

EASY AND FUN DEVELOPMENT WITH ZONING!

Suzanne Schulz, Managing Director of Design,
Development, and Community Engagement with
City of Grand Rapids



In the last 5 ½ years....

- \$2.2 billion worth of construction permitted
- 4,633 net new residential units constructed
- 9,500 plan reviews of 181,000 plan sheets viewed



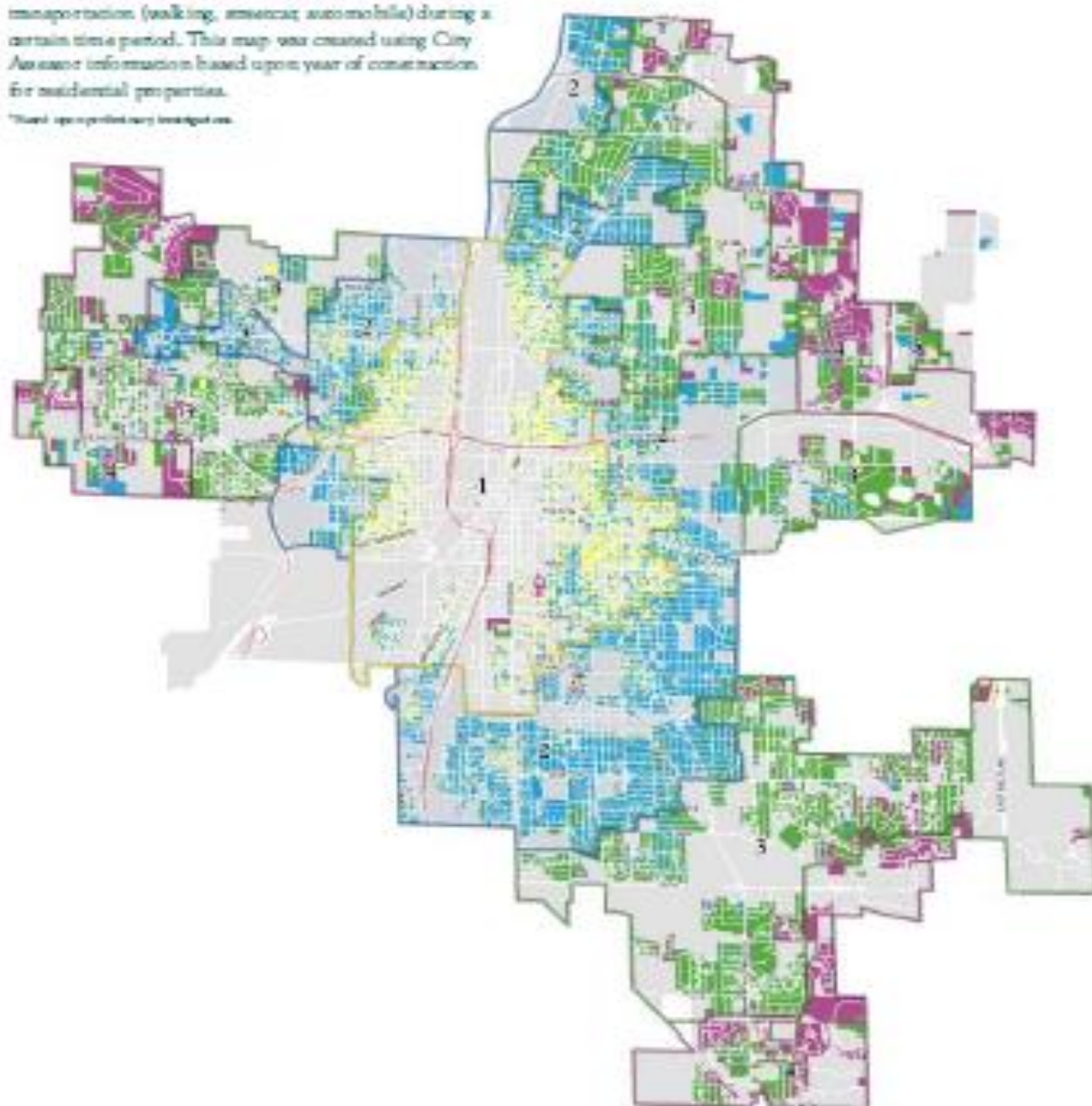


NEIGHBORHOOD PATTERN^{WORK}BOOK

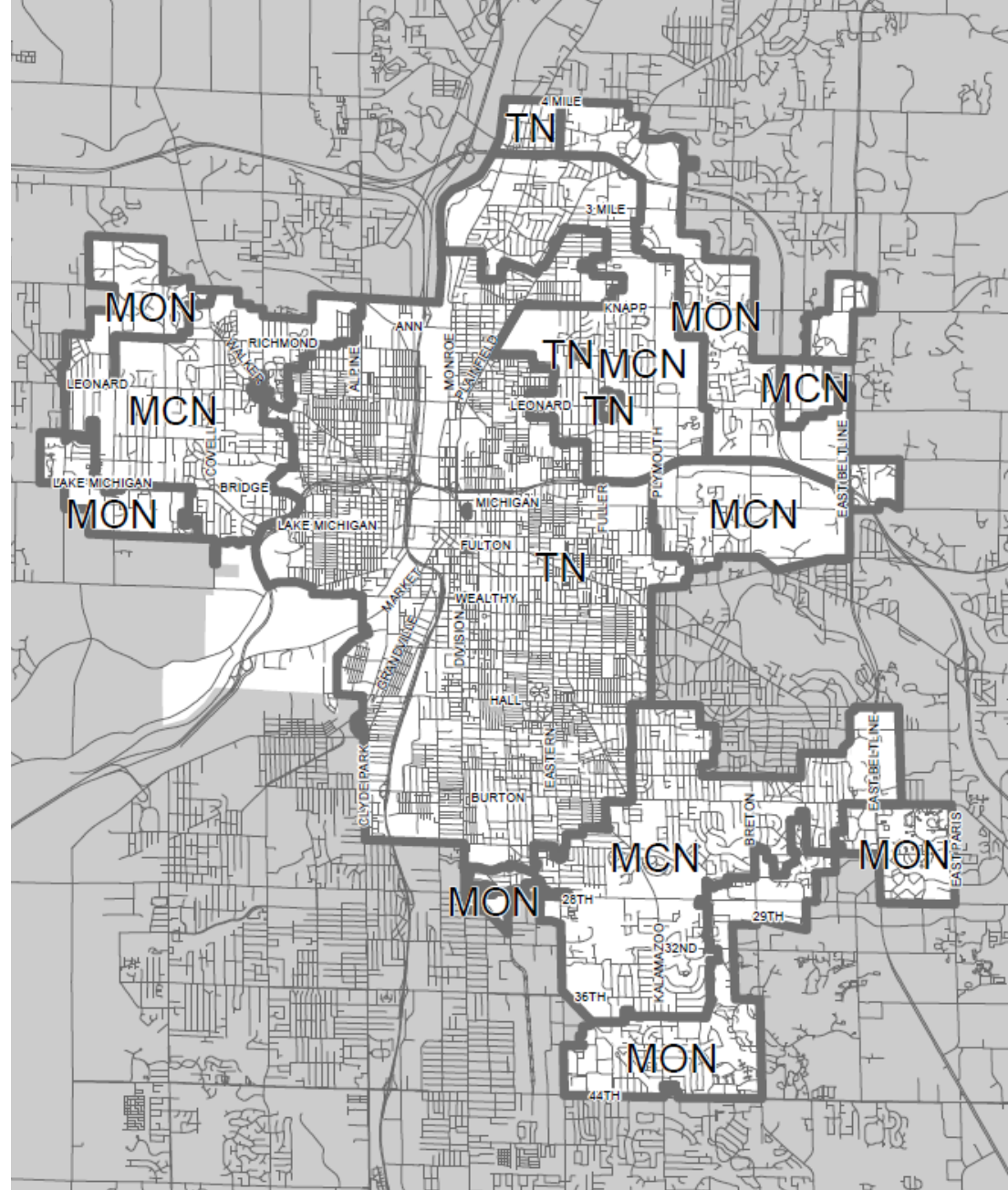
Patterns of Development

Grand Rapids is primarily comprised of four different neighborhood patterns that can be readily identified by development era. The architectural influences (Victorian versus ranch) are as important as the primary mode of transportation (walking, streetcar, automobile) during a certain time period. This map was created using City Assessor information based upon year of construction for residential properties.

**Based upon preliminary investigation.*



Zoning: Neighborhood Types



Neighborhood Classifications

TRADITIONAL NEIGHBORHOODS - TN

MID-CENTURY NEIGHBORHOODS - MCN

MODERN ERA NEIGHBORHOODS - MON



What housing development requests require SLU approval?

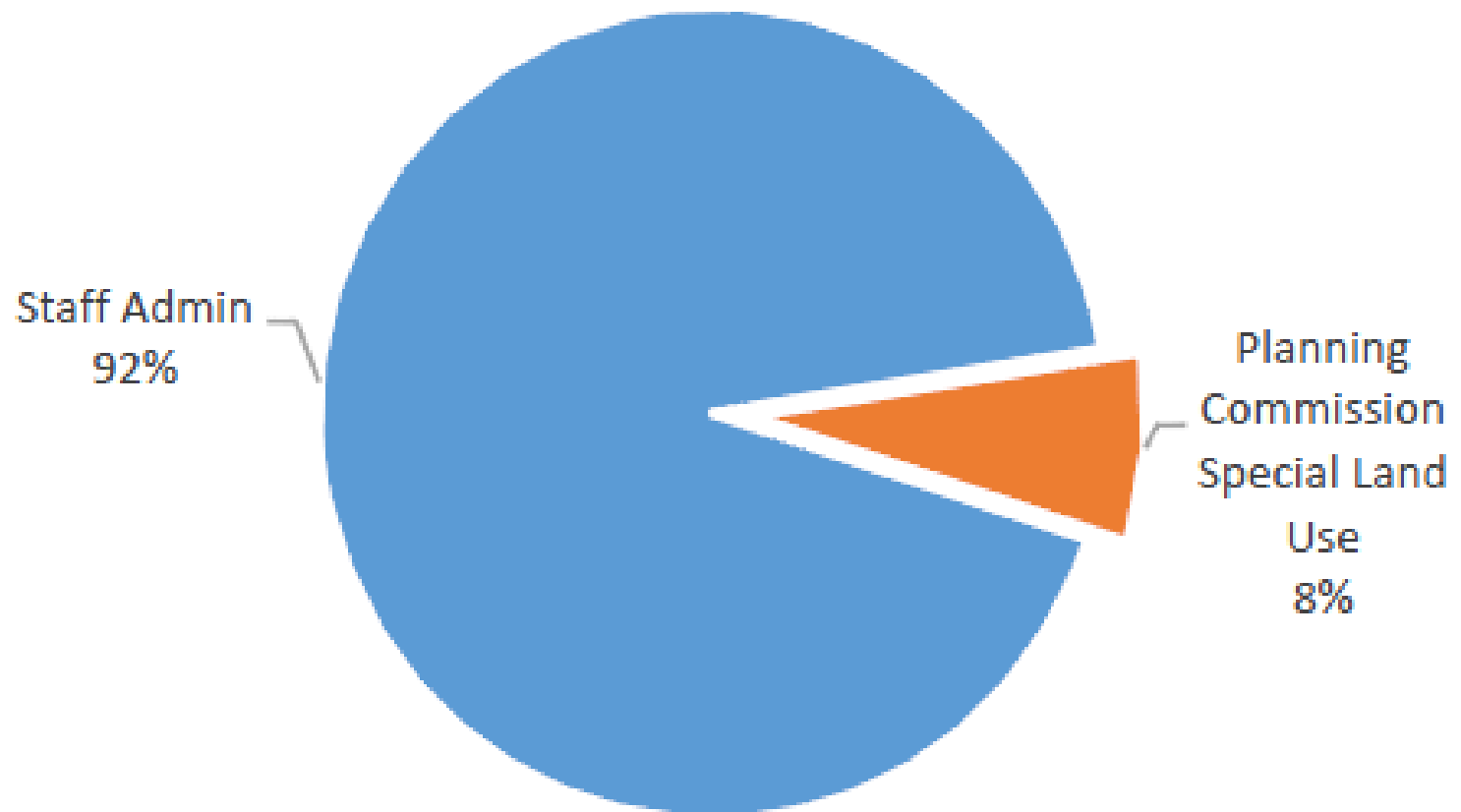
Table 5.5.05.B. Uses: Residential Zone Districts

Use Category		Specific Use	TN, MCN, MON		
			LDR	MDR	
RESIDENTIAL					
ICN ION C	NOS	Single-family dwelling, detached	P	P	
		Single-family dwelling, attached	S	P	
		Two-family dwelling - existing	E	P	
		Two-family dwelling - new construction	S	P	
		Multiple family dwelling	S	P	
		Manufactured housing community	X	P	
		Adult foster care	Family home (1-6 residents)	P	P
			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	
		Rooming or boarding house	S	S	
		Single room occupancy (sro)	X	S	
Transitional or emergency shelter	X	S			
Accessory dwelling unit	S	S			

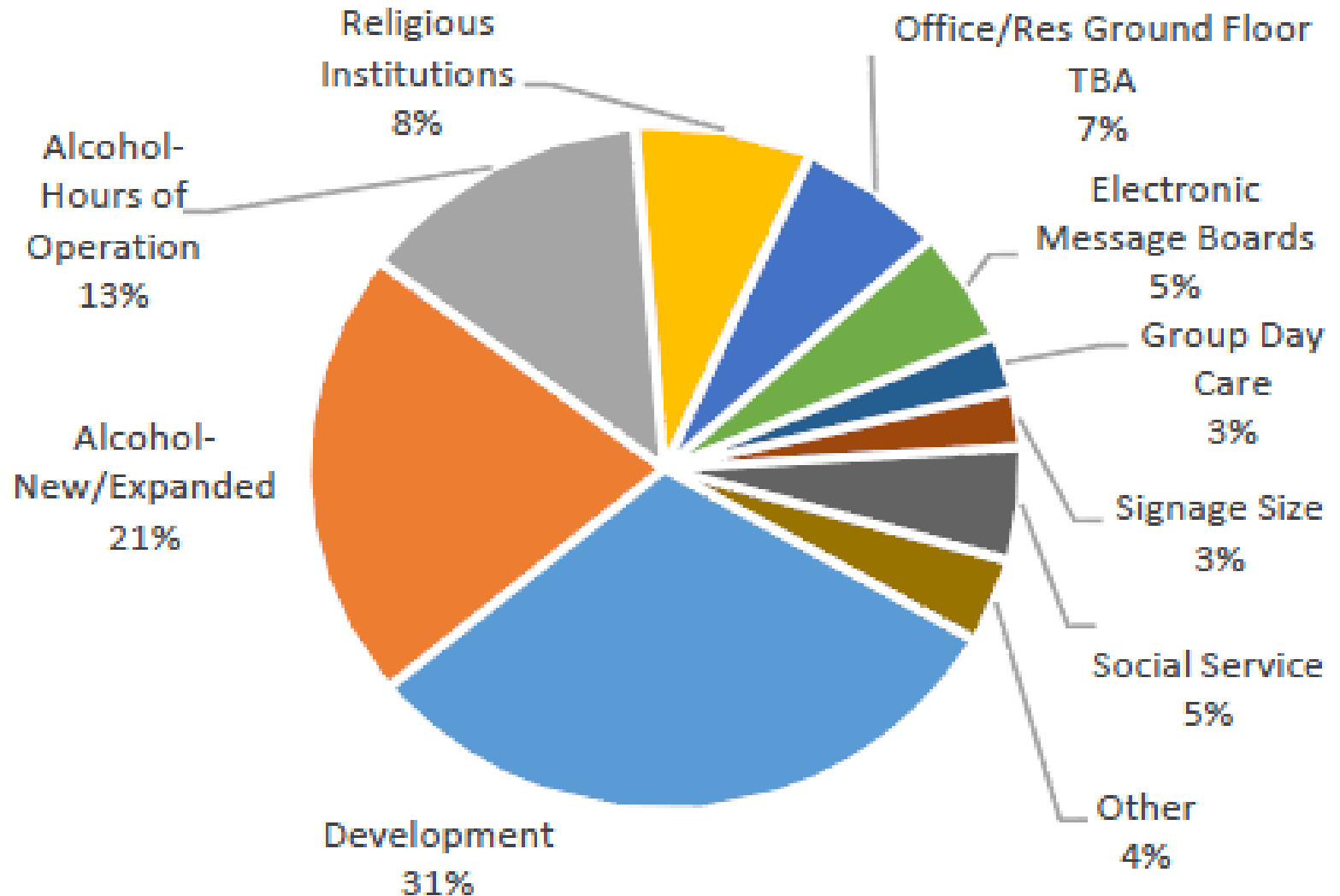
Table 5.6.06.B. Uses: Mixed-Use Commercial Zone Districts

Use Category	Specific Use		TN			TN MCN MON	MCN MON	NOS
			CC*	TCC	TBA	TOD**	C	
RESIDENTIAL								
Household Living	Dwellings	Ground floor	S	P	E	P/S/E	E	P
		Upper floors	P	P	P	P	P	P
	Household living		P	P	P	P	P	P
	Lodging, extended stay		P	P	S	S	S	X
	Manufactured housing community		X	X	X	X	X	X
	Live-work unit		P	P	P	P	P	P
Group Living (including residential care)	Group living		P	P	S	S	S	S
Accessory Uses	Accessory dwelling unit		P	P	P	P	P	S
	Accessory structure		X	X	S	X	S	P
	Home occupation		P	P	P	P	P	P

2016 Construction Approvals



2016 Special Land Uses





Data Compendium for Informed Housing Policy: Zoning

Recommendation #3: Small Scale Development

Recommendation #6: Density Bonus for Affordable Housing

Recommendation #8: Accessory Dwelling Units

Recommendation #9: Non-Condo Zero Lot Line Development



As requested by the City Commission on February 20, 2018

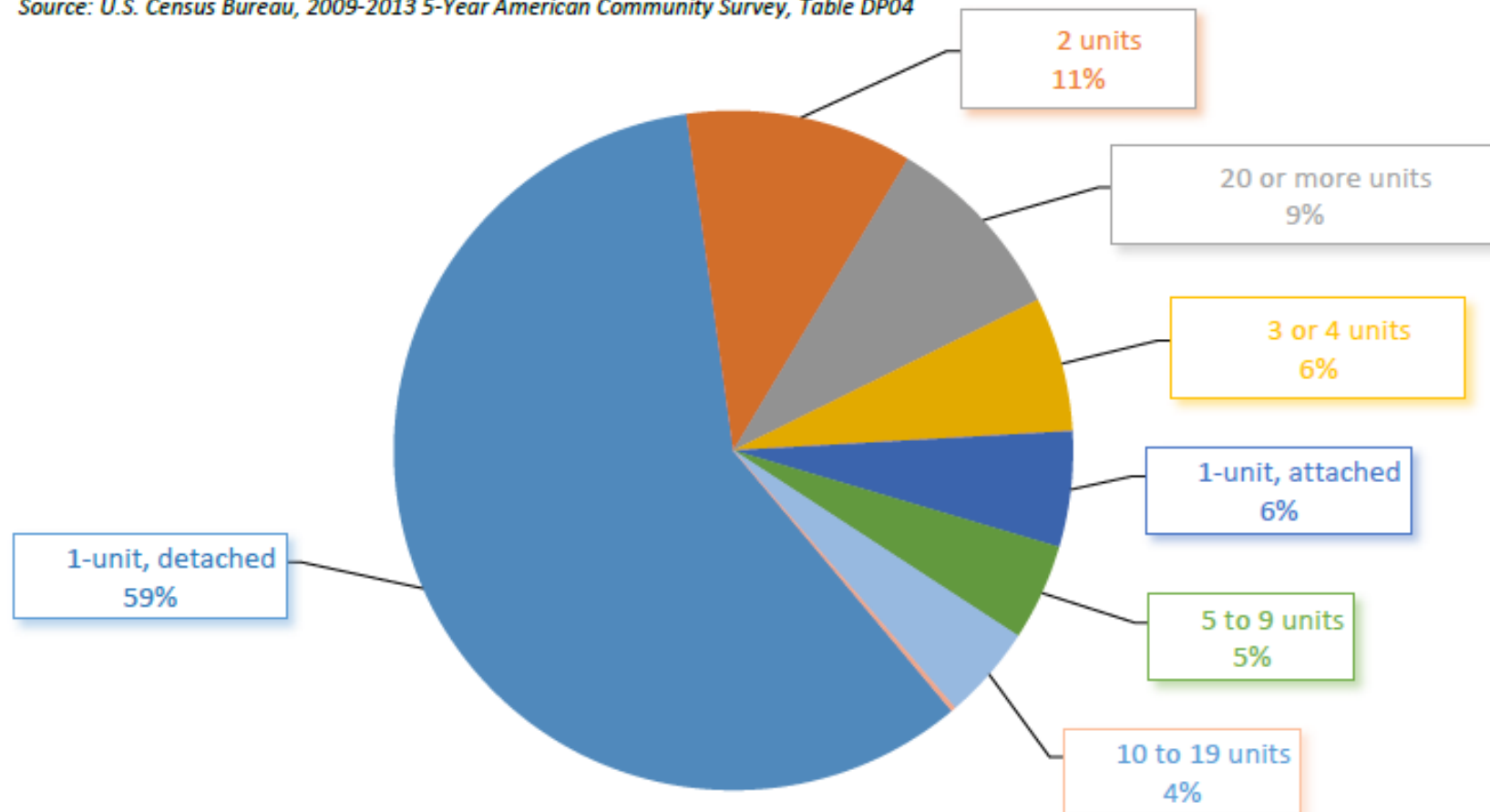
Prepared: March 21, 2018

By: City of Grand Rapids Planning Department, Design & Development

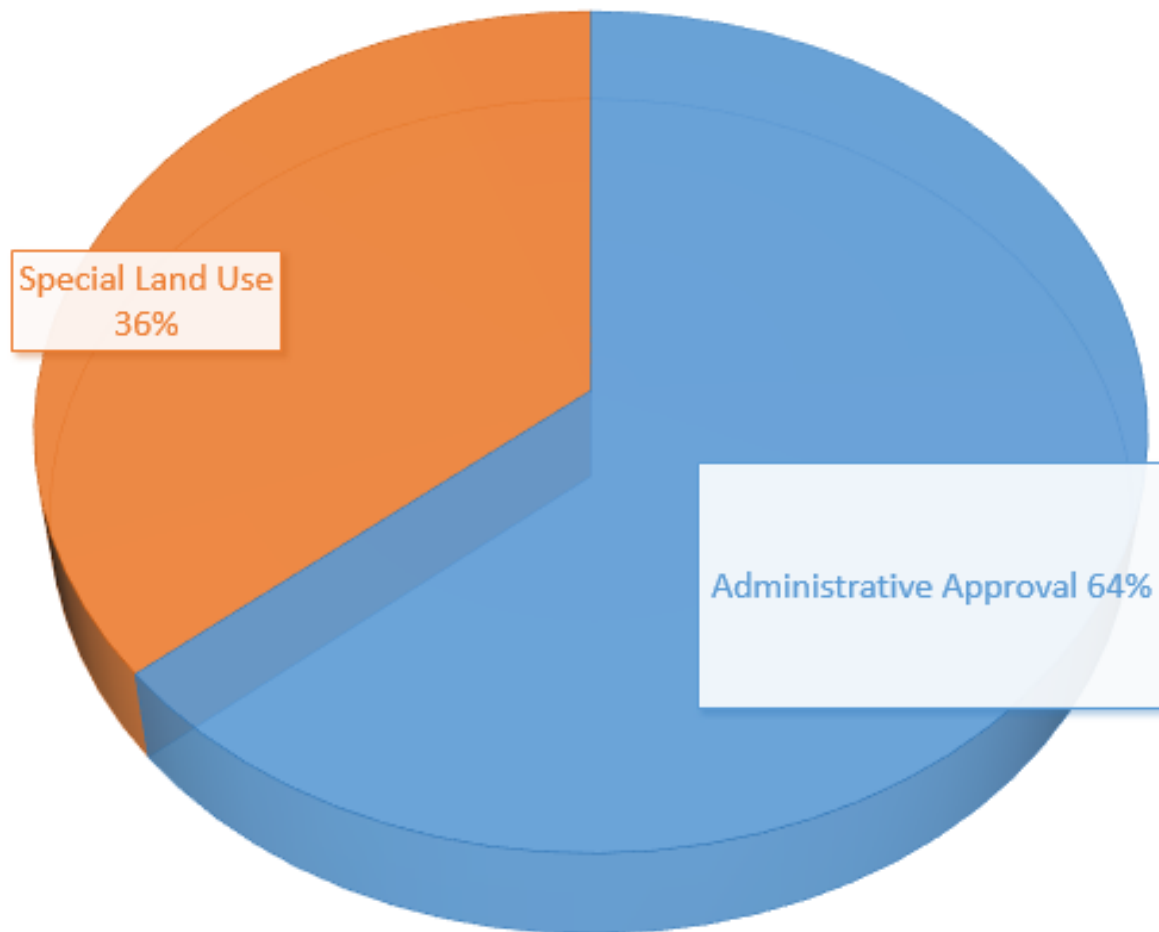
Suzanne M. Schulz, AICP Managing Director of Design & Development

CURRENT GRAND RAPIDS HOUSING TYPES: UNITS PER STRUCTURE

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey, Table DP04



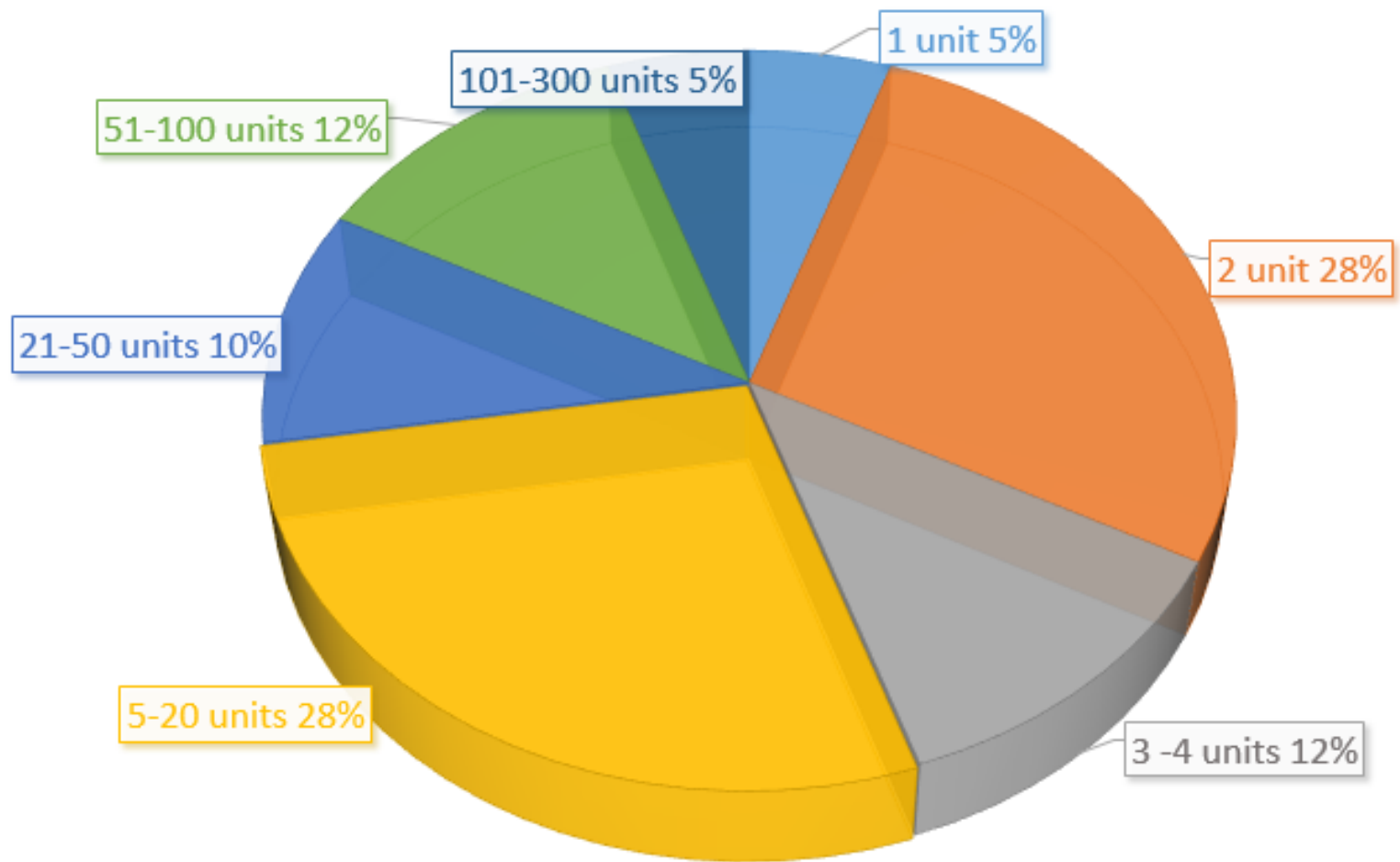
% Multi-family Housing Units by Approval Type 2011-2017



Building permit data shows that 4,440 multi-family housing units were constructed or in the process of construction since 2011. Of the 1,774 housing units approved by the Planning Commission since 2011, an estimated 1,644 units have been constructed. Three large projects, totaling 658 units comprise 37% of these; 2,756 multi-family housing units were built with administrative review.

The majority, 77%, of Planning Commission requests were for 20 housing units or less per application. Of those 39 project submittals, two-thirds (25 out of 39) were by affordable housing developers or non-profits; with ICCF, LINC, and Kent County Land Bank representing the largest share. The projects involving 100 or more units required a rezoning, whereas nearly all other approvals were granted through Special Land Use.

Planning Commission Approvals by % of Units 2011-2017



ZONING STRATEGIES

For Affordable Housing and Housing Supply



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”*

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

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

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)*

Accessory Dwelling Units

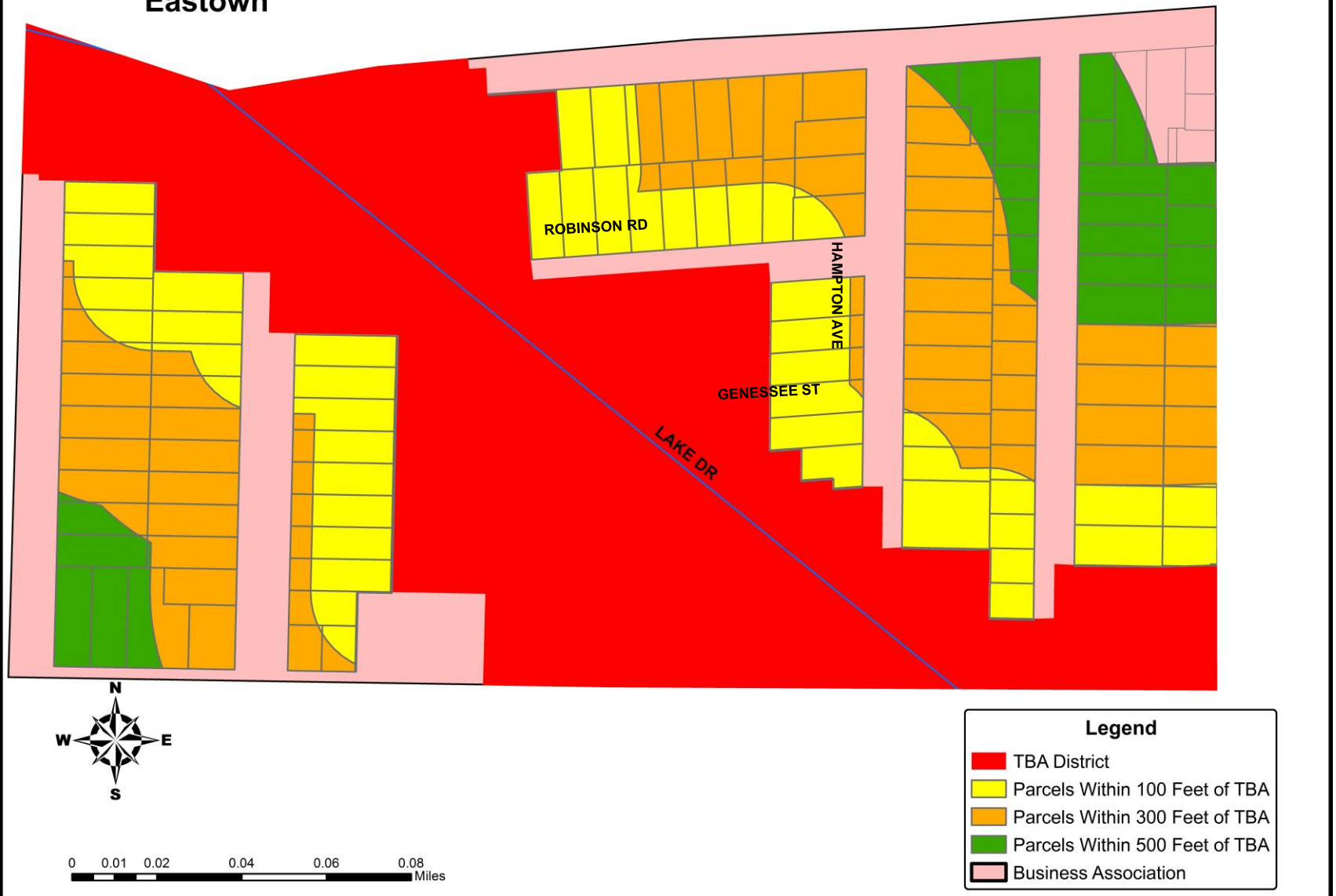
- ADU's would be permitted by-right within the Low Density Residential (LDR) and Mixed-Density Residential (MDR) zone districts, subject to the use restrictions of Article 9.
- Article 9 would be amended as follows:
 - *Modify minimum lot area of 5,000 square feet to lots meeting the minimum lot area 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*

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*

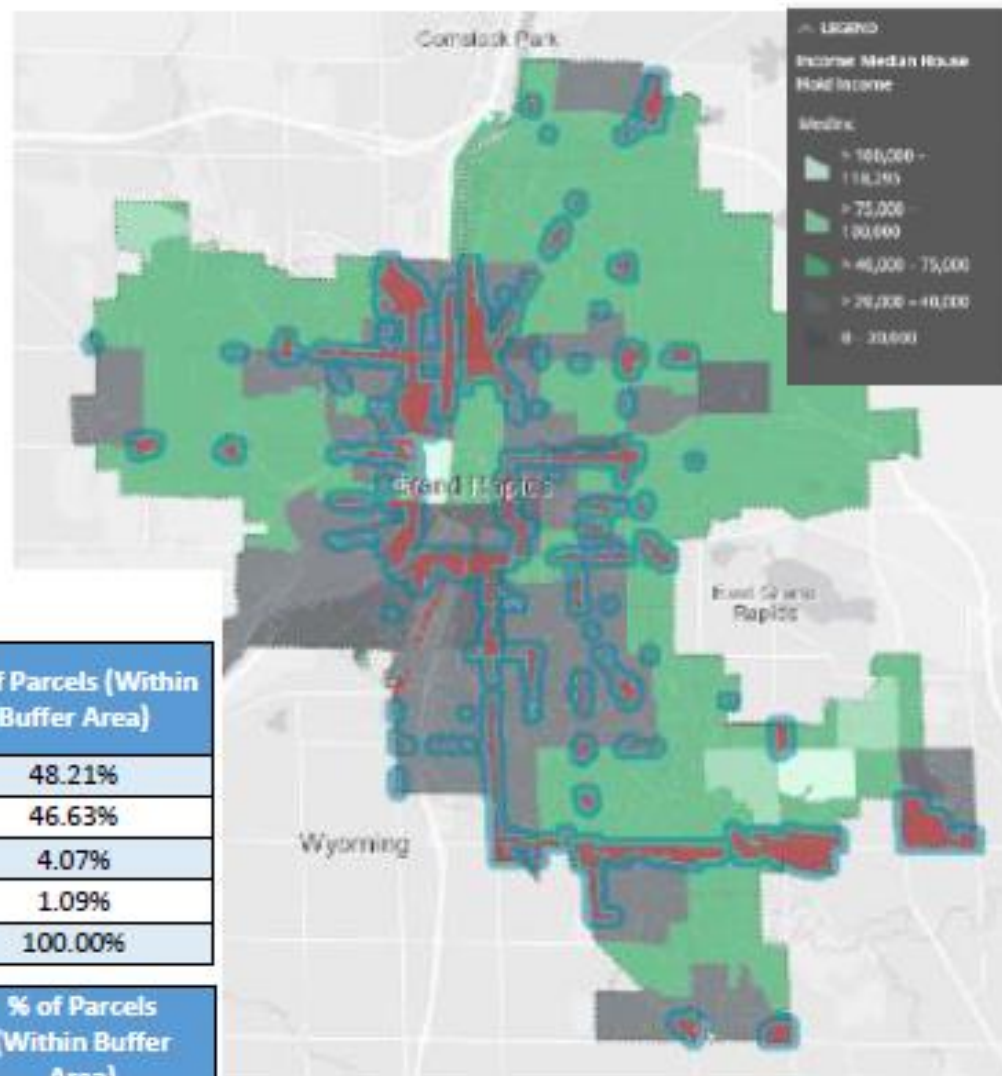
Low Density Residential (LDR) Parcels Within Various Buffer Distances of TBA Zone Districts

Eastown



Potentially Affected Persons: Median Household Income

Areas of the city where Median Household Income is less than \$40,000 are located predominately in the Pre-World War portions in the city. These areas have higher concentrations of Mixed-Use Commercial zone districts than the suburban portions of the community; therefore, the effect of the proposed zone changes will more greatly affect these households. New construction projects are occurring in these areas, which has heightened concerns about displacement and gentrification.



Median Household Income	Number of Parcels (Within 100-Foot Buffer Area)	% of Parcels (Within Buffer Area)
\$0 - \$29,573.75	2,251	48.21%
\$29,573.76 - \$59,147.50	2,177	46.63%
\$59,147.51 - \$88,721.25	190	4.07%
\$88,721.26 - \$118,295.00	51	1.09%
Total	4,669	100.00%

Median Household Income	Number of Parcels (Within 500-Foot Buffer Area)	% of Parcels (Within Buffer Area)
\$0 - \$29,573.75	7,469	40.52%
\$29,573.76 - \$59,147.50	9,990	54.20%
\$59,147.51 - \$88,721.25	751	4.07%
\$88,721.26 - \$118,295.00	223	1.21%

What's Next

- Four Community Listening Sessions (Done)
- Compilation of Compendium, Public Testimony and Engagement summary
- Items up for discussion with the City Commission