



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

Text Amendment:

Planning Commission Initiated Amendment to Chapter 30 Land Development Regulations

January 4, 2024



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Text Amendment

- **Initiation Date:** Planning Commission Initiated – January 4, 2024
- **Text Amendment Summary:** The proposed amendment of Section 30-628, changes the minimum off-street parking requirements for multiple dwellings from 2 to 1.75 per dwelling units to the Zoning Ordinance.
- **General sections of ordinance initiated for amendment:**
 - **Section 30-628. Minimum number. *RESIDENTIAL USES / MINIMUM PARKING REQUIRED* – 2.** Multiple-dwellings 2 per dwelling unit. This section of the ordinance establishes the minimum number of off-street parking spaces by the type of use.
 - Changing the Multiple-dwellings from 2 per dwelling unit to 1.75 per dwelling unit.



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- **Reasoning and Justification:**

- **Section 30.628 establishes off-street parking requirements for residential uses, including the number of spots required.**
- **Over the past month, Community Development staff has researched other city ordinances and guidance documents to better align our multiple dwelling off street parking requirements.**
- **Many other cities use a tier methodology system based on the actual dwelling units bedrooms or sleeping areas (e.g. studio = 1 space, one bedroom = 1.5 spaces, two bedroom = 2 spaces).**
- **Currently, our standard is 2 parking spots per multiple dwellings and is the most restrictive. Staff has produced a multiplier of 1.75 which would adequately address our ordinance**
- **In the event more parking is needed - there is a provision in the ordinance that requires proof of parking. Section 30-629 states, "Establishments shall be capable of providing the number of on-site parking spaces required by this division at any time parking is needed. However, all such required parking need not be constructed initially if it is demonstrated by the owner to be in excess of its real parking demand. Future parking sufficient in quantity to meet the requirements of this division shall be shown on the official site plan for which a building permit request is made and such parking shall be constructed at the discretion of the zoning administrator if it proves to be needed later or in the event that a change in use triggers the need for more parking than has been provided"**



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- **Comprehensive Plan:**

Parking

Parking plays a major role in defining neighborhood character. Humans have a limited attention span. Pedestrians (and others) are attracted to stimulating environments that keep supplying new interests. Perhaps no element of the urban landscape is less interesting than an empty parking lot.

The amount of surface parking for each development is determined by minimum parking requirements. This represents a market intervention that has had the effect of oversupplying surface parking in some areas of the City. In addition to inhibiting pedestrian design, excess surface parking removes land from development markets and raises development costs. When parking is artificially oversupplied, land cannot be put to its best and highest use. Updating parking ordinances could encourage compact design and potentially open infill opportunities, including outlot developments in commercial areas.

In pedestrian-supportive environments, the supply of surface parking is right-sized to meet demand. Parking is preferably located to the side or rear of buildings. Buildings align the majority of street frontage.



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Exhibit 1

EXHIBIT 1

30-628 Minimum Number

The minimum number of off-street parking spaces by type of use shall be required in accordance with the following schedule. When determining the number of required parking spaces results in a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half require one parking space.

RESIDENTIAL USES	MINIMUM PARKING REQUIRED
One- and two-family units	2 per dwelling unit
Multiple-dwellings	2 per dwelling unit ¹ 1.75
Senior citizens housing	0.5 per dwelling unit
Boarding and rooming houses	1 per rooming unit
Accessory apartments	1 per unit
Bed and breakfast	1 per room ²
Day care/nursery schools	Same as one-two family units
Group and foster homes	Same as one-two family units
Mobile home parks	2 per dwelling unit

>PUBLIC AND QUASI-PUBLIC USES	MINIMUM PARKING REQUIRED
Churches	1 per 3 seats in largest assembly room
Elementary school	2 per classroom
Junior high school	2 per classroom
Senior high schools	6 per classroom plus 1 per 6 seats in main auditorium
Post high schools	10 per classroom
Stadiums, arenas, auditoriums (accessory to a school)	1 per 6 seats
Stadiums, arenas, theaters and auditoriums	1 per 3 seats
Museums, libraries, and art galleries	1 per 500 square feet (gross floor area)
Golf and country clubs	6 per hole
Government offices	1 per 200 square feet gross floor area
Hospitals	2 per bed
Nursing homes	1 per 3 beds
Clubs and lodges, social and fraternal	1 per 2 persons based on occupancy rating

¹ In the R-3 zone, 25 percent of the required parking shall be enclosed. In the R-4 zones, 12.5 percent of the required parking shall be enclosed.

https://grandrapids.municipalcodeonline.com/book/print?type=ordinances&name=30-628_Minimum_Number[12/19/2023 1:02:12 PM]

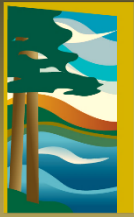


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Process:

- **January 4, 2024 - Planning Commission initial review of staff identified issues, initiates formal amendment process.**
- **January 4, 2024 - Planning Commission Review and Recommendation.**
- **January 22, 2024 - City Council reviews Planning Commission recommendation, conducts a public hearing and considers adoption of Ordinance.**



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Planning Commission Considerations:

Recommendation:

Consider recommendation to the City Council regarding draft amendments, which update and amend multiple sections of Chapter 30 Land Development Regulations, as depicted in Exhibit 1

PLANNING COMMISSION

Considerations

ZONING ORDINANCE AMENDMENT

1. Will the change affect the character of neighborhoods?

Why/Why not?

2. Would the change foster economic growth in the community?

Why/Why not?

3. Would the proposed change be in keeping with the spirit and intent of the ordinance?

Why/Why not?

4. Would the change be in the best interest of the general public?

Why/Why not?

5. Would the change be consistent with the Comprehensive Plan?

Why/Why not?



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Questions/Comments?