



CITY OF
GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

Text Amendment:

City Initiated Amendment to Chapter 30 Land Development Regulations

March 2, 2023



Text Amendment

- **Initiation Date:** Planning Commission Initiated – February 2, 2023
- **Text Amendment Summary:** The proposed amendment to the district development yard and bulk standards within Section 30-512, Table 2-A would eliminate the per/unit minimum lot size provision for multi-family residential development in the Central Business District (CBD) zoning district.
- **General sections of ordinance initiated for amendment:**
 - **Section 30-512 Table-2-A. *District Development Regulations – Principal Structures.*** This section establishes the Minimum Lot Size, Minimum Yard Setbacks, Minimum Lot Coverages and Building Size/Height Maximums for all Zoning Districts.
 - Striking the Area S/F Unit Minimum Lot Size requirement of 3,000 sf in CBD zoning and inserting N/A.



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- **Reasoning and Justification:**

- Per Unit Minimum Lot Size standards are interpreted to apply only to multi-family residential developments due to the Section 30-421 definition for Density meaning the number of dwelling units residing upon, or to be developed upon, an acre of land.
- All multi-family development in the past decades has occurred in R-3 and R-4 multi-family zoning districts. With those minimum lot size standards, together with parking requirements, minimum building setbacks and maximum building heights, the multi-family development in R-3 and R-4 utilizes the full potential of the site.
- Multi-family development in the CBD has been a goal of past and present downtown plans and comprehensive plans, because people residing in the downtown have convenient access to the services and businesses in the downtown, which helps the businesses sustain themselves and grow.
- The unit/sf area minimum lot size standard of 3,000 sf has not been applied previously in the CBD zone, but with recent potential interest in the site across from the Library (Block 20 & 21), it has and it's apparent that it inhibits full use of the site in a zone that is intended for high density and intensity of development; as an example
- Based upon the size of the Block 20/21 site it would be limited by the minimum lot size area sf per unit to a maximum of 21 residential units, while the same site was previously approved for an 83-unit hotel.



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- **Reasoning and Justification:**

- Recognizing these disproportionate outcomes, staff researched several zoning ordinances in different communities that have traditional downtown business districts, and it was common within downtown zoning districts to have ordinance provisions that require minimum gross lot area; however, it was uncommon to have a minimum lot area per unit standard.
- Absent this standard, our ordinance would, like those, still limit the level of density through other requirements like maximum building height and minimum parking requirements.



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- **Comprehensive Plan:**

Chapter 5 – Housing

Implementation Strategy	On-Going Action	Short Term Action	Long Term Action	Responsible Parties
Housing Stock	Monitor the condition, diversity, safety, and affordability of the available housing stock to provide opportunities for future residents.	<p>Promote owner-occupied housing rehabilitation programs.</p> <p>Promote rental housing rehabilitation programs.</p> <p>Consider programs to improve the condition and quality of mobile homes.</p> <p>Consider implementation of rental licensing and inspection.</p> <p>Continue to demolish dilapidated structures.</p>	Monitor the use and success of programs and update as warranted.	<p>Primary: Community Development</p> <p>Secondary: Housing and Redevelopment Authority (HRA)</p>
Density and Market Demand	<p>Guide residential development areas and zone changes that are consistent with the Future Land Use Map to create a diverse yet integrated housing landscape.</p> <p>Monitor the housing demand, density needs and emerging trends to ensure regulations create opportunities.</p>	<p>Plan housing development contingencies that include aggressive economic growth scenarios.</p> <p>Stage residential development consistent with the Future Land Use Map and policies. Consider service needs as part of the review.</p> <p>Consider that new housing will be multi-generational, rather than responding only to current market conditions, in development review and permitting.</p>	Assist the development of housing in the downtown and Mississippi riverfront to maximize community benefits.	<p>Primary: Community Development</p> <p>Secondary: Housing and Redevelopment Authority (HRA)</p>



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Exhibit 1

Table 2A District Development Regulations: Principal Structures [Edit](#)

Zone	MINIMUM LOT SIZE			MINIMUM YARD SETBACKS				MAXIMUM LOT COVERAGES			BUILDING SIZES	
	Gross Area	Area S/F Unit	Width	Front	Interior Side	Street Side	Rear	Building (percentage)	Total Surface (percentage)	GUOS Unit	Maximum Height (feet)	Minimum Dimension (feet) ⁵
RR	1.25 acre	1.25 AC	150	30	15	30	30	20	N/A		35	24
R-1	8,400	8,400	70	30	6-9 ¹	15	30	30	N/A		30	24
R-1a	6,000	6,000	44	30	6	15	30	40	N/A		30	24
R-2	7,000 ⁴	5,000	50 ⁴	30	6-9 ^{1,4}	15	30	30	N/A		30	24
R-3	15,000 ⁴	5,000	100 ⁴	35	10 ⁴	15	35	30	75	400	30	24
R-4	15,000 ⁴	2,500	100 ⁴	35	20 ⁴	30	35	35	75	400	45	24
LB	14,000 ⁴	3,000	100 ⁴	30	10 ⁴	15	15	35	85	500	35	24
GB	10,500	3,000	75	30	10	15	10	40	90	500	50	24
CBD	7,000	3,000 N/A	50	N/A	N/A	N/A	N/A	100	100	N/A	60	24
MU	40,000	2,500	100	35	20	30	35	40	75	N/A	45	24
M ³	20,000	3,000	100	30	10	15	15	35	85	500	35	24
RC	1.5 acre	1.5 acre	200	50	25	25	25	25	50	N/A	35	N/A
BP	30,000	N/A	150	50	15	25	15	40	85	N/A	35	24
I-1	1 acre	N/A	150	50	25	25	25	50	90	N/A	40	24
I-2	1 acre	N/A	150	50 ²	25	25 ²	25	60	90	N/A	110	N/A
PU	1 acre	N/A	50	30	10	15	30	N/A			60	N/A
CD	N/A		50	50	50	50	50	N/A			N/A	
AG	2.5 acres	2.5 acres	50	50	50	50	50	N/A			N/A	
AP	N/A		50	50	50	50	50	N/A			N/A	



Text Amendment

Process:

- **February 2, 2023 – Planning Commission initial review of staff identified issues, initiates formal amendment process.**
- **March 2, 2023 Planning Commission Review and Recommendation.**
- **March 27, 2023 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?