## CITY OF GRAND RAPIDS ORDINANCE 22-11-03

# AN ORDINANCE AMENDING AND UPDATING MULTIPLE SECTIONS OF ARTICLE VI (ZONING) WITHIN CHAPTER 30 LAND DEVELOPMENT REGULATIONS

**WHEREAS,** from time to time, the City of Grand Rapids deems it important to review, and update, if necessary, its Zoning Ordinance (Land Development Regulations); and

**WHEREAS,** at their meeting on September 1, 2022, the Grand Rapids Planning Commission initiated the process to update and amend several portions of the Zoning Ordinance (Land Development Regulations) identified by city staff; and

WHEREAS, the Planning Commission on November 3, 2022 took up consideration of draft amendments to Chapter 30 of the City Code, as prepared by staff, and found that amendments were consistent with the Comprehensive Plan and would be in the best interest of the public's health, safety, and general welfare, and recommended that the City Council adopt the draft amendments to said portions of Article VI of Chapter 30 of the City Code; and

**WHEREAS**, the City Council conducted a public hearing on Monday, November 28, 2022 at 5:30 p.m., to consider the amendments to Chapter 30; and

**WHEREAS**, the City Clerk presented the affidavit of publication of the notice of the public hearing; and

**WHEREAS**, the City Council has heard all persons who wished to be heard in regards to the proposed text amendments.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRAND RAPIDS, MINNESOTA, that it adopts the Planning Commission's following findings of fact relative to the amendments to provisions within Chapter 30 Land Development Regulations, of the City Code: • The amendments will not have an adverse effect on the character of neighborhoods. • The amendments would foster economic growth in the community, by allowing for future development opportunities. • That the amendments would be in keeping with the spirit and intent of the Zoning Ordinance by maintaining an updated Ordinance. • That the amendments would be consistent with the Comprehensive Plan, as the amendments will maintain an updated Zoning Ordinance, as well as providing an opportunity for additional grocery store/food access options in the Central Business District.

**SECTION 1:** <u>AMENDMENT</u> "30-952 Development Of Towers; Approvals Required" of the Grand Rapids Municipal Code is hereby *amended* as follows:

#### BEFORE AMENDMENT

### 30-952 Development Of Towers; Approvals Required

- (a) *General construction prohibition*. A tower may not be constructed in any zoning district unless such tower is a conditional or permitted use in the zoning district in which construction will take place.
- (b) *Conditional use permits required*. A tower may not be constructed in any zoning district unless a conditional use permit has been issued by the city council if the tower is a conditional use in the zoning district in which construction will take place.
- (c) *Building permit required*. A tower may not be constructed in any zoning district unless a building permit has been issued by the building official.
- (d) *City property*. The city may authorize the use of city property for towers in accordance with the procedures of this Code. The city has no obligation to allow the use of city property for this purpose.
- (e) *Zoning districts*. A tower is not a permitted use in any zoning district. Towers shall be allowed as a conditional use in the following zoned areas:
  - (1) I-1, SI-1, I-2, SI-2 and AP districts.
  - (2) Publicly owned or operated land in residential, commercial, and public use districts.

(Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007)

#### AFTER AMENDMENT

#### 30-952 Development Of Towers; Approvals Required

- (a) General construction prohibition. A tower may not be constructed in any zoning district unless such tower is a conditional or permitted use in the zoning district in which construction will take place.
- (b) *Conditional use permits required*. A tower may not be constructed in any zoning district unless a conditional use permit has been issued by the city council if the tower is a conditional use in the zoning district in which construction will take place.
- (c) *Building permit required*. A tower may not be constructed in any zoning district unless a building permit has been issued by the building official.
- (d) *City property*. The city may authorize the use of city property for towers in accordance with the procedures of this Code. The city has no obligation to allow the use of city property for this purpose.
- (e) *Zoning districts*. A tower is not a permitted use in any zoning district. Towers shall be allowed as a conditional use in the following zoned areas:
  - (1) I-1, SI-1, I-2, SI-2 and A<u>PG</u> districts.
  - (2) Publicly owned or operated land in residential, commercial, and public use districts.

(Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007)

**SECTION 2:** <u>AMENDMENT</u> "Table 1 Permitted Uses" of the Grand Rapids Municipal Code is hereby *amended* as follows:

## BEFORE AMENDMENT

Table 1 Permitted Uses

P P P P P P P R manufactured home < 24' wide  P P P P P P R P P P P P P P P P P P P	R R / S R R	R-1/ R-1a SR-1/ SR-1a	R- 2/ S R- 2	R- 3/ S R- 3	R- 4/ S R- 4	L B / S L B	G B/ S G B	C B D	M U/ S M U	M / S M	R C / S R C	B P/ S B	I- 1/ S I- 1	I- 2/ S I- 2	C D	P U / S P U	A G	A P	LISTING OF USES IN ZONING DISTRICTS
P P P P P P P P P P P P P P P P P P P																			RESIDENTIAL
P P P P P P P R manufactured home < 24' wide  P P P P P P R P P P P P P P P P P P P	P	P	P	P	P	P											P		
R manufactured home < 24' wide  P P P R P P R P P P P P P P P P P P P			P	P	P	P											P		twin home attached
P P P R P R P P R P P P P P P P P P P P			P	P	P	P			P										two-family attached
P P P P R P R P P R P P P P P P P P P P																	R		manufactured home < 24' wide
F F F P P P P P P P P P P P P P P P P P						P	P	R									P		I -
R R R P P P P P P P P P P P P P P P P P	P	P	P																rooming house 6 or fewer roomers
R R R P P P accommodations  P P P P R P multifamily  C C C U U U P P P P P P P Congregate housing  R R R R P P P P P Congregate housing				P	P	P													rooming house 7 or more roomers
C C U U P P P P P P Congregate housing			R	R	R	P	P	P									P		
U U P P P P P P Congregate housing				P	P	P	P	R	P										multifamily
R R R R R R R R R R R R R R R R R R R			U	U															manufactured home park
				P		P		P	P	P									congregate housing
		R	R	R	R	R	R	R	R							R	R		emergency housing facility

																		SENIOR HOUSING WITH SERVICES
R	R	R	P	P	P				P									6 or fewer persons
R	R	R	P	P	P				P									7 to 8 persons
R	R	R	P	P	P				P									9 to 16 persons
			P	P	P													17 or more persons
																		GROUP HOMES, FOSTER HOMES AND RESIDENTIAL TREATMENT CENTERS
R	R	R	R	R	R											R		6 or fewer persons
			P	P	P							P				P		7 to 16 persons
				P	P		P	P	P			P						17 or more persons
																		DAY CARE/NURSERY
P	P	P	P	P	P	P	P	P	R		P	R	R		P	P	P	14 or fewer persons
R	R	R	R	R	P	P	P	P	R		P	R	R		P	P	P	15 or more persons
																		MISCELLANEOUS RESIDENTIAL USES
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	accessory buildings
R	R	R	R	R	R											R		garage/yard sales
R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	essential services
R	R	R	R	R	R	R				R						P		outdoor storage
R	R	R	R	R	R											P		private recreation
R	R	R	R	R												P		woodpiles
R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	temporary buildings
R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	P	P	satellite dish/solar collectors
R	R	R	R	R												R		home occupations
																		COMMERCIAL
																		aviation related

													P	commercial operation
														AGRICULTURAL SALES AND SERVICE
												P		kennels
				P	P									pet shops
				P	R			R				P		veterinary services
R												R		farm animals
				P										farm equipment
				P										feed, grain, supplies
R												R		growers stand
														AUTOMOTIVE/ RECREATIONAL VEHICLES
				P										sales: new or used
				R	R			R						repair/service
				R										car/truck wash
				R	R									gasoline stations
				C U P										junk/salvage yard
				P					P	P	P			auto-truck fleet storage
				P				P					P	transportation dispatch and storage
														CONSTRUCTION
			R	P	P	_		P						construction material suppliers
				R					R	R				contractor's yard, materials storage
				P										equipment/truck sales and service

						R												equipment and/or tool rental
																		FINANCIAL INSTITUTIONS
					R	P	P											bank, savings and loan, loan agency, etc.
																		FOOD SERVICE
						P	P	P	R	R								restaurant
					R	R	R	R	R			R	R		R		R	vending machines
	Ī	1	ı	ı	ı	1	1		1	1	1	1	1	1	1		1	HEALTH CARE
					P	P	P	P	P		P				R			clinic (outpatient treatment centers)
								P	P									hospitals
C U P	CUP	C U P	interim use															
					R	P	P				P						P	office - business
					R	P	P	P	P		P						P	professional, scientific, and technical services
					R	P	P	P	P		P							administrative and support services
																		RECREATION/ENTE RTAINMENT
						P	P											indoor
					R	P	P		P		P				P			health & fitness club
R					R	R	R	R								R		clubs, lodges, membership organizations, etc.
					<u> </u>													

						C U P				P		C U P	C U P	C U P			recreation facility, commercial - outdoor
										R							shooting range
										P							off-road motorized sport vehicle trails
						R	R										video arcades
						P	P				P						communication services
																	RETAIL
					R	P	P									R	general sales and services (see definition)
						C U P											general sales and services (see definition), greater than 70,000 sq. ft. building footprint
						P	P								P		nursery, landscaping
						P											grocery stores
						P	P										hotels and motels
						P	P		P		P						medical equipment and supplies (see definition)
					R	P	P	R	R								pharmacy
						R	R	R						R	P		temporary outdoor sales
						R	R				R						brewery/distillery/w inery
						P	P				P						taproom/tasting room
			R	R	R	P	P				P						salon/barber shop
			•													•	SCHOOLS PUBLIC AND PRIVATE
R	R	R	R	R										P			elementary -

																		secondary
					R	P	P				P				P			educational service institution
						P	P								P	P		post high schools and colleges
								•							•		•	WAREHOUSE
						P					P	P	P		R			general
						P						P						mini storage
						P					P	P	P					motor freight terminal
					R	R	R	R	R	R	R	R	R	R	R	R	R	outdoor storage of land/sea containers
																		PUBLIC/SEMI- PUBLIC
P	P	P	P	P										P	P			athletic facilities - public
															P	P		cemeteries
R	R	R	R	R	R	R	R									P		churches
						P	P								P			cultural facilities (art galleries, libraries, museums)
R	R	R	R	R						P					R	P		golf and country clubs
												P	P		P			water sewage treatment
										C U P		C U P	C U P			C U P		telecommunications towers
P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	treatment, power substations, neighborhood parks
C U P	CUP	C U P	C U P	C U P	R	R	C U P	C U P	R	R	R	R	R	R	R	R	R	essential services structure
												C U						jail, detention center, and juvenile

												P						detention center
		l .	ı								ı					ı		TRANSPORTATION
											P	P	P			P	P	major (terminals, hangers, switching yards, sidings, runways, heliports)
	P	Р	P	P	P	P	P	P	P		P	P	P	P	P	P	P	minor (railroad, rights-of-way, streets, transit shelters)
																		INDUSTRIAL
						P						P						monument work/sales
												P			P		P	military post
					R	R	R				P	P	P					manufacturing, light
												P	P					manufacturing, heavy
											P	P	P					light industrial activities not listed
												P	P					heavy industrial activities not listed
						R						P						recycling center
						P					P	P						wholesale distribution facility
					R	R	R				R	R	R					outdoor storage (merchandise/materi al)
C U P										C U P		C U P	C U P		C U P			mining of sand and gravel

# AFTER AMENDMENT

# Table 1 Permitted Uses

R L R P			
	T		
		/         K	

R / S R R	R-1/ R-1a SR-1/ SR-1a	R- 2/ S R- 2	R- 3/ S R- 3	R- 4/ S R- 4	/ S	G B/ S G B	C B D	M U/ S M U	M / S M	C / S R C	B P/ S B	I- 1/ S I- 1	I- 2/ S I- 2	C D	U / S P U	A G	A P	LISTING OF USES IN ZONING DISTRICTS
	•				•			ı										RESIDENTIAL
P	P	P	P	P	P											P		single-family detached
		P	P	P	P											P		twin home attached
		P	P	P	P			P										two-family attached
																R		manufactured home < 24' wide
					P	P	R									P		accessory apartments
P	P	P																rooming house 6 or fewer roomers
			P	P	P													rooming house 7 or more roomers
		R	R	R	P	P	P									Р		bed and breakfast accommodations
			P	P	P	P	R	P										multifamily
		C U P	C U P	<u>C</u> <u>U</u> <u>P</u>	<u>C</u> <u>U</u> <u>P</u>			<u>C</u> <u>U</u> <u>P</u>										manufactured home park
			P		P		P	P	P									congregate housing
	R	R	R	R	R	R	R	R							R	R		emergency housing facility
		•	•	•		•	•		l			•		•	•	•	•	SENIOR HOUSING WITH SERVICES
R	R	R	P	P	P				P									6 or fewer persons
R	R	R	P	P	P				P									7 to 8 persons
R	R	R	P	P	P				P									9 to 16 persons
			P	P	P													17 or more persons
																		GROUP HOMES, FOSTER HOMES

																		AND RESIDENTIAL TREATMENT CENTERS
R	R	R	R	R	R											R		6 or fewer persons
			P	P	P							P				P		7 to 16 persons
				P	P		P	P	P			P						17 or more persons
																		DAY CARE/NURSERY
P	P	P	P	P	P	P	P	P	R		P	R	R		P	P	P	14 or fewer persons
R	R	R	R	R	P	P	P	P	R		P	R	R		P	P	P	15 or more persons
																		MISCELLANEOUS RESIDENTIAL USES
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	accessory buildings
R	R	R	R	R	R											R		garage/yard sales
R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	essential services
R	R	R	R	R	R	R				R						P		outdoor storage
R	R	R	R	R	R											P		private recreation
R	R	R	R	R												P		woodpiles
R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	temporary buildings
R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	P	P	satellite dish/solar collectors
R	R	R	R	R												R		home occupations
																		COMMERCIAL
																	P	aviation related commercial operation
																		AGRICULTURAL SALES AND SERVICE
									_							P		kennels
						P	P											pet shops
						P	R				R					P		veterinary services
R																R		farm animals

			İ	P		İ										farm equipment
				P												feed, grain, supplies
R														R		growers stand
																AUTOMOTIVE/ RECREATIONAL VEHICLES
				P												sales: new or used
				R	R				R							repair/service
				R												car/truck wash
				R	R											gasoline stations
				C U P												junk/salvage yard
				P						P	P		P			auto-truck fleet storage
				P					P						P	transportation dispatch and storage
																CONSTRUCTION
			R	P	P				P							construction material suppliers
				R						R	R					contractor's yard, materials storage
				P												equipment/truck sales and service
				R												equipment and/or tool rental
	•		•									•		•		FINANCIAL INSTITUTIONS
			R	P	P											bank, savings and loan, loan agency, etc.
																FOOD SERVICE
				P	P	P	R	R								restaurant
			R	R	R	R	R			R	R		R		R	vending machines

	i																	
																		HEALTH CARE
					P	P	P	P	P		P				R			clinic (outpatient treatment centers)
								P	P									hospitals
C U P	CUP	C U P	interim use															
					R	P	P				P						P	office - business
					R	P	P	P	P		P						P	professional, scientific, and technical services
					R	P	P	P	P		P							administrative and support services
		I	I			ı	I	l	I	I								RECREATION/ENTE RTAINMENT
						P	P											indoor
					R	P	P		P		P				P			health & fitness club
R					R	R	R	R								R		clubs, lodges, membership organizations, etc.
						C U P				P			C U P	C U P	C U P			recreation facility, commercial - outdoor
										R								shooting range
										P								off-road motorized sport vehicle trails
						R	R											video arcades
						P	P				P							communication services
																		RETAIL
					R	P	P										R	general sales and services (see

																definition)
						C U P										general sales and services (see definition), greater than 70,000 sq. ft. building footprint
						P	P								P	nursery, landscaping
						P	<u>P</u>									grocery stores
						P	P									hotels and motels
						P	P		P		P					medical equipment and supplies (see definition)
					R	P	P	R	R							pharmacy
						R	R	R						R	P	temporary outdoor sales
						R	R				R					brewery/distillery/w inery
						P	P				Р					taproom/tasting room
			R	R	R	P	P				P					salon/barber shop
																SCHOOLS PUBLIC AND PRIVATE
R	R	R	R	R										P		elementary - secondary
					R	P	P				P			P		educational service institution
						P	P							P	P	post high schools and colleges
												WAREHOUSE				
						P					P	P	P	R		general
						P						P				mini storage
						P					P	P	P			motor freight terminal

					R	R	R	R	R	R	R	R	R	R	R	R	R	outdoor storage of land/sea containers
																		PUBLIC/SEMI- PUBLIC
P	P	P	P	P										P	P			athletic facilities - public
															P	P		cemeteries
R	R	R	R	R	R	R	R									P		churches
						P	P								P			cultural facilities (art galleries, libraries, museums)
R	R	R	R	R						P					R	P		golf and country clubs
												P	P		P			water sewage treatment
										C U P		C U P	C U P			C U P		telecommunications towers
P	P	P	Р	Р	P	P	Р	P	P	P	P	P	Р		Р	P	Р	treatment, power substations, neighborhood parks
C U P	CUP	C U P	C U P	C U P	R	R	C U P	C U P	R	R	R	R	R	R	R	R	R	essential services structure
												С						jail, detention

												U P						center, and juvenile detention center
		I	ı	ı	•	1	•	I			•	•	•	•			•	TRANSPORTATION
											P	P	P			P	P	major (terminals, hangers, switching yards, sidings, runways, heliports)
	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	minor (railroad, rights-of-way, streets, transit shelters)
													INDUSTRIAL					
						P						P						monument work/sales
												P			P		P	military post
					R	R	R				P	P	P					manufacturing, light
												P	P					manufacturing, heavy
											P	P	P					light industrial activities not listed
												P	P					heavy industrial activities not listed
						R						P						recycling center
						P					P	P						wholesale distribution facility
					R	R	R				R	R	R					outdoor storage (merchandise/materi al)
C U P										C U P		C U P	C U P		C U P			mining of sand and gravel

# PASSED AND ADOPTED BY THE CITY OF GRAND RAPIDS COUNCIL

	·						
	AYE	NAY	ABSENT	ABSTAIN			
Dale Adams							
Tasha Connelly							
Michelle Toven							
Rick Blake							
Dale Christy							
Presiding Officer		Atte	est				
Dale Christy, Mayor, City Rapids	of Grand		Kimberly Gibeau, City Clerk, City of Grand Rapids				