

**CITY OF GRAND RAPIDS
ORDINANCE 22-11-03**

**AN ORDINANCE AMENDING AND UPDATING MULTIPLE SECTIONS OF
ARTICLE VI (ZONING) WITHIN CHAPTER 30 LAND DEVELOPMENT
REGULATIONS**

WHEREAS, from time to time, the City of Grand Rapids deems it important to review, and update, if necessary, its Zoning Ordinance (Land Development Regulations); and

WHEREAS, at their meeting on September 1, 2022, the Grand Rapids Planning Commission initiated the process to update and amend several portions of the Zoning Ordinance (Land Development Regulations) identified by city staff; and

WHEREAS, the Planning Commission on November 3, 2022 took up consideration of draft amendments to Chapter 30 of the City Code, as prepared by staff, and found that amendments were consistent with the Comprehensive Plan and would be in the best interest of the public's health, safety, and general welfare, and recommended that the City Council adopt the draft amendments to said portions of Article VI of Chapter 30 of the City Code; and

WHEREAS, the City Council conducted a public hearing on Monday, November 28, 2022 at 5:30 p.m., to consider the amendments to Chapter 30; and

WHEREAS, the City Clerk presented the affidavit of publication of the notice of the public hearing; and

WHEREAS, the City Council has heard all persons who wished to be heard in regards to the proposed text amendments.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRAND RAPIDS, MINNESOTA, that it adopts the Planning Commission's following findings of fact relative to the amendments to provisions within Chapter 30 Land Development Regulations, of the City Code: • The amendments will not have an adverse effect on the character of neighborhoods. • The amendments would foster economic growth in the community, by allowing for future development opportunities. • That the amendments would be in keeping with the spirit and intent of the Zoning Ordinance by maintaining an updated Ordinance. • That the amendments would be in the best interest of the general public, again by maintaining a current and updated Zoning Ordinance. • That the amendments would be consistent with the Comprehensive Plan, as the amendments will maintain an updated Zoning Ordinance, as well as providing an opportunity for additional grocery store/food access options in the Central Business District.

SECTION 1: **AMENDMENT** "30-952 Development Of Towers; Approvals Required" of the Grand Rapids Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

30-952 Development Of Towers; Approvals Required

- (a) *General construction prohibition.* A tower may not be constructed in any zoning district unless such tower is a conditional or permitted use in the zoning district in which construction will take place.
- (b) *Conditional use permits required.* A tower may not be constructed in any zoning district unless a conditional use permit has been issued by the city council if the tower is a conditional use in the zoning district in which construction will take place.
- (c) *Building permit required.* A tower may not be constructed in any zoning district unless a building permit has been issued by the building official.
- (d) *City property.* The city may authorize the use of city property for towers in accordance with the procedures of this Code. The city has no obligation to allow the use of city property for this purpose.
- (e) *Zoning districts.* A tower is not a permitted use in any zoning district. Towers shall be allowed as a conditional use in the following zoned areas:
 - (1) I-1, SI-1, I-2, SI-2 and AP districts.
 - (2) Publicly owned or operated land in residential, commercial, and public use districts.

(Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007)

AFTER AMENDMENT

30-952 Development Of Towers; Approvals Required

- (a) *General construction prohibition.* A tower may not be constructed in any zoning district unless such tower is a conditional or permitted use in the zoning district in which construction will take place.
- (b) *Conditional use permits required.* A tower may not be constructed in any zoning district unless a conditional use permit has been issued by the city council if the tower is a conditional use in the zoning district in which construction will take place.
- (c) *Building permit required.* A tower may not be constructed in any zoning district unless a building permit has been issued by the building official.
- (d) *City property.* The city may authorize the use of city property for towers in accordance with the procedures of this Code. The city has no obligation to allow the use of city property for this purpose.
- (e) *Zoning districts.* A tower is not a permitted use in any zoning district. Towers shall be allowed as a conditional use in the following zoned areas:
 - (1) I-1, SI-1, I-2, SI-2 and A**PG** districts.
 - (2) Publicly owned or operated land in residential, commercial, and public use districts.

(Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007)

SECTION 2: AMENDMENT “Table 1 Permitted Uses” of the Grand Rapids Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

Table 1 Permitted Uses

R R / S R R	R-1/ R-1a SR-1/ SR-1a	R- 2/ S R- 2	R- 3/ S R- 3	R- 4/ S R- 4	L B / S L B	G B/ S G B	C B D	M U/ S M U	M / S M	R C / S R C	B P/ S B P	I- 1/ S I- 1	I- 2/ S I- 2	C D	P U / S P U	A G	A P	LISTING OF USES IN ZONING DISTRICTS
RESIDENTIAL																		
P	P	P	P	P	P											P		single-family detached
		P	P	P	P											P		twin home attached
		P	P	P	P			P										two-family attached
																R		manufactured home < 24' wide
					P	P	R									P		accessory apartments
P	P	P																rooming house 6 or fewer roomers
			P	P	P													rooming house 7 or more roomers
		R	R	R	P	P	P									P		bed and breakfast accommodations
			P	P	P	P	R	P										multifamily
		C U P	C U P															manufactured home park
			P		P		P	P	P									congregate housing
	R	R	R	R	R	R	R	R							R	R		emergency housing facility
SENIOR HOUSING																		

																	WITH SERVICES	
R	R	R	P	P	P				P								6 or fewer persons	
R	R	R	P	P	P				P								7 to 8 persons	
R	R	R	P	P	P				P								9 to 16 persons	
			P	P	P												17 or more persons	
																	GROUP HOMES, FOSTER HOMES AND RESIDENTIAL TREATMENT CENTERS	
R	R	R	R	R	R											R	6 or fewer persons	
			P	P	P							P				P	7 to 16 persons	
				P	P		P	P	P			P					17 or more persons	
																	DAY CARE/NURSERY	
P	P	P	P	P	P	P	P	P	R		P	R	R		P	P	P	14 or fewer persons
R	R	R	R	R	P	P	P	P	R		P	R	R		P	P	P	15 or more persons
																	MISCELLANEOUS RESIDENTIAL USES	
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	accessory buildings
R	R	R	R	R	R											R		garage/yard sales
R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	essential services
R	R	R	R	R	R	R				R						P		outdoor storage
R	R	R	R	R	R											P		private recreation
R	R	R	R	R												P		woodpiles
R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	temporary buildings
R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	P	P	satellite dish/solar collectors
R	R	R	R	R												R		home occupations
																	COMMERCIAL	
																	P	aviation related commercial operation

																		AGRICULTURAL SALES AND SERVICE
																P		kennels
						P	P											pet shops
						P	R				R					P		veterinary services
R																R		farm animals
						P												farm equipment
						P												feed, grain, supplies
R																R		growers stand
																		AUTOMOTIVE/ RECREATIONAL VEHICLES
						P												sales: new or used
						R	R				R							repair/service
						R												car/truck wash
						R	R											gasoline stations
						C U P												junk/salvage yard
						P						P	P		P			auto-truck fleet storage
						P					P						P	transportation dispatch and storage
																		CONSTRUCTION

					R	P	P				P							construction material suppliers
						R						R	R					contractor's yard, materials storage
						P												equipment/truck sales and service
						R												equipment and/or tool rental
																		FINANCIAL INSTITUTIONS
					R	P	P											bank, savings and loan, loan agency, etc.
																		FOOD SERVICE
						P	P	P	R	R								restaurant
					R	R	R	R	R			R	R		R		R	vending machines
																		HEALTH CARE
					P	P	P	P	P		P				R			clinic (outpatient treatment centers)
								P	P									hospitals
C U P	CUP	C U P	C U P	C U P	C U P	C U P	C U P	C U P	C U P	C U P	C U P	C U P	C U P	C U P	C U P	C U P	C U P	interim use
					R	P	P				P						P	office - business
					R	P	P	P	P		P						P	professional, scientific, and technical services
					R	P	P	P	P		P							administrative and support services

																	RECREATION/ENTERTAINMENT
						P	P										indoor
					R	P	P		P		P				P		health & fitness club
R					R	R	R	R								R	clubs, lodges, membership organizations, etc.
						C U P				P			C U P	C U P	C U P		recreation facility, commercial - outdoor
										R							shooting range
										P							off-road motorized sport vehicle trails
						R	R										video arcades
						P	P				P						communication services
																	RETAIL
					R	P	P									R	general sales and services (see definition)
						C U P											general sales and services (see definition), greater than 70,000 sq. ft. building footprint
						P	P									P	nursery, landscaping
						P											grocery stores
						P	P										hotels and motels
						P	P		P		P						medical equipment and supplies (see definition)
					R	P	P	R	R								pharmacy
						R	R	R							R	P	temporary outdoor sales

						R	R				R							brewery/distillery/winery
						P	P				P							taproom/tasting room
			R	R	R	P	P				P							salon/barber shop
																	SCHOOLS PUBLIC AND PRIVATE	
R	R		R	R	R											P		elementary - secondary
					R	P	P				P					P		educational service institution
						P	P									P	P	post high schools and colleges
																	WAREHOUSE	
						P					P	P	P		R			general
						P						P						mini storage
						P					P	P	P					motor freight terminal
					R	R	R	R	R	R	R	R	R	R	R	R	R	outdoor storage of land/sea containers
																	PUBLIC/SEMI-PUBLIC	
P	P		P	P	P										P	P		athletic facilities - public
																P	P	cemeteries
R	R		R	R	R	R	R										P	churches

						P	P								P			cultural facilities (art galleries, libraries, museums)	
R	R	R	R	R						P					R	P		golf and country clubs	
												P	P		P			water sewage treatment	
										C U P		C U P	C U P			C U P		telecommunications towers	
P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	treatment, power substations, neighborhood parks	
C U P	CUP	C U P	C U P	C U P	R	R	C U P	C U P	R	R	R	R	R	R	R	R	R	essential services structure	
												C U P						jail, detention center, and juvenile detention center	
TRANSPORTATION																			
												P	P	P			P	P	major (terminals, hangers, switching yards, sidings, runways, heliports)
	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	minor (railroad, rights-of-way, streets, transit shelters)
INDUSTRIAL																			
						P						P							monument work/sales
												P			P		P		military post
					R	R	R				P	P	P						manufacturing, light
												P	P						manufacturing, heavy

											P	P	P				light industrial activities not listed
												P	P				heavy industrial activities not listed
						R						P					recycling center
						P					P	P					wholesale distribution facility
					R	R	R				R	R	R				outdoor storage (merchandise/material)
C U P										C U P		C U P	C U P		C U P		mining of sand and gravel

AFTER AMENDMENT

Table 1 Permitted Uses

R R / S R R	R-1/ R-1a SR-1/ SR-1a	R-2/ S R-2	R-3/ S R-3	R-4/ S R-4	L B / S L B	G B/ S G B	C B D	M U/ S M U	M / S M	R C / S R C	B P/ S B P	I-1/ S I-1	I-2/ S I-2	C D	P U / S P U	A G	A P	LISTING OF USES IN ZONING DISTRICTS
RESIDENTIAL																		
P	P	P	P	P	P											P		single-family detached
		P	P	P	P											P		twin home attached
		P	P	P	P			P										two-family attached
																R		manufactured home < 24' wide
					P	P	R									P		accessory apartments
P	P	P																rooming house 6 or fewer roomers

			P	P	P													rooming house 7 or more roomers
		R	R	R	P	P	P									P		bed and breakfast accommodations
			P	P	P	P	R	P										multifamily
		C U P	C U P	<u>C</u> <u>U</u> <u>P</u>	<u>C</u> <u>U</u> <u>P</u>			<u>C</u> <u>U</u> <u>P</u>										manufactured home park
			P		P		P	P	P									congregate housing
	R	R	R	R	R	R	R	R								R	R	emergency housing facility
																		SENIOR HOUSING WITH SERVICES
R	R	R	P	P	P				P									6 or fewer persons
R	R	R	P	P	P				P									7 to 8 persons
R	R	R	P	P	P				P									9 to 16 persons
			P	P	P													17 or more persons
																		GROUP HOMES, FOSTER HOMES AND RESIDENTIAL TREATMENT CENTERS
R	R	R	R	R	R												R	6 or fewer persons

			P	P	P						P				P		7 to 16 persons		
				P	P		P	P	P			P					17 or more persons		
																	DAY CARE/NURSERY		
P	P		P	P	P	P	P	P	R		P	R	R		P	P	P	14 or fewer persons	
R	R		R	R	R	P	P	P	P	R		P	R	R		P	P	P	15 or more persons
																	MISCELLANEOUS RESIDENTIAL USES		
P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	accessory buildings	
R	R		R	R	R	R										R		garage/yard sales	
R	R		R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	essential services	
R	R		R	R	R	R	R				R					P		outdoor storage	
R	R		R	R	R	R										P		private recreation	
R	R		R	R	R											P		woodpiles	
R	R		R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	temporary buildings	
R	R		R	R	R	R	R	R	R	R	R	R	R	R	R	P	P	satellite dish/solar collectors	
R	R		R	R	R											R		home occupations	
																	COMMERCIAL		
																	P	aviation related commercial operation	

																		AGRICULTURAL SALES AND SERVICE	
																P		kennels	
						P	P											pet shops	
						P	R				R					P		veterinary services	
R																R		farm animals	
						P												farm equipment	
						P												feed, grain, supplies	
R																R		growers stand	
																		AUTOMOTIVE/ RECREATIONAL VEHICLES	
						P												sales: new or used	
						R	R				R							repair/service	
						R												car/truck wash	
						R	R											gasoline stations	
						C U P												junk/salvage yard	
						P						P	P		P			auto-truck fleet storage	
						P					P						P	transportation dispatch and storage	
																		CONSTRUCTION	

					R	P	P				P						construction material suppliers
						R						R	R				contractor's yard, materials storage
						P											equipment/truck sales and service
						R											equipment and/or tool rental
																	FINANCIAL INSTITUTIONS
					R	P	P										bank, savings and loan, loan agency, etc.
																	FOOD SERVICE
						P	P	P	R	R							restaurant
					R	R	R	R	R			R	R		R	R	vending machines
																	HEALTH CARE
					P	P	P	P	P		P				R		clinic (outpatient treatment centers)
								P	P								hospitals
C U P	CUP	C U P	C U P	C U P	C U P	C U P	C U P	C U P	C U P	C U P	C U P	C U P	C U P	C U P	C U P	C U P	interim use
					R	P	P				P					P	office - business
					R	P	P	P	P		P					P	professional, scientific, and technical services

						R	R	R							R	P		temporary outdoor sales
						R	R				R							brewery/distillery/winery
						P	P				P							taproom/tasting room
			R	R	R	P	P				P							salon/barber shop
R R R R R P P P P P P P P P P P P P P																		SCHOOLS PUBLIC
																		AND PRIVATE
																		elementary - secondary
					R	P	P				P				P			educational service institution
						P	P								P	P		post high schools and colleges
WAREHOUSE																		
						P					P	P	P		R			general
						P						P						mini storage
						P					P	P	P					motor freight terminal
					R	R	R	R	R	R	R	R	R	R	R	R	R	outdoor storage of land/sea containers
PUBLIC/SEMI-PUBLIC																		
P	P		P	P	P										P	P		athletic facilities - public
																P	P	cemeteries
R	R		R	R	R	R	R										P	churches
						P	P									P		cultural facilities (art galleries, libraries, museums)
R	R		R	R	R					P						R	P	golf and country clubs

													P	P		P			water sewage treatment	
											C U P		C U P	C U P			C U P		telecommunications towers	
P	P		P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	treatment, power substations, neighborhood parks	
C U P	CUP		C U P	C U P	C U P	R	R		C U P	C U P	R	R	R	R	R	R	R	R	essential services structure	
													C U P						jail, detention center, and juvenile detention center	
																		TRANSPORTATION		
													P	P	P			P	P	major (terminals, hangers, switching yards, sidings, runways, heliports)
	P		P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	minor (railroad, rights-of-way, streets, transit shelters)
																		INDUSTRIAL		
						P							P							monument work/sales
													P				P		P	military post
						R	R	R				P	P	P						manufacturing, light
													P	P						manufacturing, heavy
												P	P	P						light industrial activities not listed
													P	P						heavy industrial activities not listed
						R							P							recycling center

						P					P	P						wholesale distribution facility
					R	R	R				R	R	R					outdoor storage (merchandise/material)
C U P										C U P		C U P	C U P		C U P			mining of sand and gravel

PASSED AND ADOPTED BY THE CITY OF GRAND RAPIDS COUNCIL
NOVEMBER 28, 2022.

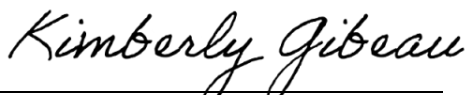
	AYE	NAY	ABSENT	ABSTAIN
Dale Adams	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Tasha Connelly	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Michelle Toven	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Rick Blake	<u> </u>	<u> </u>	<u>X</u>	<u> </u>
Dale Christy	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest



Dale Christy, Mayor, City of Grand
Rapids



Kimberly Gibeau, City Clerk, City of
Grand Rapids

