Industry	I2	I3	MU	Notes
Residential							
1,2,and 3 family dwellings		P				P	Will create separate use definitions for single, two-family, 3-family, and 4-family uses.
4 Family Dwelling Units		P				P	
Accessory Dwelling Unit		PC				PC	
Home occupations		PC				PC	
Multi-Family Dwelling Units	PC	PC				PC	
Nursing and senior citizen homes	SU	SU				P	
Care Facilities							
Adult Care Centers	SU	SU	SU			SU	
Child Care centers	P	P	P				
Family Child Care and Group Child Care Homes		P				P	
Larger facilities for child and adult foster care		PC				PC	
Qualified Residential Treatment Programs		PC					
Agricultural							
Farm machinery sales lot	SU		SU				
Fuel and feed yards					P		
Grain equipment and processing					P		
Recreation							
Drive - in theatres	SU						
Golf courses, parks, outdoor recreation	PC	PC				PC	Need to separate these definitions into public parks, golf courses, and private outdoor recreation.
Indoor recreational facilities and health clubs		P (Originally SU)				P	
Indoor theatres	P	P				P	
Parks of >10 acres subject to conditions at 49,100	P	P	P	P	P	P	Allow parks as a permitted/SLU in all residential, commercial & MU districts. Combine first use in this section.
Private clubs	SU	SU				P	
Skating rinks, and indoor recreational facilities in existing buildings	P	PC	P	P		P	
Skating rinks, and indoor recreational facilities.	P		SU				Combine to create just one use w/above. Confirm with Article 64

**Oshtemo Township Use Table Analysis
Commercial and Industrial Districts**

USE	C	Neighborhood MU	Innovation & Industry	I2	I3	MU	Notes
Office and Medical							
Corporate headquarters or professional offices	P	P	P	P		P	Consolidate various references to offices or office buildings.
Freestanding office buildings on nonconforming substandard parcels			SU				Remove. Related to IR minimum lot size issue that will be addressed with Dimensional changes.
Hospitals and medical clinics	P		P	P			Differentiate hospitals from medical clinics or doctor's offices as a use.
Industrial office developments			SU				
Medical clinics		PC				P	
Office buildings related to building trades			SU				Remove, offices are already permitted.
Offices	P	P	P	P			
Retail							
Any business primarily for the retail sale of merchandise where manufacturing is unsubstantial	P	P	P			P	
Commercial center	PC	PC				PC	Was "P" in C
Commercial PUDs	SU	SU	SU	SU	SU		Need to determine whether we want to move to just one PUD approach.
Outdoor sales to permitted retail uses	SU	SU				SU	
Pet shops	P	PC (Originally SU)				P	
Planned shopping centers	P						
Retail and/or service establishments	P	P	P			P	
Retail businesses which supply commodities		AR				P	Combine with above to have one general retail classification.

**Oshtemo Township Use Table Analysis
Commercial and Industrial Districts**

USE	C	Neighborhood MU	Innovation & Industry	I2	I3	MU	Notes
Services							
Banks	P	P	P	P		P	
Banks with drive through building trades	SU	SU	SU				
			P	P			
Drive in / drive through services	SU		SU			SU (Originally P)	Create a separate use for drive-through fast food. Provide greater flexibility for lower-intensity carry-out/service windows.
Drive in services for businesses, not to include restaurants		SU					Remove, addressed by other uses.
Dry cleaning establishments		P	P			P	
Laundromats and dry cleaning	P	P				P	Combine laundromat and dry cleaning drop off service
Mini-Food-Mart stations, and auto glass repair shops	P	SU					Divide into retail uses and auto-repair.
Printing, lithographic, blueprinting			P	P		P	Remove, combine with professional service uses.
Professional services like legal, financial, medical	P	P				P	Combine with other similar uses.
Service establishments, repair shops, beauty parlors, studios, flower shops, laundromats, photocopy shops	P	P				P	Clarify use list and revise definition to avoid duplication.
Veterinary clinics	PC	SU	SU			PC	Need to consolidate various veterinary/small animal use s - ensure distinction between small animal and large animals are still kept.
Hotels							
Bed and Breakfast Inns		PC				PC	Update definition so not all rooms have to be in principal dwelling of owner
Hotels, motels	P	SU				P	
Short Term Rentals		PC					Short-term rentals are a legal use in Michigan. They should be provided for somewhere in the code.
Auto/Transportation							
Autobody and paint shops			P				
Automobile repair			P	P			Combine with autobody and paint shop.
Automobile salvageable materials junkyard					PC		
Bicycle stations			P				This is an accessory use that does not require it's own classification.
Bus storage facilities				P			
Electric vehicle charging station	PC	PC	P	P	P	PC	Accessory use that should be permitted in all commercial districts and not require its own
Filling stations, carwashes	SU	SU					Do we want to allow a filling station with conditions as a specail use in NMU?
Gasoline storage tanks					SU		
New and used car sales lot	SU						
Passenger bus terminals	P						

**Oshtemo Township Use Table Analysis
Commercial and Industrial Districts**

USE	C	Neighborhood MU	Innovation & Industry	I2	I3	MU	Notes
Food and Beverage							
Brewpub	SU	P (Originally SU)				P (Originally SU)	
Microbrewery	SU	SU	P			P	
Restaurants	P	P				P	
Wine Tasting Room	SU	P (Originally SU)				P (Originally SU)	
Winery		SU	P	P		SU	
Mixed-Use							
Mixed use buildings with 2 or more different uses		P				P	
Mixed uses allowing both residential and non-residential in the same building		PC (Originally SU)				PC	
Production/Storage							
Assembly of products from prepared material			P	P			Clarify/combine with similar uses (various manufacturing uses)
Cement block plants					SU		
Compounding drugs, cosmetics, pottery, plastics, and food products			P	P			
Craft food and beverage production facility	SU	SU	P	P		P	Clarify difference between this use and microbrewery/winery/brewpub.
Distribution/Fulfillment center			SU	SU			
Ice and cold storage plant			P				
Manufacturing, compounding, assembling, or treatment of merchandise			PC	P	P		Clarify/combine with similar uses (Truck terminal/service yard)
Packaging of prepared materials			P	P			Clarify/combine with similar uses (various manufacturing uses)
Sawmill				P			
Stockyards					SU		
Storage buildings and mini warehouses			SU				Clarify/combine with similar uses (warehouses).
Truck terminal and service yard				P	P		Clarify/combine with similar uses (distribution/fulfillment center)
Warehouses, fully enclosed			PC				
Wholesale and retail lumber yards			P				
Innovation and Industry							
Production that relies on technological innovation			P				Refine definition.
Scientific or medical laboratories			P	P			
Solar, wind and renewable energy systems			SU	SU			Clarify with uses in AG. These are also currently under review with Energy Ordinance.
Wind energy conversion systems	SU	SU	SU	SU	SU		Clarify with uses in AG. These are also currently under review with Energy Ordinance.

**Oshtemo Township Use Table Analysis
Commercial and Industrial Districts**

USE	C	Neighborhood MU	Innovation & Industry	I2	I3	MU	Notes
Places of Worship							
House of Worship	P	P				P	
House of worship existing in a multi-tenant building	SU	SU	SU			SU	
Public							
Essential services	P	SU	P	P	P	P	
Essential services, regulator stations	SU	SU		SU	SU	P	
Proprietary schools and colleges	P	SU	P			P	
Public and Private Schools		SU					Combine with above. Note that public schools are not subject to local zoning.
Public utility buildings and storage yards				P	P		Clarify definition with essential services.
Fire Stations			P	P			
Publicly owned and operated buildings and uses	P	P	P	P	P	P	Clarify definition with various similar uses.
Events							
Temporary outdoor events <3 days	PC	PC	PC	PC		PC	Create a new general provision section for temporary events that maintains much of the current process but removes events as a separate use.
Temporary outdoor events >3 days	SU	SU	SU	SU		PC	Create a "mobile food truck" use and a new section for events.
Temporary outdoor events < 1 day		PC			PC	PC	
Temporary outdoor events > 1 day					SU		
Misc.							
Accessory buildings and uses customarily incidental to the foregoing	P	P	P	P	P	P	
Additions and exterior façade changes		P				P	Remove this as a use.
Adult regulated uses			SU	SU	SU		
Assembly and Convention Halls	SU	SU				PC	
Communication towers	SU	SU	PC	PC			
Conference center facilities		SU	SU				Combine with assembly and convention halls.
Conversion of buildings to non-residential use		SU					Remove this as a use.
Crematorium	SU			SU	SU		
Earth removal processing facilities	SU	SU	SU	SU	SU		
Funeral homes	SU					P	
Kennels			SU				
Private streets	SU	SU	SU	SU	SU	SU	
Sanitary landfill					SU		

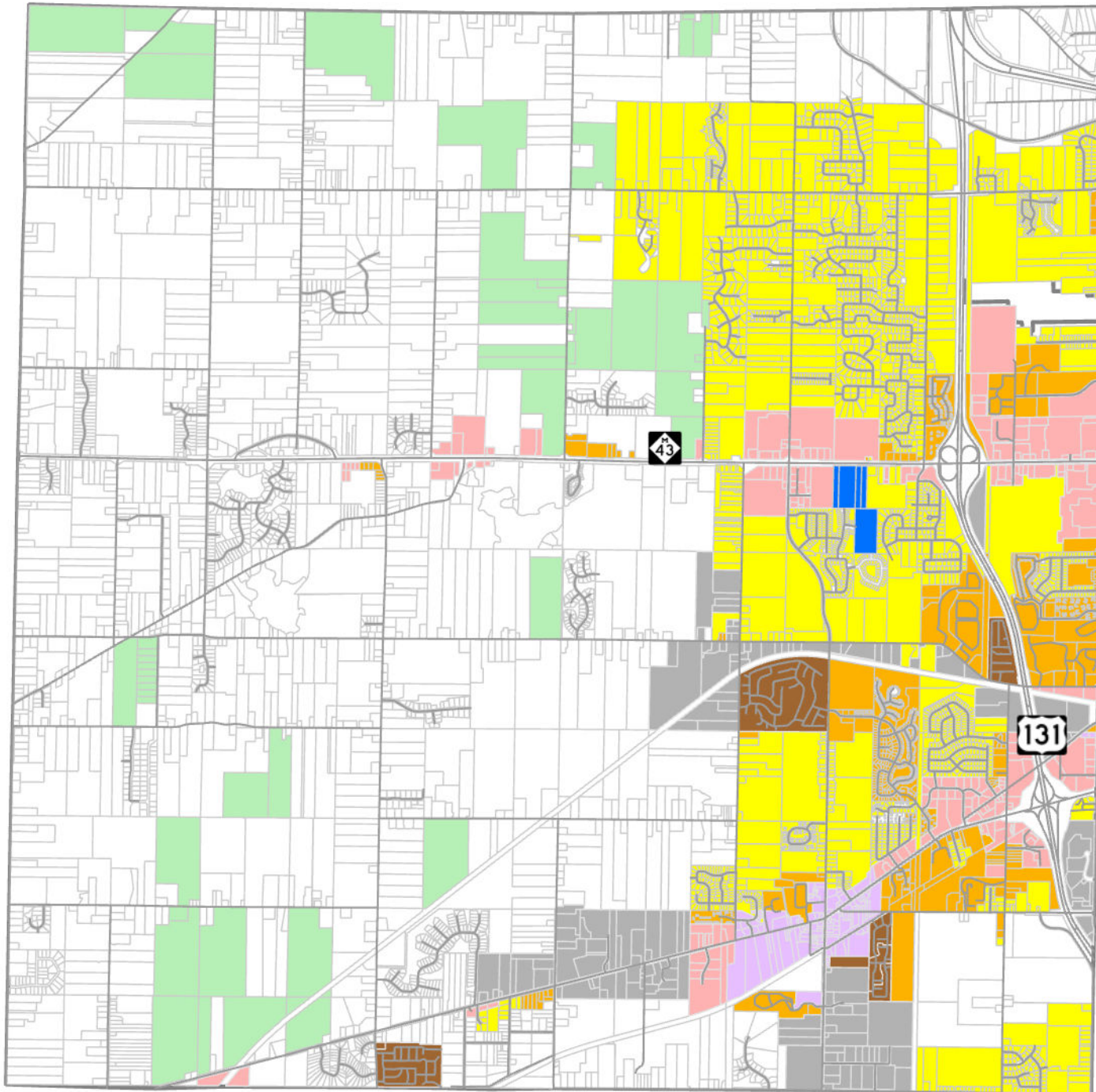
Zoning District Consolidation 06/25/2026

*Oshtemo Township, Kalamazoo
County, Michigan*

Legend

Consolidated Districts

- AG - Agriculture
- RR - Rural Residential
- NR - Neighborhood Residential
- MFR - Multi-Family Residential
- RMHD - Mobile Home District
- C - Commercial
- NMU - Neighborhood Mixed Use
- II - Innovation and Industry
- MU - Mixed Use



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*Data Source: Oshtemo Township, 2026; Michigan
Geographic Data Library, 2026. Progressive
Companies, 2026.*