

# Grand Marais Zoning Ordinance

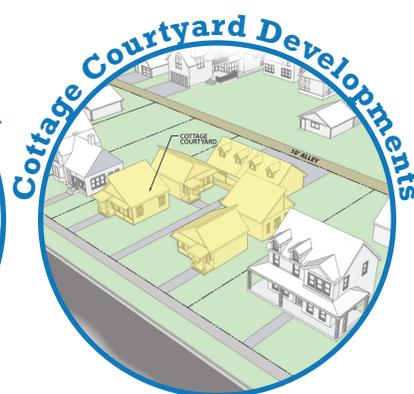
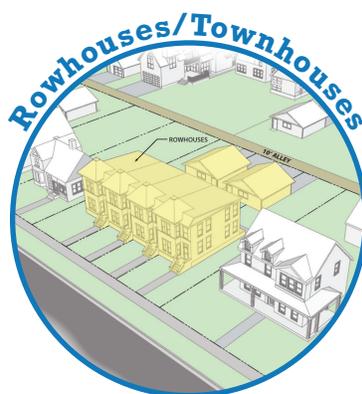
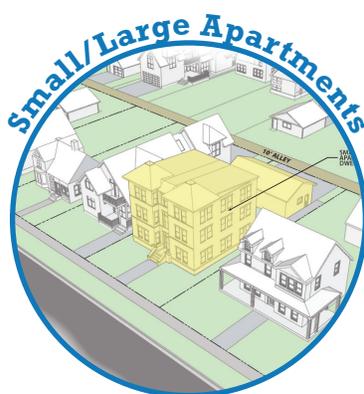
## Improving the City's Regulations to Make It Easier to Add New Housing



City of Grand Marais

The City Council has recognized that the community's needs for more diverse and affordable housing options is not being met. As a strategy to reduce barriers to adding new housing in the community, the City is proposing changes to the housing regulations in the Zoning Ordinance.

- Minimum lot sizes are being reduced for single family dwellings – from 10,000 sq. ft. to 4,000 sq. ft. and 75 ft. lot wide to and 40 ft. lot wide
- New housing types will be allowed in residential districts
  - » Accessory dwelling units - sometimes called granny flats, small apartment attached to the primary residence or detached unit in the backyard
  - » Small apartment buildings (3 to 6 units)
  - » Large apartment buildings (7 or more units)
  - » Rowhouses/townhouses
  - » Cottage courtyard developments - a cluster of smaller single family homes arranged around a shared courtyard
  - » Tiny houses as long as they have a foundation and are connected to city utilities
- All housing types will be permitted uses, whereas, most require conditional use permits today
- Unique lot and building standards are identified for each new housing type
- Minimum side yard setbacks proposed to be reduced from 10 ft. to 5 ft. in most cases
- Minimum front yard setbacks will be flexible to reflect existing setbacks of surrounding homes
- Manufactured home regulations have been simplified



The proposed Zoning Ordinance changes are being reviewed by the Planning Commission and City Council in July. Want to learn more!? Visit: [ci.grand-marais.mn.us/housingplan](http://ci.grand-marais.mn.us/housingplan) or give us a call 218.387.1848

The public is invited to submit comments to the City via email, regular mail or calling us 218.387.1848.