

ORDINANCE NO. 23-\_\_

**AN ORDINANCE AMENDING SECTION 30-628 (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 January 4, 2024, the Grand Rapids Planning Commission initiated the process to update and amend one section of the Zoning Ordinance (Land Development Regulations) identified by city staff; and

WHEREAS, the Planning Commission on January 4, 2024, took up consideration of draft amendment 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 amendment to said portion of Article VI of Chapter 30 of the City Code; and

WHEREAS, the City Council conducted a public hearing on Monday, January 22, 2024, at 5:00 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 regarding 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 amendment to Chapter 30 Land Development Regulations, of the City Code:

- The amendment will not have an adverse effect on the character of neighborhoods. It will have a positive effect in that it will allow developers to provide less impervious surface for off-street parking of multiple dwellings.
- The amendment would foster economic growth in the community, by allowing for more flexibility and latitude for developers of multiple dwellings while still maintaining adequate parking.
- That the amendment would be in keeping with the spirit and intent of the Zoning Ordinance by maintaining additional greenspace and using land in its best and highest use.
- That the amendment would be in the best interest of the public by promoting additional greenspace and not artificially oversupplying parking needs within the community.
- That the amendment would be consistent with the Comprehensive Plan, as the amendment will address excess off-street surface parking cannot put land to its best and highest use if its artificially oversupplied.

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF GRAND RAPIDS, MINNESOTA, that the amendments to the City Code are in the best interest of the public's health, safety, and general welfare, and hereby ordains that the Grand Rapids City Code be amended as follows: *See Exhibit"1"*

This Ordinance shall become effective after its passage and publication.

ADOPTED AND PASSED BY THE City Council of the City of Grand Rapids on the 22nd day of January 2024.

\_\_\_\_\_  
Tasha Connelly, Mayor

Attest:

\_\_\_\_\_  
Kim Gibeau, City Clerk

Councilmember \_\_\_\_\_ seconded the foregoing ordinance and the following voted in favor thereof: \_\_\_\_\_. Opposed: \_\_\_\_\_, whereby the ordinance was declared duly passed and adopted.

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	<del>2</del> per dwelling unit <sup>1</sup> 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 <sup>2</sup>
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.