

ARTICLE 5 RESIDENTIAL ZONE DISTRICTS

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Sec. 5.5.01. Residential Zone Districts: Purpose and Intent.

- A. Residential Zone Districts are divided into Low-Density Residential (LDR) Districts and Mixed-Density Residential (MDR) Districts within the framework of the three (3) Neighborhood Classifications of Traditional Neighborhoods (TN), Mid-20th Century Neighborhoods (MCN), and Modern Era Neighborhoods (MON).
- B. LDR, Low-Density Residential District. The Low-Density Residential District is intended to create, maintain and promote a variety of housing opportunities for individual households and to maintain the desired physical characteristics of the city's existing neighborhoods.
 - 1. The density ranges for each Low-Density Residential Zone District varies based upon the Neighborhood Classification in which it is located.
 - 2. Site and building placement regulations, as well as requirements for building elements, take the built environment into consideration as many of the areas that include this Zone District are in existing developed areas.
- C. MDR, Mixed-Density Residential District. The Mixed-Density Residential District is intended to create, maintain and promote a variety of housing types in areas where development already exists or where it is desired in the future.
 - 1. The density ranges for each mixed-density Zone District varies based upon the Neighborhood Classification in which it is located, but generally accommodates moderate- to high-density housing, including detached single-family houses, attached single-family dwellings, two-family dwellings, and multiple-family residential buildings.
 - 2. Site and building placement regulations, as well as requirements for building elements, have taken the built environment into consideration. The Master Plan recommendations in Section 10.0 *Development Character* and Section 10.9 *Higher Quality Medium and High-Density Residential Design* shall be used in site design, except where it is impractical or inconsistent with the neighborhood.

Sec. 5.5.02. Traditional Neighborhood Residential Zone Districts: Purpose and Intent.

- A. TN-LDR, Traditional Neighborhood—Low-Density Residential Zone District. The TN-LDR District is intended to protect established development patterns, consisting predominantly of medium-low density residential development in the form of detached single-family houses and two-family dwellings sited on individual lots. Pockets of medium- to high-density residential development are generally found along transit routes, near to business districts and along major streets. The redevelopment of sites shall remain consistent with this pattern of development.

- B. TN-MDR, Traditional Neighborhood—Mixed-Density Residential Zone District. The TN-MDR District is intended to provide a variety of housing choices in a spatially diverse manner while protecting established development patterns. Mixed-density neighborhoods are generally found along transit routes, near to business districts and along major streets. They often act as a transition between lower density residential development and non-residential uses. Redevelopment shall remain consistent with this pattern of development. The redevelopment of former commercial sites is a significant objective through context sensitive architectural designs and features common to the area.

Sec. 5.5.03. Mid-20 Century Neighborhood Residential Zone Districts: Purpose and Intent.

- A. MCN-LDR, Mid-20th Century Neighborhood - Low-Density Residential Zone District. The MCN-LDR District is intended to protect the established development pattern, consisting predominantly of low-density residential development characterized by single-family detached houses on individual lots with garages located to the side or rear of the main building. New development and building renovation shall be compatible with the valued characteristics of the existing built environment. To that end, a coordinated variety in design is encouraged. The repeated use of identical facade designs shall be avoided.
- B. MCN-MDR, Mid-20th Century Neighborhood - Mixed-Density Residential District. The MCN-MDR District is intended to provide a variety of housing choices in a spatially diverse manner. The established development pattern, consisting predominantly of low-density residential development characterized by two-family dwellings and small multiple family buildings, shall act as a transition between lower density residential development and non-residential uses. Context-sensitive architectural designs and features common to the area shall be used in the redevelopment of former commercial sites.

Sec. 5.5.04. Modern Era Neighborhood Residential Zone Districts: Purpose and Intent.

- A. MON-LDR, Modern Era Neighborhood - Low-Density Residential Zone District. The MON-LDR District is intended to reflect the low-density development pattern of single-family detached houses on large lots. The repeated use of identical facade designs shall be avoided. The preservation of natural features such as wetlands, woods and steep slopes are important components shall be included in development plans for a site.
- B. MON-MDR, Modern Era Neighborhood - Mixed-Density Residential Zone District. The MON-MDR District is intended to permit the moderate- to high-density single-use development pattern that presently exists; however, it strongly encourages the redevelopment of these properties into a mixed-density format where a variety of housing densities and styles are provided. The preservation of natural features such as wetlands, woods and steep slopes are important components and shall be included in development plans for a site.

Sec. 5.5.05. Uses of Land.

- A. Land Uses. Uses are allowed in residential Zone Districts in accordance with Table 5.5.05.B. Uses: Residential Zone Districts. Article 16 Definitions shall be referred to for clarity on the uses as listed. The following key is to be used in conjunction with the Use Table.
 - 1. Permitted Uses. Uses permitted by right in the Zone District, subject to compliance with all other applicable requirements of this Chapter. These uses are identified with a "P."

2. Special Land Uses. Uses which may be allowed subject to review and approval by the Planning Commission in accordance with Section 5.12.09., and all other applicable requirements of this Chapter. These uses are identified with an "S."
3. Existing Uses. Uses that were in existence prior to November 5, 2007 may continue to exist as non-conforming uses. These uses are identified with an "E." See Section 5.3.05.F.
4. Uses Not Allowed. Uses are prohibited in that Zone District. These uses are identified with an "X".
5. Use Regulations. Certain allowed uses, whether Permitted Uses or Special Land Uses, are subject to compliance with Article 9 or other provision of this Chapter or other City Code. These uses are identified under "Use or Other Regulations." A cell marked with "—" under this heading indicates that there are no additional use requirements. However, there may be other applicable regulations in this Chapter or other City Code for the uses listed that are not noted in the Use Table.
6. Unlisted Uses. Uses not listed in the Table 5.6.06.B. are also prohibited unless the Director determines that the use is similar to other uses listed either as a Permitted Use or Special Land Use in accordance with Section 5.4.04.
7. Site Development. Vehicle and bicycle parking requirements and pedestrian circulation requirements are in Article 10 Transportation and Mobility. Landscaping requirements are in Article 11 Landscaping and Green Infrastructure. Sign requirements are in Article 15 Signs.

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	<u>P/S</u>	P	<u>5.5.05.D.</u> , 5.9.06.	
	Two-family dwelling - existing	E	P	5.3.05.F.	
	Two-family dwelling - new construction	<u>P/S</u>	P	<u>5.5.05.C.</u> , 5.5.06.	
	Multiple family dwelling	<u>Small (4 or less units/building)</u>	<u>P/S/X</u>	P	5.5.05. C <u>E</u> , 5.9.20.
		<u>Other (5 or more units/building)</u>	<u>S/X</u>	<u>P</u>	
	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 residents)	X	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 <u>P</u>	S <u>P</u>	5.9.03.	
	Accessory structure		P	P	5.2.08.
	Child care home (<u>Family or Group</u>)	<u>Family home (1-6 children)</u>	P	P	—
		<u>Group home (7-12 children)</u>	<u>S</u>	<u>S</u>	—
	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	X	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. DE	
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. Two-Family Residential Use Restrictions.

- 1. The construction of a two-family residential dwelling is 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 or where located on a corner parcel.

D. Attached Single-Family Residential Use Restrictions.

- 1. Where four (8) or less units are constructed in a row, Attached Single-Family Residential dwelling units is 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 more than eight (8) units are constructed in row, Attached Single-Family Residential dwelling units are a Special Land Use within the LDR zone district.

E. Multiple-Family Residential Use Restrictions.

- 1. The appropriateness of multi-family residential development within the City’s neighborhoods is dependent on location and building form. For this reason, the review process of multiple-family development varies within each residential zone district.
 - a. Within the MDR zone districts, multiple-family residential dwellings are a permitted use, subject to the use regulations of Section 5.9.20.
 - b. Within the LDR zone districts, in addition to the use regulations of Section 5.9.20, the following review standards shall apply:
 - i. Permitted Use. The construction of a Small Multiple-Family Residential development as defined in Article 16, is considered a permitted use 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.

ii. Not Permitted. 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. The ASP strongly promotes multi-family development in the TBA Zone District to insure a diversity of housing types and the desired density near transit nodes. In light of the ASP recommendations, within the established boundaries of the approved ASP, Multiple-Family Dwellings are not a permitted use within the TN-LDR Zone District.

iii. Special Land Use. The construction of a Multiple-Family Residential development not meeting the requirements of 5.5.05.D.1.a. and 5.5.05.D.1.b. above shall be reviewed as a Special Land Use.

G.F. Off-Street Parking Restrictions. Within the Grandville Avenue ASP, a parking hold line was established to delineate appropriate locations for non-residential off-street parking locations.

1. Surface parking lots that extend beyond the TBZA Zone District hold line shall be prohibited.
2. Off-street parking facilities as a principal use of a lot is not permitted within the TN-LDR 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		3,000 <u>1,500</u>	2,250 <u>1,250</u>	3,500 <u>2,350</u>	23,000	4,500 <u>3,000</u>	4,000 <u>3,500</u>	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.)								
Front setback		20	20	25	25	25	25	5.5.06.D.
Side setback		10	10	10	10	20	20	5.5.06.E.
Rear setback		25	25	30	30	30	30	5.5.06.F.
See Section 5.11.11.C. for minimum buffer widths where non-residential uses abutting residential uses.								
Building Facade Along RBL (%)		60	60	50	50	—	—	5.5.06.G.

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 Green Space at Grade (% of lot area)							
Detached single-family	40	30	50	40	60	50	5.5.06.H.
Attached single-family	40	20	50	30	60	40	
Two-family	35	20	40	25	50	30	
Multiple family	30	20	30	25	30	30	
Non-residential uses	30	30	30	30	30	30	
Minimum Tree Canopy (% of lot area)							
Multiple-family/group living	37	34	48	41	51	35	5.11.09.
Non-residential uses	37	34	48	41	51	35	
¹ This dimension shall apply in areas not established, per Sections 5.2.05.C. and 5.5.06.B-D. ² See Section 5.5.06.B.4.							
"—" = Not Applicable							

B. Lot Area.

1. The minimum lot area requirement may not permit allowed densities on every lot. Other factors, such as off-street parking, height limits, dwelling unit sizes and lot configuration may limit the built density.
2. Lot Areas Not Established. On blocks where lot areas are not established, Table 5.5.06.A. Site Layout and Building Placement shall apply.
3. Established Lot Areas. On blocks where lot areas are established, the following shall apply:
 - a. Detached Single Family Dwellings.
 - i. For detached single-family dwellings on interior lots, the lot area shall be at least the median lot area of interior single-family lots on the same block and. For the purposes of this calculation, the same block is defined as both block faces, in the same Zone District, not to exceed five (5) lots on each side of the subject parcel and five (5) lots directly across the street on which there is at least one (1) conforming main structure.
 - ii. For detached single-family dwellings on corner lots, the minimum lot area in Table 5.5.06.A. shall apply.
 - b. Two Family Dwellings.
 - i. For two-family dwellings meeting the locational requirement of Section 5.5.05.C.1, the minimum lot area may be equal to the median lot area of single-family lots on

the same block and are not eligible for any lots area reductions as provided in Section 5.5.06.B.3.b.iii and 5.5.06.B.3.b.iv.

- ~~ii.~~ ii. Except as otherwise permitted above, For two-family dwellings, the minimum lot area shall be thirty (30) percent larger than the median lot area of single-family lots on the same block. For the purposes of this calculation, the same block is defined as both block faces, in the same Zone District, not to exceed five (5) lots on each side of the subject parcel and five (5) lots directly across the street.
- ~~iii.~~ iii. Reduction (up to one [1]). The minimum lot area may be reduced by an additional ten (10) percent beyond that required in b.ii. above where all of the following conditions apply:
 - (a) Both units are priced at or below thirty (30) percent of the area median household income (as determined by the American Community Survey of the U.S. Census Bureau), as adjusted for family size, for the census tract in which the development is located, with affordability maintained for at least fifteen (15) years.
 - (b) The units are comparable in size, amenities and location with other similar units in the same block.
 - (c) The property owner agrees to the submission of annual reports to the City regarding certification of eligible tenants and purchasers, annual certification of rental property and monitoring of affordable rental housing requirements.
- ~~iii.~~ iv. Reduction (up to two [2]). The minimum lot area may be reduced by an additional ten (10) percent for each dwelling unit that is designed and constructed to meet the Type B Unit accessibility requirements of the ANSI A117.1. standard.
- ~~iv.~~ v. Reductions may be combined for a cumulative reduction of up to thirty (30) percent.

Table 5.5.06.B.3. Use of Minimum Lot Area/Width Reductions Two Family Dwellings - LDR and MDR Zone Districts	
Reductions Used	Required % of Lot Area/Width Above Median Single-Family Lot Requirements
None	30%
1	20%
2	10%
3	None

- 4. Multiple Family Developments and Group Living.
 - a. Minimum Lot Area. The minimum lot area in Table 5.5.06.A. shall apply to multiple-family developments and group living, except for adult foster care family homes which shall comply with the requirements for detached single family dwellings.
 - ~~b. Multiple Family Developments – Minimum Lot Area Reductions. In the TN Districts, a Special Land Use to reduce the minimum lot area for a multiple family development~~

~~may be considered where it is demonstrated that the proposed development complies with the Purpose and Intent of the District and where all other requirements of this Chapter have been satisfied.~~

D.C. Lot Width.

1. Lot Widths Not Established. On blocks where lot widths are not established, Table 5.5.06.A. Site Layout and Building Placement shall apply.
2. Established Areas. On blocks where lot widths are established, the following shall apply.
 - a. Detached Single-Family Dwellings.
 - i. For detached single-family dwellings on interior lots, the lot width shall be at least the median lot width of interior single-family lots on the same block. For the purposes of this calculation, the same block is defined as both block faces, and in the same Zone District, not to exceed five (5) lots on each side of the subject parcel and five (5) lots directly across the street.
 - ii. For detached single-family dwellings on corner lots, the minimum lot width in Table 5.5.06.A. shall apply.
 - b. Two-Family Dwellings.
 - i. For two-family dwellings meeting the locational requirements of Section 5.5.05.C.a, the minimum lot width may be equal to the median lot width of single-family lots on the same block and are not eligible for any lots width reductions as provided in Sections 5.5.06.B.3.b.iii. and iv.
 - ii. Except as otherwise permitted in b.i above, ~~For new construction~~ two-family dwellings on interior lots, the minimum lot width shall be thirty (30) percent larger than the median lot width of single-family lots on the same block. For the purposes of this calculation, the same block is defined as both block faces, in the same Zone District, not to exceed five (5) lots on each side of the subject parcel and five (5) lots directly across the street. In no case shall the lot width be less than the minimum established in Table 5.5.06.A. except as provided in Sections 5.5.06.B.3.b.iii. and ~~iv~~.
 - iii. For two-family dwellings on corner lots, the minimum lot width in Table 5.5.06.A. shall apply except as provided in Sections 5.5.06.B.3.b.iii. and ~~iv~~.
 - c. Multiple Family and Group Living. The minimum lot width in Table 5.5.06.A. shall apply except for adult foster care family homes which shall comply with the regulations applicable to detached single family dwellings.
 - d. Administrative Departure. An Administrative Departure of two (2) feet may be approved. In no case shall the lot width be smaller than the minimum established in Table 5.5.06.A.

E.D. Front Setbacks and Required Building Line (RBL).

1. Front Setbacks Not Established - TN Traditional Neighborhood and MCN Mid-20th Century Neighborhoods. On blocks where the front setback or RBL is not established, the RBL in Table 5.5.06.A. Site Layout and Building Placement shall apply.

2. Established Areas. On blocks where the front setback or building line is established, the following shall apply:
 - a. For all residential dwellings on all lots, the Required Building Line (RBL) shall be equal to, or the median of, the front setbacks of existing main buildings on the same block. For the purposes of this calculation, the same block is defined as both block faces, in same Zone District, not to exceed five (5) lots on each side of the subject parcel and five (5) lots directly across the street. In no case shall the RBL be less than the minimum established in Table 5.5.06.A.
 - b. Where an established RBL is not present, the minimum setback defined in Table 5.5.06.A. shall apply.
 - c. An Administrative Departure up to ten (10) feet of the established RBL may be permitted to accommodate individual site conditions, such as mature trees, topography, or other similar physical condition or where the setbacks of existing buildings on the subject block are inconsistent. The Required Building Line may be determined by referencing the front setbacks of the adjacent properties.

F.E. Side Yard Setback.

1. Side Yard Setbacks. Table 5.5.06.A. Site Layout and Building Placement shall apply to side yard setbacks.
2. Side Yard Setbacks Between Districts.
 - a. Residential. In no case shall side yard setbacks be less than five (5) feet on each lot between two (2) residential Zone Districts or uses, unless specified otherwise.
 - b. Residential and Non-Residential. A minimum distance of ten (10) feet shall be maintained on each lot between residential and non-residential Zone Districts or uses.
3. Exceptions for Attached Single-Family Dwellings. Exceptions to the side yard requirements for attached single-family dwellings are provided in Section 5.9.06.
4. Corner Lots. Corner lots shall have two (2) front yards, two (2) side yards, and no rear yard.
5. Administrative Departure. An Administrative Departure up to two (2) feet in a side yard setback may be permitted to accommodate individual site conditions, such as healthy mature trees, topography, or other similar physical condition.

G.F. Rear Yard Setback.

1. Rear Yard Setbacks. Table 5.5.06.A. Site Layout and Building Placement shall apply to rear yard setbacks.
2. Administrative Departure. An Administrative Departure up to five (5) feet in a rear yard setback may be permitted to accommodate individual site conditions, such as mature trees, topography, or other similar physical condition

H.G. Building Facade Along Required Building Line. The building facade along the RBL shall meet the requirements of Table 5.5.06.A.

H. Minimum Required Greenspace at Grade.

1. Purpose. The minimum greenspace requirements are designed to ensure a sufficient amount of area of greenspace for recreation and nature, as well as to provide pervious surface to assist in stormwater management.
2. Applicability. The minimum required greenspace, as defined by Article 16, shall apply to each lot in its entirety, including driveways.
3. Stormwater Credit. No more than twenty-five (25) percent of pervious surfaces, such as grass pavers, uncovered decks, brick pavers with a sand base, pervious concrete and asphalt, may be applied toward the greenspace requirements of this Section.
4. Front Yards. Front yards shall consist of greenspace, and impervious surfaces shall be limited to driveways and private sidewalks.
5. Multiple-Family Exception. A reduction of not more than twenty-five (25) percent of the required greenspace listed in Table 5.5.06.A. for a multiple-family property is permitted for development projects with the submission of a stormwater mitigation plan that retains one hundred (100) percent of all stormwater on site, as approved by the City's Environmental Protection Services Department (EPSD); and submittal of a LEED checklist and proof of registration that demonstrates the intent to apply for LEED building certification, or other generally recognized sustainable building certification.
6. Multiple-Family Administrative Departure. An Administrative Departure for a multiple-family property may be approved to permit permanent planters, vegetated walls and green roofs that are readily accessible and safe for residential occupants to be included in greenspace calculations. These items shall be measured in square feet of surface area.

I. Residential Bonuses.

1. Purpose. The Master Plan calls for a range of housing types and price points within neighborhoods to accommodate all residents regardless of income, special need or place in life cycle. Developments can receive bonuses as outlined in this Section by providing additional accessibility and housing that is affordable to a wide range of residents.
2. Housing Bonuses. Bonuses are available for two-family and multiple family developments in accordance with the provisions of Table 5.5.06.I.2.

Condition		Districts	Incentive/Bonus	Bonus
Accessible Housing	Two-family residential	LDR, MDR	5.5.06.I.3.a	Reduced minimum lot area/width
	Multiple-family residential		5.5.06.I.3.b	Reduced lot area per dwelling
<u>Affordable Housing</u>	<u>Multiple-family residential</u>	<u>LDR, MDR</u>	<u>5.5.06.I.4.a</u>	<u>Reduced lot area per dwelling</u>
Mixed-Income Residential	Two-family residential	LDR	5.5.06.I.4.a	Reduced minimum lot area/width
Mixed-Income Residential	Multiple-family residential	LDR, MDR	5.5.06.I.4.b	Reduced lot area per dwelling

3. Accessible Housing. Bonuses are available for two-family and multiple family developments when units are designed and constructed to meet the ANSI A117.1 standards for Type B accessible units when the following conditions are met.
 - a. Two-Family Developments. The minimum lot area for two-family residential developments may be reduced where the conditions of Section 5.5.06.B.3.b.iii. are met.
 - b. Multiple-Family Developments. The minimum lot area for a multiple family development may be reduced by up to five hundred (500) square feet per dwelling unit when at least twenty-five (25) percent of the units are accessible.
4. Affordable Housing Bonuses. Bonuses are available in accordance with the provisions of Table 5.5.06.I.2. when the following conditions are met.
 - a. Multiple-Family Developments. The minimum lot area for a multiple family development may be reduced by up to five hundred (500) square feet per dwelling unit for a project that satisfies the following criteria:
 - i. If rental units, not less than thirty (30) percent of the total number of units are priced for households at or below sixty (60) percent of Area Median Income, as adjusted for family size, with rental charges remaining affordable for at least fifteen (15) years.
 - ii. If owner units, not less than thirty (30) percent of the total number of units are priced for households at or below sixty (60) percent of Area Median Income, as adjusted for family size.
 - iii. The affordable units shall be comparable in unit sizes, amenities and location with the market rate units.
 - iv. The property owner agrees to the submission of annual reports to the City regarding certification of eligible tenants and purchasers, annual certification of rental property and monitoring of affordable rental housing requirements.
 - v. That the property owner agrees in a writing recorded with the Kent County Register of Deeds and in a form approved by the City Attorney, that continual compliance with all conditions contained herein are necessary to maintain compliance with this Chapter. A violation of any condition is a violation of the Zoning Ordinance and is a nuisance per se for which the City of Grand Rapids may in addition to other remedies, institute any court or enforcement action provided for by law, including but not limited to, seeking injunctive relief or abatement after a notice and hearing before the Board of Zoning Appeals.
- ~~4.5.~~ Mixed-Income Housing. Bonuses are available in accordance with the provisions of Table 5.5.06.I.2. when the following conditions are met.
 - a. Two-Family Developments. The minimum lot area for two-family residential developments may be reduced where the conditions of Section 5.5.06.B.3.b.ii. are met.

- b. Multiple-Family Developments. The minimum lot area for a multiple family development may be reduced by up to five hundred (500) square feet per dwelling unit for a project that satisfies the following criteria:
 - i. Project is located within three hundred (300) feet of a transit line;
 - ii. At least twenty (20) dwelling units are developed as part of the project;
 - iii. If rental units, not less than fifteen (15) percent nor more than thirty (30) percent of the total number of units are priced for households at or below sixty (60) percent of Area Median Income, as adjusted for family size, with rental charges remaining affordable for at least fifteen (15) years.
 - iv. If owner units, not less than fifteen (15) percent nor more than thirty (30) percent of the total number of units are priced for households at or below eighty (80) percent of Area Median Income, as adjusted for family size.
 - v. The remaining units are priced at market rate.
 - vi. The affordable units shall be comparable in unit sizes, amenities and location with the market rate units.
 - vii. The property owner agrees to the submission of annual reports to the City regarding certification of eligible tenants and purchasers, annual certification of rental property and monitoring of affordable rental housing requirements.

Sec. 5.5.07. Building Element Requirements.

A. Building Elements Table. All development in the Residential Zone Districts shall comply with the requirements in Table 5.5.07.A. Building Elements unless otherwise expressly stated, or unless a different requirement is contained in an applicable Overlay District.

Table 5.5.07.A. Building Elements: Residential Zone Districts								
Neighborhood Classification		TN		MCN		MON		Use or Other Regulations
Zone District		LDR	MDR	LDR	MDR	LDR	MDR	
Maximum Height								
Residential Permitted Use	Stories	2 ½	3	2 ½	3	2 ½	3 ½	5.5.07.B.1.
	Feet	35	45	35	45	35	52	
Residential SLU	Stories	3	4	3	6	3	8	5.5.07.B.2
	Feet	45	60	45	90	45	120	
Non-Residential	Stories	3	3	3	3	3	3 ½	5.5.07.B.1.
	Feet	45	45	45	45	45	52	
Materials								
Residential		R	R	R	R	R	R	5.5.07.C.
Non-residential		R	R	R	R	R	R	
Facade Variation								
Multiple-Family and Non-residential		R	R	R	R	—	—	5.5.07.D.
Building Orientation		R	R	R	R	—	—	5.5.07.E.

Table 5.5.07.A. Building Elements: Residential Zone Districts								
Neighborhood Classification		TN		MCN		MON		Use or Other Regulations
Zone District		LDR	MDR	LDR	MDR	LDR	MDR	
Entrance		R	R	R	R	—	—	5.5.07.E.
Transparency (% of building wall area)								
Front	All residential	20	20	15	15	15	15	5.5.07.F.
Side	Detached, attached single-family	3 windows minimum at 6 sq. ft. each						—
	Two-family, multiple-family	10	10	10	10	10	10	—
Non-Residential	Front	40	40	40	40	40	40	—
	Side	20	20	20	20	10	10	—
Transitional Features		R	R	R	R	R	R	5.5.07.G.
Streetscape Design		R	R	R	R	R	R	5.11.13.
S = Special Land Use; R = Rules Apply; "-" = Not Applicable.								

B. Building Height.

1. See Section 5.2.0806. Building Height for additional information and exceptions.
2. In keeping with the character of the TN Neighborhood Classification the entire height of the 1st floor or ground floor shall be at or above grade.
- 2.3. Residential building heights may be increased from the requirements of Table 5.5.07.A. by Special Land Use approval. The Planning Commission shall take into consideration the neighborhood context, scale, massing and compatibility of the proposed structure in making its decision.

C. Materials.

1. Permitted Materials.
 - a. Durable building materials, simple configurations and solid craftsmanship are required.
 - b. Walls visible from public streets, exclusive of wall areas devoted to meeting transparency requirements, shall be constructed of: high quality, durable materials, including: brick; fiber cement siding, high-quality finished metal; wood lap, aluminum or vinyl siding; and split-faced block, stucco or stone.
 - c. EIFS is permitted for accents only.
 - d. To provide visual depth and strong shadow lines, clapboard siding must have a minimum butt thickness of a quarter (¼) of an inch.
2. Where more than one (1) facade material is proposed vertically, the ‘heavier’ material in appearance shall be incorporated below the ‘lighter’ material (e.g. masonry below siding).
3. Roofing Materials.

- a. Roofing materials shall be those used and installed in a manner customary for residential construction, shall be compatible in character and scale with the residential structure on which it is being installed, shall be installed according to the manufacturer's specifications, shall have no visible fasteners, and shall be uniform in type and appearance within each uninterrupted roof plane.
 - b. Acceptable roof materials include three hundred (300) pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. The approving authority may permit “engineered” wood or slate with an approved sample and examples of successful, high quality local installations.
 - c. Corrugated roofing materials are not permitted.
4. Repairs and replacements shall be completed with materials similar in color and appearance to the existing materials.
 5. Orientation. Building materials in TN Zone Districts shall have a traditional, horizontal orientation.
 6. Administrative Departure. Other materials of equivalent or better quality, including high quality synthetic materials, may be approved, if determined appropriate for the building, site, and area with an approved sample and examples of successful, high quality local installations
- D. Facade Variation. The following requirements shall apply to multiple-family dwellings and non-residential buildings in Zone Districts within TN and MCN Neighborhood Classifications.
1. Uninterrupted Facade. The maximum linear length of an uninterrupted building facade facing a public street and/or park shall be thirty (30) feet. Building wall offsets (projections and recesses), cornices, plinths, quoins, varying building materials or pilasters shall be used to break up the mass of a single building.
 2. Vents, air conditioners and other utility elements shall not be part of any street-facing building facade. Where these elements are part of other facades, particular care must be taken to render these elements less visible to public view through architectural integration or other means of screening.
 3. Administrative Departures. Administrative Departures may be granted for:
 - a. A reduction of up to five (5) feet of the thirty (30) foot requirement may be approved, depending on actual building design, entrance placement, and other factors that make the requirement impractical.
 - b. Other methods to provide adequate articulation, provided that the visual effect of articulation is maintained. Examples of acceptable variations may include architectural or artistic details or features, a variation in color or materials and enhanced ornamentation around building entranceways.
 - c. Locations of vents, air conditioners, and other utility elements where physical conditions of the site dictate a location on the street-facing facade.
- E. Entrances
1. Orientation.

- a. Interior Lots. For interior lots, the primary building entrance shall be located in the front facade parallel to the street or urban open space.
 - b. Corner Lots. For corner lots, the primary entrance shall face the street from which the structure derives its street address.
 - c. Administrative Departure. Alternative orientations may be considered where consistent with existing adjacent development.
2. Primary Entrances. Primary entrances for all residential structures shall be clearly defined by at least one (1) of the following:
- a. A projecting or recessed entrance. A recessed entrance is required if the entrance is within five (5) feet of the lot line; the entrance recess shall not be less than the width of the door(s) when opened outward.
 - b. Stoop or enclosed or covered porch, provided that an enclosed porch shall comply with required setbacks, except as provided in E.3. below.
 - c. Transom and/or side light window panels framing the door opening.
 - d. Architectural trim framing the door opening.
 - e. Administrative Departure. Other methods, such as unique color treatments, additional moldings with expression lines, or bays of unique width, may be approved with an Administrative Departure provided the same effect is achieved.
3. TN Neighborhood Classification – Porches and Stoops. In addition to the above, residential dwellings located in Zone Districts within the TN Neighborhood Classification shall be subject to Section 5.2.07.F. and the following requirements:
- a. The primary entrance facing the street shall include a stoop or a front porch.
 - b. Projections into RBLs and Front Yards.
 - i. For lots with an RBL, a stoop may be built up to six (6) feet (not including steps) forward of the RBL, and shall be at least be three (3) feet wide. An unenclosed front porch may be built up to six (6) feet (not including steps) forward of the RBL.
 - ii. For lots with a setback, an unenclosed porch or stoop (not including steps) may project into the front yard by no more than ten (10) feet, but shall be no closer than five (5) feet to the front sidewalk.
 - c. Porches, not including steps, shall be at least six (6) feet deep to provide for usable seating and circulation, and be at least one-third ($\frac{1}{3}$) the width of the front facade of the residential structure (not including the garage), but in no case shall be less than eight (8) feet wide.
 - d. Building materials shall be compatible with the main building.
 - e. Porch fixtures such as columns, pillars, posts and railings shall be coated with stain or paint if materials made of wood are used.
 - f. Administrative Departures may be granted for the following.

- i. A decrease in the required porch projection up to two (2) feet if, due to required building setbacks, the required projection cannot be satisfied.
 - ii. Porch or entrance enclosures may be permitted where individual site conditions dictate the need for enclosure or where the enclosure and its placement is consistent with others on the same block face, for the same use and in the same Zone District. In all cases, at least eighty (80) percent transparency shall be maintained.
 - iii. Entrances to dwellings to accommodate persons with mobility impairments.
4. Non-Residential Structures. Non-residential structures in Residential Zone Districts shall comply with the requirements of Section 5.6.08.F. for entrances.

F. Transparency.

1. General Requirements. The General Provision requirements of Section 5.2.14. Building Transparency shall apply.
2. Residential Buildings. Residential buildings shall have windows on all exterior walls of the structure. The size and placement of windows on the facade shall be generally uniform.
 - a. TN Residential Dwellings. For all residential dwellings in Zone Districts within the TN Neighborhood Classification, at least twenty (20) percent of the area of the front facade shall consist of windows or primary entrance doors which permit a view from the dwelling to the street.
 - b. MCN and MON Residential Dwellings. For all residential dwellings in Zone Districts within MCN and MON Neighborhood Classifications, at least fifteen (15) percent of the area of the front facade shall consist of windows or primary entrance doors which permit a view from the dwelling to the street.
 - c. Single-Family Detached and Attached Dwellings (e.g. row houses and townhouses).
 - i. At least three (3) windows with a minimum of six (6) square feet each are required on the building's side walls (those adjoining the front facade).
 - ii. Administrative Departure. An Administrative Departure may be granted for side wall transparency for single-story dwellings where it is determined that the requirement cannot be met due to the interior design of the dwelling.
 - d. Two-Family and Multiple-Family Dwellings. For two-family dwellings and multiple-family dwellings, at least ten (10) percent of the area of the building's side walls (those adjoining the front facade) shall consist of windows.
3. Non-Residential Buildings.
 - a. For non-residential building facades facing public streets, parks and through block walkways, at least forty (40) percent of the facade area shall consist of window and door openings.
 - b. In the TN and MCN Neighborhood Classifications, at least twenty (20) percent of the area of a building's side walls (those adjoining the front facade) must consist of windows.

- c. In the MON Neighborhood Classification, at least ten (10) percent of the area of a building's side walls (those adjoining the front facade) must consist of windows.

G. Transitional Features.

1. Purpose. Transitional features are architectural elements, site features and alterations to building massing that are used to provide a transition between higher intensity uses and low- or moderate-density residential uses. These features assist in mitigating potential conflicts between those uses in lieu of conventional landscape buffers or large setbacks. It is the intent of these standards to:
 - a. Reduce land consumption;
 - b. Create a compatible mixed-use environment;
 - c. Limit interruptions in vehicular and pedestrian connections created by efforts to segregate densities and uses; and
 - d. Establish or maintain vibrant pedestrian- and transit-oriented areas where differing uses and densities can operate in close proximity to one another.
2. Applicability. Transitional features shall be required in the following circumstances.
 - a. Where buildings or structures would be one (1) or more stories higher than adjacent residential buildings or structures.
 - b. Where non-residential uses are situated adjacent to residential buildings or structures.
 - c. Where higher-intensity land uses that would adversely affect the livability of an area.
 - d. As a condition of any zoning approval required by Article 12 when necessary to ensure that the appropriate review standards are satisfied.
3. Transitional Features. The following transitional features may be required either singly or in combination.
 - a. Landscape Buffer. The Director or approving body for a required zoning approval, as applicable, may require the use of a landscape buffer (Section 5.11.12.) in lieu of, or in addition to, a transitional feature where such landscape buffer would be sufficient to reduce potentially adverse impacts between incompatible uses, densities or different building types.
 - b. Uses. A continuum of use intensity, where moderate intensity uses are sited between high-intensity uses and low-intensity uses, may be required for multi-building developments on one (1) or more lots. An example would be a duplex between a single-family home and an apartment building.
 - c. Height and Massing. Building height and massing shall be reduced in the form of building step-backs, recess lines or other techniques so that large structures are compatible in scale with smaller, adjacent structures.
 - d. Architectural Features. Similarly sized and patterned architectural features such as windows, doors, arcades, pilasters, cornices, wall offsets, building materials, and other

building articulations included on the lower-intensity use shall be incorporated as transitional features.

4. Parking and Loading. Where possible, off-street parking, loading, service and utility areas shall be located away from a lower-intensity use.