Housing Regulations Implementation Plan

The **Grand Marais 2019 Housing Study** consists of the following components:

1. Existing housing inventory and analysis

2. Review of existing housing regulations

3. Identification of city's housing regulatory barriers/issues

4. Housing regulations best practices research

5. Housing regulations implementation plan

The findings from the first four components of the **Housing Study** are critical to understanding the **Housing Regulations Implementation Plan**. Component 1's existing housing inventory and analysis consists of a series of city-wide housing maps. A Housing Regulations Review, dated August 23, 2019, was completed for component 2. Findings from components 3 and 4 are summarized in the Housing Issues Workshop (June 19, 2019) and Housing Solutions Workshop (September 4, 2019) PowerPoint presentations.

The **Housing Regulations Implementation Plan** is a result of the first four components of the Housing Study. A Housing Solutions Workshop was held on September 4, 2019 for workshop participants from the community to discuss existing housing regulatory barriers/issues, hear about housing regulations best practices, and brainstorm potential solutions that should be prioritized in Grand Marais. Four key housing issues have been identified, which are:

1. Development of more affordable housing, particularly for year-round residents/workers and seasonal residents/workers

2. Development of more multi-family housing

3. Development of senior housing, e.g. smaller, lower maintenance, access to services, proximity to community amenities

4. Cost-efficient housing development that maximizes use of existing city utilities before requiring extension of city utilities

The **Housing Regulations Implementation Plan** is organized into the following table that identifies Priority Housing Regulatory Barriers to Address with corresponding Recommended Implementation Strategies. The Implementation Plan addresses recommended changes or updates to the city's Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, and Utility System Plans. These implementation strategies are organized in a somewhat sequential manner to enable them to be addressed individually and inform subsequent strategies. However, they could also be addressed as a more comprehensive study or an alternative sequence if an urgent need is identified for a particular regulatory topic.

Priority Housing Regulatory Barriers to Address		Recommended Implementation Strategies	
#1	The current housing types allowed/defined in the Zoning Ordinance is limited to just four types, consisting of single family, two family, mobile/manufactured home, and multiple family dwellings.	#1	Expand and define a broader range of housing types that are allowed in the Zoning Ordinance's zoning districts. These housing types could include smaller lot single-family houses, accessory dwelling units (ADUs), corner houses, courtyard/cottage housing, modular houses, tiny houses, row/townhouses, live/work units, senior independent living, senior assisted living, and small scale apartment buildings. A potential tool is to consolidate the residential uses for each zoning district into a table that shows all zoning districts together and which housing types are permitted in each district.
#2	The current lot and site dimensional standards are not substantially differentiated by zoning district or housing type, which may be a barrier to development of a broader range of housing types.	#2	Add dimensional standards in the Zoning Ordinance that differentiate between zoning districts and housing types. These differentiated standards should include smaller lot area minimums, smaller lot width minimums, potential removal of lot depth minimums, and increased lot coverage maximums.
#3	New housing types may require unique zoning standards and development procedures.	#3	Research zoning precedents for standards for each of the new housing types and amend the Zoning Ordinance to accommodate these housing types, such as ADUs, tiny houses, live/work units, and courtyard/cottage housing.
#4	Mobile home park and manufactured home regulations may be outdated and unclear, which may prevent these housing types from being considered as future options.	#4	Evaluate these two sections of the Zoning Ordinance (19.14 Subdivisions 13 and 16) and amend them to remove barriers for these two housing types, e.g. minimum site area of 5 acres and minimum lot area of 5,000 sq. ft. for a mobile home park, mobile home and manufactured home should have separate definitions.

#5	Multi-family housing (3 or more dwelling units) is not a permitted use in any zoning district, which may be a barrier to development of multi-family housing. As a conditional use only without clear standards, development proposals for multi-family housing are faced with meeting conditions that are vague and may not be supportive of multi-family housing.	#5	Develop required design standards for some or all multi-family housing types in the Zoning Ordinance, so that they can become permitted uses in one or more residential districts. Alternatively, design guidelines could be established outside of the Zoning Ordinance that are recommendations rather than ordinance requirements.
#6	The current residential zoning districts allow both urban (connected to city utilities) and rural residential (individual septics and wells) housing types, which prevents the Zoning Map from regulating urban vs. rural development patterns in the city.	#6	Add a new rural residential zoning district to the Zoning Ordinance and remove standards for land not connected to city sewer from existing residential districts.
#7	The Zoning Map does not reflect the city's existing and planned utility systems, which prevents the Zoning Map from identifying land that is developable for urban residential uses.	#7	Update the city's utility systems data to accurately reflect the existing system and planned/potential system extensions. Based on the identified utility systems, update the Zoning Map to rezone land to rural residential that is not planned for city utilities in the future.
#8	Unclear where and what amount of vacant developable land exists with access to the existing or planned city utility systems in the city today.	#8	Complete a review of the Zoning Map to align with the FLU map, identify vacant residential zoned land, identify vacant non-residential zoned land that could be rezoned to residential, identify land that has access to the existing or planned city utility systems, and identify land that is subdividable based on smaller lot size standards..
#9	Unclear where future multi-family housing types are appropriate / desired in the city. The Comprehensive Plan states that multi-family housing should be concentrated in a separate zoning district on the city's eastern side, even though multi-family housing is a conditional use in all residential districts.	#9	Facilitate a community dialogue about where various multi-family housing types are appropriate / desired in the future. Using this community input, update the Residential Areas Policies in the Comprehensive Plan, develop a Future Land Use (FLU) Map as an addition to the Comprehensive Plan that provides guidance for where various housing types are desirable in the future.

#10	The current development standards in the Zoning and Subdivision Ordinances are outdated and not beneficial in providing tools that result in desirable residential development, e.g. inconsistencies between Zoning and Subdivision standards, Subdivision design standards are very limited, Planned Unit Development procedure is not used.	#10	Update the Subdivision Ordinance to improve design standards for blocks, lots, streets and alleys, public spaces, stormwater management, and utilities. Update the Planned Unit Development standards to make it a usable procedure for future development, including new housing types like tiny houses.