



Menu

Parcel Details

MapLink™ | Parcel Details

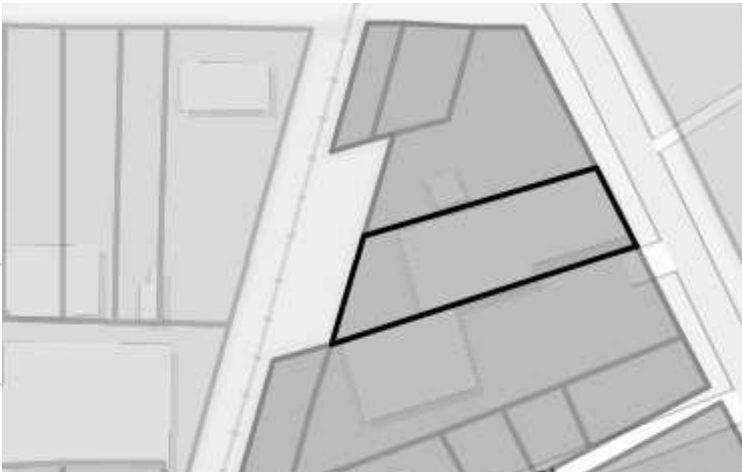
Owner: STEWART, RICHARD
Address: 824 PORTAGE ST
Parcel Number: 06-22-286-002
Acres: 0.344

Zoning Districts

 LW2 | Live-Work 2 District

Other Map Features ⓘ

 Future Land Use (FLU)



Esri Community Maps Contributors | Kalamazoo, MI | Powered by [Esri](#)

^ Zoning Details ⓘ

 LW2 | Live-Work 2 District ^

Description ⓘ ^

Live-Work 2 is intended to promote a wide mix of uses, including residential, commercial, and craftsman industrial uses. Typically located adjacent to the Downtown or in areas of transition between commercial or industrial and neighborhoods. Live-Work 2 is similar to Live-Work 1, but allows for more urban-scaled development.

See [§ 50-3.1C](#) for information on this district and other zone districts.

Dimensional Standards ⓘ ^

Standards by Lot Type

Lot Type Standards Overview

Districts with lot type standards follow the standards for the selected lot type, as outlined below. Please review the allowed Lot Types and follow the links for the specific standards of each Lot Type.

Permitted

[Flex](#) - [§ 50-5.6C](#)

[Cottage Commercial](#) - [§ 50-5.6D](#)

[Civic - § 50-5.6E](#)[Warehouse - § 50-5.6F](#)[Yard - Attached - § 50-5.6G](#)[Outdoor Market - § 50-5.6I](#)**Permitted - Development Standards Required**[Yard - Detached - § 50-5.6H](#)**Allowable Land Uses** ⓘ**Accessory Use (9)****Accessory dwelling units (ADU)**

Accessory dwelling unit: a secondary dwelling unit on a lot; it may be located in a secondary building or interior to the principal building.



© Civic Webware

Vehicle Parking

Maximum 1 parking space per dwelling unit. On-street parking, if available overnight, can be used to meet this requirement if located within 660 feet.

See [Article 7: Parking and Loading Regulations](#) for complete information on Parking Requirements.

Bicycle Parking

See [§ 50-7.3: Required bicycle parking](#) for complete information on Bicycle Parking.

Passenger Loading

See [§ 50-5.2D](#) for information on loading and site access.

Development Requirements

(a) Units in secondary buildings.

[1] Quantity. One accessory dwelling unit in a primary structure is permitted per lot.

[2] Maximum unit size. The maximum unit size is 950 square feet.

(b) Interior units: An interior accessory dwelling unit is located in the primary dwelling structure with a separate exterior entrance.

[1] Quantity. One accessory dwelling unit interior to a principal building is permitted.

[2] Maximum unit size. The maximum unit size is less than or equal to 30% of the square footage of the primary residential unit or 600 square feet, whichever is larger.

(c) Parking. Space for one car per accessory dwelling unit is required. On-street parking, if available overnight, can be used to meet this requirement if located within 660 feet.

Review Procedures in District

Agriculture, Accessory

Growing of food crops indoors or outside for personal use, donation, or sale, excluding the growth of marihuana plants for medicinal or recreational purposes. (Refer to § 50-4.4E and E for marihuana regulations) as an accessory use on the lot.



© Civic Webware

Vehicle Parking

See Article 7: Parking and Loading Regulations for complete information on Parking Requirements.

Bicycle Parking

See § 50-7.3: Required bicycle parking for complete information on Bicycle Parking.

Merchandise Loading

See § 50-7.4: Off-street loading requirements for complete information on loading requirements.

Development Requirements

In the districts where agriculture is permitted with development standards (PD), the following standards apply.

(a) Size. The maximum lot size is 10,000 square feet.

(b) Lot type. No lot type applies unless a hoop house, greenhouse, or farm stand is constructed, then § 50-5.6, outdoor market lot type shall apply.

(c) Other secondary buildings: sheds, garages, and other secondary buildings not noted in § 50-4.4C(1)(b), shall follow the standards for accessory structures. Refer to § 50-4.5B.

(d) Intensity. Use of outdoor farm machinery is not permitted.

Review Procedures in District

Drive-through

Drive-throughs provide service to customers who remain in their vehicles and may be used in conjunction with a variety of uses including financial institutions and restaurants.



Vehicle Parking

See Article 7: Parking and Loading Regulations for complete information on Parking Requirements.

Bicycle Parking

See § 50-7.3: Required bicycle parking for complete information on Bicycle Parking.

Development Requirements

In the districts where a drive-through is permitted with development standards (PD), the following standards apply: Refer to Figure 4.5-1, Drive-Through Design.

Figure 4.5-1. Drive-Through Design

- (a) Permitted locations. A drive-through is permitted as follows:
- [1] Nodes, Downtown 2, and Downtown 3. A drive-through is permitted only in the rear yard, fully screened from property lines by structure, screening and/or landscaping.
 - [2] Community Commercial (CC). A drive-through is permitted in the side and rear yards, screened from property lines by structure, screening, and/or landscaping, and corner side yards.
 - [3] Other districts. A drive-through is permitted in the rear yard. If the lot does not front Neighborhood Network and Neighborhood Business streets, a drive-through is also permitted in the side yard when screened from property lines by structure, screening, and/or landscaping.
- (b) Landscape screening. Screening is required; refer to § [50-8.4](#).
- (c) Stacking space. A minimum of three stacking spaces are required, measured from the drive-through window or entrance into the stall or loading area.

Review Procedures in District

Food truck

Vehicle or trailer used to prepare and/or serve food.



Vehicle Parking

See [Article 7: Parking and Loading Regulations](#) for complete information on Parking Requirements.

Bicycle Parking

See [§ 50-7.3: Required bicycle parking](#) for complete information on Bicycle Parking.

Passenger Loading

See [§ 50-5.2D](#) for information on loading and site access.

Development Requirements

In the districts where a food truck is permitted with development standards (PD), an approved site plan is required as follows:

- (a) Single food truck. Site plan approval is required when one food truck operates on a lot three or more days a week for a period of five or more consecutive weeks and utilizes the lot's utilities, such as electrical or water services.
- (b) Multiple food trucks. Site plan approval is required if multiple food trucks operate on a lot three or more days a week for a period of five or more consecutive weeks.

(c) Permanent food truck lot. Permitted permanently with or without a primary structure. The outdoor market lot type standards shall be followed. Refer to § 50-5.6.
Lot type: outdoor market.

Review Procedures in District

Home occupation

Types of work that can be conducted in a residence with little to no impact on the surrounding lots. Home occupations are secondary to the primary use of the lot, residential.



Vehicle Parking

Customer parking may occur off-street or on-street, where permitted.
See Article 7: Parking and Loading Regulations for complete information on Parking Requirements.

Bicycle Parking

See § 50-7.3: Required bicycle parking for complete information on Bicycle Parking.

Passenger Loading

See § 50-5.2D for information on loading and site access.

Merchandise Loading

See § 50-7.4: Off-street loading requirements for complete information on loading requirements.

Development Requirements

Home Occupations.

1. General. Some types of work can be conducted at home with little or no effect on the surrounding neighborhood. The home occupation regulations of this subsection are intended to permit residents to engage in customary home occupations, while ensuring that such home occupations will not be a detriment to the character and livability of the surrounding area. The regulations require that home occupations (an accessory use) remain subordinate to the allowed principal use (residential) and that the residential viability of the dwelling unit is maintained.
2. Allowed uses. The home occupation regulations of this subsection establish performance standards rather than detailed lists of allowed home occupations. Except as otherwise provided in this subsection, businesses located in a residential dwelling that comply with all of the standards of this subsection will be allowed as home occupations unless they are specifically prohibited. The home occupation must be clearly subordinate and incidental to the use of the dwelling as a residence.
3. Where Allowed. Home occupations that comply with the regulations of this section will be allowed as an accessory use to any allowed residential use.
4. Size. A home occupation may not occupy more than 25% of the floor area of the principal dwelling unit.
5. Prohibited Uses.
 - a) Vehicle and Large Equipment Storage/Repair. Any type of repair, assembly or storage of vehicles or equipment with internal combustion engines (such as

autos, motorcycles, scooters, snowmobiles, outboard marine engines, lawn mowers, chain, saws, and other small engines) or of large appliances (such as washing machines, dryers, and refrigerators) or any other work related to motor vehicles and their parts is prohibited as a home occupation.

b) Dispatch Centers. Dispatch centers, where employees come to the site to be dispatched to other locations, are not allowed as home occupations.

c) Animal Boarding Facilities. Animal boarding facilities are not allowed as home occupations. This includes kennels, commercial stables and all other types of animal boarding facilities.

d) Restaurants. All types of restaurants are prohibited as home occupations.

e) Firearms. All uses involving the distribution of firearms or the storage of firearms intended for sale or distribution are prohibited as home occupations.

f) Barber and Beauty Shops. All types of barber and beauty shops are prohibited as home occupations.

6. Resident-Operator. The operator of a home occupation must be a full-time resident of the subject dwelling unit and be on the premises during the hours of operation of the home occupation.

7. Employees. A maximum of one nonresident employee may be on the premises at any one time. For the purpose of this provision, the term "nonresident employee" includes an employee, business partner, co-owner, or other person affiliated with the home occupation, who does not live at the site, but who visits the site as part of the home occupation.

8. Signs. No more than one nameplate sign with a maximum size of one square foot is allowed. Such sign must be attached to the building and may not be illuminated.

9. Location. All work areas and activities associated with home occupations must be conducted and located inside the principal dwelling unit, and not on the ground floor in accessory buildings or garages, whether attached or detached.

10. Exterior Appearance. There may be no visible evidence of the conduct of a home occupation (other than an allowed sign) when viewed from the street right-of-way or from an adjacent lot. There may be no change in the exterior appearance of the dwelling unit that houses a home occupation or the site upon which it is conducted that will make the dwelling appear less residential in nature or function. Examples of such prohibited alterations include construction of parking lots, paving of required setbacks, or adding commercial-like exterior lighting.

11. Operational Impacts. No home occupation or equipment used in conjunction with a home occupation may cause odor, vibration, noise, electrical interference or fluctuation in voltage that is perceptible beyond the lot line of the lot upon which the home occupation is conducted. No hazardous substances may be used or stored in conjunction with a home occupation.

12. Retail Sales and Display. No stock in-trade may be stored or sold upon the premises, other than those produced on the premises.

13. Customers. Customers or clients may visit the site only during the hours of 8:00 a.m. to 8:00 p.m. No more than eight customers or clients may visit the site in any single day, and no more than two customers or clients shall be on the premises at any one time.

14. Deliveries. Deliveries or pickups of supplies or products associated with Home Occupations are allowed only between 8:00 a.m. and 8:00 p.m. Vehicles used for delivery and pick-up are limited to those normally servicing residential neighborhoods. Tractor-trailers are expressly prohibited.

15. Other Codes. All Building, Housing, Fire, and other local or state codes and ordinances shall be adhered to for home occupations.

- (a) Prohibited uses. Prohibited uses include animal boarding, dispatch center, restaurants, sale or storage of firearms, outdoor storage, vehicle or large equipment storage and repair, and all uses listed under High Hazard Group H Uses in the Building Code.
- (b) Resident-operator. The operator of the home occupation must be a full-time resident of the dwelling unit in which the business is associated.
- (c) Employees. A maximum of two nonresident employees are permitted on the premises at one time.
- (d) Signs. No more than one nameplate sign is permitted with a maximum size of one square foot. It may not be internally illuminated.
- (e) Secondary building. A home occupation may be located in a secondary building.
- (f) Exterior building appearance. No exterior building changes are permitted; there must be no visible evidence of the existence of a home occupation beyond the permitted signage, including outdoor storage of materials related to the use.
- (g) Operational impacts. No home occupation or equipment used with a home occupation may cause odor, vibration, noise, electrical interference, interference or fluctuation in voltage measured at the lot line.
- (h) Customers. Customers or clients are permitted at the home occupation during the hours of 8:00 a.m. to 8:00 p.m.
- [1] No more than two customers or clients are permitted at a given time, except in the case of classes, such as art, music, cooking, or fitness classes, where up to four clients are permitted at one time.
 - [2] A special use permit is required for a home occupation providing classes with five or more clients at a time.
- (i) Customer parking. Customer parking may occur off-street or on-street, where permitted.
- (j) Deliveries. Deliveries are permitted during the hours of 8:00 a.m. to 8:00 p.m. and are permitted through the common residential delivery services.
- (k) In-home day-care facility. In-home day-care facility is a permitted home occupation. There are two types: a family day-care serving up to six participants and a group day-care serving seven to 12 participants.
- [1] An active license is required to operate any size in-home day-care.
 - [2] Group day-care facilities require approval through a special use permit.
 - [3] Refer to § 50-4.4C(3), Day-care center, for outdoor play area requirements.
- (i) Medical marihuana. Medical marihuana is a permitted home occupation when a primary caregiver is registered with the State of Michigan to assist with a qualifying patient's use of medical marihuana. In the districts where medical marihuana is permitted or is permitted with development standards (PD), the following standards apply:
- [1] Michigan Medical Marihuana Act compliance. The medical use of marihuana and marihuana-infused products shall comply at all times and in all circumstances with the Michigan Medical Marihuana Act, 2008 Initiated Law No. 1, MCLA § 333.26421 et seq. (Act) and the Administrative Rules promulgated by the State of Michigan ("Administrative Rules") pursuant to the Act, as they may be amended from time to time.
 - [2] Location criteria. Medical marihuana as a home occupation must comply with the following location criteria.
 - [a] A primary caregiver must be located 1,000 feet from an existing public or private elementary, vocational, or secondary school; public or private college, junior college, or university; playground; housing facility owned by a public housing authority; or public library or private library open to the public.

[b] A primary caregiver must be 100 feet from an existing public or private youth center, public swimming pool, or video arcade facility to ensure community compliance with state and federal Drug-Free School Zone requirements.

[3] Number of caregivers. One primary caregiver is permitted within a dwelling unit to service qualifying patients who do not reside with the primary caregiver.

[4] Number of patients permitted. A primary caregiver is permitted up to five qualifying patients.

[5] Consent of the property owner. If the primary caregiver is not the owner of the property in which they live and operate from, written consent must be obtained from the property owner to ensure the owner's knowledge of the use of the premises as permitted and the primary caregiver shall maintain written proof that the use of the property as a home occupation under this section is not prohibited by the property owner.

[6] Growing. All medical marihuana plants shall be secured in one of the following ways.

[a] Contained within a structure that is an enclosed, locked facility inaccessible on all sides and equipped with locks or other security devices that permit access only by the primary caregiver or qualifying patient.

[b] Plants cultivated outdoors must be fully enclosed by fences or barriers that blocks the plants from public view, with no plants visibly growing above the fence or barrier, and the fence or barrier is locked or otherwise secured to limit access only to the primary caregiver or qualifying patient engaged in cultivating the plants.

[7] Processing. The separation of plant resin from a marihuana plant using any substances with a flashpoint below 100° F. for processing is prohibited.

[8] Lighting. If a room with windows is utilized as a marihuana-growing location, any lighting methods that exceed usual residential use between the hours of 11:00 p.m. and 6:00 a.m. shall employ shielding methods, without alteration to the exterior of the residence, to prevent ambient light spillage that causes or creates a distraction or nuisance to adjacent residential properties.

[9] Required permits. All necessary building, electrical, plumbing and mechanical permits shall be obtained for any portion of the residential structure in which electrical wiring lighting and/or watering devices are located, installed or modified that support the cultivation, growing or harvesting of marihuana.

[10] Nothing in this subsection, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with that Act and the Administrative Rules and this subsection. Also, since federal law is not affected by that Act or the Administrative Rules, nothing in this chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under federal law. Neither this subsection nor the Michigan Medical Marihuana Act protects users, caregivers or the owners of properties on which the medical use of marihuana is occurring from federal prosecution, or from having their property seized by federal authorities under the Federal Controlled Substances Act.

Kiosk

Semipermanent structure that permits a variety of general retail and service uses; may be associated with the use of shipping containers or pop-up shops and sheds; may also be referred to as "vendor pods."

Vehicle Parking

See [Article 7: Parking and Loading Regulations](#) for complete information on Parking Requirements.

Bicycle Parking

See [§ 50-7.3: Required bicycle parking](#) for complete information on Bicycle Parking.

Passenger Loading

See [§ 50-5.2D](#) for information on loading and site access.

Merchandise Loading

See [§ 50-7.4: Off-street loading requirements](#) for complete information on loading requirements.

Development Requirements

In the districts where a kiosk is permitted with development standards (PD), the following is required.

(a) Site plan. An approved site plan is required when two or more kiosks are being located on a lot for a period of more than four weeks.

(b) Permanent kiosk lot: permitted permanently with or without a primary structure. The outdoor market lot type: refer to [§ 50-5.6I](#).

Review Procedures in District

Outdoor storage and display

Storage of goods for sale or items related to the use(s) on the lot located outside of a structure.



© Civic Webware

Vehicle Parking

See [Article 7: Parking and Loading Regulations](#) for complete information on Parking Requirements.

Bicycle Parking

See [§ 50-7.3: Required bicycle parking](#) for complete information on Bicycle Parking.

Passenger Loading

See [§ 50-5.2D](#) for information on loading and site access.

Merchandise Loading

See [§ 50-7.4: Off-street loading requirements](#) for complete information on loading requirements.

Development Requirements

In the districts where outdoor storage is permitted with development standards (PD), the following standards apply:

- (a) Maximum size. Outdoor storage is permitted in an area no greater than 10% of the total lot area; in Live-Work 1 (LW1), no greater than 5% is permitted.
- (b) Location. Storage is permitted in the rear yard or side yard.
- (c) Screening. Storage must be screened from view from all property lines. Refer to [§ 50-8.4](#).

[Review Procedures in District](#)

Secondary building

Secondary buildings include such structures as detached garages, sheds, accessory dwellings, greenhouses, and hoop houses.

Vehicle Parking

See [Article 7: Parking and Loading Regulations](#) for complete information on Parking Requirements.

Development Requirements

In the districts where secondary buildings are permitted with development standards (PD), the following standards apply:

- (a) Height. Secondary buildings can be up to two stories in height. Refer to [Figure 5.3-1](#), Measuring Height.
- (b) Agricultural uses. A secondary building associated with an agriculture use, such as a greenhouse, hoop house, or shed, shall set back at least 10 feet from the front and corner side property lines.
- (c) Garage. Secondary buildings serving as garages or car ports are permitted in corner side yards with a setback of 10 feet from the corner side property line or the setback distance of the principal structure if it is less than 15 feet.

[Review Procedures in District](#)

Sidewalk cafe

Outdoor eating areas permitted within the right-of-way and on the property in question.



© Civic Webware

Vehicle Parking

See [Article 7: Parking and Loading Regulations](#) for complete information on Parking Requirements.

Bicycle Parking

See [§ 50-7.3: Required bicycle parking](#) for complete information on Bicycle Parking.

Passenger Loading

See [§ 50-5.2D](#) for information on loading and site access.

Merchandise Loading

See [§ 50-7.4: Off-street loading requirements](#) for complete information on loading requirements.

Development Requirements

In the districts where a sidewalk cafe is permitted with development standards (PD), the following standards apply.

- (a) Clear pedestrian pathway. A minimum pedestrian pathway of five feet must be maintained free of all obstacles.
- (b) Permit. If located in the public right-of-way, a temporary encroachment permit is required from the City of Kalamazoo.

Review Procedures in District

Commercial (11)



Agricultural Sales or Service

Sales: On-site sale of feed, grain, fertilizers, pesticides and similar goods. Typical uses include nurseries, hay, feed and grain stores.

Service: Provision of agriculturally related services with incidental storage on lots other than where the service is rendered. Typical uses include crop dusting and tree service firms.

Vehicle Parking

See [Article 7: Parking and Loading Regulations](#) for complete information on Parking Requirements.

Bicycle Parking

See [§ 50-7.3: Required bicycle parking](#) for complete information on Bicycle Parking.