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						R			shooting range	
						P			off-road motorized sport vehicle trails	
			R	R					video arcades	
			P	P			P		communication services	
<b>RETAIL</b>										
			R	P	P			R	general sales and services (see definition)	
			CU	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		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/ winery

RR R-1 R-2 R-3 R-4 LB GB CBD MW M RC BP I-1 I-2 CD PU AG AP

							P	P												taproom/tasting room		
			R	R	R		P	P					P							Salon/Barbershop		
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	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	R													P	churches

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**Sec. 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
1.	One- and two-family units	2 per dwelling unit
2.	Multiple-dwellings	2 per dwelling unit <sup>1</sup>
3.	Senior citizens housing	0.5 per dwelling unit
4.	Boarding and roominghouses	1 per rooming unit
5.	Accessory apartments	1 per unit
6.	Bed and breakfast	1 per room <sup>2</sup>
7.	Day care/nursery schools	Same as one-two family units
8.	Group and foster homes	Same as one-two family units
9.	Mobile home parks	2 per dwelling unit

>PUBLIC AND QUASIPUBLIC USES		MINIMUM PARKING REQUIRED
1.	Churches	1 per 3 seats in largest assembly room
2.	Elementary school	2 per classroom
3.	Junior high school	2 per classroom
4.	Senior high schools	6 per classroom plus 1 per 6 seats in main auditorium
5.	Post high schools	10 per classroom

6.	Stadiums, arenas, auditoriums (accessory to a school)	1 per 6 seats
7.	Stadiums, arenas, theaters and auditoriums	1 per 3 seats
8.	Museums, libraries, and art galleries	1 per 500 square feet (gross floor area)
9.	Golf and country clubs	6 per hole
10.	Government offices	1 per 200 square feet gross floor area
11.	Hospitals	2 per bed
12.	Nursing homes	1 per 3 beds
13.	Clubs and lodges, social and fraternal	1 per 2 persons based on occupancy rating

<sup>1</sup> 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.

<sup>2</sup> Plus minimum requirement for other permitted uses.

BUSINESS USES		MINIMUM PARKING REQUIRED
1.	Business, insurance and general offices	1 per 300 square feet gross floor area
2.	Medical, dental offices and clinics	1 per 300 square feet gross floor area
3.	Agricultural/animal sales	1 per 400 square feet gross floor area
4.	Automotive sales/repair	1 per 300 square feet gross floor area
5.	BeautySalon/barbershop	3 per chair
6.	Bank/savings and loan/loan agency	1 per 250 square feet gross floor area (see footnote <sup>3</sup> )

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**Sec. 30-564. - Uses with restrictions.**

The following restrictions apply in this article as indicated:

- (1) Accessory apartments (within the CBD zone): Shall be required to have one off-street parking stall per unit.
- (2) Administrative and support services (within the LB, SLB zone): Maximum size of structure 5,000 square feet GFA.
- (3) Automotive/RV repair (within GB, SGB, BP, SBP zone) provided:
  - a. No repair work shall take place outside of the principal structure; and
  - b. Any damaged or disassembled (partially or wholly) vehicle stored overnight shall be kept in an enclosure screening the vehicle and/or other materials from public view in such manner as described in section 30-594(h).
- (4) Bank, savings and loan, or loan agency (within the LB, SLB zone): Maximum size of structure 2,000 square feet GFA.
- (5) Bed and breakfast facilities (within R-2, SR-2 zones) provided:
  - a. One off-street parking space is provided for each guestroom in addition to the minimum number required for residential and any other permitted uses.
  - b. The facility shall be limited to providing service to four persons, excluding children under 12 accompanied by a parent; provided that service to up to ten persons may be allowed in an R-2 zone by conditional use permit.
  - c. The facility shall not have more than two guestrooms; provided that up to five guestrooms may be allowed in an R-2 zone by conditional use permit.
  - d. Signs identifying bed and breakfast facilities shall not exceed three square feet in area. This provision shall take precedence over any less restrictive sign regulations in this article.
- (6) Bed and breakfast facilities (within R-3, SR-3, R-4, SR-4 zone): Same restrictions as the R-2 zone, except that the facility may serve up to ten persons, but shall not have more than five guestrooms.
- (7) Brewery/Distillery/Winery use (within CBD, GB zone): Provided as follows:
  - a. 10,000 sq. ft. or less gross floor area.
  - b. Must be co-located with taproom/tasting room use.
- (8) Brewery/Distillery/Winery use (within BP zone). Provided as follows:
  - a. Greater than 10,000 sq. ft. gross floor area.
- (9) Car, truck and equipment cleaning establishments (within GB, SGB zone): Subject to the special restrictions established for gasoline and fuel sales and service establishments. See subsection (25). In addition, the vehicle entrance door shall be no more than ten feet high.
- (10) Churches and similar places of worship provided as follows (within RR, SRR, R-1, SR-1, R-1a, SR-1a, R-2, SR-2, R-3, SR-3, R-4, SR-4, LB, SLB, GB, SGB, CBD zone):
  - a. No principal building shall be located within 30 feet of any lot line of an abutting lot in an R district;
  - b. The site shall be at least one-acre in size; and
  - c. The use shall be subject to the site development standards defined in division 7, and for bufferyard purposes shall be treated as an R-3 property.
- (11) Clinic (within the PU, SPU zones): Must be accessory to a permitted principal use.

(50) Salon/barbershop (within the LB, SLB zone): Maximum size of structure shall be limited to 3,000 square feet gross floor area.

(51) Salon/barbershop (within the R-3, SR-3, R-4, SR-4 zone): Must be accessory to a permitted principal use.

~~(49)~~52 Satellite dishes and solar energy systems/collectors (within all zones): Provided they comply with the yard and height requirements for principal buildings. Where a rear yard abuts a lake or stream, satellite dishes and solar collectors shall not be permitted between the water body and the principal building.

~~(50)~~53 Schools—Elementary through secondary (within RR, SRR, R-1, SR-1, R-1a, SR-1a, R-2, SR-2, R-3, SR-3, R-4, SR-4 zone): Subject to the following:

a. Small schools within existing buildings: Schools for 25 or fewer students shall be permitted within the existing principal church or religious building provided that:

1. Alterations: There shall be no external alteration of the building(s) or grounds to reflect school usage.
2. Parking: There shall be sufficient parking within the existing parking lot to accommodate off-street parking as required by section 30-628.

b. Primary, middle or secondary schools:

1. Minimum site area: One-acre.
2. Minimum yards: 30 feet from all R district lot lines or the minimum for the district, whichever is greater.
3. All other requirements of the zoning district are met.
4. The use shall be subject to the site development standards in division 7, and for bufferyard purposes shall be treated as an R-3 property.

~~(51)~~54 Shooting ranges (within RC zone): Subject to the following:

- a. All shooting ranges shall be subject to the standards set forth in Minn. Stat. ch. 87A, as may be amended.
- b. Shooting activities and discharge of firearms shall be limited to 7:00 a.m. to 10:00 p.m. daily.
- c. All shooting ranges shall comply with the minimum standards for range design, location, management, operation, noise abatement and safety listed in the National Rifle Association's Range Sourcebook, 1999; or successor sourcebook.
- d. No part of any shooting range may be located within 500 feet of any residential dwelling, commercial or industrial building or other structure used for human occupancy.
- e. There shall be no discharge of lead shot into any wetland.

~~(52)~~55 Senior housing with services (within RR, R-1 and R-2 [zone]): Subject to the following:

- a. For six or fewer persons, said use shall be licensed by the State of Minnesota for six or fewer persons.
- b. For seven to eight persons, in situations when the area of the lot upon which the proposed use is to be located is equal to or less than two acres, the use will be considered as a conditional use, and, as such will require the issuance of a conditional use permit by the city.
- c. For nine to 16 persons, the maximum density of the proposed use shall not exceed four persons per acre.

~~(53)~~56 Temporary buildings (within all zones): Incidental to construction work on the premises. Such buildings shall be removed upon completion or abandonment of such work or within the period of one-year from the establishment of the building whichever is the lesser.

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**Secs. 30-485—30-510. Reserved.**

DIVISION 4. DISTRICT REGULATIONS\*

**Sec. 30-511. Purpose of districts.**

The zoning districts are established for the specific purposes provided below:

- (1) *RR rural residence district and SRR shoreland rural residence district.* These are low-density residential districts in areas where city water and sewer services are generally not available and primarily intended to accommodate traditional single-family detached dwellings. Clustering may be allowed by PUD according to the densities established herein. For uses permitted by right, refer to section 30-512. The SRR districts are subject to additional shoreland management standards.
- (2) *R-1 one-family residence district and SR-1 shoreland one-family residence districts.* These are low density residential district which are primarily intended to accommodate traditional single-family detached dwellings. Clustering may be allowed by PUD according to the densities established in this division. For uses permitted by right, refer to section 30-512. The SR-1 districts are subject to additional shoreland management standards.
- (3) *R-1a one-family residence district (small lot) and SR-1a shoreland one-family residence district (small lot).* These are more compact, low-density residential districts which are primarily intended to accommodate traditional single-family detached dwellings that meet the housing needs of the city. These districts accommodate single-family detached dwellings on smaller lots in established neighborhoods or new development areas which have access to municipal sewer and water. Clustering may be allowed by PUD according to the densities established herein. For uses permitted by right, refer to section 30-512. The SR-1a districts are subject to additional shoreland management standards.
- (4) *R-2 one- and two-family residence district and SR-2 shoreland one- and two-family residence districts.* These are low density residential district that generally correlate with the existing close in neighborhoods that were originally divided into town size lots. While they are primarily for single-family detached dwellings at densities slightly higher than the R-1 district, they are also intended to be used for twin homes or two-family dwellings in other areas of the city designated by the comprehensive plan for low density residential development. They may also serve a transitional function in sensitive areas along major streets and railroad tracks and in areas where the land use changes from high to low intensity, e.g., commercial to single-family residential. In such locations, rental housing at low densities may offer a more feasible alternative than owner occupied housing. Such zoning would allow the conversion of existing and the construction of new dwellings provided all district development regulations are

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\***State law reference**—Districts and district regulations authorized, Minn. Stat. § 462.357, subd. 1.

an area that requires the city to play a role in the provision of parking, normal parking, yard and lot requirements do not apply. For uses permitted by right refer to section 30-512.

- (10) *MU mixed use district and SMU shoreland mixed use district.* These districts are intended to accommodate a mix of residential, retail, office and public uses. Developments within this district are encouraged to use creative arrangements to incorporate a variety of uses into an integrated plan that are compatible with surrounding land uses. Developments should incorporate features to encourage pedestrian activity, such as an interconnected street pattern, sidewalks, smaller blocks and public gathering spaces. For uses permitted by right refer to section 30-512. The SMU districts are also subject to shoreland management standards.
- (11) *M medical district and SM shoreland medical district.* This district is intended to accommodate the development of medical, office, multifamily residential and related uses in the area surrounding the hospital medical complex. This may be a transitional area, and it is expected that the existing one- and two-family dwellings in the area will be replaced with more intensive uses. Development should be characterized with large lots and high landscaping standards. For uses permitted by right refer to section 30-512. The SM districts are also subject to shoreland management standards.
- (12) *RC recreational commercial district and SRC shoreland recreational commercial district.* These districts reserve specific areas for commercial recreational uses, whether publicly or privately owned, such as shooting ranges, ATV parks, game farms and golf courses. For uses permitted by right refer to section 30-512. SRC districts are also subject to shoreland management standards.
- (13) *BP business park district and SBP shoreland business park district.* These areas are primarily small and lower intensity industrial uses, commercial land uses that are similar to wholesale businesses and businesses that have a mix of uses such as; office and back office operations, storage, assembly, and limited types of retail. BP/SBP areas include businesses that are inappropriate for industrial parks, but create few synergies by being located with retail establishments, including small wholesale businesses, back-office operations, mail-order operations, materials suppliers, and professional offices.
- (14) *I-1 industrial park district and SI-1 shoreland industrial park district.* These are planned industrial districts that are intended to accommodate new, modern, high performance, low impact industrial uses in a park-like setting. They allow a full range of industrial activities plus support services but allow only limited sales of goods and services directly to the public. For uses permitted by right refer to section 30-512. SI-1 districts are also subject to shoreland management standards.
- (15) *I-2 general industrial park district and SI-2 shoreland general industrial park district.* These districts generally correlate with the older existing industrial areas of the city and accommodate freestanding industrial buildings. These may be used for new industrial developments that are so designated by the city comprehensive plan



Category	Description	Primary Land Use	Potential Secondary Land Uses
<b>Industrial Park</b>	Traditional industrial uses, including high intensity warehouse and manufacturing.	Production/manufacturing, warehouse, large-scale wholesale with trucking, transfer facilities	Office/administrative associated with primary uses. Retail outlets associated with and secondary to primary use.
<b>Business Park</b>	Offices and less intense industrial and non-retail uses. These uses produce less traffic, noise and odors, with reduced impacts to surrounding uses.	Offices, limited production, small wholesale uses.	Low visibility/limited retail, such as childcare, education and training facilities.
<b>Institutional/Civic</b>	Large public or semi-public campus-style institutions that provide a public service or need.	Religious, educational and governmental institutions	Multi-family residential that is related to the institutional use.
<b>Resource Management</b>	Public and private land dedicated to recreational and open space uses.	Public and semi-public parks, recreational areas, trails, water access points, golf courses.	Shooting ranges and outdoor racetracks.
<b>Parks and Recreation</b>	Public and private parks and open spaces that provide a passive or active recreation use for the public.	Public and semi-public parks, recreational areas, trails, water access points, golf courses.	Higher intensity recreational uses.
<b>Transportation and Utilities</b>	Public lands dedicated to transportation and utility infrastructure and long term needs.	Airport, public roads, railroads, other rights-of-way including electrical transmission and inter-regional pipelines	None

### Future Land Uses

The 2040 Future Land Use Plan for the entire City is provided in [Figure 4.6](#) and for the City core in [Figure 4.7](#). These figures should be used to reference the physical location of desired uses over the next 20 years. Over a third of the City’s area is identified for future resource management use, with the rural residential category representing the next largest share of the City’s area at 16.5 percent. When the uses are combined into residential, commercial, industrial, open space, and other land use categories, the residential and open space groups represent a majority of the land area, each representing 39 percent individually. [Figure 4.5](#) provides the breakdown of these five land use groups.

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Implementation Strategy	On-Going Action	Short Term Action	Long Term Action	Responsible Parties
Support Community Character and Sense of Place	<p>Continue to support development and activities that align with the overall goals of Grand Rapids.</p> <p>Continue to enforce the Scenic Byway Commercial Overlay District. Protect existing trees adjacent to byway and (re)plant trees as needed.</p>	<p>Implement the Riverfront Framework Plan recommendations in development and redevelopment activities within and adjacent to the Plan area and in infrastructure planning and public right-of-way management.</p>	<p>Evaluate and monitor community character and potential influences from a changing market.</p>	<p><b>Primary:</b> Community Development</p> <p><b>Secondary:</b> Planning Commission</p>
Support a Mix of Land Uses	<p>Consider opportunities and regulations for a mixture of land uses through the development review process.</p> <p>Continue to review mixed use development for the compatibility with surrounding areas.</p>	<p>Explore zoning district amendments regarding primary and secondary mixed uses throughout existing zoning districts.</p> <p>Explore various scales of mixed uses and incorporation of small scale commercial uses within residential areas to support neighborhoods.</p>	<p>Continue to monitor policies and regulations and update as warranted.</p>	<p><b>Primary:</b> Community Development</p> <p><b>Secondary:</b> Planning Commission</p>
Sustain Open Space and Natural Infrastructure	<p>Continue to utilize policies and regulations to preserve and enhance natural resources within the community.</p> <p>Continue to deploy the implementation actions identified in the Parks and Trails Master Plan.</p>	<p>Update the Parks and Trails Master Plan to respond to changing trends and conditions.</p> <p>Monitor the urban tree canopy and changes from development. Consider regulations to limit impacts to existing trees.</p> <p>Review and update Shoreland standards to comply with long range goals and state requirements.</p>	<p>Same as Short Term</p>	<p><b>Primary:</b> Parks and Recreation</p> <p><b>Secondary:</b> Planning Commission and Community Development</p>