



ZONING STRATEGIES

For Affordable Housing and Housing Supply



Housing Advisory Committee Recommendations for Zoning:

- ❖ Incentives for Small Scale Development
- ❖ Density Bonus
- ❖ Allow Accessory Dwelling Units By Right
- ❖ Non-Condo Zero-Lot-Line
 - *Setback requirements, minimum lot size, building area, building width for single family*
 - *Eliminate minimum lot width requirement in TN Zone for multi-family units*
 - Number of Unrelated People
 - Mixed Housing Types
 - Height Restrictions, increase
 - Eliminate Lots of Common Ownership

Goals

- Increase number of affordable housing units
- Increase housing supply
- Make development approval process more predictable for new housing types
- Provide savings in time and/or cost
- Encourage a variety of different housing types
- Eliminate regulations that impede certain development types
- Align and support current City of Grand Rapids Master Plan goals

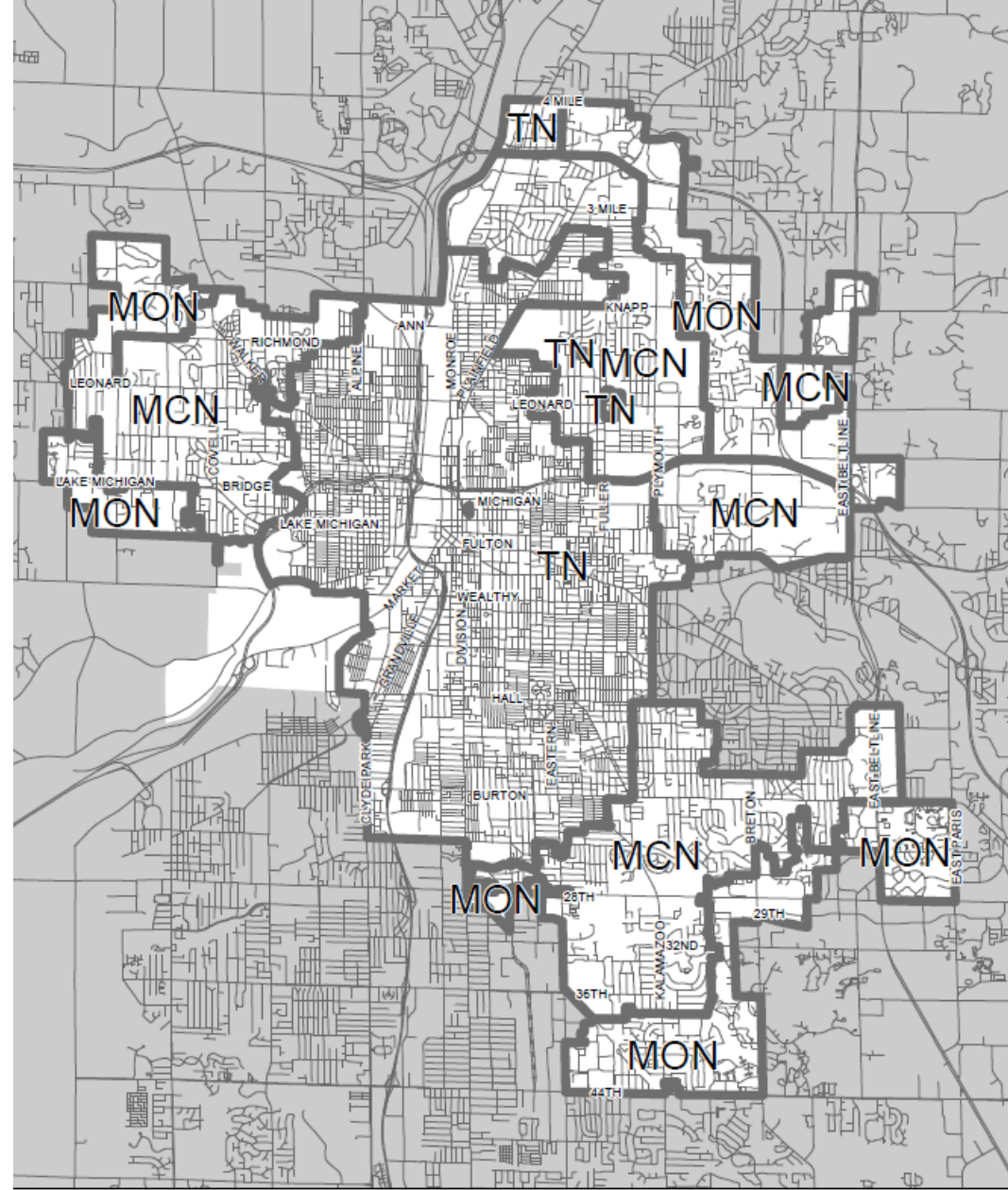
Considerations

- Neighborhood character
- Loss or conversion of single-family structures
- Displacement of existing residents
- Enforcement capacity (e.g. development agreements, inspections, nuisance complaints)
- Quality of life (e.g. privacy, noise, maintenance)
- Off-site impacts (e.g. parking, trips per site)

Interdependencies

- If we increase building density
 - *Then, parking, building height, and greenspace requirements should be considered*
- If we decrease lot area or lot width requirements
 - *Then, issues can arise with greenspace and setback standards*
- If we allow multi-family units the same dimensional requirements as single-family units
 - *Then, conversions of up to 4 units per structure if density requirements are met*
- If we encourage a broad range of new infill housing types
 - *Then, do we need better design standards to ensure compatibility*
- If we allow accessory structures to contain ADUs
 - *Then, two-story accessory structures will be allowed for second-story “Fonzi Flats”*

Neighborhood Types



Neighborhood Classifications

- TRADITIONAL NEIGHBORHOODS - TN
- MID-CENTURY NEIGHBORHOODS - MCN
- MODERN ERA NEIGHBORHOODS - MON



Density Bonus

Add an affordable housing bonus in Articles 5 and 6, if:

- Located within 300' of a transit line
- At least 20 units are developed as part of the project
- Not less than 30% of the units are provided at or below 60% AMI for rental or 80% AMI for owner-occupied
- Units shall be designed so as to be comparable to market-rate units (so as to make it indistinguishable between them)

Density bonus = reduction of 500 sq ft of lot area required per unit

Density Bonus (con't)

What's Different?

- Currently have a mixed-income housing bonus; this bonus is only for affordable units
- Can be used for LIHTC

Questions

- Do you believe that this will achieve the stated goals?
- Are current height allowances sufficient?
- Will parking-burdened neighborhoods have adequate capacity? (Do we need to reduce parking requirements or require more on-site parking without administrative or Planning Commission waivers?)

Zero Lot Line

- Permit attached single-family dwelling units By-Right in the Low Density Residential (LDR) Zone District when the following criteria is met:
 - *Less than 4 attached units per structure are proposed*
 - *The parcel is within 100' of a TBA, TOD, TCC or C Zone District*
- Reduce minimum dwelling unit width from 18' to 14'
- Eliminate a requirement for minimum lot width, allowing dwelling unit width to control
- Reduce minimum lot area in half in Traditional Neighborhoods:
 - *From 3,000 sq ft to 1,500 sq ft (LDR); and*
 - *From 2,250 sq ft to 1,250 sq ft (MDR)*

Zero Lot Line (con't)

What's Different?

- Attached single-family would be allowed By-Right in the LDR zone district where 4 units or less are proposed (4 units or more in LDR is a SLU; any size in MDR is currently allowed By-Right)
- Unit width is reduced
- Better alignment in dimensional regulations

Questions

- Do you believe that this will achieve the stated goals?
- Should minimum lot area be reduced in other neighborhood types?
- Should each unit be considered independently (e.g. responsible for their own parking/are alleys needed)?

Accessory Dwelling Units

- ADU's would be permitted by-right within the Low Density Residential (LDR) and Mixed-Density Residential (MDR) zone districts, subject to the use restrictions of Article 9.
- Article 9 would be amended as follows:
 - *Modify minimum lot area of 5,000 square feet to lots meeting the minimum lot area for the applicable zone district*
 - *Permit detached ADUs to be 25' in height so long as setback requirements are met, or up to 20' when placed between required setback and 3' of the property line*
 - *Increase floor area ratio between ADU and primary structure*
 - *Eliminate maximum occupancy and number of bedrooms*

Accessory Dwelling Units (con't)

What's Different?

- ADUs will be permitted By-Right in all zone districts (currently SLU)
- Lot area requirement for ADUs eliminated
- Accessory building heights increased for ADUs
- Floor Area Ratio increased from 25% to 40% of primary structure
- Up to 4 unrelated individuals can live in an ADU, no maximum on bedrooms (eliminated 2 person and 2 bedrooms requirement)

Questions

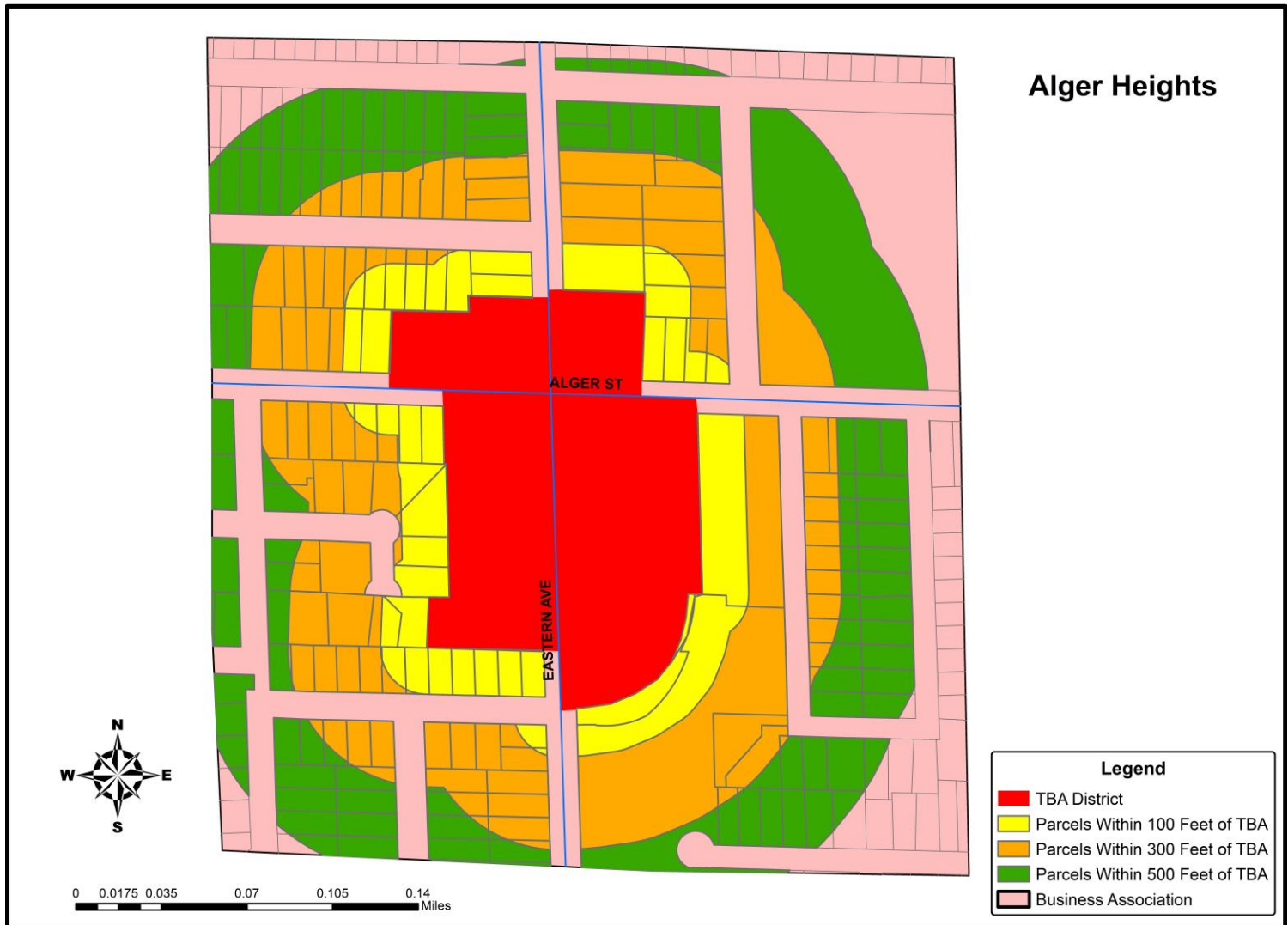
- Do you believe that this will achieve the stated goals?
- Will 2-story detached ADUs affect the character of a neighborhood?
- 77% of city residential lots are 5,000 sq ft or larger (which is the current requirement for an ADU); are ADUs on smaller lots appropriate?

Small Scale Development

- Reduce minimum dwelling unit width from 18' to 14'
- Two-family allowed By-Right in the LDR zone district, and lot width and area requirements are waived, when a parcel is within 100' of a TBA, TOD, TCC or C Zone District or the parcel is a corner lot
- Eliminate minimum lot area requirement (20,000 sq. ft.) for multi-family residential developments.
- Multiple-family allowed By-Right in the LDR zone district when all of the following criteria is met:
 - *Located within 100' of a TBA, TOD, TCC or C zone district*
 - *No more than 4 units per building*
 - *Complies with a maximum building width and footprint*
 - *Development complies with new form standards*

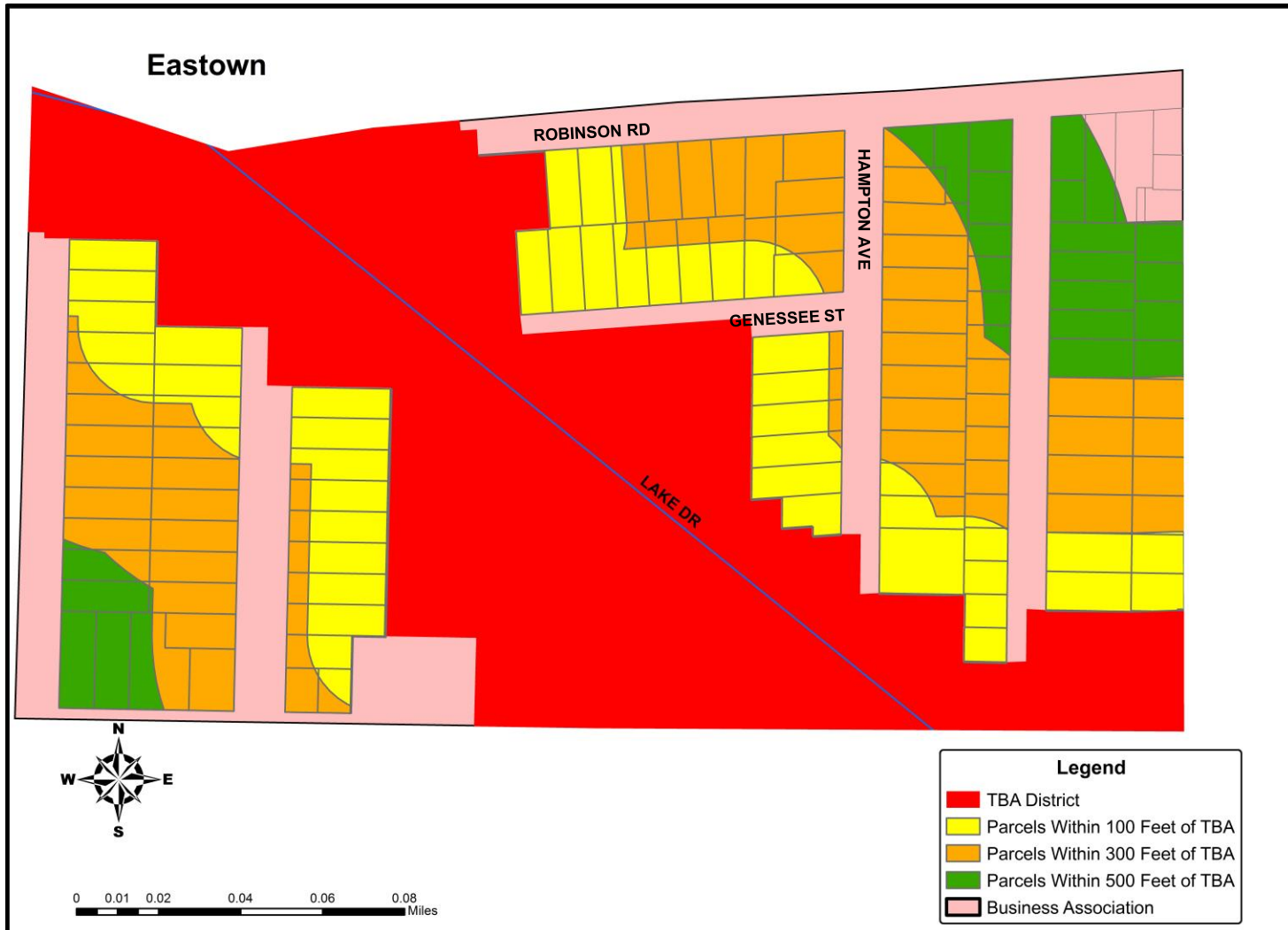
TBA Buffer Maps – Alger Heights

Low Density Residential (LDR) Parcels Within Various Buffer Distances of TBA Zone Districts



TBA Buffer Maps - Easttown

Low Density Residential (LDR) Parcels Within Various Buffer Distances of TBA Zone Districts



Small Scale Development (con't)

What's Different?

- Permit the construction of Two-Family dwellings By-Right within the LDR zone district when certain conditions are met.
- Permit the construction of Multi-Family dwellings By-Right within the LDR zone district when certain conditions are met
- Eliminate minimum lot area requirement for Multi-Family developments

Questions

- Do you believe that this will achieve the stated goals?
- Will design guidelines mitigate impact to neighborhood character?