

Will the City mail us a notification of this proposed change to our home address?

Both owners and occupants (in instances where the owner's listed address was different) in the affected area were noticed of this meeting via mail. If the rezoning is presented to the Planning Commission, the same group of properties will be notified as well as property owners and occupants within 300 feet of the area being considered for rezoning.

How many parcels are directly affected by this proposed change?

A total of 77 parcels are included in the area being considered for rezoning.

How many property owners in this area have expressed a need for a re-evaluation of the zoning?

The Planning Department has heard directly from three property owners in this area, one of which that also spoke with a number of their neighbors about this topic and reported back that they were all generally in favor of the proposed zoning change. The reasons as to why the Planning Department was contacted vary, but this proposed zoning change would address the issues faced by all three.

What are the differences between R-1 and R-2 zoning districts? Would duplex or multi-family homes be permitted under R-2 zoning? What are the building setbacks and how does the smaller proposed lot size impact these setbacks?

The land uses allowed in R-1 and R-2 zoning districts are exactly the same. A change to R-2 zoning does not allow for duplexes or other types of multiple-family housing unless such a building already legally exists. There are a few differences between the R-1 and R-2 zoning districts, however. They deal exclusively with the following [regulations for minimum required lot size, building setbacks, and lot coverage maximums](#):

- R-1 minimum lot area: 6000 square feet (R-2 is 4000 square feet)
- R-1 minimum lot width: 50 feet (R-2 is 40 feet)
- R-1 minimum side setback: six feet for a one-story house and eight feet for a two-story house (R-2 is six feet for a one-story house and seven feet for a two-story house)
- R-1 has a 50% maximum lot coverage for buildings and a 10% maximum lot coverage for pavement (R-2 is 60% and 15%, respectively)

How many vacant lots could be split into multiple buildable lots (the map is not a current satellite view, and there have been homes built since)?

The satellite imagery used in the map is from 2019 and is the most recent that Muskegon County has made available. Accounting for the new houses that have been constructed since then, there are presently 11 vacant lots in the area being considered for rezoning. Two of those 11 vacant lots could be split under the current R-1 zoning regulations, and under R-2 zoning regulations five of those 11 vacant lots could be split.

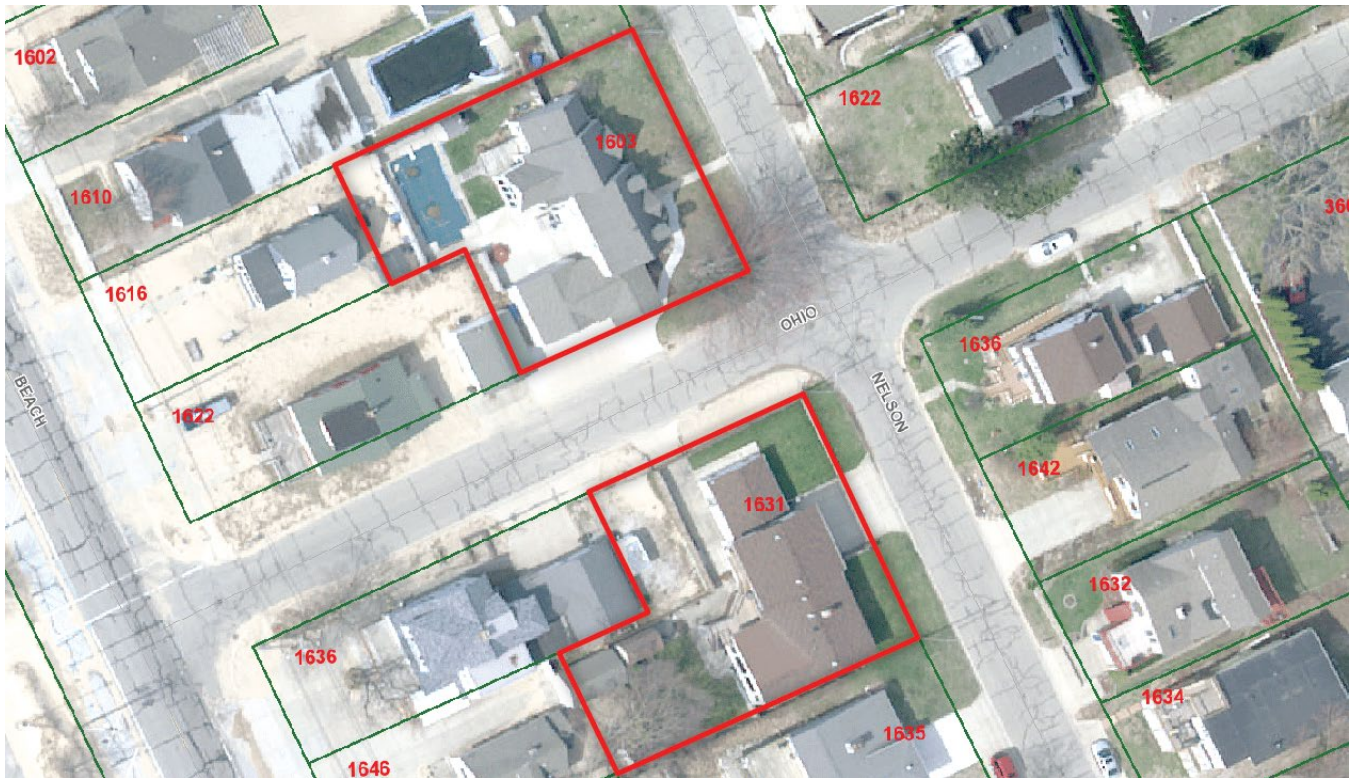
Additionally, five parcels which contain houses are already large enough to be split to create additional buildable lots under R-1 zoning regulations:

1. 1386 Nelson
2. 1412 Nelson
3. 1430 Nelson
4. 3600 Ohio
5. 1704 Beach

In addition to those five, the addresses of lots that already contain houses that could be split under R-2 zoning regulations are as follows:

- | | | |
|----------------|----------------|------------------------------------|
| 1. 1360 Nelson | 6. 1610 Beach | 11. 1652 Nelson |
| 2. 1448 Nelson | 7. 1603 Nelson | 12. 1645 W Harbour
Towne Circle |
| 3. 1548 Beach | 8. 1631 Nelson | 13. 1639 W Harbour
Towne Circle |
| 4. 1550 Nelson | 9. 1635 Nelson | |
| 5. 1582 Beach | 10. 1662 Beach | |

Not all of those potential lot splits are immediately feasible. For example, both 1603 Nelson Street and 1631 Nelson Street (below photo) are too small to split into two buildable parcels under R-1 zoning regulations; if these parcels were zoned R-2, both would be large enough to split, but the existing houses take up much of the full width of their respective lots, preventing either from being split and second houses from being constructed. Similar situations occur a few more times in this area.



How many of these vacant lots will be limited by critical dune regulations from the State of Michigan (EGLE)?

Every vacant lot located in the State-designated Critical Dune Area must comply with Critical Dune regulations which are enforced by EGLE. It appears that all of the vacant lots in the area being considered for rezoning are also within the Critical Dune Area. A map of the Critical Dune Area is available at the following link: <https://gis-michigan.opendata.arcgis.com/datasets/egle::critical-dune-areas/explore?location=44.605000%2C-86.505200%2C7.37>