



CITY OF  
**GRAND RAPIDS**  
IT'S IN MINNESOTA'S NATURE

**PLANNING COMMISSION MEETING AGENDA**  
**Thursday, August 05, 2021**  
**4:00 AM**

CALL TO ORDER: Pursuant to due notice and call thereof a Regular Meeting of the Grand Rapids Planning Commission will be held on Thursday, August 5, 2021 at 4:00 PM in City Hall Council Chambers, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

CALL OF ROLL:

APPROVAL OF MINUTES:

1. Consider approval of the minutes for the June 3, 2021 Training/Work-session.

PUBLIC HEARINGS:

2. Conduct a Public Hearing to consider a variance petition submitted by Oppidan Holdings, LLC, and property owner, Grand Itasca Clinic and Hospital.

GENERAL BUSINESS:

3. Consider a recommendation to the City Council regarding the adoption of an ordinance approving several city initiated amendments to Chapter 30 of the Municipal Code.

PUBLIC INPUT:

*Individuals may address the Planning Commission about any non-public hearing item or any item not included on the Regular Meeting Agenda. Speakers are requested to come to the podium, state their name and address for the record and limit their remarks to three (3) minutes.*

MISCELLANEOUS:

REPORTS/ANNOUNCEMENTS/UPDATES:

ADJOURNMENT:

NEXT REGULAR MEETING IS SCHEDULED FOR September 2, 2021 AT 4:00 PM.

Hearing Assistance Available: This facility is equipped with a ready assistance system.

ATTEST:

PLANNING COMMISSION WORKSESSION  
THURSDAY, JUNE 3, 2021 – 4:00 P.M.  
GRAND RAPIDS CITY HALL – 420 NORTH POKEGAMA AVE.  
GRAND RAPIDS, MINNESOTA 55744

CALL TO ORDER:

Pursuant to due notice and call thereof, a Worksession of the Grand Rapids Planning Commission was held in Council Chambers of City Hall on Thursday, June 3<sup>rd</sup>, 2021 at 4:00 p.m.

CALL OF ROLL: On a Call of Roll the following members were present: Commissioners: Molly MacGregor, Betsy Johnson, Ted Hubbes, Anita Eiden, Patrick Goggin. Absent: Commissioners: Mark Gothard, Lester Kachinske.

Staff Present: Eric Trast, Rob Mattei, Attorney Sterle, Aurimy Groom.

The Planning Commission met to discuss the following:

Welcome new Planning Commission Member.

Staff introduced Commissioner Anita Eiden and welcomed her to the Planning Commission.

Open Meeting Law, Conflict of Interest, 60-Day Rule Discussion, and specific responsibilities of the Planning Commission.

Community Development Specialist Trast provided a power point highlighting the purpose of the Planning Commission, Comprehensive Plan and Zoning Ordinance. Attorney Sterle gave a brief overview of Open Meeting Law and encouraged the Commissioners to contact staff if they had any questions.

There being no further business, the meeting was adjourned at 4:35 p.m.

Respectfully Submitted:

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Aurimy Groom, Recorder



**Petition for Variance**  
Community Development Department  
420 North Pokegama Ave.  
Grand Rapids, MN 55744  
Tel. (218) 326-7601 Fax (218) 326-7621  
Web Site: www.cityofgrandrapidsmn.com

The undersigned do hereby respectfully request the following be granted by support of the following facts herein shown:

Oppidan Holdings, LLC  
Name of Applicant\*<sup>1</sup>  
400 Water Street, Suite 200  
Address  
Excelsior MN 55426  
City State Zip  
952-294-0353 michelle@oppidan.com  
Business Telephone/e-mail address

Grand Itasca Hospital  
Name of Owner (If other than applicant)  
1601 Golf Course Road  
Address  
Grand Rapids MN 55744  
City State Zip  
Business Telephone/e-mail address

\*<sup>1</sup> If applicant is not the owner, please describe the applicant's interest in the subject property. Redevelopment in partnership with Grand Itasca Hospital

**Parcel Information:**

Tax Parcel # 91-030-1102 Property Size: 6.3 acres  
Existing Zoning: Medical  
Existing Use: Vacant, undeveloped  
Property Address/Location: 1601 Golf Course Road, Grand Rapids, MN  
Legal Description: See attached.  
(attach additional sheet if necessary)

I (we) certify that, to the best of my (our) knowledge, information, and belief, all of the information presented in this application is accurate and complete and includes all required information and submittals, and that I consent to entry upon the subject property by public officers, employees, and agents of the City of Grand Rapids wishing to view the site for purposes of processing, evaluating, and deciding upon this application.

[Signature] 12/3/11  
Signature(s) of Applicant(s) Date  
  
\_\_\_\_\_  
Signature of Owner (If other than the Applicant) Date

**Office Use Only**

Date Received \_\_\_\_\_ Certified Complete \_\_\_\_\_ Fee Paid \_\_\_\_\_  
Planning Commission Recommendation: Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date \_\_\_\_\_  
Summary of Special Conditions of Approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Required Submittals:**

Application Fee - \$252.50 \*<sup>2</sup>

Site Map- Drawn to scale, showing the property dimensions, existing and proposed, building(s)/addition(s) and their size(s) including: square footage, curb cuts, driveways, access roads, parking spaces, sidewalks and wells & septic systems.

*\*<sup>2</sup>The application fees charged are used for postage to mail the required notices to adjacent properties, publication of the public hearing notice in the Grand Rapids Herald Review, and for a small portion of staff time for case review and preparation of documents. It is the policy of the City of Grand Rapids to require applicants for land use approvals to reimburse the City for costs incurred by the City in reviewing and acting upon applications, so that these costs are not borne by the taxpayers of the City.*

**Proposed Variance:**

**A.** Please describe in detail the proposed or requested variance:  
See attached Petition for Variance document.

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**B.** Provide an itemization of the required regulations pertaining to this variance (i.e., setback lines, lot coverage ratios, parking requirements).  
See attached Petition for Variance document.

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**Justification of Requested Variance:** Provide adequate evidence indicating compliance with the following provisions of the ordinance concerning variances (Section 30-453(e) "Findings for Variances"). Detailed answers are needed because the Planning Commission shall grant a variation only when they have determined, and recorded in writing, that all of the following provisions have been met.

**A.** That the requested variance does not allow a use that is otherwise excluded from the particular zoning district in which it is requested.

Applicant justification (refer to Table of Uses in City Code Section 30-512):

See attached.

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**B.** Does the proposal put property to use in a reasonable manner?

Applicant justification - Describe how your situation applies to the above statement:

See attached.

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**C.** The plight of the landowner is due to circumstances unique to the property in question, and not created by the landowner subsequent to the adoption of this ordinance.

Applicant justification - Describe how your situation applies to the above statement:

See attached.

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**D.** That the variance, if granted, shall be in harmony with purposes and intent of the ordinance, and will not be detrimental to the public welfare or the property or improvements in the neighborhood, and will not alter the essential character of the locality.

Applicant justification - Describe how your situation applies to the above statement:

See attached.

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**E.** That the variance, if granted, shall be consistent with the comprehensive plan.

Applicant justification - Describe how your situation applies to the above statement:

See attached.

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**City Process:**

1. Applicant submits a completed application to the Grand Rapids Community Development Department by the 15<sup>th</sup> of the month.
2. Review by staff for completeness of application.
3. Notification of adjoining property owners.
4. Publish Notice of Public Hearing.
5. Prepare Staff Report and background information.
6. Public Hearing and action at Planning Commission Meeting (First Thursday of each month).

**Findings for Approval:**

The Planning Commission, in support of its action, will make findings of fact based on their responses to the following list of considerations:

- Is this an "Area" variance rather than a "Use" variance?
- Does the proposal put property to use in a reasonable manner?
- Are there unique circumstances to the property not created by the landowner?
- Is the variance in harmony with the purposes and intent of the ordinance?
- Will the variance, if granted, alter the essential character of the locality?
- Is the variance consistent with the comprehensive plan?

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

More information may be requested by the City of Grand Rapids Planning Commission, if deemed necessary to properly evaluate your request. The lack of information requested may be in itself sufficient cause to deny an application.



1 Elevation 3 Copy 1  
 1/8" = 1'-0"

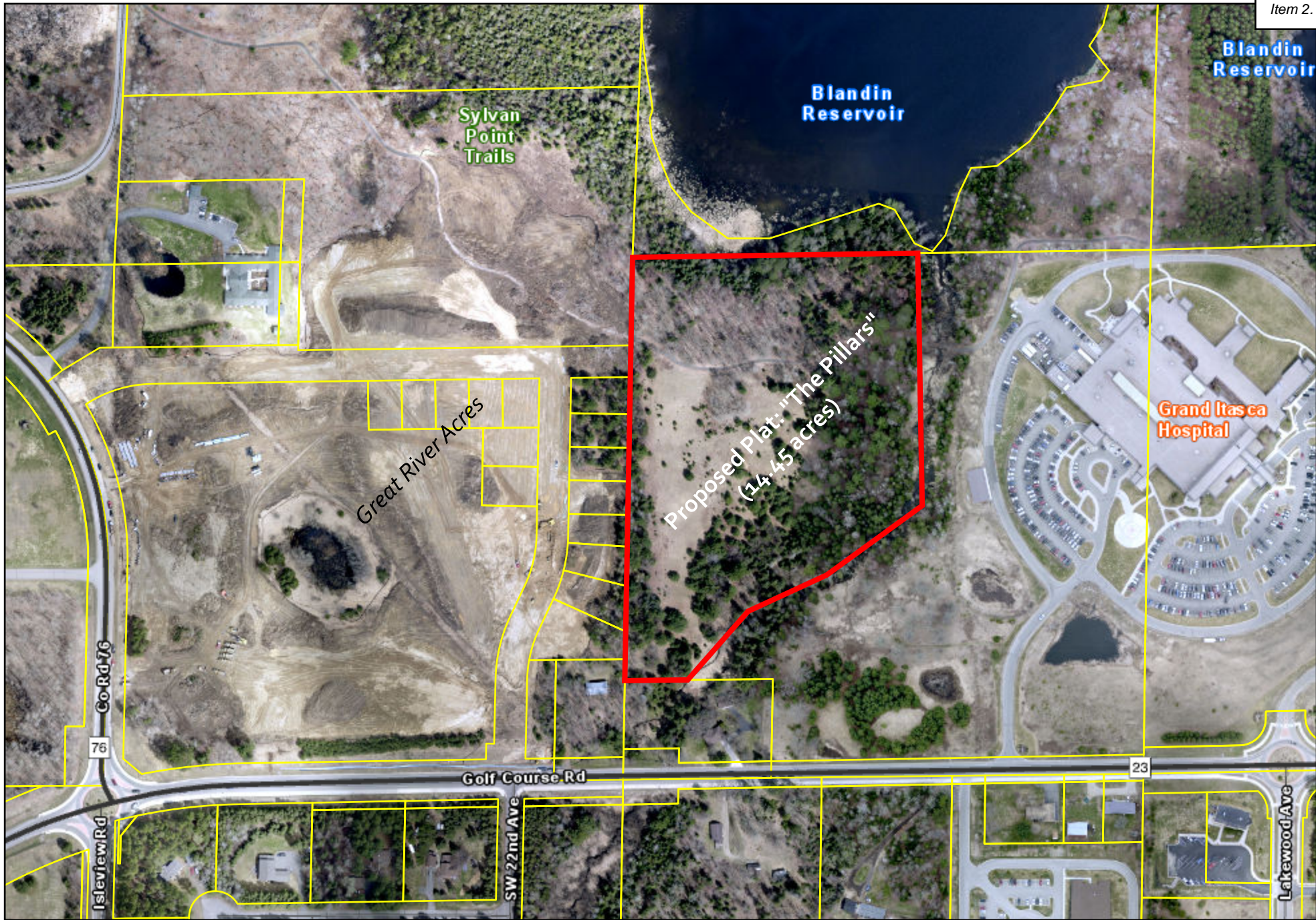
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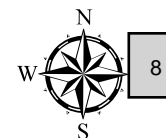
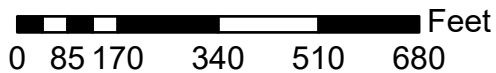
# Grand Itasca/Oppidan Holdings Variance Request

Item 2.



— Subject Property of Variance Request

— Grand Rapids Tax Parcels





# Variance Request:

## Public Hearing #2

**Oppidan Holdings, LLC, and property owner,  
Grand Itasca Clinic and Hospital**

**Area of Variance Request: future Lot 2, Block 1, Plat of The Pillars**

**January 8, 2020**

**GRAND RAPIDS**  
**IT'S IN MINNESOTA'S NATURE**



## Variance Request

- Petitioners: Oppidan Holdings, LLC, and property owner, Grand Itasca Clinic and Hospital.
- Filing Date: December 9, 2019
- Requested Variances: Allow for the construction of a four story, 120-unit senior living community building that, as proposed, would have an average building height to the mid-point of the roof of 50 ft. 4 inches.
- Relevant portions of Zoning Ordinance: Section 30-512 Table 17C-2 of the Municipal Code, which lists District Development Regulations for Principal Structures (setbacks/lot coverage/building height) within Shoreland Districts.
- Legally Described Property:
  - Future: *Lot 2, Block 1, Plat of the Pillars (full legal description within Staff Report).*

# Variance Request

Item 2.



## Grand Itasca/Oppidan Holdings Variance Request

### Subject area:

- 14.45 acres
- Proposed Plat of the Pillars: Lot 2, Blk. 1 – 5.8 ac.
- Current Zoning Designation: SM (Shoreland Medical)
- Future Zoning Map Amendment Request: SR-4 (Shoreland Multiple-Family Res. – high density (portion of plat area))





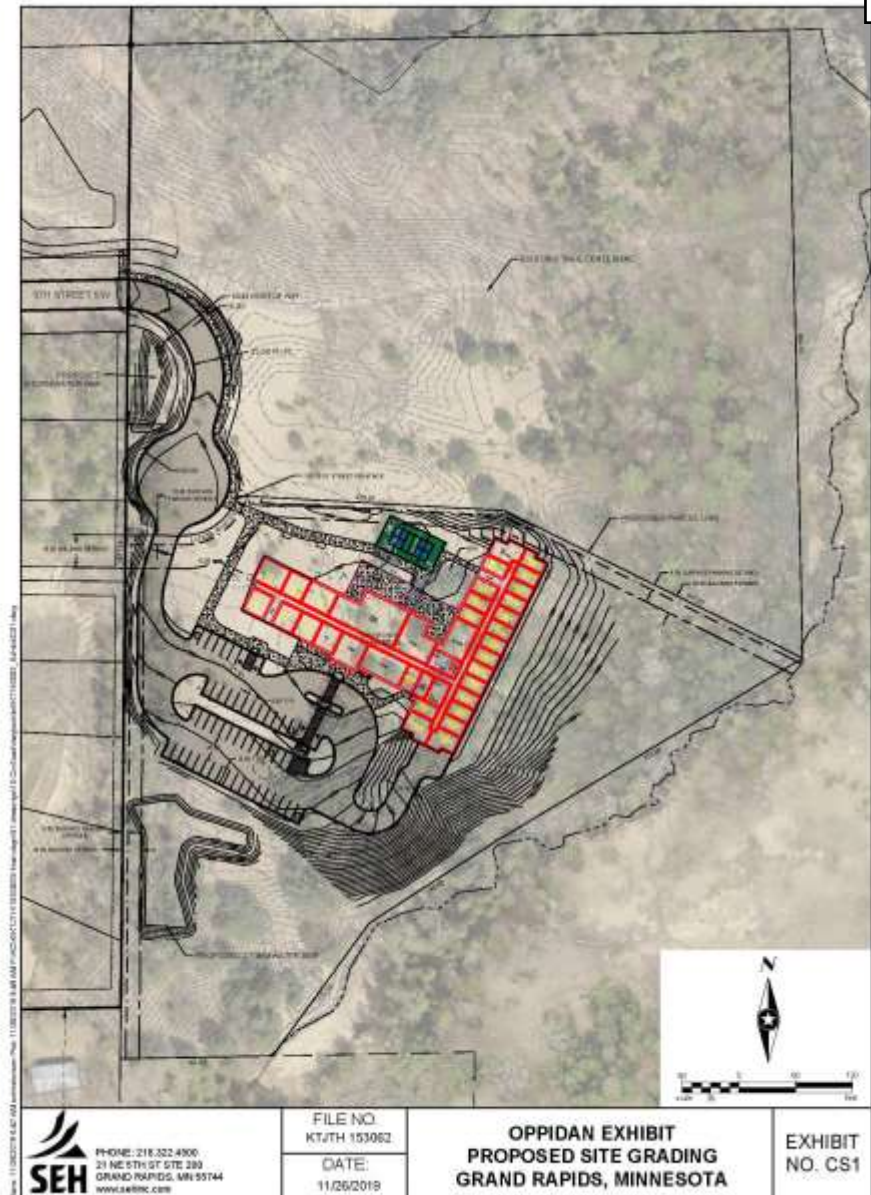


# Variance Request

Item 2.

## Subject area:

- Draft Site Plan/layout.
- Building Setbacks: (*R-4/SR-4 zoning setbacks*)
  - Front- 35' min./55' + proposed (NW)
  - Int. Side- 20' min./130' proposed (W)
  - Int. Side- 20' min./25' proposed (NE)
  - Rear- 35' min./100' proposed (SW)







# Variance Request

Item 2.

## THE PILLARS OF GRAND RAPIDS - SENIOR LIVING

- Sample Building Elevation
- 120 units senior housing
- Independent living, assisted living, and memory care housing options
- Underground parking



UNIT MIX BY FLOOR			
Floor	Senior	Assisted	Memory
1st	0	0	0
2nd	0	0	0
3rd	0	0	0
4th	0	0	0
5th	0	0	0
6th	0	0	0
7th	0	0	0
8th	0	0	0
9th	0	0	0
10th	0	0	0
11th	0	0	0
12th	0	0	0
13th	0	0	0
14th	0	0	0
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27th	0	0	0
28th	0	0	0
29th	0	0	0
30th	0	0	0
31st	0	0	0
32nd	0	0	0
33rd	0	0	0
34th	0	0	0
35th	0	0	0
36th	0	0	0
37th	0	0	0
38th	0	0	0
39th	0	0	0
40th	0	0	0
41st	0	0	0
42nd	0	0	0
43rd	0	0	0
44th	0	0	0
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63rd	0	0	0
64th	0	0	0
65th	0	0	0
66th	0	0	0
67th	0	0	0
68th	0	0	0
69th	0	0	0
70th	0	0	0
71st	0	0	0
72nd	0	0	0
73rd	0	0	0
74th	0	0	0
75th	0	0	0
76th	0	0	0
77th	0	0	0
78th	0	0	0
79th	0	0	0
80th	0	0	0
81st	0	0	0
82nd	0	0	0
83rd	0	0	0
84th	0	0	0
85th	0	0	0
86th	0	0	0
87th	0	0	0
88th	0	0	0
89th	0	0	0
90th	0	0	0
91st	0	0	0
92nd	0	0	0
93rd	0	0	0
94th	0	0	0
95th	0	0	0
96th	0	0	0
97th	0	0	0
98th	0	0	0
99th	0	0	0
100th	0	0	0






 The Pillars of Grand Rapids - Senior Living



GRAND RAPIDS  
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# Variance Request

Item 2.

- Exterior Building Elevations





# Variance Request

Item 2.



① Elevation 3 Copy 1  
1/8" = 1'-0"

Pillar of Grand Rapids - Senior Living

1200 Grand Rapids Blvd., Suite 100  
Grand Rapids, MI 49508  
Tel: 616-233-4422  
Fax: 616-233-4422

Building Height Exhibit

SD-001

- 45 ft. maximum building height allowed within a SR-4
- Proposed residential structure would have an average building height to the mid-point of the roof of 50' 4"
- 5' 4" building height variance request.

*Building height* means the distance between the average ground level at the building line and the highest point of the roof or flat roof, to the decline of a mansard or to the highest gable on a pitched or hipped roof. In a shoreland district, the height of building means the vertical distance between the highest adjoining ground level at the building or ten feet above the lowest ground level, whichever is lower, and the highest point of a flat roof or average height of the highest gable of a pitched or hipped roof.



# Variance Request

Item 2.

## Summary of Variance Request:

- ❖ The construction of a four story, 120-unit senior living community building, as proposed, would require the Planning Commission's approval of one variance;

Section 30-512 Table 17C-2 of the Municipal Code, which lists District Development Regulations for Principal Structures (setbacks/lot coverage/building height) within Shoreland Districts, and establishes a 45' maximum building height for principal structures within a SR-4 zoning district.

- 5 ft. 4 in. building height variance request

### Potential Conditions for approval:

1. The variance applies to Lot 2, Block 1, Plat of the Pillars (upon completion of subdivision process).
2. The variance approval is contingent on the subject property being successfully rezoned from the current SM (Shoreland Medical) to SR-4 (Shoreland Multiple-Family Residential- high density)



# Variance Request

Item 2.

## Planning Commission Variance Considerations:

### PLANNING COMMISSION

Considerations

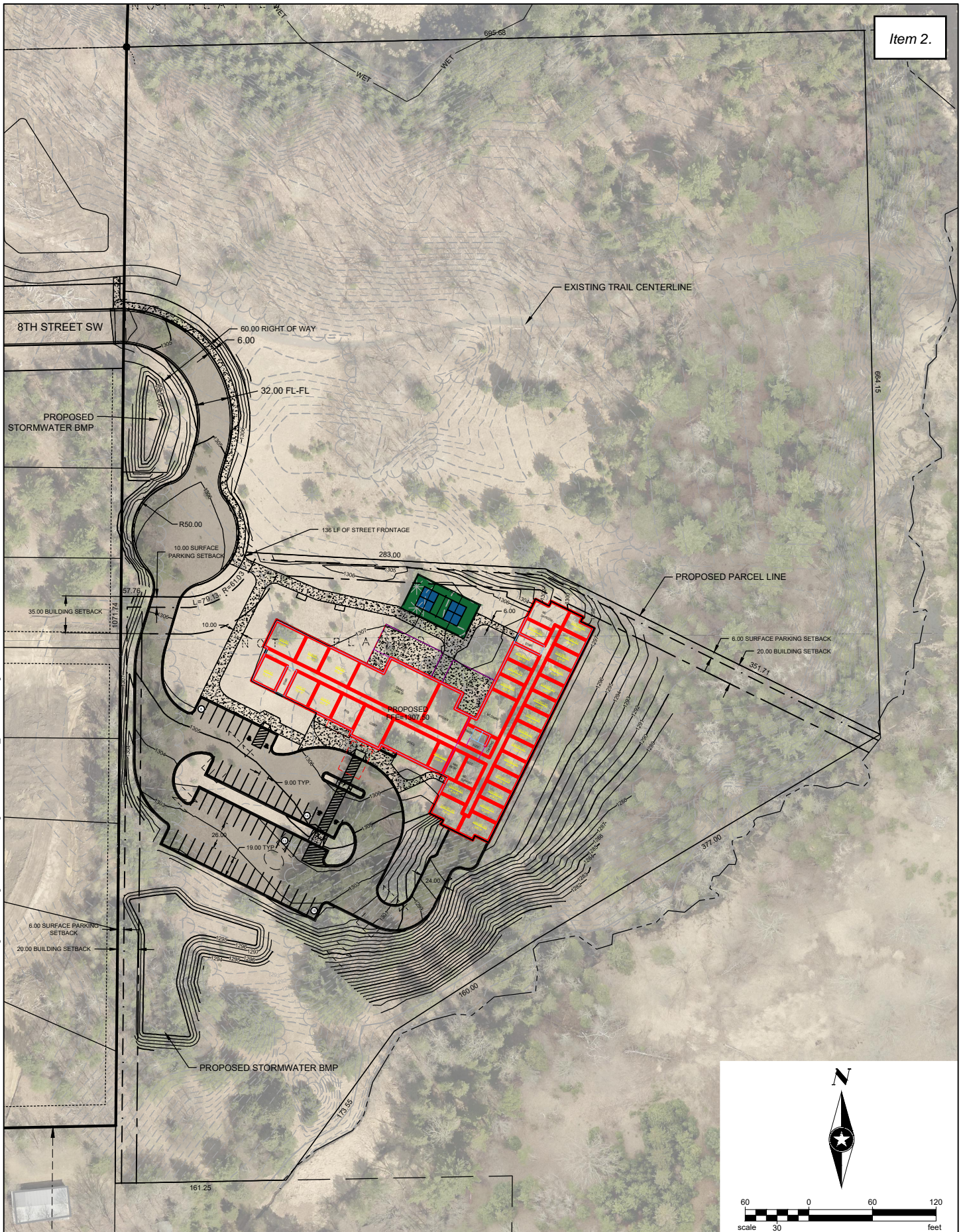
### VARIANCE

1. Is this an "Area" variance rather than a "Use" variance?
2. Does the proposal put property to use in a *reasonable manner*?  
Why/Why not-
3. Is the owner's plight due to circumstances which are unique to the property and which are not self-created by the owner?  
Why/Why not-
4. Is the variance in *harmony with* the purposes and intent of the ordinance?  
Why/Why not-
5. Will the variance, if granted, alter the *essential character* of the locality?  
Why/Why not-
6. Is the variance *consistent with* the comprehensive plan?  
Why/Why not-



# Questions?





Save: 11/26/2019 8:47 AM schristenson Plot: 11/26/2019 8:48 AM P:\KOKIK\KJTJH\153062\5-final-dgn\51-drawings\10-Civil\card\dwg\exhibit\KJT153062\_ ExhibitCS1.dwg



PHONE: 218.322.4500  
21 NE 5TH ST STE 200  
GRAND RAPIDS, MN 55744  
www.sehinc.com

FILE NO.  
KJTJH 153062

DATE:  
11/26/2019

**OPPIDAN EXHIBIT  
PROPOSED SITE GRADING  
GRAND RAPIDS, MINNESOTA**

EXHIBIT  
NO. 19



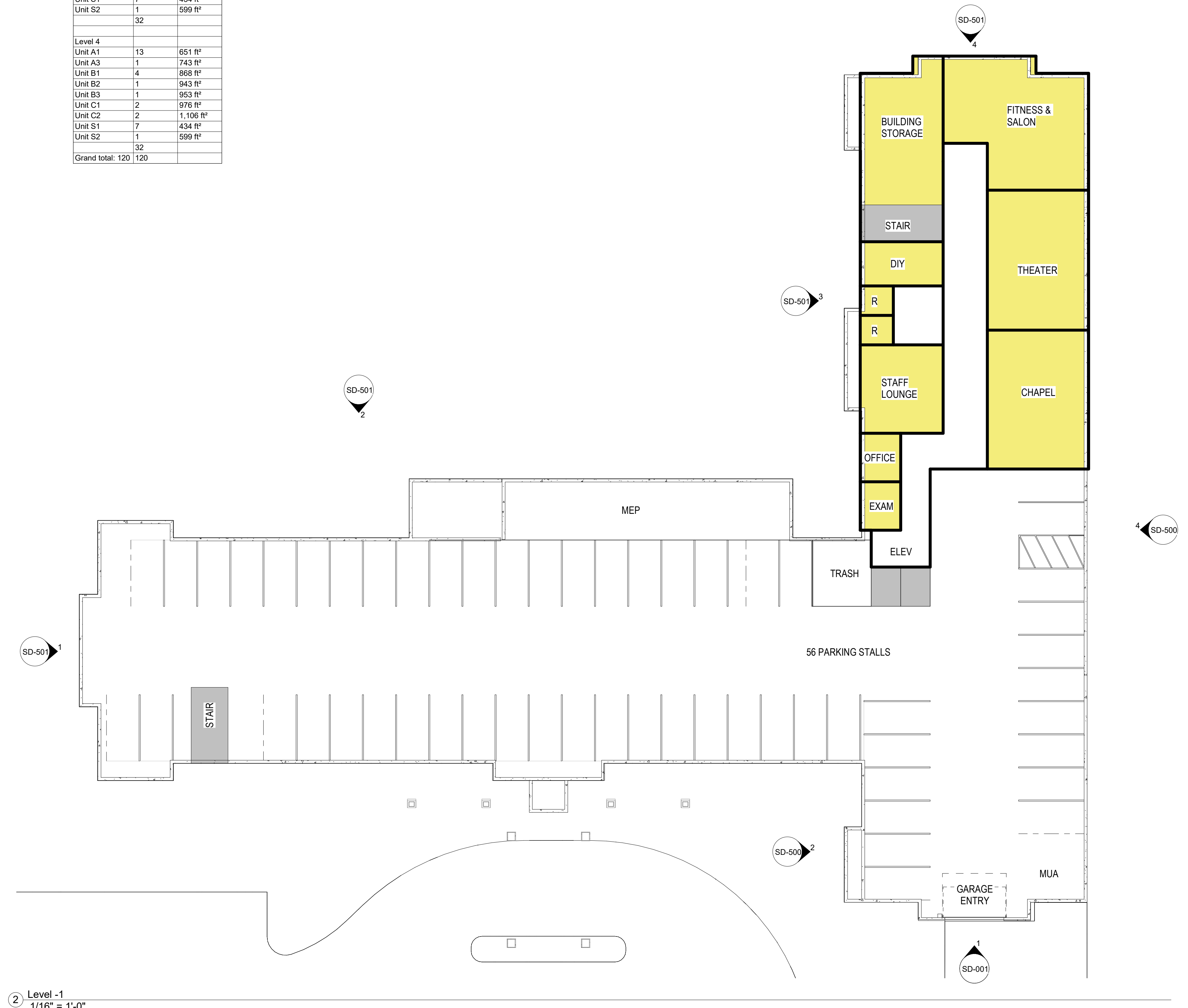
# THE PILLARS OF GRAND RAPIDS - SENIOR LIVING



Unit Mix by Floor		
Name	Count	Area
Level 1		
Unit A1	4	651 ft <sup>2</sup>
Unit B1	2	868 ft <sup>2</sup>
Unit Guest	1	434 ft <sup>2</sup>
Unit MC A1	1	550 ft <sup>2</sup>
Unit MC A2	1	714 ft <sup>2</sup>
Unit MC A3	1	649 ft <sup>2</sup>
Unit MC A4	1	682 ft <sup>2</sup>
Unit MC S1	16	434 ft <sup>2</sup>
	27	
Level 2		
Unit A1	13	651 ft <sup>2</sup>
Unit A3	1	743 ft <sup>2</sup>
Unit B1	2	868 ft <sup>2</sup>
Unit B2	2	943 ft <sup>2</sup>
Unit C1	1	976 ft <sup>2</sup>
Unit C2	2	1,106 ft <sup>2</sup>
Unit S1	7	434 ft <sup>2</sup>
Unit S2	1	599 ft <sup>2</sup>
	29	
Level 3		
Unit A1	13	651 ft <sup>2</sup>
Unit A3	1	743 ft <sup>2</sup>
Unit B1	4	868 ft <sup>2</sup>
Unit B2	1	943 ft <sup>2</sup>
Unit B3	1	953 ft <sup>2</sup>
Unit C1	2	976 ft <sup>2</sup>
Unit C2	2	1,106 ft <sup>2</sup>
Unit S1	7	434 ft <sup>2</sup>
Unit S2	1	599 ft <sup>2</sup>
	32	
Level 4		
Unit A1	13	651 ft <sup>2</sup>
Unit A3	1	743 ft <sup>2</sup>
Unit B1	4	868 ft <sup>2</sup>
Unit B2	1	943 ft <sup>2</sup>
Unit B3	1	953 ft <sup>2</sup>
Unit C1	2	976 ft <sup>2</sup>
Unit C2	2	1,106 ft <sup>2</sup>
Unit S1	7	434 ft <sup>2</sup>
Unit S2	1	599 ft <sup>2</sup>
	32	
Grand total: 120	120	

Unit Mix by Type			
Name	Unit Type	Count	Area
Unit A1	1BR	43	651 ft <sup>2</sup>
Unit A3	1BR	3	743 ft <sup>2</sup>
Unit B1	1BR + Den	12	868 ft <sup>2</sup>
Unit B2	1BR + Den	4	943 ft <sup>2</sup>
Unit B3	1BR + Den	2	953 ft <sup>2</sup>
Unit C1	2BR	5	976 ft <sup>2</sup>
Unit C2	2BR	6	1,106 ft <sup>2</sup>
Unit Guest	Guest	1	434 ft <sup>2</sup>
Unit MC A1	MC 1BR	1	550 ft <sup>2</sup>
Unit MC A2	MC 1BR	1	714 ft <sup>2</sup>
Unit MC A3	MC 1BR	1	649 ft <sup>2</sup>
Unit MC A4		1	682 ft <sup>2</sup>
Unit MC S1	MC Studio	16	434 ft <sup>2</sup>
Unit S1	Studio	21	434 ft <sup>2</sup>
Unit S2	Studio	3	599 ft <sup>2</sup>
Grand total: 120		120	

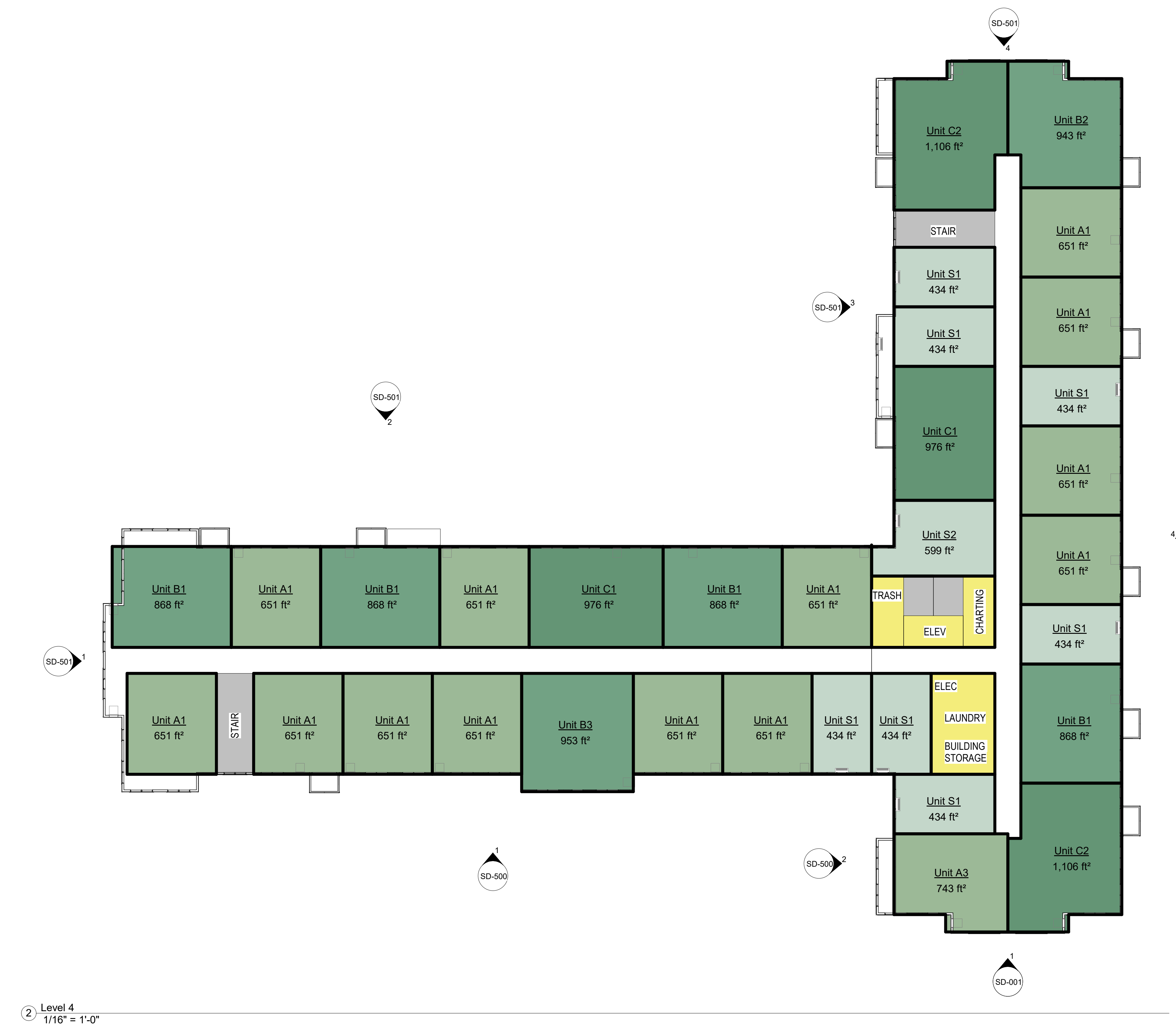
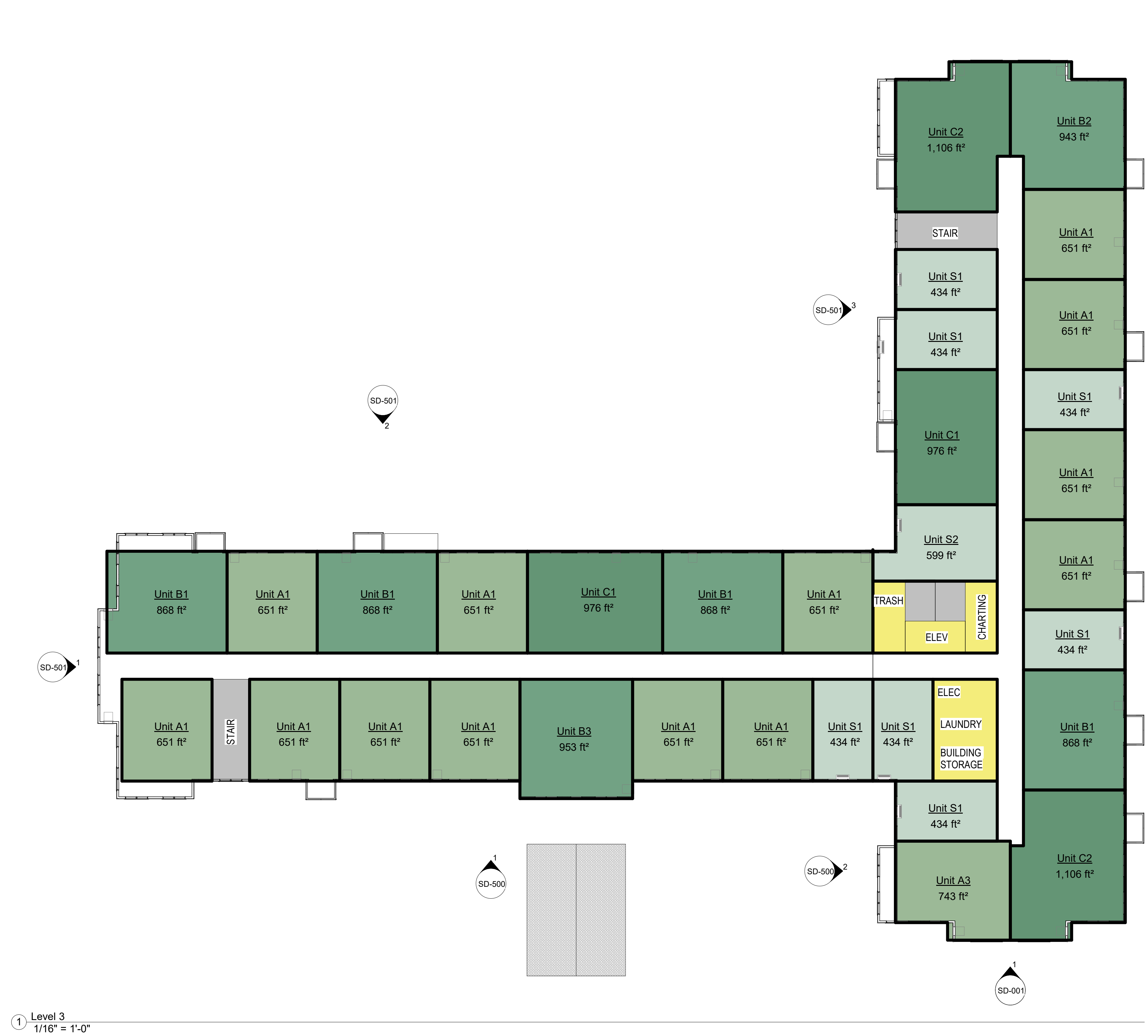
**Total Gross Area**  
 Level -1 = 29,293GSF  
 Level 1 = 29,293 GSF  
 Level 2 = 29,630 GSF  
 Level 3 = 27,630 GSF  
 Level 4 = 27,630 GSF  
**Total = 141,476 GSF**



② Level -1  
 1/16" = 1'-0"











1 Elevation 1  
1/8" = 1'-0"



2 Elevation 2  
1/8" = 1'-0"



3 Elevation 3  
1/8" = 1'-0"



4 Elevation 4  
1/8" = 1'-0"









# Planning Commission Staff Report

Agenda Item #	Community Development Department	Date: 5/6/21
<b>Statement of Issue:</b>	Consider initiating the process to review and update/amend the text of several sections of the Zoning Ordinance.	
<b>Background:</b>	<p>Over the past year, staff has again accumulated a short list of sections within Article VI (Zoning) of Chapter 30 (Land Development of the Municipal Code that could use review, and if deemed necessary, new added text, updating due to inconsistencies, duplication, need of further clarification, or simply being outdated.</p> <p>At this time, staff will provide an overview of the areas of the Zoning Ordinance suggested for review and examination. Additionally, we recommend the formation of a Planning Commission Sub-Committee (2-3 Commissioners) to work with staff to bring possible draft amendments to the full Planning Commission for consideration at a later date, and potentially the forwarding of a recommendation to the City Council for adoption.</p> <p>Sections of Zoning Ordinance suggested for review and justification for consideration:</p> <ol style="list-style-type: none"> <li>1. <b>Sec. 30-596. <i>Parking lot design and maintenance standards.</i></b> (Section establishes standards to promote the safe and efficient storage, circulation and channelization of motor vehicles development on-site.) <b>Subpart b(2)</b> <ol style="list-style-type: none"> <li>a. #2 <i>No closer than <u>25 feet</u> to the nearest point of any street/alley intersection.</i> (This measurement refers to distance between a private driveway entrance and the nearest street intersection).</li> </ol> <p style="margin-left: 40px;">*Amend to <u>50 feet</u> and define where measurement is taken from (establish a definition intersection/point of measurement) per City Engineers recommendation and consistency with MnDot requirements.</p> </li> <li>2. <b>Section 30-512. <i>Table of permitted uses.</i></b> (Section is a list of uses permitted by right (permitted uses), uses permitted with restrictions, and conditional uses, within the various zoning districts)             <ol style="list-style-type: none"> <li>a. <i>Add Salon/Barbershop use to permitted use table under "Retail" subheading.</i></li> </ol> <p style="margin-left: 40px;">* Amendment would create consistency with Sect. 30-628 which establishes off-street parking requirements that are</p> </li> </ol>	

	<p><i>unique to this use. Without a separately listed use in 30-512, the salon/barber shop use has thus far been classified as “general retail sales &amp; services use”.</i></p> <p><b>3. Section 30-482. Zoning districts map.</b>  <i>The location and boundaries of the districts established in section 30-481 are shown upon the official zoning map, together with all notations, references and other information shown thereon, and all amendments thereto, shall be as much a part of this division as if fully set forth and described in this section. The zoning map shall be kept on file in the office of the <u>city administrator</u>.</i></p> <p><i>*Zoning map has historically been kept on file or displayed in the office of the “Zoning Administrator”.</i></p> <p><b>4. Section 30-628. Minimum number.</b>          (Section establishes a minimum numbers of off-street parking spaces to be provided and maintained for various identified uses)</p> <p><i>*Review off-street parking requirements for Car Washes and the footnote establishing stacking spaces for the wash bays:</i></p> <p><i>a) <u>4 stacking spaces per manual self-serve bay</u>; b) <u>12 stacking spaces per automatic bay</u>; and c) <u>1 per 140 square feet gross floor area of retail space</u>. In addition, one detailing space shall be provided for each car wash bay of any type, plus one detail space for each vacuum machine if machines are not located within the stacking spaces. If machines are located within the stacking spaces, no additional detail space is required.</i></p> <p><i>Staff, in discussions with various developers, has noted an opportunity to review and potentially modernize these requirements.</i></p> <p><b>5. Consider the addition and establishment of a “Small Scale Agricultural” or “Farm Stand” use within the Rural Residential zoning district areas of town, as recommended by the 2020 Comprehensive Plan.</b></p> <p>Upon establishment of a Subcommittee of Planning Commissioners to work with staff on exploring the proposed amendments, staff will begin gathering zoning information from other communities, as well as drafting text amendments as a starting point for discussions.</p>
<b>Considerations:</b>	
<b>Recommendation:</b>	<p>Pass a motion initiating the review and updating/amendments to the text of several sections of the Zoning Ordinance, and establish a Subcommittee of 2-3 Commissioners to work with staff on developing amendments.</p>
<b>Required Action:</b>	

<b>Attachments:</b>	<ul style="list-style-type: none"><li>•</li></ul>



CITY OF  
**GRAND RAPIDS**  
ITS IN MINNESOTA'S NATURE

## **Text Amendment:**

# **City Initiated Amendments to Chapter 30 Land Development Regulations**

***- Consider Initiating Amendment Process -***

**May 6, 2021**





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**GRAND RAPIDS**  
IT'S IN MINNESOTA'S NATURE

# Text Amendment

- **Text Amendment Summary: Over the past year, staff has again accumulated a short list of sections within Article VI (Zoning) of Chapter 30 (Land Development of the Municipal Code that could use review, and if deemed necessary, new added text, updating due to inconsistencies, duplication, need of further clarification, or simply being outdated.**
  
- **Sections of Zoning Ordinance suggested for review and justification for consideration:**
  1. **Sec. 30-596. Parking lot design and maintenance standards.**  
(Section establishes standards to promote the safe and efficient storage, circulation and channelization of motor vehicles development on-site.)  
Subpart b(2)
    - a. **#2 No closer than 25 feet to the nearest point of any street/alley intersection.**  
(This measurement refers to distance between a private driveway entrance and the nearest street intersection).

**\*Amend setback to 50 feet and define where measurement is taken from (establish a definition intersection/point of measurement) per City Engineers recommendation and consistency with MnDot requirements.**



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# Text Amendment

- **Sections of Zoning Ordinance suggested for review and justification for consideration cont:**
  2. **Section 30-512. Table of permitted uses.**  
(Section is a list of uses permitted by right (permitted uses), uses permitted with restrictions, and conditional uses, within the various zoning districts)
    - a. **Add Salon/Barbershop use to permitted use table under “Retail” subheading.**

**\* Amendment would create consistency with Sect. 30-628 which establishes off-street parking requirements that are unique to this use. Without a separately listed use in 30-512, the salon/barber shop use has thus far been classified as “general retail sales & services use”.**



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# Text Amendment

- Sections of Zoning Ordinance suggested for review and justification for consideration cont:

### 3. Section 30-482. Zoning districts map.

*The location and boundaries of the districts established in section 30-481 are shown upon the official zoning map, together with all notations, references and other information shown thereon, and all amendments thereto, shall be as much a part of this division as if fully set forth and described in this section. The zoning map shall be kept on file in the office of the city administrator.*

**\*Zoning map has historically been kept on file or displayed in the office of the “Zoning Administrator”.**



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# Text Amendment

- **Sections of Zoning Ordinance suggested for review and justification for consideration cont:**

## **4. Section 30-628. Minimum number.**

**(Section establishes a minimum numbers of off-street parking spaces to be provided and maintained for various identified uses)**

**\*Review off-street parking requirements for Car Washes and the footnote establishing stacking spaces for the wash bays:**

**a) 4 stacking spaces per manual self-serve bay; b) 12 stacking spaces per automatic bay; and c) 1 per 140 square feet gross floor area of retail space. In addition, one detailing space shall be provided for each car wash bay of any type, plus one detail space for each vacuum machine if machines are not located within the stacking spaces. If machines are located within the stacking spaces, no additional detail space is required.**

**Staff, in discussions with various developers, has noted an opportunity to review and potentially modernize these requirements.**



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# Text Amendment

- Sections of Zoning Ordinance suggested for review and justification for consideration cont:
  5. Consider the addition and establishment of a “Small Scale Agricultural” or “Farm Stand” use within the Rural Residential zoning district areas of town, as recommended by the 2020 Comprehensive Plan.

## Recommendation:

**Consider passing a motion initiating the review and updating/amending the text of several sections of the Zoning Ordinance, and establish a Sub-committee of 2-3 Commissioners to work with staff on developing amendments.**



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# Text Amendment

## **Recommendation:**

**Consider passing a motion initiating the review and updating/amending the text of several sections of the Zoning Ordinance, and establish a Sub-committee of 2-3 Commissioners to work with staff on developing amendments.**



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# Questions?

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.



- (12) Clubs, lodges and membership organizations (within RR, LB, GB, SGB, CBD, MU, SMU, and AG zone):
- a. Within GB, SGB, CBD, MU and SMU, may not be located closer than 600 feet to any school.
  - b. Within RR, LB and AG districts, no commercial (retail or service) uses shall be conducted as part of the organization's operations from the site.
- (13) Contractor's yard, material storage (within the GB, SGB, I-1, SI-1, I-2 and SI-2 zone): All outdoor storage of equipment, except automobiles and trucks up to two-ton, and materials/supplies shall be screened from public view as per the requirements of section 30-594(h).
- (14) Construction material suppliers (within LB, SLB zone): Maximum size of structure shall be limited to 3,000 square feet gross floor area, and no more than 1,000 square feet GFA of retail sales space.
- (15) Customary home occupations are subject to all of the following conditions:
- a. Home occupations shall be conducted solely by persons residing in the residence.
  - b. All business activity and storage shall take place within the interior of the residence and shall not take place in an accessory building or buildings.
  - c. There shall be no alteration to the exterior of the residential dwelling, accessory building or yard that in any way alters the residential character of the premises.
  - d. No sign, display, or device identifying the occupation shall be used.
  - e. The occupation shall not be visible or audible from any property line.
  - f. Such occupation shall not involve the retail sale or rental of products on the premises.
  - g. No vehicle used in the conduct of the occupation shall be parked, stored or otherwise present at the premises other than such as is customarily used for domestic or household purposes such as a van or three-quarter-ton truck.
  - h. Only on-site off-street parking facilities normal for a residential use shall be used.
  - i. The use of substances that may be hazardous to the health, safety or welfare of neighbors and neighboring property shall not be used in the conduct of a home occupation.
- (16) Day care centers (within MU, SMU, M, SM, I-1, SI-1, I-2, SI-2 zone): Must be accessory to a permitted use and available only for employees of that permitted use.
- (17) Day care centers for 15 or more persons (within the RR, SRR, R-1, SR-1, R-1a, SR-1a, R-2, SR-2, R-3, SR-3, R-4, SR-4 zone): Licensed by the state within elementary, junior high and senior high schools and religious institutions.
- (18) Educational services institution (within the LB, SLB zone): Maximum size of structure 5,000 square feet GFA.
- (19) Emergency housing facility (within R-1, R-2, R-3, SR-3, R-4, SR-4, LB, SLB, GB, PU, SGB, CBD, MU, SMU, AG zone): Provided as follows:
- a. Facility shall provide detailed program information including goals, policies, site plan, building plan, staffing pattern, target capacity, security measures, and emergency management plan.
  - b. The facility shall not be located in a two-family or multifamily dwelling unless it occupies the entire structure.
  - c. The facility shall be limited to no more than 16 residents in residential zoning districts or 32 residents in nonresidential districts without a conditional use permit.

- d. Existing residential structures used for an emergency housing facility shall not be externally altered so that the original residential character of the structure is compromised unless approved by the city council.
  - e. No on-street parking shall be allowed. Adequate off-street parking shall be required by the city based on the staff and resident needs of the specific facility. Private driveways shall be of adequate width to accommodate effective vehicle circulation. Emergency vehicle access shall be available at all times.
  - f. Landscaping and buffering shall be provided consistent with the requirements contained in section 30-594.
  - g. Signage of the emergency housing facility shall be limited to the provisions of division 10 based on the zoning district in which it is located.
  - h. Emergency housing within the R-1 and R-2 districts shall be as accessory uses to the principle use.
- (20) Equipment and/or tool rental (within the GB, SGB zone): All outdoor storage of equipment, except automobiles and trucks up to two ton, and materials/supplies shall be screened from public view as per the requirements of section 30-594(h).
- (21) Essential services (within all zones): Provided as follows:
- a. Prior to the installation, the owner files with the city engineer/zoning administrator all maps, sketches or diagrams and other pertinent information as deemed necessary by the city engineer/zoning administrator for review of the proposed project.
  - b. Radio transmitters and receivers accessory to an essential service may be located on existing utility poles or light standards within the public right-of-way provided the radio transmitters and receivers comply with the following standards:
    1. Radio transmitters and receiver devices located on a utility pole/tower or light standard shall be at least 15 feet above grade.
    2. Radio transmitters and receiver devices shall not exceed 18 inches in length or width or extend more than 18 inches from the pole.
    3. Antennas may not extend more than 24 inches from the equipment.
    4. A map shall be submitted showing the location of all proposed radio transmitters and receivers. The map shall be accompanied by a list of all sites referenced by the closest street address or property identification number. The list of sites must also describe the type of pole to be used.
    5. The applicant shall notify the city of any changes to the approved list prior to erecting or placing any additional equipment in the right-of-way.
    6. The applicant shall notify the city at the time of permit application of any obstruction that would cause traffic to be rerouted or stopped.
    7. The applicant shall enter into an encroachment agreement with the city if required.
- (22) Essential service structures (LB/SLB, GB/SGB, M/SM, RC/SRC, BP/SBP, I-1/SI-1, I-2/SI-2, CD, PU/SPU, AG, AP): Provided they shall not be located within 30 feet of any lot line of an abutting residential district.
- (23) Farm animals (within AG, RR, SRR zone) provided:
- a. All farm and permitted non-domestic animals must be so contained to prevent the animals from escaping onto neighboring properties or injuring the public.
  - b. Enclosed pens, corrals, feed lots, and structures used to house farm and permitted non-domestic animals shall be setback a minimum of 25 feet from the nearest lot line or the

applicable accessory structure setback, whichever is greater (said setback shall not apply to open grazing or pasture areas).

- (24) Garage/yard sales (within RR, SRR, R-1, SR-1, SR-1a, R-2, SR-2, R-3, SR-3, R-4, SR-4, LB, SLB, AG)—Temporary: Provided as follows:
- a. The sale is not more than four successive days in duration.
  - b. Not more than three such sales are conducted on the premises in a calendar year.
  - c. There shall be at least one-month between sales on the same premises.
- (25) Gasoline and fuel sales and service establishments including accessory car washes (within GB, SGB zone): Subject to all of the following:
- a. Minimum front yard of 30 feet.
  - b. All operations shall be conducted within the principal building except for vacuuming and gas pumps.
  - c. A curb six inches above grade shall be provided at any edge of a parking lot abutting a property line which adjoins a public street.
  - d. The site shall be planned so as not to permit water from a car wash to run into a public street or accesses thereto. A drainage system shall be installed subject to the approval of the city engineer.
  - e. Pump islands, canopies, and tank vents shall conform to yard requirements or a minimum of 20 feet from a street right-of-way whichever is greater.
- (26) Gasoline station (within CBD zone): No more than one carwash bay and/or two service bays shall be permitted as accessory uses.
- (27) Golf and country clubs (within residential zones and PU, SPU zone): Other than golf driving ranges and miniature golf courses but including clubhouses provided the site shall be 40 or more acres in size and shall have a direct access to a major street as defined by the city comprehensive plan. Swimming pools, tennis courts, structures and parking shall be located a minimum of 50 feet from all residential property lines.
- (28) Group homes, foster homes or licensed residential facilities for six or fewer persons (within residential zones, LB, SLB and AG zone): Must be licensed by the state for six or fewer persons.
- (29) Health and fitness club (within LB, SLB zone): Maximum size of structure 3,000 square feet GFA.
- (30) Individual manufactured homes with a minimum dimension of less than 24 feet (within AG zone): Provided:
- a. They are occupied by members of the family or an employee.
  - b. Not more than two such units are permitted on each farm.
- (31) Manufactured housing as defined by Minn. Stat. § 327.31 and further subject to the following:
- a. Manufactured homes will conform to Minn. Stat. §§ 327.31—327.35 (the Manufactured Home Building Code, July 1972 to present) and shall bear the state inspectors seal.
  - b. Manufactured home foundation installations shall comply with the state building codes.
- (32) Manufacturing, light (within LB, SLB zone): Subject to the following:
- a. Not to exceed a gross floor area of 1,000 square feet with at least one-third of such space to be used for retail sales and display purposes.
  - b. No outdoor storage permitted.

- c. No hazardous materials used in the fabrication of materials.
- (33) Manufacturing, light (within GB, SGB, CBD zone): Subject to the following:
- a. Not to exceed a gross floor area of 6,000 square feet with at least one-third of such space to be used for retail sales and display purposes.
  - b. No hazardous materials used in the fabrication of materials.
- (34) Multifamily residential (within CBD zone): Shall provide one off-street parking space per unit.
- (35) Office—Business (within LB, SLB zone): Maximum size of structure 5,000 square feet GFA.
- (36) Outdoor storage (within RR, R-1, SR-1, R-1a, SR-1a, R-2, SR-2 zone): Is accessory to the existing principal use of the property.
- (37) Outdoor storage (within R-3 SR-3, R-4, SR-4, LB, SLB zone): Subject to the following:
- a. All outdoor storage is accessory to the existing principal use of the property, and shall be accommodated within a central storage area.
  - b. Such outdoor storage area shall not be within a required yard.
  - c. The storage area shall be screened from view from all public streets and R districts by a wall, fence and/or plant materials providing 90 percent capacity during all seasons of the year to a height above the ground of six feet, in such a manner as described in section 30-594(h).
- (38) Outdoor storage—Merchandise/material (within GB, SGB, CBD, BP, SBP, I-1, SI-1, I-2, SI-2 zone) is accessory to the existing principal use of the property: Of those items not normally considered to be retail display items, shall be subject to the requirements of section 30-594(h). Such items may include, but shall not be limited to, construction materials, tires, packaged inventory, salvaged/discarded materials, damaged or disassembled vehicles. This would not include such items as cars, trucks, recreational vehicles, lawn equipment, ornaments, etc., to the extent that the display items conform to the setback requirements for parking lots in the district.
- (39) Outdoor storage of land/sea containers (within all nonresidential zones, including MU and SMU): Shall be allowed on a temporary basis as an accessory use subject to the following:
- a. A permit shall be obtained prior to the arrival and placement of one or more containers on the site. The permit shall be issued for a maximum of 24 consecutive months in industrial zones and 12 consecutive months in all other nonresidential zones. In unique situations when the lapse of permit and abrupt discontinuance of the land/sea container use will not have a harmful effect upon the principal use of the property, the planning commission may consider approval of a one-time permit term extension, the length of which will be determined by the planning commission, with a maximum extension of no greater than one-year in non-industrial permitted areas. The permit shall identify the number of containers to be placed on the site within the set time period. No permit shall be reissued until at least 18 months has elapsed in industrial zones and six months has elapsed in other nonresidential zones since the expiration of the previous container permit.
  - b. Containers shall not be stacked and shall be placed on a level, stable surface allowing for adequate drainage at all times.
  - c. Containers shall not be stored in the front yard of the property or in the required side or rear yard setback areas.
  - d. All non-industrial properties obtaining more than two permits in three years shall screen any containers from the motoring public or residential neighborhoods immediately adjacent to the property where it is located through fencing, walls or landscaping.
  - e. Containers shall not be placed on parking spaces required to meet the site's parking demand.



- f. Containers shall be placed to provide sufficient access to the container and any buildings on the site for fire fighting purposes.
  - g. The recipient of the permit shall be the only party allowed to use the container.
  - h. The containers shall be limited to a maximum square footage of container storage area not to exceed two percent of the gross area of the site on which the container is located. In no cases shall the footprint of all of the containers on a site exceed 3,200 square feet.
- (40) Pharmacy (within the LB, SLB, MU, SMU zone): Must be accessory to a permitted principal use.
- (41) Pharmacy (within the M and SM zones): May be accessory to a permitted principal use, or as a stand alone principal use, provided the following:
- a. The lot, upon which a pharmacy, as a principal use, is to be located, shall not be adjacent to residentially zoned property.
  - b. Type "C" bufferyard requirements shall be adhered to.
  - c. No greater than five percent of the gross floor area of the structure shall be utilized for the display and sale of merchandise which is not either medication or medical/health care supplies.
- (42) Private noncommercial recreation (within residential zones and LB, SLB zone): Including tennis courts, hot tubs and swimming pools provided they are located no nearer the front lot line than the principal structure and are not less than ten feet from a property line. Swimming pools shall be completely enclosed with a six-foot high protective fence and a latching gate.
- (43) Professional, scientific, and technical services (within the LB, SLB zone): Maximum size of structure 5,000 square feet GFA.
- (44) Recycling center (within GB, SGB zone): All outdoor storage of equipment, except automobiles and trucks up to two-ton, and materials/supplies shall be screened from public view as per the requirements of section 30-594(h).
- (45) Restaurant (within the M, SM zone): Must be accessory to a permitted principal use; no sale of alcoholic beverages.
- (46) Restaurant (within the RC, SRC zone): Must be accessory to a permitted principal use.
- (47) Retail—General sales and service (within the LB, SLB zone): Maximum size of structure shall be limited to 3,000 square feet gross floor area, and no more than 1,000 square feet GFA of retail sales space.
- (48) Retail—General sales and service (within the AP zone): Shall be permitted to occupy up to 25 percent of the gross floor area in the main terminal building, and shall not have signs visible from the public street right-of-way.
- (49) Salon/barbershop (within the LB, SLB zone): Maximum size of structure shall be limited to 3,000 square feet gross floor area.
- (50) Salon/barbershop (within the R-3, SR-3, R-4, SR-4 zone): *Must be accessory to a permitted senior housing with services principal use.*
- (51) 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.
- (52) 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.
- (53) 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.
- (54) 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.
- (55) 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.
- (56) Temporary outdoor sales (within GB, SGB, CBD, MU, SMU, PU, SPU zone): Subject to all of the following:
- a. The sale is conducted by the owner or lessee of the premises, or with his written permission.
  - b. The sale is no longer than four months in duration.
  - c. The setbacks for a parking lot in that district shall be met for the storage and display of all merchandise and equipment used for the sale.
  - d. One sign shall be permitted per vendor, with a maximum size of 16 square feet (four feet by four feet). Such sign may contain up to two sides. Off-premises signs shall not be permitted.

- e. Parking demand shall be sufficiently met. If the use of parking spaces by the temporary outdoor sales results in insufficient parking for the area, the temporary outdoor sales area must be reduced to ensure sufficient parking supply.
- (57) Vending machines (within LB, SLB, GB, SGB, CBD, MU, SMU, M, SM, SRC, I-1, SI-1, I-2, SI-2, PU, SPU, AP zone): Subject to the following:
- a. Must be accessory to a permitted principal use.
  - b. Must conform to setback requirements of principal structure.
  - c. Must be located adjacent to principal structure.
- (58) Veterinary services (within CBD zone): Limited to domestic animals only.
- (59) Veterinary services (within BP, SBP zone): All animals shall be housed indoors.
- (60) Video arcades (within GB, SGB, and CBD zone): Subject to the following:
- a. Any arcade with 15 or more machines shall have an adult supervisor on the premises during all hours of operation.
  - b. No arcade shall be operated within 500 feet of a school, church or residence.
- (61) Warehouse—General (within PU, SPU zone): Limited to the indoor storage of private recreational vehicles. Warehouse space shall not be leased, rented or sold for commercial purposes or uses.
- (62) Woodpiles: Are maintained in a neat, safe and orderly fashion and further provided that they are not stored in the front yard or nearer the front lot line than the principal building, or less than five feet from any other lot line.

(Code 1978, § 23.5(H); Ord. No. 06-03-02, 3-27-2006; Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007; Ord. No. 12-06-07, Exh. E, 6-11-2012; Ord. No. 12-12-11, Exh. C, 12-17-2012; Ord. No. 13-10-12, 10-28-2013; Ord. No. 16-05-05, Exhs. B, D, 5-23-2016)

**30-596 Parking Lot Design And Maintenance Standards**

1. *Intent and scope of applicability.* It is the intent of these standards to promote the safe and efficient storage, circulation and channelization of motor vehicles development on-site. The standards of this section shall apply to the design of all parking areas.
2. *Street access.* Each parcel shall be granted at least one curb cut per street which abuts that parcel. However, up to two curb cuts may be permitted on any one street provided that one of the accesses is designated as an entrance and the other as an exit. The location/design of curb cuts shall be reviewed and approved by the city engineer and other governmental agencies, as needed, to comply with applicable planning and engineering standards, including the Trunk Highway 169 South Access Management Plan and the Institute of Transportation Engineers publications, as deemed necessary. The number and width of access drives shall be located to minimize traffic congestion and abnormal traffic hazards. In the absence of specific recommendations, the location/design of curb cuts shall be restricted as follows:
  1. No closer than 50 feet to any existing curb cut.
  2. No closer than 50 feet to the curb return of any street/alley intersection.
  3. No curb cut shall exceed 33 feet in width.
  4. One-way curb cuts shall not exceed 16 feet in width.

Sec. 30-512. - Table of uses permitted in zones.

For the purpose of this article, a comprehensive list of uses is presented in Table 1, Uses Permitted in Zones. This table is incorporated into this article generally and into the regulations of each district, as appropriate, the same as if the uses were listed separately and for each district. Table 1 identifies three types of uses: uses permitted by right (permitted uses); uses with restrictions; and conditional uses.

- (1) *Permitted uses.* These are identified as permitted in a particular zone by the placement of a "P" in the column bearing the heading of that zone.
- (2) *Restricted uses.* These uses are permitted in a particular zone subject to certain special restrictions. These uses are identified by the placement of a "R" in the column bearing the heading of that zone. For details on the types of restrictions, please refer to section 30-564.
- (3) *Conditional uses.* Certain uses, because of their unique characteristics, must be considered individually as to their impact upon neighboring land, and the public welfare and their compatibility at the particular location. Conditional uses must go through a special approval process prior to their establishment. These uses are identified by the placement of a "CUP" in the column bearing the heading of that zone. For details on the conditional use process, please refer to section 30-531.

(Code 1978, § 23.5(F); Ord. No. 05-05-08, 5-18-2005; Ord. No. 05-06-12, 6-27-2005; Ord. No. 05-10-15, 10-24-2005; Ord. No. 06-03-01, 3-13-2006; Ord. No. 06-03-01, 3-27-2006; Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007; Ord. No. 13-09-10, Exh. A, 9-23-2013)

TABLE 1 - PERMITTED USES

RR	R-1/1a	R-2/2	R-3/3	R-4/4	LB / SL	GB / SG	CB / D	MU / SM	M / SM	RC / SR	BP / SB	I-1/1	I-2/2	CD	PU / SP	AG	AP	LISTING OF USES IN ZONING DISTRICTS
																		RESIDENTIAL
P	P	P	P	P	P											P		single-family detached
		P	P	P	P											P		twin home attached
		P	P	P	P			P										two-family attached





																GROUP HOMES, FOSTER HOMES AND RESIDENTIAL TREATMENT CENTERS		
R	R	R	R	R	R										R	6 or fewer persons		
			P	P	P						P				P	7 to 16 persons		
				P	P		P	P	P			P				17 or more persons		
																DAY CARE/NURSERY		
P	P	P	P	P	P	P	P	P	P	R		P	R	R	P	P	P	14 or fewer persons
R	R	R	R	R	P	P	P	P	R		P	R	R		P	P	P	15 or more persons
																MISCELLANEOUS RESIDENTIAL USES		
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	accessory buildings
R	R	R	R	R	R											R		garage/yard sales
R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	essential services
R	R	R	R	R	R	R				R						P		outdoor storage
R	R	R	R	R	R											P		private recreation
R	R	R	R	R												P		woodpiles

R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	temporary buildings
R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	P	P	satellite dish/solar collectors
R	R	R	R	R												R	home occupations	
COMMERCIAL																		
																	P	aviation related commercial operation
AGRICULTURAL SALES AND SERVICE																		
																	P	kennels
						P	P											pet shops
						P	R										P	veterinary services
R																	R	farm animals
						P												farm equipment
						P												feed, grain, supplies
R																	R	growers stand
AUTOMOTIVE/ RECREATIONAL VEHICLES																		
						P												sales: new or used



						P	P	P	R	R								restaurant
					R	R	R	R	R			R	R			R		vending machines
HEALTH CARE																		
					P	P	P	P	P		P					R		clinic (outpatient treatment centers)
								P	P									hospitals
CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	interim use
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
					R	P	P				P						P	office - business
					R	P	P	P	P		P						P	professional, scientific, and technical services
					R	P	P	P	P		P							administrative and support services
RECREATION/ ENTERTAINMENT																		
						P	P											indoor
					R	P	P		P		P					P		health & fitness club
R					R	R	R	R									R	clubs, lodges, membership organizations, etc.
						CU					P			CU	CU	CU		recreation facility, commercial - outdoor
						P								P	P	P		











TABLE 2-A DISTRICT DEVELOPMENT REGULATIONS - PRINCIPAL STRUCTURES

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) <sup>5</sup>
RR	1.5 acre	1.5 AC	200	30	15	30	30	20	N/A		35	24
R-1	8,400	8,400	70	30	6—9 <sup>1</sup>	15	30	30	N/A		30	24
R-1a	6,000	6,000	44	30	6	15	30	40	NA		30	24
R-2	7,000 <sup>4</sup>	5,000	50 <sup>4</sup>	30	6—9 <sup>1,4</sup>	15	30	30	N/A		30	24
R-3	15,000 <sup>4</sup>	5,000	100 <sup>4</sup>	35	10 <sup>4</sup>	15	35	30	75	400	30	24
R-4	15,000 <sup>4</sup>	2,500	100 <sup>4</sup>	35	20 <sup>4</sup>	30	35	35	75	400	45	24
LB	14,000 <sup>4</sup>	3,000	100 <sup>4</sup>	30	10 <sup>4</sup>	15	15	35	85	500	35	24
GB	10,500	3,000	75	30	10	15	10	40	90	500	35	24
CBD	7,000	3,000	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 <sup>3</sup>	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 <sup>2</sup>	25	25 <sup>2</sup>	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	

FOOTNOTES:	1.	The sum of the two side yards must equal 15 feet, and six feet is the minimum side yard dimension.
	2.	These yards may be reduced to zero feet if abutting the CBD zone.
	3.	When a building in the medical zone is proposed to abut an existing building, for the purpose of providing a pedestrian linkage between the adjacent structures, a zero foot setback may be allowed along the common lot line.
	4.	For twin homes, each lot shall have a minimum lot size (gross area) of 7,000 sq. ft., each lot shall be minimum of 50 feet wide and the interior side setback shall be nine feet or zero feet minimum. Example: A duplex in R-2—10,000 sq. ft. required.

5.	Essential structures may have a minimum building dimension less than 24 feet.
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**TABLE 2-B DISTRICT DEVELOPMENT REGULATIONS ACCESSORY STRUCTURES  
MINIMUM YARD SETBACKS**

ZONE	FRONT	INTERIOR SIDE	STREET SIDE <sup>1</sup>	REAR	MAXIMUM HEIGHT
RR	30 <sup>2</sup>	15	30 <sup>2</sup>	30	25
R-1	30	6	15	10	18 <sup>3</sup>
R-1a	30	6	15	10	18 <sup>3</sup>
R-2	30	6	15	10	18 <sup>3</sup>
R-3	30	6	15	10	18
R-4	30	6	30	10	18
LB	30	10	15	15	18
GB	30	10	15	10	18
CBD	N/A				30
MU	30	10	15	15	18
M	30	10	15	15	18
RC	50	25	25	25	35
BP	50	15	25	15	30
I-1	50	25	25	25	40
I-2	50 <sup>4</sup>	25	25 <sup>4</sup>	25	60



CD	50	50	50	50	40
PU	30	10	15	30	18
AG	50 <sup>2</sup>	50	50 <sup>2</sup>	50	60
AP	50	50	50	50	N/A

FOOTNOTES:	1	A minimum of 20 feet where a garage is entered from a street for R-1, R-1a, R-2 and R-3 districts.
	2.	Accessory buildings in RR and AG districts must be setback 75 feet if located in front or side yard, please refer to section 30-563(1)d.
	3.	18 feet or the same height as the principal structure (whichever is greater) in R-1, R-1a and R-2 Zones.
	4.	These yards may be reduced to zero feet if abutting the CBD zone.
NOTE:	For total square footage allowed for accessory buildings, please refer to section 30-563(2).	

**TABLE 2-C DISTRICT DEVELOPMENT REGULATIONS - SURFACE PARKING  
MINIMUM YARD SETBACKS**

ZONES	MINIMUM YARD SETBACKS				INTERIOR LANDSCAPING REQUIREMENTS	
	FRONT	INTERIOR SIDE	STREET SIDE	REAR	AMOUNT (sq. ft./stall)	THRESHOLD <sup>3</sup>
RR	Please refer to section 30-593(e)				N/A	
R-1	Please refer to section 30-593(e)				N/A	

R-1a	Please refer to section 30-593(e)				N/A	
R-2	Please refer to section 30-293(e)				N/A	
R-3	10	6	10	6	20	25
R-4	10	6	10	6	15	40
LB	10 <sup>1</sup>	6	10	10	20	25
GB	10 <sup>1</sup>	6	10	6	15	40
CBD	6	6	6	6	10	40
M	10 <sup>1</sup>	6	10	10	20	25
MU	10 <sup>1</sup>	6	10	10	20	25
RC	35 <sup>1</sup>	10	25	10	10	40
BP	10	6	10	6	10	25
I-1	10	6 <sup>2</sup>	10	6 <sup>2</sup>	N/A	
I-2	10	6 <sup>2</sup>	10	6 <sup>2</sup>	N/A	
CD, PU	25	25	25	25	15	40
AG	N/A					
AP	25	25	25	25	N/A	

FOOTNOTES:	1.	Amount indicated in above table, or ten percent of the parking lot depth, whichever is greater.
	2.	Increase to 25 feet when parking lot abuts a residential district.

3.	<p>If the parking lot is designed for more than the number of cars shown in this column, then the interior landscape requirements shall be invoked. Threshold refers to the number of stalls in a parking lot which, if equaled or exceeded, requires the installation of interior landscaping.</p>
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TABLE 17C-1 MINIMUM LOT SIZE STANDARDS SHORELAND DISTRICTS

LAKE CLASSIFICATIONS AND ZONING DISTRICTS	Sewered Lots				Non-Sewered Lots			
	Riparian Lots		Non-Riparian Lots		Riparian Lots		Non-Riparian Lots	
	Area	Width	Area	Width <sup>1</sup>	Area	Width	Area	Width
Natural Environment	(Lily Lake, Nagel Lake and Horseshoe Lake)							
SPU	1 acre	150	1 acre	150	1 acre	200	1 acre	200
SRR	1.5 acres	200	1.5 acres	200	80,000	200	80,000	200
SR-1	40,000	125	20,000	125	80,000	200	80,000	200
SR-1a	40,000	125	20,000	125	80,000	200	80,000	200
SR-2 (SR-1 plus "X" per additional dwelling unit)	30,000	100	15,000	95	40,000	100	80,000	200
SR-2 Twin Homes Only	35,000	50	17,500	50	60,000	50	80,000	100
SR-3 or SR-4	Must meet requirements of section 30-809							
SLB, SGB, SMU or SM	1 acre	200	1 acre	200	1 acre	200	1 acre	200
SRC	1.5 acre	200	1.5 acre	200	1.5 acre	200	1.5 acre	200
SBP, SI-1 or SI-2	1 acre	150	1 acre	150	1 acre	200	1 acre	200

Recreational Development	(McKinney Lake, Crystal Lake, Hale Lake, Forest Lake)							
SPU	1 acre	200	1 acre	200	1 acre	200	1 acre	200
SRR	1.5 acres	200	1.5 acres	200	1.5 acres	200	1.5 acres	200
SR-1	20,000	75	15,000	75	40,000	150	40,000	150
SR-1a	20,000	75	15,000	75	40,000	150	40,000	150
SR-2 (SR-1 plus "X" per additional dwelling unit)	15,000	60	11,000	60	40,000	75	40,000	115
SR-2 Twin Homes Only	17,500	50	13,000	50	40,000	50	80,000	60
SR-3 or SR-4	Must meet requirements of section 30-809							
SLB	15,000	100	14,000	100	20,000	100	20,000	100
SGB, SMU	15,000	75	12,500	75	20,000	100	20,000	100
SRC	1.5 acre	200	1.5 acre	200	1.5 acre	200	1.5 acre	200
SBP, SI-1 or SI-2	1 acre	200	1 acre	200	1 acre	200	1 acre	150
General Development	Mississippi Reservoir from the Blandin Dam West to City Limits, and Pokegama Lake							
SRR	1.5 acres	200	1.5 acres	200	1.5 acres	200	1.5 acres	200
SR-1	15,000	75	10,000	75	20,000	100	40,000	150
SR-1a	15,000	75	10,000	75	20,000	100	40,000	150
SR-2 (SR-1 plus "X" per additional dwelling unit)	9,000	60	7,500	60	20,000	80	40,000	115

SR-2 Twin Homes Only	12,000	50	8,750	50	20,000	50	40,000	60
SM	1.5 acre	250	1.5 acre	150	1.5 acre	250	1.5 acre	150
SR-3 or SR-4	Must meet requirements of section 30-809							
SPU, SLB, SGB, SMU, SRC, SBP, SI-1, SI-2	Same requirements as Recreational Development Lakes							

RIVER CLASSIFICATION AND ZONING DISTRICTS	Sewered Lot		Unsewered Lot	
	Lot Area	Lot Width	Lot Area	Lot Width
Urban River - Mississippi River Blandin Dam to the N/S ¼ section line of Section 27-55-25				
Tributary River - Mississippi River all areas of township 55 north, range 25 west under City's zoning jurisdiction				
SRR	1.5 acres	200	1.5 acre	200
SR-1	15,000	75	20,000	100
SR-1a	15,000	75	20,000	100
SR-2 (SR-1 plus "X" per additional dwelling unit)	9,000	60	20,000	100
SR-2 Twin Homes Only	12,000	50	20,000	50
SR-3 or SR-4	Must meet requirements of section 30-809			
SLB, SGB, SMU or SM	15,000	75	20,000	100
SRC	1.5 acre	200	1.5 acre	200
SI-1 or SI-2	1 acre	150	1 acre	150
SPU	1 acre	200	1 acre	200

Forested River - Mississippi River - N/S ¼ section line of Section 27-55-25 to the south line of township 55 north, range 25 west				
SRR	1.5 acre	200	1.5 acre	200
SR-1	40,000	200	80,000	200
SR-1a	40,000	200	80,000	200
SR-2 (SR-1 plus "X" per additional dwelling unit)	30,000	100	40,000	100
SR-2, Twin Homes Only	35,000	100	60,000	100
SR-3 or SR-4	Must meet requirements of section 30-809			
SLB, SGB, SMU or SM	1 acre	200	1 acre	200
SRC	1.5 acre	200	1.5 acre	200
SI-1 or SI-2	1 acre	200	1 acre	200
SPU	1 acre	200	1 acre	200

* EXAMPLE:	A SFD located on a sewerred, riparian, Natural Environment Lake lot in a SR-2 zone would require a minimum lot size of 40,000 square feet. A similarly situated duplex would require a minimum lot size of 70,000 square feet (40,000 plus 30,000).
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TABLE 17C-2 MINIMUM SETBACKS/COVERAGE STANDARDS SHORELAND DISTRICTS

	SETBACK FROM OHWL (feet)			SETBACK FROM PROPERTY LINE (feet)				OTHER REQUIREMENTS		
	Buildin	Buildin	Sewage	Front	Interio	Stree	Rea	Maximum <sup>1</sup>	Maximu	Minimum

	g (Public Sewer)	g (Private Sewer)	Treatment System	Street	Front Side	Rear Side	Driveway	Lot Coverage (percentage)	Maximum Building Height	Building Dimension
Natural Environment	(Lily Lake, Nagel Lake and Horseshoe Lake)									
SPU	150	150	150	30	10	15	10	85	60	24
SRR	150	150	150	30	15	30	30	25	35	24
SR-1	150	150	150	30	6—9 <sup>2</sup>	15	30	25	25	24
SR-1a	150	150	150	30	6	15	30	25	25	24
SR-2	150	150	150	30	6—9 <sup>2</sup>	15	30	25	25	24
SR-3	150	150	150	35	10	15	35	75	25	24
SR-4	150	150	150	35	20 <sup>4</sup>	30	35	75	45	24
SLB, SGB	150	150	150	30	10	15	10	85	35	24
SM	150	150	150	30 <sup>5</sup>	10	20 <sup>5</sup>	15	25	45	24
SMU	150	150	150	35	30	30	35	75	45	24
SRC	150	150	150	50	25	25	25	25	35	N/A
SBP	150	150	150	50	15	25	15	85	35	24
SRC, SI-1 or SI-2	150	150	150	50	25	25	25	85	60	N/A
Recreational Development	(McKinney Lake, Crystal Lake, Hale Lake, Forest Lake)									



nt											
SPU	75	100	75	30	10	15	10	85	60	24	
SRR	75	100	75	30	15	30	30	25	35	24	
SR-1	75	100	75	30	6—9 <sup>2</sup>	15	30	35	25	24	
SR-1a	75	100	75	30	6	15	30	35	25	24	
SR-2	75	100	75	30	6—9 <sup>2</sup>	15	30	35	25	24	
SR-3	75	100	75	35	10	15	35	75	25	24	
SR-4	75	100	75	35	20 <sup>4</sup>	30	35	75	45	24	
SLB or SGB	75	100	75	30	10	15	10	85	35	24	
SMU	75	100	75	35	20	30	35	75	45	24	
SRC	75	100	75	50	25	25	25	25	35	N/A	
SRC, SI-1 or SI-2	75	100	75	50	25	25	25	85	60	N/A	
General Development	Mississippi Reservoir from Blandin Dam West to City Limits and Pokegama Lake										
SPU	75	100	75	30	10	15	10	85	60	24	
SRR	50	75	50	30	15	30	30	25	35	24	
SR-1	50	75	50	30	6—9 <sup>2</sup>	15	30	35	25	24	
SR-1a	75	100	75	30	6	15	30	35	25	24	
SR-2	75	100	75	30	6—9 <sup>2</sup>	15	30	35	25	24	

SR-3	75	100	75	35	10	15	35	75	25	24
SR-4	75	100	75	35	20 <sup>4</sup>	30	35	75	45	24
SLB or SGB	75	100	75	30	10	15	10	85	25	24
SM	50	75	50	30 <sup>5</sup>	10	20 <sup>5</sup>	15	25	45	24
SMU	75	100	75	35	20	30	35	75	45	24
SRC	75	100	75	50	25	25	25	25	35	N/A
SBP	75	100	75	50	15	25	15	85	35	24
SI-1 or SI-2	75	100	75	50	25	25	25	90	110	N/A
Urban River	Mississippi River - Blandin Dam to the N/S ¼ section line of Section 27-55-25									
Tributary River	Prairie River - All areas of township 55 north, range 25 west under City's zoning jurisdiction.									
SPU	50	100	75	30	10	15	10	90	60	24
SRR	50	100	75	30	15	30	30	20	35	24
SR-1	50	100	75	30	6—9 <sup>2</sup>	15	30	35	25	24
SR-1a	50	100	75	30	6	15	30	35	30	24
SR-2	50	100	75	30	6—9 <sup>2</sup>	15	30	35	30	24
SR-3	50	100	75	35	10	15	35	75	25	24
SR-4	50	100	75	35	20 <sup>4</sup>	30	35	75	45	24
SLB or SGB	50	100	75	30	10	15	10	90	35	24
SMU	50	100	75	35	20	30	35	75	45	24

SRC	50	100	75	50	25	25	25	25	35	N/A
SRC, SI-1 or SI-2	50	100	75	50	25	25	25	90	60	N/A
Forested River	Mississippi River from N/S ¼ section line of Section 27-55-25 to the south line of township 55 north, range 25 west									
SPU	150	150	100	30	10	15	10	90	60	24
SRR	150	150	100	30	15	30	30	20	35	24
SR-1	150	150	100	30	6—9 <sup>2</sup>	15	30	35	25	24
SR-1a	150	150	100	30	6	15	30	35	30	24
SR-2	150	150	100	30	6—9 <sup>2</sup>	15	30	35	30	24
SR-3	150	150	100	35	10	15	35	75	25	24
SR-4	150	150	100	35	20 <sup>4</sup>	30	35	75	45	24
SLB or SGB	150	150	100	30	10	15	10	90	35	24
SMU	150	150	100	35	20	30	35	75	45	24
SRC	150	150	150	50	25	25	25	25	35	N/A
SRC, SI-1 or SI-2	150	150	100	50	25	25	25	90	60	N/A

FOOTNOTES:	1.	These maximum lot coverage's are subject to the requirements of section 30-806(3) otherwise the maximum allowable lot coverage within a shoreland district is 25 percent (see definition of "impervious surface").
	2.	The sum of the two side yards must equal at least 15 feet, and six feet is the

		minimum dimension.
	3.	These yards may be reduced to zero feet if abutting a CBD zone.
	4.	For Twin Homes, the interior side setback shall be nine feet or zero feet minimum.
	5.	Where front or side yards abut either federal, state or county roadways, the required setback shall be a minimum of 50 feet (per 6120.3300, subpart F).
<p>* Single-family development within the SR-1 or SR-2 zones on legal lots of record that fall below the minimum lot size and width standards may be permitted to cover up to 50 percent of the lot with impervious surfaces. Development of conforming lots within the SR-1/SR-2 district shall be limited to the provisions of Table 17C-2. (Accessory structures in shoreland follow standard setbacks. Exception: Water Oriented Structures follow Shoreland Regulations.</p>		

**TABLE 3-A  
DISTRICT DEVELOPMENT REGULATIONS - BUFFERYARD COMPONENTS**

Required Plant Materials per 100 Linear Feet (from each category)

Type of Bufferyard	Canopy Trees	Understory Evergreen Trees	Shrubs	Fence
A	1	2	4	No
B	1	3	6	No
C	1	4	8	No
D	1	5	10	Yes*
E	1	6	12	Yes**

\* Fence required only when off-street parking area abuts a residential zone and fences are required only when an off-street parking area is situated abutting a residential zone and located within 25 feet of a residential zone property line. The fence shall not be less than 3½ feet high nor more than six feet high, and located within 25 feet of a residential zone property line. The fence shall not be less than 3½ feet nor

more than six feet in height, and shall have an opacity of not less than 90 percent. No parking lot fencing shall be required in a required front yard or street side yard.

\*\* In addition to the parking lot fence requirements for a type E bufferyard, a fence shall be required only on the common lot line(s) or lot lines adjacent to an alley, but shall not extend into the required front yard. The fence shall have an opacity of not less than 90 percent, and shall be six feet high, unless otherwise required in this article.

TABLE 3-B  
DISTRICT DEVELOPMENT REGULATIONS - BUFFERYARDS REQUIRED BY LOCATION

Zoning of Subject Property	Zoning of Adjacent Property																			
	RR	R-1	R-1a	R-2	R-3	R-4	LB	GB	CB D	MU	M	RC	BP	I-1	I-2	CD	PU	AG	AP	
RR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
R-1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
R-1a	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
R-2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
R-3	C	C	C	C	A	A	A	A	A	A	A	A	A	A	A	C	C	C	A	
R-4	C	C	C	C	B	A	A	A	A	A	A	A	A	A	A	C	C	C	A	
LB	D	D	D	D	D	D	A	A	A	A	A	A	A	A	A	D	D	D	A	
GB	D	D	D	D	D	D	A	A	A	A	A	A	A	A	A	D	E	E	A	
CBD	B	B	B	B	B	B	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MU	B	B	B	B	A	A	A	A	A	A	A	A	A	A	A	A	B	A	A	
M	D	D	D	D	D	D	A	A	A	A	A	A	A	A	A	D	D	D	A	

RC	B	B	B	B	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
BP	E	E	E	E	E	E	B	A	A	A	B	A	A	A	A	E	E	E	E
I-1	E	E	E	E	E	E	B	A	A	A	B	A	A	A	A	E	E	N/A	N/A
I-2	E	E	E	E	E	E	B	A	A	A	D	A	A	A	A	E	E	E	A
CD	A	A	A	A	A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PU	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
AG	A	A	A	A	A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
AP	C	C	C	C	C	C	A	A	A	A	A	A	A	A	A	A	A	C	N/A

APPENDIX 1  
Examples of Acceptable Plantings

CANOPY	UNDERSTORY	EVERGREENS	SHRUBS
Red Maple	Amur Maple	White Fir	Black Chokeberry
Sugar Maple	American Alder	Balsam Fir	Japanese Barberry
Yellow Birch	Serviceberry	Eastern Red Cedar	Siberian Peashrub
Paper Birch	River Birch	White Spruce	Russian Peashrub
Common Hackberry	Pagoda Dogwood	Blackhill Spruce	American Bittersweet
White Ash	Cockspur Hawthorn	Norway Spruce	Button Bush

Green Ash	Winterking Hawthorn	Blue Spruce	Bailey's Dogwood
Bigtoothed Aspen	Russian Olive	Jack Pine	Gray Dogwood
Quaking Aspen	Crab Apples	Austrian Pine	Redozier Dogwood
White Oak	Ironwood	Red Pine	American Hazelnut
Swamp White Oak	Plum	White Pine	Burning Bush
Northern Red Oak		Scotch Pine	Forsythia
Barr Oak		Douglas Fir	Common Witchhazel
Pin Oak		American Arborvitae	Common Privet
		Canadian Hemlocki	Clavy's Dwarf Honeysuckle
			Honeysuckle-Bush
			Northern Bayberry

NOTE: This listing is not necessarily inclusive of all the plant species that would be acceptable in the city. It is intended to be illustrative of the types of plants that grow well here. Contact a qualified landscaper or nursery professional for more information.

(Code 1978, § 23.5(F); Ord. No. 05-05-08, 5-18-2005; Ord. No. 05-06-12, 6-27-2005; Ord. No. 05-10-15, 10-24-2005; Ord. No. 06-03-01, 3-13-2006; Ord. No. 06-03-01, 3-27-2006; Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007; Ord. No. 07-12-12, 12-10-2007; Ord. No. 10-01-01; 1-25-2010; Ord. No. 10-02-02, 2-22-2010; Ord. No. 12-06-07, Exh. C, 6-11-2012; Ord. No. 12-12-11, Exh. B, 12-17-2012; Ord. No. 13-10-12, 10-28-2013; Ord. No. 15-05-03, 5-11-2015; Ord. No. 16-05-05, Exh. D, 5-23-2016)

Implementation Strategy	On-Going Action	Short Term Action	Long Term Action	Responsible Parties
<b>Support Community Character and Sense of Place</b>	<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>
<b>Support a Mix of Land Uses</b>	<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>
<b>Sustain Open Space and Natural Infrastructure</b>	<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>



**30-482 Zoning Districts Map**

The location and boundaries of the districts established in section 30-481 are shown upon the official zoning map, with all notations, references and other information shown thereon, and all amendments thereto, shall be as much a part of this division as if fully set forth and described in this section. The zoning map shall be kept on file in the office of the zoning administrator.

Item 3.

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.