

**CITY OF EAST GRAND RAPIDS PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING**

A public hearing will be held at the date, time, and place below to consider an amendment to the zoning ordinance in regard to the C-1 Lot Dimensional Requirements and associated table (Section 5.37). The Planning Commission will discuss amending the minimum lot width and area requirements in the C-1 Business District to eliminate nonconformities in this zoning district.

The Planning Commission may or may not make a recommendation to the City Commission at the conclusion of the public hearing. Final approval of the zoning ordinance amendment would be made by the City Commission. The proposed amendment may be viewed in the Public Works Administration office at the Community Center, or by linking from this notice at [www.eastgr.org/notices](http://www.eastgr.org/notices).

The Planning Commission welcomes your views in this matter. You may express your views at the scheduled meeting or by writing to the Planning Commission at 750 Lakeside Drive SE, East Grand Rapids, MI 49506. To be included in the hearing, written communications must contain the sender's name and address.

If you have any questions regarding this request, please contact the undersigned at (616) 940-4817, or [jgianotti@eastgr.org](mailto:jgianotti@eastgr.org).

Date: Tuesday, August 10, 2021  
Time: 5:30 p.m.  
Place: East Grand Rapids Community Center Commission Chambers  
750 Lakeside Drive SE, East Grand Rapids, MI 49506

Jay Gianotti, AICP  
Zoning Administrator

AN ORDINANCE TO AMEND SECTION 5.37 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. Section 5.37 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:

Section 5.37. Area, height and placement requirements.

All lots in the non-residential district shall conform to the requirements of Table 5.37. The requirements in footnotes are an intracule part of this Article and shall apply in all instances.

<b>Table 5.37 Dimensional Requirements: C-1 Commercial District</b>			
<b>Requirement</b>		<b>C-1</b>	
Minimum area per unit (sq. ft.)		0	
Minimum lot width (ft.)		0	
Minimum yard setback (ft.)	Front	0 <sup>6</sup>	
	Side	Adjoining C-1 or MFR	0
		Adjoining R-1, R-2 or R-3	7
		Adjoining a street	0
	Rear <sup>7</sup>	Adjoining C-1	0
Adjoining Residential		24	
Maximum building height	Feet	35	
	Stories	2-1/2	
Maximum lot coverage		N/A	
<p>6. Buildings shall be located at the right-of-way line; provided, the Planning Commission (and if applicable, the City Commission) may approve a site plan for a commercial building in the C-1 District that is set back no more than 15 feet from the right-of-way line, if one or more of the following conditions is present:</p> <p>A. The proposed building or addition is in line with a setback established by existing buildings located on either side of the subject property;</p> <p>B. The setback is necessary to provide for clear vision around corners or at driveway entrances; or</p> <p>C. The proposed use is a restaurant that will provide outdoor seating in the front yard.</p> <p>7. Where an alley separates the C-1 District from property in a residential district, the full alley width may be counted as part of the required rear yard.</p>			

Section 2. This Ordinance shall be effective on September \_\_\_\_, 2021.

Section 3. Notice of adoption of this Ordinance shall be published within ten (10) 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 East Grand Rapids City Commission adopted an amendment to Section 5.37 of Chapter 50 of the City Code. The purpose of the amendment was to modify portions of table 5.37 to reduce the minimum area per unit and the minimum lot width in order to eliminate nonconformities.

The full text of the amended section 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:

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Karen K. Brower  
City Clerk