



CITY OF BUCHANAN PLANNING COMMISSION
TUESDAY, JULY 14, 2026 – 6:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

AGENDA

The City of Buchanan Planning Commission, in compliance with Michigan's Open Meetings Act, hereby gives notice of a Planning Commission meeting to be held in the Chamber of City Hall.

** Comments may also be submitted in writing at least 4 hours in advance to the Zoning & Community Development Director Kristen Gundersen at kgundersen@cityofbuchanan.com*

** Buchanan City will provide necessary and reasonable auxiliary aide and services to those individuals with disabilities who wish to attend the public meeting upon receiving at least one (1) week's prior notice. Any such individual requiring such aids or services should contact the city in writing or by telephoning: Buchanan City Clerk; 302 North Redbud Trail, Buchanan, MI 49107, 269-695-3844.*

I. PUBLIC HEARING

A. Call to Order

B. Roll Call

C. The purpose of the public hearing is to hear public comments on proposed amendments to Table 71-J – Use Matrix and Article V Definitions and any other sections of the Unified Development Code related to residential housing options.

D. Opening of Hearing and Statement of Purpose of the Hearing

E. Announcement of the Rules of the Hearing

F. Presentation by the Applicant

G. Presentation by the Opposition

H. Applicant's Rebuttal

I. Closing of Hearing

II. Regular Meeting - Call to Order

III. Pledge of Allegiance

IV. Roll Call

V. Approve Agenda

VI. Public Comments - Agenda Items

VII. Approve Minutes

A. Consider the Regular Meeting Minutes from May 12th, 2026.

VIII. Old Business

A. Master Plan Update Discussion 6 – Open House/Pop-Up Event Results – Future Land Use Map and Goals and Objectives - Update and Next Steps

IX. New Business

A. Consideration of a Text Amendment to Table 71-J Use Matrix and Article V Definitions Relating to Residential Uses in the Unified Development Code

- X. Public Comment - Non-Agenda Items Only**
- XI. Zoning & Community Development Director Comments**
- XII. Commissioner Comments**
- XIII. Adjournment**



POSTED: June 18, 2026

**NOTICE OF PUBLIC HEARING
CITY OF BUCHANAN, MICHIGAN
PLANNING COMMISSION**

PLEASE TAKE NOTICE that the City of Buchanan Planning Commission will hold a Public Hearing on Tuesday, July 14, 2026, beginning at 6:00 p.m. at Buchanan City Hall, 302 N. Redbud Trail, Buchanan, Michigan 49107. The purpose of the public hearing is to hear public comments on proposed amendments to Sections 71-18 Uses – Table 71-J Use Matrix – Residential and Article V Definitions and any other sections of the Unified Development Code that may be necessary.

At the hearing, all interested parties will be allowed to be heard. All materials concerning this request are available for public inspection at City Hall, 302 N. Redbud Trail, Buchanan, MI 49107, during normal business hours.

Written comments may also be submitted in advance of the meeting to Kristen Gundersen, either by delivery to Buchanan City Hall or via email to kgundersen@cityofbuchanan.com

Kristen Gundersen
Planning and Community Development Director

Kalla Langston
City Clerk



CITY OF BUCHANAN PLANNING COMMISSION
TUESDAY, MAY 12, 2026 – 6:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

I. *The City of Buchanan Planning Commission, in compliance with Michigan's Open Meetings Act, hereby gives notice of a Planning Commission meeting to be held in the Chamber of City Hall.*

II. ** Comments may also be submitted in writing at least 4 hours in advance to the Zoning & Community Development Director Kristen Gundersen at kgundersen@cityofbuchanan.com*

** Buchanan City will provide necessary and reasonable auxiliary aide and services to those individuals with disabilities who wish to attend the public meeting upon receiving at least one (1) week's prior notice. Any such individual requiring such aids or services should contact the city in writing or by telephoning: Buchanan City Clerk; 302 North Redbud Trail, Buchanan, MI 49107, 269-695-3844.*

III. Regular Meeting - Call to Order

Meeting called to order at 6:00 PM.

IV. Pledge of Allegiance

Houser led in the pledge of allegiance.

V. Roll Call

Present: Vigansky, Pleasant, Brown, Houser, Lysy, Garry (arrived at 6:04 PM and left at 7:12 PM)

Absent:

City Staff Present: City Manager Tony McGhee, City Clerk Kalla Langston-Weiss, Planning & Community Development Director Kirsten Gundersen

VI. Approve Agenda

Brown moved, seconded by Pleasant, to approve the agenda as presented. Voice vote carried unanimously.

VII. Public Comments - Agenda Items

Randy Hendrixson – Would like to suspend his current application to be on the Planning Commission in favor of John Wregglesworth.

VIII. Approve Minutes

A. Minutes consider approving the Meeting Minutes from April 14th, 2026.

Lysy wondered if the section that mentions sight lines for Oak St and Main St was actually meant to refer to Oak St and Days Ave.

Lysy moved, seconded by Brown, to approve the minutes with the amendment of section 8A, removing mention of Main St and Oak St. Voice vote carried unanimously.

IX. Old Business

A. Planning Commission Interviews & Appointments

1) Randy Hendrixson

Hendrixson has withdrawn his application.

2) John Wregglesworth

Brown asked his experience with Planning and jobs. Wregglesworth answered that he's been in business in this town for over 25 years, including jobs he's worked alongside the City. Brown asked why he was interested in joining the Planning Commission, and Wregglesworth answered that he's at a point where he has the time. Vigansky asked if he'd be able to show up to the monthly meetings, and he responded affirmatively.

Houser asked how he'd handle a proposed project that met all ordinance requirements but that he personally didn't approve of, and Wregglesworth answered that personal opinions wouldn't have anything to do with it.

Langston-Weiss noted that Wregglesworth had applied to the DDA, and during his interview she'd thought he would be perfect for the Planning Commission. Gundersen gave some information on Planning Commission meetings and training.

Vigansky moved, seconded by Brown, to recommend approval of John Wregglesworth to the Planning Commission. Roll call vote carried unanimously.

X. Old Business

A. Master Plan Update

Marcy Hamilton of the South West Michigan Planning Association was present to update the board on the survey results. Lysy asked if there was a theory as to why there were fewer responses than last time. There is not a clear reason, as the survey was well advertised. Hamilton stated that it's best when there are a number of different ways for residents to provide feedback, as they are doing by having an open house as well as the survey. There was discussion of strategies for different pop events or open houses. The information is posted to Facebook and the City website in addition to physical copies of the flier that were distributed around town.

Gundersen asked what feedback they should focus on getting from people attending the engagement sessions. She and Hamilton suggested questions and information about historic preservation, blight, and code enforcement. Hamilton mentioned seeking feedback about the future land use map, and there was discussion of the goals and logistics of the future land use map. Gundersen directed the board to think about what they'd like to see on it and to submit their thoughts to her for a future work session.

B. UDC – Signs

Gundersen presented her draft language and additional edits and additions. There was continued discussion of iconic signs from the previous meeting. Vigansky asked about an issue with signs on the sidewalk and Gundersen shared that she had explained to the property that only sandwich boards were allowed on the sidewalk. She also clarified that feather flags cannot be in the public right of way but in the draft ordinance there can be two on private property.

Gundersen will send the draft language to the city attorney, with the goal of having a final meeting about it in August before holding public hearings in September.

C. UDC - Buffering, Trees, Fencing

Gundersen anticipates having material from the tree board for review at the Planning Commission's July meeting.

D. UDC - Site Triangle, Parking and Planned Unit Development

Gundersen will have information on this at July's meeting as well.

XI. New Business

A. Proposed Amendment to UDC Table 71-J Use Matrix – Residential

Most of the residentially zoned districts in the city allow for multifamily development. The City is selling some parcels it owns for home construction, and the size of the lots makes sense for duplexes. Gundersen is proposed aligning this district with its neighboring districts by changing the zoning. She also proposed having 4 and 8 unit apartments available as a special use. Pleasant noted that 4 unit dwellings had different financing options than 8 unit dwellings and could possibly be treated differently, there was discussion of requirements of different sizes of dwellings.

Vigansky asked about Churches in the D (Downtown) district and their requirements. Gundersen clarified that they'd need a special use permit for religious assembly in that district, but the church in question is grandfathered in. Gundersen will also add some additional language about ADUs and there was discussion of what it would look like to allow them downtown.

XII. Public Comment - Non-Agenda Items Only

None.

XIII. Zoning & Community Development Director Comments

None.

XIV. Commissioner Comments

Lysy – Progress is being made, slowly but surely. Gundersen mentioned that the Design Review Committee is deciding what their standards will be in the updated code.

Vigansky – Asked if there would be multiple public hearings or several at once, Gundersen confirmed it would be the latter. Vigansky appreciates her outlining the timeline. Vigansky shared he was running for City Commissioner again.

Brown – Thanked everyone for their hard work.

Pleasant – Thanked everyone, thanked Wregglesworth for volunteering.

Houser – Asked about terms, Langston-Weiss shared that Houser, Pleasant, and Lysy would be up for reappointment. Brown's term will end in June 2026.

XV. Adjournment

Meeting adjourned at 7:59 PM.

Kalla Langston-Weiss, City Clerk

Chairperson Tony Houser

Memorandum



Date: July 5, 2026

To: Planning Commission Members

From: Kristen Gundersen, Planning and Community Development Director

Subject: **Master Plan Update Discussion 6 – Open House/Pop-Up Event Results – Future Land Use Map - Update and Next Steps**

Background

During the January 2026 meeting, Marcy Hamilton representative from the Southwestern Michigan Planning Commission (SWMPC) attended the meeting and reviewed the timeframe for the creation of the update of the 2021 Master Plan.

Master Plans are a guiding document that create goals and objections of how the community should look 10 – 20-years into the future. The Michigan Planning Enabling Act requires adopted plans to be reviewed every 5-years to determine if any changes are needed. In 2024, the Michigan Planning Enabling Act was amended to add housing related requirements to master plans.

Three Sections of Act 33 of 2008 were amended, below is one excerpt from Section 125.3807 with the new language underlined.

125.3807 Master plan; adoption, amendment, and implementation by local government; purpose.

Sec. 7.

(1) A local unit of government may adopt, amend, and implement a master plan as provided in this act.

(2) The general purpose of a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria:

- (a) Is coordinated, adjusted, harmonious, efficient, and economical.
- (b) Considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development.
- (c) Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.
- (d) Includes, among other things, promotion of or adequate provision for 1 or more of the following:
 - (i) A system of transportation to lessen congestion on streets and provide for safe and efficient movement of people and goods by motor vehicles, bicycles, pedestrians, and other legal users.
 - (ii) Safety from fire and other dangers.
 - (iii) Light and air.
 - (iv) Healthful and convenient distribution of population.
 - (v) Good civic design and arrangement and wise and efficient expenditure of public funds.
 - (vi) Public utilities such as sewage disposal and water supply and other public improvements.

Memorandum

(vii) Recreation.

(viii) The use of resources in accordance with their character and adaptability.

(ix) A range of housing types, costs, affordability, attainability, ages, and other characteristics, including single- and multiple-family dwellings, to serve the housing demands of a diverse population.

Open House and Pop-Up Event Results

On June 9th, the City hosted an Open House to gain input on future land use, funding priorities, historic preservation, housing options and property appearance. A pop-up event took place on June 13th as part of the Farmers Market. Approximately 50 people attended the open house and staff talked to more than 50 people at the farmers market on Saturday, June 13th.

Marcy Hamilton from the Southwest Michigan Planning Commission will be at the July meeting to review results of the open house and pop-up event and to guide discussion on the future land use map and to start discussions on goals and objectives. Attached is a summary of the comments heard along with the funding exercise.

The administrators of a grant the city received were visiting on June 12th and 13th. They completed a tour of the community and attended the pop-up event at the farmer's market. Attached are the comments received.

Future Land Use Map. Attached is an excerpt from the 2021 Master Plan associated with Future Land Uses and Map to help guide the discussion. Staff also included the current zoning map.

We will also review the current zoning map to determine if there are areas that should be located in a different zoning district (i.e., the parcels located behind Lowrys on River Street). The summary of the June 9th Open House includes information associated with specific parcels for Review of the 2021 Future Land Use Map and the current zoning district titles and allowed uses suggest the names for the future might need to be revisited. Options could include:

1. Residential - NE Neighborhood Edge and GN General Neighborhood districts
2. Mixed use - Residential/Commercial - would be the NC neighborhood Center zoning district
3. Commercial - SC Suburban Commercial district
4. Downtown - D Downtown District
5. Industrial – I Industrial District
6. Recreation/open space - N Nature district
7. Institutional - governmental, schools, cemetery – these uses are allowed in the several of the existing zoning districts

Memorandum

Goals and Objectives.

Attached is Goals, Objectives and Action Plan from the 2021 Master Plan. The 2021 Plan included 12 areas consisting of 32 objectives and 51 goals. Following is the number of objectives and goals for each area:

1. Hometown Character – 2 objectives – 2 goals
2. History & Art – 4 objectives - 3 goals
3. Recreation & Tourism – 2 objectives - 5 goals
4. Thriving Business Climate – 3 objectives - 7 goals
5. Infrastructure – 2 objectives 4 goals
6. Education – 3 objectives 2 goals
7. Housing -3 objectives 6 goals
8. Responsive Government – 5 objectives 5 goals
9. Transportation & Mobility – 3 objectives 5 goals
10. Land Use – 1 objective 4 goals
11. Natural Resources – 3 objective 4 goals
12. Regional Leadership – 1 objective 4 goals

Staff would recommend condensing the number of “areas” or topics. Following is an example of the

Options:

1. Strong Neighborhoods and Housing– increase housing options, diversity, and supply, support existing housing improvement program, housing incentives, vacant and underutilized buildings/properties, built environment, short-term rentals
2. Vibrant Community–natural resources (wetlands, forested areas, streams, river), connecting trails, walkability, complete streets, architecture, historic districts, art, culture, education, non-profits, public events
3. Infrastructure, Public Assets, Utilities and Services – streets, alleys, sidewalks, trails, sewer, water, stormwater, city owned buildings, asset management, parks/recreation facilities and programming, canopy trees (Tree City USA), public parking, broadband, capital improvement planning, public transportation, waste disposal and recycling, brush/yard waste, public safety -fire, police, snow removal
4. Effective Government – responsive, transparency, communication, public participation, fair treatment, land use and zoning, code enforcement, attain/maintain Redevelopment Ready Certification and implement best practices, participate in regional bodies/efforts (NATS, economic development organizations, etc), cooperation with local governments and the County
5. Economic Vitality– downtown, DDA, commercial, industrial, tourism, economic development, redevelopment, marketing, business and entrepreneurship support

MemorandumNext Steps

Review the survey results prior to the meeting and be prepared to discuss any changes to the Future Land Use Map. If time allows, we will also discuss moving from 12 areas to 5 areas with goals and objectives.

Duplexes and Triplexes



- Maintain quality construction and architecture. Locate on property around Redbud Fitness.
- Where is Parking?
- With limits. Not excluding them from the downtown altogether
- On outskirts of town, not in or near
- Love this idea
- Yes with limits
- Duplexes and triplexes are not conducive to well maintained areas.

**Do you or do you not
like the housing type?
Where to allow?
Where not to allow?**

Single-Family Houses



- Single family needed wherever vacant lots are available. I like this cottage style but do not limit other styles
- I appreciate areas where single family and home ownership is promoted.
- This style fits in with most of the houses in and around my neighborhood (near the senior center)
- Single family homes encourage families that are starting out to live here and the schools will thrive
- Single family <3
- Love this
- Smallish, affordable starter homes – “Cottage court” cheapest.
- A tiny house community would be great, or tiny houses dispersed with normal sized housing
- Needed- consider the Buchanan promise (families need houses)
- Senior tiny houses (800 sq ft or less), safety priority, small community
- Yes! 100% anywhere
- Yes, anywhere

Accessory Dwelling Units



- Yes! Tiny homes on owner occupied property with coordinating aesthetic of main home
- Accessory should be closed structure with doors. Not just lean to
- Accessory structure should match main residence
- Yes anywhere
- Accessory dwelling should match or resemble main structure
- Yes! This is what we have wanted for some time. Consider: corner of 4th and M

Multiple-family Apartments



- No location restrictions. Could be built near Redbud Fitness
- Not for single family residential area. Not on same street
- Outskirts only, no where in town or near it.
- No, but if you must
- That would be fantastic
- Good but should be a grade higher than our existing apartment complexes
- Multiple family apartments are okay. There is lots of greenspace for kids and well taken care of.
- Aesthetics important!
- Yes, where there's room. Need a limit on percentage of rental vs. home ownership
- Anywhere land is available.

Multiple-family Condominiums



- No location restrictions. Many areas available.
- Yes – North Redbud
- Only on the outskirts. Not downtown or near it.
- No, but if you must
- Yes
- Not on same street. Not mixed in with single family residences
- Allow everywhere and anywhere
- Yes! Consider the corner of 4th and Chippewa, No association needed
- There's a need for rentals but not in downtown area.
- Would like one-level, smaller homes for seniors – “A neighborhood”

Townhouses



- No location restrictions. Many areas available.
- Not on same street. Not mixed in with single family residences
- River Street
- River Street
- Perfect for River Street Area
- River street area would benefit perfect for this type of housing.
- River Street
- River street, Redbud Fitness-land, Young family, senior living, affordable options.
- Yes

Which of the following topics should be a priority for code enforcement? Put dots next to the most important topics.

Cluttered Yards



Total dots: 36

Vacant Buildings



Total dots: 28

Deterioration of Buildings



Total dots: 40

Tall Grass/Overgrown Yard



Total dots: 13

How should the City manage the rehabilitation and restoration of buildings in the Downtown District to promote tourism and preserve the small-town character. Use a sticky dot to vote for the best method:

Encourage landowners/developers to maintain historical elements:

Total dots: 8



Incentivize landowners/developers to maintain historical elements:

Total dots: 23



Mandate landowners/developers to maintain historical elements:

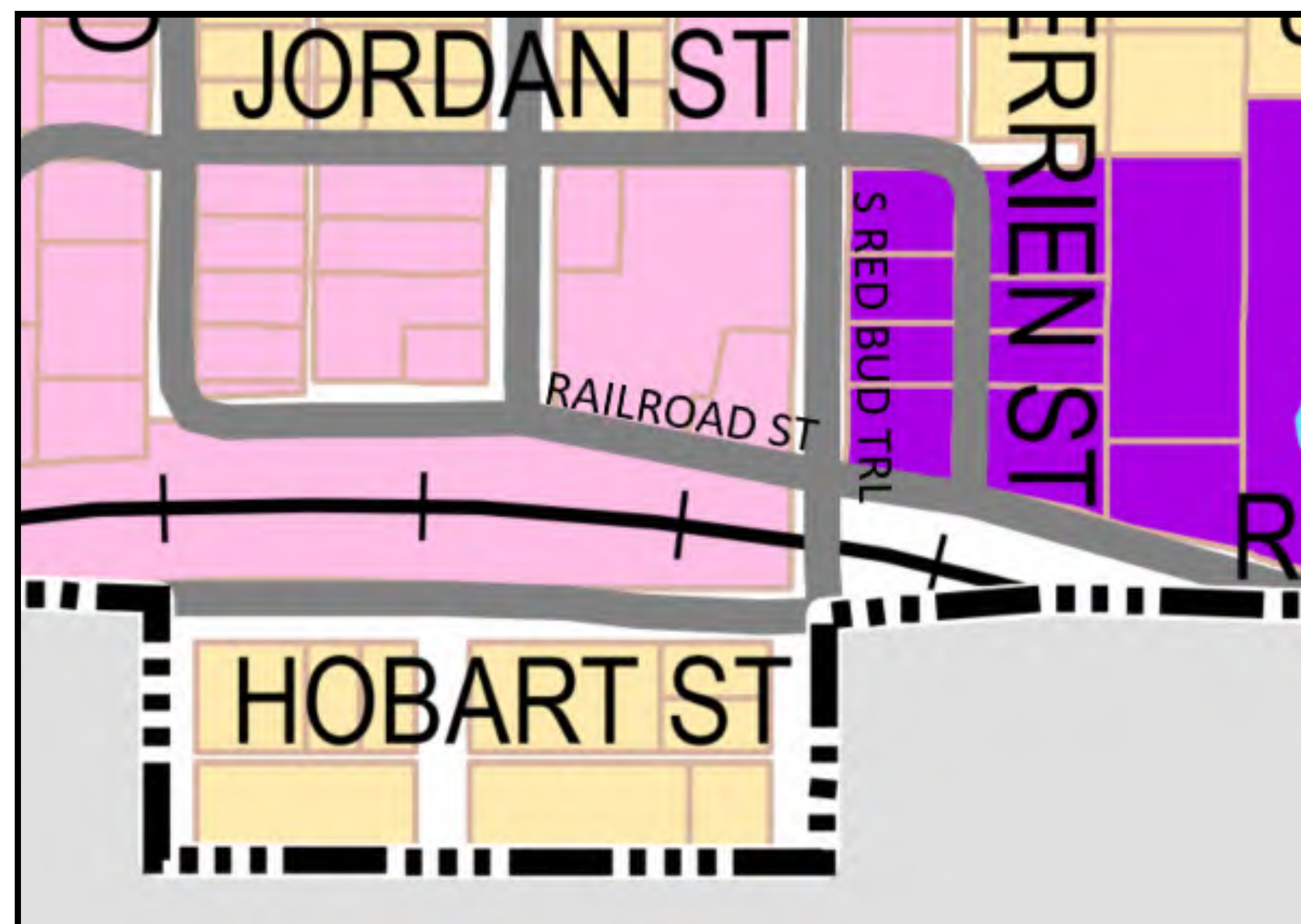
Total dots: 0



Do you agree with these future land uses?

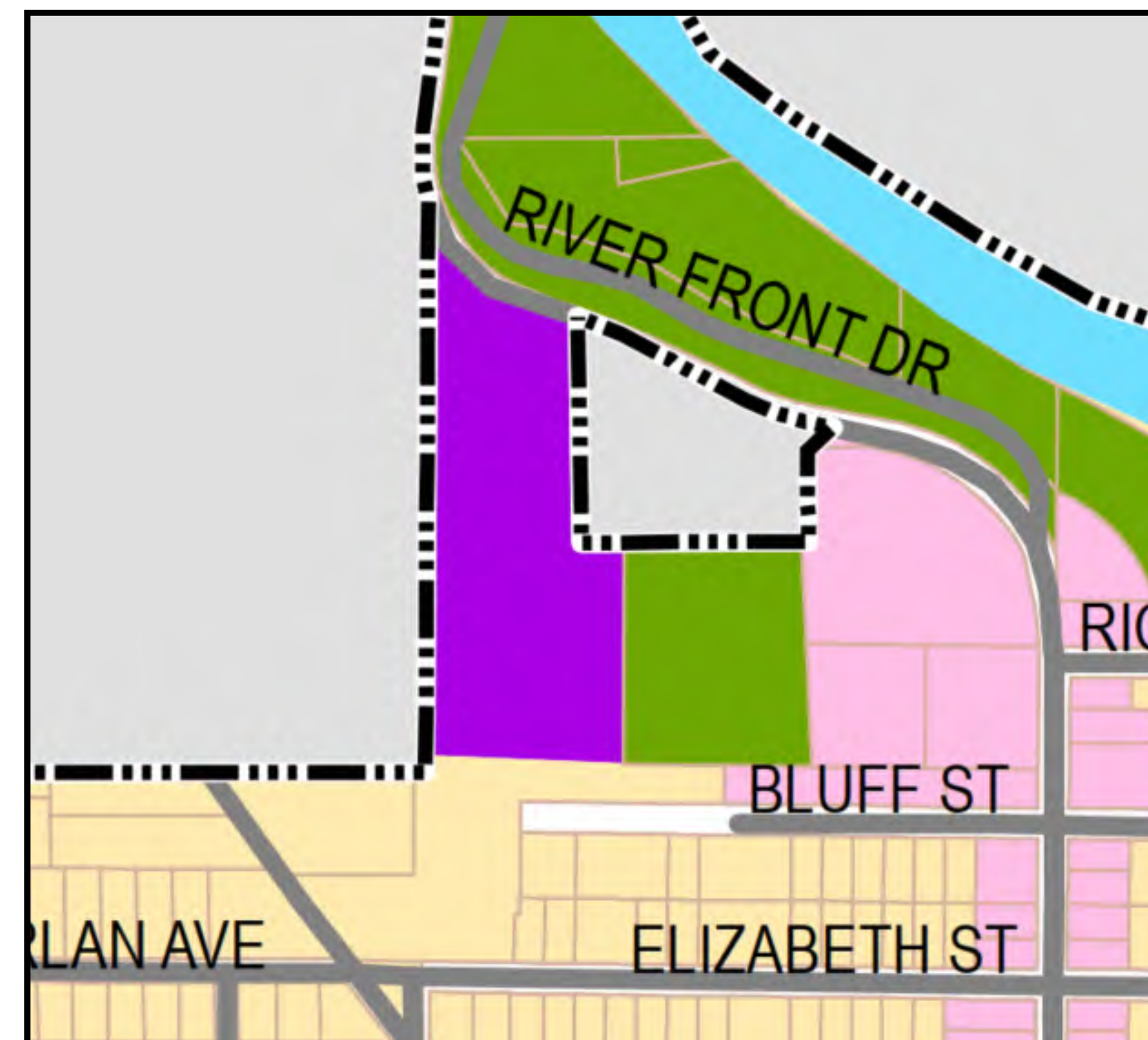
What comments or suggestions do you have for these areas?

South Red Bud Trail

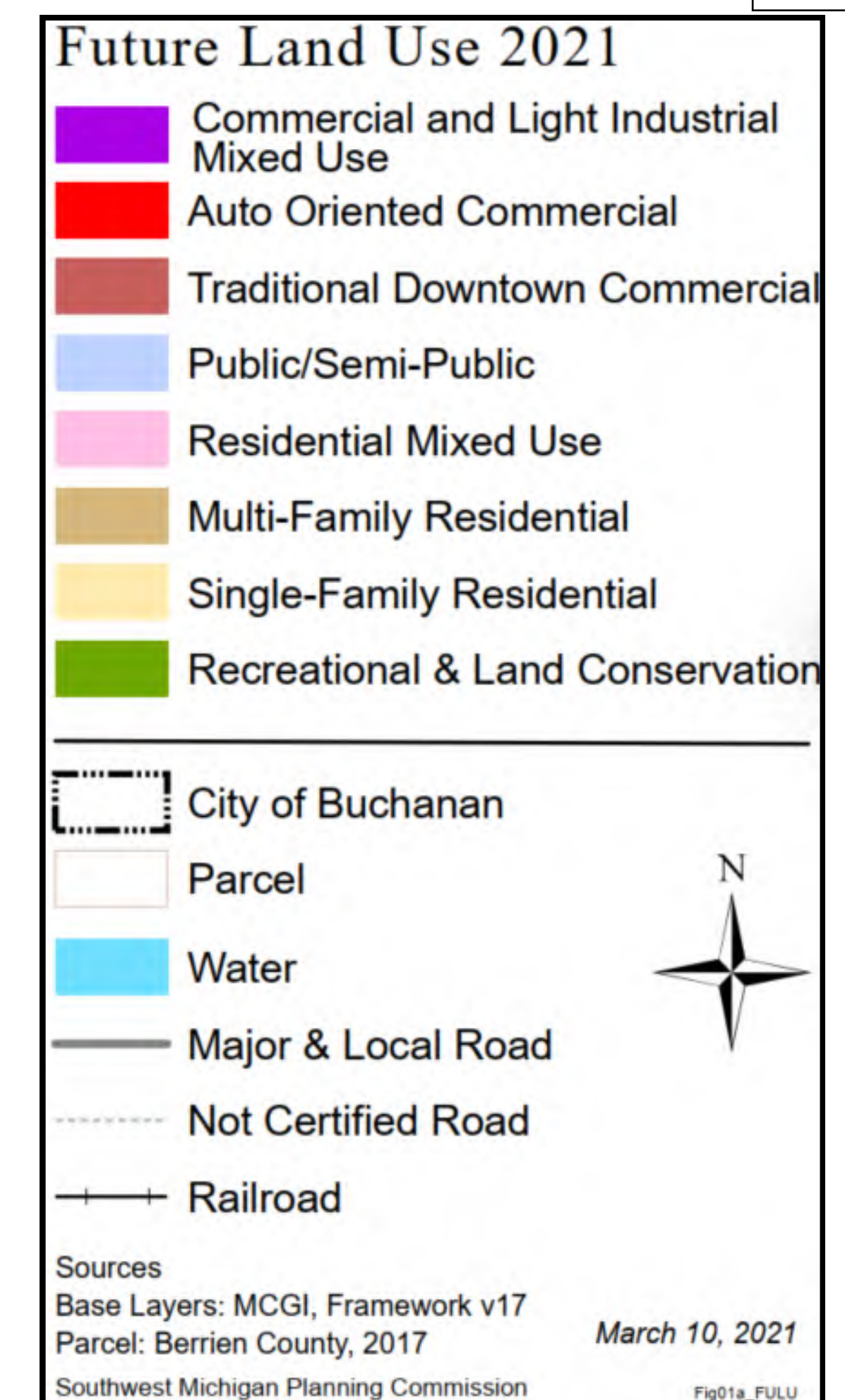


- Residential mixed use
- I agree with anything that brings in truly affordable housing
- Multi-family residential
- Drive-in restaurant or hot dog place near the RR tracks, single-family residential otherwise
- Fire department
- Fire dept
- Fire department and use their current station location for housing
- Single family needed
- Trees

North Red Bud Trail/Main Street

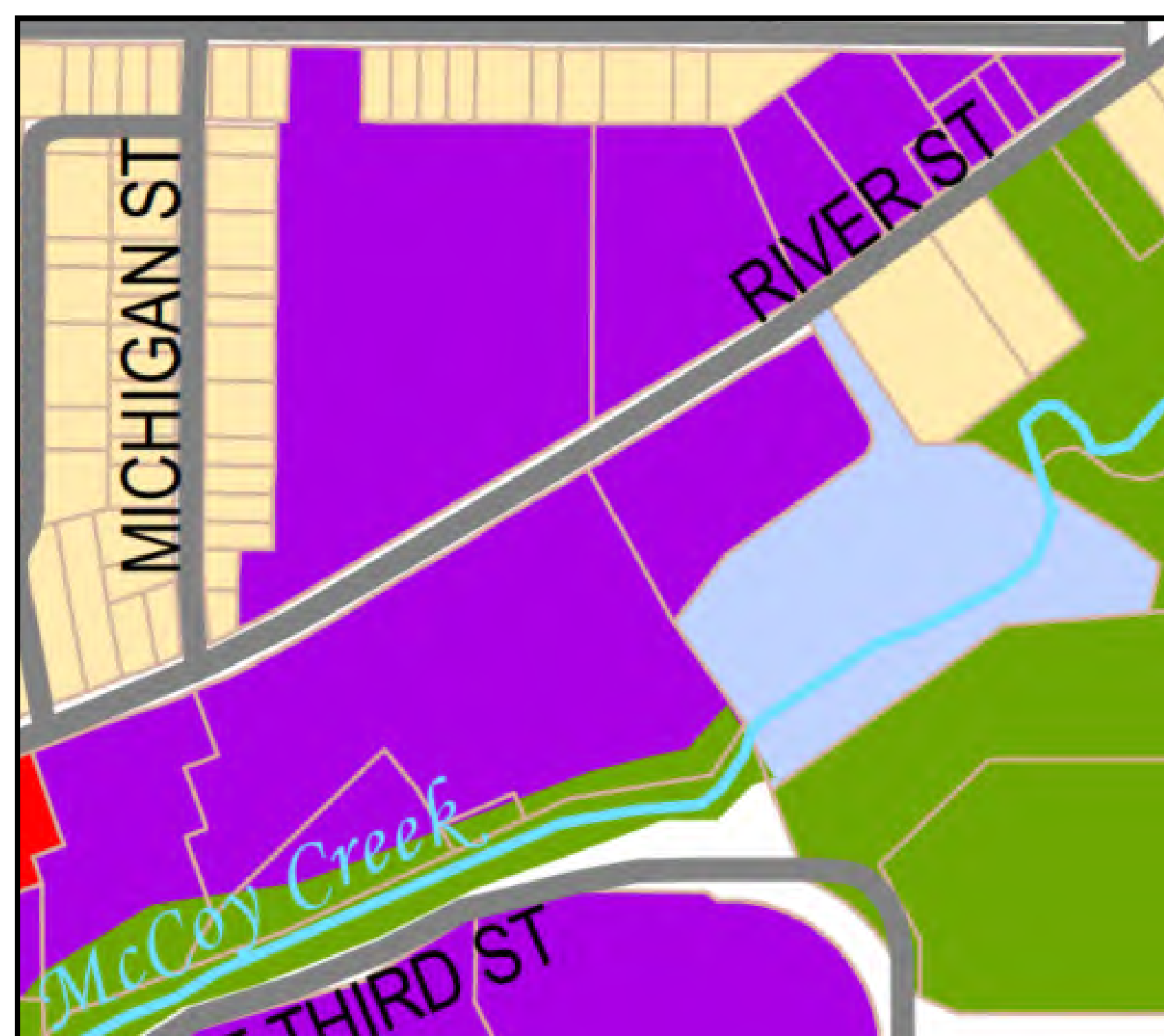


- Some camping spots along river and fishing deck
- Trees
- Drive-in movie
- Senior tiny housing. Not apartments but 800 sq ft housing community
- Where AEP is could be used for some sort of tiny home community or more housing
- Townhouses along Red Bud up to Bluff St
- Residential Only!!
- Dense residential (townhouses, tiny houses, missing middle modest homes)



Do you agree with these future land uses?
What comments or suggestions do you have for these areas?
Would you support housing and neighborhood commercial at this site?

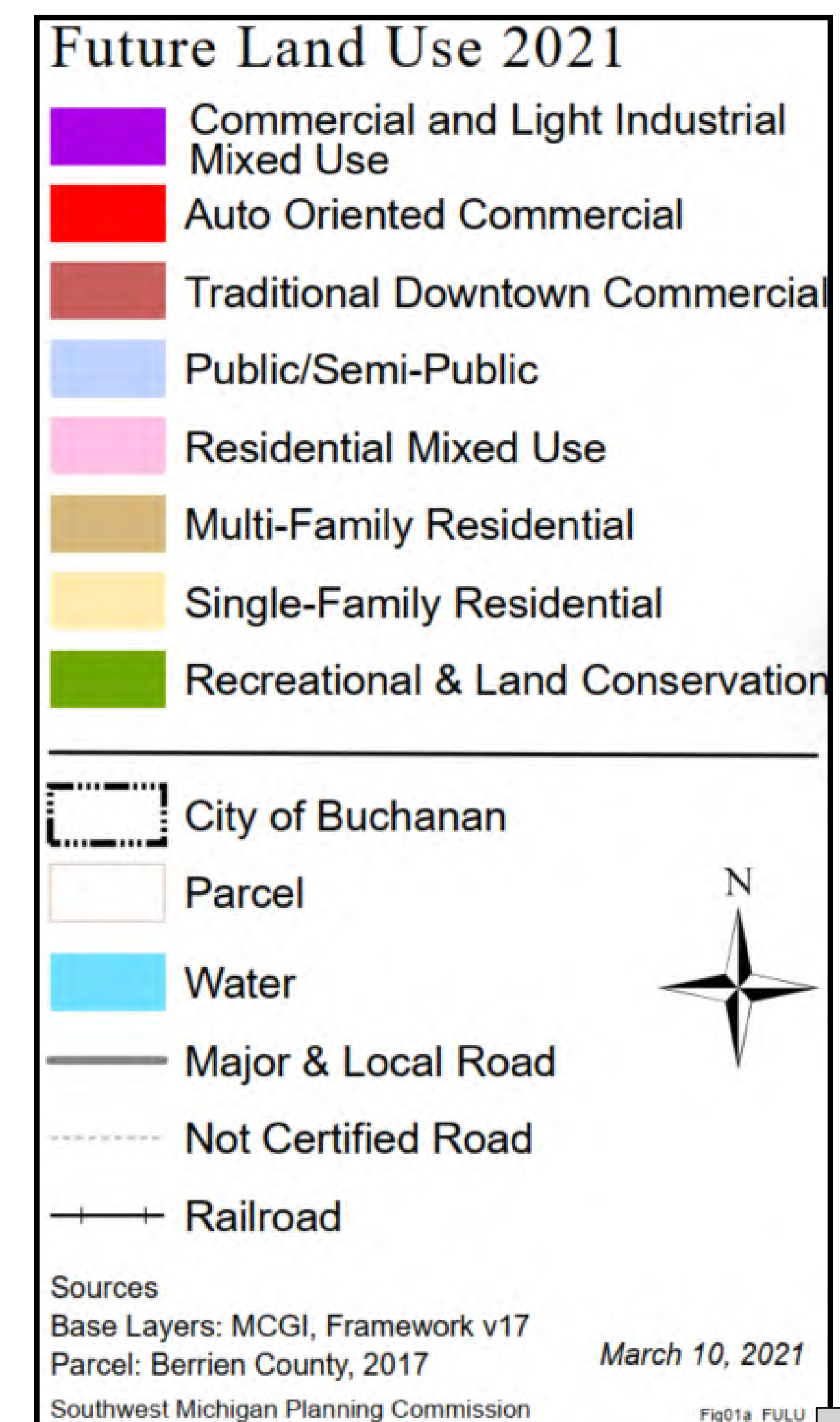
River Street Area



- Yes to housing and neighborhood commercial
- Multi-family residential
- Senior tiny housing. Not apartments but small 800 sq ft housing community
- Single-family residential
- Picnic pavilions and link up with McCoy Creek Trail with a boardwalk
- Residential mixed use
- No industrial. Businesses so close to the heart of our town. Recreation and land conservation.

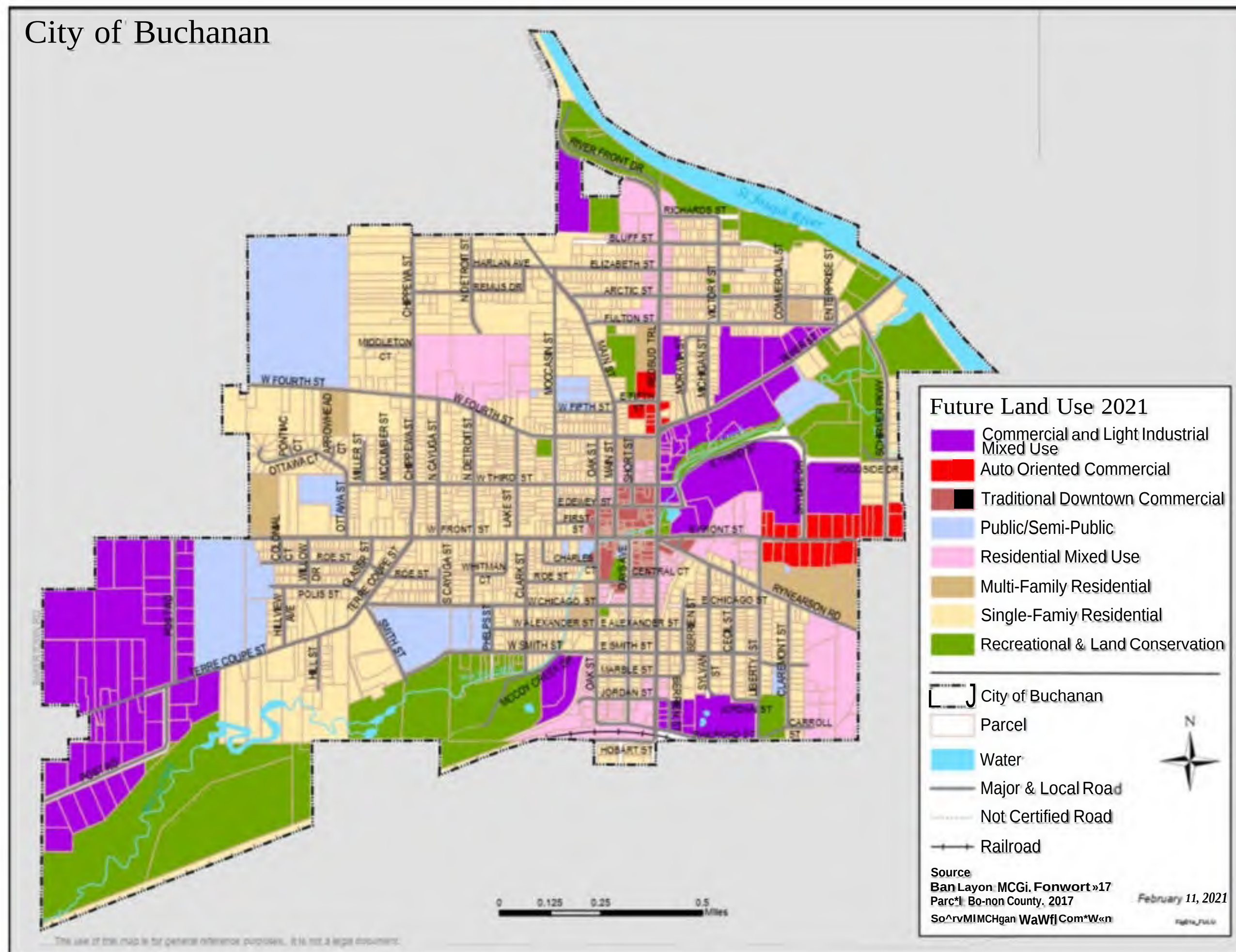
TREES

- Single family homes would be great and truly affordable for working class
- Residential and land conservation
- Yes!
- Residential – recreation trails and park
- Drive-in theatre

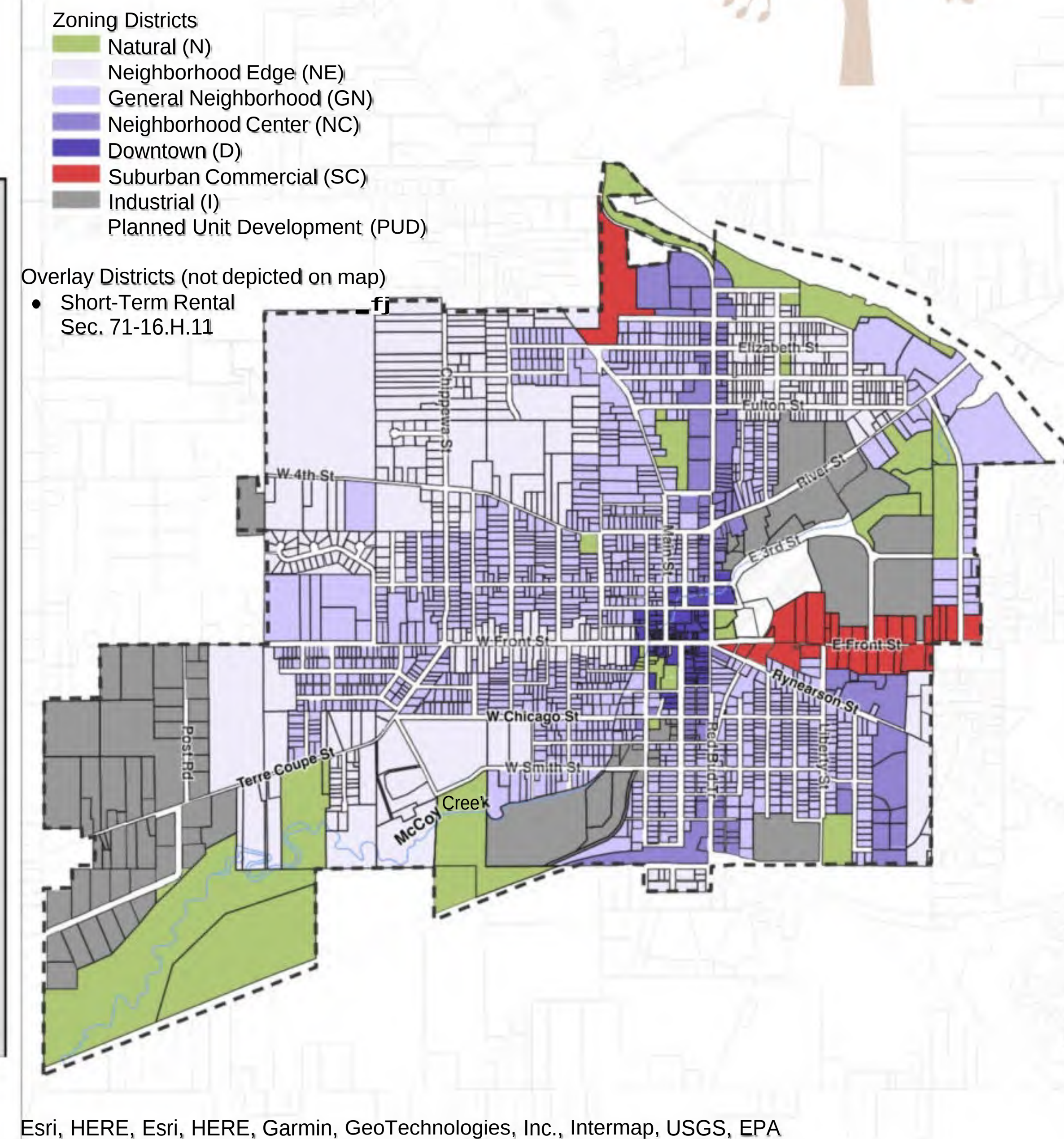


City of Buchanan

Future Land Use map



Zoning map



- Single Family
- Do not mix in multi-family residential with single family
- Culvers
- More single-family residential
- Arby's more fast food
- Mix in some multi-family residential with the single family
- B&Bs (short term rentals) scattered throughout the City, not concentrated in a ghetto.
- Area that is planned for Residential Mixed Use north of W. Fourth between Chippewa and Moccasin – Comment – Recreational & Land Conservation or Single Family Residential



City of Buchanan Community Investment Exercise

Instructions: The City of Buchanan would like your input on community priorities.

Imagine you have **\$100** to invest in projects and initiatives throughout the City. Review the list of initiatives and decide how you would distribute your \$100 among them based on what you believe are the most important priorities for the community.

You may allocate all of your funds to one initiative or divide them among multiple initiatives in any way you choose. If you choose to allocate funds to the “**other**” category, please write in the specific project, program, or initiative you would like the City to consider. The total amount allocated must equal **\$100**.

Please write the dollar amount you would assign to each initiative.

Priority Topics	Total Dollars Spent
Improving quality of existing roads	\$1,620.00
Improving public transportation	\$525.00
Improve quality of existing sidewalks	\$485.00
Improving trails	\$435.00
Improving parks	\$230.00
Improving drinking water	\$140.00
Write-in Spending Options	
Commercial Façade Grants	\$90.00
Fire Department	\$85.00
Preventing data centers	\$70.00
Potholes/parking lots	\$30.00
Reduce Water/Sewer Rates	\$30.00
Community Outreach	\$30
Public Safety/Inspections	\$25
Beautify Downtown	\$20
Residential Façade Grants (according to Historic Preservation Standards	\$20
Community Arts	\$20
Tourism	\$20
Keep Parks & Streets Clean	\$10

39 forms were completed with \$3,900 in spending.

19 forms were completed during the open house on June 9, 2026.

20 forms were completed during the pop-up event on June 13, 2026.

**Thriving Communities Program Trip Report****Contract Number:** 69A6212450011**Community Name:** City of Buchanan, MI**Date of Visit:** 06/11/2026 – 06/14/2026**Attended By:** Dwayne K Morgan (COMTO), Michelle Hiatt (COMTO), Greyson Evans (Mercer County), Kristen Gundersen (City of Buchanan), Tony McGhee (City of Buchanan)**Submitted By:** Dwayne K Morgan**Date:** 06/24/2026**Submitted To:** United States Department of Transportation**1. Purpose of the Trip**

The purpose of the Buchanan, Michigan site visit was to advance the City's participation in the USDOT Thriving Communities Program by providing direct technical assistance, community engagement support, and project development guidance related to transportation connectivity, downtown revitalization, economic development, and quality-of-life improvements.

The visit focused on helping the City move from planning to implementation by engaging local officials, residents, businesses, philanthropic partners, and community stakeholders. Activities were designed to validate existing priorities, identify infrastructure needs, evaluate redevelopment opportunities, and better position Buchanan for future federal and state funding opportunities.

The purpose of the Buchanan site visit was to provide place-based technical assistance and better understand the City's transportation, infrastructure, economic development, and community revitalization priorities. The visit included tours of municipal facilities, redevelopment areas, downtown assets, and community engagement activities designed to gather resident feedback and inform future implementation efforts.

During the visit, the COMTO team:

Toured City facilities including City Hall, Public Works, public safety facilities, parks, and infrastructure assets. Visited key redevelopment sites and discussed future economic development opportunities. Conducted a walking tour of Downtown Buchanan. Participated in the Farmers Market and Community Engagement event. Collected resident feedback regarding infrastructure, housing, downtown revitalization, and quality-of-life priorities.

2. Key Takeaways & Observations**➤ Infrastructure Remains the Community's Highest Priority**

The most consistent finding throughout the visit was the importance residents place on basic infrastructure improvements. Community engagement results demonstrated strong



support for investments in roads, sidewalks, and pedestrian infrastructure, with transportation-related improvements receiving the highest level of support among all funding categories. Residents repeatedly emphasized the need for improved roadway conditions, expanded sidewalk networks, and safer pedestrian connections throughout the community. These findings reinforce the City's ongoing efforts to improve connectivity and mobility while enhancing overall quality of life.

➤ **Downtown Buchanan Serves as Both an Economic and Community Anchor**

The downtown area emerged as one of Buchanan's greatest assets and one of its greatest opportunities. Observations during the walking tour and feedback gathered during engagement activities highlighted strong interest in attracting new businesses, redeveloping underutilized properties, and creating additional destinations that encourage residents and visitors to spend time downtown. Stakeholders consistently viewed downtown revitalization as a catalyst for broader economic development and community growth. The concentration of historic assets, local businesses, cultural amenities, and community gathering spaces provides a strong foundation for future investment.

➤ **Transportation Connectivity Supports Broader Economic Development Goals**

A recurring theme throughout the visit was the relationship between transportation and economic opportunity. Discussions regarding future rail connectivity, downtown access, truck movement, pedestrian circulation, and regional mobility demonstrated how transportation investments are viewed as tools to support tourism, business attraction, workforce access, and long-term economic resilience. The City's focus on strengthening connections both within Buchanan and to the broader region aligns closely with the goals of the Thriving Communities Program.

➤ **Residents Support Growth While Preserving Community Character**

While residents expressed support for future investment and growth, they also emphasized the importance of maintaining Buchanan's small-town identity. Feedback gathered during engagement activities reflected a desire for thoughtful development that improves housing opportunities, strengthens neighborhoods, enhances quality of life, and preserves the characteristics that make Buchanan unique. This balance between growth and preservation emerged as a consistent theme throughout the visit.

Conclusion & Recommendations

The Buchanan site visit reinforced that the City has a clear vision for its future and strong alignment between residents, community stakeholders, and local leadership regarding the investments needed to achieve that vision. Throughout the visit, a consistent message emerged: Buchanan's future success depends on strategic investments that improve infrastructure, strengthen downtown, enhance transportation connectivity, and support long-term economic growth while preserving the community's unique character.



Observations from the site tour, discussions with City leadership, and feedback gathered during the Farmers Market and Community Engagement activities demonstrated that residents view roads, sidewalks, and other foundational infrastructure improvements as critical to the City's future. At the same time, residents expressed a strong desire to see continued investment in downtown Buchanan through business attraction, redevelopment of underutilized properties, expanded community destinations, and enhancements that support both residents and visitors.

The visit also highlighted the interconnected nature of Buchanan's priorities. Transportation investments are viewed not only as mobility improvements, but as tools to support economic development, tourism, housing stability, neighborhood revitalization, and overall quality of life. Likewise, downtown revitalization and community development efforts are closely tied to the City's ability to improve connectivity, attract investment, and create opportunities for future growth.

As Buchanan continues its participation in the Thriving Communities Program, technical assistance efforts should focus on helping the City transition from planning to implementation. This includes refining project priorities, identifying funding opportunities, strengthening partnerships, and advancing projects that are aligned with demonstrated community support. The City has established a strong foundation through community engagement and local leadership; the next phase of work should focus on converting that momentum into actionable projects that can compete for state, federal, philanthropic, and private-sector investment.

Overall, the site visit demonstrated that Buchanan possesses many of the key ingredients necessary for long-term success, including engaged residents, committed leadership, a vibrant downtown, and a strong sense of community identity. By continuing to build upon these assets and advancing projects that reflect community priorities, Buchanan will be well positioned to strengthen connectivity, improve quality of life, and support sustainable economic growth for years to come.

Next Steps & Action Items

- Continue incorporating community feedback into transportation, infrastructure, and economic development planning efforts.
- Identify funding opportunities that align with community priorities related to roads, sidewalks, downtown revitalization, and neighborhood investment
- Continue advancing transportation connectivity initiatives that support economic development and regional access
- Evaluate opportunities to leverage future federal and state funding programs to advance implementation-ready projects.
- Evaluate opportunities to leverage future federal and state funding programs to advance implementation-ready projects.
- Maintain ongoing community engagement as planning and project development activities move forward.

Overall Assessment:

The Buchanan site visit was highly productive and provided valuable insights into the community's priorities, challenges, and opportunities. Through meetings with City leadership, stakeholder discussions, site tours, and direct engagement with residents, the visit helped validate



Conference of Minority Transportation Officials

4121 Wilson Blvd, ste 901, Arlington, VA 22203

comto.org | (202) 506-2917 | EIN 52-1333719

existing priorities related to infrastructure, downtown revitalization, transportation connectivity, housing, and economic development. The visit also strengthened relationships between the City, community stakeholders, and the Thriving Communities Program team while identifying several opportunities for future technical assistance, funding alignment, and project advancement. Overall, the site visit established a strong foundation for the next phase of work and helped refine actionable next steps that will support Buchanan's transition from planning to implementation.

Site Visit Photos of Farmers Market Community Engagement event





Conference of Minority Transportation Officials
4121 Wilson Blvd, ste 901, Arlington, VA 22203
comto.org | (202) 506-2917 | EIN 52-1333719

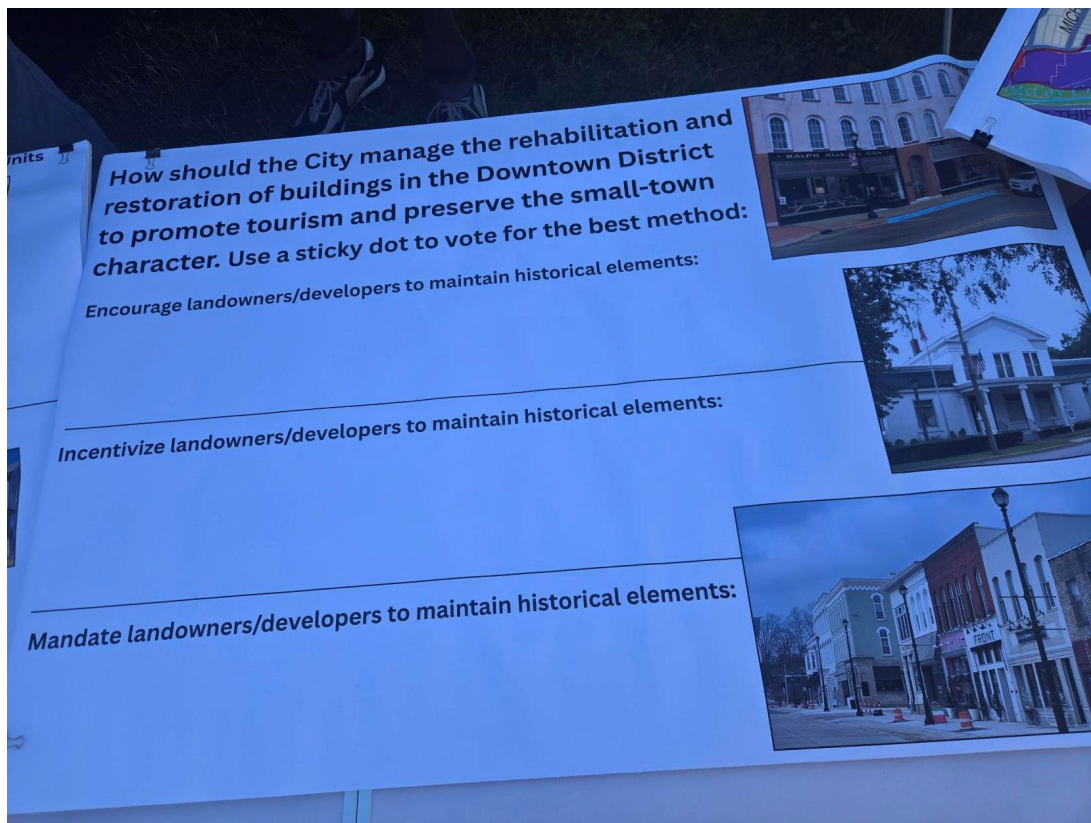
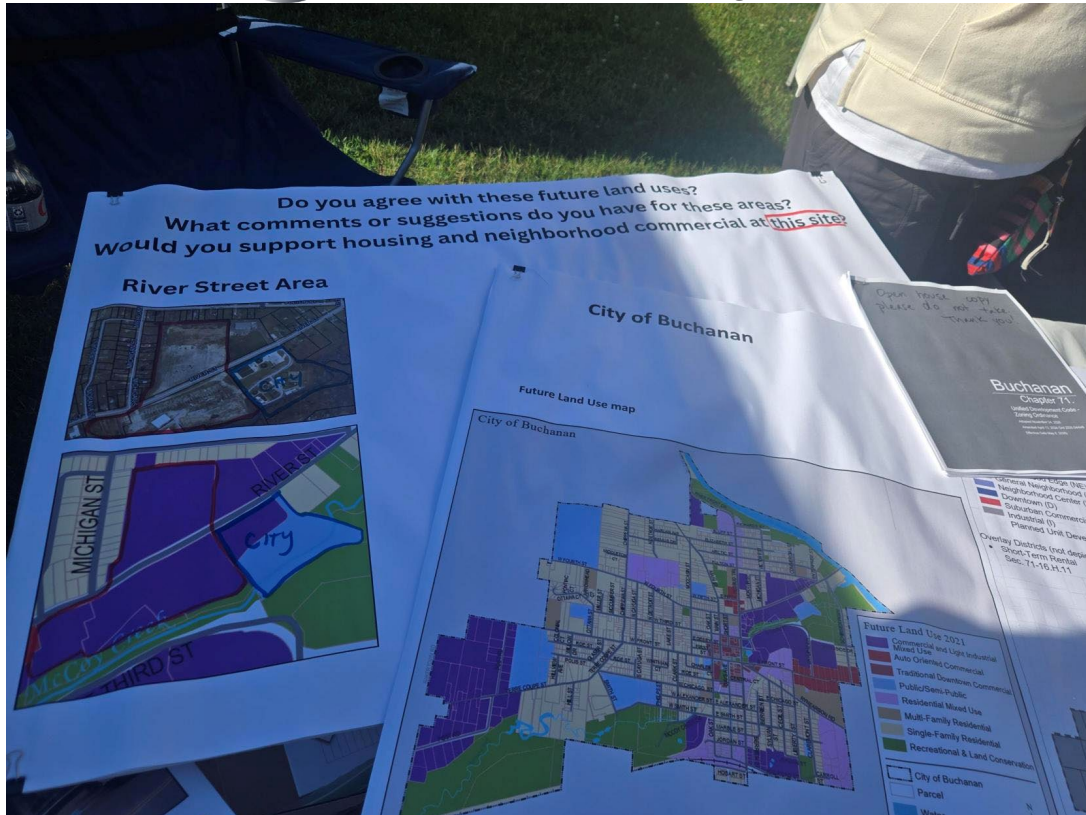




Conference of Minority Transportation Officials

4121 Wilson Blvd, ste 901, Arlington, VA 22203

comto.org | (202) 506-2917 | EIN 52-1333719

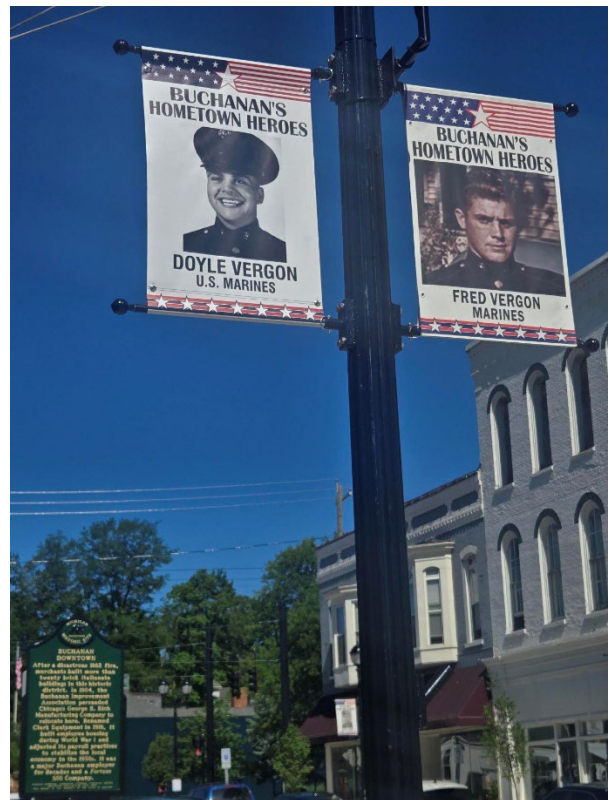




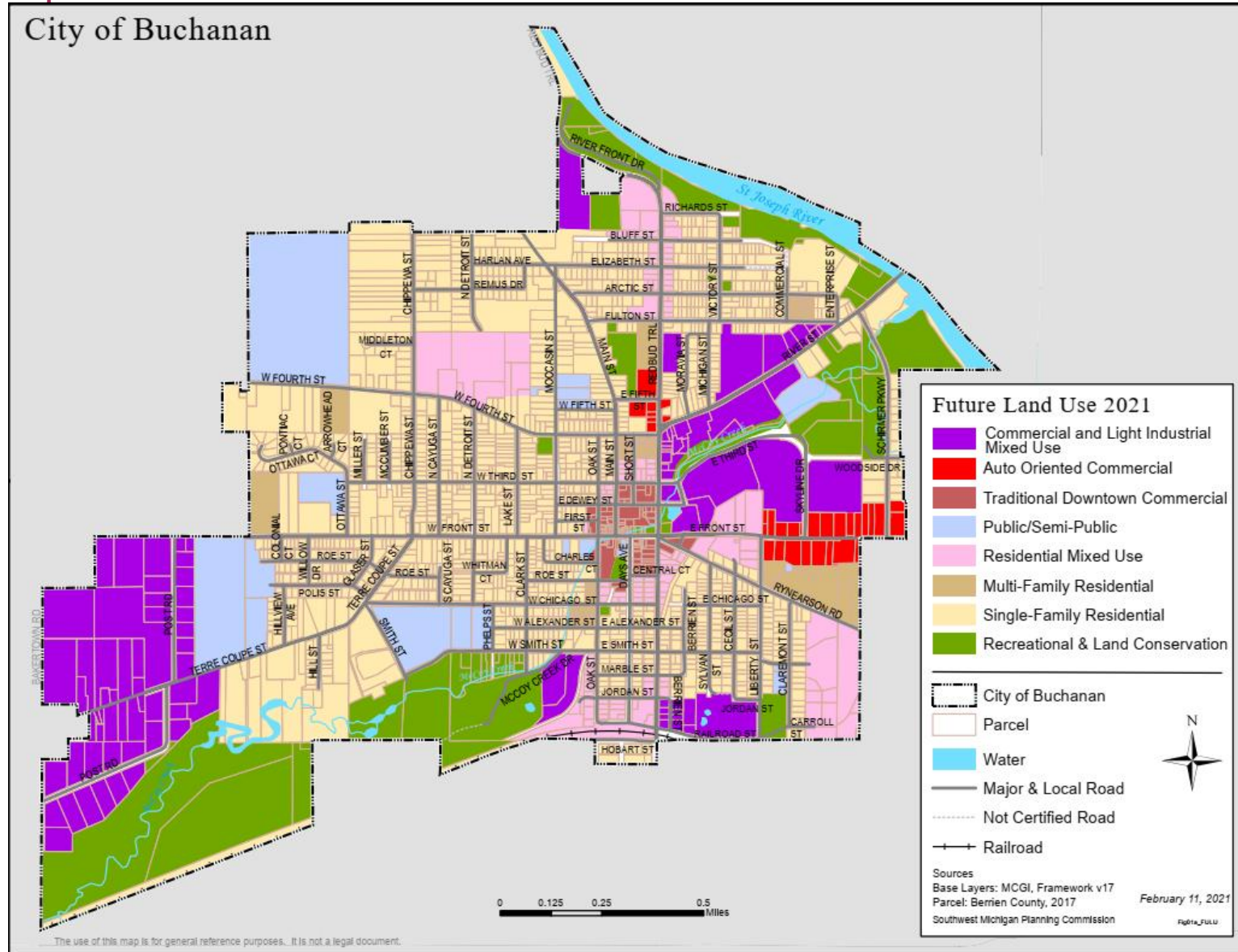
Conference of Minority Transportation Officials

4121 Wilson Blvd, ste 901, Arlington, VA 22203

comto.org | (202) 506-2917 | EIN 52-1333719



Map 20: Future Land Use



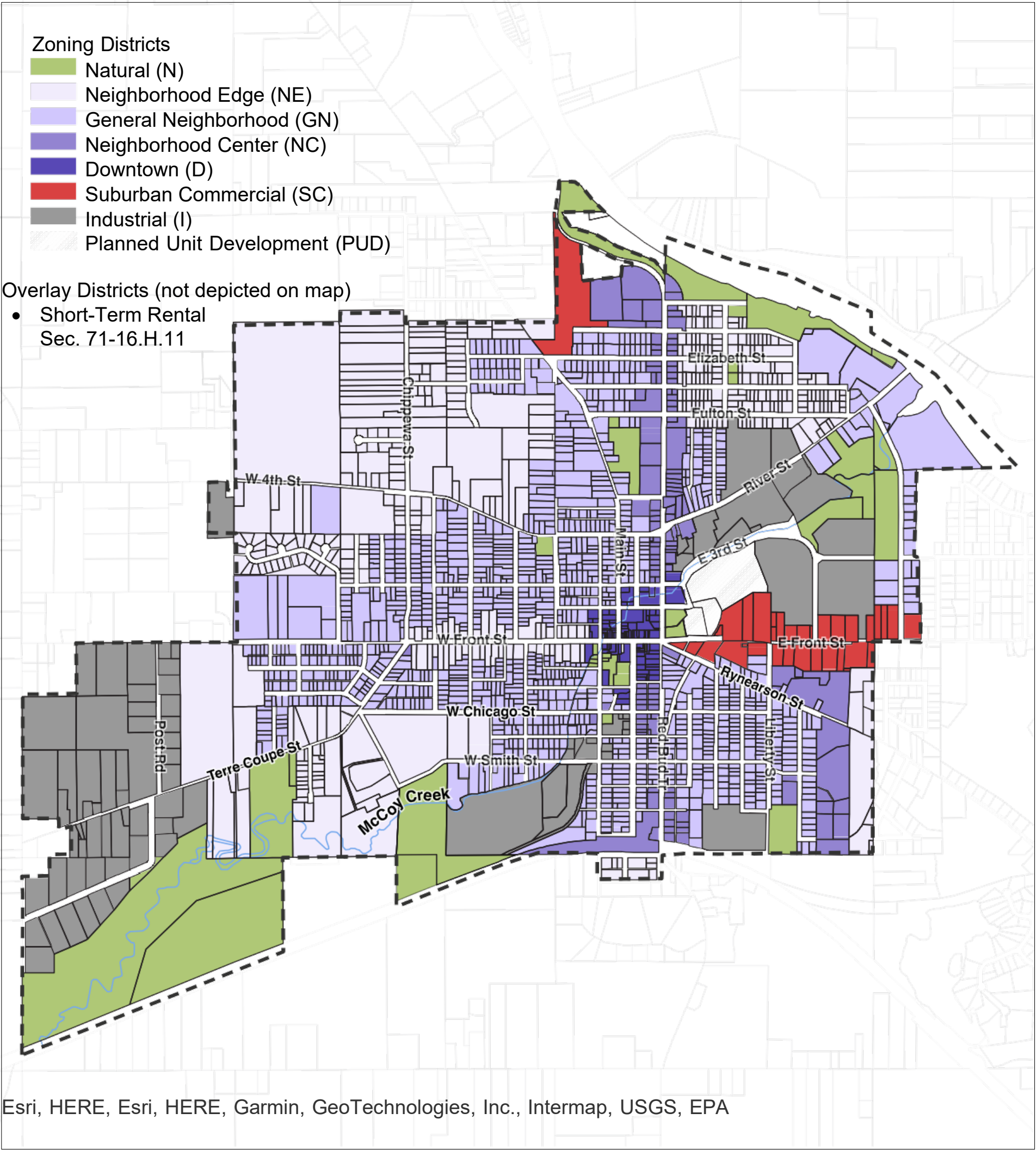


Figure 71-A Buchanan Zoning Map (Ord 2026.04/448)

FUTURE LAND USE

The Future Land Use Plan for City of Buchanan is presented in this chapter, including the Future Land Use Map, which graphically displays this Land Use Plan. After reviewing existing land use conditions and analyzing the future goals of the City, the *Plan Commission* developed a *Future Land Use Map*. The City of Buchanan has *always made* a conscientious effort to develop carefully and responsibly for *the future*. City leaders and residents have shown continual support for the preservation and restoration of natural features as balanced with the social and economic needs of the community. Accordingly, the Future Land Use Map indicates an increased effort to provide attractive green and open spaces as well as allow for more mixed-use developments that bring compatible residential and commercial opportunities together.

The City plans to continue encouraging development in areas with existing infrastructure which will be more cost effective and provide less impact on the natural environment. Community wide efforts are also increasing that encourage the preservation of open spaces and natural features along with the inclusion of bike paths, park areas, and sidewalks will further enhance the walkability and quality of life in the community. The following land use classifications represent the community's desire for Buchanan's future growth and development patterns.

Future Land Use Map Classifications

Residential
Single-Family Residential – The principal use of land in this classification is for single-family <i>and may include other uses as special uses as deemed compatible by the Plan Commission</i> .
Multi-Family Residential – The principal use is for two-family and multi-family dwellings which includes elderly and assisted-use housing; duplexes, condominiums, or small apartment buildings. Single family dwellings are also permitted.
Residential Mixed Use – Development under this classification can allow for site-condominium or <i>mixed use</i> residential projects that encourage the inclusion of affordable housing as well as encourage mixed-use development/redevelopment with compatible commercial uses but remain <i>primarily residential</i> .
Commercial and Industrial
Commercial and Light Industrial Mixed Use – <i>redevelopment incorporating</i> non-residential uses such as office, business park, commercial, <i>light</i> industrial, and institutional, and could be used to encourage a compatible mix of non-residential and residential uses although emphasis is <i>primarily commercial</i> .
Auto Oriented Commercial – The principal use is for retail commodities that are more likely to require automobile traffic and are best served when located on or near arterial streets and within convenient driving distance of adjacent neighborhoods.
Traditional Downtown Commercial – The principal use is to provide a wide variety of retail opportunities typically found in a traditional downtown setting. This classification allows and encourages the mix of residential and commercial uses.
Public/Semi-Public Lands
Public/Semi-Public - Principal definition and uses include government, education, senior centers, libraries, <i>indoor</i> recreation and cultural venues, and public assembly <i>and cemeteries</i> .
Recreational and Land Conservation
Recreational and Land Conservation - Principal use is for <i>outdoor</i> cultural, recreational, and leisure pursuits. Also includes active and passive recreation, public assembly, (i.e. The Common) open and green space, sensitive <i>environmental</i> areas.

Land Use Classifications and Descriptions

Residential

For all residential designations, property values are a significant concern for residents. When zoning ordinances are reviewed, some revisions to consider include enhancing housing and property maintenance codes, reviewing lot division/combination requirements and developing procedures to ensure future lot divisions do not create incompatible building sites or land usages.

Single Family Residential - The Single Family Residential land use designation is intended to accommodate strictly single-family residential development. Accessory and support uses are often permitted such as churches, parks, schools, home occupations and small-scale care facilities. Future development is permitted in Single Family Residential areas provided the scale and character of the neighborhood is considered and maintained. It is desirable for neighborhood streetscapes to include an interconnected street system (where feasible), sidewalks, (especially along busy streets to make connections with Commercial areas), street trees, and lighting. Landscaping is encouraged to establish a street edge. In-fill and redevelopment in these areas should be closely monitored to ensure it is compatible with the surrounding environment.

Multi-Family Residential - The principal use is for two-family and multi-family dwellings; single family dwellings are also permitted. Recommended uses within Multi-Family Residential areas include a variety of multiple-family developments such as apartments, loft apartments, duplexes, townhouses, condominiums, stacked condominiums, and elderly and assisted-use housing. The majority of Multi-Family Residential sites in the City have already been developed. Zoning ordinances related to the redevelopment of these Multi-Family Residential areas should encourage design diversity and modernization while assuring that the building's mass remains relatively in character with the neighborhood's bulk characteristics.

Residential Mixed Use - Development in this classification can allow for site-condominium or planned unit development residential projects. Suggestions for this classification include the encouragement of mixed-use development/redevelopment (a compatible mix of residential and commercial with planned open and green spaces) and inclusionary zoning (provision of affordable housing). Benefits of a residential PUD include preservation of the natural topography and resources, maintaining tree cover (Buchanan is a Tree City USA), possible reduced need for additional infrastructure, and with the connection to recreational areas provides an amenity that has a great appeal to homebuyers and small business owners. City zoning ordinances can be created/adapted to guide the decision-making process that will provide the highest quality of life results.

Commercial and Industrial

Commercial and Light Industrial Mixed Use - Principal use is to incorporate non-residential uses such as office, business parks, commercial, industrial, and institutional, and could also be used to encourage a compatible mix of non-residential and residential uses with primary emphasis remaining commercial. Examples of desirable uses include high technology, research, medical offices, light manufacturing, light industrial, and related support services. It is suggested that Commercial Planned Unit Developments (or redevelopment) be encouraged to include attractive

architectural features and excellent site design that includes landscaping, strong buffers between possible incompatible uses, environmentally friendly practices, and well-managed access. When reviewing and/or updating zoning ordinances, attention should be given to strengthening the language to facilitate the realization of the public's desire for greater visual buffers between the public rights-of-way and required on-site parking areas through the use of landscape materials. Another recommendation is to reduce the number of curb cuts in commercial areas.

Auto Oriented Commercial – The principal use is for retail commodities classified as “convenience goods” such as groceries and drugs, beauty/barber shops, medical/dental offices, laundry/cleaning and includes limited types of “durable goods” such as household furnishings and hardware, variety stores, gasoline stations, and branch banks. Distinct from “Neighborhood Commercial”, the Commercial areas are more likely to require automobile traffic and are best when located on or near arterial streets and within convenient driving distance of adjacent neighborhoods.

Traditional Downtown Commercial – The principal use is to provide a wide variety of retail opportunities (including those often found in Commercial districts) such as, office space, parking, and personal business services of all kinds typically found in a traditional downtown setting satisfying the needs of residents in the community and outlying areas. Some retail commercial uses typically found in Commercial districts may also be compatible with this classification. This classification allows and encourages the mix of residential and commercial uses. Consideration of pedestrian and non-motorized traffic in these areas is critical in development decisions. The cohesive appearance of buildings in the downtown area and those in outlying commercial areas greatly maximizes the appeal and vitality of the City as a whole as does the capability for pedestrian connectivity between residential and commercial areas.

Public/Semi-Public

Principal uses include government, education, senior centers, libraries, indoor recreation and cultural venues and public assembly. This use is generally not involved in commerce but is established to promote public enjoyment and safety, as well as government efficiency.

Recreational and Land Conservational

Principal use is for *outdoor* cultural, recreational, and leisure pursuits. Also includes active and passive recreation, trails, public assembly, open and green space, sensitive environment areas, and cemeteries. Recognizing the importance of these amenities to the high quality of life Buchanan desires, it is highly recommended that areas in this classification remain as they are (if currently used as described) or redeveloped/converted to one of the described uses as the land becomes available.

ZONING PLAN

The Michigan Planning Enabling Act of 2008 calls for master plans to include a zoning plan “for various zoning districts controlling the height, area, bulk, location, and use of buildings and premises” by including “an explanation of how the land use categories on the Future Land Use Map relate to the districts on the zoning map.” The City of Buchanan Zoning Code contains specific details controlling the height, area, bulk, location, and use of buildings and premises in each zoning district. The relation between the future land use designations and the current zoning districts are detailed in this table.

Table 20: Zoning Plan

Future Land Use Plan Designation	Corresponding Zoning District
Single Family Residential	The Single Family Residential District principal use is for single family dwellings. The R-1A sub-district has a minimum six thousand six hundred (6,600) square foot minimum lot size and the R-1B sub-district a five-thousand (4,500) square foot minimum lot size.
Multi-Family Residential	The R-2 Two-Family Residential District principal use is for single family dwellings but in which two-family dwellings are permitted. The R-3 Multi-Family Residential District principal use is for two-family and multi-family dwellings and single-family dwellings are permitted. The R-4 Multi-Family Senior Residential District is established for senior citizen housing preference. Currently there are no lands designated for this district on the zoning map.
Residential Mixed Use	This is a new classification not currently represented in the zoning ordinance. This category can accommodate single and multi-family developments with appropriate commercial uses that serve the residential units. This district should encourage walkable neighborhoods. Some of the C-1 Neighborhood Commercial District elements would fit this designation. The C-1 Neighborhood Commercial District principal use is to provide for the retailing of commodities classed as “convenience goods,” such as groceries and drugs, and the furnishing of certain personal services such as beauty shops, barber shops, and pickup stations for laundry and dry cleaning.
Commercial and Light Industrial Mixed Use	The I-1 Light Industrial District principal use is for certain industries which do not emit noise, vibration, smoke, dust, odors, heat, glare, and other influences sufficient to constitute an adverse influence and detract from adjacent residential areas and commercial uses near or abutting the Light Industrial District.

Auto Oriented Commercial	This is a new classification not specifically represented in the zoning ordinance. Elements of the C-2 Commercial District would related to this designation. The C-2 Commercial District principal use is to provide for the retailing of commodities classed as “convenience goods,” such as handled in super markets and drug stores, limited types of “durable goods,” such as household furnishings and hardware, variety stores, and the furnishing of services such as gasoline stations, apparel shops and financial institutions. The district should be located on or near arterial streets and should be within convenient driving distance of adjacent neighborhoods.
Traditional Downtown Commercial	The C-3 Central Business District principal use is to provide retailing, parking, personal and business services of all kinds satisfying the needs of residents of the entire community and the outlying trade area. Residential dwelling units are not allowed on the first floor.
Public/Semi Public Lands	There is not a corresponding zoning district to this future land use designation. The future land use map has several areas with this designation including cemetery and school properties. It recommended that a corresponding zoning district is created in the next update of the zoning ordinance.
Recreational/Land Conservation There are no future land use designations that correspond with the I-2 Heavy Industrial District in the zoning ordinance.	There is not a corresponding zoning district to this future land use designation The future land use map shows all current city park property and preserved lands. It recommended that a corresponding zoning district is created in the next update of the zoning ordinance. The I-2 Heavy Industrial District principal use is for heavy commercial and industrial establishments, which may create noise, vibration, smoke, dust, odors, heat, glare, and other influences which are not properly associated with or compatible with residential, commercial or Light Industrial districts.

The Zoning Ordinance also includes the following zoning designations which do not correspond to any future land use designations:

The **Cluster Residential Development (overlay) District** is the an alternative development process from the traditional zoning regulations governing residential development as required by Section 4f of the City and Village Zoning Act, P.A. 207 of 1921, as amended. Specifically, the Article provides the option for a developer or land owner to develop the same number of dwelling units as authorized by the underlying zoning district regulation on eighty (80) percent, or less (at the discretion of the local municipality), of the property where such undeveloped portion of the property is dedicated as open space in perpetuity. There are currently no lands designated for this on the current zoning map.

A **Planned Unit Development** is an alternative development option in the zoning ordinance. It is intended to permit the following: 1. Variety and flexibility of land development for residential, commercial and industrial purposes and auxiliary use that are necessary to meet the changes in technology and demand and which will be consistent with the best interests of the City as a whole and that will encourage a creative approach in the development of land; 2. Utilization of sites that are characterized by special features of geography, topography, size or shape for their best potential.

The **Floodplain Overlay District** intent is to significantly reduce hazards to persons and damage to property as a result of flood conditions in the City of Buchanan, and to comply with the provisions of the National Flood Insurance Program, as constituted in accordance with the National Flood Insurance Act of 1968, and subsequent enactments and the rules and regulations promulgated in furtherance of the program by the Federal Emergency Management Agency.

The Plan Commission may want to consider the following districts during a zoning ordinance update:

Historic Residential District or Historic District - this Master Plan expresses the community's desire to promote and fully develop the historic character and artistic qualities of the community. In keeping with this goal, a suggested additional designation of "Historic Residential District" and/or "Historic District" may, in the future, be considered to encourage the preservation or restoration of existing historic architecture that will celebrate Buchanan's history.

Arts and Cultural District Overlay –Establishing an Arts and Cultural District Overlay acknowledges the importance and benefit of the arts and promotes land uses that encourage further development of arts, cultural places, and events in the downtown area.

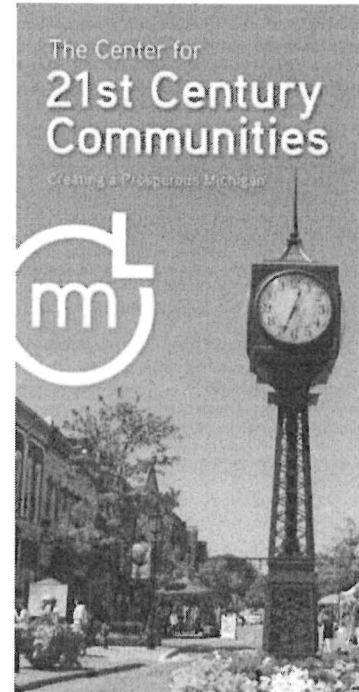
Riparian District Overlay – The use of a riparian district overlay could be used for areas along the St. Joseph River and McCoy Creek Trail to strengthen guidelines for the conservation and protection of those riparian resources.

GOALS, OBJECTIVES, AND ACTION PLAN

GOALS AND OBJECTIVES

Utilizing public input from the community survey and public visioning work session, the Plan Commission reviewed the 2008 Master Plan goals and formulated the new goals listed below. The City of Buchanan is interested in pursuing certification through the State of Michigan's Redevelopment Ready Communities Program, so several of the objectives below follow steps required by that program. In formulating these goals and objectives the Plan Commission also referenced the eight assets identified as essential for 21st century communities by the Michigan Municipal League (MML) Center for 21st Century Communities (21C3).

The Center for 21st Century Communities recognized that just as the agriculturally dominated era of the past shrank with the coming of the industrial age, the manufacturing sector is now smaller than it used to be as our society heads into the 21st Century and a new knowledge-based technological economy. The Center has identified eight assets communities need to invest in to thrive in the 21st Century. Many of Buchanan's goals are linked to those assets. The City can use content from 21C3 to help them implement best practices to strengthen and utilize these assets. Each asset is noted in the boxes with an MML icon on the right side of this section.



GOAL 1 – HOMETOWN CHARACTER

Celebrate and further enhance the hometown character of the community.

OBJECTIVES:

1.1 Special Events: The City will continue to support a variety of special events that celebrate and enhance Buchanan's hometown character for residents and visitors alike, in a welcoming and unique way. These events enhance community togetherness, present the City's hometown atmosphere to newcomers, and support Buchanan's downtown and uptown businesses.

1.2 Welcoming Community: The City will continue to its commitment to diversity and multiculturalism and ensure the city welcomes all people.



Welcoming

Creating and sustaining a genuine commitment to diversity and multiculturalism in Michigan's communities is vital to attracting key demographics and global businesses. Today's fluid, mobile, and, most importantly, global workforce is seeking out "the right kind of place" that embraces people of all religions, ethnicities, national origins, and races.

GOAL 2 – HISTORY & ART

Promote and fully develop the historic character and artistic qualities of the community.

OBJECTIVES:

2.1 Historic Downtown: Promote preservation of historic community character in the Downtown National Historic District.

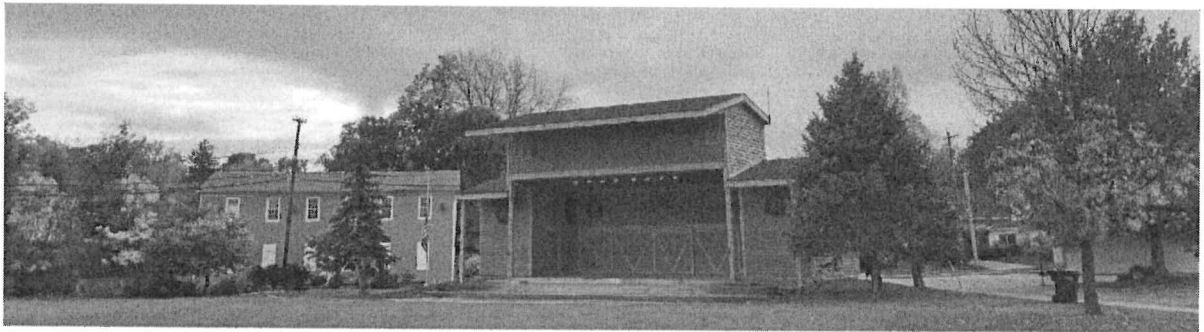
2.2 Historic Neighborhoods: Promote preservation of historic community character in the North and West Neighborhoods National Historic District.

2.3 Historic Character: Promote preservation of historic community character throughout the community, including beyond national historic districts (see list of community historic assets elsewhere in this plan).

2.4 Art & Culture: Promote and utilize community artistic and cultural community assets, such as the Buchanan Art Center, Tin Shop Theatre, and Buchanan Common.

**Cultural Economic Development**

Arts and culture are essential components of a thriving, knowledge-based economy. A healthy creative sector attracts and retains residents and businesses, and produces economic benefits including jobs, a stronger tax base, downtown and neighborhood revitalization, and tourism.



Tin Shop Theatre and Buchanan Common

GOAL 3 – RECREATION & TOURISM

Become a vibrant community meeting the social, leisure, cultural and recreational interests of residents and visitors.

OBJECTIVES:

3.1 Parks & Recreation: The City will continue to implement their community parks, recreation, open space, and greenway plan by maintaining and upgrading their recreation facilities.

3.2 Tourism: The City will capitalize on its historical, natural and recreation assets to become a significant tourist destination.

GOAL 4 – THRIVING BUSINESS CLIMATE

Develop a proactive approach to achieve a thriving business climate and create a sustainable economic environment.

OBJECTIVES:

4.1 Redevelopment: The City will continue to develop and implement a downtown, corridor and redevelopment plans, which includes elements from the Redevelopment Ready Communities Program (e.g., identifying development area boundaries, a vision for the property, a marketing package and incorporate mixed-use, green infrastructure and pedestrian oriented development elements).

4.2 Economic Development: In concert with the Comprehensive Economic Development Strategy of the Southwest Michigan Economic Development District (Southwest Michigan Planning Commission), the City will create and implement an economic development strategy that promotes diversification and includes elements from the Redevelopment Ready Communities Program (e.g., connect the master plan and capital improvement plan, identify the economic opportunities and challenges of the community, report progress annually and be reviewed by City Commission, and incorporate recommendations for implementation, including goals, actions, timelines, and responsible parties).

4.3 Marketing: The City will develop and use a marketing strategy, including elements from the Redevelopment Ready Communities Program (e.g., identifying opportunities and outlining specific steps to attract businesses, customers, and real estate development, plus it strives to create/strengthen an image for the community, identifies approaches to market priority redevelopment sites, and coordinates marketing efforts with local, regional, and state partners).



Entrepreneurship

Entrepreneurship and small businesses are key components of local economic development. Local strategies that solely focus on seeking large manufacturers and big box retailers overlook the positive impact that entrepreneurs and small businesses have on local communities.

GOAL 5 – INFRASTRUCTURE

Provide sufficient infrastructure for the recruitment of new business while supporting the needs of current residents and the expansion and retention of current businesses.

OBJECTIVES:

5.1 Capital Improvement: The City will develop processes and invest in asset management of all city owned and operated infrastructure and coordinate that effort with capital improvement planning, including elements from the Redevelopment Ready Communities Program (i.e., details a minimum of six years of public structures and improvements, it will be reviewed annually, coordinate projects to minimize construction costs, and coordinate with the master plan and budget).

City of Buchanan Master Plan 2021

5.2 Broadband: The City will work with broadband service providers, organizations and Berrien County in supporting expanded service to improve broadband in the City.

GOAL 6 - EDUCATION

Provide the highest level of education and educational facilities possible.

OBJECTIVES:

6.1 Leverage City Assets: The City will work collaboratively with Buchanan Public Schools to leverage City assets when possible to help the schools.

6.2 Tax Base: The City will work to improve the quality of life in order to increase the tax base, thereby making more revenue available through school millages.

6.3 Internships: Buchanan will leverage regional and local business and industry internship programs to link up developing talent with local businesses and industry – helping all concerned.



Education

Educational institutions, kindergarten through college, play a central role in growing a knowledge-based economy and encouraging a more engaged citizenry. As anchor institutions, colleges and universities (e.g., University of Notre Dame) bring opportunities for entertainment, arts and culture, healthcare, and recreation, and serve as engines of economic development.

GOAL 7 – HOUSING

Establish a wide spectrum of appropriate housing opportunities meeting the needs of residents in any social or income group at every stage of life.

OBJECTIVES:

7.1 Housing: In concert with the Berrien County Housing Study, the City will create and implement a housing plan that identifies the community's existing housing, its housing needs, and best practices to achieve unmet needs.

7.2 Property Maintenance: The City will work with volunteers and non-profits to assist property owners to keep well maintained properties (including code identified issues with buildings, yards, and adjacent rights-of-way features which are the responsibility of the property owner).

7.3 Code Enforcement: As necessary, fair and impartial code enforcement will be implemented when organized efforts through volunteering and non-profits are unsuccessful to meet code identified needs.

City of Buchanan Master Plan 2021

GOAL 8 – RESPONSIVE GOVERNANCE

Provide leadership, responsive governance, and high quality public services in an efficient and cost-effective manner.

OBJECTIVES:

8.1 Action Plan: The City annually creates and implements an annual strategic action plan, including goals, actions, timelines, budget, and responsible parties, in concert with the budget approval process.

8.2 Progress Reports: The Plan Commission will create an annual master plan progress report to the City Commission, and a joint meeting will be held to discuss the community's progress.

8.3 Public Participation: The City has created and has a well documented public participation policy which engages a diverse set of community stakeholders including elements from the Redevelopment Ready Communities Program (e.g., identifying key stakeholders including those not normally at the visioning table, identifying proactive practices, and sharing outcomes).

8.4 Transparency: The City makes their website an easy to navigate transparency portal for the public to be able to access up-to-date public information including this master plan. Other information to be included: documents regarding City business, such as meeting notices, agendas, minutes, draft minutes within the timeframe prescribed by State law, annual budgets, audits, plans, ordinances, proposed ordinances, relevant State laws, and contracts the City has signed; information on taxes, millage, fees, Freedom of Information Act and policies/procedures/name-contact info of responsible official, Open Meetings Act and policies/procedures/name-contact info of responsible official, building permits and zoning, a guide to development, lobbying memberships, administrative officials and City Commission member names/contact info/ compensation, and purchasing/professional service hiring policies/procedures, a guide to know who is responsible for which services – e.g. City/Township/ County, links to partner organizations, board and commission applications, property information packages, the economic development strategy. The website will continue to have an online payment option for taxes, municipal utility bills, and municipal service fees.

8.5 Cooperation: The City pursues intergovernmental cooperation, including having officials serve as liaisons with Township, County, and regional governmental bodies.

**Messaging
& Technology**

Internet and communication technologies are connecting people and allowing them to share information faster and more frequently than ever before. Local governments are using new technologies to improve communication, transparency and engagement with their residents.

City of Buchanan Master Plan 2021

GOAL 9 –**TRANSPORTATION/MOBILITY**

Develop and maintain a coordinated circulation system that efficiently and safely provides for existing and future circulation of all traffic (motorized, non-motorized, and pedestrian) in the Buchanan area.

OBJECTIVES:

9.1 Walkability/Bicycling: The City will implement a complete streets policy that manages the street transportation network for all users, including pedestrians, bicyclists, public transit users and motorists, focusing on safety, and using universal design standards. The City will also work to connect trail to neighboring communities.

9.2 Corridors: The City will create and implement corridor plans, integrating elements from the downtown plan, for (1) Front Street, (2) Red Bud Trail, and (3) River Street, including elements from the Redevelopment Ready Communities Program (e.g., identifying development area boundaries, identifying projects including estimated project costs and timelines for completion, and including mixed-use, green infrastructure and pedestrian oriented development elements).

9.3 Public Transit: The City supports public transportation (transit) as a social and economic development benefit for all City residents. The City supports Connect Berrien planning and appropriate initiatives identified to improve public transit in Berrien County.

GOAL 10 – LAND USE

Plan land uses so future development and redevelopment will occur in a coordinated, connected, and harmonious manner and will be in the long-term best interest of the entire community.

OBJECTIVE:

10.1 Zoning: The City will implement the zoning plan described in this Master Plan. Also, through zoning, any new development and/or redevelopment will be required to respect environmental and natural factors – preserving existing wetland, floodplains, and managing stormwater with low impact development.

**Transportation**

Developing effective public transportation options in Michigan is a necessary tool for attracting and retaining residents, workers and businesses. People across the nation are choosing communities that offer various modes of transportation, easy access to the places they live, work, and play, and allow them to travel without having to rely on a car.

**Physical Design
& Walkability**

Millennials, young professionals, baby boomers and empty nesters all want to live in walkable, mixed-used areas with access to cultural, social and entertainment opportunities.

City of Buchanan Master Plan 2021

GOAL 11 – NATURAL RESOURCES

Protect and enhance the natural resources within the City including wildlife habitats, fens, scenic vistas and unique geological features through educated and responsible use.

OBJECTIVES:

11.1 Tree City USA: In keeping with the City's Tree City USA status and in conjunction with concerned stakeholders, the City has developed and implements a tree replacement program to replace dead or dying trees and plant new trees as needed throughout the community.

11.2 Natural Resources: The City has and will protect and enhance the natural resources within the City (such as wildlife habitats, woodlands, rivers, streams, watersheds, fens, scenic vistas, and unique geologic features) through educated and responsible use.

11.3 Stormwater Management: The City will encourage the use of low impact development techniques for new and redevelopment to infiltrate stormwater runoff as much as possible.

GOAL 12 – REGIONAL LEADERSHIP

Represent the best interests of the City by providing active leadership regarding regional issues.

OBJECTIVES:

12.1 Cooperation and Collaboration: The City will continue to participate in regional and county initiatives on economic development, transportation, broadband, housing, and other emerging topics as they develop.



Green Initiatives

The way we use energy and natural resources impacts our quality of life and financial bottom line. The potential to grow green industries, implement sustainable practices, and get on the cutting edge of current trends exists right here in Michigan.

ACTION PLAN

The following information is provided to assist Buchanan in its initial implementation efforts. The time frame of these action steps is three years and beyond. It is anticipated that these action steps will be reviewed annually during a joint meeting of the Plan Commission and City Commission. The steps for the coming two years will be updated as needed and steps for a third year will be added to in order to always keep the City planning ahead for three years. The action steps below, and steps to be added in the future, are to follow the Master Plan and any future public participation based planning process.

* Lead Organization: Organization responsible for implementation of designated Action Item. Each Action Item will require the assistance of many community departments, committees and organizations which can be found on the City of Buchanan website.

BUCHANAN CITY ACTION PLAN

Related Goal(s)	Action Item	Lead Organization *	Implementation Year
1 – Hometown Character; 2 – History & Art	Establish a website calendar to promote activities to target groups	City Community Development	2021
1 – Hometown Character	Ensure diversity and inclusion are top priorities in all policies and programs. Implement the diversity ordinance	City Commission	2021
2- History & Art	Apply for preservation grants upon the city's receipt of MEDC CLG certification.	Buchanan Preservation Society	2022
2- History & Art	Develop an action plan for additional National Register listings and implementing Buchanan's MSHDA (Michigan State Housing Development Authority and MHPN (Michigan Historic Preservation Network Preservation Assessment.	Buchanan Preservation Society	2021
3- Recreation & Tourism	Coordinate efforts with Southwest Michigan tourism	City Community Development	2021

Related Goal(s)	Action Item	Lead Organization *	Implementation Year
3 – Recreation & Tourism	Develop an updated and MDNR approved Parks, Recreation and Greenways Plan	City Planning Commission	2022
3 – Recreation & Tourism	Invest in City Parks – maintain and upgrade equipment (especially Redbud Riverfront Area and Ravish Park)	City Commission	2022
3 – Recreation & Tourism	Pursue Trail Town designation (implement a wayfinding system)	City Community Development	2022
3 – Recreation & Tourism	Expand the farmer's market facilities and repair concrete at The Common	City Department of Public Works	2022
4 – Thriving Business Climate	Ensure the development review process is simple, efficient, predictable and easily accessible	City Administration	2021
4 – Thriving Business Climate 3 – Recreation & Tourism	Develop a formal marketing plan for the city	City Community Development	2021
4 – Thriving Business Climate	Identify priority redevelopment sites and create marketing packages for each	City Community Development	2021
4 – Thriving Business Climate	Develop a joint plan and enhance partnership between City Economic Development and Chamber of Commerce	City Community Development	2021
4 – Thriving Business Climate	Become a certified Redevelopment Ready Community by implementing the identified 6 best practices (https://www.miplace.org/programs/redevelopment-ready-communities/trc-library/)	City Administration	2022
4 – Thriving Business Climate	Develop a plan for beautification and streetscape improvements on Redbud Corridor	City Planning Commission	2022

City of Buchanan Master Plan 2021

Related Goal(s)	Action Item	Lead Organization *	Implementation Year
4 – Thriving Business Climate	Conduct a business feasibility study to determine gaps in business types and to promote commercial base diversification	City Administration	2023
5 – Infrastructure	Develop a simple map inventory of services and capacities of those services	City Department of Public Works	2022
5 – Infrastructure	Invest in asset management for water, sewer, roads and sidewalks to ensure adequate repair and replacement scheduling	City Administration	2022
5 – Infrastructure	Plan and implement a community wide WIFI/broadband project	City Administration	2022
5 – Infrastructure	Develop a work order/maintenance system for city infrastructure, facilities and equipment repair/replacement	Public Works	2022
6 – Education	Encourage investment in school facilities and programs to attract families	City Administration	2021
6 – Education	Inventory students and businesses and develop seasonal or full time programs including trades (even reach out to 30 mile radius)	City Community Development	2022
7 -Housing	Review and update code enforcement policies	City Administration	2021
7 -Housing	Develop housing policies that encourage home ownership over residential investment property and investment in market rate rental complexes; incentivize new residential building on vacant/blighted properties; only allow short term rentals in commercial districts	City Community Development	2021

City of Buchanan Master Plan 2021

Related Goal(s)	Action Item	Lead Organization *	Implementation Year
7 - Housing	Create a model of projected housing needs based on employment opportunities being establish locally	City Community Development	2022
7 -Housing	Develop a property maintenance assistance program to help elderly and those with financial issues	City Community Development	2022
7 -Housing	Develop and enforce rental property inspection ordinance	City Administration	2022
7 -Housing	Conduct a city wide appraisal (complete 20% of city each year)	City Administration	2023
8 – Responsive Government	Hold a joint City Commission and planning commission meeting quarterly. Annually review the master plan and provide a report to City Commission	City Planning Commission	2021
8 – Responsive Government	Ensure diversity is considered when recruiting board and commission members	City Administration	2021
8 – Responsive Government	Invest in updating city facilities to provide better services – DPW, city hall, fire station, Ross Sanders House	City Commission	2021
8 – Responsive Government	Create steering committees and solicit neighborhood representatives	City Commission	2021
8 – Responsive Government	Provide weekly projections of city employees and schedules posted every Monday with goals (have a backup plans if something causes a change in direction)	City Commission	2021
		City Administration	
9 – Transportation & Mobility	Ensure street projects enhance bicycle/pedestrian safety (build on Bike Buchanan efforts and implement the complete streets policy)	City Department of Public Works	2021

City of Buchanan Master Plan 2021

Related Goal(s)	Action Item	Lead Organization *	Implementation Year
9 – Transportation & Mobility	Invest in connecting trails to neighboring communities (priority - McCoy Creek trail to IN MI River Valley Trail)	City Commission	2021
9 – Transportation & Mobility	Develop a plan for vehicular, pedestrian, and bicycles focus vehicular on destination and parking to simplify and maximize (consider relocating downtown parking off of Front St)	City Planning Commission	2022
9 – Transportation & Mobility	Innovate and develop new ways for intercity transportation for residences and tourists (ie carriages, trams, uberanna)	City Community Development	2022
9 – Transportation & Mobility	Invest in walkability (especially connecting the north part of town to downtown)	City Commission	2022
10 –Land Use	Develop a new zoning ordinance to recognize trends and predict future trends and that focusses more on form based (design) instead of uses to encourage an inviting, walkable, vibrant community	City Planning Commission	2022
10 –Land Use	Ensure Capital Improvement Plans, Corridor Plans, Downtown Plans are coordinated with the Master Plan	City Planning Commission	2021
10 –Land Use	Develop an open space/recreation zoning district	City Planning Commission	2022
10 –Land Use	Consider developing overlay zoning districts for <i>Historic Residential District, Historic District, Arts and Cultural District, Riparian District</i>	City Planning Commission	2022
11 – Natural Resources	Create a steering committee	City Commission	2021
11 – Natural Resources	Work/Consult with the Buchanan Tree Friends committee to prioritize the planting and replacing of trees, utilizing	City Administration	2021

Related Goal(s)	Action Item	Lead Organization *	Implementation Year
	their extensive tree canopy assessment https://sjrtreecanopy.weebly.com/city-of-buchanan-mi.html		
11 – Natural Resources	Ensure all new development utilizes low impact development and green infrastructure techniques to handle stormwater and to preserve natural features	City Planning Commission	2022
11 – Natural Resources	Ensure all future growth incorporates the addition of green space and enhances Tree City USA efforts	City Planning Commission	2022
	Support the region's economic development efforts while preserving Buchanan's unique character. Provide leadership and actively support the economic development efforts of SMEGA, SWMPC, and other economic development organizations		2021
12 – Regional Leadership	Actively participate and work with NATS (Niles-Buchanan Area Transportation Study) to plan for transportation projects	City Administration	2021
12 – Regional Leadership	Seek opportunities for intergovernmental projects or other cooperative efforts	City Administration	2021
12 – Regional Leadership	Provide leadership and support the county-wide effort, Connect Berrien, to improve public transit	City Administration	2021

City of Buchanan Master Plan 2021

The City's Plan Commission is responsible for the development and implementation of the City's Master Plan. Because a master plan is, by design, an evolving and flexible document the plan should be reviewed annually to determine if any changes are needed. These reviews are necessary in order to be responsive to changes in growth trends and current community attitudes on growth and development.

As part of the review process, the Plan Commission will look for completed projects and identify any areas where the plan's vision may or may not be working. Following the review, an annual report is prepared and delivered to the City Commission. Every five years, the City and Plan Commissions will review and update the plan if the circumstances warrant. If the plan does not require any updates, this determination will be recorded in the Minutes of the City and Plan

Commission meetings. If changes are recommended, the pre-determined guiding principles, vision, and overall goals will be examined and weighed against the proposed changes to be certain they uphold the intent, and vision of the plan. Any extension, addition, revision, or other amendment to a basic plan shall be adopted under the same procedure as a plan or a successive part of a plan under the procedures stated in Michigan Public Act 285 (2006).

Be sure to consult this
Redevelopment Ready
Community resource for annual
and 5 year reviews: Master Plan
Update Guide
<https://www.miplace.org/49036a/globalassets/documents/rrc/rrc-guide-master-plan3.pdf>.

Memorandum



Date: May 4, 2026

To: Planning Commission

From: Kristen Gundersen, Planning and Community Development Director

Subject: **Amendment Unified Development Code (zoning ordinance)– Table 71-J Use Matrix - Residential**

Background

During the May 12th meeting, staff provided proposed changes to Table 71-J Use Matrix for Residential to address some concerns regarding housing options in the NE Neighborhood Edge, GN General Neighborhood and NC Neighborhood Center Districts along with D Downtown and SC Suburban Commercial. To help make the residential section of the matrix more complete, reference to Accessory Dwelling Units (ADU) was added to the NE, GN and NC districts and the existing regulations did not change.

The Planning Commission supported the proposed change to allow two attached dwelling units (duplex) in the NE district and concluded that up to four attached dwelling units per lot should be allowed in the NE Neighborhood Edge district which is in keeping with the GN General Neighborhood and NC Neighborhood Center districts. A four-unit dwelling is not considered a commercial loan and required parking would limit the number of dwellings on most properties and there are established façade requirements to address street view concerns. This change further alters Table 71J which incorporated 5-11 attached units and 12 or more units with a special use being necessary in some zoning districts.

There was also discussion regarding accessory dwellings on the ground floor in the D District. The Planning Commission was supportive of the draft language and discussed if any building owners would utilize the option.

While staff were updating Table 71-J based on the May discussion, two new areas were addressed.

1. New definitions were drafted and definitions for Accessory Dwelling Unit and Mobile Home were modified. If approved, the terms associated with housing would be found under “dwelling”. This will help those looking at the different definitions rather than having the terms in alphabetical order throughout Article V Definitions.
2. Within Table 71-J, the SC Suburban Commercial district does not allow any residential uses. This district is located on E. Front Street east of Redbud Trail and the AEP building near the north end of town. The SC district also allows a maximum height of 3-stories. Based on current trends, it is unlikely a three-story office building would be constructed in these areas.

Memorandum

Allowing residential uses above the ground floor may help promote redevelopment opportunities.

When making the changes, it was realized that residential uses are not allowed in the SC Suburban Commercial District where three-story building are allowed. Due to decreased need for office space, it is not believed an office building or mixed-use commercial/office building would be constructed. There is a larger likelihood of a mixed-use building with dwelling units on the second and third floors if residential uses were allowed. Staff updated the proposed changes to include the SC district when not located on the ground/first floor of the building.

As many of you know, there is a housing shortage throughout the country, which does not exclude the city of Buchanan or surrounding communities. To help provide opportunities to create additional housing, many organizations have been creating tools to help increase opportunities for additional housing. There has also been state legislation introduced that would allow more than one dwelling unit per parcel and communities in Michigan and other states have been changing zoning regulations to allow additional dwelling units by right on parcels.

Recommendation

The required public hearing took place earlier in the meeting. The Planning Commission should discuss any comments received, deliberate and review the draft changes before a motion is made. Minor changes can be incorporated into the motion. The recommendation will be forwarded to the City Commission. Following are options for motions:

1. Recommending approval. Move to recommend approval of an amendment to Table 71-J Use Matrix – Residential and Article V Definitions relating types of dwelling units and the number of dwelling units allowed in different zoning districts as the request is consistent with the 2021 Master Plan Goals and Objects and Section 71-36.B.2 standards for text amendments.
2. Recommending approval with conditions. The draft motion above may be used with the proposed changes called out at the end of the motion.
3. Recommending denial. Move to recommend denial of an amendment to Table 71-J Use Matrix – Residential and Article V Definitions relating to types of dwelling units and the number of dwelling units allowed in different zoning districts as the request does not meet the standards found in Section 71-36.B.2 of the Unified Development Code for text amendments for the following reasons...



Text Amendment (Changing Language in Unified Development Code – zoning ordinance) Application

Please print legibly. All portions must be completed. Do not leave any section blank, use N/A. Incomplete forms will be returned. If additional space is needed, please use additional sheets of paper.

Property Information

Applicable Section of Zoning Ordinance that amendment is requested: _____
Section 71-18 Use - Table 71-J Use Matrix- Residential and Article V Definitions

Briefly Explain Request: The existing regulations limit the types of housing options in some districts and would require use variances from ZBA. There are no definitions associated with dwelling units.

Are there other requests associated with application?: If yes, explain: No.

Applicant Information

In case of trust, provide the name, address and telephone numbers of all trustees and beneficiaries of the trust. An LLC or corporation must provide a copy of Articles of Incorporation. In case the applicant is not the property owner, written permission from the property owner is required.

Name of Applicant: City of Buchanan, Kristen Gundersen

Relationship to Property Owner: Planning and Community Development Director for City

Mailing Address: 302 N Redbud Trail

City: Buchanan State: MI Zip Code: 49107

Telephone Number: 269.695.3844 Emergency Number: _____

E-mail Address: kgundersen@cityofbuchanan.com

Attorney: Butzel

Mailing Address:

City: State: Zip Code:

Telephone: E-mail Address:

Engineer or Architect: N/A

Mailing Address:

City: State: Zip Code:

Telephone: E-mail Address:

Proposed Language Change (please use additional paper if needed)

Existing section and language from Zoning Ordinance: See attached redline document

Proposed new language for the Zoning Ordinance: See attached redline document

Explain how the proposed new language supports the goals and objectives of the adopted Master Plan: Under the Goal of Housing there is reference to "establish a wide spectrum of appropriate housing opportunities to meet the needs of residents in any social or income group at every stage of life."

Objectives include housing which includes creating and implementing a housing plan that identifies the communities existing housing, its housing needs, and best practices to achieve unmet goals.

The 2025 UDC included some options for additional housing opportunities, however it is unclear why some residential districts were left out and why the Suburban Center district was not included as it allows for 3-story buildings. It is not believed the Neighborhood plan would be able to provide attach housing in all areas.

Text Amendment Standards

If needed use additional sheets of paper to respond to Standards.

Section 71-35.B.2 Standards. The advisability of amending the text of this chapter or making an amendment to the zoning map is a matter committed to the legislative discretion of the City Commission. In determining whether to adopt or disapprove d the proposed amendment, the City Commission must consider the following factors:

- a. Consistent with master plan and vision plan. Whether and the extent to which the proposed amendment is consistent with the master plan and the vision plan.

2021 Master Plan references the need to provide housing opportunities to meet the needs of residents in any social or income group at every stage of life.

- b. Changed conditions. Whether and the extent to which there are changed conditions that require an amendment.

Cornerstone Alliance recently completed a housing study which further supports the need for additional housing types throughout Berrien County. Allowing additional housing options within the city will provide opportunities for new housing that complies with the adopted rules and regulations.

- c. Community need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.

Based on the 2026 Cornerstone Alliance housing study, there is a need for additional housing options in the city. This will provide opportunities for new housing to be constructed that may not be allowed otherwise unless a use variance was obtained which requires additional time and cost for development.

- d. Compatible with surrounding uses. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zone district for the land, or the proposed amendment to the text of this chapter will maintain or improve compatibility among uses and will ensure efficient development within the City.

The 2025 UDC incorporated regulations to regulate facade types which include residential uses and placement of surface parking on parcels.

- e. Development Patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

Allowing attached housing in residential districts is appropriate as there are existing dwellings that have been converted to two or more units.

Allowing residential uses above the ground floor in the D and SC districts is appropriate.

Large scale projects with more than 12 dwelling units would require a special use permit.

TEXT AMENDMENT APPLICATION CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that they consent to the filing of the application and that all information contained is true and correct to the best of their knowledge;
- B. The Applicant understands that an incomplete or nonconforming application will not be considered. In addition, the Applicant understands that the City may require additional information prior to the consideration of this application;
- C. The Applicant shall make the property that is subject of this application available for inspection by the City at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicant shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten (10) days following the change, and that failure to do so shall be grounds for denial of the application;
- E. The Applicant understands that if the application is approved with conditions, those conditions will need to be met as part of any permit issued; and
- F. The Applicant understands they are responsible for all application fees. Fees are non-refundable and there is no guarantee the application will be approved or permits issued. There should be no outstanding monies owed to the City (i.e., water bill or taxes).

On the 11th, day of June, 20 20, I/We have read the above certification, understand it, and agree to abide by its conditions.

Kurt Gler, city of Buchanan
Signature of Applicant or Authorized Agent

Kristen Gundersen, City of Buchanan
Name of Applicant or Authorized Agent

SUBSCRIBED AND SWORN

To before me this 11 day of
June, 20 20

Kalla Langston

Notary Public KALLA LANGSTON
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF BERRIEN
My Commission Expires June 09, 2032
Acting in the County of Berrien

Excerpt – Table 71-J Use Matrix – Redline of Residential

Strike-through is to be deleted and underline in red is new language**TABLE 71-J USE MATRIX**

	N	NE	GN	NC	D	SC	I
Residential							
Home occupation		A	A	A	A		
1 dwelling unit per lot		■	■	■			
1 dwelling unit per lot (zero lot line)			■	■			
2 dwelling units per lot			■	■	■		
4 dwelling units per lot			■	■	■		
8 dwelling units per lot				■	■		
More than 8 dwelling units per lot				S	■		

Residential							
Home occupation – See Sec. 71-23		A	A	A	A		
<u>Accessory Dwelling Unit (ADU) See Sec. 71-24</u>		<u>A</u>	<u>A</u>	<u>A</u>			
<u>Accessory Dwelling Unit on the ground floor in the rear 50% of a building when there is an existing and active permitted principal use in the front of the building</u>					A		
1 <u>detached</u> dwelling unit per lot		■	■	■			
1-4 <u>attached</u> dwelling units per lot ¹		■	■	■	■	■	
5-11 <u>attached</u> dwelling units per lot ¹		<u>S</u>	<u>S</u>	■	■	■	
More than 12 <u>attached</u> dwelling units per lot ¹		<u>S</u>	<u>S</u>	S	S	<u>S</u>	

¹Residential dwelling units located on the ground floor/first floor/street level in the D Downtown and SC Suburban Commercial Districts are prohibited.

Permitted use ■
 Temporary use T
 Accessory use A
 Special use permit S
 Prohibited use blank space

Article V Definitions

Dwelling Unit: a building or portion thereof occupied wholly for residential living purposes by one family that is physically separated from another dwelling which may be in the same structure or on a separate parcel. A Dwelling Unit contains at a minimum an independent cooking/kitchen, sleeping area, and full bathroom facilities, but is not a hotel, motel, boarding house.

Accessory Dwelling Unit (ADU): an accessory dwelling unit not greater than 600 square feet, sharing ownership; and utility connections with a principal building; it may within an outbuilding or within the principal building.

Accessory Dwelling Unit (ADU): a dwelling unit not greater than 600 square feet, that is incidental and subordinate to the principal dwelling unit, as separate, complete housekeeping unit with a separate entrance, kitchen, sleeping area, and full bathroom facilities from the principal dwelling, and located on the same parcel as the principal dwelling. An ADU can be an expansion or retrofitting of an existing dwelling or a new or retrofitted space within a portion of an accessory building.

Single Detached Dwelling Unit: a dwelling unit that is not within the same structure as another dwelling unit, often referred to as a Single-Family Home.

Single Attached Dwelling Unit: a dwelling unit within the same structure as a commercial use or uses, but with no other dwelling units in the building. An example is a single dwelling located above a commercial use, often referred to as a mixed-use building.

Two to Four Attached Dwelling Units: two to four dwelling units that are all principal uses owned individually or by one entity and leased individually. An example is a multifamily building or attached duplex, triplex or townhomes on the same property. They can share a common entrance and hallway or have private ground floor entrances from the outside into the building. Individual dwelling units can be located on separate floors and can be located above a commercial use.

Five to Eleven Attached Dwelling Units: when there are five to eleven dwelling units that are all principal uses in one building, owned individually or by one entity and leased individually. An example is a multifamily building or townhomes on the same property. They can share a common entrance and hallway or have private entrances from the outside. Individual dwelling units can be located on separate floors and can be located above a commercial use.

Twelve or more Attached Dwelling Units: when there are more than twelve dwelling units in a single building or multiple buildings on the same property, owned individually or by one entity and leased individually and can be located above a commercial use.

Mobile Home or Manufactured Home: a structure, transportable in one or more sections, which is built on a chassis and designed to be used as a dwelling without permanent foundation and includes the plumbing, heating, air conditioning, and electrical systems contained in the structure. Mobile home does not include recreational vehicles/campers. (move existing language to this area under "Dwelling")

Modular Dwelling Unit: a dwelling unit constructed solely within a factory, as a single dwelling unit, or in various sized modules or components, which are then transported by truck or other means to a site where they are assembled on a permanent foundation to form a single-dwelling unit, and meeting all codes and regulations applicable to conventional single-dwelling construction.

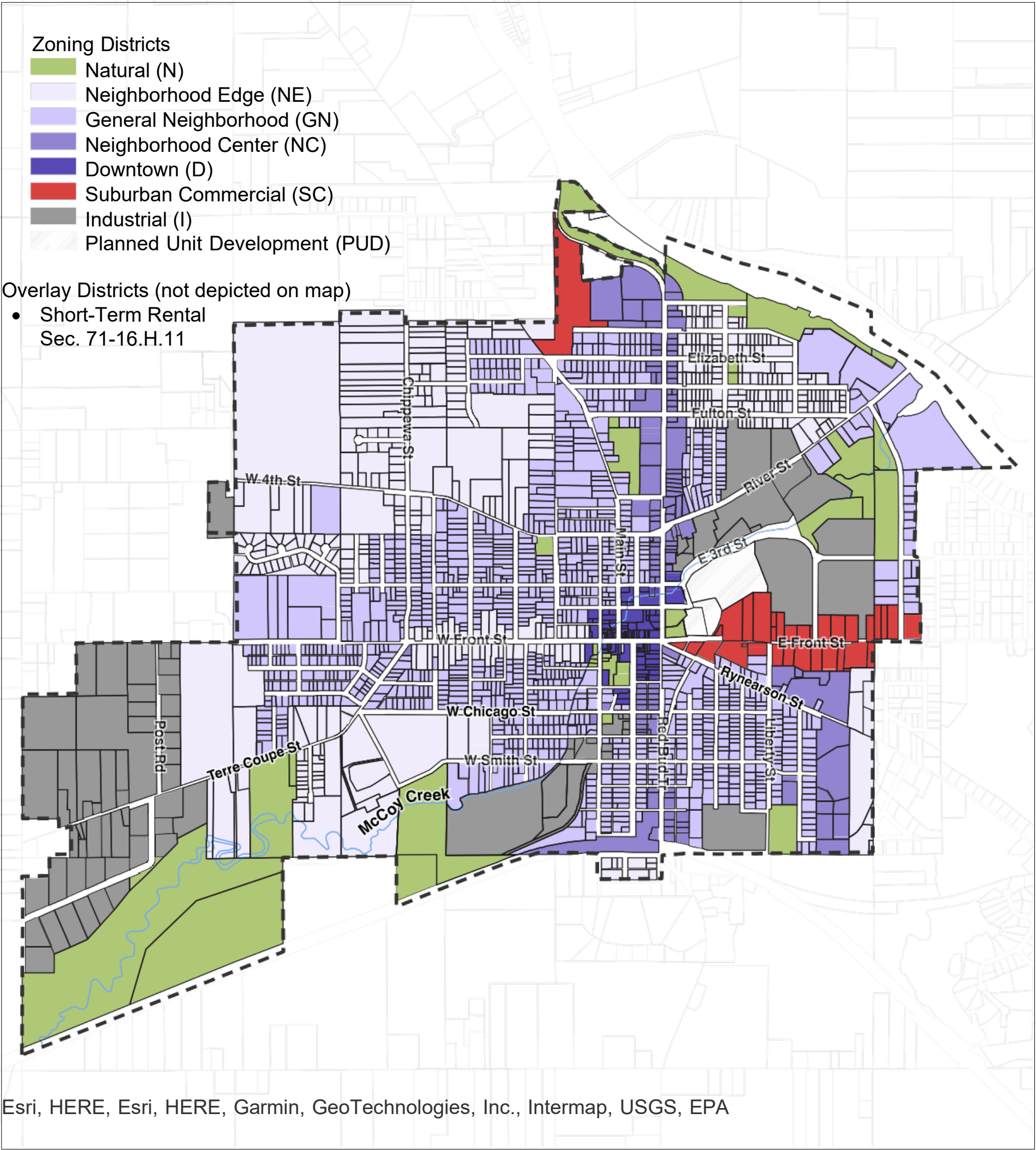


Figure 71-A Buchanan Zoning Map (Ord 2026.04/448)