

AGENDA  
GRAND MARAIS PLANNING COMMISSION  
February 5, 2020, 4:00 P.M.

A. CALL TO ORDER

B. ROLL CALL

C. ADOPT AGENDA

D. APPROVE MINUTES

E. PUBLIC HEARINGS

-Brazell Conditional Use

F. OLD BUSINESS

-Housing Implementation Plan—Housing Options

G. NEW BUSINESS

-None

ADJOURN

# Grand Marais Community Vision:

“Grand Marais is a thriving community that features locally-grown economic opportunity, housing that meets all family needs, and a wide array of educational opportunities.

Hallmarks of the Grand Marais way of life include active recreation on the North Shore, commitment to community, an ethos of creativity and innovation, and stewardship of the unique natural environment.”

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## USING THE COMMUNITY VISION PLAN

[The Grand Marais Community Vision Plan](#) is a roadmap to the future, a document of community voices and ideas, and a collective call to action. The vision, values, priorities, and ideas provide a framework for future planning - and serve as a jumping-off point for further discussion, brainstorming, and community investment. This vision plan seeks to inspire solutions and initiatives that will uphold the values of the Grand Marais community and realize an exciting, community-led vision for the future.

## THE PURPOSE OF THE PLAN

### **See the Big Picture:**

The Grand Marais Vision Plan presents a wide-angle view of the community, summarizing key assets, challenges, trends, and aspirations across a range of issues impacting the quality of life in the community. The Plan is a resource for residents, businesses, property owners, City staff, and other interested parties wishing to learn more about the community, its current conditions, and future direction.

### **Set a Course for the Future:**

The Plan presents an exciting, community-led vision that describes how Grand Marais will look, feel, and function in the future. The vision is intended to be ambitious, but achievable - and rooted in the existing qualities, character, strengths, and assets of the Grand Marais community.

### **Guide Future Action + Decision-Making:**

The plan establishes a framework of principles and goals for future planning and action. This framework serves as a guide for future decision-making and a jumping-off point for discussion, imagination, and action. Community members, City staff, and community leaders all have a role to play to realize the vision and priorities presented here.

## THE PLANS DEVELOPMENT

The Grand Marais Community Vision Plan was developed through an eight-month, community-driven process, involving a range of community stakeholders - residents, businesses, property owners, and community leaders. Community members contributed their own ideas, concerns, and priorities to the development of the Plan through a hands-on community workshop and community survey.

Community input was supplemented by a comprehensive analysis of existing conditions that examined social and economic characteristics, housing, land use, parks, transportation, and other physical conditions. The vision, principles, and goals presented in the Plan represent an in-depth and collaborative effort to understand the forces shaping Grand Marais' future and establish a collective direction for the future.

## GRAND MARAIS COMMUNITY GOALS

The following six community goals\* are the product of a public process that solicited comments, input, and ideas from a broad cross-section of Grand Marais residents, businesses, and property owners. These goals define community priorities and provide high-level direction for future community action and decision-making.

### **Support and enhance local business.**

Grand Marais is the hub of Cook County, known for locally-owned businesses and livable wages. Land-use and zoning decisions help ensure the long-term economic viability of the community.

### **Ensure access to affordable, lifecycle housing for all people.**

The community is concerned about the growing expense of housing and access to a variety of housing types that can serve all people throughout their lives.

### **Invest in safe, people-friendly infrastructure that supports active living.**

Infrastructure is aesthetically pleasing, enhances Grand Marais' historic character and is safe for people who use a variety of transportation modes.

### **Enhance the community's deep connection to the outdoors and active engagement with the environment.**

Lake Superior and the surrounding area are to be protected and celebrated by the community and the City, to be preserved for active use today and for generations to come.

### **Encourage the expansion of sustainable energy uses.**

Community members recognize the value of their unique natural environment. They value preservation, active use of the natural environment, and sustainability in all community practices.

### **Expand education for the mind, body, and soul.**

Grand Marais treasures arts practices, advancing education in all forms, and opportunities for community education and community development.

\*The Grand Marais Community Goals are extracted from [The Grand Marais Community Vision Plan](#) page 8.

*Planning Commission  
Minutes  
November 6, 2019*

Meeting was called to order by Hal Greenwood at 4:06 p.m.

Members present: Stacey Hawkins, Hal Greenwood, Michael Garry, and Michael McHugh  
Absent: Tim Kennedy  
Staff Present: Patrick Knight, Mike Roth, and Haden Hinchman  
Others Present:

**Motion by Hawkins, seconded by McHugh to approve the proposed agenda. Approved unanimously.**

**Motion by Hawkins, seconded by McHugh to approve the minutes of the October 2, 2019 meeting. Approved unanimously.**

Patrick Knight presented results to the various Code Update surveys that were done. The Commission discussed the community feedback to the surveys. Patrick Knight presented ideas for the next steps involved in the code update.

Mike Roth presented HKGI's proposal to assist with the housing implementation plan. The Commission asked that the proposal be brought to the City Council.

There being no further business, the meeting adjourned at 4:35 p.m.

# City of Grand Marais

## MEMO

TO: Grand Marais Planning Commissioners  
FROM: Mike Roth  
DATE: January 30, 2020  
SUBJECT: Brazell Conditional Use Request

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**Request:** Mickey and Dee Brazell are requesting a conditional use permit to operate a single unit lodging facility located in an existing single family structure on a property zoned MU Commercial Residential Mixed Use located at 20 3<sup>rd</sup> Avenue W.

**Location of Property:** Lots 31-33 except the East 70', Block 21 Harbor Addition.

**Condition of Property:** This developed property is zoned MU Commercial Residential Mixed Use. The lot has a single family structure. Neighboring uses include residential, lodging, and commercial uses, as well as the Library.

**Items To Be Considered:** In the City of Grand Marais a conditional use permit can be granted only if all of the following apply:

1. The use conforms to the land use or comprehensive plan of the City.
2. The use is compatible with the existing neighborhood.
3. The use will not impede the normal and orderly development and improvement in the surrounding area of uses permitted by right in the zone district.
4. The location and character of the proposed use is considered to be consistent with a desirable pattern of development for the area.

**Relevant Zoning Purpose Statement:**

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**19.06.30 MU COMMERCIAL-RESIDENTIAL MIXED USE DISTRICT**

**Subdivision 1. Purpose**

The Commercial-Residential Mixed Use district can be characterized as a transition zone from the downtown and Highway 61 commercial areas to the residential parts of Grand Marais, and an expansion area for the downtown commercial uses. The MU district is intended to promote the current character of a neighborhood that includes a mix of residential, lodging, professional and small scale retail uses that are compatible with this character. Site design standards for new development, re-development and expansion should reflect the mixed use character and reflect the current lot coverage and setback characteristics found within the concept area.

**Relevant Comprehensive Plan Section:**

**Commercial-Residential Mixed Use District:**

*District uses*

*Objective:* Promote the current character of a neighborhood that includes a mix of residential, lodging, professional and small scale retail uses that are compatible with this character.

*Standard:* The mixed use district promotes an appropriate mix of commercial and residential uses. Professional services, retail, and bed and breakfast uses are considered compatible with single family and small multi-family (2-4 units) residential uses and are permitted in this district. Larger multi-family (5 units or more) residential development can be allowed as a conditional use where it does not interfere with the established residential use or has the potential to significantly alter the intended mixed use character of the area. Building height is limited to 30 feet, but 35 feet can be allowed as a conditional use if the additional height does not significantly impact views.

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Pd, 1/14/20

370-0202



City of Grand Marais

City of Grand Marais

Application for Conditional Use Permit

Name of Applicant:	Mickey + Dee Brazell
Mailing Address:	139 Bally Creek Rd, G.M.
Property Address:	20 3rd Ave W
Legal Description:	

Applicant is:  Owner  Buyer  Agent  Other (explain)

Current use of property:	
Intended use of property:	Vacation rental
Use and Character of surrounding property:	Brewery below property 3 vacation rentals across from property + 3 next to property
Brief summary of why a conditional use permit is required:	

A conditional use permit may be granted only upon findings of all of the following criteria. Summarize the facts as to your property in regards to each of the factors, using additional sheets as necessary.

1. Facts showing the use conforms to the land use or comprehensive plan of the City:

The area is zoned commercial & most of the houses around this property are already vacation rentals.

2. Facts showing the use is compatible with the existing neighborhood:

many houses around this property are vacation rentals.

3. Facts showing the use will not impede the normal and orderly development and improvement in the surrounding area of uses permitted by right in the zone district:

4. Facts showing the location and character of the proposed use is considered to be consistent with a desirable pattern of development for the area:

There are commercial properties in the area & many vacation rentals next to our property.

Dated:

1/7/20

Applicant(s) signature(s):

*Dee Brazell*

Owner (if other than applicant)

*Miching Brazell*

Owner (if other than applicant)

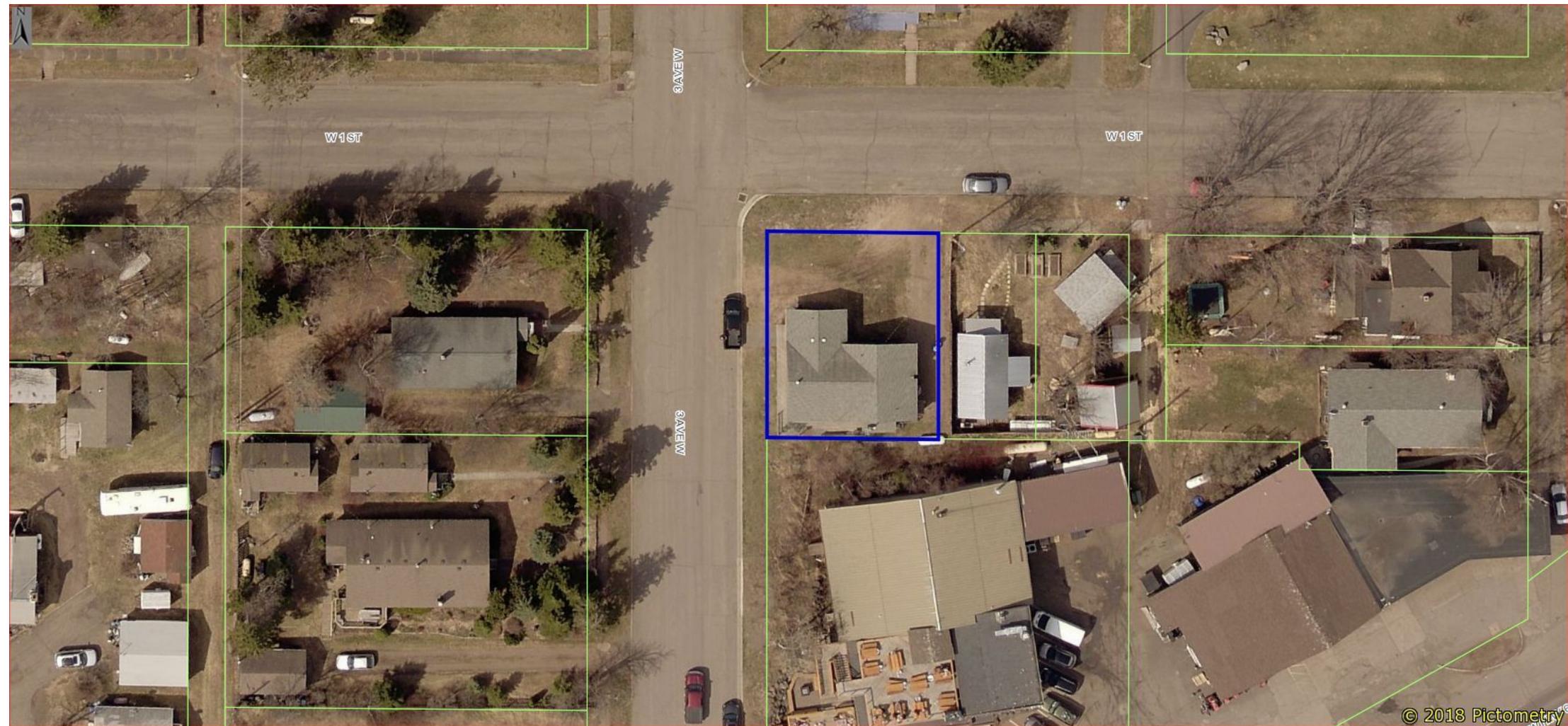
*This application will be processed only if it is fully completed and is accompanied by a site sketch and the proper fees.*

(Do Not Write Below This Line)

This foregoing conditional use permit application, accompanied by a fee of \$ \_\_\_\_\_, was received and determined to be complete this \_\_\_\_\_ day of \_\_\_\_\_.

On Behalf of the City of Grand Marais

# 20 3rd Ave W





## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Jeff Miller, Project Manager, HKGi  
**DATE:** January 31, 2020  
**SUBJECT:** Residential Building Types Agenda for Feb. 5 PC Meeting

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### Meeting Overview

#### Implementing the Housing Plan

To start off the implementation project for the new Housing Plan, we will explore in more detail a broad spectrum of potential residential building types. The purpose of the Feb. 5 meeting is to learn more about each of the housing types in order to determine which housing types are appropriate to define and regulate in the Grand Marais Zoning Ordinance. We began this exploration last fall as part of the Housing Solutions Workshop in September. We have been researching best practices for establishing housing types in zoning ordinances and typical form standards. We have attempted to represent our findings in the packet of information attached to this memo, so that you can review some of this information in preparation for Wednesday's meeting.

#### Today's Zoning Ordinance Regulations

In order to identify the changes needed to improve housing regulations in the Zoning Ordinance, it is important to understand what the housing regulations are today. To help with understanding what types of housing is allowed today and in which districts, we have developed the Zoning Ordinance Allowed Residential Uses Table. This table summarizes all allowed residential uses across all zoning districts in today's Zoning Ordinance. In terms of today's dimensional standards, attached is the table from the Zoning Ordinance – Section 19.13A Tabulation of District Provisions and Dimensional Requirements. It appears that the 8.5x11 version of the Zoning Ordinance cuts off some zoning districts and some requirements may print on a second page. The entire table on a single page is also attached.

#### Potential Housing Types and Building Form Standards for Grand Marais

Attached is a Potential Residential Building Types table that provides high level definitions of each of the residential building types, including a description, scale, detached vs. attached, unit entrance type, typical number of units, photo example, and whether it is allowed under the current Zoning Ordinance. As part of our discussion of the potential residential building types that should be allowed, we will also look at the types of form standards. We have identified a spectrum of building form standards that could be considered for the identified housing types in Grand Marais. We have filled in typical ranges of standards in the attached Potential Residential Building Types and Form Standards table(s). This table may be a bit confusing and lengthy, but I will be sure to walk you through it at Wednesday's meeting.

Looking forward to our discussion on Wednesday!



**Current Residential Uses Table**

**1/30/2020**

	Residential			Mixed Use/Downtown			Business		Park/Recreation			Services		Use Specific Standards Established
	R-1	R-2	RCN	DW	H61	MU	C/I	BDA	PR	PARK	RC	COM	SC	
<b>Residential Principal Use</b>														
<b>Household Living</b>														
Dwelling, single-family	P	P	P		C	P	C						C	
Dwelling, mobile/manufactured home	P	P	P		C	P							C	
Dwelling, manufactured housing (19.14, Subd 16)	P	P												Y
Dwelling, two-family	P	P	P		C	P							C	
Mobile home park development	C	C?	C?		C	C?							C	Y
Dwelling, rental for 3 to 8 unrelated persons	C													
Dwelling, 3 or 4 units	C	C	C		C	P							C	
Dwelling, 5 to 10 units	C	C	C		C	C							C	
Dwelling, 5 or more units	C	C	C		C								C	
Dwelling, above 1st floor only				C	P									
Dwelling, 3-story building				C	C									
Dwelling, building height of 35 ft instead of 30 ft	N/A	N/A			C	C	N/A	N/A			N/A		N/A	
Dwelling, greater than 10,000 sq ft	?	?		C	?									
Dwelling, deviation from rear & side setbacks						C								
Planned unit development	C	C	C								C		C	Y
Existing single and multiple family dwellings, improvements to and restoration of				C			C							
<b>Group Living</b>														
Congregate housing													C	
<b>Lodging</b>														
Boarding house			C	P	P		P				C			
Lodging, up to 10 units			C	P	P	C	P				C			
Hotel or motel, more than 10 units (RCN district + 19.14, Subd 21)			C	P	P		P				C			Y
Bed and breakfast home			C			P								Y
<b>Residential Accessory Use</b>														
Accessory uses, not defined specifically	P	P		P			P						P	
Accessory dwelling unit								P						Y
Home occupation	C	C	C										C	

	<b>R-1</b>	<b>R-2</b>	<b>DW</b>	<b>H61</b>	<b>MU</b>	<b>C/I</b>	<b>PR</b>	<b>RCN</b>	<b>PARK</b>	<b>RC</b>	<b>SC</b>	<b>BDA</b>
1. Height	35 ft	35 ft	30 ft	30/35 ft <sup>1</sup>	30/35 ft <sup>2</sup>	35 ft	15ft	30 ft	30 ft	35 ft	35 ft	35 ft
2. Yard Setback (structure only)												
a) Front: Bldg line to right-of-way line	25 ft	40 ft	Not required	Not required	Not required	10 ft	25 ft	25 ft	25 ft	25 ft	25 ft	65 ft <sup>3</sup>
b) Side (each side)	10 ft	25 ft	Not required	Not required	Not required	15 ft	15 ft	10 ft	25 ft	20 ft <sup>4</sup> 50 ft <sup>5</sup>	20 ft <sup>4</sup> 50 ft <sup>5</sup>	20 ft <sup>4</sup> 50 ft <sup>5</sup>
c) Rear	25 ft	40 ft	Not required	Not required	Not required	20 ft	25 ft	25 ft	25 ft	20 ft <sup>4</sup> 50 ft <sup>5</sup>	20 ft <sup>4</sup> 50 ft <sup>5</sup>	20 ft <sup>4</sup> 50 ft <sup>5</sup>
d) Corner (2 street exposure)	25 ft <sup>6</sup>	40 ft <sup>6</sup>	Not required	Not required	Not required	10 ft <sup>6</sup>	25 ft <sup>6</sup>	25 ft <sup>6</sup>	25 ft <sup>5</sup>	25 ft <sup>3</sup>	25 ft <sup>5</sup>	65 ft <sup>6</sup>
3. Total Required Lot Area												
a) connected to city sewer	10,000 sq ft	10,000 sq ft	As needed	As needed	As needed	10,000 sq ft	10,000 sq ft	10,000 sq ft				
b) not connected to city sewer	1.61 ac.	1.61 ac.	As needed	As needed	As needed	1.61 ac.	1.61 ac.	1.61 ac.	1 ac	1 ac	1 ac	1 ac
4. Width												
a) connected to city sewer	75 ft	75 ft	As needed	As needed	As needed	As needed	As needed	75 ft	75 ft	75 ft	As needed	As needed
b) not connected to city sewer	200 ft	200 ft	As needed	As needed	As needed	200 ft	200 ft	200 ft				
5. Depth			As needed	As needed	As needed							
a) connected to city sewer	120 ft	120 ft	As needed	As needed	As needed	As needed	As needed	120 ft	120 ft	120 ft	As needed	As needed
b) not connected to city sewer	350 ft	350 ft	As needed	As needed	As needed	N/A	N/A	350 ft	350 ft	350 ft	350 ft	350 ft
	<b>R-1</b>	<b>R-2</b>	<b>DW</b>	<b>H61</b>	<b>MU</b>	<b>C/I</b>	<b>PR</b>	<b>RCN</b>	<b>PARK</b>	<b>RC</b>	<b>SC</b>	<b>BDA</b>
6. Allowable % lot coverage	30%	25%	N/A	N/A	N/A	50%	10%	30%	10%	25%	25%	N/A
7. Lot area per dwelling	<sup>7</sup>	<sup>7</sup>	N/A	N/A	N/A	N/A	N/A	<sup>7</sup>	N/A	<sup>7</sup>	<sup>7</sup>	N/A
8. Boundary line setback for structures from "R" districts	N/A	N/A	50 ft	50 ft	50 ft	50 ft	50 ft	N/A	50 ft	50 ft	50 ft	50 ft
9. Performance standards	N/A	N/A	Yes <sup>8</sup>	Yes <sup>8</sup>	Yes <sup>8</sup>	Yes <sup>8</sup>	N/A	N/A	N/A	N/A	N/A	Yes <sup>9</sup>
10. Screening and landscaping	<sup>10</sup>	<sup>10</sup>	<sup>10</sup> <sup>11</sup>	10 11	10	<sup>10</sup>	<sup>10</sup>	<sup>10</sup>	<sup>10</sup>	<sup>10</sup>	<sup>10</sup>	<sup>10</sup>
11. General Regulations	Section 19.14	Section 19.14	Section 19.14	Section 19.14	Section 19.14	Section 19.14	Section 19.14	Section 19.14	Section 19.14	Section 19.14	Section 19.14	Section 19.14
12. Special district	<sup>12</sup>	<sup>12</sup>	<sup>13</sup>	13	13	<sup>14</sup>	----	<sup>12</sup>	none	none	none	none
13. Minimum building width	17 ft	17 ft	N/A	N/A	N/A	N/A	N/A	17 ft	N/A	N/A	N/A	N/A

<sup>1</sup> Building height is 30 feet. However, 35 feet may be allowed as a conditional use. The impact on views as a result of the additional 5 feet will be an important consideration.

<sup>2</sup> Building height is limited to 30 feet, but 35 feet can be allowed as a conditional use if the additional height does not significantly impact views.

<sup>3</sup> From street centerline

<sup>4</sup> If non-residential

<sup>5</sup> If residential

<sup>6</sup> From each street right-of-way line

<sup>7</sup> 2,000 additional square feet for each dwelling unit over two in number.

<sup>8</sup> Section 19.07, Subdivision 5

<sup>9</sup> Section 19.12, Subdivision 5

<sup>10</sup> Section 19.14, Subdivision 17

<sup>11</sup> Section 19.07, Subdivision 6

<sup>12</sup> All non-residential uses shall be a minimum of 50 feet from any abutting residential lot.

<sup>13</sup> Lighting and glare; sign overhang - Section 19.06, Subdivision 5.

<sup>14</sup> Traffic circulation, Section 19.07, Subdivision 7.

## ALLOWED BUILDING TYPES

Building Type	Scale	Detached or Attached	Unit Entrance Type	Typical Number of Units
Detached House, Average	House	Detached	Individual, from front street	1 unit per lot (with possible ADU)
Detached House, Small	House	Detached	Individual, from front street	1 unit per lot (with possible ADU)
Detached Courtyard Houses	Large House / Mid-Block	Detached	Individual, from front street and/or courtyard	3 to 9 units per court
Tiny House Village	Block	Detached	Individual, from front street and/or courtyard	Village
Manufactured Home Park	Block	Detached	Individual, varies	Community / Park
Accessory Dwelling Unit (ADU)	Accessory Structure	Detached or Attached	Individual, from side street, alley or internal to lot	Only 1 ADU allowed per lot
Duplex	Large House	Attached	Individual, from front street, front street and side street for corner lot	2 units per lot (with possible ADU)
Multi-plex, Small	Large House	Attached	Shared or individual, from front street	3 to 6 units per lot
Rowhouse, Small	Large House	Attached	Individual, from front street	1 unit per lot, 2 to 4 units per run
Rowhouse, Large	Block	Attached	Individual, from front street	1 unit per lot, 5 to 8 units per run
Multi-plex, Large	Block	Attached	Shared, from front street	7 to 18 units per lot
Courtyard Apartments	Block	Attached	Shared, from front street or courtyard	12 to 40 units per lot
Live/Work	Storefront	Attached or detached	Individual, from front street	2 units per lot, both shall be used by the same occupant
Main Street Mixed Use	Storefront	Attached	Shared and individual, from front street, front street and side street for corner lot	1 to 8 units per lot

**LOT SIZE**

Building Type	Lot Width (ft.)				Lot Depth (ft.)		Lot Area (sf)				Lot Area per Dwelling (sf/u)			
	Min		Max		Min		Min		Max		Min		Max	
	ZO	BT	ZO	BT	ZO	BT	ZO	BT	ZO	BT	ZO	BT	ZO	BT
Detached House, Average	75	50-75		75-100	120	100-140	10,000	5,000-14,000			10,000	5,000-14,000		
Detached House, Small		35-50		50-60		100-140		3,500-8,400				3,500-8,400		
Detached Courtyard Houses		100-125		175-200		140-200		14,000 - 40,000				3,500-4,444		
Tiny House Village		30-50		50-60		70-100		2,100				2,100		
Manufactured Home Park	150						5 acres				5,000			
Accessory Dwelling Unit (ADU)		N/A		N/A		N/A		N/A				N/A		
Duplex	75	40-75		75-100	120	100-140	10,000	4,000-10,500			5,000	2,000-5,250		
Multi-plex, Small	75	45-75		100-125	120	100-140	12,000 to 18,000	4,500-10,500			4,000 to 3,000	1,500-1,750		
Rowhouse, Small	75	18-24		30-36	120	100-140	10,000 to 14,000	1,800-5,040			3,500 to 5,000	1,800-5,040		
Rowhouse, Large	75	18-24		30-36	120	100-140	16,000 to 22,000	1,800-5,040			3,200 to 2,750	1,800-5,040		
Multi-plex, Large	75	75-90		100-150	120	100-140	20,000 to 42,000	7,500-21,000			2,857 to 2,333	1,071-1,167		
Courtyard Apartments		100-125		200-250		140-200		14,000 - 50,000				1,167-1,250		
Live/Work		18-24		30-36		100-140		1,800-5,040				900-2,520		
Main Street Mixed Use	As needed	As needed		As needed	As needed	As needed	As needed	As needed			As needed	As needed		

Note: ZO = Zoning Ordinance (Grand Marais); BT = Building Type

**BUILDING FORM**

Building Type	Building Height (ft.)		Building Width (ft.)				Building Depth (ft.)		Lot Coverage (%)		Private Open Space					
	Max		Min		Max		Max		Max		Width Min		Depth Min		Area Min	
	ZO	BT	ZO	BT	ZO	BT	ZO	BT	ZO	BT	ZO	BT	ZO	BT	ZO	BT
Detached House, Average	35	35	17			48			25% to 30%	Not typical		20		20		500
Detached House, Small		35				36				Not typical		15		15		300
Detached Courtyard Houses		35				32		24		Not typical		20		20		400
Tiny House Village										Not typical						
Manufactured Home Park	35		17						25% to 30%	Not typical						
Accessory Dwelling Unit (ADU)						36		30		Not typical		N/A		N/A		N/A
Duplex	35	35	17			48			25% to 30%	Not typical		15		15		300
Multi-plex, Small	35	35	17			48		48	25% to 30%	Not typical		8		8		100
Rowhouse, Small	35	35	17	18/RH		36/RH			25% to 30%	Not typical		8/RH		8/RH		100/RH
Rowhouse, Large	35		17	18/RH		36/RH			25% to 30%	Not typical		8/RH		8/RH		100/RH
Multi-plex, Large	35		17			80		75	25% to 30%	Not typical		16		16		200
Courtyard Apartments						200		200		Not typical		20		20		400
Live/Work				18/RH		36/RH				Not typical		20		20		400
Main Street Mixed Use						150				Not typical		None		None		None

Note: ZO = Zoning Ordinance (Grand Marais); BT = Building Type; RH = Rowhouse

## BUILDING PLACEMENT

Building Type	Front/Street Setback (ft.)				Side Setback (ft.)				Rear Setback (ft.)		Façade % for Street Frontage	
	Min		Max		Min		Max		Min		Min	
	ZO	BT	ZO	BT	ZO	BT	ZO	BT	ZO	BT	ZO	BT
Detached House, Average	25 R1 40 R2	25		35	10 R1 25 R2	10			25 R1 40 R2	25		
Detached House, Small		25		35		10				25		
Detached Courtyard Houses		25		35		10				25		
Tiny House Village		25		35		10				25		
Manufactured Home Park		25		35		10				25		
Accessory Dwelling Unit (ADU)		N/A		N/A		5				5		
Duplex	25 R1 40 R2	25		35	10 R1 25 R2	10			25 R1 40 R2	25		
Multi-plex, Small	25 R1 40 R2	25		35	10 R1 25 R2	10			25 R1 40 R2	25		
Rowhouse, Small	25 R1 40 R2	25		35	10 R1 25 R2	10			25 R1 40 R2	25		
Rowhouse, Large	25 R1 40 R2	25		35	10 R1 25 R2	10			25 R1 40 R2	25		
Multi-plex, Large	25 R1 40 R2	25		35	10 R1 25 R2	10			25 R1 40 R2	25		
Courtyard Apartments		25		35		10				25		
Live/Work		25		35		10				25		
Main Street Mixed Use		0		0		0				0		

Note: ZO = Zoning Ordinance (Grand Marais); BT = Building Type

## POTENTIAL HOUSING BUILDING TYPES

These housing building types provide a spectrum of potential options to be considered by the community of Grand Marais. What types of housing are needed, desired, and should be allowed to be developed in the community? These housing building types are intended to be appropriately scaled to fit within neighborhoods of primarily detached houses or medium density neighborhoods that are walkable in character. These housing types enable appropriately-scaled buildings, well-designed higher densities, affordable housing opportunities, and are important for providing a broad choice of housing types that can fit into character of Grand Marais.

Building Type		Description	Scale	Detached or Attached	Unit Entrance Type	Typical Number of Units	Allowed in Current Zoning Code "R" Districts?	
Detached House, Average		Average-sized detached house on an average or larger lot that consists of one housing unit.	House	Detached	Individual, from front street	1 unit per lot (with possible ADU)	Permitted	
Detached House, Small		Smaller detached house on a narrower/smaller lot that consists of one housing unit. This type enables appropriately-scaled, affordable higher densities and is important for providing a broad choice of housing types and promoting walkability.	House	Detached	Individual, from front street	1 unit per lot (with possible ADU)	No	
Development variations of individual detached units	Detached Courtyard Houses	A group of smaller detached houses providing multiple housing units arranged around a shared courtyard that is typically perpendicular to the street. The shared courtyard takes the place of a private rear yard and becomes an important community-enhancing element of this type.	House	Detached	Individual, from front street and/or courtyard	3 to 9 units per court	No	
	Tiny House Village	The following definition is based on Duluth's recent Tiny House Ordinance. Generally defined as a detached single-family house with a total floor area of 400 sq. ft. or less, typically not including lofts, porches, and/or crawlspaces. They can be a principal use or an accessory dwelling unit (ADU). There are two primary versions of a tiny house: tiny house on wheels (THOW), and permanently fixed-in-place (FIP) tiny house. A THOW can be mobile and function "off the grid" by relying on infrastructure like solar power and composting toilets. A tiny house on wheels can sometimes be relatively stationary and some may be designed to be removed from their axles and wheels, tied down to slab foundations, and potentially be connected to municipal sewer and water. A fixed-in-place tiny house most strongly resembles a detached single-family house: it is immobile, built on a permanent foundation with standard utility connections, and not designed to change locations. A tiny house can be built on-site or as an off-site modular house.	House	Detached	Individual, from front street and/or courtyard	Village	No	

Building Type		Description	Scale	Detached or Attached	Unit Entrance Type	Typical Number of Units	Allowed in Current Zoning Code "R" Districts?	
	Manufactured Home Park	A detached residential dwelling unit designed for transportation after fabrication on streets or highways on its own wheels or on flatbed or other trailers, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, located on permanent foundations, connected to utilities, and the like, and in conformance with Minnesota Statutes Chapter 327.31, Subdivision 6 or amendments thereto. A travel trailer is not to be considered as a mobile home. Mobile Home Park minimum standards include but are not limited to: area of 5 acres, lot width of 150 feet, "lot" area of 5,000 sq. ft. per housing unit.	House	Detached	Individual, varies	Community / Park	Permitted	
	Accessory Dwelling Unit (ADU)	Accessory residential building typically located at the rear of a lot. It provides either a small housing unit, home office space, or other small commercial or service use that may be above a garage or at ground level. This type is important for providing affordable housing opportunities and incubating small businesses within walkable neighborhoods.	Accessory Structure	Detached or Attached	Individual, from side street, alley or internal to lot	Only 1 ADU allowed per lot	No	
	Duplex	Small to medium sized building that consists of two side-by-side or stacked housing units, both facing the street and within a single building. This building type has the appearance of a medium to large house and is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods.	Large House	Attached	Individual, from front street, front street and side street for corner lot	2 units per lot (with possible ADU)	Permitted	
	Multi-plex, Small	Medium-sized building that consists of 3–6 side-by-side and/or stacked housing units typically with one shared entry or individual entries along the front street. This type has the appearance of a large-sized house and is appropriately-scaled to fit sparingly within primarily single-family neighborhoods or into medium-density neighborhoods.	Large House	Attached	Shared or individual, from front street	3 to 6 units per lot	Conditional	
	Rowhouse, Small	Small-to medium-sized housing units in a single building that consists of 2–4 rowhouses placed side-by-side, typically two stories in height. This type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street.	Large House	Attached	Individual, from front street	1 unit per lot, 2 to 4 units per run	No?	

Building Type	Description	Scale	Detached or Attached	Unit Entrance Type	Typical Number of Units	Allowed in Current Zoning Code “R” Districts?	
Rowhouse, Large	Medium-sized housing units in a single building that consists of 5-8 rowhouses placed side-by-side, typically two or three stories in height. This type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street.	Block	Attached	Individual, from front street	1 unit per lot, 5 to 8 units per run	No?	
Multi-plex, Large	Medium-to large-sized building that consists of 7–18 side-by-side and/or stacked residential units, typically with one shared entry.	Block	Attached	Shared, from front street	7 to 18 units per lot	Conditional	
Courtyard Apartments	Medium-to large-sized building that consists of multiple residential units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or may share a common entry.	Block	Attached	Shared, from front street or courtyard	12 to 40 units per lot	Conditional	
Live/Work	Small to medium-sized attached or detached building that consists of one residential unit above and/or behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground-floor flex space and the unit above are owned by one entity. It is especially appropriate for incubating neighborhood-serving retail and service uses and allowing neighborhood main streets to expand as the market demands.	Storefront	Attached or detached	Individual, from front street	2 units per lot, both shall be used by the same occupant	No	
Main Street Mixed Use	Small-to medium-sized building intended to provide a vertical mix of uses with ground-floor retail, or service uses and upper-floor service, or residential uses. This type makes up the primary component of a neighborhood main street and portions of a downtown main street, therefore being a key component to providing walkability.	Storefront	Attached	Shared and individual, from front street, front street and side street for corner lot	1 to 8 units per lot	No	

## POTENTIAL RESIDENTIAL BUILDING TYPES and FORM STANDARDS

Building Type	Scale	Detached or Attached	Unit Entrance Type	Typical Number of Units
Detached House, Average	House	Detached	Individual, from front street	1 unit per lot (with possible ADU)
Detached House, Small	House	Detached	Individual, from front street	1 unit per lot (with possible ADU)
Detached Courtyard Houses	Large House	Detached	Individual, from front street and/or courtyard	3 to 9 units per court
Tiny House Village	Block	Detached	Individual, from front street and/or courtyard	Village
Manufactured Home Park	Block	Detached	Individual, varies	Community / Park
Accessory Dwelling Unit (ADU)	Accessory Structure	Detached or attached	Individual, from side street, alley or internal to lot	Only 1 ADU allowed per lot
Duplex	Large House	Attached	Individual, from front street, front street and side street for corner lot	2 units per lot (with possible ADU)
Multi-plex, Small	Large House	Attached	Shared or individual, from front street	3 to 6 units per lot
Rowhouse, Small	Large House	Attached	Individual, from front street	1 unit per lot, 2 to 4 units per run
Rowhouse, Large	Block	Attached	Individual, from front street	1 unit per lot, 5 to 8 units per run
Multi-plex, Large	Block	Attached	Shared, from front street	7 to 18 units per lot
Courtyard Apartments	Block	Attached	Shared, from front street or courtyard	12 to 40 units per lot
Live/Work	Storefront	Attached or detached	Individual, from front street	2 units per lot, both shall be used by the same occupant
Main Street Mixed Use	Storefront	Attached	Shared and individual, from front street, front street and side street for corner lot	1 to 8 units per lot

**LOT SIZE**

Building Type	Lot Width (ft.)				Lot Depth (ft.)		Lot Area (sf)				Lot Area per Dwelling (sf/u)			
	Min		Max		Min		Min		Max		Min		Max	
	ZO	BT	ZO	BT	ZO	BT	ZO	BT	ZO	BT	ZO	BT	ZO	BT
Detached House, Average	75	50-75		75-100	120	100-140	10,000	5,000-14,000			10,000	5,000-14,000		
Detached House, Small		35-50		50-60		100-140		3,500-8,400				3,500-8,400		
Detached Courtyard Houses		100-125		175-200		140-200		14,000 - 40,000				3,500-4,444		
Tiny House Village		30-50		50-60		70-100		2,100				2,100		
Manufactured Home Park	150						5 acres				5,000			
Accessory Dwelling Unit (ADU)		N/A		N/A		N/A		N/A				N/A		
Duplex	75	40-75		75-100	120	100-140	10,000	4,000-10,500			5,000	2,000-5,250		
Multi-plex, Small	75	45-75		100-125	120	100-140	12,000 to 18,000	4,500-10,500			4,000 to 3,000	1,500-1,750		
Rowhouse, Small	75	18-24		30-36	120	100-140	10,000 to 14,000	1,800-5,040			3,500 to 5,000	1,800-5,040		
Rowhouse, Large	75	18-24		30-36	120	100-140	16,000 to 22,000	1,800-5,040			3,200 to 2,750	1,800-5,040		
Multi-plex, Large	75	75-90		100-150	120	100-140	20,000 to 42,000	7,500-21,000			2,857 to 2,333	1,071-1,167		
Courtyard Apartments		100-125		200-250		140-200		14,000 - 50,000				1,167-1,250		
Live/Work		18-24		30-36		100-140		1,800-5,040				900-2,520		
Main Street Mixed Use	As needed	As needed		As needed	As needed	As needed	As needed	As needed			As needed	As needed		

Note: ZO = Zoning Ordinance (Grand Marais); BT = Building Type

**BUILDING FORM**

	Building Height (ft.)		Building Width (ft.)				Building Depth (ft.)		Lot Coverage (%)		Private Open Space					
	Max		Min		Max		Max		Max		Width Min		Depth Min		Area Min	
Building Type	ZO	BT	ZO	BT	ZO	BT	ZO	BT	ZO	BT	ZO	BT	ZO	BT	ZO	BT
Detached House, Average	35	35	17			48			25% to 30%	Not typical		20		20		500
Detached House, Small		35				36				Not typical		15		15		300
Detached Courtyard Houses		35				32		24		Not typical		20		20		400
Tiny House Village										Not typical						
Manufactured Home Park	35		17						25% to 30%	Not typical						
Accessory Dwelling Unit (ADU)						36		30		Not typical		N/A		N/A		N/A
Duplex	35	35	17			48			25% to 30%	Not typical		15		15		300
Multi-plex, Small	35	35	17			48		48	25% to 30%	Not typical		8		8		100
Rowhouse, Small	35	35	17	18/RH		36/RH			25% to 30%	Not typical		8/RH		8/RH		100/RH
Rowhouse, Large	35		17	18/RH		36/RH			25% to 30%	Not typical		8/RH		8/RH		100/RH
Multi-plex, Large	35		17			80		75	25% to 30%	Not typical		16		16		200
Courtyard Apartments						200		200		Not typical		20		20		400
Live/Work				18/RH		36/RH				Not typical		20		20		400
Main Street Mixed Use						150				Not typical		None		None		None

Note: ZO = Zoning Ordinance (Grand Marais); BT = Building Type; RH = Rowhouse

## BUILDING PLACEMENT

Building Type	Front/Street Setback (ft.)				Side Setback (ft.)				Rear Setback (ft.)		Façade % for Street Frontage	
	Min		Max		Min		Max		Min		Min	
	ZO	BT	ZO	BT	ZO	BT	ZO	BT	ZO	BT	ZO	BT
Detached House, Average	25 R1 40 R2	25		35	10 R1 25 R2	10			25 R1 40 R2	25		
Detached House, Small		25		35		10				25		
Detached Courtyard Houses		25		35		10				25		
Tiny House Village		25		35		10				25		
Manufactured Home Park		25		35		10				25		
Accessory Dwelling Unit (ADU)		N/A		N/A		5				5		
Duplex	25 R1 40 R2	25		35	10 R1 25 R2	10			25 R1 40 R2	25		
Multi-plex, Small	25 R1 40 R2	25		35	10 R1 25 R2	10			25 R1 40 R2	25		
Rowhouse, Small	25 R1 40 R2	25		35	10 R1 25 R2	10			25 R1 40 R2	25		
Rowhouse, Large	25 R1 40 R2	25		35	10 R1 25 R2	10			25 R1 40 R2	25		
Multi-plex, Large	25 R1 40 R2	25		35	10 R1 25 R2	10			25 R1 40 R2	25		
Courtyard Apartments		25		35		10				25		
Live/Work		25		35		10				25		
Main Street Mixed Use		0		0		0				0		

Note: ZO = Zoning Ordinance (Grand Marais); BT = Building Type