

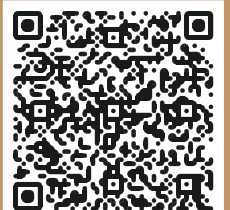
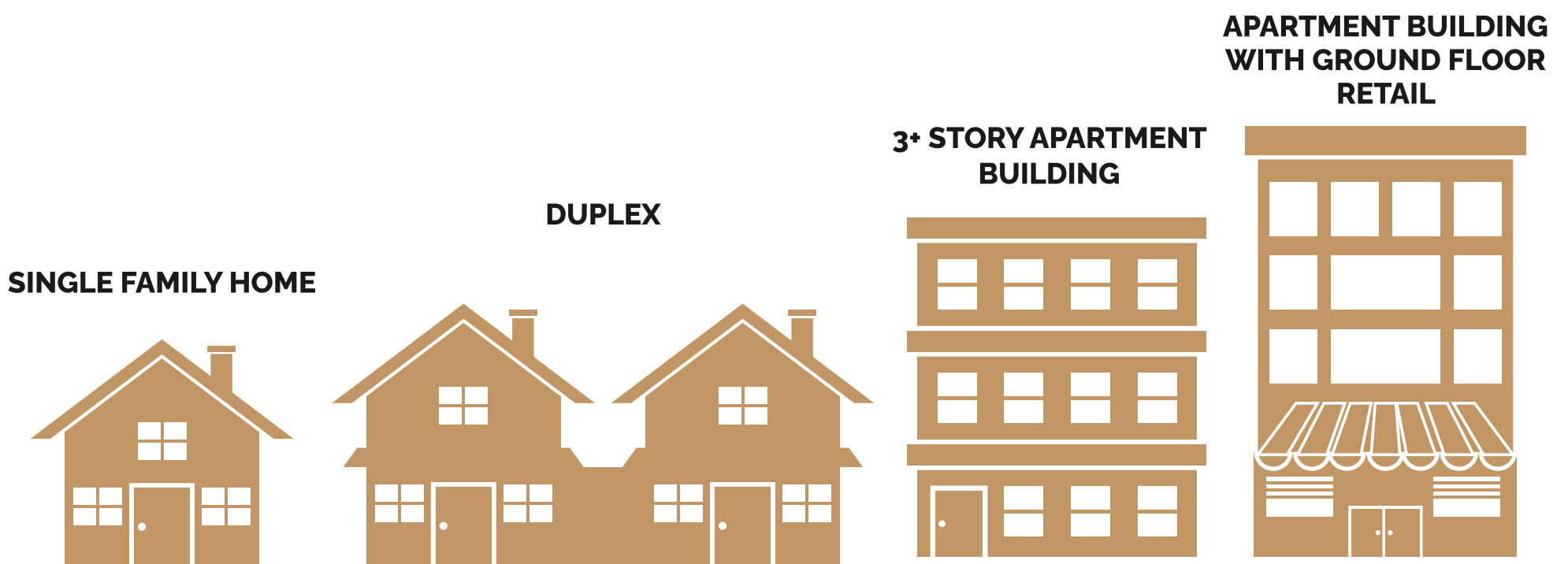


# BETTER BLOCK FLINT

## MIXED RESIDENTIAL

**Mixed Residential (MR)** zones are exactly what they sound like. They contain a mix of housing types along with limited non-residential things like neighborhood shops, churches, and schools. MR zones come in three versions. "MR-1" features lower density housing options like single-family homes and duplexes, while MR-2 and MR-3 zones encourage denser, more efficient housing types, such as row houses or apartment buildings with ground floor retail.

### TYPES OF HOUSING FOUND IN MIXED RESIDENTIAL ZONING





# BETTER BLOCK FLINT

## MIXED RESIDENTIAL

Add graph (uses): Generally situated near busy corridors with transit options and service providers, Mixed Residential zoning tends to attract college students, young professionals, and seniors looking to be close to campus, work, and goods and services. Therefore, MR zones feature an array of housing types, from single-family detached homes, townhomes, row houses, and duplexes, to multi-family units like apartment buildings and condominiums. MR-2 and MR-3 also allow for mixed-use developments, offices, museums, and other institutional, cultural, and service-focused spaces.

### WHAT CAN BE BUILT HERE?

MR-1

MR-2

MR-3

Single Family Home	✓	★	✗
Duplex	✓	✓	✗
3 Story Apartment Building	✗	✓	✓
Gas Station	✗	✗	★
Apartment Building With Ground Floor Retail	✗	✓	✓
Corner Grocery Store	✗	✓	✓
Religious Building	★	✓	✗
Farm	✗	✗	✗
Liquor Store	✗	✗	✗
Marijuana Dispensary	✗	✗	✗

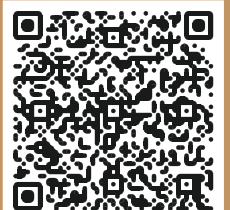
✓ Allowed in zone

✗ Not allowed in zone

★ Requires special permission

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## MIXED RESIDENTIAL

### WHAT CAN BE BUILT HERE?

In addition to regulating what kinds of businesses or activities can take place in an area, Flint's zoning laws also lay out rules for the size and shape of buildings. **Generally, buildings are smaller and more spread apart in MR-1, while MR-2 and MR-3 zoning encourages denser, taller buildings.**

### SIZING STANDARDS

**MR-1**



Max Height:  
35 ft. 2½ stories

**MR-2**



Max Height:  
45 ft. 4 stories

**MR-3**



Max Height:  
100 ft. 10 stories

