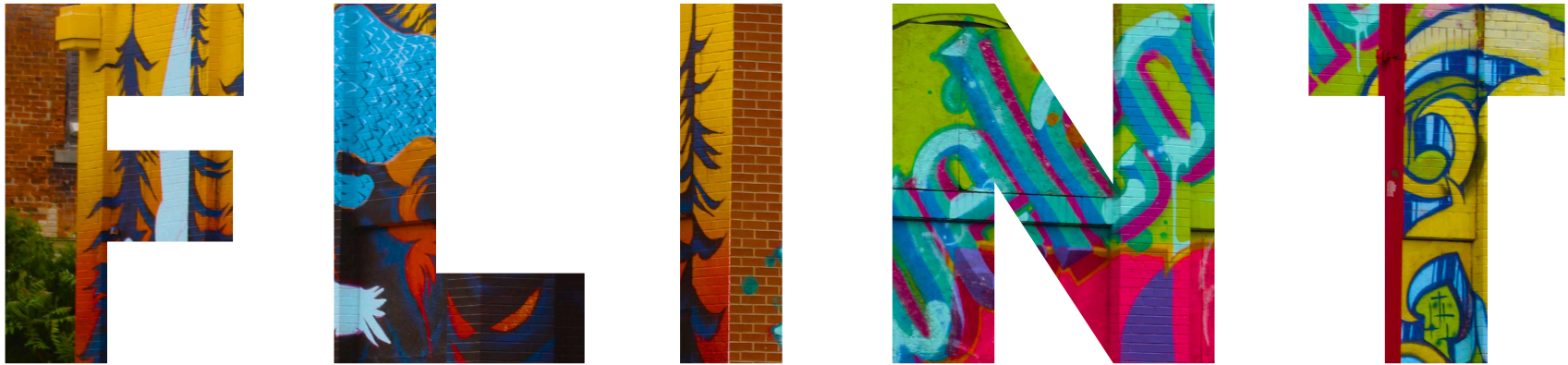


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# BETTER BLOCK



## WHAT CAN BE BUILT HERE?

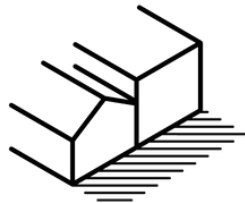
**"Zoning"** a practice used in Flint to divide the community into different geographic areas or zones, each with specific rules about how land can be used and what can be built there. These rules are known as **"zoning ordinances" or "codes"** and they control the type of buildings and activities that can happen in each zone. If someone wishes to build something that is not allowed to be built in the zone, they may request a "variance" from the city.

Zoning can help avoid potential problems in cities by separating things that might not work well together, such as factories and schools. They can also encourage things to be built next to each other which might be beneficial, such as grocery stores and apartments. Although a common tool for city planning, **zoning can also have negative effects on a community.** When cities only have low-density or single family homes, this increases housing costs and can make a community less affordable. When a community uses zoning to separate residential areas from commercial areas, this can have the effect of spreading things out and increasing traffic and car-dependency.



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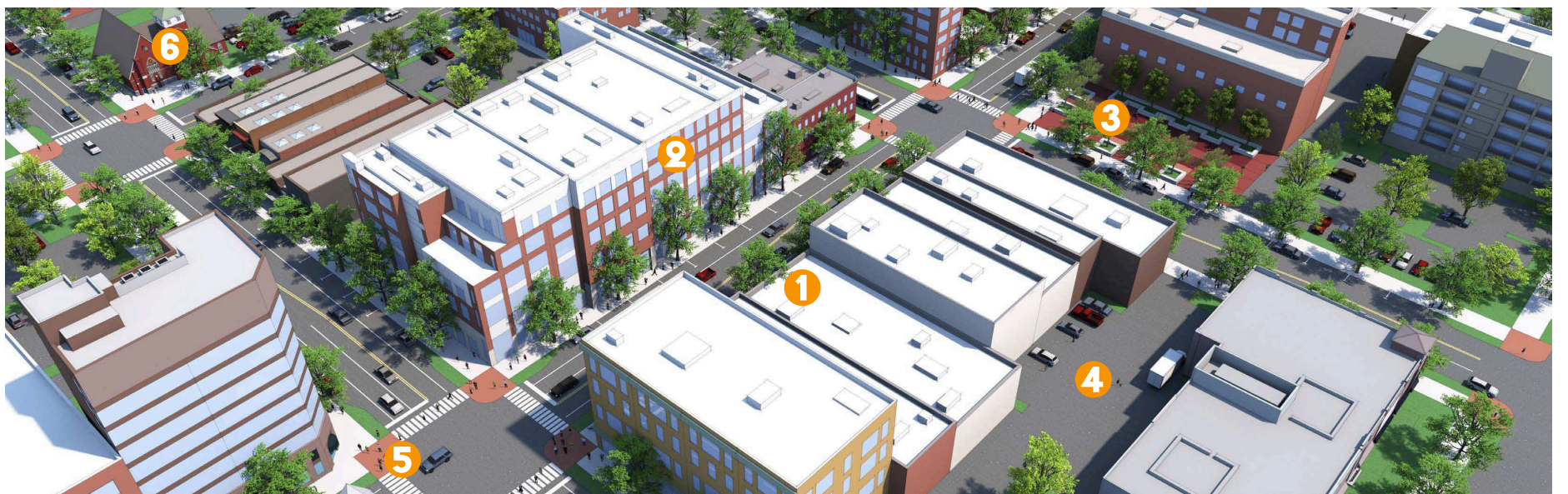
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# IMPLEMENTING 'DOWNTOWN EDGE' ZONING

As part of the “Downtown Edge” zone, the 2013 Imagine Flint Master Plan lays out a specific vision for a walkable, dense, and mixed use sense of place. Urban Planners and other community leaders gave the following guidelines for how to rebuild in this part of our city:



- Support and encourage a mix of commercial, retail, dining, entertainment, and office uses within the Downtown area and work to maintain Downtown as a destination and the symbolic heart of the community.
  - Establish design guidelines for the Downtown to ensure that new development is attractively designed and constructed.
  - Revise the zoning ordinance to allow increased residential densities in the Downtown.
  - Limit surface parking, which can interrupt the traditional streetwall, and explore ways to locate public parking behind or within buildings to minimize its visual impact.
  - Promote the use of public art to create a sense of activity in vacant storefronts, vacant lots, and public rights of way.
  - Allow for limited street vending related to special events and construction of temporary art installations.
  - Actively market commercial and mixed use development opportunities within the Downtown place type.
  - To further establish a sense of place, “brand” or “name” each district and use the name to reinforce its unique identity within Downtown Flint.
- 1 Locate buildings in the Downtown, at or near the sidewalk, in order to maintain a traditional streetwall effect that is so important in pedestrian-oriented environments.
  - 2 Mixed use multi-story buildings should be the predominant land use type in the Downtown, providing a mix of uses in a compact urban form.
  - 3 Civic plazas, courtyards, and public open space can be an important component of a successful and engaging Downtown, providing gathering places for Downtown residents, employees, and visitors.
  - 4 Alleys and service drives located behind buildings provide necessary pedestrian access, loading and service areas for Downtown businesses, and also represent opportunities for vibrant public space and community gathering such as the Buckham Alley area.
  - 5 Key intersections within the Downtown should be developed on all four corners with structures that create a strong architectural and visual presence.
  - 6 Public uses in the Downtown, such as churches, City Hall, and the Post Office can add to the desirable mix of uses that make Downtown the “symbolic heart” of the community.

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# “DOWNTOWN EDGE ZONE”

Flint's most recent zoning codes were proposed as part of the **“Imagine Flint Master Plan”** and were passed by the city council in 2022. Those codes changed the designation of the 400 block of MLK to the **“Downtown Edge Zone.”**

According to our zoning codes, the buildings and activities allowed within the “Downtown Edge Zone” include a **“mix of commercial, employment, residential, and public uses that together foster an active pedestrian-oriented area. Commercial uses are predominant, but mixed-use buildings are also common.”**

As one of the denser and more diverse zoning types in the city, buildings in the “Downtown Edge Zone” are allowed to be taller, are required to offer fewer parking spaces, and may contain a mix of commercial and residential uses. The Allowed Uses Table shows the specific types of buildings and businesses that are allowed in the “Downtown Edge Zone”.

**SCAN HERE TO SEE  
THE FULL TABLE**



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# “DOWNTOWN EDGE ZONE”

## WHAT IS ALLOWED AND WHAT ISN'T ALLOWED IN “DOWNTOWN EDGE?”

Apartment Building	✓
Duplex	✓
Single Family Home	★
Mixed Use Building (retail on first floor, apartment above)	✓
Pharmacy	✓
Café	✓
Used Car Lot	✗
Movie Theater	✓
Drive-In Theater	✗
Bowling Alley	★
Office Building	✓
Dance Club	★

✓ Allowed in zone

✗ Not allowed in zone

★ Requires special permission

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# BETTER BLOCK FLINT

## TAKE ACTION ON ZONING AND PLANNING IN FLINT!

Public feedback meetings on Flint's Comprehensive plan will be held throughout the next year, with the first series taking place at the Gloria Coles Flint Public Library in July and August. More information on those meetings can also be found on the planning and zoning webpage.

**Get involved by attending a bi-monthly Planning Commission meeting, where each ward's planning commissioner reviews and approves proposed zoning changes and variances. Meetings are held every second and fourth Tuesday of the month at 5:30 p.m. Flint City Hall.**

**Flint Residents for Stronger Neighborhoods** is a resident group with a mission advocate for quality, effective urbanism in the City of Flint through resident leadership. **For more information contact [flintrsn@gmail.com](mailto:flintrsn@gmail.com)**  
More information can be found by visiting the city's planning team in-person or online:

**For even more information about planning and zoning in the city of Flint, check out [www.imagineflint.com/pages/resources](http://www.imagineflint.com/pages/resources) or contact the department of Business and Community Services**

**BUSINESS AND COMMUNITY SERVICES CITY OF FLINT**

# 810-766-7426

**LOCATION: 1101 S. SAGINAW ST. FLINT MI 48502**

**HOURS: MONDAY-THURSDAY 9 AM - 3 PM**

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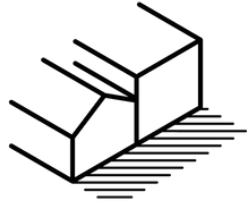


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# TAKE ACTION ON ZONING BY...

Learn more about the city of Flint's zoning code by visiting

[WWW.CITYOFFLINT.COM/PLANNING-AND-ZONING/](http://WWW.CITYOFFLINT.COM/PLANNING-AND-ZONING/)

Stay informed of zoning variances within your neighborhood through public notices on the city of Flint's website.

Take action by attending a planning commission meeting. Each ward is represented by a planning commissioner that approves zoning amendments and variances. **The commission meets on the second and fourth Tuesday of every month at 5:30 PM in City Hall.**

**PLANNING & ZONING**

**CITY OF FLINT**

**810-766-7426**

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