### **Sec. 5.5.06. - Site Layout and Building Placement Requirements.**

1. *Site Layout and Building Placement Table.* All development in Residential Zone Districts must comply with the requirements in Table 5.5.06.A. unless otherwise expressly stated, or unless a different requirement is contained in an applicable Overlay District. Lot area and lot width requirements listed in Table 5.5.06.A. shall be used where there is not an established lot size.

| **Table 5.5.06.A. Site Layout and Building Placement: Residential Zone Districts** |
| --- |
| **Neighborhood Classification** | **TN** | **MCN** | **MON** | **Use or Other Regulations** |
| **Zone District** | **LDR** | **MDR** | **LDR** | **MDR** | **LDR** | **MDR** |
| Minimum Lot Area (sq. ft./unit - except as noted) |
|  Detached single-family, interior | 3,800 | 2,500 | 5,000 1 | 3,000 1 | 7,000 1 | 3,500 1 | 5.5.06.B. |
|  Detached single-family, corner | 5,000 | 3,000 | 6,000 | 4,000 | 8,000 | 4,500 |
|  Attached single-family | 1,500 | 1,250 | 3,500 | 3,000 | 4,500 | 4,000 | 5.5.06.B,5.5.08 |
|  Two-family (total) | 3,800 | 2,500 | 5,000 1 | 3,000 1 | 7,000 1 | 3,500 1 | 5.5.06.B. |
|  Multiple family/group living: | Minimum (sq. ft./unit) | 0 | 0 | 2,500 | 1,500 | 2,750 | 1,750 | 5.5.09. |
| Minimum lot area (total sq. ft.) | — | — | 20,000 | 20,000 | 25,000 | 25,000 | [5.9.20](https://library.municode.com/mi/grand_rapids/codes/code_of_ordinances?nodeId=TITV--ZONING_PLANNING_CH61ZOOR_ART9USRE_S5.9.20MUMIDW). |
|  Non-residential uses | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 5.6.07.B. |
| Minimum Lot Width (ft.) |
|  Detached single-family, interior | 36 | 36 | 42 1 | 42 1 | 60 1 | 60 1 | 5.5.06.C. |
|  Detached single-family, corner | 50 | 50 | 70 | 60 | 70 | 70 |
|  Attached single-family (per unit) | — | — | 35 | 30 | 45 | 40 |
|  Two-family | 36 | 36 | 70 1 | 60 1 | 90 1 | 80 1 |
| Multiple family/group living | 3—6 units | 36 | 36 | 100 | 90 | 100 | 100 | 5.5.06.C. |
| 7 or more units | 90 | 80 |
|  Non-residential uses | 80 | 80 | 80 | 80 | 100 | 100 | — |
| Minimum Setbacks and Yards for Residential Uses (ft.) |
| Required Building Line (RBL) | 27 1 | 22 1 | 35 1 | 30 1 | — | — | 5.5.06.D. |
| Front setback | — | — | — | — | 30 | 20 |  |
| Interior Side Setback | One side | 5 | 5 | 7 | 5 | 7 | 7 | 5.5.06.E. |
| Total both sides | 10 | 10 | 14 | 10 | 14 | 14 |
| Corner Side Setback | One side | 5 | 5 | 7 | 5 | 10 | 7 | 5.5.06.E. |
| Total both sides | 20 | 20 | 20 | 20 | 25 | 20 |
| Rear Setback | 5 | 5 | 5 | 5 | 5 | 5 | 5.5.06.F. |
| Minimum Setbacks and Yards for Non-Residential Uses (ft.) |
|  Front setback | 20 | 20 | 25 | 25 | 25 | 25 | 5.5.06.D. |
|  Side setback | 10 | 10 | 10 | 10 | 20 | 20 | 5.5.06.E. |
|  Rear setback | 25 | 25 | 30 | 30 | 30 | 30 | 5.5.06.F. |
| See Section 5.11.11.C. for minimum buffer widths where non-residential uses abutting residential uses. |
| Building Façade Along RBL (%) | 60 | 60 | 50 | 50 | — | — | 5.5.06.G. |
| Minimum Green Space at Grade (% of lot area) |
|  Detached single-family | 0 | 0 | 0 | 0 | 0 | 0 | 5.5.06.H. |
|  Attached single-family | 0 | 0 | 0 | 0 | 0 | 0 |
|  Two-family | 0 | 0 | 0 | 0 | 0 | 0 |
|  Multiple family | 0 | 0 | 0 | 0 | 0 | 0 |
|  Non-residential uses | 0 | 0 | 0 | 0 | 0 | 0 |
| Minimum Tree Canopy (% of lot area) |
|  Multiple-family/group living | 37 | 34 | 48 | 41 | 51 | 35 | [5.11.09](https://library.municode.com/mi/grand_rapids/codes/code_of_ordinances?nodeId=TITV--ZONING_PLANNING_CH61ZOOR_ART11LAGRIN_S5.11.09MITRCA). |
|  Non-residential uses | 37 | 34 | 48 | 41 | 51 | 35 |
| 1 This dimension shall apply in areas not established, per Sections 5.2.05.C. and 5.5.06.B-D. |
| 2 See Section 5.5.06.B.4. |
| "—" = Not Applicable |

### **Sec. 5.5.07. - Building Element Requirements.**

1. *Building Elements Table.* All development in the Residential Zone Districts shall comply with the requirements in Table 5.5.07.A. Building Elements unless otherwise expressly stated, or unless a different requirement is contained in an applicable Overlay District.

| **Table 5.5.07.A. Building Elements: Residential Zone Districts** |
| --- |
| **Neighborhood Classification** | **TN** | **MCN** | **MON** | **Use or Other Regulations** |
| **Zone District** | **LDR** | **MDR** | **LDR** | **MDR** | **LDR** | **MDR** |
| Maximum Height |
| Residential Permitted Use | Stories | 3 ½ | 3 ½ | 3 ½ | 3 ½ | 3 ½ | 3 ½ | 5.5.07.B.1. |
| Feet | 50 | 50 | 50 | 50 | 50 | 50 |
| Residential SLU | Stories | 3 ½ | 4 | 3 ½ | 6 | 3 ½ | 8 | 5.5.07.B.2 |
| Feet | 50 | 60 | 50 | 90 | 50 | 120 |
| Non-Residential | Stories | 3 | 3 | 3 | 3 | 3 | 3 ½ | 5.5.07.B.1. |