



CITY OF
GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

Text Amendment

Maximum Height in R-4 Multiple Family Residence Zoning

Recommendation to City Council

April 2, 2026



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Text Amendment

Key Points from the Staff Report:

- **Recommendation to Council for text amendment originates with the Planning Commission**
- **Based on analysis of recent multiple family projects in various zoning designations**
- **Request has undergone staff review**
- **Current R-4 maximum height restricts projects otherwise appropriate for the zoning**



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A Note on How the Zoning Ordinance Defines Height:

- ***Building height*** means the distance between the average ground level at the building line and the highest point of the roof or flat roof, to the deckline of a mansard or to the highest gable on a pitched or hipped roof. In a shoreland district, the height of building means the vertical distance between the highest adjoining ground level at the building or ten feet above the lowest ground level, whichever is lower, and the highest point of a flat roof or average height of the highest gable of a pitched or hipped roof.

R-4 zoning height is measured to the peak or highest point of the roof.



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- Pillars of Grand Rapids
- 56' 6"





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- Mill + Miss
- **57' 6"**





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- Mill + Miss





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- Riverview (near library)
- **50' 6"**





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Updating the Municipal Code to reflect current building and land use trends:

- **The Last district wide height change was 2018 when the General Business (GB) maximum height increased from 35 ft. to 50 ft.**
- **A couple of GB developments have utilized the increased height**
- **Recent projects in other zoning show what potential R-4 projects might look like with an increase in maximum height**



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- Benefits of General Business GB height increase





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Planning Commission Considerations:

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?