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design  
forum  
LLC

120 E. Front St.  
Loft 2  
Traverse City, MI 49684  
(231) 944.4114

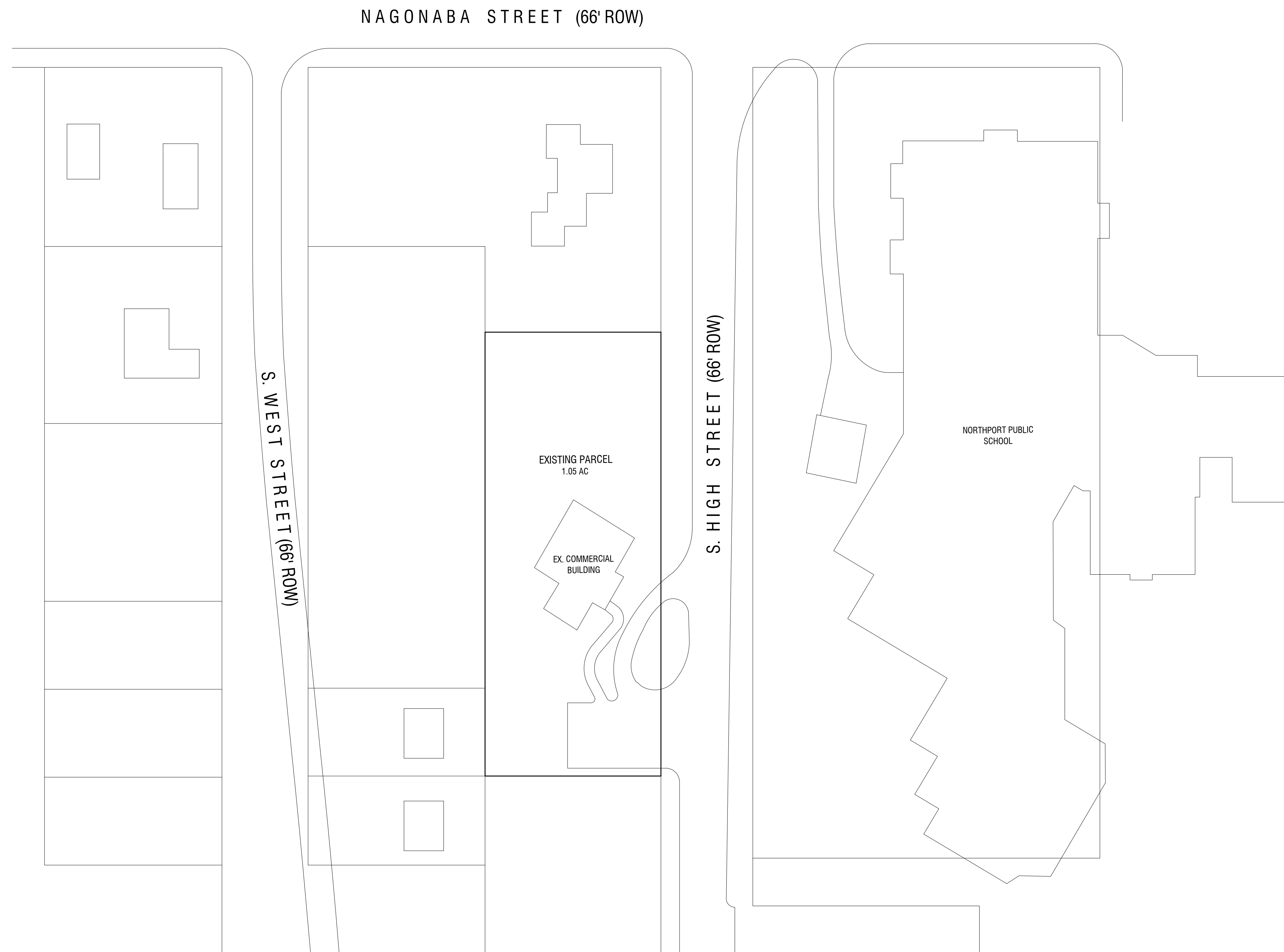
CIVIL ENGINEER  
CONSULTANT

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CONCEPT  
DEVELOPMENT  
SCENARIOS

|                       |            |
|-----------------------|------------|
| PRINCIPAL:            | NGE        |
| PROJECT MGR.:         |            |
| DESIGNED BY:          | NGE        |
| DRAWN BY:             |            |
| CHECKED BY:           |            |
| COMMISSION / JOB NO.: | 2025105.01 |

## S1.1



## HIGH STREET PROPERTY

SCALE: 1" = 50'



set number

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PROJECT

|            |     |
|------------|-----|
| PRINCIPAL: | NGE |
|------------|-----|

DESIGNED BY: \_\_\_\_\_ NGE

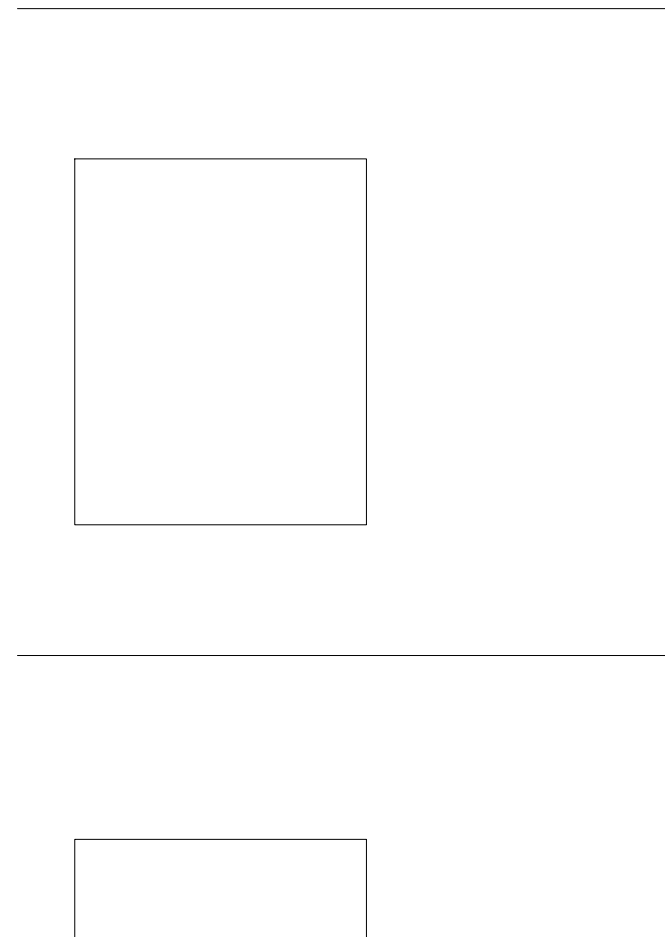
DRAWN BY: \_\_\_\_\_

COMMISSION / JOB NO.: 2025105.01

DOI: 10.1002/for

DRAWING TITLE

\_\_\_\_\_



SCENARIO 01 - SINGLE FAMILY



## ZONING DISTRICT \_\_\_\_\_

INTENT AND PURPOSE. THIS DISTRICT IS INTENDED FOR SINGLE-FAMILY AND

THIS DISTRICT PROVIDES THE MAIN LIVING AREA FOR THE VILLAGE; THEREFORE IT IS IMPORTANT THAT DEVELOPMENTS PROVIDE SOCIAL INTERACTION COMPONENTS SUCH AS SIDEWALKS AND PARKS. BUILDINGS IN THIS DISTRICT ARE STRONGLY ENCOURAGED TO BE DESIGNED TO BE COMPATIBLE WITH THE ARCHITECTURAL CHARACTER OF EXISTING BUILDINGS WITH RESPECT TO THEIR: GARAGE LOCATION, BUILDING HEIGHT, MATERIALS OF CONSTRUCTION, ROOFLINE SLOPES, PORCHES, WINDOWS AND PEDESTRIAN AND VEHICULAR ACCESS LOCATIONS.

- SINGLE FAMILY DWELLINGS

- APPLICABLE USES ALLOWED BY SPECIAL USE PERMIT

\*\*\*\*\*

LOTS WITHIN THE R-2 DISTRICT WITH THE EXCEPTION OF LOTS OF RECORD:

- ## SETBACKS

FRONT:

REAR:

MIN. 5', TOTAL AGGREGATE 15

BUILDING HEIGHT

ROSCOFF 66

THE TOTAL SQUARE FOOTAGE OF THE ACCESSORY DWELLING UNIT SHALL NOT EXCEED 45% OF THE SQUARE FOOTAGE CONTAINED IN THE PRIMARY RESIDENCE OR NINE HUNDRED (900) SQUARE FEET, WHICHEVER IS LESS.

1. LOTS SHOWN MEET CURRENT ZONING DIMENSIONAL REQUIREMENTS

3. SURVEY WITH NEW LOT DESCRIPTIONS REQUIRED

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4. LAND DIVISION APPLICATION REQUIRED

6. 2 NEW PARCELS

6. 2 NEW PARCELS  
7. PARCEL 11A: RE

8. PARCEL "B" : SINGLE FAMILY, 1200 SFT, DETACHED GARAGE

9. PARCEL "C": SINGLE FAMILY, 1200 SFT, DETACHED GARAGE



set number

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[REDACTED]

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[REDACTED]

## CONCEPT

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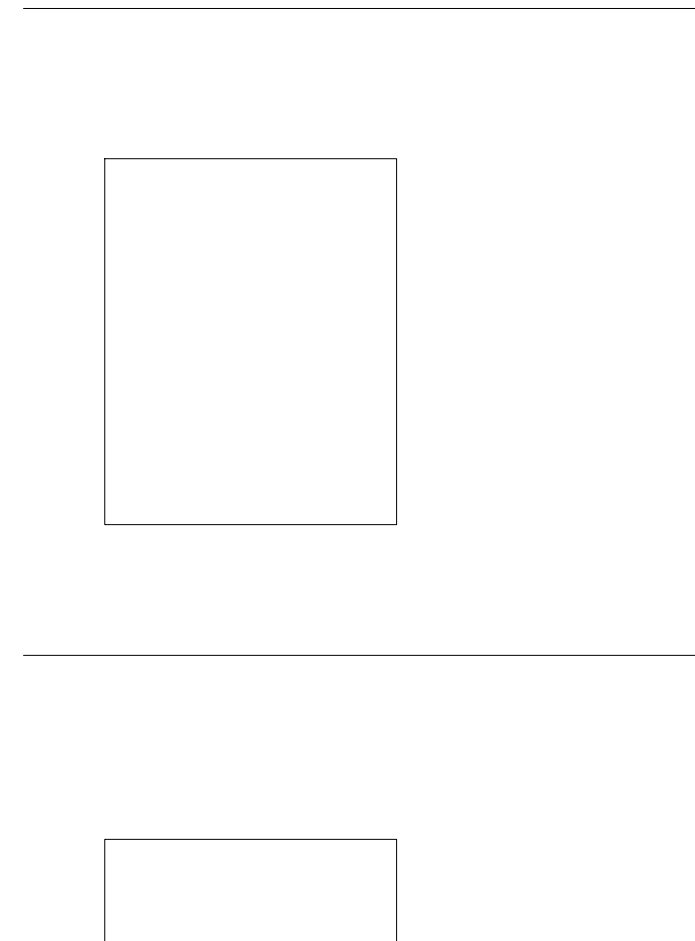
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\_\_\_\_\_



## SCENARIO 03 - DUPLEX



## ZONING DISTRICT \_\_\_\_\_

THIS DISTRICT PROVIDES THE MAIN LIVING AREA FOR THE VILLAGE

THIS DISTRICT PROVIDES THE MAIN LIVING AREA FOR THE VILLAGE;  
THEREFORE IT IS IMPORTANT THAT DEVELOPMENTS PROVIDE SOCIAL

#### SINGLE-FAMILY DWELLINGS

- TABLE 1. Mean and standard deviation of the variables used in the study

CLUSTERED-SINGLE FAMILY DWELLINGS

LOT AREA. THE FOLLOWING LOT AREA REQUIREMENTS SHALL BE MET BY ALL LOTS WITHIN THE R-2 DISTRICT WITH THE EXCEPTION OF LOTS OF RECORD:

- TABLE 1. *Summary of the 1997-1998 season*

• 8000 SFT MIN. LOT SIZE

20' SETBACK\*

20' SETBACK  
SIDE:

MIN. 5, TOTAL AGGREGATE 15

\*CORNER LOT SETBACKS: CORNER LOTS SHALL BE TREATED AS THROUGH LOTS, WITH REQUIRED FRONT YARD SETBACKS APPLIED TO BOTH STREET

ACCESSORY - 35'

THE TOTAL SQUARE FOOTAGE OF THE ACCESSORY DWELLING UNIT SHALL NOT

EXCEED 45% OF THE SQUARE FOOTAGE CONTAINED IN THE PRIMARY RESIDENCE OR NINE HUNDRED (900) SQUARE FEET, WHICHEVER IS LESS.

1. LOTS SHOWN MEET CURRENT ZONING DIMENSIONAL REQUIREMENTS

2. PERMITTED USE / USE BY RIGHT

3. SURVEY WITH NEW LOT DESCRIPTIONS REQUIRED

5. 2 NEW PARCELS

8. PARCEL "B":  
UNIT 1: 2 STORY DUBLEY, 800 SET, MAIN FLOOR, ATTACHED GARAGE

9 PARCELS "C" -

UNIT 4: 2-STORY DUPLEX, 600 SFT, 2ND FLOOR, ATTACHED GARAGE

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## CONCEPT DEVELOPMENT SCENARIOS

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# S5.1

