

3. Expand Allowable Uses (Concepts)

Distributed Throughout a Block

Missing Middle Housing types can exist along a street, standing side by side and intermingling with detached single-family homes. The blended pattern of detached single-family residences and Missing Middle Housing works well because these types are comparable in form and scale.



As a Commercial Corridor Transition

When a Missing Middle residence is located in an area that's adjacent to a neighborhood Main Street, the building itself provides a gradual transition point between residential and commercial or mixed-used properties. The nearness of residents provides a customer base for local businesses and services. By serving as a type of buffer, a Missing Middle-type structure can actually keep a single-family home in a walkable area from being located directly next to, say, a restaurant or bar (or a store or office building) and the parking lots needed by the businesses' customers and employees.



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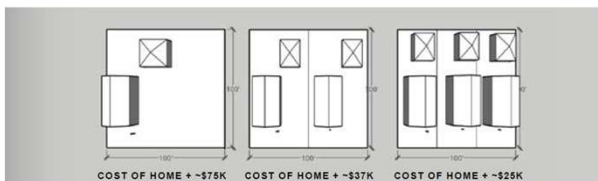
3. Expand Allowable Uses (Concepts)



Mixed Housing Neighborhood, East Jordan Master Plan, Beckett & Raeder, Inc.

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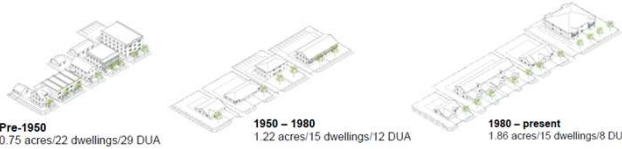
4. Reduce Lot Width



Cost of Lot - Housing Price Reduction
Image: Ryan Kilpatrick

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5. Rethink Density



Pre-1950
0.75 acres/22 dwellings/29 DUA


1950 – 1980
1.22 acres/15 dwellings/12 DUA

1980 – present
1.86 acres/15 dwellings/8 DUA

Source: A User's Guide to Wisconsin Neighborhood Affordability

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5. Rethink Density




Invisible Density - Single Family with an Accessory Dwelling Unit above the garage

Number of Units = 2
Parcel Size = 7,000 square feet
Density = 12.4 units per acre

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5. Rethink Density



Visible Density - Townhouses

Number of Units = 16
Parcel Size = .50 acres
Density = 32.0 units per acre

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5. Rethink Density

- Density refers to the number of units per acre not their size.
- Modest increase in density with smaller dwelling unit size has benefits for the neighborhood and the community.

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5. Rethink Density

- Household size has been shrinking.
- The number of people residing in a single unit is less.
- Number of children per household in 1971 was 2.31, in 2020 it dropped to 1.93.
- A duplex today may have less people living in the same structure as in 1970.

Year	Average number of people per household
1790	5.79
1850	5.55
1900	~4.5
1950	~3.5
2000	2.63
2018	2.58

PEW Research

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5. Rethink Density

Lot size 1.37 acres
Eight (8) detached single family, two-bedroom units.
5.8 dwellings per acre

Image: Healdsburg, California
Source: AARP

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5. Rethink Density



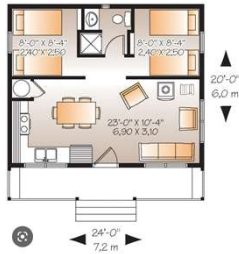
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6. Eliminate Minimum Dwelling Size

**Zoning Ordinance Case Study:
Glen Arbor Township**

Residence: A dwelling that is designed and built for human occupancy. The dwelling must have a minimum of 480 sq. ft. and a minimum core dimension of 20 feet by 20 feet (400 sq. ft.)

The dwelling must have a bedroom, full bath, kitchen/dining area, and a living room. A residence may be occupied full or part-time and is often referred to as a home, house, apartment, condominium, modular home, or mobile home.



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7. Eliminate Minimum Parking Requirements

Land Use	Petoskey (minimum and maximum)	CNU Parking Standards (maximums)
Restaurant	2 per 5 seats	1 per 3 occupancy
Retail (convenience goods)	1 per 400 gross sq.ft.	3 per 1,000 gross sq.ft.
Grocery Store	1 per 400 gross sq.ft.	3 per 1,000 gross sq.ft.
Multiple Family	1.5 per 1 unit	1.5 per 1 unit
Drug Store	1 per 400 gross sq.ft.	3 per 1,000 gross sq.ft.
Bank	1 per 350 gross sq.ft.	1 per 150 gross sq.ft.
Bakery	1 per 400 gross sq.ft.	3 per 1,000 gross sq.ft.

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8. Shared Parking

Include "Shared Parking" in the Ordinance

Function	Function			
	Residential	Lodging	Office	Retail
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Retail	1.2	1.3	1.2	1.0

Parking Calculations: The Shared parking Factor for two Functions, when divided into the sum of the two amounts as listed on the Required Parking table produces the Effective Parking needed.

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9. Bicycle Parking

Require bicycle parking for non-residential uses.

Land Use	Bike Space
Bed & Breakfast and Tourist Homes	One (1) per Three (3) lodging rooms
Hotels and Motels	One (1) per Twenty (20) employees and One (1) per Ten (10) rental rooms
Places of assembly, recreation, entertainment, and amusement	One (1) per Ten (10) automobile parking places
Commercial Establishments	One (1) per Ten (10) automobile parking places; up to a maximum of Twenty (20) bicycle parking spaces.

Source: Emmet County Zoning Ordinance

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10. Density & Height Bonuses

Used to achieve community objectives, such as, affordable housing.

15 market rate housing units

20% affordable housing ~ housing bonus of 5 additional market rate units

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10. Density & Height Bonuses

Used to achieve community objectives, such as, affordable housing.

Running the numbers

NO BONUS
At a moderate density of four houses per acre, a developer with 25 acres can build 100 homes and sell them at market prices.

BONUS
The same developer could build 200 homes—100 of which he can sell at market prices—**if**
1) He sets aside 20 percent of them, or 40 homes, for gap housing;
2) He sets aside 10 percent of them, or 20 homes, for work force, low income, or very low income housing.

KEY:
 ■ 10 market price homes
 ■ 10 gap housing (sold to people earning between 80 and 120 percent of the median income, or between \$52,800 and \$88,200 for a family of four).
 ■ 20 very low income, low income, or work force housing (sold to people making less than 80 percent of the median income, or less than \$42,480 for a family of four).

Source: City form research. Credit: UrbanStuf

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11. Eliminate or Reduce Approvals

Special Land Use Approvals / Special Use Permits Are Determined by the Planning Commission
 PA 110 of 2006 ~ Michigan Zoning Enabling Act
 Sec. 502. (1) The legislative body may provide in a zoning ordinance for special land uses in a zoning district. A special land use shall be subject to the review and approval of the zoning commission, the planning commission, an official charged with administering the zoning ordinance, or the legislative body as required by the zoning ordinance.

Site Plans Subject to Administrative Review unless they trigger special conditions requiring Planning Commission review

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12. Nonconformities

Expansion of Categories for Nonconforming Uses
 PA 110 of 2006 ~ Michigan Zoning Enabling Act
 125.3208 Nonconforming uses or structures.
 (2) The legislative body may provide in a zoning ordinance for the completion, resumption, restoration, reconstruction, extension, or substitution of nonconforming uses or structures upon terms and conditions provided in the zoning ordinance. In establishing terms for the completion, resumption, restoration, reconstruction, extension, or substitution of nonconforming uses or structures, different classes of nonconforming uses may be established in the zoning ordinance with different requirements applicable to each class.

Rewrite the nonconforming section of the zoning code to remain strict on nuisances but more lenient on improvements and adaptive re-use.

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Nonconforming Example

Jefferson Street Market, Ann Arbor

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13. Front Yard Setbacks

Front yard setbacks are usually minimum requirements. Specify a minimum and maximum, or a measurement based on existing conditions.

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13. Front Yard Setbacks - Historic Patterns

Utilize the neighborhood historic development pattern as the construct for the dimensional requirements.

Sanborn Fire Insurance Map - October 1919

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14. Eliminate Minimum Lot Sizes

Eliminate minimum lot size requirements. The building code, lot coverage, and setbacks provide sufficient constraints to ensure lots are buildable.

MARKET: building sizes, unit sizes, and tenant spaces must meet minimum marketable floor areas.

BUILDING CODE: the building code includes minimum sizes for dwelling units, bedrooms, and other spaces.

FIRE CODE: Separation of buildings

HEIGHT AND SETBACKS: building height and lot setbacks limit the extent of the building.

LOT COVERAGE: lot coverage further restricts the building envelope beyond lot setbacks.

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15. Permit Ground Floor Residential Uses in Commercial Districts

Allow ground floor residential units in the rear of commercial buildings. Referred to as "alley infill."



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16. Home Occupations

Home-based businesses expand the local economy. Permitting home-based businesses also contributes to home affordability and may assist in the costs of childcare. Some level of home occupation should be permitted in all zoning districts.

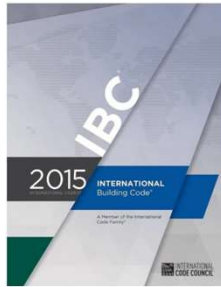
- Permit home occupations in all residential zoning districts.
- Expand allowances for home occupation square footage, visitation and employees.
- Permit live/work units in most, if not all, zoning districts.



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17. Align Regulated Uses with Building Code

Both zoning and building codes regulate use and often the two sets of categories have little to do with each other. This requires applicants to reconcile differences between the two codes. While both codes types were developed independently, building codes are heavily based upon use to determine standards of safety while zoning addresses use to avoid general nuisance.



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18. Downtown Buildings

Define "Build-To Line"

A build-to line (BTL) is a set building line on a lot, measured parallel from the front and/or corner side lot line, where the structure must be located. The building facade must be located on the build-to line. Facade articulation, such as window or wall recesses and projections are not counted as the building façade line, which begins at the applicable façade wall.

Ground Floor Transparency

Percentage of glass that a downtown building must have on its first floor.



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Summary

- | | |
|---|--|
| 1. Collapse Zoning Districts | 11. Eliminate or Reduce Elected Body Approvals |
| 2. Character Districts | 12. Nonconformities |
| 3. Expand Allowable Uses | 13. Front Yard Setbacks |
| 4. Reduce Lot Width | 14. Eliminate Minimum Lot Sizes |
| 5. Rethink Density | 15. Permit Ground Floor Residential Uses in Commercial Districts |
| 6. Eliminate Minimum Dwelling Size | 16. Home Occupations |
| 7. Eliminate Minimum Parking Requirements | 17. Align Regulated Uses with Building Code |
| 8. Shared & On-Street Parking | 18. Downtown Buildings |
| 9. Bicycle Parking | |
| 10. Density & Height Bonuses | |

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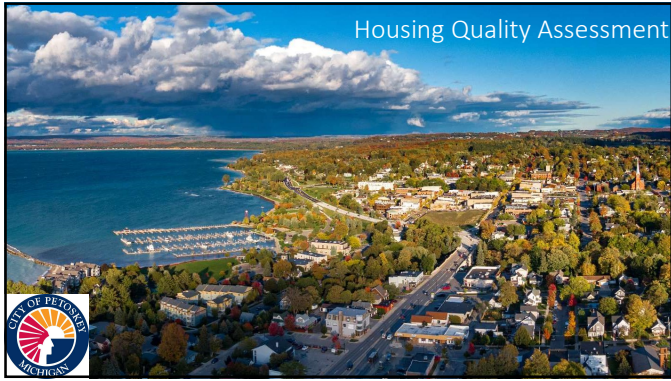
Process

1. Informational website with resources and posting of draft articles after review by the Planning Commission.
2. Quarterly updates by the Planning Commission to the City Council
3. Milestone – determination of districts and dimensional requirements convene a public Open House to discuss potential revisions
4. Periodic informational boards in the City Hall lobby and Library to inform the community on project status.
5. Milestone – convene a public informational meeting when the Planning Commission has issued the first full draft.

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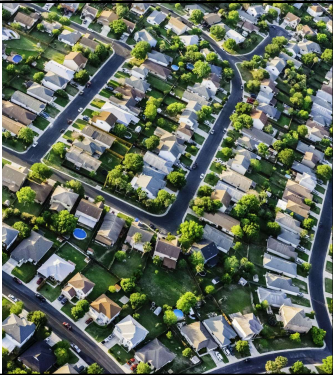


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Defined Neighborhoods

Based on the American Census Survey (ACS) Block Groups


- Block Group is between 650 and 3,000 residents
- Boundaries do not always reflect physical features



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Non-PRE Parcels

1,544 Parcels



LAKE MICHIGAN

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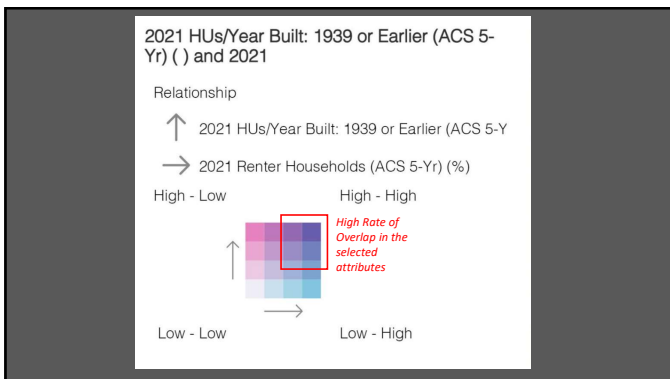
Methodology

Utilized ACS Data to compare attributes to determine potential pockets of impaired housing quality.

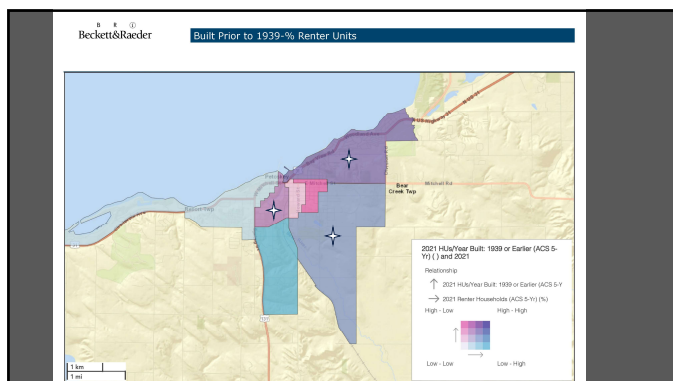
Attributes used include:

- Housing Built Prior to 1939
- % of Renter Households
- Home Values Less than \$99,000
- HS Diploma over Age 25+
- % of Lower Income Households
- % of Female-Headed Households

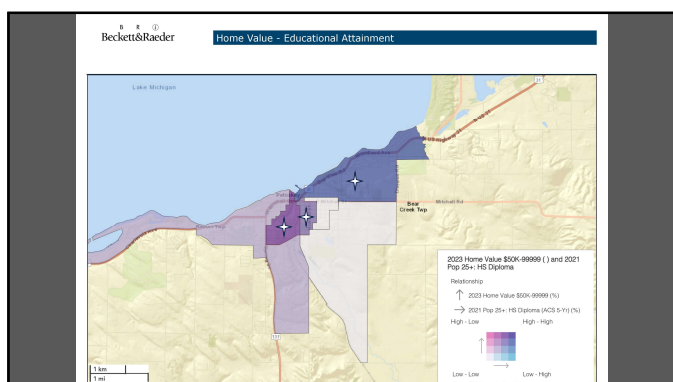
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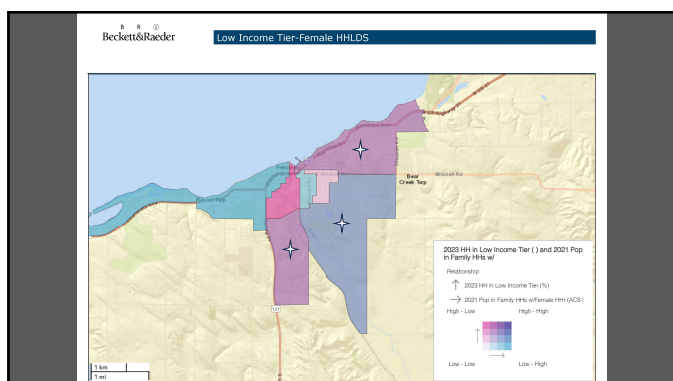
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Comparison of Results

Block Group	Built Before 1939 with a High % of Renters	Home Values less than \$99K with a High % of HS Diploma Only	Lower Income Households with a High % of Female-Headed HHDS
A			
B	X	X	
C		X	
D			
E	X	X	X
F			X
G	X		X

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Influences

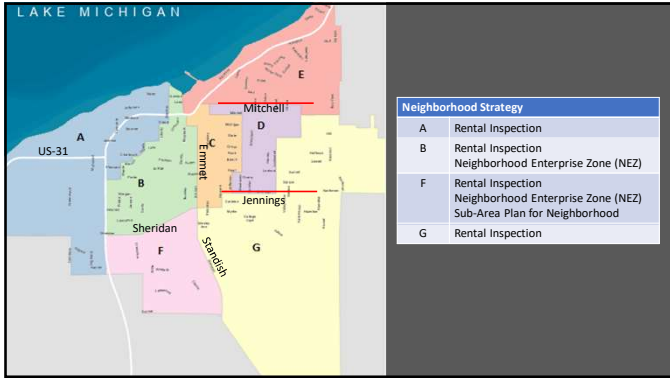
Block Group	Built Before 1939 with a High % of Renters	Home Values less than \$99K with a High % of HS Diploma Only	Lower Income Households with a High % of Female-Headed HHDS
A	<i>Bay Harbor Outlier that negated assessment of housing in City</i>		
B	X	X	
C		X	
D			
E	<i>Several apartment complexes that influence the analysis</i>		
F			X
G	X		X

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Strategy

Block Group	Monitor	Rental Inspection	Neighborhood Enterprise Zone	Sub-Area Redevelopment Plan
A		X		
B		X	X	
C	X			
D	X			
E	X			
F		X	X	X
G		X		

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Housing Statutes

Neighborhood Enterprise Zones

- The governing body of a local governmental unit by resolution may designate 1 or more neighborhood enterprise zones within that local governmental unit. Except as otherwise provided in this subsection, a neighborhood enterprise zone shall contain not less than 10 platted parcels of land.
- The total acreage of the neighborhood enterprise zones containing only new facilities or rehabilitated facilities, or any combination of new facilities or rehabilitated facilities designated under this act shall not exceed 15% of the total acreage contained within the boundaries of the local governmental unit.
- Housing inspection ordinance. Less than 20,000 population "may," over 20,000 "shall" pass.
- Certificate applies to improvements (rehab and new) for a period not to exceed 12 years based on total mills collected.

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Housing Statutes

Residential Housing Districts

- The legislative body of a qualified local governmental unit may establish a residential housing district on its own initiative or upon a written request filed by the owner or owners of property comprising at least 50% of all taxable value of the property located within a proposed district.
- Focus on not more than 4 units classified as residential property that is rented or leased to an income qualified household at no more than 30% of the household's modified household income as determined by the qualified local governmental unit.
- The certificate may be issued for a period of at least 1 year, but not to exceed 12 years. If the number of years determined is less than 12, the certificate may be subject to review by the legislative body of the qualified local governmental unit and the certificate may be extended. The total amount of time determined for the certificate including any extensions shall not exceed 12 years after the completion of the qualified residential facility.
- The tax is determined each year by multiplying 1/2 of the average rate of taxation levied upon commercial, industrial, and utility property upon which ad valorem taxes are assessed as determined for the immediately preceding calendar year by the current taxable value of the new or rehabbed facility after deducting the taxable value of the land.

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Housing Statutes

Neighborhood Improvement Act, PA 208 of 1949

- The legislative body establishes the boundary of the neighborhood district.
- The Planning Commission is tasked with preparing a "betterment plan," which assesses existing conditions, opportunities, capital and infrastructure needs, and strategies for overall improvement.
- The legislative body has the authority to levy a special assessment district within the neighborhood to finance improvements and programs recommended in the neighborhood betterment plan.
- Focus is on blight elimination, rehabilitation, inspection, place-based improvements (street trees, parks, etc.), and infrastructure.

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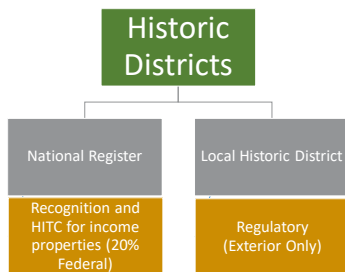
Historic Preservation

Several Approaches

- Reactivation of the historic district study committee to assess ALL neighborhoods for potential nomination to the National Register of Historic Places.
 - > W.S. Carmichael House at 301 Jackson Street
 - > I. N. Debenham House at 1101 Emmet Street
 - > East Mitchell Street Historic District (11.12.1986)
 - > Gerhard Fochtman House at 1004 Waukazoo
 - > Four Ward Polling Place at 209 Washington Street
 - > Meyer Fryman House at 211 Michigan Street
 - > Petoskey Downtown Historic District (11.12.1986)
 - > Petoskey Grocery Company Building at 616 Petoskey Street
 - > Petoskey Public Works Utility Building at 106 W. Lake Street
- Study committee to assess the establish of a local historic district for downtown and select neighborhoods with high concentration of historic eligible structures

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Historic Preservation



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Planning Commission 2024 Work Program

- 1. Zoning Ordinance
 - a) Revisions to the current zoning ordinance
- 2. Historic Preservation
 - a) Reactivate the study committee
 - b) Evaluate new neighborhoods
 - c) Become a Certified Local Government through SHPO
- 3. Intergovernmental Cooperation
 - a) Meetings with adjacent PC's with a focus on regional non-motorized planning
- 4. Housing
 - a) Infill opportunities map
 - b) Prepare a housing plan
 - c) Coordinate with regional partners and Housing North

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Thank You



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