

**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 and addition to the zoning ordinance regarding the City's MFR Multiple-Family Residential Districts (Sections 5.26B, 5.27, 5.28A, 5.30, 5.37, 5.59, and 5.77A). The Planning Commission will discuss this amendment and addition to modify and introduce new development standards and requirements in these residential districts.

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 and addition 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, March 8, 2022  
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 SECTIONS  
5.26, 5.27, 5.28, 5.37, 5.59 AND 5.77 AND TO ADD  
SECTION 5.30 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 B of Section 5.26 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:

- B. Multiple Family Districts. MFR Multiple Family Residential District.** The MFR District is established to accommodate a mix of complementary housing options within specific locations where varied unit types and higher densities create a suitable transition from adjacent land uses, accommodate varied lifestyle choices, provide affordable options, and support the recommendations of the City Master Plan.

Section 2. Section 5.27 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 5.27 Schedule of Uses**

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Uses permitted in the districts are listed in **Table 5.27**. Additional requirements related to a specific use, if any, are referenced in the “Specific Requirements” column. Any use not specifically listed shall be prohibited, unless the use is determined to be a similar use according to *Section 5.75(A)*. The requirements in footnotes are an integral part of this chapter and shall apply in all instances.

**Table 5.27 Schedule of Uses: Residential Districts**

P = Permitted use by right S = Special Land Use (See Article 11 for procedures and requirements)	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>MFR</b>	<b>Additional Requirements</b>
<b>Accessory</b>					
Accessory buildings, structures and uses	P	P	P	P	<i>Section 5.70(A)</i>
Home occupation	P	P	P	P	<i>Section 5.70(B)</i>
Home occupation, with no more than one employee who is not a member of the family	S	S	S	S	<i>Section 5.70(B)</i>
Adult foster care family home	P	P	P		
Adult foster care group home		S	S		
Day care home, family	P	P	P		
Day care home, group		S	S		
Foster family home	P	P	P	P	
Foster family group home		S	S		
<b>Residential</b>					
Multiple family dwellings, new construction				S	<i>Sections 5.28(A), 5.30 &amp; 5.77(A)</i>
Single-family conversions to multi-family dwellings, up to four units				P	<i>Sections 5.28(A), 5.30, &amp; 5.77(A)</i>
Single family dwellings	P	P	P	P	<i>Section 5.28(A)</i>

**Table 5.27 Schedule of Uses: Residential Districts**

P = Permitted use by right S = Special Land Use (See Article 11 for procedures and requirements)	R-1	R-2	R-3	MFR	Additional Requirements
Two-family dwellings				P	Sections 5.28(A), 5.30 & 5.77(A)
Independent and assisted living				S	Section 5.74(A)
<b>Recreation/Cultural</b>					
Public facilities (government buildings, public museums, public galleries, public libraries, etc.)	S	S	S	S	
Parks and recreational facilities, publicly owned	P	P	P	P	
<b>Public and Institutional</b>					
Convalescent and nursing homes				S	Section 5.73(B)
Hospital	S	S			Section 5.77(A)
Private or parochial school	S	S	S	S	Section 5.73(C)
School Residential Campus	S	S	S	S	Section 5.73 (C)
Churches and places of worship	S	S	S	S	Section 5.73(A)
<b>Services</b>					
Child care center				S	
<b>Other Uses</b>					
Essential services	P	P	P	P	Section 5.66
Similar uses	P/S	P/S	P/S	P/S	Section 5.75(A)
Wind energy conversion systems	S	S			Section 5.75(C)
Wireless telecommunications facilities	S	S	S	S	Section 5.75(D)

Section 3. Table 5.28-2 of 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:

Requirement		Single family	Two family	Multiple family	
Minimum area per unit (sq. ft.)		4,000	For Single-family Conversions: 2,000; For New Construction: 2,500	1	
Minimum lot width (ft.)		40	For Single-family Conversions: 40; For New Construction: 50	n/a	
Minimum yard setback (ft.)	Front	10	10	10	
	Side	Total	10	10	20
		Least side	5	5	10
		Adjoining a street	12	12	12
	Rear	25	25	25	
Maximum yard setback (ft.)	Front	25	25	25	

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

Requirement		Single family	Two family	Multiple family
Maximum building height	Feet	35	35	For properties fronting on Croswell Ave. or Bagley Ave., 40; for all other areas, 35
	Stories	2½	2½	For properties fronting on Croswell Ave. or Bagley Ave., 3; for all other areas, 2½
Maximum lot coverage (percent)	Buildings	<sup>2</sup>	50	60
	Pavement and buildings	<sup>2</sup>	65	80

<sup>1</sup> See Section 5.30.

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

Section 4. 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 nonresidential districts shall conform to the requirements of **Table 5.37**. The requirements in footnotes are an integral part of this article and shall apply in all instances.

<b>Table 5.37 Dimensional Requirements: C-1 Commercial District</b>			
Requirement		C-1	
Minimum area per unit (sq. ft.)		0	
Minimum lot width (ft.)		0	
Minimum yard setback (ft.)	Front	0 <sup>1</sup>	
	Side	Adjoining C-1 or MFR	0
		Adjoining R-1, R-2, or R-3	7
		Adjoining a street	0
	Rear <sup>2</sup>	Adjoining C-1	0
		Adjoining Residential	24
Maximum building height	Feet	40	
	Stories	3	
Maximum lot coverage		N/A	

<sup>1</sup> 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:

- A. The proposed building or addition is in line with a setback established by existing buildings located on either side of the subject property;
- B. The setback is necessary to provide for clear vision around corners or at driveway entrances;
- C. The proposed use is a restaurant that will provide outdoor seating in the front yard.

<sup>2</sup> 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.

Section 5. Subsection C is added to Section 5.59 of Chapter 50 of Title V of the Code of the City of East Grand Rapids to read as follows:

C. An enclosed stairway used to access a rooftop terrace or patio in the MFR Residential District may exceed the height requirements of the district by not more than nine feet, provided that the area of the enclosed stairway above the allowable building height does not exceed 160 square feet. Only one such enclosed stairway exceeding the height requirement shall be permitted per building.

Section 6. Subsection A is added to Section 5.77 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 5.77 Minimum Parking Requirements (Subsection A only)**

A. **Residential and Institutional Uses.** The minimum number of off-street parking spaces by type of use shall be determined in accordance with the “Residential and Institutional Parking Space Requirements” table.

<b>Residential and Institutional Parking Space Requirements</b>	
<b>Use</b>	<b>Minimum Number of Parking Spaces Per Unit of Measurement</b>
<b>Residential Uses</b>	
Single family residential uses	Two (2) spaces per dwelling unit
Two family and Multiple family residential uses	- Efficiency, studio, and one-bedroom units: 1.1 parking spaces per dwelling unit - Two-bedroom units: 1.4 parking spaces per dwelling unit - Units with more than two bedrooms: 1.8 parking spaces per dwelling unit
<b>Institutional Uses</b>	
Churches and similar places of worship	One (1) space for each three (3) seats or six (6) feet of pews in the main unit of worship
Hospitals	Two (2) for each one (1) inpatient bed, plus four (4) spaces per each 1,000 square feet of usable floor area dedicated to administrative offices, pharmacies, medical clinics and similar uses.
Private and parochial elementary and junior high schools	One (1) space for each teacher, employee, or administrator
Private and parochial senior high schools	One (1) space for each teacher, employee, or administrator, and one (1) space for each ten (10) students

Section 7. A new Section 5.30 is added to Chapter 50 of Title V of the Code of the City of East Grand Rapids to read as follows:

**Section 5.30 Standards Applicable to Two-Family and Multiple Family Dwellings**

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Two-family and multiple family dwellings in the MFR Residential District shall comply with the following standards:

**A. General Standards**

1. Single-family conversions to multi-family dwellings shall be encouraged to promote the intent of the MFR Residential District while preserving the existing character and housing stock to the greatest extent possible. For the purposes of this article, **Single-Family Conversions** are defined as the repurposing of a single-family home to accommodate up to four dwelling units. All other development shall be considered **New Construction**.
2. All developments in the MFR District shall conform to the standards in Table 5.30.

<b>Table 5.30 Development Standards in MFR Residential District</b>		
<b>Lot Size (square feet)</b>	<b>Single-Family Conversion</b>	<b>New Construction</b>
<b>Minimum Unit size (square feet)</b>	Studio: 300 1 bdrm: 450 2 bdrm: 650 3 bdrm: 850	Studio: 350 1 bdrm: 550 2 bdrm: 800 3 bdrm: 1,000
<b>Minimum Lot Area Per Unit (s.f./unit)</b>	Duplex: 2,000 3-4 units: 1,660	Duplex: 2,500 3+ units: 2,100

3. Wherever two or more different building materials are used on a building façade, the heavier material in weight or appearance shall be placed below the lighter material.
4. In the case of multiple family buildings where the dwelling units are accessed from a common hallway or gathering area, the main entrance to the building shall face a public street and be directly accessible from the sidewalk adjoining the front yard.
5. Rooftop terraces or patios atop a flat roof structure shall subject to the following.
  - (a) No part of the rooftop terrace or patio, including the floor or base level, shall exceed the maximum allowable building height except as provided in Section 5.59 of the zoning ordinance.
  - (b) Rooftop terraces shall maintain the following setbacks:
    - i. Minimum 20 feet from the front lot line;
    - ii. Minimum 25 feet from the rear lot line; and

- iii. Minimum 10 feet from each side lot line, but in no case less than five feet from the side exterior building walls.
  - (c) Lighting for a rooftop terrace or patio shall not exceed three foot height from the terrace surface and shall comply with Section 5.69 of the zoning ordinance.
- 6. A minimum of 40 square feet of enclosed storage space, excluding closets, shall be provided for each dwelling unit. The required enclosed storage space may be located within a basement, garage, or other structure approved by the Director of Public Works.

**B. Standards for Single-Family Conversions**

- 1. No more than four dwelling units shall be developed in a single-family conversion.
- 2. Single-family conversions may increase their existing livable floor area, provided that such expansion does not exceed 25 percent of the existing livable floor area of the home, and that no more than a combined 25 percent of the existing exterior wall and roof area of the home is removed or demolished.
- 3. Existing porches in the front of the building shall be retained or replaced with porches of comparable or greater size and character.
- 4. Surface parking for single-family conversions shall be located in the rear or side yard only. However, in no case shall any portion of a parking structure, parking lot, or attached garage be located closer to the front lot line than the main entry of the building.

**C. Standards for New Construction**

- 1. For new two family and multiple family structures, windows shall be incorporated into all façades, covering at least 25 percent of the front wall and 10 percent of all other walls. For the purposes of calculating the required area, only wall areas that cover habitable floors or stories may be used. Walls less than five feet in length shall be exempt from this requirement.
- 2. To promote compatibility with the existing character of the MFR Residential Districts, all new two family and multiple family structures shall incorporate a minimum of four of the following architectural or design elements.
  - (a) Porches, patios, or balconies for each dwelling unit. Porches shall be a minimum six feet deep and 10 feet wide.
  - (b) Gable, hip, or gambrel roof.
  - (c) Brick, stone, or similar masonry materials, covering at least 50 percent of the exterior façades.



- (d) Horizontal siding, excluding vinyl siding.
  - (e) Decorative columns and dormers.
  - (f) Windows featuring shutters, muntins, grills, or transoms.
  - (g) Windows covering at least 25 percent of each exterior wall, not including walls less than five feet in width. For the purposes of calculating this area, only wall areas that cover habitable floors or stories may be used.
  - (h) Bay, bow, or similarly articulated windows.
  - (i) Decorative pediments over front and side entries.
  - (j) Foundation plantings along the front façade, minimum four foot depth.
3. No uninterrupted building façade that faces a public street shall exceed 30 feet in length. Building wall offsets of at least one foot (projection or recesses), cornices, pilasters, and plinths shall be acceptable means to break up the building mass.
  4. Surface parking or detached parking structures for new construction shall not be located in the front or side yards. In addition, such parking areas or structures shall be screened from public view from adjoining streets and adjacent properties to the extent practical. Where attached parking garages are provided, garage doors and entries shall be located behind the frontmost façade of the principal building and shall be oriented toward the side or rear of the lot only.
  5. For multiple family developments with five or more dwelling units, access to parking areas shall be provided by a driveway with a minimum 24 foot width. Such driveway shall have a minimum five foot setback from side lot lines.

Section 8. This Ordinance shall be effective on March \_\_\_\_, 2022.

Section 9. Notice of adoption of this Ordinance shall be published within ten (10) days after its enactment by publication of a 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 on March \_\_\_\_, 2022, the East Grand Rapids City Commission adopted an Ordinance amending Sections 5.26, 5.27, 5.28, 5.37, 5.59, and Section 5.77 of Chapter 50 of the City Code as well as adding a new Section 5.30 to said Chapter. The purpose of these amendments was to modify dimensional and lot coverage requirements for the MFR district. The full text of the amended sections is available for inspection by and distribution to the public at the

Office of the City Clerk or at eastgr.org. No further or additional publication of this Ordinance is required or contemplated.

CITY OF EAST GRAND RAPIDS

By: \_\_\_\_\_  
Karen K. Brower, City Clerk

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