

EGR RESIDENTIAL ZONING GUIDE

(This is an unofficial guide. Please contact the East Grand Rapids Zoning Administrator for full ordinance.)

Updated 3/19/19 APM

Sections 5.6 – 5.18 Important Definitions

Accessory Building, Structure or Use. A building, structure or use on the same lot with, and of a nature which is customarily incidental and subordinate to the principal building, structure or use or the property.

Addition. An extension or increase in floor area or height of a building or structure.

Alteration. A change, addition or modification in construction or type of occupancy; any change in a building, such as walls, partitions, columns or joists; any change in the dimensions or configuration of the roof, exterior walls or foundation; or any change which may be referred to as altered or reconstructed.

Building. A temporary or permanent independent structure, with a roof supported by columns, walls, or other supports that is used to house people, animals, possessions, or conduct business activities or other uses. A building may or may not have a permanent location on the ground. See also *Structure*.

Deck. A structure, which may be directly attached to a dwelling, without a roof or walls, except for railings, that is constructed on piers or an above-grade foundation wall and used as an outdoor living area.

Family. Either of the following defines a family:

- A. An individual or group of two or more persons, related by blood, marriage or adoption, together with foster children and servants of the principal occupants who are domiciled together as a single, domestic, housekeeping unit in a dwelling unit; or
- B. A collective number of individuals, domiciled together in one dwelling unit whose relationship is of a continuing, non-transient domestic character, and who cook and live as a single nonprofit housekeeping unit. This does not include a society, club, fraternity, sorority, association, half-way house, lodge, organization, group of students or other individuals whose domestic relationship is of a transitory or seasonal nature, such as a school term, or a period of rehabilitation or treatment, or is otherwise not intended to be of a permanent nature.

Height of Building or Structure. The vertical distance measured from the average elevation of the finished lot grade at the front of the building, to the highest point of a flat roof; to the deck line of a mansard roof; to the average height between the eaves and ridge for a gable, hip and gambrel roof, or to an equivalent point on any other roof. When the lot is developed and permits a walkout entry at the rear of the building, the height shall be measured from the average elevation of the finished lot grade at the rear of the building.

Impervious Surface. Any material that substantially reduces or prevents the infiltration of storm water into the earth.

Lot. A parcel of land intended for individual ownership and use, separately described on a deed or other instrument recorded in the office of the Kent County Register of Deeds, whether by metes and bounds, as part of a platted subdivision or site condominium.

- A. Lot Area. The area of land included within a lot as defined by lot lines, but excluding any public rights-of-way.
- B. Lot Coverage, Buildings. The lot area, stated as a percentage of the total, covered by all buildings and areas under roof.
- C. Lot Coverage, Pavement and Buildings. The lot area, stated as a percentage of the total, covered by all buildings and paved surfaces, including driveways, patios and walkways. One-half the area of permeable surfaces, approved by the Director of Public Works, are also counted toward this calculation.
- D. Lot Frontage. The length of the front lot line measured at the street right-of-way; except as defined for flag lots.
- E. Lot Width. The horizontal distance between side lot lines measured at the two points where the required front setback intersects the side lot lines.
- F. Lot, Corner. A lot with at least two contiguous sides abutting two intersecting streets, and where the interior angle of the intersecting streets is less than 135 degrees. Also, a lot located on a curved street or streets if tangents of the curve, at the points of beginning with the lot or the points of intersection of the side lot lines with the street line, intersect at an interior angle of less than 135 degrees.
- G. Lot, Interior. A lot other than a corner or through lot.
- H. Lot, Double Frontage or Through. An interior lot bordered by two, more or less, parallel streets. For the purpose of this definition, if one side of the lot is bordered by an alley opposite of a street the lot is not considered a through lot." (Amended 2/27/15)

Lot Lines

- A. Front Lot Line.
 - 1. For an interior lot, the front lot line shall be the line abutting the street right-of-way or private street easement.
 - 2. For a corner lot, the front lot line shall be the line that abuts the street right-of-way or private street easement that is designated on the plat of subdivision or was determined to be the front lot line at the time a permit was issued for the principal building on the lot. If there is no indication on the plat or in the records of original permits, the front lot line shall be determined by the Director of Public Works in accordance with Section 5.62.
 - 3. For a through lot, each line abutting the street right-of-way or private street easement shall be considered a front lot line for purposes of determining minimum setbacks.

- A. Rear Lot Line. The lot line opposite and most distant from the front lot line. In the case of an irregular, triangular or flared lot, the rear lot line shall be a line at least 10 feet in length entirely within the lot, parallel to and at the maximum distance from the front lot line. A through lot does not have a rear lot line.
- B. Side Lot Line. A lot line that is neither a front lot line nor a rear lot line.
- C. Street Line. Any lot line separating a lot from a public or private street right-of-way. A *front street line* shall be the street line that is also the front lot line, as defined in this section.

Nonconforming Structure. A building or any of its parts, lawfully existing on the effective date of this Ordinance, or subsequent amendment, that does not conform to the current provisions of the district in which it is located.

Nonconforming Lot. A lot lawfully existing on the effective date of this Ordinance, or subsequent amendment, that does not meet the current area and/or width requirements of the zoning district in which it is located.

Nonconforming Use. A use or activity lawfully existing on the effective date of this Ordinance, or subsequent amendment, that does not conform to the current use provisions of the Zoning Ordinance.

Permeable Surface. A porous material that permits storm water to percolate or infiltrate into the soil below. Examples of permeable materials include: pervious concrete, porous asphalt, paving stones or concrete or plastic-based pavers.

Setback. The minimum required horizontal distance, measured from the lot lines for structures on a lot to be separated from the lot lines, as follows:

- A. Front Setback Line. The line marking the required distance from the street right-of-way or easement which establishes the minimum front yard setback.
- B. Rear Setback Line. The line marking the required distance from the rear lot line which establishes the required rear yard setback.
- C. Side Setback Line. The lines marking the required distance from the side lot lines, which establishes the required side yard setbacks.

Structure. Anything constructed or erected requiring a permanent location in, or on the ground, or that must be attached to something having such a permanent location. Structures include, but are not limited to: parking lots; access drives; buildings; swimming pools and signs.

Variance. An allowed modification to the requirements of this Ordinance, as authorized by the Zoning Board of Appeals under the provisions of this Ordinance and Act 207 of the Public Acts of 1921, as amended.

Yard. The open spaces on a lot located between a building and a lot line. The term “required yard” refers to the portion of the yard lying between the lot lines and required setback lines.

- 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).
- B. Yard, Rear. The space extending the full width of the lot, the depth of which is the shortest horizontal distance between the rear lot line and the nearest wall of the principal building or a covered porch, deck or patio attached to it. A through lot is not considered to have a rear yard.
- C. Yard, Side. The space between a principal building and the side lot line, extending from the front yard to the rear yard, the width of which is the shortest horizontal distance from the side lot line to the nearest wall of the principal building or a covered porch, deck or patio attached to it.
- D. Yard, Required. The area within the required setback, on all four sides of a building.

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.

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
	Rear ⁴	25	25	25	
Maximum building height ²	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.)		5,000	3,000	¹	
Minimum lot width (ft.)		50	80	n/a	
Minimum yard setback (ft.)	Front	25	25	30	
	Side	Total	14	20	40
		Least side	7	8	20
		Adjoining a street	12	12	30
	Rear	25	25	25	
Maximum building height	Feet	35	35	35	
	Stories	2½	2½	2½	
Maximum lot coverage (percent)	Buildings	²	45	50	
	Pavement and buildings	²	60	75	

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

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

Section 5.59 Height Exceptions

The following structures may exceed the height requirements of the district by not more than 15 feet:

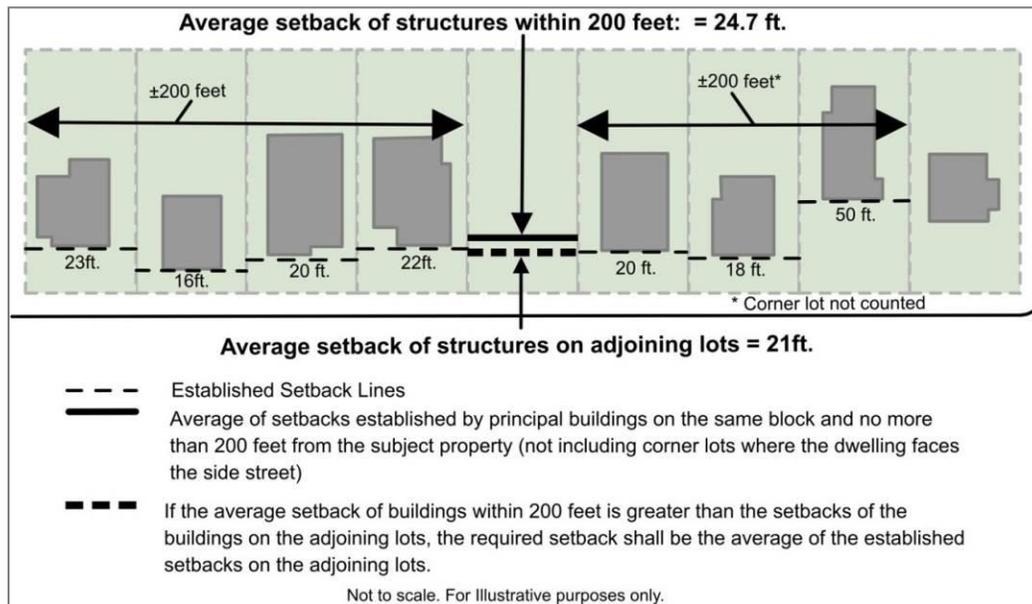
- A. Belfries;
- B. Chimneys;
- C. Church spires;
- D. Cooling towers;
- E. Cupolas;
- F. Elevator bulkheads;
- G. Public monuments;
- H. Radio and television antennas and towers;
- I. Roof structures housing necessary mechanical appurtenances;

Parapet walls may exceed the height requirements of the district by not more than four feet. In any case, a parapet wall shall not exceed four feet in height, measured from the adjoining roof.

Section 5.28 Area, Height, and Placement Requirements

B. Established Front Yard Setback (See Figure 1). 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:

Figure Error! No text of specified style in document.-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.
2. 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. 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 0-2).

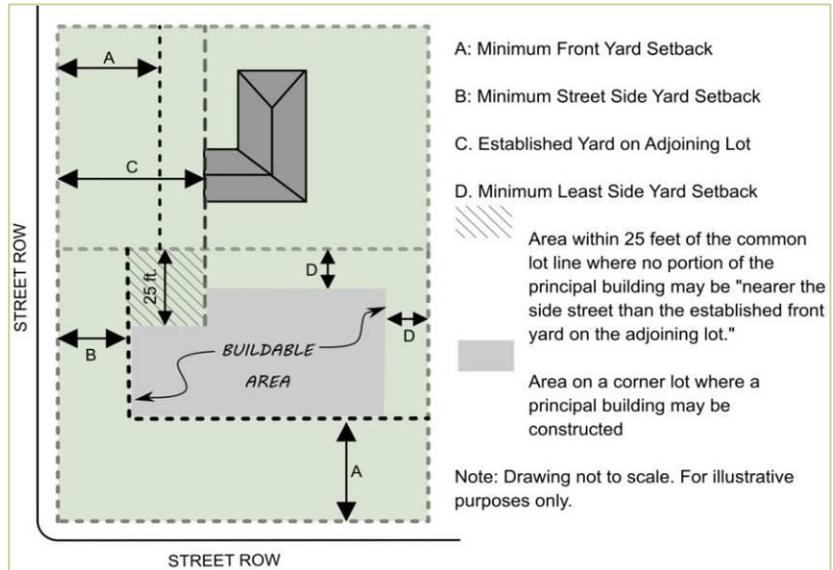


Figure Error! No text of specified style in document 2: Corner Lot Setbacks

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 5.61 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.
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 5.62

Corner Lots

- A. A corner lot with two street frontages shall have a front lot line and front yard, a street side lot line and street side yard, an interior side lot line and interior side yard and a rear lot line and rear yard, except as noted in Section 5.28. The front lot line and front yard shall be determined by the Director of Public Works or designee, according to one or more of the following considerations:
1. The narrower of the street lines shall be the front lot line;
 2. The front lot line shall be adjacent to the street upon which the building is addressed;
 3. The front lot line shall be adjacent to the street upon which the front of the building, including its main entrance, is oriented;
 4. A street line has been designated on the plat of subdivision as the front lot line.
- B. For corner lots with two street frontages, if the Director of Public Works or designee cannot determine the front lot line according to the above criteria, the Zoning Board of Appeals shall determine the front lot line under its powers to interpret the meaning and intent of this chapter, according to Article 12.
- C. A corner lot with street frontage on three sides shall have the following lot lines and yards:
1. If the dwelling is oriented toward one of the two parallel streets, the lot shall have two front lot lines and two front yards, a street side lot line and street side yard, an interior side lot line and interior side yard, and no rear lot line and rear yard. The Director of Public Works or designee shall consider the following when determining orientation of the dwelling:
 - 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. If the dwelling is oriented toward the middle street, the lot shall have three front lot lines and three front yards abutting the streets, and a rear lot line and rear yard. (Amended 2/27/15)

Section 5.70 Accessory Buildings, Structures and Uses

A. Accessory Buildings and Structures.

1. An accessory building or structure attached to a principal building shall be considered a part of the principal building and shall be subject to all height and setback requirements of the principal building; however, certain attached accessory structures may be permitted to encroach within required yard setbacks, according to *Section 5.61*.
2. Detached accessory buildings and structures are not permitted in the C-1 Commercial District, except for mechanical appurtenances such as air conditioning units and similar devices serving a principal building or use; provided, such devices may not be located within any front yard or any right-of-way and shall otherwise comply with the requirements of *Section 5.68*.
3. The permitted number and size of detached accessory buildings on any lot containing a single or two-family dwelling shall be in accordance with the requirements specified in Table 5.70-1, based on whether a garage is attached to the principal dwelling and the number of vehicle stalls provided within such attached garage.

Table 5.70-1 Maximum Size and Number of Accessory Buildings

Lot Size (Square Feet)	Number of Accessory Buildings Allowed	Maximum Total Size (square feet) Allowed for all Accessory Buildings ¹			
		If no attached garage	If one stall attached	If two stalls attached	If three or more stalls attached
< 5,000	1	576	336	120	0
5,000 - 7,199	2	864	576	336	120
7,200 - 11,999	2	864	576	336	336
12,000 - 21,999	2	1,008	720	432	336
22,000 - 43,560	2	1,296	1,008	720	432
> 43,560 (1 acre)	3	1,296			

1. Regardless of the sizes specified, no more than 25% of the rear yard shall be occupied by accessory buildings.

4. Multiple family dwellings may have a maximum of one detached garage or carport per unit; provided, detached garages or carports shall not be permitted for any dwelling unit that contains an attached garage. In any case, one detached storage building per development, not exceeding 200 square feet, may be provided.
5. A detached accessory building less than 200 square feet in area shall not exceed a maximum of height of 12 feet. All other accessory buildings may be up to one and one-half stories or 16 feet in height, whichever is less; provided, the height of the accessory building shall not exceed the height of the principal building on the site.
6. A detached accessory building shall be located at least ten feet from any principal building situated on the same lot and at least six feet from any other accessory building on the same lot.

7. A detached accessory building shall be located at least three feet from both side and rear lot lines.
8. Except as otherwise provided in this subsection, accessory buildings shall be erected only in the rear yard.
 - a. A detached garage may be located in a rear or side yard not closer to the street than the principal building on the lot, or the principal building on the lot immediately abutting the location of the garage, whichever is greater.
 - b. A detached building accessory to a swimming pool that is constructed in accordance with the provisions of Chapter 82 of the city code may be located in a side yard if it is adjoining the pool and is located at least 60 feet from any street right-of-way line.
9. No portion of any accessory building may be used as a dwelling unit, and all accessory buildings may only be used in a manner which is appropriate, subordinate, and incidental to that of the principal building or premises.
10. On a lot with a residential use, a covered walkway may be constructed between a detached garage and the principal building, provided that the minimum separation and setback requirements in subsections 6 and 7, above, are met. The covered walkway may not exceed five feet in width, shall consist of a roof supported by posts or columns and must remain perpetually unenclosed; however, a railing and/or kneewall, constructed no higher than 36" above the walkway surface, is permitted. The walkway surface may not be constructed more than six inches above grade, excluding any steps necessary to access the garage and/or the principal building. The covered walkway may not be used for living space, gathering space (i.e. a deck), or for storage purposes. A garage attached to a principal building via a covered walkway meeting these requirements shall not be considered to be attached to the principal building and may meet the reduced setback allowed for accessory buildings.
11. A carport shall not be used for storage of materials other than a vehicle, unless the items stored are completely enclosed in a closet or specially designed compartment.

Section 5.112 Nonconforming Uses

- A. A non-conforming use shall not be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of the adoption or amendment of this chapter.
- B. No part of any non-conforming use shall be moved, unless such movement eliminates the non-conformity.
- C. If a non-conforming use is abandoned for any reason for a period of more than 12 months, any subsequent use shall conform to the requirements of this chapter. A non-conforming use shall be determined to be abandoned if one or more of the following conditions exists, and which shall be deemed to constitute an intent on the part of the property owner to abandon the non-conforming use:
 - 1. Utilities, such as water, gas and electricity to the property, have been disconnected;
 - 2. The property, buildings, and grounds, have fallen into disrepair;
 - 3. Signs or other indications of the existence of the non-conforming use have been removed;
 - 4. Equipment or fixtures necessary for the operation of the non-conforming use have been removed;
 - 5. Other actions, which in the opinion of the Director of Public Works, constitute an intention of [on] the part of the property owner or lessee to abandon the non-conforming use.
- D. A non-conforming use may be changed to another non-conforming use provided all of the following determinations are made by the Zoning Board of Appeals:
 - 1. The proposed use shall be as compatible or more compatible with the surrounding neighborhood than the previous non-conforming use.
 - 2. The proposed non-conforming use shall not be enlarged or increased, nor extended to occupy a greater area of land or building than the previous non-conforming use.
 - 3. That appropriate conditions and safeguards are provided to ensure compliance with the intent and purpose of this chapter.

Section 5.113 Nonconforming Buildings and Structures

- A. Where a lawful building or structure exists at the effective date of this chapter, or an amendment thereto, that does not comply with the requirements of this chapter because of restrictions such as lot area, coverage, width, height, or yards, that building or structure may be continued so long as it remains otherwise lawful, subject to the following provisions:
 - 1. The building or structure shall not be enlarged or altered in a way that increases its nonconformity, except in cases in which the setback of a building or structure is non-conforming by 50 percent or less of the distance required by this Ordinance. Only in these cases may the non-conforming setback be extended along the same plane as the existing non-conforming setback, provided that in so doing, the setback itself is not further reduced.

2. If a nonconforming building or structure is destroyed or significantly damaged, the following shall apply:
 - a. If destroyed or damaged to an extent of more than 60 percent of its replacement value, exclusive of the foundation, the building or structure shall be reconstructed only in conformance with the applicable requirements of the zoning district in which it is located.
 - b. If a nonconforming building or structure is destroyed or damaged to an extent less than 60 percent of its replacement value, it may be reconstructed as it existed at the time of such destruction or damage, if reconstruction commences and progresses meaningfully within six months of the destruction or damage. Otherwise, it shall be reconstructed only in conformity with the provisions of this ordinance.
 3. If a non-conforming building or structure is moved for any reason and for any distance, it shall be moved to a location which complies with the requirements of this chapter.
- B. None of the provisions of this section are meant to preclude normal repairs and maintenance, or improvements of any non-conforming building or structure which do not increase the non-conforming condition; or to prevent strengthening or correcting of any unsafe condition of the building or structure.

Section 5.114 Nonconforming Lots

- A. Subject to the requirements of subsection B of this section, if a lot in any zone district in which single-family dwellings are permitted does not satisfy the requirements stated in this chapter for a conforming lot in that zone district, a single-family dwelling and accessory buildings may be erected on any lot of record that existed on the effective date of adoption or amendment of this chapter, subject to the following conditions:
1. Height of the dwelling shall not exceed two and one-half stories or 25 feet, whichever is less. The height will be measured as provided in this chapter regarding the definition of “building, height of.”
 2. Side yards may be reduced by the same percentage that the area of the lot bears to its own district requirements, subject to the following conditions:
 - a. The side yard in no instance shall be less than five feet.
 - b. In no case shall the side yard setback on the side street of a corner lot be reduced from that required by the zoning district.
 - c. In no case shall any required setback in any yard abutting Reeds Lake, Fisk Lake, or the Reeds Lake/Fisk Lake channel be reduced. (Amended 10-2-15)
- B. If two or more lots or a combination of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this chapter, and if all or part of the lots do not meet the requirements stated in this chapter for lot width or area for conforming lots in the zone district in which the lots are located, then all of the following conditions apply, unless a variance is granted by the Zoning Board of Appeals:
1. The land involved shall be considered to be an undivided parcel for zoning purposes.

2. No portion of the parcel which does not meet the lot width and area requirements stated in this chapter for a conforming lot in the zone district in which the land is located shall be separately used or occupied.
3. No division of the parcel shall be made which leaves remaining any lot width or area below the requirements stated in this chapter for a conforming lot in the zone district in which the parcel is located, unless a lot is divided and legally combined with an adjacent lot or lots in accordance with the provisions of the East Grand Rapids Subdivision Control Ordinance.