



GREEN NEIGHBORHOOD ZONED DISTRICTS



Imagine Flint Draft Zoning Code 2015

Overview

The Green Neighborhood districts are primarily single-family residential areas located throughout the City of Flint. The land use place type is split into two districts, GN1 and GN2. The Green Neighborhood vision is to stabilize areas of the city through encouraged larger lot homesteads and increased zoning use flexibility. Pockets of traditional single-family housing may exist throughout the district, including single-family homes and estates that sit on larger lots created by assembling Individual residential lots, which can be consolidated or redeveloped with housing that is appropriate for the newly established minimum lot sizes.

Frequently asked questions...

Q: What is the difference between the GN1 and GN2 zoning districts? A: The GN-1 (Green Neighborhood-Low Density district) is intended to provide for the integration of **a significant amount of land dedicated to green uses** including community gardens, small-scale urban agriculture, and small open space areas. **Pockets of traditional single-family housing may exist throughout the district**, including single-family homes and estates that sit on larger lots created by assembling typically sized residential lots in the district

The GN-2 (Green Neighborhood-Medium Density district) is intended to **accommodate existing residential development on existing typically sized lots, while also providing for the integration of green uses** including community gardens, small-scale urban agriculture, and small open space areas. Individual residential lots can be consolidated to create larger lots, or redeveloped with housing that is appropriate for the surrounding context.

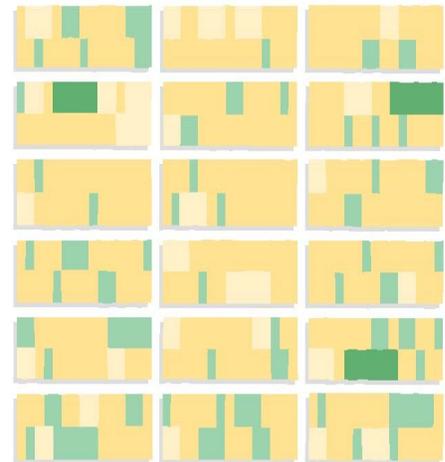
Q: Low density, does this mean if I live in a Green Neighborhood I may one day be forced to move from my home? A: No, the low density Green Neighborhoods are located in the areas of the City with the most severe blight. It is the intention of the master plan to accommodate a much smaller population Flint was designed for, giving the remaining residents the opportunity to purchase an adjacent lot and expand their footprint.

Q: Am I allowed to add on or expand my home? A: Yes, Just as in the traditional neighborhood districts you are allowed to expand as long as your addition conforms with the zoning of the district.

Q: If I want to purchase additional lots and consolidate to create a larger lot for myself, how do I do it? A: If an adjacent lot to your residence is vacant and you are interested in purchasing it, you would contact the Land Bank to inquire if the property is available for sale. If you own two lots and would like to combine them into one, the process of merging is done by the City Assessor's office.

What does neighborhood stabilization mean for Green Neighborhoods?

The process of eliminating blight and restoring property values by consolidating lots to increase opportunity for expansion and larger new single-family development.



- **Single Family.** single family detached homes
- **Large Lot Single Family.** multiple, smaller lots, consolidated into larger residential properties
- **Open Space.** community gardens, vacant residential lots used for passive open space
- **Small-Scale Urban Agriculture.** consolidated vacant lots used for neighborhood agriculture

Q: Green neighborhood - is this the district that the City wants to develop potential large-scale agriculture and solar industries? A: No, The Green Neighborhood district, as mentioned earlier, is a residential district. While this district does welcome community gardens and small scale urban agriculture, it is not intended to be an area of the city for businesses to set-up shop, it's designed for the residents to enjoy larger lots and more green space than a traditional neighborhood and to help stabilize Flint's neighborhoods. There is an employment district within the city that is designed for green commerce, those areas are referred to as green innovation zones.

Q: What will happen to businesses within the Green Neighborhood district? A: Businesses lawfully established under the current code with the proper permits will have grandfathered rights (see non-conforming uses page)

Q: Is there a limit on the number of lots I can consolidate or specific regulations on which lots can and cannot be combined? A: No, there is not a maximum lot size in the green neighborhood district, however, there are minimums listed in the table below.

Table 50.3.09A. Bulk and Site Standards: GN Districts

District	Max. Height	Lot Area			Max. Lot Coverage	Min. Front Yard (F)	Min. Corner Side Yard (C)	Min. Interior Side Yard Width of Smaller Side Yard (S1)	Side Yard Aggregate Width of Both Side Yards (S1+S2)	Min. Rear Yard (R)
		Min. Lot Width (W)	Min. Lot Area	Min. Lot Area Per Dwelling Unit						
GN-1	2-1/2 stories or 35'	120', unless a non-residential use, then 80'	15,000 sq. ft., unless a non-residential use, then 8,000 sq. ft.	15,000 sq. ft.	20%, unless a non-residential use, then 80%	25', or similar to the average front setback of residential structures on the same block	15'	15'	50'	25'
GN-2	2-1/2 stories or 35'	40', unless a non-residential use, then 80'	5,000 sq. ft., unless a non-residential use, then 8,000 sq. ft.	3,000 sq. ft.	50%, unless a non-residential use, then 80%	25', or similar to the average front setback of residential structures on the same block	10', unless a non-residential use, then 15'	5', unless a non-residential use, then 10'	15', unless a non-residential use, then 25'	25', unless a non-residential use abutting another non-residential use, then 10'

