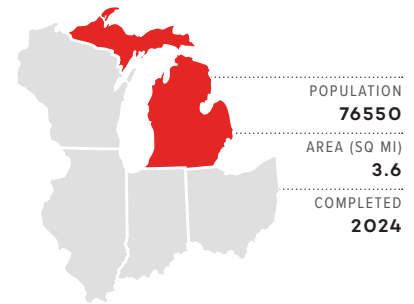




Simpler...and More Effective

CITY OF LUDINGTON, MICHIGAN

The historic coastal City of Ludington faced intense development pressure, with people drawn to its pristine beaches, working harbor, and high quality of life. But confusing and dated zoning was slowing investment without protecting the community's character.



MCKENNA'S ROLE

- » No single-family districts — instead, a single “Neighborhood” Zoning District allows at least three dwelling units on all lots.
- » A user guide, to make navigating the document easier for both zoning professionals and average residents.
- » Form-Based Districts were carefully crafted to the needs of both Downtown Ludington and some of the City's historic neighborhoods.

OUTCOME

The engagement process was multi-faceted and included neighborhood meetings, stakeholder workshops, and multiple community surveys. At the end of the process, City leaders agreed upon a multi-step system to achieve consensus.

City of Ludington Unified Development Ordinance

Effective January 1, 2025
Revised September 24, 2025



City of Ludington
400 South Harrison Street
Ludington, MI 49631
ludington.mi.us



MAP Planning Excellence Award
for Best Practice (2025)

