



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

Text Amendment:

City Initiated Amendments to Chapter 30 Land Development Regulations

- Consider Initiating Amendment Process -

May 6, 2021



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Text Amendment

- **Text Amendment Summary: Over the past year, staff has again accumulated a short list of sections within Article VI (Zoning) of Chapter 30 (Land Development of the Municipal Code that could use review, and if deemed necessary, new added text, updating due to inconsistencies, duplication, need of further clarification, or simply being outdated.**

- **Sections of Zoning Ordinance suggested for review and justification for consideration:**
 1. **Sec. 30-596. Parking lot design and maintenance standards.**
(Section establishes standards to promote the safe and efficient storage, circulation and channelization of motor vehicles development on-site.)
Subpart b(2)
 - a. **#2 No closer than 25 feet to the nearest point of any street/alley intersection.**
(This measurement refers to distance between a private driveway entrance and the nearest street intersection).

***Amend setback to 50 feet and define where measurement is taken from (establish a definition intersection/point of measurement) per City Engineers recommendation and consistency with MnDot requirements.**



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- **Sections of Zoning Ordinance suggested for review and justification for consideration cont:**
 2. **Section 30-512. Table of permitted uses.**
(Section is a list of uses permitted by right (permitted uses), uses permitted with restrictions, and conditional uses, within the various zoning districts)
 - a. **Add Salon/Barbershop use to permitted use table under “Retail” subheading.**

*** Amendment would create consistency with Sect. 30-628 which establishes off-street parking requirements that are unique to this use. Without a separately listed use in 30-512, the salon/barber shop use has thus far been classified as “general retail sales & services use”.**



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- **Sections of Zoning Ordinance suggested for review and justification for consideration cont:**

3. Section 30-482. Zoning districts map.

The location and boundaries of the districts established in section 30-481 are shown upon the official zoning map, together with all notations, references and other information shown thereon, and all amendments thereto, shall be as much a part of this division as if fully set forth and described in this section. The zoning map shall be kept on file in the office of the city administrator.

***Zoning map has historically been kept on file or displayed in the office of the “Zoning Administrator”.**



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- Sections of Zoning Ordinance suggested for review and justification for consideration cont:

4. Section 30-628. Minimum number.

(Section establishes a minimum numbers of off-street parking spaces to be provided and maintained for various identified uses)

***Review off-street parking requirements for Car Washes and the footnote establishing stacking spaces for the wash bays:**

a) 4 stacking spaces per manual self-serve bay; b) 12 stacking spaces per automatic bay; and c) 1 per 140 square feet gross floor area of retail space. In addition, one detailing space shall be provided for each car wash bay of any type, plus one detail space for each vacuum machine if machines are not located within the stacking spaces. If machines are located within the stacking spaces, no additional detail space is required.

Staff, in discussions with various developers, has noted an opportunity to review and potentially modernize these requirements.



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- Sections of Zoning Ordinance suggested for review and justification for consideration cont:
 5. Consider the addition and establishment of a “Small Scale Agricultural” or “Farm Stand” use within the Rural Residential zoning district areas of town, as recommended by the 2020 Comprehensive Plan.

Recommendation:

Consider passing a motion initiating the review and updating/amending the text of several sections of the Zoning Ordinance, and establish a Sub-committee of 2-3 Commissioners to work with staff on developing amendments.



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Recommendation:

Consider passing a motion initiating the review and updating/amending the text of several sections of the Zoning Ordinance, and establish a Sub-committee of 2-3 Commissioners to work with staff on developing amendments.



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Questions?