

**CHARTER TOWNSHIP OF GRAND RAPIDS  
COUNTY OF KENT, MICHIGAN**

At a regular meeting of the Township Board of the Charter Township of Grand Rapids, held in the Township Hall, 1836 East Beltline Avenue, N.E., Grand Rapids, Michigan, on the 19th day of September, 2023, at 7:00 p.m.

PRESENT: Christopoulos, DeVries, Mott, Robinette, Van Dyke

ABSENT: Roth, Yeiter

The following ordinance was offered by Member Christopoulos and supported by Member Mott.

**ORDINANCE NO. 541**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE  
OF THE CHARTER TOWNSHIP OF GRAND RAPIDS**

**[Text Amendments]**

THE CHARTER TOWNSHIP OF GRAND RAPIDS ORDAINS:

Section 1. Definition of Frontage. Section 2.3 of the Charter Township of Grand Rapids Zoning Ordinance is hereby amended by the addition of the following definition of “frontage” as subsection 2.3.6 with the subsections following being renumbered sequentially:

Frontage: When referring to a dimensional requirement, the distance along an abutting public or private road right of way or shared driveway easement, measured between the intersecting lot lines. In the case of a lot located on a curve or cul-de-sac, it is the radial distance along the right of way line.

Section 2. “Secondary” Front Yard. Section 4.20 of the Charter Township of Grand Rapids Zoning Ordinance is hereby amended by the deletion of subsection 1.c thereof. Subsection 1.d shall be renumbered subsection 1.c.

Section 3. Minimum Floor Area/Accessory Space. The Charter Township of Grand Rapids Zoning Ordinance is hereby amended by the addition of section 4.26 thereto as follows:

**4.26 Minimum Residential Floor Area; Allowable Attached Accessory Space.**

1. Where the term “minimum floor area” or “living area” are used with reference to a dwelling, only the following climate-controlled areas shall be counted toward meeting the minimum requirements:
  - a. Bedrooms meeting the building code requirements for sleeping quarters.
  - b. Bathrooms.
  - c. Kitchens.
  - d. Home offices as permitted.
  - e. Dining rooms.
  - f. Living and family rooms.
  - g. Laundry rooms
  - h. Hallways, closets, and pantries serving the areas described above.
2. The following areas within a dwelling shall not be included in meeting the required minimum floor area or living area:
  - a. Garages for passenger vehicles, recreational vehicles, boats, motorhomes or trailers.
  - b. Indoor tennis, basketball, pickleball or similar sports courts, or indoor swimming pool areas.
  - c. Workshops.
  - d. Storage areas for lawn or recreational equipment with direct access to the outdoors.
  - e. Basement areas, defined as those areas of the dwelling where at least one half of the height between the floor and ceiling is below grade.
3. A defining characteristic of a dwelling is that the living area within the dwelling equals or exceeds areas devoted to accessory uses. Accordingly, that area within a dwelling which may not be counted as living space, except for basement areas which are located directly beneath living

areas, shall not exceed the area which may be counted as living areas.

Section 4.     Solar Energy Equipment. The Charter Township of Grand Rapids Zoning

Ordinance is hereby amended by the addition of section 4.27 thereto as follows:

**Section 4.27 Solar Energy Equipment.**

1. Solar energy equipment which provides electricity or heat only for the principal use on the lot on which it is located is permitted as an accessory structure subject to this section.
2. The generating capacity of the equipment may not exceed the demand of the principal use. This does not prohibit the occasional transfer of electricity into the electricity distribution grid when the power generated is not needed.
3. No solar energy equipment shall be installed prior to obtaining a zoning compliance permit and all required building, electrical, plumbing, and mechanical permits.
4. Building mounted solar energy equipment is permitted subject to the following requirements:
  - a. Solar energy equipment mounted on the roof of the building shall not project above the highest point of a peaked roof nor more than five feet above the highest point of flat roof, but in no event shall exceed the maximum building height limitation for the zoning district in which it is located and shall not project beyond the eaves of the roof.
  - b. Solar energy equipment mounted on the roof of a building shall be only of such weight as can be safely supported by the roof. Proof in the form of a certification by a professional engineer or other qualified person may be required prior to installation.
  - c. Solar energy equipment that is wall mounted shall not exceed the height of the building wall to which it is attached.
  - d. The exterior surfaces of solar energy equipment shall be generally neutral in color and substantially non-reflective of light.

5. Ground mounted solar energy equipment is permitted subject to the following requirements:
  - a. Ground mounted solar energy equipment shall not exceed a total of 500 square feet in surface area and not exceed a height of 16 feet from the ground measured to the highest point of the equipment.
  - b. The exterior surfaces of solar energy equipment shall be generally neutral in color and substantially non-reflective of light.
  - c. Ground mounted solar energy equipment shall comply with the same location and setback requirements as are applicable to accessory buildings. If it is demonstrated that a front yard location is necessary for proper solar exposure, ground mounted solar energy equipment may be permitted in a front yard, provided that it is located at least twice the applicable setback from the front lot line required for a principal building in the district.
  - d. Ground mounted solar energy equipment larger than 500 square feet in area may be permitted in the Commercial Zoning Districts with special land use approval subject to site plan review and the general conditions for special land use approval or may be permitted within a Planned Unit Development.

Section 5. Multifamily Projects: R-PUD District. Section 15.6 of the Charter Township of Grand Rapids Zoning Ordinance is hereby amended by the addition of the following as subsection 5 thereof:

5. **Location for PUDs Including Multifamily Buildings.**
  - a. Any PUD which includes duplexes or multifamily buildings shall have not less than 300 feet of frontage on a road which has two or more travel lanes in each direction, not including left turn lanes.
  - b. The sole access to such a PUD shall be from that road with two travel lanes in each direction.

Section 6.     Multifamily Projects: OR-PUD District.     Section 17.6 of the Charter Township of Grand Rapids Zoning Ordinance is hereby amended by the addition of the following as subsection 3, with subsections 3 and 4 being renumbered sequentially:

- 3.     **Location for PUDs including multifamily buildings.**
  - a.     Any PUD which includes duplexes or multifamily buildings shall have not less than 300 feet of frontage on a road which has two or more travel lanes in each direction, not including left turn lanes.
  - b.     The sole access to such a PUD shall be from that road with two travel lanes in each direction.

Section 7.     Speedbumps.     Section 27.7 of the Charter Township of Grand Rapids Zoning Ordinance is hereby amended by the amendment of subsection 14 thereof to read in entirety as follows:

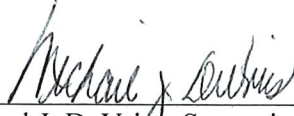
14.     Speed bumps may be installed if approved or required by the Township. Speed bumps, where provided, shall be spaced no less than 300 feet apart and must be designed to provide for proper street surface drainage. Speed bumps must have a 14-foot-long vertical cross section, measured perpendicular to the direction of traffic flow. Each speed bump shall have a parabolic curve of the maximum height of 3 inches at the midpoint.

Section 8.     Publication/Effective Date.     This Ordinance shall become effective seven days after its publication or seven days after the publication of a summary of its provisions in a local newspaper of general circulation.

AYES:           Members:     Van Dyke, Christopoulos, DeVries, Mott, Robinette

NAYS:           Members:     None

ORDINANCE DECLARED ADOPTED.



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Michael J. DeVries, Supervisor  
Charter Township of Grand Rapids



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Edward J. Robinette, Clerk  
Charter Township of Grand Rapids

STATE OF MICHIGAN     )  
                                          ) ss.  
COUNTY OF KENT         )

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Township Board of the Charter Township of Grand Rapids at a public meeting held on the date first stated above, and I further certify that public notice of such meeting was given as provided by law.



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Edward J. Robinette, Clerk  
Charter Township of Grand Rapids

First Reading: September 5, 2023

Second Reading: September 19, 2023

Ordinance Becomes Effective: October 1, 2023