



CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: December 18, 2018

TO: Mark Washington, City Manager

FROM: Suzanne Schulz, Managing Director
Design, Development, and Community Engagement

SUBJECT: **Consideration of Zoning Ordinance Text Amendments to implement Housing NOW! Recommendations #3, #8 and #9**

Description

On December 4, 2018, The City Commission established December 18, 2018 as the date to consider Zoning Ordinance text amendments implementing Housing NOW! recommendations #3, #8 and #9.

The City Commission held an extensive discussion about the Housing NOW! recommendations on November 27, 2018, to indicate their preferences for which items in this package of Zoning Ordinance amendments should advance now and in what form. More background on the full conversation regarding these amendments is detailed in the background found below.

The proposed Zoning Ordinance amendments reflect these conversations and would result in the passage of eight (8) components of the thirteen (13) originally proposed ordinance amendments. Four (4) amendments would receive additional refinement before returning to the City Commission for consideration and possible adoption in February, and one (1) would be deferred until the Master Plan process. A review of each recommendation is provided in this memo. Commission direction has been included in each section to detail expectations regarding those provisions that have been identified for “more work”. Staff will begin working on these items in earnest so that additional amendments can be advanced to the City Commission in a timely manner.

Background

Initial Zoning Ordinance text amendments were made in 2015/2016 in response to Great Housing Strategies recommendations, including: reducing lot area requirements for two-family units; moving attached single-family requirements into Article 9 Use Regulations to allow the Planning Commission greater discretion in the approvals process; allowing the Planning Commission to waive the minimum lot area of 20,000 square feet for multi-family developments within the Traditional Neighborhoods; eliminating the 12-month ownership requirement for Accessory Dwelling Units; and the addition of a micro-unit density bonus.

In 2016, the Mayor appointed the Housing Advisory Committee (HAC) to further Great Housing Strategies recommendations. The Committee met seven times beginning in October 2016 and presented its recommendations to the City Commission on May 1, 2017. The City Commission reviewed the recommendations and directed staff to develop ordinance and policy language to put into place the Committee's recommendations. The ordinances and policies that were drafted to advance the work of the HAC are now known as the Housing NOW! package.

Of the eleven recommendations, the City Commission referred recommendations 3, 6, 8 and 9 to the Planning Commission for further discussion and recommendations since the implementation strategy is to amend the Zoning Ordinance with regulations that would achieve the stated recommendation.

Planning staff facilitated six community and stakeholder input and information sessions between October 23, 2017 and January 10, 2018. On Thursday January 25, 2018, the City of Grand Rapids Planning Commission conducted its public hearing. Following the hearing, the Planning Commission engaged in a discussion about the amendments and several modifications from the draft amendments were made.

After the Planning Commission meeting, the City Clerk received extensive correspondence via Petitions and Communications to the City Commission from various neighborhood representatives. On March 27, 2018 the City Commission held a public hearing to consider proposed amendments to the Zoning Ordinance centered on the implementation of the Housing NOW! recommendations. Subsequent to that public hearing, a report entitled *Data Compendium for Informed Housing Policy: Zoning* was created to assist in providing context to the issue of housing in Grand Rapids. The City Commission determined that additional community dialogue was needed and engaged WMCAT to develop materials for the community to better understand the proposed zoning amendments and obtain feedback. The results of those community work sessions were presented on October 9, 2018.

In addition to the results of the WMCAT engagement session, a brief overview of what may be the most likely path for each zoning recommendation was presented to the Commission by Deputy Manager Eric DeLong after considering public input, ease of implementation, likelihood of success, ability to produce a good outcome with minimal perceived adverse impact by the community, and the opportunity to pilot changes pre-Master Plan. Ordinance recommendations were divided into three parts:

- Items that can advance;
- Items need additional work but will be able to advance at a later date; and
- Those items better left for the Master Plan process.

This information was provided again to the City Commission on November 27, 2018, in addition to a description of the ordinance changes and a summary of "best practice" research from the cities of Ann Arbor, Austin, Minneapolis, Portland, and Seattle. A

comprehensive table was prepared to serve as a discussion tool, and has been attached to this item. The Commission had an extensive discussion and indicated preferences for adoption, more work, or delay to the Master Plan. The attached ordinance items reflect those items that were selected for adoption.

Proposed Housing NOW! Zoning Text Amendments for Adoption

The proposed Housing NOW! ordinance amendments are presented by number and title in the Housing NOW! package. Commission direction has been provided in italics. A summary table of the Commission’s November 27th discussion has been included at the end of this document.

***HAC Recommendation #3:
Incentives for Small Scale Development***

The HAC recommended the City develop incentives for small scale residential development. Small scale development is also referred to as “missing middle” housing consisting of multi-unit housing types such as duplexes, fourplexes, bungalow courts and mansion apartments that are not bigger than a large house.

Phase	I. Advance	II. More Work	III. Master Plan
Recommendation #3 Small Scale Development			
1. Eliminate lot area requirement of 20,000 sq ft	X		
2. Reduce minimum dwelling unit width from 18’ to 14’	X		
3. Two-family dwellings with administrative approval on corner lots – <i>Increase bonus percentage reduction for lot area for affordable and accessible units, amend for doorways on each street, consider parking</i>		X	
4. Multiple-family with administrative approval within 100’ or 500’ of mixed-use commercial zone district			X

***HAC Recommendation #6:
Density Bonus for the Development of Affordable Housing***

The HAC recommended the City consider a zoning text amendment that would modify or add to existing residential density bonuses so to incentivize residential developments with units priced at or below a determined Area Median Income (AMI).

Phase	I. Advance	II. More Work	III. Master Plan
Recommendation #6 Density Bonus for Affordable Housing			
1. Affordable housing density bonus – <i>Consider step-backs if building heights are allowed to increase, work with affordable housing developers and housing advocates; consider what is affordable for the people living in the neighborhood (not just AMI)</i>		X	

**HAC Recommendation #8:
Permit Accessory Dwelling Units By-Right**

The HAC recommended the City consider a zoning text amendment that would allow for the development of Accessory Dwelling Units (ADU's) with administrative approval within residential zone districts.

Phase	I. Advance	II. More Work	III. Master Plan
Recommendation #8 Accessory Dwelling Units			
1. Eliminate lot area requirement of 5,000 sq ft	X		
2. Increase building height for accessory structures with an ADU and allow 2-story garages	X		
3. Increase floor area ratio from 25% to 40% between primary structure and ADU	X		
4. Permit with administrative approval – <i>provide a plan that describes how neighbors would be noticed (including the design/proposal in the notification) and the administrative process that would allow objections to be advanced to the Planning Commission, provide examples of building templates and collect neighborhood input on them</i>		X	
5. Eliminate maximum occupancy (2 persons) and number of bedrooms (2 rooms)		X	

**HAC Recommendation #9:
Modify Requirements for Non-Condo Zero Lot Line Units**

The HAC recommended the City consider a zoning text amendment that would modify attached single-family residential dwelling unit requirements to encourage this type of development pattern within the City’s residential zone districts.

Phase	I. Advance	II. More Work	III. Master Plan
Recommendation #9 Non-Condo Zero Lot Line			
1. Reduce minimum dwelling unit width from 18’ to 14’	X		
2. Eliminate lot width and lot area requirements – see below	X		
3. Permit up to 4 or 8 attached dwellings with administrative approval within 400’ or 500’ of mixed-use commercial zone district – allow on vacant lots with alley access; this will serve as a pilot for a larger conversation in the Master Plan process; design guidelines and neighborhood input should continue to be a focus	X		

Action

Given that a public hearing has been conducted both at the Planning Commission and City Commission, additional public hearings on this matter are not required.

The proposed timeline for the phases are as follows:

- Items to **Advance**: December 4th introduce ordinance amendments, December 18th adopt
- Items needing **More Work**: January 29th introduce ordinance amendments, February 12th adopt
- Items to be addressed during **Master Plan**: To be discussed

Please forward the attached item for consideration by the City Commission. A redline version of the ordinance has been provided, as well as a clean version of the relevant zoning provisions for adoption.

Housing NOW! Zoning Recommendations COW 11/27/18

	Move	More Work	Master Plan
Recommendation #3 Small Scale Development			
1. Eliminate lot area requirement of 20,000 sq ft	X		
2. Reduce minimum dwelling unit width from 18' to 14'	X		
3. Two-family dwellings with administrative approval on corner lots - <i>Increase bonus percentage reduction for lot area for affordable and accessible units, amend for doorways on each street, consider parking</i>		X	
4. Multiple-family with administrative approval within 100' or 500' of mixed-use commercial zone district			X
Recommendation #6 Density Bonus for Affordable Housing			
1. Affordable housing density bonus - <i>Consider step-backs if building heights are allowed to increase, work with affordable housing developers and housing advocates; consider what is affordable for the people living in the neighborhood (not just AMI)</i>		X	
Recommendation #8 Accessory Dwelling Units			
1. Eliminate lot area requirement of 5,000 sq ft	X		
2. Increase building height for accessory structures with an ADU and allow 2-story garages	X		
3. Increase floor area ratio from 25% to 40% between primary structure and ADU	X		
4. Permit with administrative approval - <i>provide a plan that describes how neighbors would be noticed (including the design/proposal in the notification) and the administrative process that would allow objections to be advanced to the Planning Commission, provide examples of building templates and collect neighborhood input on them</i>		X	
5. Eliminate maximum occupancy (2 persons) and number of bedrooms (2 rooms)		X	
Recommendation #9 Non-Condo Zero Lot Line			
1. Reduce minimum dwelling unit width from 18' to 14'	X		
2. Eliminate lot width and lot area requirements – <i>see below</i>	X		
3. Permit up to 4 attached dwellings with administrative approval within 500' of mixed-use commercial zone district – <i>allow on vacant lots with alley access; this will serve as a pilot for a larger conversation in the Master Plan process; design guidelines and neighborhood input should continue to be a focus</i>	X		

AN ORDINANCE TO AMEND CHAPTER 61 OF TITLE V OF THE CODE OF
THE CITY OF GRAND RAPIDS ENTITLED ZONING ORDINANCE

ORDINANCE NO. 2018-__

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That Subsection C. of Section 5.2.07. Single-Family Dwellings, Detached. of Title V, Chapter 61 of the Code of the City of Grand Rapids be amended to read as follows:

Sec. 5.2.07. Single-Family Dwellings, Detached.

C. “Minimum Dimension. Each dwelling shall have a minimum of fourteen (14) feet in any horizontal dimension.”

Section 2. That the Single-family dwelling, attached row of Household Living and Accessory Uses in the Residential section of Table 5.5.05.B. of Section 5.5.05. Uses of Land. of Title V, Chapter 61 of the Code of the City of Grand Rapids be amended to read as follows:

Table 5.5.05.B. Uses: Residential Zone Districts

Table 5.5.05.B. Uses: Residential Zone Districts				
Use Category	Specific Use	TN, MCN, MON		Use or Other Regulations
		LDR	MDR	
RESIDENTIAL				
Household Living	Single-family dwelling, attached	“S/P	P	5.5.05.C, 5.9.06.”
P = Permitted; S = Special Land Use; E = Existing; X = Not Permitted; “—” = Not Applicable				

Section 3. That Subsection C. Multiple-Family Residential Use Restrictions. and Subsection D. Off-Street Restrictions of Section 5.5.05. Uses of Land. be renumbered to Subsection D. and Subsection E., respectively, and that a new Section 5.5.05.C Attached Single-Family Residential Use Restrictions. be added to read, as follows:

Sec. 5.5.05. Uses of Land.

C. “Attached Single-Family Residential Use Restrictions.

1. Where four (4) or fewer units are constructed in a row on a vacant lot and no demolition is required, Attached Single-Family Residential dwelling units are a Permitted Use within the LDR zone district when the parcel is located within five-hundred (500) linear feet of a TBA, TOD, TCC or C zone district, as measured from the closest point of the parcels along the public right-of-way.
2. Where demolition of an existing structure is required, or more than five (5) units are constructed in a row, Attached Single-Family Residential dwelling units are a Special Land Use within the LDR zone district.”

Section 4. That the Minimum Lot Area rows for Attached single-family and Multiple family/group living of Table 5.5.06.A. of Section 5.5.06. Site Layout and Building Placement Requirements of Title V, Chapter 61 of the Code of the City of Grand Rapids be amended to read as follows:

Sec. 5.5.06. Site Layout and Building Placement Requirements.

Table 5.5.06.A. Site Layout and Building Placement: Residential Zone Districts								
Neighborhood Classification		TN		MCN		MON		Use or Other Regulations
Zone District		LDR	MDR	LDR	MDR	LDR	MDR	
Minimum Lot Area (sq. ft./unit – except as noted)								
Attached single-family		“1,500	1,250”	3,500	3,000	4,500	4,000	5.5.06.B, 5.5.08
Multiple family/ group living	Minimum (sq. ft./unit)	2,000	1,250	2,500	1,500	2,750	1,750	5.5.09.
	Minimum lot area (total sq. ft.)	“—	—”	20,000	20,000	25,000	25,000	5.9.20.

Section 5. That the Minimum Lot Width row for Attached single-family of Table 5.5.06.A. of Section 5.5.06. Site Layout and Building Placement Requirements of Title V, Chapter 61 of the Code of the City of Grand Rapids be amended to read as follows:

Sec. 5.5.06. Site Layout and Building Placement Requirements.

Table 5.5.06.A. Site Layout and Building Placement: Residential Zone Districts								
Neighborhood Classification		TN		MCN		MON		Use or Other Regulations
Zone District		LDR	MDR	LDR	MDR	LDR	MDR	
Minimum Lot Width (ft.)								
Attached single-family (per unit)		“—	—”	35	30	45	40	5.5.06.C

Section 6. That the Household Living and Group Living rows in the Residential Use Category of Table 5.6.06.B. Uses: Mixed-Use Commercial Zone Districts of Section 5.6.06. Uses of Land. of Title V, Chapter 61 of the Code of the City of Grand Rapids be amended to read as follows:

Table 5.6.06.B. Uses: Mixed-Use Commercial Zone Districts

Table 5.6.06.B. Uses: Mixed-Use Commercial Zone Districts									
Use Category	Specific Use		TN			TN MCN MON	MCN MON	NOS	Use or Other Regulations
			CC*	TCC	TBA	TOD**	C		
RESIDENTIAL									
"Household Living	Dwellings	Ground floor	S	P	E	P/S/E	E	P	Exception, 5.6.06.E
		Upper floors	P	P	P	P	P	P	-
	Household living		P	P	P	P	P	P	5.6.06.E , 5.9.03. 5.9.20.
	Lodging, extended stay		P	P	S	S	S	X	5.6.06.E
	Manufactured housing community		X	X	X	X	X	X	5.6.06.E , 5.9.17.
	Live-work unit		P	P	P	P	P	P	5.6.06.E, 5.9.16
Group Living (including residential care)	Group living		P	P	S	S	S	S	5.6.06.E, 5.9.04. 5.9.29. 5.9.30. 5.9.32. 5.9.36."

Section 7. That Section 5.9.03. Accessory Dwelling Units (ADU.) of Title V, Chapter 61 of the Code of the City of Grand Rapids be amended in its entirety, as follows:

Sec. 5.9.03. Accessory Dwelling Units (ADU).

"The following ADU use regulations shall not be waived or altered by the Planning Commission.

- A. Not more than one (1) Accessory Dwelling Unit (ADU) may be included within a detached single-family dwelling (primary dwelling unit), or accessory structure, or separate from but located on the same lot as a detached single-family dwelling.
- B. Minimum Lot Area. An ADU may be developed on a lot meeting the minimum lot size for the applicable zone district.
- C. Residential Density. The ADU shall be excluded from maximum residential density requirements.
- D. Building Height.
 - 1. The portion of a single family detached dwelling with an ADU, when newly added, shall not exceed the permissible main building height of the Zone

- District. The Planning Commission may increase the height of an accessory structure occupied by an ADU up to a maximum of twenty-five (25) feet.
2. The maximum permitted height for a detached ADU is twenty-five (25) feet where the applicable zone district setback requirements for a primary structure are met. Where zone district setback requirements for a primary structure cannot be satisfied, the detached ADU shall be no higher than (20) feet.
- E. Maximum Floor Area. The maximum permitted floor area for an accessory structure that contains an ADU may be increased by one-hundred (100) percent solely for the construction of a second-floor unit.
 - F. Front Yard Prohibited. If not part of the main building, the ADU shall not be in the front yard.
 - G. Minimum/Maximum ADU Size. The ADU shall not exceed forty (40) percent of the gross floor area of the primary dwelling unit, but in any case shall be at least four hundred (400) square feet and not larger than eight hundred fifty (850) square feet in gross floor area.
 - H. Bedroom Maximum. A maximum of two (2) bedrooms are permitted within an ADU.
 - I. Occupancy. Occupancy shall be limited to no more than two (2) persons.
 - J. Owner Occupancy. One (1) of the dwelling units shall be owner-occupied. If the ADU is leased, it shall be registered with the City as required in Chapter 140 of the City Code.
 - K. Leasing or Rental. No ADU shall be leased or rented for less than thirty (30) days, and shall not be used as a short-term rental.
 - L. Alterations or New Construction. Any alterations to existing buildings or structures or the construction of a new structure to accommodate the ADU shall be designed to maintain the architectural design, style, appearance and character of the main building as a detached single-family dwelling, including but not limited to entrances, roof pitch, siding and windows.
 - M. Deed Restriction. A deed restriction enforceable by the City shall be recorded prior to the issuance of a building permit stipulating that the ADU will not be conveyed separately from the primary dwelling unit. An alternative form of security may be substituted if it meets the intent of this provision and is approved by the City Attorney.”
-

Section 8. That Subsection F. of Section. 5.9.06. Attached Single-Family and Two-Family Dwellings. of Title V, Chapter 61 of the Code of the City of Grand Rapids be amended, as follows:

“Sec. 5.9.06. Attached Single-Family and Two-Family Dwellings.

- F. “Minimum Building Width. Each dwelling shall have a minimum dimension of fourteen (14) feet in any horizontal dimension.”

Prepared by Elizabeth Zeller

CORRECT IN FORM

DEPARTMENT OF LAW

Housing NOW Recommendations #3, #6, #8 and #9 / Recommendation and Comparison with Select Cities

Grand Rapids Housing NOW Proposal			Comparison Cities				
Ordinance Amendment	Current conditions	Proposed Action	Ann Arbor	Austin	Minneapolis	Portland	Seattle
Small Scale Development (HAC Recommendation #3)							
1. Eliminate lot area requirement of 20,000 square feet	Density requirements control (2,000/2,500 or 2,750 sq ft per unit) in LDR	Advance	N/A	Limit size of duplex in relation to lot size, including under 10,000 sf lots in SF-3	Cluster Development R1A (546.310): 15,000 sf or 5,000 per DU, whichever greater	Meet base zone only	Regulate lot area per unit, in no case more restrictive than min sf per unit for single family
2. Reduce minimum dwelling unit width from 18' to 14'	--	Advance	--	--	Achieve 20 ft average width, allows variability between units	No specific unit width standard – in practice allow 15-ft width units on a 25-foot width lot.	--
3. Two-family dwellings with administrative approval on corner lots ¹	Eliminates lot area rule for 130% of SF w/bonus reductions for affordable	More Work	No	Duplex permitted in select SF, no location exception for others	No	Corner & Transitional Lots (Allows 1 extra unit of density)	Allow tandem houses in Residential Small Lot Zone
4. Multiple-family with administrative approval within 100' or 500' of mixed-use commercial zone district ¹	Housing type allowed with Special Land Use approval within LDR	Master Plan	No	Yes	No	Pending Residential Infill Zoning Text Amendments would allow	Cottage Housing developments (up to 4 units) in RSL Zone

¹ Design Guidelines are recommended if administrative approval is allowed

Grand Rapids Housing NOW Proposal			Comparison Cities				
Ordinance Amendment	Current Conditions	Proposed Action	Ann Arbor	Austin	Minneapolis	Portland	Seattle
Density Bonus for Affordable Housing (HAC Recommendation #6)							
1. Affordable housing density bonus	Modify current mixed-income density bonus	More Work	PUD Only (See Below)	Yes (See Below)	Yes (See Below)	Yes (See Below)	Yes (See Below)
Accessory Dwelling Units (HAC Recommendation #8)							
1. Eliminate lot area requirement of 5,000 square feet	Density requirements do not apply	Advance	5,000	15,000	No limitation	No limitation	4,000 for detached ADU only
2. Increase building height for accessory structures with an ADU and allow 2-story garages	Current max height is 14'	Advance	No additional height limits	Not specified	Not to exceed height of principal structure or 20 ft, whichever is less	20 ft	Varies based on lot width; 12-16 ft base structure + roof allowance (add. 3-7 ft)
3. Increase floor area ratio from 25% to 40% between primary structure and ADU	Maximum size is 850 square feet (this would remain)	Advance	600-800, or first floor footprint (lesser)	700 sf limit	Internal to principal structure - up to 100% of first floor footprint; Attached—800 sf; Detached - 1300 sf or 16% of lot area, whichever is greater, but cannot exceed 1600 sf or GFA of principal dwelling, whichever is less	75% of the primary or 800 sf, whichever is less	Attached - 1,000 sf; Detached – 800 sf

Grand Rapids Housing NOW Proposal			Comparison Cities				
Ordinance Amendment	Current Conditions	Proposed Action	Ann Arbor	Austin	Minneapolis	Portland	Seattle
4. Permit with administrative approval ¹	Currently SLU in LDR	More Work	Administrative	Yes, but strict occupancy limit	Administrative	Administrative	Administrative
5. Eliminate maximum occupancy and number of bedrooms	Currently 2 persons and 2 bedrooms; if removed then no more than 4 unrelated persons would be in effect; 1 parking space required	More Work	Combined Household definition (below) or 2 unrelated plus their offspring, ability to increase by SE	One occupant must be employed onsite, family may accompany	No limitation	Total combined occupancy of primary and accessory cannot exceed household.	No limit to # of related persons; if unrelated in either unit (primary or ADU) total combined limit 8 is persons
Non-Condo Zero Lot Line (HAC Recommendation #9)							
1. Reduce minimum dwelling unit width from 18' to 14'	--	Advance	Lot width reduction for affordable housing by PC	25 ft min.	See Averaging Above	Attached Housing Lot Width – 15 ft	--
2. Eliminate lot width and lot area requirements	Land division act, subdivision control act, and plat act review needed	Advance	Reduction for affordable housing by PC	Attached Housing Standards Provided	Reductions for Cluster Development, not Administrative	Attached Housing Standard Provided	Eliminated for districts w/ mandatory affordable housing
3. Permit up to 4 or 8 attached dwellings with administrative approval within 100' or 500' of mixed-use commercial zone district ¹	Housing type allowed with Special Land Use approval within LDR	Advance	R3 Townhouse District, as Multifamily Only	Specific Townhouse / Condo District (SF-5)	No	Pending Residential Infill Zoning Text Amendments would allow	--

¹ Design Guidelines are recommended if administrative approval is allowed. Templates are available, particularly for accessory dwelling units (ADU), and examples could be incorporated.

City-Specific Notes:

Ann Arbor

- Affordable Housing Density Bonus - Use Planned Projects (Article V) process to allow modifications in exchange for affordable housing. Modification allowing greater residential density may be approved only if the PUD zoning district proposed provides for dwelling units as affordable housing for lower income households. City Commission approval.
- Occupancy Limits - A dwelling unit may not be occupied by more persons than 1 of the following family living arrangements: (a) One or more persons related by blood, marriage, adoption or guardianship living as a single housekeeping unit, in all districts. (b) Four persons plus their offspring living as a single housekeeping unit, in all districts. (c) Six persons living as a single housekeeping unit in R4 districts. (d) A functional family living as a single housekeeping unit which has received a special exception use permit pursuant to section 5:104.

Austin

- Affordable Housing Density Bonus – Applies to Downtown. At least 50% of the achieved bonus must be based on provision of affordable housing, additional community benefit options for the remaining. See Section 25-2-586.
- Accessory dwelling unit – verify allowed occupancy. Section 25-2-893 permits them with s.f. Limit with “notwithstanding language referencing Section 25-3-88, which also permits them (no s.f. limit) but requires one occupant works on property.
- Occupancy Limits - Variable occupancy based on residential structure type. Generally 4 unrelated, limited to 3 unrelated for duplex. Exception for up to 10 unrelated if majority are over 60 years of age, self-sufficient, operate as non-profit housekeeping unit.

Minneapolis

- Small-Scale and Infill Development - No process for multifamily in established single-family districts, except for cluster development / does not allow vertical stacking.
- Dwelling Unit Width Requirements - “Not less than eighty (80) percent of the habitable floor area of single or two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall have a minimum width of twenty (20) feet.” Section 535.90
- Affordable Housing Density Bonus - The maximum floor area ratio of new cluster developments and new multiple-family dwellings of five (5) units or more may be increased by twenty (20) percent if at least twenty (20) percent of the dwelling units meet the definition of affordable housing. In the R3 and R4 Districts, where residential density is specifically limited by a minimum lot area per dwelling unit requirement, the maximum number of dwelling units may be increased by twenty (20) percent if at least twenty (20) percent of the dwelling units meet the definition of affordable housing.
- Occupancy Limits - The maximum occupancy of a dwelling unit located in the R1 through R3 Districts shall not exceed one (1) family plus up to two (2) unrelated persons living together as a permanent household, provided that the family plus the unrelated persons shall not exceed a total of five (5) persons. The maximum occupancy of a dwelling unit located in the R4 through R6 Districts shall not exceed one (1) family plus four (4) unrelated persons living together as a permanent household, provided that the family plus the unrelated persons shall not exceed a total of five (5) persons.
- Accessory Dwelling Unit Size Limit - Attached: 800 sf gfa. In no case shall the floor area of the internal accessory dwelling unit exceed the floor area of the first floor of the primary structure. Detached: The gross floor area of a detached accessory dwelling unit, including any areas designed or intended to be used for the parking of vehicles and habitable floor area on all levels, shall not exceed one thousand three hundred (1,300) square feet or sixteen (16) percent of the lot area, whichever is greater. In no case shall the gross floor area exceed one thousand six hundred (1,600) square feet or exceed the gross floor area of the principal dwelling, whichever is less. When a lot includes a detached accessory dwelling unit, the combined floor area of the footprint of the detached accessory dwelling unit, and all other accessory structures and uses designed or intended to be used for the parking of vehicles, shall not exceed six hundred seventy-six (676) square feet or ten (10) percent of the lot area, whichever is greater, not to exceed one-thousand (1,000) square feet.

Portland

- Corner Duplexes - Corner duplex standards have been in place for over 20 years, but very rarely used.
- Affordable Housing Density Bonus - Onsite density bonus for RMP zone, at least 50% of units to 60% AMI. Bonus density or FAR allowed in exchange for payment into the Affordable Housing Fund. Also related bonuses to height and FAR.
- Occupancy Limits - Household. One or more persons related by blood, marriage, domestic partnership, legal adoption or guardianship, plus not more than 5 additional persons, who live together in one dwelling unit; or one or more handicapped persons as defined in the Fair Housing Amendments Act of 1988, plus not more than 5 additional persons, who live together in one dwelling unit.
- Accessory Dwelling Units - Changes in 2011, including fee waivers, substantially increased number of ADUs being permitted from less than 100/year to approximately 600/year today. They are now making changes to waiver process to require a covenant that the ADU will not be used for Air BNB for at least 10 years. No onsite owner requirement. There has also been some recent equity work around ADUs and who is benefited. Cost in their market is \$150 – 200,000 to build an ADU, limiting both who can afford to construct one and pushing rents to cover costs above what is affordable for many.

Seattle

- Small-Scale and Infill Development – Seattle has created innovative zoning districts including Residential Small Lot and Lowrise 1 (LR1) Zone Districts that provide opportunity for increased density through infill development that is compatible with single family.
- Affordable Housing Density Bonus - Bonus Floor Area in exchange for housing that serves low-income households (up to 60% AMI) for a period of 50 years. (Section 23.49.012)
- Mandatory Housing Affordability is being implemented now, but when fully implemented it will apply to all zones that allow multifamily or commercial development, except certain historic districts.
- Accessory Dwelling Units - Floor area for ADUs includes garage/storage, but excludes areas below grade (i.e. basements). The City is in the process of considering significant changes to their ADU rules and anticipate a determination in the first quarter of 2019 - see update at: <http://www.seattle.gov/council/adu-eis>

- B. Exceptions. The height requirements of all Zone Districts shall be subject to the following exceptions: parapet walls not exceeding four (4) feet in height, chimneys, cooling towers, elevator bulkheads, fire towers, gas tanks, utility penthouses, stacks, stage towers or scenery lofts, monuments, cupolas, domes and spires and necessary mechanical appurtenances.
- C. Airport Zoning Act. Proposed buildings or structures or modification to existing buildings or structures with a height greater than one hundred (100) feet require a permit from the Kent County Department of Aeronautics, pursuant to the Airport Zoning Act, Public Act No. 23 of 1950.

Sec. 5.2.07. Single-Family Dwellings, Detached.

- A. A detached single-family dwelling and any additions or alterations thereto, other than manufactured housing in a licensed manufactured housing community, shall meet the requirements of this Section in addition to all other regulations of this Chapter.
- B. Conversion.
 - 1. An existing detached single-family dwelling exceeding five thousand (5,000) square feet in gross floor area may be converted to permit additional dwelling units, provided the Director first determines that the size of the structure is substantially out of character with other houses within a three (3) block radius and a Special Land Use application is approved.
 - 2. In considering the Special Land Use, the Planning Commission shall:
 - a. Determine the appropriate number of units to be permitted; and
 - b. Ensure that adequate parking as required by Article 10 can be provided in a location that does not create an adverse effect on adjacent properties.
- C. Minimum Dimension. Each dwelling shall have a minimum of ~~eighteen~~fourteen(~~18~~14) feet in any horizontal dimension.
- D. Minimum Floor Area. Each dwelling shall have a minimum gross floor area of seven hundred fifty (750) square feet.
- E. Neighborhood Classification. The dwelling shall comply with the requirements of this Section and shall be generally compatible in character, design and appearance to other residential dwellings within the same Neighborhood Classification.
- F. Primary Entrance.
 - 1. The primary entrance for the main building shall have a step, stoop, or porch which is attached to the building foundation, or provided with a separate four (4)-inch deep masonry foundation. A stoop or landing shall project at least three (3) feet from the building (not including steps). A porch shall project at least six (6) feet from the building (not including steps).
 - 2. Section 5.2.05.F.4 provides regulations related to handicap ramps and other modifications to a dwelling's primary entrance for housing intended to accommodate persons with mobility impairments.
- G. Manufactured House. If the dwelling is a manufactured house, it shall:

B. Allowed Uses Table.

Table 5.5.05.B. Uses: Residential Zone Districts					
Use Category	Specific Use	TN, MCN, MON		Use or Other Regulations	
		LDR	MDR		
RESIDENTIAL					
Household Living	Single-family dwelling, detached	P	P	5.2.07.	
	Single-family dwelling, attached	S/P	P	5.5.05.C., 5.9.06.	
	Two-family dwelling - existing	E	P	5.3.05.F.	
	Two-family dwelling - new construction	S	P	5.5.06.	
	Multiple family dwelling	S/X	P	5.5.05.C., 5.9.20.	
	Manufactured housing community	X	P	5.9.17.	
	Adult foster care	Family home (1-6 residents)	P	P	5.9.04.
		Small group home (7-12 residents)	S	S	
		Large group home (13-20)	S	S	
	Assisted living center	S	S	—	
	Nursing/convalescent home	S	S	—	
	Residential rehabilitation facility	S	S	5.9.29.	
	Rooming or boarding house	S	S	5.9.30., Chapter 116	
	Single room occupancy (SRO)	X	S	5.9.32.	
	Transitional or emergency shelter	X	S	5.9.36.	
Accessory Uses	Accessory dwelling unit	S	S	5.9.03.	
	Accessory structure	P	P	5.2.08.	
	Child care home (Family or Group)	P	P	—	
	Home occupation (Class A and Class B)	P	P	5.9.14., Chapter 116	
EDUCATIONAL, GOVERNMENT AND INSTITUTIONAL					
Educational	All educational uses	S	S	—	
	Technical, vocational, and trade school	S	S	—	
Government and Institutional	Adult day care center	S	S	5.9.04.	
	Cemetery	P	P	—	
	Child care center	S	S	5.9.09.	
	Community center	S	S	—	
	Community garden	P	P	—	
	Hospital	S	S	—	
	Library	P	P	—	
	Park, playground, plaza, square, urban open	P	P	5.11.14.	
	Police and fire station	S	P	—	
	Religious institution	S	S	—	
	Social service facility (w/o residential care)	S	S	5.9.34.	

Table 5.5.05.B. Uses: Residential Zone Districts					
Use Category	Specific Use		TN, MCN, MON		Use or Other Regulations
			LDR	MDR	
COMMERCIAL, INDUSTRIAL AND UTILITIES					
Commercial	Bed and breakfast		S	P	5.9.08., Chapter 116
	Golf course, country club		P	P	—
	Live-work unit		S	S	5.9.16.
Industrial or Transportation	Mineral extraction		S	S	5.9.21.
	Off-street parking, non-residential		S/X	S	5.5.05.D.
Utilities	Electrical substations and private utilities		P	P	5.9.11.
	Wireless communication facilities	Co-located antenna	P	P	5.9.41.
		Freestanding/tower	X	X	—
P = Permitted; S = Special Land Use; E = Existing; X = Not Permitted; "—" = Not Applicable					

C. Attached Single-Family Residential Use Restrictions.

1. Where four (4) or fewer units are constructed in a row on a vacant lot and no demolition is required, Attached Single-Family Residential dwelling units are a Permitted Use within the LDR zone district when the parcel is located within five-hundred (500) linear feet of a TBA, TOD, TCC or C zone district, as measured from the closest point of the parcels along the public right-of-way.
2. Where demolition of an existing structure is required, or more than five (5) units are constructed in a row, Attached Single-Family Residential dwelling units are a Special Land Use within the LDR zone district.

D. Multiple-Family Residential Use Restrictions.

1. Purpose. Within the Roosevelt Park neighborhood, Grandville Avenue provides a unique cadence of commercial and residential experiences along the corridor represented by pockets of traditional business areas (primarily at corner properties) and longer stretches of detached single-family residential dwellings. The neighborhood desires to maintain this character.
2. Applicability. In light of the recommendations of the Grandville Avenue Area Specific Plan, multiple-family dwellings are not a permitted use within the TN-LDR, Traditional Neighborhood—Low Density Residential Zone District within the established boundaries of the approved ASP.

~~E. D.~~ Off-Street Parking Restrictions.

1. Purpose. Within the Grandville Avenue Area Specific Plan, a parking hold line was established to delineate appropriate locations for non-residential off-street parking.
2. Applicability. Within the boundaries of the approved Grandville Avenue Area Specific Plan, off-street parking facilities as a principal use of a lot are not permitted within the TN-LDR, Traditional Neighborhood—Low Density Residential Zone District.

Sec. 5.5.06. Site Layout and Building Placement Requirements.

A. Site Layout and Building Placement Table. All development in Residential Zone Districts must comply with the requirements in Table 5.5.06.A. unless otherwise expressly stated, or unless a different requirement is contained in an applicable Overlay District. Lot area and lot width requirements listed in Table 5.5.06.A. shall be used where there is not an established lot size.

Table 5.5.06.A. Site Layout and Building Placement: Residential Zone Districts								
Neighborhood Classification		TN		MCN		MON		Use or Other Regulations
Zone District		LDR	MDR	LDR	MDR	LDR	MDR	
Minimum Lot Area (sq. ft./unit - except as noted)								
Detached single-family, interior		3,800 ¹	2,500 ¹	5,000 ¹	3,000 ¹	7,000 ¹	3,500 ¹	5.5.06.B.
Detached single-family, corner		5,000	3,000	6,000	4,000	8,000	4,500	
Attached single-family		1,500 ^{3,000}	1,250 ^{2,250}	3,500	3,000	4,500	4,000	5.5.06.B. 5.5.08.
Two-family (total)		6,000 ¹	5,000 ¹	7,000 ¹	6,000 ¹	9,000 ¹	8,000 ¹	5.5.06.B.
Multiple family/group living:	Minimum (sq. ft./unit)	2,000	1,250	2,500	1,500	2,750	1,750	5.5.09.
	Minimum lot area (total sq. ft.)	20,000 ²	20,000 ²	20,000	20,000	25,000	25,000	5.9.20.
Non-residential uses		6,000	6,000	6,000	6,000	6,000	6,000	5.6.07.B.
Minimum Lot Width (ft.)								
Detached single-family, interior		36 ¹	36 ¹	42 ¹	42 ¹	60 ¹	60 ¹	5.5.06.C.
Detached single-family, corner		50	50	70	60	70	70	
Attached single-family (per unit)		30	25	35	30	45	40	
Two-family		60 ¹	50 ¹	70 ¹	60 ¹	90 ¹	80 ¹	
Multiple family/group living		90	80	100	90	100	100	
Non-residential uses		80	80	80	80	100	100	—
Minimum Setbacks and Yards for Residential Uses (ft.)								
Required Building Line (RBL)		27 ¹	22 ¹	35 ¹	30 ¹	—	—	5.5.06.D.
Front setback		—	—	—	—	30	20	
Interior Side Setback	One side	5	5	7	5	7	7	5.5.06.E.
	Total both sides	14	14	18	14	18	20	
Corner Side Setback	One side	5	5	7	5	10	7	5.5.06.E.
	Total both sides	20	20	20	20	25	20	
Rear Setback		25	20	25	30	40	30	5.5.06.F.
Minimum Setbacks and Yards for Non-Residential Uses (ft.)								

B. Uses Table.

Table 5.6.06.B. Uses: Mixed-Use Commercial Zone Districts									
Use Category	Specific Use		TN			TN MCN MON	MCN MON	NOS	Use or Other Regulations
			CC*	TCC	TBA***	TOD**	C		
RESIDENTIAL									
Household Living	Dwellings	Ground floor	S	P	E	P/S/E	E	P	Exception
		Upper floors	P	P	P	P	P	P	-
	Household living		P	P	P	P	P	P	5.9.03. 5.9.20.
	Lodging, extended stay		P	P	S	S	S	X	-
	Manufactured housing community		X	X	X	X	X	X	5.9.17.
	Live-work unit		P	P	P	P	P	P	<u>5.6.06.E.</u> , 5.9.16
Group Living (including residential care)	Group living		P	P	S	S	S	S	<u>5.6.06.E.</u> , 5.9.04. 5.9.29. 5.9.30. 5.9.32. 5.9.36.
Accessory Uses	Accessory dwelling unit		P	P	P	P	P	S	5.9.03.
	Accessory structure		X	X	S	X	S	P	5.2.08.
	Home occupation		P	P	P	P	P	P	5.9.14.
EDUCATIONAL, GOVERNMENT AND INSTITUTIONAL									
Educational	Educational use, including residential & accessory facilities		P	S	S	S	S	S	-
Government and Institutional	Adult day care center		P	S	S	S	S	S	5.9.04.
	Amphitheater, outdoor		S	S	X	X	X	X	-
	Cemetery		X	X	X	X	X	X	-
	Child care center		P	S	S	S	S	S	5.9.09.
	Community center		P	S	S	S	P	S	-
	Community garden		P	P	P	P	P	P	-
	Government & institutional uses	Ground floor	P	P	S	S	P	P	-
		Above ground floor	P	P	P	P	P	P	-
	Hospital, clinic, medical center, rehabilitation center, related administrative offices		P	P	S	S	P	X	5.9.29.
	Library		P	P	P	P	P	S	-
	Public, private and urban open		P	P	P	P	P	P	5.11.14.
	Religious institution		P	S	S	S	S	S	-
	Social service facility	Ground floor	P	P	S	S	P	P	5.9.34.
		Upper floors	P	P	P	P	P	P	
Youth center		P	S	S	S	S	S		

Use	Section	Counter Review	Director Review	Special Land Use
Social service facilities	5.9.34.	—	CC, TCC, TBA, C	LDR, MDR, TOD, NOS
Temporary structures and uses	5.9.35.	LDR, MDR, CC, TCC, TBA, TOD, C, NOS	—	—
Transitional or emergency shelter	5.9.36.	—	CC, TCC	MDR, TBA, TOD, C, NOS
Vehicle fuel stations (without vehicle repair)	5.9.38.	—	C, IT	CC, TCC, TBA
Vehicle sales or rental	New vehicles	5.9.39.	—	C
	Used vehicles	5.9.39.	—	C
Vehicle service or repair	5.9.40.	—	C, IT	CC, TCC, TBA
Wireless communications facilities	Co-located antennas	5.9.41.	—	LDR, MDR, CC, TCC, TBA, TOD, C, NOS, IT, IC, OS
	Freestanding towers	5.9.41.	—	C, IC, IT
Zoo	5.9.42.	See Section 5.7.05.F of Special District - Institutional Campus.		

Sec. 5.9.03. Accessory Dwelling Units (ADU).

The following ADU use regulations shall not be waived or altered by the Planning Commission.

- A. Not more than one (1) Accessory Dwelling Unit (ADU) may be included within a detached single-family dwelling (primary dwelling unit), or accessory structure, or separate from but located on the same lot as a detached single-family dwelling.
- B. Minimum Lot Area. An ADU may be developed on a lot meeting the minimum lot size for the applicable zone district.
- C. Residential Density. The ADU shall be excluded from maximum residential density requirements.
- D. Building Height.
 - a. The portion of a single family detached dwelling with an ADU, when newly added, shall not exceed the permissible main building height of the Zone District. The Planning Commission may increase the height of an accessory structure occupied by an ADU up to a maximum of twenty-five (25) feet.
 - b. The maximum permitted height for a detached ADU is twenty-five (25) feet where the applicable zone district setback requirements for a primary structure are met. Where zone district setback requirements for a primary structure cannot be satisfied, the detached ADU shall be no higher than (20) feet.
- E. Maximum Floor Area. The maximum permitted floor area for an accessory structure that contains an ADU may be increased by one-hundred (100) percent solely for the construction of a second-floor unit.

- F. Front Yard Prohibited. If not part of the main building, the ADU shall not be in the front yard.
- G. Minimum/Maximum ADU Size. The ADU shall not exceed forty (40) percent of the gross floor area of the primary dwelling unit, but in any case shall be at least four hundred (400) square feet and not larger than eight hundred fifty (850) square feet in gross floor area.
- H. Bedroom Maximum. A maximum of two (2) bedrooms are permitted within an ADU.
- I. Occupancy. Occupancy shall be limited to no more than two (2) persons.
- J. Owner Occupancy. One (1) of the dwelling units shall be owner-occupied. If the ADU is leased, it shall be registered with the City as required in Chapter 140 of the City Code.
- K. Leasing or Rental. No ADU shall be leased or rented for less than thirty (30) days, and shall not be used as a short-term rental.
- L. Alterations or New Construction. Any alterations to existing buildings or structures or the construction of a new structure to accommodate the ADU shall be designed to maintain the architectural design, style, appearance and character of the main building as a detached single-family dwelling, including but not limited to entrances, roof pitch, siding and windows.
- M. Deed Restriction. A deed restriction enforceable by the City shall be recorded prior to the issuance of a building permit stipulating that the ADU will not be conveyed separately from the primary dwelling unit. An alternative form of security may be substituted if it meets the intent of this provision and is approved by the City Attorney.
- ~~A. Not more than one (1) Accessory Dwelling Unit (ADU) may be included within a detached single-family dwelling (primary dwelling unit), or accessory structure, or separate from but located on the same lot as a detached single-family dwelling. If separate from the primary dwelling, the Planning Commission shall take into consideration the relationship of a detached ADU to other surrounding residential structures as part of the Special Land Use review.~~
- ~~B. Minimum Lot Area. A minimum lot area of five thousand (5,000) square feet is required.~~
- ~~C. Residential Density. The ADU shall be excluded from maximum residential density requirements.~~
- ~~D. Building Height. The portion of a single family detached dwelling with an ADU, when newly added, shall not exceed the permissible main building height of the Zone District. The Planning Commission may increase the height of an accessory structure occupied by an ADU up to a maximum of twenty-five (25) feet.~~
- ~~E. Front Yard Prohibited. If not part of the main building, the ADU shall not be in the front yard.~~
- ~~F. Minimum/Maximum ADU Size. The ADU shall not exceed twenty-five (25) percent of the gross floor area of the primary dwelling unit, but in any case shall be at least four hundred (400) square feet and not larger than eight hundred fifty (850) square feet in gross floor area.~~
- ~~G. Bedroom Maximum. A maximum of two (2) bedrooms are permitted within an ADU. Occupancy shall be limited to no more than two (2) persons.~~
- ~~H. Owner Occupancy. One (1) of the dwelling units shall be owner-occupied. If the ADU is leased, it shall be registered with the City as required in Chapter 140 of the City Code.~~

- ~~I. Leasing or Rental. No ADU shall be leased or rented for less than thirty (30) days, or to more than eleven (11) different parties in any calendar year.~~
- ~~J. Alterations or New Construction. Any alterations to existing buildings or structures or the construction of a new structure to accommodate the ADU shall be designed to maintain the architectural design, style, appearance and character of the main building as a detached single family dwelling, including but not limited to entrances, roof pitch, siding and windows.~~
- ~~K. Deed Restriction. A deed restriction enforceable by the City shall be recorded prior to the issuance of a building permit stipulating that the ADU will not be conveyed separately from the primary dwelling unit. An alternative form of security may be substituted if it meets the intent of this provision and is approved by the City Attorney.~~

Sec. 5.9.04. Adult Foster Care and Adult Day Care.

- A. Adult Foster Care Family Home. The adult foster care home licensee, whether one (1) person or two (2), shall be a member of the household and an occupant of the residence, and is not counted among total adults permitted as part of the care facility.
- B. Adult Foster Care Small and Large Group Homes. The adult foster care group homes shall be registered and licensed as required for adult foster care under the Adult Foster Care Facility Licensing Act, Act 218 of the Public Acts of 1979, MCL 400.701 *et seq.*, as amended.
- C. Adult Day Care Homes. An adult day care home shall be registered and licensed as required for group day care homes under the Child Care Organizations Act, Act 116 of the Public Acts of 1973, MCL 722.11 *et seq.*, as amended.

Sec. 5.9.05. Alcohol Sales and Consumption.

- A. Purpose. A concentration of alcohol-related uses within a geographic area tend to have particularly detrimental effects on neighborhood character. Accordingly, the use type and type of activities, hours of operation, police resources and the secondary effects resulting from these uses must be taken into consideration during the approval process.
- B. Applicability. Any land use that requires a license from the Michigan Liquor Control Commission (LCC) for the sale or consumption of beer, wine or alcoholic beverages (on- or off-premises, whether packaged, by the bottle, by the glass or otherwise) and any expansion or other changes in that land use, shall require review and approval as specified in Table 5.9.05.B. The Director may submit any Director Review application to the Planning Commission for approval review.

G. Other Requirements.

1. Cash Register Viewing Window. The cash register for a convenience/package goods store shall be clearly visible from the street. The viewing window shall have a contiguous area of at least twenty (20) square feet of clear glass and have an unobstructed view into the store.
2. Entertainment. The requirements of Section 5.9.12. Live Entertainment shall also apply if a Dance or Entertainment permit has been requested from the State or City.
3. Applications for Dance, Entertainment or After Hours permits shall be considered a change in land use and shall be subject to the requirements of this Section.

Sec. 5.9.06. Attached Single-Family and Two-Family Dwellings.

- A. Attached dwellings must comply with the dimensional and design standards of Sections 5.5.06. and 5.5.07., except where these standards are expressly modified by this Section.
- B. Conversion. The conversion of attached single-family and two-family dwellings to a higher density on the same lot is prohibited, except where the building exceeds five thousand (5,000) square feet in gross floor area and the Director determines that the size of the house is out of character with other nearby residential uses, the use shall be heard as a Special Land Use by the Planning Commission to determine the appropriate number of units.
- C. Two-Family Dwelling New Construction. New construction of a two-family dwelling is a Special Land Use in Low-Density Residential Zone Districts and is a Permitted Use in Mixed-Density Residential Zone Districts, in accordance with all applicable requirements of Table 5.5.05.B. and this Article.
- D. Minimum Lot Area. The minimum lot area per dwelling unit is as required in the Zone District.
- E. Minimum Setbacks.
 1. Interior Lots. The minimum required interior side setback on the side of the dwelling unit containing the common wall is reduced to zero. The (interior) side and rear setback standards of the Zone District apply around the perimeter of the project.
 2. Corner Lots.
 - a. The interior side setback may be reduced to zero. However, the remaining side setback must comply with the standards of the Zone District.
 - b. The required building setback from one (1) front lot line may be reduced to fifteen (15) feet. This setback may be further reduced to match the predominant setbacks of adjoining structures on the same side of the street between the nearest intersecting streets or alleys, provided that a minimum setback of three (3) feet is provided in all cases.
- F. Minimum Building Width. Each dwelling shall have a minimum dimension of ~~fourteeneigheten~~ (1418) feet in any horizontal dimension.

Residential Structure Type “Scorecard” by City

The following graphics compare the number of Zoning Districts within each City that allow specific residential housing types. Note that the number of overall districts vary by City (as identified), therefore comparison is shown as a percentage of this overall number. Please note that these numbers do not include Special Purpose Districts, as these are location/condition specific (such as a PUD/PRD) as these generally require additional process in adoption or plan review, such as a rezoning.

Use Not Permitted	Administrative Approval	Special Land Use	Proposed
-------------------	-------------------------	------------------	----------

<i>Housing Types</i>	Grand Rapids	
	Low Density Residential Zone District	Medium Density Residential Zone District
SF Detached	100%	100%
SF Attached	100%	100%
Duplex	100%	100%
Townhouse	100%	100%
Multifamily	100%	100%
ADUs	100%	100%

Blue – Permitted / Orange – Special Land Use Approval by Planning Commission

<i>Housing Types</i>	Ann Arbor	
	Single Family Zone Districts (5 Zone Districts)	Multiple Family Zone Districts (8 Zone Districts)
SF Detached	100%	100%
SF Attached		
Duplex		100%
Townhouse		75%
Multifamily		63%
ADUs	100%	100%

Blue – Permitted / White – No use allowed

<i>Housing Types</i>	Austin	
	Single Family Zone Districts (9 Zone Districts)	Multiple Family Zone Districts (6 Zone Districts)
SF Detached	100%	100%
SF Attached	33%	100%
Duplex	33%	100%
Townhouse	22%	100%
Multifamily		100%
ADUs	33%*	67%*

* ADUs permitted as Two Family in select SF zone districts / Limited ADUs permitted as Accessory Use in all districts.

<i>Housing Types</i>	Minneapolis	
	Single Family Zone Districts (2 Zone Districts)	Multiple Family Zone Districts (6 Zone Districts)
SF Detached	100%	67%
SF Attached		
Duplex	50%	67%
Townhouse		
Multifamily		67%
ADUs	100%	100%

Blue – Permitted

<i>Housing Types</i>	Portland	
	Single Family Zone Districts (6 Zone Districts)	Multiple Family Zone Districts (5 Zone Districts)
SF Detached	100%	100%
SF Attached	83%	100%
Duplex	33%	100%
Townhouse	PROPOSED	100%
Multifamily	PROPOSED	100%
ADUs	100%	100%

Blue – Permitted / Green – Proposed under pending Residential Infill Zoning Text Amendments

<i>Housing Types</i>	Seattle	
	Single Family Zone Districts (7 Zone Districts)	Multiple Family Zone Districts (5 Zone Districts)
SF Detached	100%	100%
SF Attached		100%
Duplex	71%	100%
Townhouse	71%	100%
Multifamily		100%
ADUs	100%	100%

Blue – Permitted