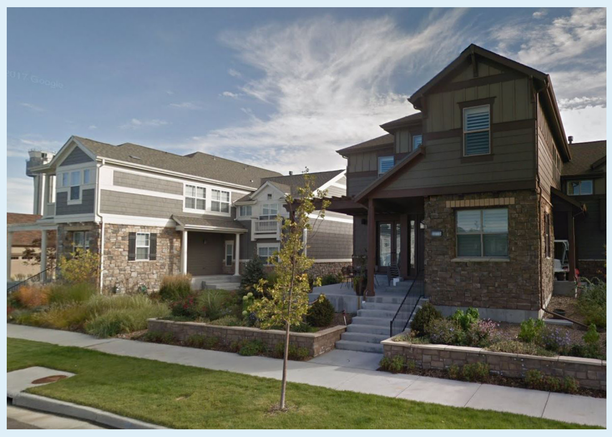
GRAND MARAIS HOUSING PLAN

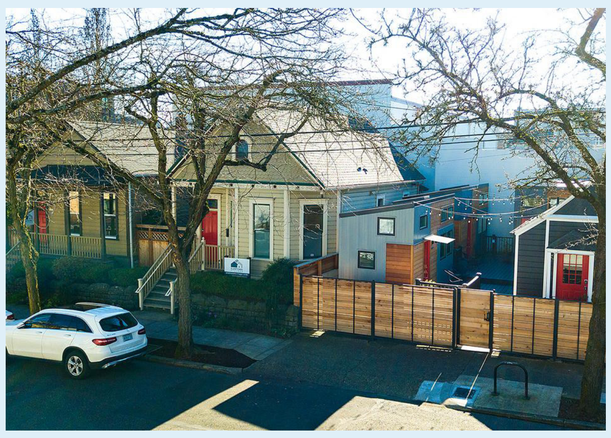
LOW DENSITY HOUSING TYPES

Detached and Semi-Detached

SMALL LOT SINGLE FAMILY HOUSES



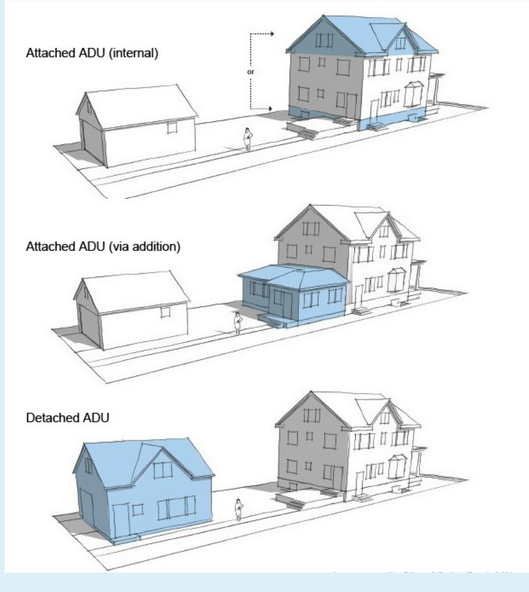
TINY HOUSES

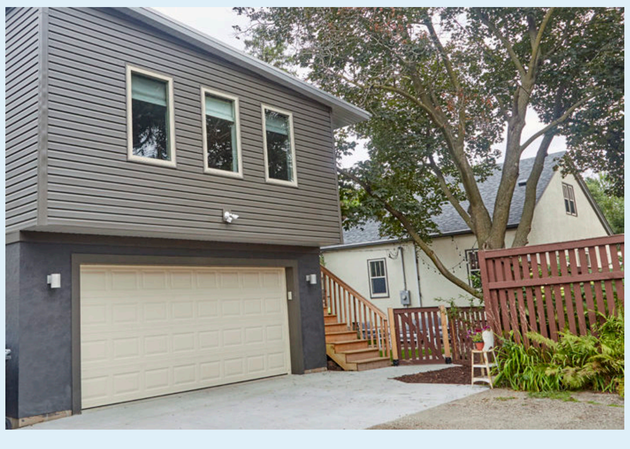


MANUFACTURED HOUSES

COTTAGE/COURTYARD HOUSES

ACCESSORY DWELLING UNITS





MODULAR HOUSES

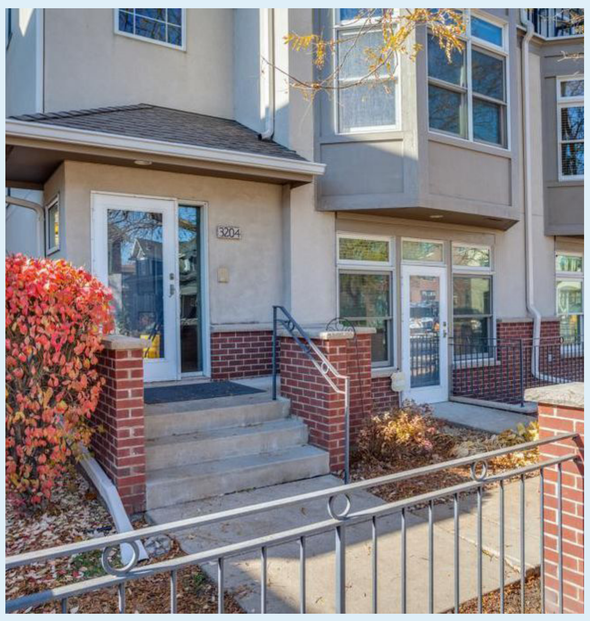
MEDIUM/HIGH DENSITY HOUSING TYPES

ROWHOUSES/TOWNHOUSES

SENIOR HOUSING

SMALL SCALE APARTMENTS

LIVE/WORK



GRAND MARAIS HOUSING PLAN

PRECEDENTS: SMALL LOT DIMENSIONAL STANDARDS

GRAND MARAIS, MN

The Grand Marais Zoning Ordinance has the following types of lot dimensional standards for the residential zoning district: minimum lot area, width, and depth; minimum yard setbacks (front, side, rear and corner); and maximum lot coverage %. Many other cities typically have multiple residential districts with varying lot dimensions. Some precedents from other cities, both in Minnesota and elsewhere, of smaller lot dimensional standards are shown below.

2 LOW/MEDIUM DENSITY RESIDENTIAL DISTRICTS: **R1 & R2**

	Unsewered	Sewered
Minimum Lot Area	70,132 sf	10,000 sf
Minimum Lot Width	200'	75'
Minimum Lot Depth	350'	120'
Maximum Lot Coverage	30%	30%

COMPARISON CITIES

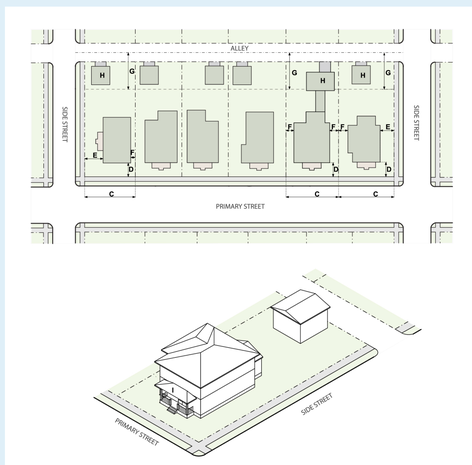
3+ LOW/MEDIUM DENSITY RESIDENTIAL DISTRICTS TYPICALLY RANGING FROM:

Large Lot Residential	> 0.5 Acres (21,780 sf)
Suburban Residential	7,500 - 10,000 sf
Urban Residential	5,000 - 7,500 sf
Small Lot/Special	3,000 - 5,000 sf

SMALLER LOT PRECEDENTS

DENVER, CO: M-RH-3

MINIMUM LOT AREA:	MINIMUM LOT WIDTH:	MINIMUM LOT DEPTH:	MAX BUILDING COVERAGE:
3,000 SF	25 FT	NONE	75%



DULUTH, MN: R-2

MINIMUM LOT AREA:	MINIMUM LOT WIDTH:	MINIMUM LOT DEPTH:	MAX BUILDING COVERAGE:
4,000 SF	30 FT	NONE	DETERMINED BY SETBACKS

C. Illustration.

R-2 Example Lot Layout

(Ord. No. 10042, 8-16-2010, § 1; Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10096, 7-18-2-11. § 8; Ord. No. 10192, 12-17-2012, § 3.)

CROSBY, MN: R-2

MINIMUM LOT AREA:	MINIMUM LOT WIDTH:	MINIMUM LOT DEPTH:	MAX BUILDING COVERAGE:
5,000 SF	50 FT	NONE	40%

GRAND RAPIDS, MN: R-1A

MINIMUM LOT AREA:	MINIMUM LOT WIDTH:	MINIMUM LOT DEPTH:	MAX BUILDING COVERAGE:
6,000 SF	44 FT	NONE	40%

MULTI-FAMILY DESIGN STANDARDS

EXISTING STANDARDS

The Grand Marais Zoning Ordinance only allows multi-family housing (3 or more units) as a conditional use requiring approval of a Conditional Use Permit (CUP); however, there are no specific conditions/standards for multi-family housing development in the Zoning Ordinance. Additionally, the four general conditions required by the CUP process are potentially subjective and could easily present barriers for approving multi-family housing. This type of CUP process can make the development process for multi-family housing unpredictable, lengthen the development process, and increase development costs for a developer.

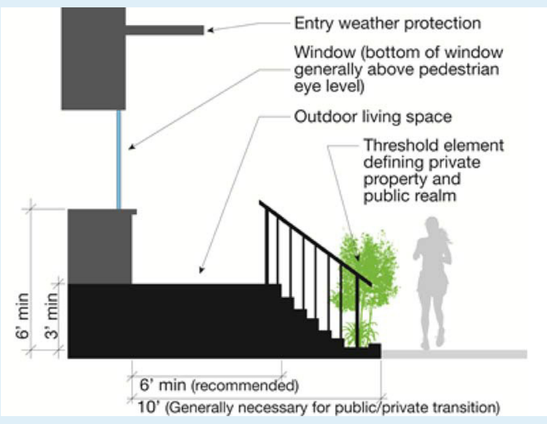
Lack of design standards can result in multifamily developments that do not provide quality environments for those who live in them, and are not good neighbors to those who live near them. Many zoning ordinances establish specific standards for multi-family housing and then this use is permitted, as long as it meets the specific standards. Another approach is to define design guidelines that are recommended, rather than required, which are not located within the Zoning Ordinance. Some best practices from other cities, both in Minnesota and elsewhere, of types of multi-family housing design standards or guidelines are shown below.

BUILDING FAÇADE ARTICULATION AND MATERIALS

Buildings over 3 stories, over 5,000 square feet, or with façades longer than 100 feet along a public right-of-way should provide at least three major modulation or articulation features. Buildings should include decorative building materials such as masonry, brick, stone, or shingle as well as wood details and green walls.

BUILDING ENTRIES

Provide individual entries at ground level accessible from the outside. Ground level entries can open onto the street or a courtyard or open space that opens to the street.



SCREENING

The visual and auditory impacts of waste handling, storage areas, utilities, and similar activities and facilities should be minimized through screening.

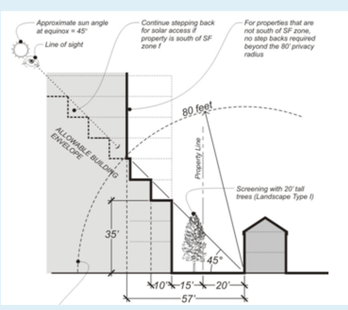
BUILDING HEIGHT

New buildings that are more than one story taller than adjacent buildings shall incorporate a minimum stepback of 8 feet for the stories above the second floor. Additional strategies that can reduce a building's perceived height are architectural projections, eaves and balconies.

BUILDING TRANSITION ZONE

Abutting an existing single-family zone: Provide an appropriate transition or complement to a adjacent single-family zones. Projects shall create a step in perceived height, bulk, or scale between the anticipated development potential of the adjacent single-family zones and the proposed development. This can be done through any of the following:

1. Increasing the distance from the building to the edge of the single-family zone.
2. Providing shading or increased landscape buffer at the edge of a single-family zone.
3. Stepping back upper floors so building height/mass is less intense near single-family zone.
4. Matching scale of adjacent single-family zone developments in building detailing.



PARKING

All projects should diminish and soften the visual impact of pavement and parked cars from the street and adjacent properties. Vehicular entries should also be designed to increased pedestrian safety and vehicular circulation in the parking area.

OPEN SPACE

All multi-family buildings with more than 12 units should provide open space for building tenants. Open space can consist of common outdoor open space accessible to all residents such as courtyards, patios, gardens, play areas, stormwater areas, and/or pools.