



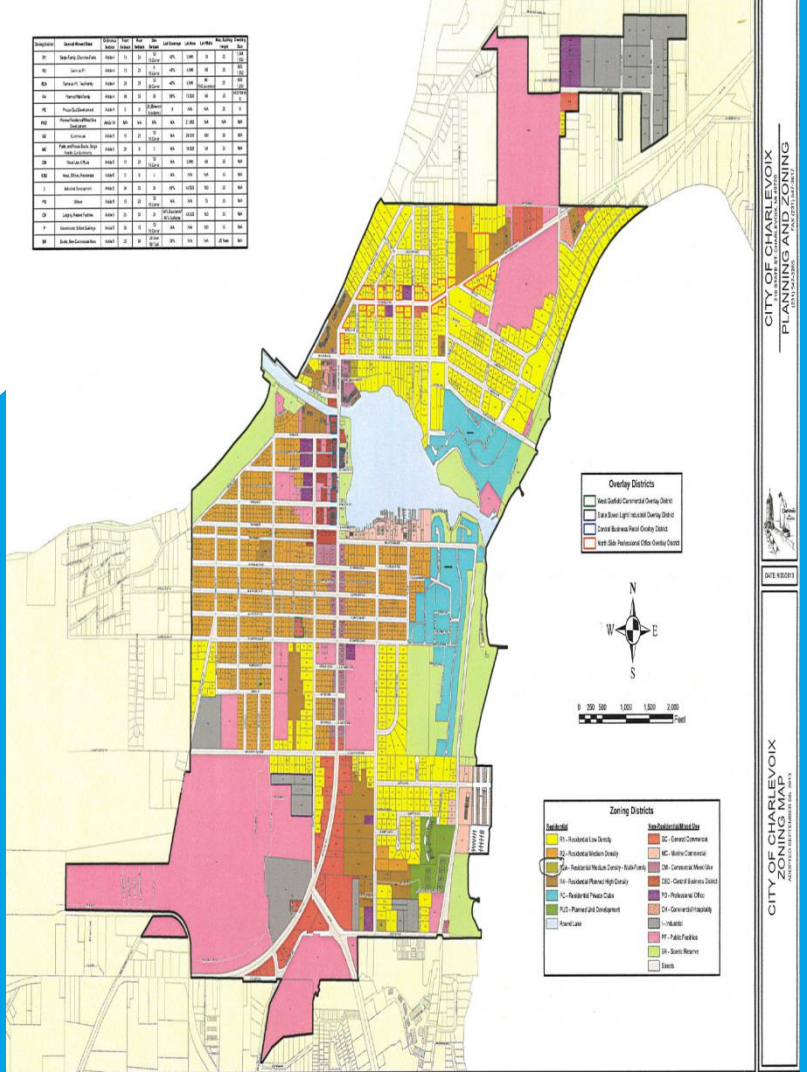
Networks Northwest

Talent / Business / Community

Housing Summit
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CHARLEVOIX ZONING



R2, Medium Density Residential District:

R2, Medium Density Single Family Residential District. The R2 District has the same intent as the R1 District, but allows a slightly higher residential density by permitting smaller minimum lot areas.

EXAMPLES IN R2 DISTRICT

Single family dwelling



Uses that have evolved over time



Repurposed buildings



Accessory Dwelling units



Accessory dwelling units



Potential for more ADUs

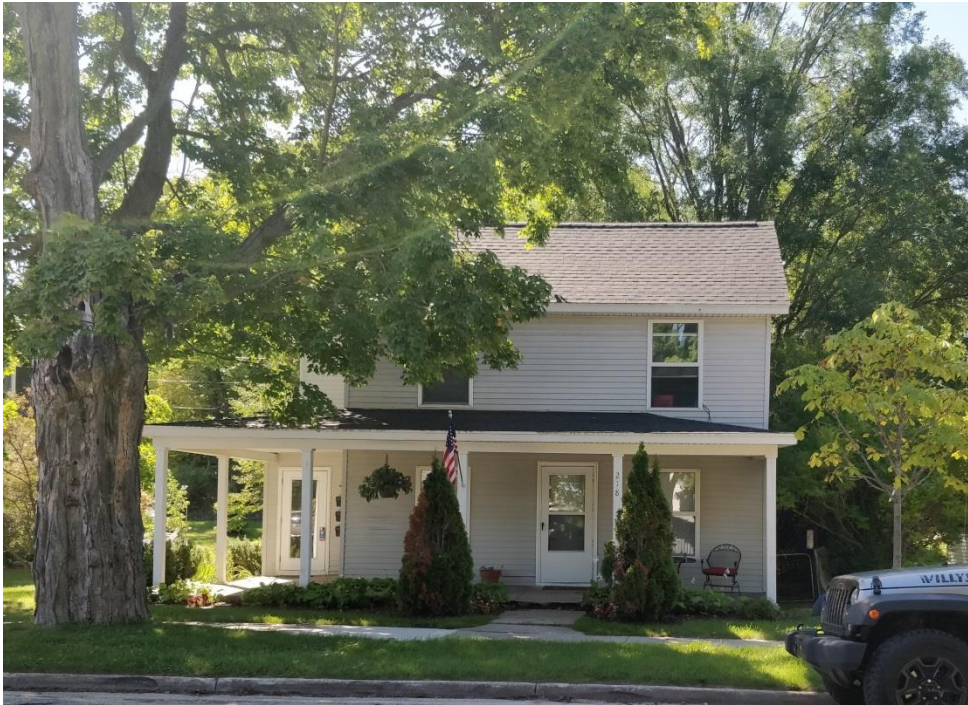


Home conversion

dividing a single family dwelling into multiple units



Home Conversions



Standards to Reconsider

Examine and Adjust

- Minimum lot sizes
- Setbacks for each type of use
- Lot coverage
- Parking requirements
- Minimum square footage requirements
- Maximum square footage requirements
- Density

Additional Considerations

Examine and Adjust

- Allow for room rental
 - Boarding/Rooming house
 - Single room occupancy
- Allow for room rental

Additional Considerations

Considerations

- Redraw district boundaries
- Potential for lot splits
- Require a percentage of open space
- Introduce design standards
- Limit short-term rentals
- Incentivize infill development

