

AGENDA

EAST GRAND RAPIDS PLANNING COMMISSION

October 12, 2021 - 5:30 PM

Community Center – Commission Chambers

1. Call to Order
2. Approval of the Agenda
3. Approval of Minutes: August 10, 2021 Meeting
4. Public Comment on Non-Agenda Items
5. Study Session - Amendment to Chapter 50, Article 4 of Zoning Ordinance – Potential Revisions to the MFR Zoning District
6. Report of the City Commission
7. Next Regular PC Meeting: November 9, 2021
8. Adjournment

PROCEEDINGS OF THE PLANNING COMMISSION
CITY OF EAST GRAND RAPIDS

August 10, 2021
East Grand Rapids Community Center – Commission Chambers

Present: Chairman Tom Getz, Commissioners Steve Achram, John Arendshorst, Matt Feyen, Mary Mapes, Greg Metz, Peter Michell, Brian Miller and Whitney Renner.

Also Present: City Manager Shea Charles, Deputy City Manager Doug LaFave, Zoning Administrator Jay Gianotti, City Attorney John Huff, City Planner Paul LeBlanc of PLB Planning and Recording Secretary Lynda Taylor

1. CALL TO ORDER

Chairman Getz called the meeting to order at 5:30 PM.

2. APPROVAL OF AGENDA

A motion was made by Commissioner Miller and supported by Commissioner Mapes to approve the agenda as presented.

Yeas: Commissioners Achram, Arendshorst, Feyen, Getz, Mapes, Metz, Michell, Miller, and Renner – 9
Nays: -0-

3. APPROVAL OF MINUTES – July 13, 2021

A motion was made by Commissioner Michell and supported by Commissioner Mapes to approve the minutes as written.

Yeas: Commissioners Achram, Arendshorst, Feyen, Getz, Mapes, Metz, Michell, Miller, and Renner – 9
Nays: -0-

4. Public Comment on non-agenda items.

Chairman Getz opened public comment. No comment was received. Chairman Getz closed public comment.

5. PUBLIC HEARING ON AN AMENDMENT TO CHAPTER 50, SECTIONS 5.100, 5.101a AND 5.103 OF ZONING ORDINANCE – CONSIDERATION TO THE ESTABLISHMENT OF A ZONING BOARD OF APPEALS (ZBA) (ACTION REQUESTED – RECOMMENDATION TO THE CITY COMMISSION)

City Manager Charles reviewed the amendment and reported that much of the City Commission's time is consumed by ZBA hearings which would be better spent on other City business items. East Grand Rapids is very unusual in that their elected board is the zoning board of appeals.

Commissioner Mapes asked how often appeals of the board's decision are made. City Attorney Huff responded that appeals are rare and most likely would happen in a commercial situation.

Chairman Getz stated that the fence variances would also be transferred to the ZBA. Mr. Charles added that sign variances would also be transferred to the ZBA.

Commissioner Mapes asked if alternate members would attend the ZBA meetings. Mr. Charles responded that the alternate members would attend all meetings, however they would not vote.

Chairman Getz opened the public hearing. No comments were given. Chairman Getz closed the public hearing.

A motion was made by Commissioners Mapes and supported by Commissioner Miller to forward to the City Commission the Amendment to Chapter 50, Sections 5.100, 5.101a and 5.103 of the zoning ordinance to establish a Zoning Board of Appeals and recommending approval.

Yeas: Commissioners Achram, Arendshorst, Feyen, Getz, Mapes, Metz, Michell, Miller, and Renner – 9
Nays: -0-

6. PUBLIC HEARING ON AN AMENDMENT TO CHAPTER 50, SECTION 5.37 OF ZONING ORDINANCE – AREA, HEIGHT AND PLACEMENT REQUIREMENTS IN THE C-1 COMMERCIAL DISTRICT (ACTION REQUESTED – RECOMMENDATION TO THE CITY COMMISSION).

Zoning Administrator Gianotti introduced the amendment explaining that it would be relatively minor amendment to the lot area and width standards in the C1 business district. Currently, they are set at 50 ft. lot width and 5,000 sq. ft. area. Most lots in the C1 district do not meet these standards. The proposed amendment would modify the lot width and area standards to zero. This would eliminate any non-conformities in the C1 district.

Chairman Getz opened the public hearing. No public comment was received. Chairman Getz closed the public hearing.

A motion was made by Commissioner Miller and supported by Commissioner Metz to recommend acceptance of the Amendment to Chapter 50, Section 5.37 and pass on to the City Commission with a recommendation to approve.

Yeas: Commissioners Achram, Arendshorst, Feyen, Getz, Mapes, Metz, Michell, Miller, and Renner – 9
Nays: -0-

7. STUDY SESSION – AMENDMENT TO CHAPTER 50, SECTIONS 5.27 AND 5.28 OF ZONING ORDINANCE – SCHEDULE OF USES AND AREA, HEIGHT AND PLACEMENT REQUIREMENTS IN THE MULTI FAMILY RESIDENTIAL DISTRICT

Zoning Administrator Gianotti reported at the May 11 Planning Commission meeting a lot of good feedback was given on the potential changes to the Multi-Family Residential District (MFR). At that time Commissioners expressed interest in developing a neighborhood that is more urban in character. The term "urban" on its own doesn't have much meaning other than relating to the characteristics of a city. He added that tonight's session is being held to get a better sense of what the Commissioners consider to be urban and what additional things they want to see beyond building type.

Mr. Giannotti's summary of the study session is below:

- General Notes
 - “Urban” may have a negative connotation for some, so care in how the term is used may be necessary.
 - New/denser development may not meet “affordability” goals in the master plan, but may still meet other goals such as increasing Gaslight Village vitality and supporting the businesses there.

- It may be possible to add “incentives” to encourage more affordable housing, increase density, or achieve other goals, but such incentives may only be practical for larger-scale developments.
- While new development in the MFR Districts may not attract families themselves, they may create new housing opportunities for existing residents, such as senior citizens looking to downsize. This in turn could free up housing stock in other parts of the city to attract new families.
- MFR Districts are generally small, so while the City should still be sensitive to existing development, new development should not be so restrictive in terms of footprint or density.
- Much discussion was regarding the district around Gaslight Village, but don’t forget about the MFR Districts in other parts of the City.
 - Some of these ideas being discussed would work well there too.
- Don’t forget about the potential for unintended consequences of any proposed changes to the MFR District (parking, utilities, drainage, increase on City services, etc.)
- Density
 - The brownstone and 4-plex concepts that were presented appeared to have the most favorable reaction. This was followed by the Bagley Townhomes.
 - It was noted that the 4-plex and brownstone would not currently be allowable under the City’s current ordinance, and that Bagley Townhomes originally required a variance for it to be developed.
 - While greenspace is good, too much may be inappropriate for the area around Gaslight Village.
 - Bagley & Croswell are already seeing denser development, so allowing higher density and building heights in those locations would be appropriate. Lovett is still transitioning, so more care should be taken with new regulations there.
- Parking
 - Strict parking requirements may be bad for affordable housing.
 - Walkability and availability of transit would help create more housing affordability. (e.g. millennials)
 - Maintaining some level of off-street parking would be desirable to possibly attract families to the MFR District.
 - Suggestions for revising parking standards:
 - Create standards based on the size of units and/or number of bedrooms.
 - Only require 1 space/unit, and let developer “justify” need for more spaces.
 - Find “market-based” solutions, such as time-limited parking, to maintain balance of on-street parking availability for different uses.
 - Whatever parking standards are crafted, they should be appropriate for the District now and into the future. Gaslight Village and the surrounding population may still require some level of automobile usage at the moment, but that could change over time.
- Design Standards
 - Having uniform setbacks may be more important than the actual size of the setback.
 - Is there a way to have “transition zones” to gradually step back the scale of development away from Gaslight Village?

- Three-story development is generally liked. However, be mindful of potential unintended consequences.
 - What would a 3-story development at the scale of Bagley Townhomes look like?
 - What would 3-story development in other MFR Districts look like?
 - (Some Commissioners would still feel the above would be OK.)
- Reuse/Conversion vs. New Construction
 - There was no particular opposition to allowing conversion of existing single-family homes to multi-unit buildings, but some Commissioners questioned where it might be feasible to do so.
 - The area around the Wealthy/Gladstone intersection was offered as a possibility for this.
 - Conversions of single-family to multi-family might result in more housing options in the City.

8. REPORT OF THE CITY COMMISSION

Commissioner Arendshorst reported:

- There will be a work session at the next City Commission meeting to take another look at the marijuana legalization in Michigan and how that should interplay with East Grand Rapids.

9. NEXT REGULAR PLANNING COMMISSION MEETING: September 14, 2021

10. ADJOURNMENT:

A motion was made by Commissioner Achram and supported by Commissioner Mapes to adjourn the meeting at 6:50 PM.

Respectfully submitted,

Lynda Taylor
Recording Secretary



CITY OF
EAST GRAND RAPIDS

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JAY GIANOTTI, AICP
ZONING ADMINISTRATOR

Hearing Required?	No
Notices Mailed	N/A
Notice Published	N/A

MEMORANDUM

TO: East Grand Rapids Planning Commission
FROM: Jay Gianotti, Zoning Administrator
DATE: October 6, 2021

RE: **Study Session – Potential Revisions to the MFR Zoning District (Chapter 50, Article IV)**

Action Requested:

That the Planning Commission hold a study session to consider potential amendments to the MFR Multiple-Family Residential District, as well as to other related provisions of the City’s zoning ordinance. No formal action or recommendation is requested on any of these items.

Background:

In May 2021, revisions to the MFR Multiple-Family Residential District (MFR) were among several parts of the zoning ordinance suggested for updating as a way to promote the creation of new multi-family uses as prescribed in the City’s Master Plan. After being presented with this topic, the Planning Commission expressed a desire to pursue this matter. To determine how to craft new and updated regulations and standards for the MFR District, City Staff prepared a variety of materials and held multiple study sessions to help determine the type and style of development that was desired for this district. This began with a Visual Preference Survey that was distributed at the July 13 Planning Commission meeting, followed by a larger discussion about intended character and desired development types at the August 10 Planning Commission meeting. A summary of the comments and feedback received from the August meeting is attached to these materials. In general, the thoughts and opinions from these exercises are summarized as follows.

- The Planning Commission (PC) wishes for new development in the MFR District to be denser in character with higher design standards relative to the single-family districts.
- PC members appreciated and generally preferred designs that can work on smaller, more compact sites. Single-family homes and multi-family dwelling units can both co-exist in an MFR District.
- There are different characters among the City’s MFR Districts, including the area around Gaslight Village. Also, not all MFR Districts are located around Gaslight Village. Keep this in mind when devising new MFR District standards.
- Keep the intended and unintended consequences of revising these standards in mind, relative to the desired character sought for these districts.

With all of this input in mind, City Staff has drafted proposed revisions to the MFR District standards for the Planning Commission to review and provide feedback. Attached to these materials is a draft, red-lined version of Article IV of the zoning ordinance highlighting the proposed changes. Also included is a spreadsheet that details each of the proposed revisions and additions, along with comments explaining the rationale for the revisions. The bulk of these proposed revisions involve the

dimensional requirements in Table 5.28-2. However, other parts of this Article are proposed for revision or to have new language added to better define the intended development and environment of the MFR District.

In conjunction with the proposed revisions provided here, additional discussions on the following topics are requested.

- Split MFR District into 2 Districts – The Planning Commission has noted that there are different characters among the various MFR Districts in the City. In this light, it might make sense to split the MFR District into two districts to reflect these differences. For example, an MFR-1 District could allow multi-family uses to integrate in areas that are still predominantly single-family in nature, while an MFR-2 District can be tailored to fit areas that have already begun transitioning to larger multi-family uses.
- Accessory Buildings – The Planning Commission may wish to consider if holding multi-family uses to the same standards for accessory structures as single-family uses, particularly size and the number allowed, is appropriate.
- Design Standards – This draft version of Article IV introduces a section that provides basic development standards for multi-family uses. If the Planning Commission feels there are other areas or items that should be added to preserve the intended character of these uses, City Staff can work to add design standard language to the ordinance to promote these and other desired features, where feasible. In addition, while these new requirements are generally tailored for multi-family uses, the Planning Commission may wish to consider if these standards should also apply to single-family and two-family uses in the MFR District.
- Allowable Number of Dwelling Units By Right – Currently, the MFR District allows up to four dwelling units per lot to be developed by right. In the Visual Preference Survey and August study session, Planning Commissioners showed some interest in 6-unit developments in the MFR District. This draft revision reflects this by increasing the allowable number of dwelling units by right to six units. Whether this number of units should ultimately be allowed by right or as a special use should be discussed further by the Planning Commission.
- Standards for Special Use Multi-Family Development – Whatever the unit threshold for requiring a special use permit is established to be, the Planning Commission is encouraged to consider whether additional development standards should be adopted for larger multi-family developments requiring a special use permit.

Tonight's discussion is focused mainly on revisions to the standards in the MFR District. As discussed at previous study sessions, other areas of the zoning ordinance are recommended to be revised to encourage the type of development the Planning Commission desires in MFR Districts. Some of these areas include:

- Parking Requirements – Under Section 5.77 of the Zoning Ordinance, multi-family units are required to provide two off-street parking spaces per dwelling unit. Considering the desired character for the MFR District, this requirement may not be appropriate to encourage multi-family development. This draft proposes a new standard based on the number of bedrooms per dwelling unit; more input is requested on this concept.
- C-1 Height Regulations – If the Planning Commission is amenable to increasing the maximum height for multi-family buildings in the MFR District, then it would make sense to reconsider the maximum height limits in the C-1 District. Currently, the maximum building height in the C-1 District is 35' or 2½ stories, the same as currently allowed in the residential districts. Allowing for this slight increase in height may help encourage more mixed-use development in Gaslight Village, including the possibility of new residential uses that may not be feasible now.

The Planning Commission is encouraged to provide feedback on these items, as well as concerns and thoughts that may not be addressed in these proposed revisions. As noted earlier, the provided spreadsheet includes space for Commissioners to provide comments on each proposed revision to the zoning ordinance. City Staff will take the feedback received tonight and continue their refinements. While a formal amendment introduction could occur as early as the November Planning Commission meeting, it is anticipated that more review and study sessions will be held to ensure the revised ordinance matches the desired intent of this district.

Shea Charles, City Manager

Article 4 RESIDENTIAL DISTRICTS

Section 5.26 Intent

- A. **Single Family Districts.** The single family dwelling districts are established to encourage a suitable environment for the development of single family neighborhoods and compatible and supportive recreational, institutional and educational uses. These districts are intended to protect single family neighborhoods from encroachment by uses that are incompatible with the density and character of established single family neighborhoods. The following single family residential districts are established:
1. R-1 Single Family Residential District.
 2. R-2 Single Family Residential District
 3. R-3 Single Family Residential District
- B. **Multiple Family Districts: MFR Multiple Family Residential District.** The MFR District is established to accommodate a mix of complementary housing options within specific locations where varied unit types and higher densities create a suitable transition from adjacent land uses, accommodate varied lifestyle choices, provide affordable options, and support the recommendations of the City Master Plan designed primarily for medium density garden type apartments, row housing, and group housing, regulated so as to cover a minimum of ground area and to provide a maximum of open space. This zone also serves a useful function as a buffer along some major streets and neighborhood shopping areas.

Section 5.27 Schedule of Uses

Uses permitted in the districts are listed in **Table 5.27**. Additional requirements related to a specific use, if any, are referenced in the “Specific Requirements” column. Any use not specifically listed shall be prohibited, unless the use is determined to be a similar use according to *Section 5.75(A)*. The requirements in footnotes are an integral part of this chapter and shall apply in all instances. (Amended 11/18/16)

Table 5.27 Schedule of Uses: Residential Districts

	R-1	R-2	R-3	MFR	Additional Requirements
P = Permitted use by right S = Special Land Use (See Article 11 for procedures and requirements)					
Accessory					
Accessory buildings, structures and uses	P	P	P	P	<i>Section 5.70(A)</i>
Home occupation	P	P	P	P	<i>Section 5.70(B)</i>
Home occupation, with no more than one employee who is not a member of the family	S	S	S	S	<i>Section 5.70(B)</i>
Adult foster care family home	P	P	P		
Adult foster care group home		S	S		
Day care home, family	P	P	P		
Day care home, group		S	S		
Foster family home	P	P	P	P	

Table 5.27 Schedule of Uses: Residential Districts

P = Permitted use by right S = Special Land Use (See Article 11 for procedures and requirements)	R-1	R-2	R-3	MFR	Additional Requirements
Foster family group home		S	S		
Residential					
Multiple family dwellings, three to four <u>six</u> units				P	Section 5.28(A)
Multiple family dwellings, five to 24 units <u>over six units</u>				S	Section 5.28(A)
<u>Single-family home conversion to multi-family dwellings, up to four units</u>				<u>P</u>	<u>Section 5.28(A)</u>
Single family dwellings	P	P	P	P	
Two-family dwellings				P	
Independent and assisted living				S	Section 5.74(A)
Recreation/Cultural					
Public facilities (government buildings, public museums, public galleries, public libraries, etc.)	S	S	S	S	
Parks and recreational facilities, publicly owned	P	P	P	P	
Public and Institutional					
Convalescent and nursing homes				S	Section 5.73(B)
Hospital	S	S	S	S	Section 5.77(A)
Private or parochial school	S	S	S	S	Section 5.73(C)
School Residential Campus	S	S	S	S	Section 5.73 (C)
Churches and places of worship	S	S	S	S	Section 5.73(A)
Services					
Child care center				S	
Other Uses					
Essential services	P	P	P	P	Section 5.66
Similar uses	P/S	P/S	P/S	P/S	Section 5.75(A)
Wind energy conversion systems	S	S			Section 5.75(C)
Wireless telecommunications facilities	S	S	S	S	Section 5.75(D)

Section 5.28 Area, Height and Placement Requirements

A. Dimensional Requirements. Building height, setbacks, lot coverage, and minimum lot area for development in the residential districts shall conform to the requirements of **Tables 5.28-1** and **5.28-1a** for the R-1, R-2 and R-3 districts, and **Table 5.28-2** for the MFR District. The requirements in footnotes are an integral part of this chapter and shall apply in all instances. (Amended 10/2/15)

Table 5.28-1 Dimensional Requirements: Single Family Residential Districts

Requirement/District		R-1	R-2	R-3	
Minimum area (sq. ft.)		12,000	7,200	5,000	
Distance from street line in which minimum area must be met (ft.) ¹		120	100	100	
Minimum lot width (ft.)		100	72	50	
Minimum yard setback (ft.) ²	Front	30	25	25	
	Side ³	Total	24	18	14
		Least side	10	7	7
		Adjoining a street	24	20	12

	Rear⁴	25	25	25
Maximum building height²	Feet	35	35	35
	Stories	2½	2½	2½

¹ The minimum lot area shall be determined by measuring from the front street line the specified distance along the side lot lines from the intersection of each side lot line with the front street line, and connecting the points thus determined with a single straight line. The minimum lot area shall be met within the polygon thus created.

² See additional requirements or exceptions in *Sections 5.28(B), (C), (E), and 5.114(A)*.

³ The stated side yard setbacks shall apply only to the principal dwelling on single family lots. For all other permitted principal buildings, the side yard shall not be less than the stated requirement or 20 feet, whichever is greater.

⁴ A corner lot that adjoins in the rear a lot in a residential district may have no rear yard; see *Sections 5.28(C) and 5.62*.

Table 5.28-1a Maximum Lot Coverage

Lot Size (square feet)	Maximum Building Coverage ¹	Maximum Impervious Surface	Maximum Not-to-Exceed Impervious Surface (square feet)
< 5,000 SF	35 %	50 %	2,500 SF
5,000 - 7,199 SF	35 %	50 %	3,240 SF
7,200 - 11,999 SF	35 %	45 %	4,800 SF
≥ 12,000 SF	35 %	40 %	

¹ Includes principal and accessory buildings and structures, including covered walkways; but does not include unroofed structures such as porches, patios, or decks.

Table 5.28-2 Dimensional Requirements: MFR Multiple Family Residential District

Requirement		Single family	Two family	Multiple family	
Minimum area per unit (sq. ft.)		54,000	3,000 <u>2,500</u>	¹	
Minimum lot width (ft.)		50 <u>40</u>	80 <u>50</u>	n/a	
Minimum yard setback (ft.)	Front	25 <u>10</u>	25 <u>10</u>	30 <u>16</u>	
	Side	Total	14 <u>10</u>	20 <u>10</u>	40 <u>20</u>
		Least side	7 <u>5</u>	8 <u>5</u>	20 <u>10</u>
		Adjoining a street	12	12	30 <u>12</u>
	Rear	25	25	25	
<u>Maximum yard setback (ft.)</u>	<u>Front</u>	<u>25</u>	<u>25</u>	<u>25</u>	
Maximum building height	Feet	35	35	<u>For uses fronting on Croswell Ave. or Bagley Ave., 40; for all other areas, 35</u>	
	Stories	2½	2½	<u>For uses fronting on Croswell Ave. or Bagley Ave., 3; for all other areas, 2½</u>	

Table 5.28-2 Dimensional Requirements: MFR Multiple Family Residential District

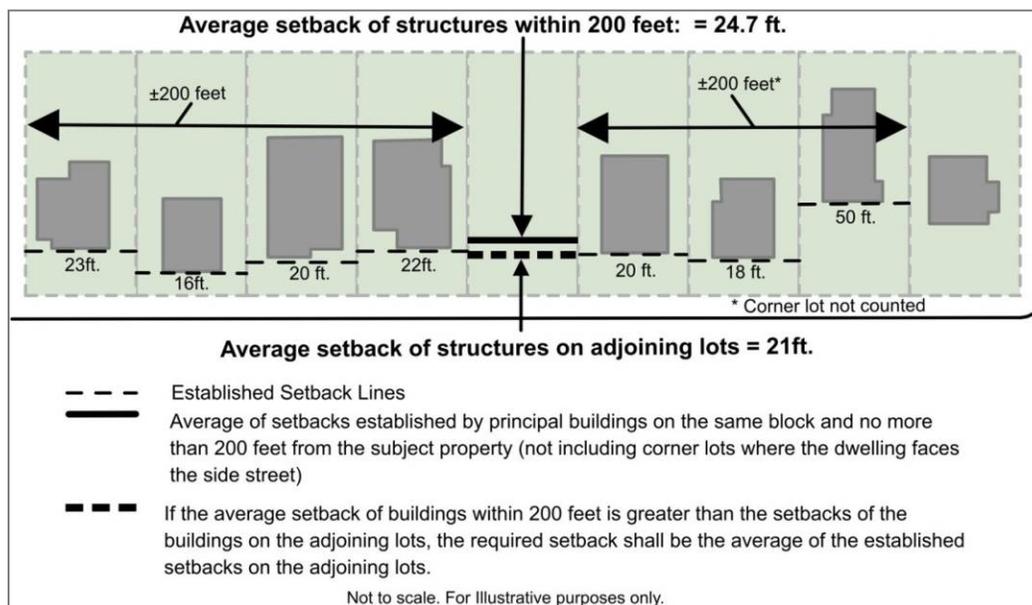
Requirement		Single family	Two family	Multiple family
Maximum lot coverage (percent)	Buildings	²	<u>4550</u>	<u>5060</u>
	Pavement and buildings	²	<u>6065</u>	<u>7585</u>

¹ Density for multiple family units shall not exceed 18-28 units per gross acre.

² Lot coverage requirements for single family dwellings shall be as specified in Table 5.28-1a.

- B. **Established Front Yard Setback (See Figure 1).** In ~~the R-1, R-2 and R-3~~ all residential districts, if 25 percent or more of all of the parcels on one side of a street between two intersecting streets contain a principal structure, the minimum front yard setback shall be the average of the front yards established by the principal structures located on lots on the same side of the street within the same block that are within 200 feet in each direction from the subject property (not including corner lots where the front setback is on the intersecting street), provided~~0~~:

Figure 1: Established Front Setback, Single Family Districts



1. If this average results in a setback that is greater than the established front yard setbacks of the principal structures on both of the lots adjacent to the property in question, the required setback shall be the average of the established setback of the adjacent lots.
- ~~1.2.~~ For lots in the MFR Residential District, in no case shall the front yard setback exceed 25'.

- 2.3. For a double frontage (through) lot, the requirements of this subsection shall apply only to the established setbacks from the street upon which the lot is addressed. In the case of a row of three or more contiguous double frontage lots, these requirements shall apply only to the established setbacks from the street upon which the majority of the lots are addressed.
- 3.4. If less than 25 percent of the parcels on one side of a street between two intersecting streets contain a principal structure, the required front setback shall be as required for the zoning district." (Amended 2/27/15)

* * *

C. Corner Lots. Where the rear yard of a corner lot in the R-1, R-2 or R-3 district adjoins any residential district, no part of the principal building within 25 feet of the common lot line shall be nearer the side street than the established front yard on the adjoining lot; however, any portion of the principal structure on the corner lot that lies beyond the established front yard on the adjoining lot may be erected to the minimum least side yard requirement of that zone district (See Figure 2).

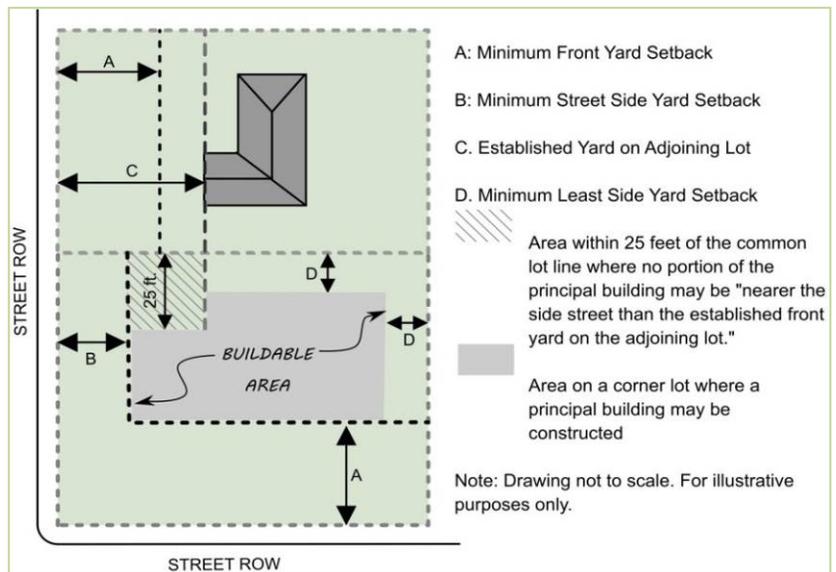


Figure 2 Corner Lot Setbacks

D. Through Lots.

1. Primary Front Yard. The Director of Public Works shall designate the primary front street upon which the principal structure shall face and be addressed. The primary front yard shall abut the primary front street and the opposite street shall be the secondary front street. The primary front yard setback shall be determined through Section 5.28 B, Established Front Yard Setback. The designation of primary front street will consider the following:
 - a. Location and orientation of existing or proposed buildings on the through lot in relation to existing buildings on properties in the same general neighborhood, historic development patterns, and existing developed through lots.

- b. Location and impact of existing vegetation, water, or other natural features affecting the location of buildings or structures on the lot in question.
2. Secondary Front Yard. The secondary front yard setback shall be a line parallel to the secondary street and shall be established by a line that is the continuation of a required rear setback line of an adjacent interior lot addressed on the primary street. In the case of two differing rear setback lines on adjacent lots, the more restrictive shall apply.
3. Established Through Lot Development. In the case of three or more contiguous through lots recorded prior to the date of adoption of this ordinance, the secondary front setback shall be established by the minimum front setback requirements of the zoning district in which the lots are located. (Amended 2-27-15)

Section 5.29 Standards Applicable to Single Family Dwellings

All dwelling units located outside of manufactured housing communities shall comply with the following requirements:

- A. All dwelling units shall provide a minimum height between the interior floor and ceiling of seven and one-half feet or if a manufactured home, it shall meet the requirements of the United States Department of Housing and Urban Development Regulations, entitled Mobile Home Construction and Safety Standards, effective June 15, 1976, as amended.
- B. The minimum width of any single-family dwelling unit shall be 24 feet for at least 67 percent of its length, measured between the exterior part of the walls having the greatest length.
- C. All dwellings without basements shall provide a crawl space below the entire floor of the dwelling four feet in depth, with a vapor barrier consisting of two inches of concrete on the floor of the crawl space. The crawl space shall also be provided with adequate drains to drain any accumulation of water in the crawl space. The Building Official may allow an alternative building plan to be utilized if consistent with the approved construction code of the City.
- D. All dwellings shall be firmly attached to the foundation so as to be watertight as required by the construction code adopted by the City or, if a manufactured home, shall be anchored to the foundation by an anchor system designed and constructed in compliance with the United States Department of Housing and Urban Development Regulations entitled "Mobile Home Construction & Safety Standards."
- E. The wheels, pulling mechanism, and tongue of any manufactured home shall be removed prior to placement on a foundation.
- F. All dwellings shall be connected to a public sanitary sewer and water supply system.
- G. All dwellings shall provide steps or porch areas, permanently attached to the foundation where there exists an elevation differential of more than one foot between any door and the

surrounding grade. All dwellings shall provide a minimum of two points of ingress and egress.

- H. All additions to dwellings shall meet all the requirements of this Ordinance.
- I. Prior to issuance of a building permit for any dwelling unit, construction plans, including a plot plan adequate to illustrate compliance with the requirements of this Ordinance, shall be submitted to the Building Official. If the dwelling unit is a manufactured home, there shall also be submitted adequate evidence to assure that the dwelling complies with the standards applicable to manufactured homes set forth in this section.
- J. All manufactured homes shall meet the standards for manufactured home construction contained in the United States Department of Housing and Urban Development Regulations entitled "Mobile Home Construction & Safety Standards" effective June 15, 1976, as amended. All other dwellings shall meet the requirements of the construction code adopted by the City.
- K. A minimum of 150 square feet of enclosed storage space, excluding closets, shall be provided for each dwelling. The required enclosed storage space may consist of a basement, garage, shed or other structure approved by the Director of Public Works.

Section 5.30 Standards Applicable to Multiple Family Dwellings

All multiple family dwellings shall comply with the following requirements:

- A. Multiple family dwellings shall comply with all standards in Section 5.29 unless otherwise amended herein.
- B. The minimum width of any multiple-family building shall be 24 feet for at least 67 percent of its length, measured between the exterior part of the walls having the greatest length.
- C. Parking areas for multi-family uses, whether surface parking or in a structure, shall be located in the rear yard or attached to the rear of the principal building only. In addition, all such parking areas or structures shall be screened from public view from all adjoining street rights-of-way to the extent practical. In the case of parking structures attached to the principal building, no part of the parking structure shall be located closer to the street than the rearmost facade of the primary structure.
- D. The main entrance to all multi-family dwelling units shall face a public street and be directly accessible from the sidewalk adjoining the front yard. In the case of multi-unit buildings where the dwelling units are accessed from a common hallway or gathering area, the main entrance to the building shall face a public street and be directly accessible from the sidewalk adjoining the front yard.
- E. A minimum of 40 square feet of enclosed storage space, excluding closets, shall be provided for each dwelling unit. The required enclosed storage space may consist of a basement, garage, or other structure approved by the Director of Public Works.

|
~~Section 5.30~~Section 5.31 Reserved

~~Section 5.31~~Section 5.32 Reserved

~~Section 5.32~~Section 5.33 Reserved

~~Section 5.33~~Section 5.34 Reserved

LIST OF PROPOSED REVISIONS TO EAST GRAND RAPIDS ZONING ORDINANCE - MFR District Regulations (Updated 10/4/21)

ITEM	Section	Existing Text	Proposed Text	Staff Comments	Date Proposed/Revised	PC Comments
1	5.26 (B)	The MFR District is designed primarily for medium density garden-type apartments, row housing, and group housing, regulated so as to cover a minimum of ground area and to provide a maximum of open space. This zone also serves a useful function as a buffer along some major streets and neighborhood shopping areas.	The MFR District is <i>established to accommodate a mix of complementary housing options within specific locations where varied unit types and higher densities create a suitable transition from adjacent land uses, accommodate varied lifestyle choices, provide affordable options, and support the recommendations of the City Master Plan.</i>	Revised intent statement to better reflect the intent of these revised regulations	10/4/2021	
2	Table 5.27	Multiple family dwellings, three to four units (permitted use)	Multiple family dwellings, three to <i>six</i> units (permitted use)	Change proposed after feedback from Visual Preference Survey Concept #7 (6-unit building on 3-stories); more discussion requested on this item	10/1/2021	
3	Table 5.27	Multiple family dwellings, five to 24 units (special use)	Multiple family dwellings, <i>over six units</i> (special use)	Change proposed after feedback from Visual Preference Survey Concept #7 (6-unit building on 3-stories); more discussion requested on this item	10/1/2021	
4	Table 5.27	n/a	<i>Single-family home conversion to multi-family dwellings, up to four units (permitted use)</i>	New use to allow the conversion of a single-family home to multi-family dwellings. This is intended to help prevent teardowns of existing structures and better maintain the existing built character of the MFR Districts.	10/4/2021	
5	Table 5.27	Hospital: Special Land Use in R-1, R-2, R-3, and MFR Districts	Hospital: Special Land Use in R-1, R-2, <i>R-3, and MFR</i> Districts	Remove Hospitals as a permissible use from R-3 and MFR Districts (such use no longer deemed appropriate in these districts.)	10/4/2021	
6	Table 5.28-2	Minimum area per unit (sq. ft.), single-family: 5,000	Minimum area per unit (sq. ft.), single-family: <i>4,000</i>	Based on existing lot areas in the current and future MFR areas; this revision would make the majority of the lots in these areas conforming	10/1/2021	
7	Table 5.28-2	Minimum area per unit (sq. ft.), two-family: 3,000	Minimum area per unit (sq. ft.), single-family: <i>2,500</i>	Revision based on existing lot widths in existing & future proposed MFR areas, as well as PC favorable reaction to Visual Preference Survey Concept #1; requiring larger lots compared to single-family uses would prevent all lots from converting/developing into multi-family uses	10/4/2021	
8	Table 5.28-2	Minimum lot width (ft.), single-family: 50	Minimum lot width (ft.), single-family: <i>40</i>	Based on existing lot areas in the current and future MFR areas; this revision would make the majority of the lots in these areas conforming	10/1/2021	
9	Table 5.28-2	Minimum lot width (ft.), two-family: 80	Minimum lot width (ft.), two-family: <i>50</i>	Revision based on existing lot widths in existing & future proposed MFR areas, as well as PC favorable reaction to Visual Preference Survey Concept #1; requiring larger lots compared to single-family uses would prevent all lots from converting/developing into multi-family uses	10/4/2021	
10	Table 5.28-2	Minimum front yard setback (ft.), single-family: 25	Minimum front yard setback (ft.), single-family: <i>10</i>	Revision based on PC comments: single-family may be appropriate in MFR, but at a more urban scale compared to other districts. (Reference point: 705 Croswell was once approved for a 10' front yard setback, eventually built with a 13' front yard setback.)	10/1/2021	
11	Table 5.28-2	Minimum front yard setback (ft.), two-family: 25	Minimum front yard setback (ft.), two-family: <i>10</i>	Revision to maintain consistency with single-family front yard setback	10/1/2021	
12	Table 5.28-2	Minimum front yard setback (ft.), multiple family: 30	Minimum front yard setback (ft.), multiple family: <i>16</i>	Revision to reflect setbacks for existing multi-family uses (Croswell Mews: 16.2'; Bagley Townhomes: 7'). Due to larger building masses, a slightly larger setback compared to single- & two-family uses may be appropriate.	10/1/2021	
13	Table 5.28-2	Minimum total side yard setback (ft.), single-family: 14	Minimum total side yard setback (ft.), single-family: <i>10</i>	Revision to accommodate proposed reduction in min. lot width in Item #8	10/1/2021	

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ITEM	Section	Existing Text	Proposed Text	Staff Comments	Date Proposed/Revised	PC Comments
14	Table 5.28-2	Minimum total side yard setback (ft.), two-family: 20	Minimum total side yard setback (ft.), two-family: <i>10</i>	Revision based PC favorable reaction to Visual Preference Survey Concept #1; would allow a 40' wide duplex to develop on a 50' wide lot, and encourage brownstone-type townhouses on narrower lots (reference: Crosswell Townhome buildings are 36' wide each)	10/1/2021	
15	Table 5.28-2	Minimum total side yard setback (ft.), multiple family: 40	Minimum total side yard setback (ft.), multiple family: <i>20</i>	Revision to better promote development of multi-family uses with 3 or more units	10/1/2021	
16	Table 5.28-2	Minimum side yard setback (ft.), single-family: 7	Minimum side yard setback (ft.), single-family: <i>5</i>	Revision to accommodate proposed reduction in min. lot width in Item #8	10/1/2021	
17	Table 5.28-2	Minimum side yard setback (ft.), two-family: 8	Minimum side yard setback (ft.), two-family: <i>5</i>	Revision based PC favorable reaction to Visual Preference Survey Concept #1; would allow a 40' wide duplex to develop on a 50' wide lot, and encourage brownstone-type townhouses on narrower lots (reference: Crosswell Townhome buildings are 36' wide each)	10/1/2021	
18	Table 5.28-2	Minimum side yard setback (ft.), multiple family: 20	Minimum side yard setback (ft.), multiple family: <i>10</i>	Revision to better promote development of multi-family uses with 3 or more units	10/1/2021	
19	Table 5.28-2	Minimum side yard setback adjoining a street (ft.), multiple family: 30	Minimum side yard setback adjoining a street (ft.), multiple family: <i>12</i>	Revision to maintain consistency with other MFR uses	10/1/2021	
20	Table 5.28-2	n/a	<i>Maximum front yard setback (ft.), all uses: 25</i>	Addition to establish a maximum allowable yard to maintain the desired district character	10/1/2021	
21	Table 5.28-2	Maximum building height (ft.), multiple family: 35	Maximum building height (ft.), multiple family: <i>for uses fronting on Crosswell Ave. or Bagley Ave., 40; for all other areas, 35</i>	Change proposed after feedback from Visual Preference Survey Concept #7 (6-unit building on 3-stories); more discussion requested on this item, including if it may be desirable to have a separate MFR District with increased building heights	10/1/2021	
22	Table 5.28-2	Maximum building height (stories), multiple family: 2½	Maximum building height (stories), multiple family: <i>for uses fronting on Crosswell Ave. or Bagley Ave., 3; for all other areas, 2½</i>	Change proposed after feedback from Visual Preference Survey Concept #7 (6-unit building on 3-stories); more discussion requested on this item, including if it may be desirable to have a separate MFR District with increased building heights	10/1/2021	
23	Table 5.28-2	Maximum lot coverage, buildings (percent), two-family: 45	Maximum lot coverage (percent), two-family: <i>50</i>	Proposed revision to make denser duplex/townhouse development easier	10/1/2021	
24	Table 5.28-2	Maximum lot coverage, buildings (percent), multiple family: 50	Maximum lot coverage (percent), two-family: <i>60</i>	Proposed revision to make denser multi-unit development easier	10/4/2021	
25	Table 5.28-2	Maximum lot coverage, pavement and buildings (percent), two-family: 60	Maximum lot coverage (percent), two-family: <i>65</i>	Proposed revision to make denser duplex/townhouse development easier	10/1/2021	
26	Table 5.28-2	Maximum lot coverage, pavement and buildings (percent), multiple family: 75	Maximum lot coverage, pavement and buildings (percent), multiple family: <i>85</i>	Change proposed to allow increased overall density (c.f. Crosswell Mews: total lot coverage is 82% per site plan)	10/1/2021	
27	Table 5.28-2 (footnote 1)	Density for multiple family units shall not exceed 18 units per gross acre.	Density for multiple family units shall not exceed <i>28</i> units per gross acre.	Revision would allow 4-plexes in most cases without a variance, and appears to be sufficiently high to allow most types of development the PC is interested in seeing (c.f. 653-659 Lovett)	10/1/2021	
28	5.28 (B)	In the R-1, R-2 and R-3 districts, if 25 percent or more of all of the parcels on one side of a street between two intersecting streets contain a principal structure, the minimum front yard setback shall be the average of the front yards established by the principal structures located on lots on the same side of the street within the same block that are within 200 feet in each direction from the subject property (not including corner lots where the front setback is on the intersecting street), provided:	In <i>all residential</i> districts, if 25 percent or more of all of the parcels on one side of a street between two intersecting streets contain a principal structure, the minimum front yard setback shall be the average of the front yards established by the principal structures located on lots on the same side of the street within the same block that are within 200 feet in each direction from the subject property (not including corner lots where the front setback is on the intersecting street), provided:	Revision to allow MFR District to use this front yard setback standard	10/1/2021	
29	5.28 (B)	n/a	<i>For lots in the MFR Residential District, in no case shall the front yard setback exceed 25'.</i>	New regulation to limit the front yard area in the MFR District to maintain the desired design character for this district, as articulated in the August PC Meeting.	10/4/2021	

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30	5.30	n/a	<p><i>Standards Applicable to Multiple Family Dwellings</i> <i>All multiple family dwellings shall comply with the following requirements:</i></p> <p><i>A. Multiple family dwellings shall comply with all standards in Section 5.29 unless otherwise amended herein.</i></p> <p><i>B. The minimum width of any multiple-family building shall be 24 feet for at least 67 percent of its length, measured between the exterior part of the walls having the greatest length.</i></p> <p><i>C. Parking areas for multi-family uses, whether surface parking or in a structure, shall be located in the rear yard or attached to the rear of the principal building only. In addition, all such parking areas or structures shall be screened from public view from all adjoining street rights-of-way to the extent practical. In the case of parking structures attached to the principal building, no part of the parking area shall be located closer to the street than the rearmost facade of the primary structure.</i></p> <p><i>D. The main entrance to all multi-family dwelling units shall face a public street and be directly accessible from the sidewalk adjoining the front yard. In the case of multi-unit buildings where the dwelling units are accessed from a common hallway or gathering area, the main entrance to the building shall face a public street and be directly accessible from the sidewalk adjoining the front yard.</i></p> <p><i>E. A minimum of 40 square feet of enclosed storage space, excluding closets, shall be provided for each dwelling unit. The required enclosed storage space may consist of a basement, garage, or other structure approved by the Director of Public Works.</i></p>	<p>New section to add basic design and bulk standards to preserve and promote the intended development character of the MFR District.</p> <p>A) Allows MFR to have the same standards as single-family districts, unless modified in this section.</p> <p>B) Allows for the entire building to have a min. 24' width, not necessarily the individual dwelling unit. (Townhouses/brownstones, for example, may have less than 24' width/unit when side by side.)</p> <p>C & D) Regulations to maintain the desired design character for this district, as articulated in the August PC Meeting.</p> <p>E) Reduction of required storage in multi-family units, as it may not be feasible to require the same amount of storage space if garages or basements are not part of the building plan.</p>	10/4/2021	
31	Table 5.37	Maximum building height (C-1 District), feet: 35	Maximum building height (C-1 District), feet: <i>40</i>	Revision to match the building height proposal in Item #21	10/1/2021	
32	Table 5.37	Maximum building height (C-1 District), stories: 2½	Maximum building height (C-1 District), stories: <i>3</i>	Revision to match the building height proposal in Item #22	10/1/2021	
33	5.77	Residential and Institutional Parking Space Requirements, multiple-family residential uses: Two spaces per dwelling unit	<p>Residential and Institutional Parking Space Requirements, multiple-family residential uses:</p> <ul style="list-style-type: none"> - <i>Efficiency, studio, and one-bedroom units: 1.1 parking spaces per unit</i> - <i>Two-bedroom units: 1.4 parking spaces per unit</i> - <i>Units with more than two bedrooms: 1.8 parking spaces per unit</i> 	Revision to establish a more appropriate parking standard in the MFR District. Note that provisions for on-street parking to meet part of this requirement may already be established in Section 5.78 (B), and that parking maximums may already apply to this regulation, per Section 5.78 (E).	10/1/2021	