



# BETTER BLOCK FLINT

## GREEN NEIGHBORHOOD

Flint's population is less than half of what it was in 1970. It is unlikely that all of the land formerly dedicated to housing will need to be used in the same way moving forward. Green Neighborhood zoning was designed for residential areas that have experienced disinvestment and abandonment. This zoning-type still allows for low density housing **but encourages property owners to creatively use the empty land for energy, food production, and recreation.**





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**Green Neighborhoods** (referred to as “GN-1” and “GN-2” in Flint’s zoning code) feature **low-density residential uses, community gardens, small-scale urban farming, and pockets of open space.** Residential uses primarily consist of detached single-family homes situated on a traditional city lot. However, with programs that encourage residents to acquire adjacent lots, homeowners are able to expand their yards to create private gardens, keep chickens, maintain greenhouses, and more.

### WHAT CAN BE BUILT HERE?

	GN-1	GN-2
Single Family Home	✓	✓
Duplex	✗	★
Mixed Use Apartment Buildings	✗	✗
School	✓	✓
Restaurant, Bar	✗	✗
Vegetable Farm	✓	✓
Orchard	✓	✓
Beekeeper	★	★
Greenhouse	★	★
Chicken Farm	★	★
Farmers Market	✗	✗
Convenience Store	✗	✗
Child Care Center	✗	★
Solar Energy Production	★	★
Wind Energy Production	★	★

✓ Allowed in zone

✗ Not allowed in zone

★ Requires special permission





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### WHAT CAN BE BUILT HERE?

Generally, Green Neighborhood zoning discourages density and instead offers residents and other property owners special permission to do things with their land that would be near-impossible in denser areas of the city – such as build apiaries (beekeeping sites). Owners in Green Neighborhoods are encouraged to acquire adjacent, vacant property on which they can expand their yards or establish small-scale urban agriculture.

### MINIMUM LOT AREA

**RESIDENTIAL - 15,000 SQ FT**

