

## MEMORANDUM

To: Green Isle Zoning Commission  
CC: Green Isle City Council  
From: Amy Soeffker, Planning and Zoning Administrator  
Date: September 27, 2024  
Subject: Consideration of Shouse Development on Parcel ID: 34.0005.000

### **OVERVIEW & GENERAL INFORMATION**

#### 1. Overview

The Planning and Zoning Department has identified a need to proactively consider the potential development of a shouse (shop house) on the property identified as Parcel ID: 34.0005.000. While no formal application has been submitted, this memo aims to outline considerations and potential requirements for such a development.

The City of Green Isle zoning code does not explicitly address shouses. However, they may be considered under the provisions for accessory structures or mixed-use buildings, depending on the specific intended use and design.

#### 2. General Information

Property: Parcel ID: 34.0005.000  
Existing Zoning: R-1 (One- and Two-Family Residence District)

Surrounding Zoning:

- North: A-1 (Agricultural District)
- East: Mix of R-1 (One- and Two-Family Residence District) and A-1 (Agricultural District)
- South: Primarily A-1 (Agricultural District), with some R-1 (One- and Two-Family Residence District)
- West: A-1 (Agricultural District)

### **ZONING CODE CONSIDERATIONS FOR SHOUSES**

As the Green Isle Zoning Code does not specifically address shouses, we must consider the following relevant sections:

1. Accessory Structure Regulations
2. Mixed-Use Building Regulations (if applicable)
3. Residential District Standards (R-1 One- and Two-Family Residence District)

Key considerations include:

1. The structure must be subordinate to the primary use of the property.
2. The residential portion must comply with all applicable residential codes.
3. The shop portion must not create nuisances such as noise, odor, or excessive traffic.
4. The structure must meet all setback, height, and lot coverage requirements for the R-1 district.
5. Adequate parking must be provided for both residential and potential commercial use.
6. Compatibility with surrounding agricultural and residential uses.

## **POTENTIAL REQUIREMENTS**

Should an application for a shouse on Parcel ID: 34.0005.000 be submitted in the future, the Planning and Zoning Administrator suggests the following potential conditions:

1. The residential portion of the shouse shall be the primary use of the structure.
2. The shop portion shall be limited to personal use or home occupation as defined in the zoning code.
3. The structure shall comply with all applicable building codes for both residential and shop uses.
4. The exterior design shall be compatible with the surrounding residential and agricultural character.
5. No commercial signage shall be permitted unless specifically approved as part of a home occupation permit.
6. Hours of operation for any shop activities shall be limited to [specify hours] to minimize disturbance to neighbors.
7. All shop activities must be conducted entirely within the structure.
8. The applicant must provide a detailed site plan showing parking, landscaping, and stormwater management.
9. Consideration of buffer zones or additional setbacks where the property adjoins agricultural districts.

## **ZONING ADMINISTRATOR RECOMMENDATION**

The Planning and Zoning Administrator recommends that the Planning Commission consider the following actions:

1. Review and discuss the potential for shouse developments in Green Isle, particularly on Parcel ID: 34.0005.000, considering its location at the interface of residential and agricultural zones.
2. Consider whether current zoning regulations adequately address shouses, or if amendments are necessary, especially in the context of R-1 districts adjacent to agricultural areas.
3. Develop specific guidelines for shouse developments that could be incorporated into future conditional use permit processes, taking into account the transition between residential and agricultural uses.
4. Engage in community outreach to gauge public opinion on shouse developments in residential areas, particularly those bordering agricultural zones.

These proactive steps will help ensure that the City is prepared to effectively evaluate and regulate shouse developments if and when formal applications are submitted, while maintaining the character of both residential and agricultural areas.

The Zoning Administrator suggests scheduling a work session to discuss these recommendations and to develop a comprehensive approach to potential shouse developments in Green Isle, with particular attention to properties at the residential-agricultural interface.

Proposed work session date: [insert date]