

**AN ORDINANCE TO AMEND SECTIONS 5.28, 5.70 and
5.114 OF CHAPTER 50 OF TITLE V OF THE CODE OF
THE CITY OF EAST GRAND RAPIDS**

THE CITY OF EAST GRAND RAPIDS ORDAINS:

Section 1. Subsection A of Section 5.28 of Chapter 50 of Title V of the Code of the City of East Grand Rapids is amended in its entirety to read as follows:

- A. Dimensional Requirements.** Building height, setbacks, lot coverage, and minimum lot area for development in the residential districts shall conform to the requirements of **Tables 5.28-1** and **5.28-1a** for the R-1, R-2 and R-3 districts, and **Table 5.28-2** for the MFR District. The requirements in footnotes are an integral part of this chapter and shall apply in all instances.

Table 5.28-1 Dimensional Requirements: Single Family Residential Districts					
Requirement/District		R-1	R-2	R-3	
Minimum area (sq. ft.)		12,000	7,200	5,000	
Distance from street line in which minimum area must be met (ft.) ¹		120	100	100	
Minimum lot width (ft.)		100	72	50	
Minimum yard setback (ft.) ²	Front	30	25	25	
	Side ³	Total	24	18	14
		Least side	10	7	7
		Adjoining a street	24	20	12
	Rear ⁴	25	25	25	
Maximum building height ²	Feet	35	35	35	
	Stories	2½	2½	2½	

¹ The minimum lot area shall be determined by measuring from the front street line the specified distance along the side lot lines from the intersection of each side lot line with the front street line, and connecting the points thus determined with a single straight line. The minimum lot area shall be met within the polygon thus created.

² See additional requirements or exceptions in *Sections 5.28(B), (C), (E), and 5.114(A)*.

³ The stated side yard setbacks shall apply only to the principal dwelling on single family lots. For all other permitted principal buildings, the side yard shall not be less than the stated requirement or 20 feet, whichever is greater.

⁴ A corner lot that adjoins in the rear a lot in a residential district may have no rear yard; see *Sections 5.28(C) and 5.62*.

Table 5.28-1a Maximum Lot Coverage

Lot Size (square feet)	Maximum Building Coverage ¹	Maximum Impervious Surface	Maximum Not-to-Exceed Impervious Surface (square feet)
< 5,000 SF	35 %	50 %	2,500 SF
5,000 - 7,199 SF	35 %	50 %	3,240 SF
7,200 - 11,999 SF	35 %	45 %	4,800 SF
≥ 12,000 SF	35 %	40 %	

¹ Includes principal and accessory buildings and structures, including covered walkways; but does not include unroofed structures such as porches, patios, or decks.

Table 5.28-2 Dimensional Requirements: MFR Multiple Family Residential District

Requirement		Single family	Two family	Multiple family	
Minimum area per unit (sq. ft.)		5,000	3,000	¹	
Minimum lot width (ft.)		50	80	n/a	
Minimum yard setback (ft.)	Front	25	25	30	
	Side	Total	14	20	40
		Least side	7	8	20
		Adjoining a street	12	12	30
	Rear	25	25	25	
Maximum building height	Feet	35	35	35	
	Stories	2½	2½	2½	
Maximum lot coverage (percent)	Buildings	²	45	50	
	Pavement and buildings	²	60	75	

¹ Density for multiple family units shall not exceed 18 units per gross acre.

² Lot coverage requirements for single family dwellings shall be as specified in Table 5.28-1a.

Section 2. Subsection A.3 of Section 5.70 of Chapter 50 of Title V of the Code of the City of East Grand Rapids is amended in its entirety to read as follows:

3. The permitted number and size of detached accessory buildings on any lot containing a single or two-family dwelling shall be in accordance with the requirements specified in Table 5.70-1, based on whether a garage is attached to the principal dwelling and the number of vehicle stalls provided within such attached garage.

Table 5.70-1 Maximum Size and Number of Accessory Buildings

Lot Size (Square Feet)	Number of Accessory Buildings Allowed	Maximum Total Size (square feet) Allowed for all Accessory Buildings ¹			
		If no attached garage	If one stall attached	If two stalls attached	If three or more stalls attached
< 5,000	1	576	336	120	0
5,000 - 7,199	2	864	576	336	120
7,200 - 11,999	2	864	576	336	336
12,000 - 21,999	2	1,008	720	432	336
22,000 - 43,560	2	1,296	1,008	720	432
> 43,560 (1 acre)	3	1,296			

¹ Regardless of the sizes specified, no more than 25 percent of the rear yard shall be occupied by accessory buildings.

Section 3. Subsection A.4 of Section 5.70 of Chapter 50 of Title V of the Code of the City of East Grand Rapids is hereby amended in its entirety to read as follows:

4. Multiple family dwellings may have a maximum of one detached garage or carport per unit; provided, detached garages or carports shall not be permitted for any dwelling unit that contains an attached garage. In any case, one detached storage building per development, not exceeding 200 square feet, may be provided.

Section 4. Subsection A of Section 5.114 of Chapter 50 of Title V of the Code of the City of East Grand Rapids is hereby amended in its entirety to read as follows:

- A. Subject to the requirements of subsection B of this section, if a lot in any zone district in which single-family dwellings are permitted does not satisfy the requirements stated in this chapter for a conforming lot in that zone district, a single-family dwelling and accessory buildings may be erected on any lot of record that existed on the effective date of adoption or amendment of this chapter, subject to the following conditions:
 1. Height of the dwelling shall not exceed two and one-half stories or 25 feet, whichever is less. The height will be measured as provided in this chapter regarding the definition of “building, height of.”

2. Side yards may be reduced by the same percentage that the area of the lot bears to its own district requirements, subject to the following conditions:
 - (a) The side yard in no instance shall be less than five feet.
 - (b) In no case shall the side yard setback on the side street of a corner lot be reduced from that required by the zoning district.
 - (c) In no case shall any required setback in any yard abutting Reeds Lake, Fisk Lake, or the Reeds Lake/Fisk Lake channel be reduced.

Section 5. This Ordinance shall be effective on October 2, 2015.

Section 6. Notice of adoption of this Ordinance shall be published within ten days after its enactment by publication of the following digest, summary, or statement of purpose of the Ordinance as provided by Chapter VII, Section 7.5 of the Charter of the City of East Grand Rapids:

NOTICE OF ADOPTION OF ORDINANCE BY THE CITY OF EAST GRAND RAPIDS:

Notice is hereby given that the City Commission of the City of East Grand Rapids adopted amendments to Sections 5.28, 5.70, and 5.114 of Chapter 50 of the City Code. The purpose of these amendments was to modify dimensional requirements and lot coverage in the R-1, R-2, R-3, and MFR districts. The modification to Section 5.28 changed dimensional requirements and lot coverage percentages. The modification to Section 5.70 changed the maximum size and maximum number of accessory buildings based upon lot size. The modification of Section 5.114 modified various setback requirements.

The full text of the amended sections is available for inspection by and distribution to the public at the office of the City Clerk. No further or additional publication of this ordinance is required or contemplated.

CITY OF EAST GRAND RAPIDS

By Karen K. Brower
City Clerk