

“Residential Zoning Basics” Approach

Grand Marais’ current Zoning Ordinance is a conventional zoning ordinance that focuses on uses and generally the separation of uses into districts, including the separation of single-family and multi-family residential into two separate districts - R-1 and R-2. Current residential dimensional standards are essentially a conventional listing of standards, including lot dimensions, building height and width, yard setbacks and lot coverage. There is minimal differences between the R-1 and R-2 districts, other than yard setbacks.

The proposed new approach to residential zoning is to focus first on housing/residential building form or type and standards that enable a mix of existing and new housing types within residential zoning districts. The hierarchy for determining what type of residential building type is desired and the standards for constructing it could look something like the list of standards below. This list will get simplified as we work through what existing and new standards are needed. It is envisioned that a new residential building types table could be added to the Zoning Ordinance, which would list residential building types as rows (detached house to multi-plex large) and dimensional standards as columns.

- 1. Residential neighborhood type/pattern [Subdivision Ordinance Standards]**
 - a. Connected street grid and traditional rectangular blocks
 - b. Typical block is 280’ x 400’ with lot depths of 135’ or 100’
 - c. Alleys
- 2. Residential building types/uses, including typical size range**
 - a. Building square footage, width, depth and height
 - b. Driveway access – alley vs. street
 - c. Location – rear yard vs. side yard, outdoor vs. garage, detached vs. attached
 - d. Garage square footage, width, depth
- 3. Parking standards**
 - a. Number of spaces, minimum (per unit or per bedroom)
- 4. Lot size standards**
 - a. Lot width, minimum - consider minimum lot width per dwelling for rowhouses, other types?
 - b. Lot depth, minimum
 - c. Consider eliminating minimum lot area as a standard
- 5. Building placement standards - yard setbacks, minimum**
 - a. Front/street
 - b. Side
 - c. Rear

6. Building size standards

- a. Building height
 - i. Maximum (feet or # of stories)
 - ii. Upper story stepbacks for taller buildings
- b. Building width, minimum – determine why this standard is needed or consider eliminating
- c. Open space minimum or lot coverage maximum

7. Building facade standards

- a. Building entry location
- b. Building façade articulation
- c. Building exterior materials

8. Screening and landscaping standards

- a. Screening of outdoor parking, trash areas, storage areas, utilities
- b. Landscaping buffers between different scale buildings
- c. Trees in front/street yards, minimum

9. Others?