

Councilmember Adams introduced the following resolution and moved for its adoption:

ORDINANCE NO. 23-03-02

**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 February 2, 2023, the Grand Rapids Planning Commission initiated the process to update and amend one section of the Zoning Ordinance (Land Development Regulations) identified by city staff; and

WHEREAS, the Planning Commission on March 2, 2023, took up consideration of draft amendment 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 amendment to said portion of Article VI of Chapter 30 of the City Code; and

WHEREAS, the City Council conducted a public hearing on Monday, March 27, 2023, at 5:00 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 regard 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 amendment to Chapter 30 Land Development Regulations, of the City Code:

- The amendment will not have an adverse effect on the character of neighborhoods. It will have a positive effect in that it will allow for a sufficient density of housing in the Central Business District.
- The amendment would foster economic growth in the community, by allowing for future development opportunities. The establishment of housing in the Central Business District will create additional commerce in the Downtown.
- That the amendment would be in keeping with the spirit and intent of the Zoning Ordinance by maintaining an updated Ordinance. Furthermore, the intent of Central Business District zoning calls for dense development and this change allows for more density which allows for the site to be maximized.
- That the amendment would be in the best interest of the public by promoting economic growth and the development of needed housing.

- That the amendment would be consistent with the Comprehensive Plan, as the amendments will directly address the goal of establishing housing in the Central Business District.

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF GRAND RAPIDS, MINNESOTA, that the amendments to the City Code are in the best interest of the public's health, safety, and general welfare, and hereby ordains that the Grand Rapids City Code be amended as follows: *See Exhibits "A"*

This Ordinance shall become effective after its passage and publication.

ADOPTED AND PASSED BY THE City Council of the City of Grand Rapids on the 27th day of March, 2023.

*Dale R. Christy*

Dale R. Christy (Mar 28, 2023 12:20 CDT)

Dale Christy, Mayor

Attest:

*Kim Gibeau*  
Kimberly Gibeau (Mar 28, 2023 12:37 CDT)

Kim Gibeau, City Clerk

Councilmember Connelly seconded the foregoing ordinance and the following voted in favor thereof: MacGregor, Adams, Connelly, Christy. Opposed: None, whereby the ordinance was declared duly passed and adopted.

# Exhibit "A"

**Table 2A District Development Regulations: Principal Structures**  Edit

|                | MINIMUM LOT SIZE    |               |                  | MINIMUM YARD SETBACKS |                  |                 |      | MAXIMUM LOT COVERAGES |                            |           | BUILDING SIZES        |                                       |  |
|----------------|---------------------|---------------|------------------|-----------------------|------------------|-----------------|------|-----------------------|----------------------------|-----------|-----------------------|---------------------------------------|--|
| Zone           | Gross Area          | Area S/F Unit | Width            | Front                 | Interior Side    | Street Side     | Rear | Building (percentage) | Total Surface (percentage) | CUOS Unit | Maximum Height (feet) | Minimum Dimension (feet) <sup>5</sup> |  |
| RR             | 1.25 acre           | 1.25 AC       | 150              | 30                    | 15               | 30              | 30   | 20                    | N/A                        |           | 35                    | 24                                    |  |
| R-1            | 8,400               | 8,400         | 70               | 30                    | 6-9 <sup>1</sup> | 15              | 30   | 30                    | N/A                        |           | 30                    | 24                                    |  |
| R-1a           | 6,000               | 6,000         | 44               | 30                    | 6                | 15              | 30   | 40                    | N/A                        |           | 30                    | 24                                    |  |
| R-2            | 7,000 <sup>4</sup>  | 5,000         | 50 <sup>4</sup>  | 30                    | 6-9 1.4          | 15              | 30   | 30                    | N/A                        |           | 30                    | 24                                    |  |
| R-3            | 15,000 <sup>4</sup> | 5,000         | 100 <sup>4</sup> | 35                    | 10 <sup>4</sup>  | 15              | 35   | 30                    | 75                         | 400       | 30                    | 24                                    |  |
| R-4            | 15,000 <sup>4</sup> | 2,500         | 100 <sup>4</sup> | 35                    | 20 <sup>4</sup>  | 30              | 35   | 35                    | 75                         | 400       | 45                    | 24                                    |  |
| LB             | 14,000 <sup>4</sup> | 3,000         | 100 <sup>4</sup> | 30                    | 10 <sup>4</sup>  | 15              | 15   | 35                    | 85                         | 500       | 35                    | 24                                    |  |
| GB             | 10,500              | 3,000         | 75               | 30                    | 10               | 15              | 10   | 40                    | 90                         | 500       | 50                    | 24                                    |  |
| CBD            | 7,000               | 3,000N/A      | 50               | N/A                   | N/A              | N/A             | N/A  | 100                   | 100                        | N/A       | 60                    | 24                                    |  |
| MU             | 40,000              | 2,500         | 100              | 35                    | 20               | 30              | 35   | 40                    | 75                         | N/A       | 45                    | 24                                    |  |
| M <sup>3</sup> | 20,000              | 3,000         | 100              | 30                    | 10               | 15              | 15   | 35                    | 85                         | 500       | 35                    | 24                                    |  |
| RC             | 1.5 acre            | 1.5 acre      | 200              | 50                    | 25               | 25              | 25   | 25                    | 50                         | N/A       | 35                    | N/A                                   |  |
| BP             | 30,000              | N/A           | 150              | 50                    | 15               | 25              | 15   | 40                    | 85                         | N/A       | 35                    | 24                                    |  |
| I-1            | 1 acre              | N/A           | 150              | 50                    | 25               | 25              | 25   | 50                    | 90                         | N/A       | 40                    | 24                                    |  |
| I-2            | 1 acre              | N/A           | 150              | 50 <sup>2</sup>       | 25               | 25 <sup>2</sup> | 25   | 60                    | 90                         | N/A       | 110                   | N/A                                   |  |
| PU             | 1 acre              | N/A           | 50               | 30                    | 10               | 15              | 30   | N/A                   |                            |           | 60                    | N/A                                   |  |
| CD             | N/A                 |               | 50               | 50                    | 50               | 50              | 50   | N/A                   |                            |           | N/A                   |                                       |  |
| AG             | 2.5 acres           | 2.5 acres     | 50               | 50                    | 50               | 50              | 50   | N/A                   |                            |           | N/A                   |                                       |  |
| AP             | N/A                 |               | 50               | 50                    | 50               | 50              | 50   | N/A                   |                            |           | N/A                   |                                       |  |