



CITY OF
EAST GRAND RAPIDS

CITY OF EAST GRAND RAPIDS
NOTICE OF PUBLIC HEARING

A public hearing will be held at the date, time, and place below to discuss two amendments to the zoning ordinance regarding covered front porch setback encroachments (Section 5.61) and the definition of "Front Yard" (Section 5.18). The full text of the draft ordinances follow this notice as pages 2-4.

Date: Monday, March 4, 2019
Time: 6:00 p.m.
Place: East Grand Rapids Community Center Commission Chambers
750 Lakeside Drive SE, East Grand Rapids, MI 49506

The City Commission welcomes your views in this matter. You may express your views at the scheduled meeting or by writing to the Mayor and City Commission at 750 Lakeside Drive SE, East Grand Rapids, MI 49506 or by email to the City Clerk at kbrower@eastgr.org. To be included in the hearing, written communications must contain the sender's name and address.

If you have any questions regarding this request, please contact the undersigned at (616)940-4817, or amizikar@eastgr.org.

Aleksander P. Mizikar
Zoning Administrator

**AN ORDINANCE TO AMEND SECTION 5.18 OF CHAPTER 50 OF TITLE V OF THE
CODE OF THE CITY OF EAST GRAND RAPIDS**

THE CITY OF EAST GRAND RAPIDS ORDAINS:

Section 1. The definition of “Yard, Front” under “Yard” in Section 5.18 of Chapter 50 of Title V of the Code of the City of East Grand Rapids is amended in its entirety to read as follows:

- A. Yard, Front. The space extending the full width of the lot, the depth of which is the shortest horizontal distance between the front lot line and the nearest wall of the principal structure (not including a covered porch, deck or patio attached to it).

Section 2. This ordinance shall be effective on _____, 2019.

Section 3. This ordinance shall be published in full pursuant to the provisions of Chapter VII, Section 7.5 of the Charter of the City of East Grand Rapids.

**AN ORDINANCE TO AMEND SECTION 5.61 OF CHAPTER 50 OF TITLE V OF THE
CODE OF THE CITY OF EAST GRAND RAPIDS**

THE CITY OF EAST GRAND RAPIDS ORDAINS:

Section 1. Section 5.61 of Chapter 50 of Title V of the Code of the City of East Grand Rapids is amended in its entirety to read as follows:

Section 5.61 Encroachments into Required Yard Setbacks

The following elements and appurtenances may encroach into or over a required yard setback as provided in **Table 5.61**:

Table 5.61 Encroachments into Required Yard Setbacks			
Type	Allowed Encroachment into a Setback		
	Front Yard	Side Yard	Rear Yard
Accessory structures, residential, detached	See <i>Section 5.70</i>		
Accessible ramps, wheelchair lifts and similar structures	Least encroachment necessary to meet state or federal requirements, but no more than 8 ft.; must maintain a 3-foot side yard setback		
Air conditioning units, generators and other mechanical equipment ¹	None	3 ft.	3 ft.
		No more than 5 ft. from the building	
Arbors, trellises and pergolas (attached to principal building)	6 ft.	3 ft.	10 ft.
Awnings and canopies			
Balconies	5 ft.	None	10 ft.
Bay windows	3 ft.	3 ft.	3 ft.
Chimneys	3 ft.	3 ft.	3 ft.
Eaves and gutters	1 foot	1 foot	1 foot
Fences and walls	See <i>Section 8.61</i> of the City Code of Ordinances		
Flagpoles	Permitted up to 6 ft. from all lot lines		
Light poles (not including ground-mounted lights)	Permitted up to 6 ft. from all lot lines		
Paved patios and similar at-grade structures (not including driveways and sidewalks), un-roofed and unenclosed	10 ft.	Up to 3 ft. from a side lot line	Up to 3 ft. from a rear lot line
Porches, decks and stoops, uncovered and unenclosed ²	6 ft.	3 ft.	10 ft.
Porches, decks and stoops, covered but unenclosed ³	6 ft., or 20% of required setback, (whichever is less)	None	None
Signs	See City Code Chapter 83		
Stairways (not including steps to main floor entry) and below-grade stairwells	None	3 ft.	10 ft.

Table 5.61 Encroachments into Required Yard Setbacks

Type	Allowed Encroachment into a Setback		
	Front Yard	Side Yard	Rear Yard
Swing sets and similar play structures (attached)	None	Up to 3 ft. from a side lot line	Up to 3 ft. from a rear lot line
Window wells and egress windows, below grade	3 ft.	3 ft.	3 ft.

Footnotes:

¹ See Section 5.68 for screening requirements.

² Any covered or roofed porch, deck, patio, stoop or similar structure shall be considered part of the principal building and shall comply with the required setbacks for the principal building, **except for covered or roofed porches, decks, stoops, or similar structures in the front of the house.**

³ **There shall be no walls, windows, or screens. A railing, not exceeding 36 inches in height measured from the floor of the porch, shall be permitted; provided, it shall comprise individual spokes or slats evenly spaced and not more than 50 percent opaque on all sides.**

Section 2. This Ordinance shall be effective on _____, 2019.

Section 3. Notice of adoption of this Ordinance shall be published within 10 days of enactment by publication of a digest, summary, or statement of purpose of the ordinance as provided in Chapter VII, Section 7.5 of the Charter of the City of East Grand Rapids.

NOTICE OF ADOPTION OF ORDINANCE BY THE CITY OF EAST GRAND RAPIDS:

Notice is hereby given that on March _____, 2019, the City Commission of the City of East Grand Rapids adopted an ordinance amending Section 5.61 of Chapter 50 of Title V of the City Code. This Section contains a table dealing with encroachments into required yard setbacks. In particular, the new Ordinance added provisions dealing with porches, decks, and stoops. The full text of the Ordinance is available for inspection by and distribution to the public at the Office of the City Clerk. No further or additional publication of this Ordinance is required or contemplated.

CITY OF EAST GRAND RAPIDS

By: _____
Karen K. Brower, City Clerk