Kent Co. Pattern Book

Housing Typologies for Urban Corridors in Kent County Created for Housing Next









Momentum to Build Community **flywheelmomentum.com**

This document was created by Flywheel Community Development Services on behalf of Housing Next.

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Purpose of This Book

Prior to the 1950s, most cities and towns in the U.S. were pretty good at allowing for a variety of housing types that fit with the scale and pattern of the surrounding community. There was little fuss about whether a building had a single residential home or two or three homes as long as the building fit in to the neighborhood.

Since then, local zoning has made most housing types other than exclusively single-family homes illegal in all but a small handful of neighborhoods. In fact, less than 97% of all vacant, residentially zoned land in Kent County is currently zoned exclusively for single family homes.

And, over time, it has become increasingly onerous to build even a small single family home on a small piece of land. The average required lot size on vacant residential land in Kent County is currently 1.6 acres per home, with an average required road frontage of 78 feet. Of course, large homes on large lots are more expensive than smaller homes on small lots. But when done well, small homes on small lots can actually produce more local tax revenue per acre.

This Pattern Book is intended to provide a path back toward a sensible approach to allowing housing choices in our neighborhoods.

Most city planners and volunteer commissioners do not have a deep background in architecture and building design. This can make it difficult to write zoning code that will adequately address the desires of the community while also supporting financially and physically feasible buildings. Too often, when local communities attempt to draft updated standards to accommodate flexible building types, they remain overly committed to outdated - and often arbitrary - standards.

We advise erring on the side of less regulation wherever possible. *Don't* make lot sizes any larger than necessary. *Do* allow for flexibility within reason. And *do* be clear about any details that are particularly important in your local community.



Our neighborhoods are the byproduct of the choices our predecessors made - based on the materials, technology, and financial models of their time.

What they built determines the daily rhythms of *our* lives.

What we build will determine the daily rhythms of those to come.





How to use it

This Pattern Book is designed as a 'choose-your-own-adventure' journey. There are many different paths that a local community can take, but not all paths are for everyone.

We recommend local communities consider larger buildings to be permissible along primary road corridors, mid-size buildings in the neighborhoods adjacent to those corridors, and smaller buildings in neighborhoods that are a bit further away. This is the way that most cities and towns have grown organically for centuries and it has worked quite well.

Flip through this book casually, pour over the patterns you like best, and offer feedback or ask questions whenever you like.

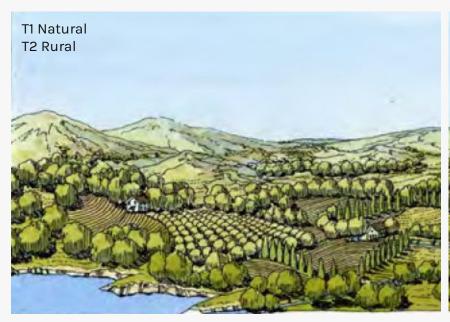


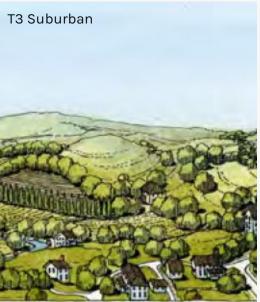
Rural-to-Urban Transect

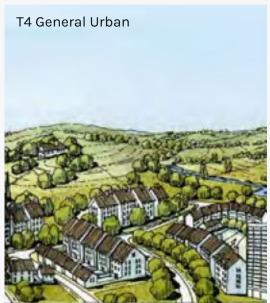
The Rural-to-Urban Transect is a system that places all elements of the built environment in useful order, from most rural to most urban.

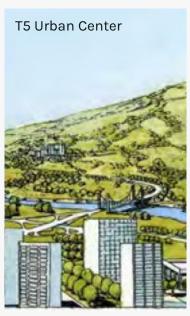
Designing places with the Transect in mind allows for the creation of different neighborhood types and housing choices while keeping a clear sense of order and alignment from place to place.

Image Credit: <u>Duany Plater-Zyberk and Company</u>









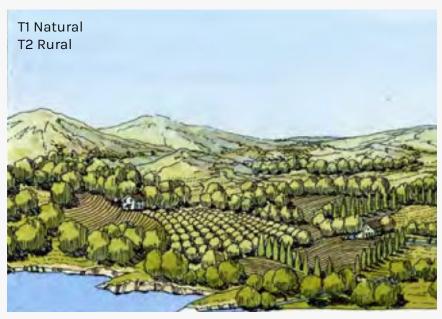
RURAL 4

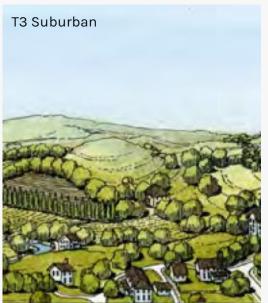
→ URBAN



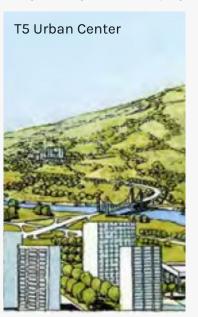
General Urban (T4) housing types are often missing from most communities in West Michigan. In fact, less than 2% of all vacant residential land in the county is zoned for more than one residential unit on a single parcel. And yet, the T4 patterns of development are often one of the most efficient uses of land and can produce the most benefit in terms of taxable value, support for local small businesses, effective choices in mobility, and equitable access to both housing opportunities and a growing economy.

Image Credit: <u>Duany Plater-Zyberk and Company</u>









RURAL

URBAN



Missing Middle Housing

As zoning strategies evolved over the years this middle range of house-scale buildings with multiple units became illegal in most communities. This type of housing works best located in a walkable amenity-rich neighborhoods which are among the most in-demand today but very rarely available.





Homes

Image Credit: Opticos Design, INC



Single Family Options

During the pandemic, the shift to an outdoor lifestyle became a top priority for many Americans, especially as the emphasis was placed on social distancing. But the majority of Americans are continuing to prioritize outdoor features when deciding where to live, even after the public health emergency ended.





Walkable Amenity Rich Neighborhoods

According to the 2023 Community & Transportation
Preferences Survey by the National Association of Realtors
(NAR), 85% of Americans said sidewalks and places to walk
are "very/somewhat" important when choosing community
attributes they find desirable. More than 56% of all
respondents want smaller yards and walkable neighborhoods
as opposed to big yards and auto-oriented places.







56% of Millennial/GenX and 46% of Baby Boomers express strong preference for walkable neighborhoods & less maintenance when buying a home.

-National Association of Realtors



56%

of residents would prefer a walkable neighborhood

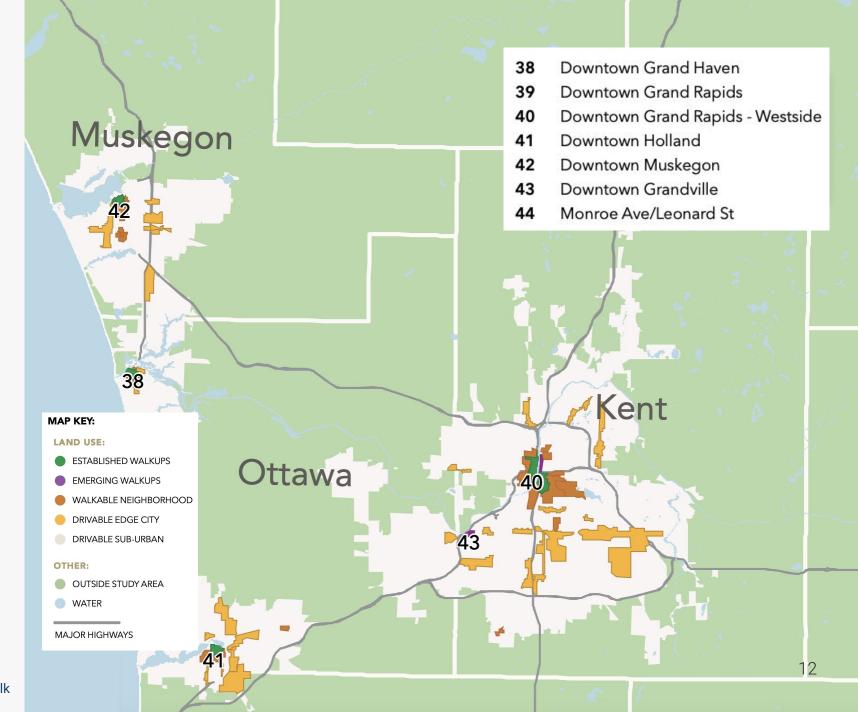
9%

of residents live in walkable neighborhoods

3%

of land in the region allows building new walkable neighborhoods





Housing Types for Kent County Corridors

The following 15 housing types support the financial sustainability of communities, make it easier to build high quality and less costly housing, and create more walkable, amenity-rich neighborhoods close to retail corridors.



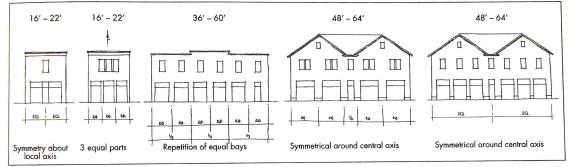
For best results...

Adopt a form-based code.

The housing types and code standards outlined in the following pages are intended to be a companion guide for zoning professionals. For best results, we recommend pairing the dimensional guidelines in this book with more specific form-based standards that articulate the building massing and form that makes the most sense for your neighborhood or community. Just be sure to keep the standards very simple and refrain from over-regulating design.



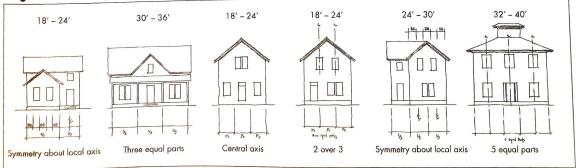
Commercial Buildings



Multi-Unit Buildings



Single-Unit Buildings



Small Lot House

Traditional detached single family homes can be built on small lots and provide greater options for first-time homeowners, downsizers, and smaller households.

These lots can be subdivided from existing lots with adequate green space and frontage.



LOCATION

Nearly every neighborhood has at least a handful of larger lots that could be subdivided if permitted.

FORM FACTOR

Traditional detached single family homes can be built on small lots if properly designed for their surroundings.

MARKETS

First-time homeowners Downsizers Smaller households

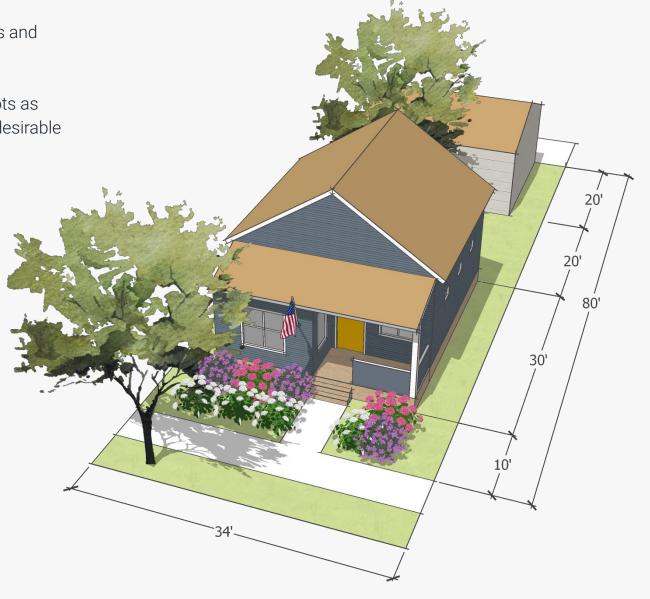


Small Lot Homes

Small Lot Homes can provide an excellent option for singles and small families who want to be near friends and family.

Key takeaway: Single family homes can easily be built on lots as small as 30' x 60'. Don't over regulate on lot size if this is a desirable housing type.

Cost to Build Per Home	\$225,000 - \$350,000
Lot Size	1,500 - 3,200 sq ft
Lot Width	24 - 40 ft
Homes/Lot	1
Greenspace	30-40%
Avg Home Size	600 - 1,600 sq ft
Density	12 - 25 units per acre





Small Lots in Action

This neighborhood illustrates a classic example of a traditional single family neighborhood where one parcel has been subdivided into three smaller parcels (lower right corner of the aerial image).

The standard parcel size in this neighborhood was $50' \times 132'$. Yet, long ago, one parcel was subdivided to create two narrow parcels that are $25' \times 87'$ and a third parcel that is $45' \times 50'$.

The homes on the smaller parcels are not noticeably different from any of the homes in the neighborhood. However, they are a little smaller and they have less yard area to maintain.

The image in the upper right shows that the homes on smaller lots fit well into the context of the neighborhood. Other than the smaller lot, there is no discernible difference between the houses. Yet, the homes on smaller lots tend to cost 25% less than those on larger lots. This is a very simple hack to reduce the cost of housing while still maintaining a high standard of quality and neighborhood cohesion.







Rowhome

Rowhomes vary in size but are generally 20 to 30 feet in width and 30 to 50 feet in depth. Despite their compact footprint, they often feature multiple levels with efficient layouts, offering comfortable living spaces. Their design maximizes space, making them popular choices for those seeking a balance of convenience and functionality in city living.





LOCATION

Adjacent to town centers, main streets, and along corridors outside the primary business district.

FORM FACTOR

Row homes have a slim profile (20-30') enabling more homes per block.

MARKETS

Young professionals Senior citizens Downsizers Families

Rowhome

Rowhomes are the next step up from small lot homes. These provide an excellent option for homeowners who desire low-maintenance yards and close proximity to neighborhood services.

Key Takeaway: Side yards are unnecessary any time there is rear access to the lot. Homes can be built lot line to lot line to reduce land consumption and cost.

Cost to Build Per Home	\$250,000 - \$450,000
Lot Size	1,800 - 2,400 sq ft
Lot Width	20 - 30 ft
Homes Per Lot	1
Greenspace	20 - 30%
Avg Home Size	1,000 - 1,600 sq ft
Density	18 - 24 units per acre





Townhomes

Townhomes can be one of the most efficient ways to use land while offering an attainable option for homeownership among middle income families and households.

Narrower than rowhomes, a townhouse can range from 14 to 24 feet in width and are typically attached in groups of 4 to 12 units at a time. Deeper blocks can accommodate small yards with detached garages.





LOCATION

Adjacent to town centers, main streets, and along corridors outside the primary business district.

FORM FACTOR

Townhomes typically have a slimmer profile (14-24' wide) enabling more homes per block.

MARKETS

Young professionals
Healthy Seniors
Families with children

Townhomes

Townhomes are often slightly taller and narrower than rowhomes. These offer the same benefits of the row home and have slightly less land cost per home.

Key takeaway: Great homes can be narrower than you think. Don't overestimate the minimum lot width necessary for an attractive townhome.

Cost to Build Per Home	\$225,000 - \$375,000
Lot Size	1,200 - 2,400 sq ft
Lot Width	14 - 24 ft
Homes Per Lot	1
Greenspace	<20%
Avg Home Size	850 - 2,400 sq ft
Density	18 - 36 units per acre



35'



Side-by-Side **Duplex**

A side-by-side duplex presents a symmetrical facade, with two distinct units sharing a common central wall. Each unit typically spans one or two stories, offering spacious living areas, bedrooms, and amenities.

The overall size can vary, but it usually accommodates the needs of small to medium-sized families, providing a balance between privacy and shared space.





LOCATION

Traditional neighborhoods, corner lots, and corridors.

FORM FACTOR

This layout optimizes land use while allowing for separate yet adjacent living arrangements.

MARKETS

Young professionals Senior citizens Downsizers **Families**

Side-by-Side Duplex

The side-by-side duplex offers family-oriented living options with less land cost than single-family homes. This is an excellent option for homeowners who want a passive source of income from the second unit. These are also excellent options for renters who want to be in a high opportunity neighborhood but aren't quite ready to purchase a home.

Cost to Build Per Home	\$250,000 - \$375,000
Lot Size	3,500 - 5,000 sq ft
Lot Width	40 -60 ft
Homes Per Lot	2
Greenspace	~30%
Avg Unit Size	800 - 1,600 sq ft
Density	15 - 24 units per acre





Stacked Duplex

The stacked duplex includes two units on a single lot. In this instance, there is an upper unit and a lower unit. Often, the two units are essentially identical in size and layout.

This housing type is ideally suited for parcels in transitional zones between mixed-use and single-family districts. These can be seamlessly interspersed with other types in the pattern.



LOCATION

Traditional neighborhoods, corner lots, and corridors.

FORM FACTOR

The stacked duplex maximizes land use in limited-space settings while providing independent living quarters.

MARKETS

Multi-generational households First time homeowners Downsizers



Stacked Duplex

The stacked duplex offers similar benefits of the side-by-side option with lower land costs. These homes can be ideal for a homeowner looking to earn passive income from the second unit in the property or support a family member.

Key Takeaway: Stacked duplexes are buildable on any single family lot without the need to add to the lot area or lot width.

Cost to Build Per Home	\$250,000 - \$375,000
Lot Size	2,800 - 5,000 sq ft
Lot Width	28-40 ft
Homes Per Lot	2
Greenspace	~30%
Avg Home Size	800 - 1,600 sq ft
Density	16 - 30 units per acre



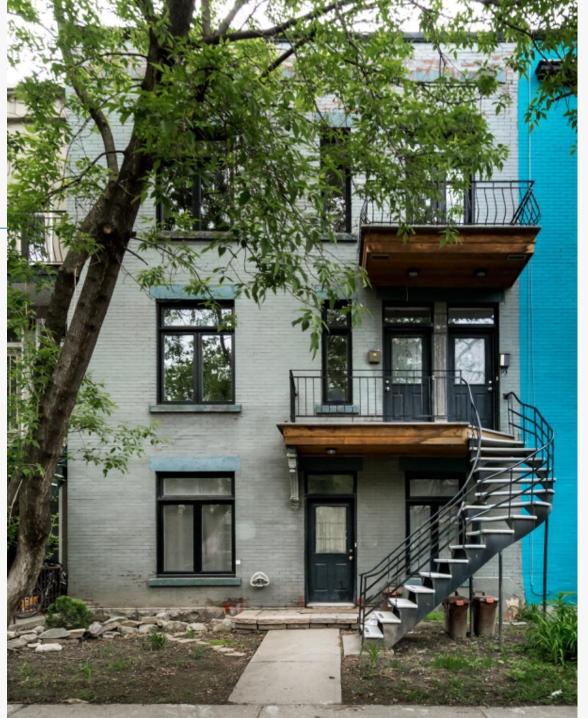


Stacked Triplex

Also known as a triple-decker or a three-flat, these buildings work particularly well when built close to mixed use or commercial districts. They can be built from lot line to lot line, or they can be designed with a limited setback to allow more light and air on each side.

A major benefit of this building type is its accessibility to small scale investors and first-time homebuyers. One unit can be occupied by the owner while the other two are rented out to pay off the mortgage.





LOCATION

Neighborhoods adjacent to commercial corridors.

FORM FACTOR

These buildings can range from simple to ornate. They can be built on parcels that range from 16' to 50' in width. Parking is generally in the rear or on-street.

MARKETS

First time homeowner
Multi-generational households
Downsizer
Older Adults
Singles

Stacked Triplex

The stacked triplex offers one more unit. These building types are ideal for empty-nesters and young couples alike who want to own or rent a home in a walkable neighborhood with low maintenance.

Key Takeaway: The lower level unit can be at grade, a half-story below grade, or a few steps above grade, depending on the needs of the residents. Allow flexibility and strive to ensure one unit is ADA accessible.

Cost to Build Per Home	\$250k - \$325k
Lot Size	2,000 - 4,000 sq ft
Lot Width	32' to 50'
Homes Per Lot	3
Greenspace	~30%
Avg Home Size	800 - 1,100 sq ft
Density	22 - 45 units per acre





Fourplex

Prior to WWII, this was a very common housing type that allowed Dutch, Polish, and German immigrants to establish themselves in West Michigan before they were able to afford a house of their own. In many cases, the owner lived in one unit and leased the other three primarily to family and friends.

This building type can often be designed to fit on the same size lot as single family homes but creates much more diversity of housing size and price. A typical fourplex is designed with two homes on the ground floor and two homes upstairs.





LOCATION

Traditional neighborhoods, corner lots, and corridors.

FORM FACTOR

This configuration optimizes land use while providing multiple housing options within one structure.

MARKETS

Multi-generational households First time homeowner Downsizer Young family Young professional

Fourplex

The fourplex allows for small scale density, even in single family neighborhoods. These building types can be designed at the same scale as single family homes and will work in established neighborhoods.

Key Takeaway: The fourplex can work very well on corner lots or on neighborhood blocks that are adjacent to higher density land uses. It is an excellent transitional housing type and can be built on a single family lot..

Cost to Build Per Home	\$150,000 - \$275,000
Lot Size	4,000 - 7,200 sq ft
Lot Width	40' - 60'
Homes Per Lot	4
Greenspace	20 - 30%
Avg Home Size	600 - 900 sq ft
Density	20 - 43 units per acre





The Mansion House

The mansion house apartment design is an elegant way to mix smaller units with large estate homes in the same neighborhood. The typical mansion house includes 5 - 10 homes per building. The building should be designed to blend in seamlessly with other homes in the neighborhood.

This works particularly well for empty nesters ready to down size and parents who have separated but prefer to stay close to their children.





LOCATION

Mansion houses fit well in single family neighborhoods on corner lots.

FORM FACTOR

These building types should be designed to look very similar to other buildings in the neighborhood.

MARKETS

Students
Small Families
Downsizers
Singles

The Mansion House

The Mansion House. These building types can be designed to mirror single family homes and will work in established neighborhoods

Key Takeaway: The Mansion House works very well in upscale neighborhoods with large and stately homes. In environments with mostly large and expensive houses, the Mansion House can offer an option for a single retiree who wants remain in their neighborhood without the maintenance of a large house.

Cost to Build Per Home	\$195,000 - \$375,000 depending on unit size
Lot Size	5,000 - 10,000 sq ft
Lot Width	50' - 75'
Homes Per Lot	5 - 10
Greenspace	30 - 40%
Avg Home Size	600 - 1,200 sq ft
Density	22-43 units per acre





The Apartment House

The apartment house is a more traditional multi-family structure but one that has been designed to blend well into a traditional neighborhood setting.



LOCATION

Traditional neighborhoods, corner lots, and corridors.

FORM FACTOR

These buildings are compact and efficient, designed to maximize land use while providing individual living spaces.

MARKETS

Any number of household type Young professionals **Essential workers** College students 32 Empty nester



The Apartment House

These building types work beautifully on corner parcels along busier streets. They may include all residential units on the ground floor or a small retail space, depending on market demand in the neighborhood.

Key Takeaway: The Apartment House should be built close to the sidewalk, will have a minimal amount of off-street parking, and should not be required to include retail.

Cost to Build Per Home	\$130,000 - \$300,000
Lot Size	5,000 - 10,000 sq ft
Lot Width	18' - 40'
Homes Per Lot	6 - 12
Greenspace	0 - 25%
Avg Home Size	400 - 1,200 sq ft
Density	35-60 units per acre





Mews Home

A mews is a series of homes constructed similar to a rowhouse or townhouse, but typically sharing frontage on a very narrow street or alleyway instead of a traditional large public right of way. Vehicle access on the mews should be very limited or restricted entirely.

Mews homes can easily be designed with zero-step entry for those with a disability or mobility constraint, and work well when tucked behind commercial buildings or as secondary dwellings.





LOCATION

Mews homes are typically found adjacent to commercial corridors in central city districts.

FORM FACTOR

Compact, narrow, two to three stories in height.

MARKETS

Students
Families
Down sizers

Mews Home

These building types fit snugly behind a commercial building and offer excellent optionality for homeowners and renters alike. It is perfectly suited to shopkeepers and restaurant workers. Consider it an ADU for commercial buildings.

Key Takeaway: The Mews Home should front on a very slow street that may sometimes double as a rear access lane for commercial buildings. Traffic should be very minimal and the street should be designed as a shared space for pedestrians.

Cost to Build Per Home	\$150,000 - \$375,000
Lot Size	5,000 - 10,000 sq ft
Lot Width	50' - 75'
Homes Per Lot	1-2
Greenspace	0 - 15%
Avg Home Size	600 - 1,200 sq ft
Density	30 - 60 units per acre





Accessory Dwelling Unit

ADUs are commonly seen in historic districts and known as a Carriage House, Granny Flat, or Mother in Law apartment,. They are secondary housing units located on the same property as a primary residence, providing independent living quarters with their own entrance, kitchen, bathroom, and living space.

These units provide flexible living space for family members, potential rental income for homeowners, and addressing housing shortages by providing affordable housing options and promoting multigenerational living arrangements.





LOCATION

Traditional neighborhoods in backyards or above existing garages.

FORM FACTOR

A small residence, can be separated from the main residence, attached, or above a garage.

MARKETS

Grandparent Family Member Young professional

Accessory Dwelling Unit (ADU)

This is the workhorse of non-subsidized affordability. These homes should be permitted on any residential parcel with few exceptions.

Key Takeaway: Keep setbacks the same as a standard accessory building. Do not require the property to be owner-occupied, and be flexible with permitted sizes provided that the building remains accessory to the principal structure.

Cost to Build Per Home	\$125,000 - \$225,000
Lot Size	Any size will work
Lot Width	All lot widths work
Homes Per Lot	1-3
Greenspace	15 - 25%
Avg Home Size	250 - 900 sq ft
Density	5 - 10% of lots in a given neighborhood





Cottage Court

A cottage court neighborhood features a cluster of small, individual cottages arranged around a central communal space or courtyard. Each cottage typically has its own distinct design and entrance, fostering a sense of community while maintaining privacy for residents. This layout encourages interaction among neighbors and creates a cozy, intimate atmosphere reminiscent of traditional village living.



LOCATION

Traditional neighborhoods, corner lots, and corridors.

FORM FACTOR

Cottages should be smaller structures with no more than 1 ½ stories, oriented around a shared green space.

MARKETS

Retiree Single parent Small family Young professional



Cottage Court

This is often a highly desirable homeownership option for a small family, young couple, or retiree. It should be permitted in nearly every single family neighborhood.

Key Takeaway: These homes are intended to be low-maintenance options. Keep sizes fairly small and allow minimal lot area per unit.

Cost to Build Per Home	\$250,000 - \$350,000
Lot Size	8,000 - 15,000 sq ft
Lot Width	80' - 125"
Homes Per Lot	6 - 10
Greenspace	50%
Avg Home Size	600 - 1,000 sq ft
Density	15 - 24 units per acre





Live Work

A live-work unit is a versatile space that combines residential and commercial functionalities within a single building. Typically, it features a ground-level workspace or storefront with a separate entrance, while the upper levels serve as living quarters.

This design allows individuals, such as artists, small business owners, or professionals, to seamlessly integrate their work and living spaces, fostering convenience and efficiency.





LOCATION

Walkable business districts and areas on the periphery that are not yet established commercial districts.

FORM FACTOR

These units often feature a ground-level workspace or storefront with large windows and a separate, residential staircase entrance.

MARKETS

Artists
Families who run the street-level businesses
Professionals
Students

Live Work

An old school option for shopkeepers, bar managers, artists, and small business owners. For as long there have been cities and towns there have been live/work buildings.

Key Takeaway: These buildings are usually permitted to extend from lot line to lot line with limited parking in the rear (if any).

Cost to Build Per Home	\$250k - \$325k for the residential portion
Lot Size	1,000 - 3,000 sq ft
Lot Width	16' - 30'
Homes Per Lot	1 or more
Greenspace	10%
Avg Home Size	800 - 1,200 sq ft
Density	20 - 60 units per acre





Mixed-Use & Multi-family

Large-scale mixed-use buildings have become more common in large cities and metropolitan areas as investors and lenders have gained greater confidence in demand for residential apartments within walkable neighborhoods.

In many places, these buildings are referred to as 4-over-1 style construction, meaning that they are 4 stories of wood frame constructed over a ground floor steel frame or concrete podium. Sometimes, there is parking tucked beneath the building.





LOCATION

Commercial districts at the center of a retail node.

FORM FACTOR

Ground floor retail should have at least 65% transparency and ample sidewalk space for pedestrians as well as outdoor cafes.

MARKETS

Singles
Professionals
Essential workers
Small families
Empty Nesters

Mixed-Use & Multi-family

Multifamily living in a walkable neighborhood has become a preferred option for 20-30% of all residents. A low maintenance lifestyle is increasingly appealing but works best when located close to community amenities like shops, restaurants, schools, and public transit.

Key Takeaway: Ground floor retail should be optional but not required

Ground floor shops

Cost to Build Per Home	\$190k - \$275k depending on unit size and elevator
Lot Size	15,000 - 75,000 sq ft
Lot Width	50' - 250'
Homes Per Lot	40 or more
Greenspace	Not applicable - public park
Avg Home Size	600 - 1,200 sq ft
Density	40 - 100 units/acre





Multi-family w/ Ground Floor Residential

Allowing ground floor residential use in commercial districts can be a critical element of making new development financially viable.

In many places, the cost of ground floor commercial or retail space cannot be justified by the average rental rate in the district. When commercial uses are required, the project must then use the rental income from the apartments to subsidize the commercial tenants.





LOCATION

Commercial districts outside of the central business area.

FORM FACTOR

Windows of ground floor units should be recessed from the sidewalk or raised a few feet above the sidewalk to provide privacy.

MARKETS

Singles
Professionals
Essential workers
Small families

Multi-family with Ground Floor Residential

Ground floor residential units can be excellent opportunities for accessibility and to support more dynamic neighborhoods. In many locations, new retail is not needed or cannot be supported by the market. Allowing ground floor residential makes financing a multifamily building much simpler. Getting the ground floor entries and transparency right is important for both residents and the community at large.

Cost to Build Per Home	\$190k - \$275k for the residential portion
Lot Size	15,000 - 75,000 sq ft
Lot Width	50' - 250'
Homes Per Lot	40 or more
Greenspace	Not applicable
Avg Home Size	600 - 1,200 sq ft
Density	40 - 90 units/acre (net) 32 - 75 units/acre (gross)





Supporting Documents



Affordable Housing

Affordable housing refers to residential units that are reasonably priced for individuals or families at all price points. It can be determined as a percentage of the area's median household income.

Pro-Forma

A pro-forma is a financial document that outlines the projected income, expenses, and profitability of a real estate development project.

Duplex

A duplex is a residential building divided into two separate units, each typically with its own entrance and living space, often side by side or one above the other.

Setback

A setback refers to the minimum distance required by zoning regulations between a building or structure and the property line or another specified feature, such as a street or waterway.

Households

A household is a group of individuals who live together and share living arrangements, such as a family or unrelated individuals living together.

Rowhouse

a type of residential building characterized by a series of attached single-family homes sharing sidewalls, typically found in urban areas and forming a continuous row along a street.

By-Right

By-right means the ability for property owners to carry out permitted developments on their land without needing additional approval, as long as they adhere to existing zoning regulations.

Net Density

Net density is the measure of how many homes or people can fit on a piece of land, taking into account only the space where buildings can actually be placed.

Townhome

A townhome is a type of residential dwelling that shares one or two walls with adjacent units, typically arranged in rows or clusters and often featuring multiple floors, commonly found in urban or suburban settings.



Parking Options

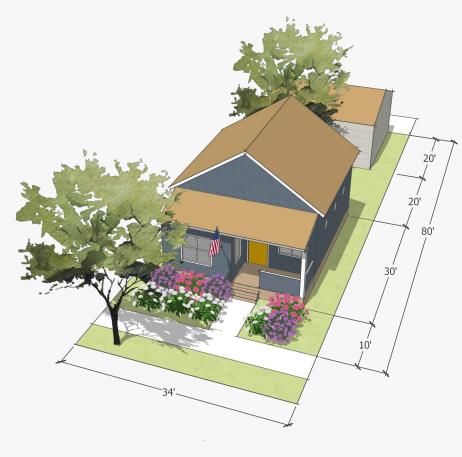
The following appendix illustrates how these different housing types might accommodate parking.

Generally, alley loaded parking will accommodate a narrower lot, which can impact affordability.

No residential unit should ever be required to provide more than one off-street parking space.



Parking: Small Lot Home



Alley Loaded Parking



Front Loaded Parking



Parking: Rowhome



Alley Loaded Parking



Front Loaded Parking





Alley Loaded Parking



Front Loaded Parking



Parking: Side-by-Side Duplex



Alley Loaded Parking



Front Loaded Parking



Parking: Stacked Duplex



Alley Loaded Parking



Front Loaded Parking



Parking: Stacked Triplex



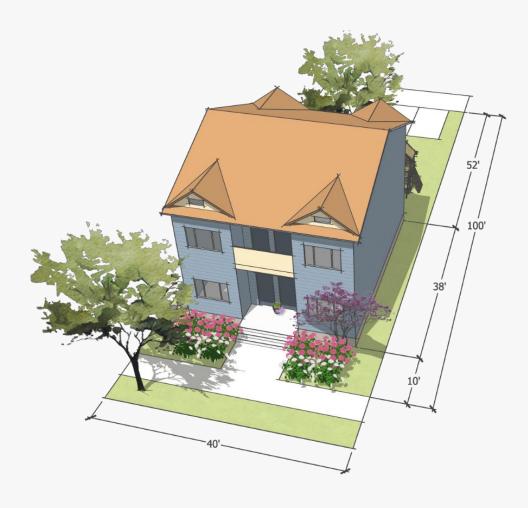
Alley Loaded Parking



Front Loaded Parking



Parking: Fourplex



Alley Loaded Parking



Front Loaded Parking





Alley Loaded Parking

Front Loaded Parking





Alley Loaded Parking



Front Loaded Parking



Parking: Cottage Court



Alley Loaded Parking



Front Loaded Parking



Parking: Accessory Dwelling Unit



Alley Loaded Parking



Front Loaded Parking





Housing Next is a 501(c)3 that partners with local governments, developers and nonprofits in West Michigan to remove barriers to the creation of housing at all price points — for existing residents and for those looking to move into our communities.

housingnext.org

brooke@housingnext.org

Flywheel

Flywheel is an all-inclusive neighborhood design firm that specializes in development and policy support for housing at all price points — from defining local needs, shifting public policy, to attracting and completing the types of development the community wants to see.

flywheelmomentum.com

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