

93490 Result: Approved

Mover: O'Connor. Supporter: Perdue.

Yeas: Bliss, Knight, O'Connor, Perdue, Robbins, Ysasi, Goei

**ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 61,  
TITLE V OF THE CODE OF THE CITY OF GRAND RAPIDS ENTITLED  
"ZONING ORDINANCE"**

**ORDINANCE NO. 2024 - 20**

**THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:**

Section 1. That the Single room occupancy (SRO) row of Household Living of Title V, Chapter 61, Table 5.05.05.B. of Section 5.5.05 of the Code of the City of Grand Rapids be amended to read as follows:

**Sec. 5.5.05. Uses of Land.**

Table 5.5.05.B. Uses: Residential Zone Districts					
Use Category	Specific Use		TN, MCN, MON		Use or Other Regulations
			LDR	MDR	
RESIDENTIAL					
Household Living	Single room occupancy (SRO)	"6 or fewer units	P	P"	5.9.32.
		"7-12 units	S	S"	
		"13 or more units	X	S"	

Section 2. That the Transitional or emergency shelter row of Household Living of Title V, Chapter 61, Table 5.05.05.B. of Section 5.5.05. of the Code of the City of Grand Rapids be amended to read as follows:

**Sec. 5.5.05. Uses of Land.**

Table 5.5.05.B. Uses: Residential Zone Districts					
Use Category	Specific Use		TN, MCN, MON		Use or Other Regulations
			LDR	MDR	
RESIDENTIAL					
Household Living	Transitional or emergency shelter		"S"	S	5.9.36.

Section 3. That the Accessory dwelling unit row of Accessory Uses of Title V, Chapter 61, Table 5.05.05.B. of Section 5.5.05. of the Code of the City of Grand Rapids be amended to read as follows:

**Sec. 5.5.05. Uses of Land.**

Table 5.5.05.B. Uses: Residential Zone Districts				
Use Category	Specific Use	TN, MCN, MON		Use or Other Regulations
		LDR	MDR	
RESIDENTIAL				
Accessory Uses	Accessory dwelling unit	"P"	P"	5.9.03.

Section 4. That Title V, Chapter 61, Section 5.5.05. of the Code of the City of Grand Rapids be amended to read as follows:

**Sec. 5.5.05. Uses of Land.**

"C. *Attached Single-Family Residential Use.* For development of Attached Single-Family dwellings on a single lot.

1. Permitted Use within LDR zone districts where the following conditions apply:
  - a. Where four (4) or fewer units are constructed in a row on a vacant lot and no demolition is required; and
  - b. The parcel is located within five-hundred (500) linear feet of a TBA, TOD, TCC or C Zone District, as measured from the closest point of the parcels along the public right-of-way.
2. Special Land Use within LDR zone districts where the following conditions apply:
  - a. Where demolition of an existing structure is required; or
  - b. More than five (5) units are constructed in a row.

D. *Two-Family Residential Use.* A two-family residential dwelling is a Permitted Use within LDR zone districts when located on a corner lot.

E. *Multiple-Family Residential Use.* A multiple-family residential development of six (6) or fewer units is a permitted use on Link Residential and Network Residential Streets in the TN-LDR Zone District."

Section 5. That the Detached single-family, interior row under Minimum Lot Area of Title V, Chapter 61, Table 5.5.06.A. of Section 5.5.06. of the Code of the City of Grand Rapids be amended to read as follows:

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

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)							
Two-family (total)	"3,800	2,500"	5,000 <sup>1</sup>	3,000 <sup>1</sup>	7,000 <sup>1</sup>	3,500 <sup>1</sup>	5.5.06.B.

Section 6. That the Two-family row under Minimum Lot Area of Title V, Chapter 61, Table 5.5.06.A. of Section 5.5.06. of the Code of the City of Grand Rapids be amended to read as follows:

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

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)							
Two-family (total)	"3,800	2,500"	7,000 <sup>1</sup>	6,000 <sup>1</sup>	9,000 <sup>1</sup>	8,000 <sup>1</sup>	5.5.06.B.

Section 7. That the Detached single-family, interior row under Minimum Lot Width of Title V, Chapter 61, Table 5.5.06.A. of Section 5.5.06. of the Code of the City of Grand Rapids be amended to read as follows:

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

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 Width (ft.)							
Detached single-family, interior	"36	36"	42 <sup>1</sup>	42 <sup>1</sup>	60 <sup>1</sup>	60 <sup>1</sup>	5.5.06.C.

Section 8. That the Two-family row under Minimum Lot Width of Title V, Chapter 61, Table 5.5.06.A. of Section 5.5.06. of the Code of the City of Grand Rapids be amended to read as follows:

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

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 Width (ft.)							
Two-family	"36	36"	70 <sup>1</sup>	60 <sup>1</sup>	90 <sup>1</sup>	80 <sup>1</sup>	5.5.06.C.

Section 9. That the Multiple family/group living row under Minimum Lot Width of Title V, Chapter 61, Table 5.5.06.A. of Section 5.5.06. of the Code of the City of Grand Rapids be amended to read as follows:

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

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 Width (ft.)								
"Multiple family/group living	3-6 units	36	36	100	90	100	100	5.5.06.C."
	7 or more units	90	80					

Section 10. That the Maximum Height row of Title V, Chapter 61, Table 5.7.04.D. of Section 5.7.04. of the Code of the City of Grand Rapids, be amended to read as follows:

**Sec. 5.7.04. Special District - Industrial-Transportation (SD-IT).**

Table 5.7.04.D. Building Elements: Industrial Transportation District	
Maximum Height	3 stories or 45 ft., whichever is less. "Height may be increased by the Planning Commission in accordance with the Special Land Use standards and procedures of Section 5.12.09."

Section 11. That Title V, Chapter 61, Section 5.9.02.A. of the Code of the City of Grand Rapids be amended to add Subsection 4. to read as follows:

**Sec. 5.9.02. Applicability.**

A. *Use Regulations and Approval Process of Table 5.9.02*

- "4. *Special Land Use.* All uses listed shall be in accordance with the provisions of Section 5.12.09. The Planning Commission shall have the authority to waive or alter the Use Regulations contained in this Article provided the standards of Section 5.12.09 are substantially met."

Section 12. That the Accessory dwelling units row of Title V, Chapter 61, Table 5.9.02. of Section 5.9.02. of the Code of the City of Grand Rapids be amended to read as follows:

**Sec. 5.9.02. Applicability.**

Table 5.9.02. Use Regulations and Approval Process					
Use	Section	Counter Review	Director Review	Qualified Review	Special Land Use
Accessory dwelling units	5.9.03.	"LDR, MDR	CC, TCC, TBA, TOD, C, NOS	—"	—

Section 13. That the Single room occupancy row of Title V, Chapter 61, Table 5.9.02. of Section 5.9.02. of the Code of the City of Grand Rapids be amended to read as follows:

**Sec. 5.9.02. Applicability.**

Table 5.9.02. Use Regulations and Approval Process					
Use	Section	Counter Review	Director Review	Qualified Review	Special Land Use
Single room occupancy	5.9.32.	—	CC, TCC, TBA, TOD, C, NOS	—	“LDR, MDR”

Section 14. That Title V, Chapter 61, Section 5.9.03. of the Code of the City of Grand Rapids be amended in its entirety to read as:

**Sec. 5.9.03. Accessory Dwelling Units (ADU).**

- “A. Not more than one (1) Accessory Dwelling Unit (ADU) may be permitted per lot.
- B. An ADU may be permitted only in association with a single-family or two-family dwelling.
- C. *Minimum Lot Area.* An ADU may be developed on a lot meeting the minimum lot size for the applicable zone district.
- D. *Residential Density.* An ADU shall be excluded from maximum residential density requirements.
- E. *Setbacks.*
  - 1. An attached ADU shall be subject to the zone district setback requirements for a primary structure.
  - 2. A detached ADU shall be subject to the zone district setback requirements for an accessory structure.
- F. *Floor Area.*
  - 1. The maximum permitted floor area for an accessory structure that contains a second floor ADU may be increased by one hundred (100) percent solely for the construction of a second-floor unit.
  - 2. *Maximum ADU Size.* The ADU shall not exceed forty (40) percent of the gross floor area of the primary structure or four hundred (400) square feet, whichever is larger. In no case shall the ADU exceed eight hundred fifty (850) square feet in gross floor area.
- G. *Building Height.* The maximum permitted height of a detached ADU is twenty-five (25) feet.
- H. *Bedroom Maximum.* A maximum of two (2) bedrooms are permitted within an ADU.
- I. *Rental.* No ADU shall be rented for fewer than thirty (30) days and shall not be used as a short-term rental. If the ADU is not occupied as a residence by the owner, it shall be registered and certified as required in Chapter 140 of the City Code.

- J. *Alterations or New Construction.* Any alterations to existing buildings or structures or the construction of a new structure to accommodate an ADU shall be designed to maintain the architectural design, style, appearance and character of the main building , including but not limited to entrances, roof pitch, siding and windows.
- K. *Deed Restriction.* A deed restriction enforceable by the City shall be recorded prior to the issuance of a building permit stipulating that the ADU will not be conveyed separately from the primary dwelling unit(s). An alternative form of security may be substituted if it meets the intent of this provision and is approved by the City Attorney.”

Section 15. That Title V, Chapter 61, Section 5.9.06. of the Code of the City of Grand Rapids be amended in its entirety to read as follows:

**Sec. 5.9.06. Attached Single-Family and Two-Family Dwellings.**

- “A. Attached dwellings must comply with the dimensional and design standards of Sections 5.5.06. and 5.5.07., except where these standards are expressly modified by this Section.
- B. *Minimum Lot Area.* The minimum lot area per dwelling unit is as required in the Zone District.
- C. *Minimum Setbacks.*
  - 1. *Interior Lots.* The minimum required interior side setback on the side of the dwelling unit containing the common wall is reduced to zero. The (interior) side and rear setback standards of the Zone District apply around the perimeter of the project.
  - 2. *Corner Lots.*
    - a. The interior side setback may be reduced to zero. However, the remaining side setback must comply with the standards of the Zone District.
    - b. The required building setback from one (1) front lot line may be reduced to fifteen (15) feet. This setback may be further reduced to match the predominant setbacks of adjoining structures on the same side of the street between the nearest intersecting streets or alleys, provided that a minimum setback of three (3) feet is provided in all cases.
- D. *Minimum Building Width.* Each dwelling shall have a minimum dimension of fourteen (14) feet in any horizontal dimension.
- E. *Separation Between Walls.*

1. When the end wall of a row of attached single-family dwellings faces the front wall or rear wall of another row of attached dwellings, there shall be at least twenty (20) feet between the main buildings (excluding minor building projections allowed under Section 5.2.05.).
2. Driveways, walkways, and open parking areas may be located within this separation area, provided that landscaped planting areas with a minimum separation of four (4) feet from one (1) building wall are provided.

F. *Building Façades on Public Streets.*

1. *Building Façades.* Building façades that face public streets shall include elements typical of a front façade, including doors and/or windows.
2. *Attached Single-Family Dwelling Façade Treatment.* The front of each dwelling must be distinct through either the use of different façade materials; staggered building lines of at least two (2) feet; an identifiable permanent architectural design element such as a chimney; pilaster or column (excluding gutter spouts or siding trim); or a combination of these methods.

G. *Attached Single-Family Roof Line.* The roof line of each dwelling must be distinct through either a separation of roof pitches (minimum difference at least five (5) degrees), a difference in roof direction, a difference in roof height (minimum of two [2] vertical feet), or a combination of both methods.

H. *Garage Doors.*

1. *Attached Single-Family Garage Door Entrances.*
  - a. Garage door entrances for individual dwellings shall not face a public street. Alleys or interior driveways shall be used for access. This provision is not intended to prohibit garage doors that serve common parking areas.
  - b. Administrative Departure. Garages for individual dwellings may be approved to face a public street where site conditions warrant. If approved, garage doors shall be set back at least twenty (20) feet from the front lot line. Garage doors shall be subject to the same transparency requirements as the building façade.
2. *Maximum Width.* Garage doors facing the street may not occupy more than forty (40) percent of the width of the street-facing façade of the main building. The maximum continuous, uninterrupted width of a garage door (or combination of smaller, single-car garage doors)

along the street-facing façade may not exceed twenty-five (25) feet. A minimum separation of two (2) feet is required between garage doors.

3. *Recess.* All garage doors must be recessed at least five (5) feet from the front building wall nearest the front lot line.

I. *Private Yards.*

1. *Minimum Area.* Each attached single-family dwelling shall have at least two hundred (200) square feet of private yard with a minimum dimension of five (5) feet.
2. *Location.* For attached single-family dwellings, the private yard shall be contiguous to individual units, immediately adjacent to a wall of the dwelling it serves.
3. *At Grade.* Required private yards may be at grade, or within four (4) feet of grade if a terrace or patio. An Administrative Departure may be approved for a deck that is more than four (4) feet above grade.
4. *Contiguous to Common Open Space.* Required private yards for attached single-family dwellings may be within a common open space area provided that the common area is contiguous and directly accessible to the dwelling and the private yard area exceeds the minimum required common open space.
5. *Driveways and Parking.* No driveways or off-street parking spaces (open or enclosed) may be located within required private yards.

J. *Attached Single Family Dwellings - Common Open Space.*

1. *Minimum Required Open Space.* In addition to required private yards in Section 5.5.08.K., an attached single-family dwelling development of forty (40) or more units must provide a minimum of one hundred fifty (150) square feet of common open space per dwelling unit.
2. *Minimum Dimensions.* Required common open space must be located on the same lot as the development and in one (1) or more usable, common areas, each with minimum dimensions of twenty-five (25) feet and a minimum area of two thousand (2,000) square feet.
3. *Accessibility and Landscaping.* Common open space areas must be accessible to all attached single-family dwellings and must be improved with landscaping, recreational facilities, and/or walkways.
4. *Trees.* Trees must be planted within common open space areas at the rate of one (1) tree for every one thousand (1,000) square feet of required common open space. All trees must have a minimum two and one-half (2½) inch caliper.

5. *Driveways and Parking.* No driveways or off-street parking spaces (open or enclosed) may be located within the common open space. Bollards, curbs, wheel stops or other similar features shall be provided to ensure that required open space is not used for off-street parking, loading or vehicle circulation.”

Section 16. That Title V, Chapter 61, Section 5.9.20. of the Code of the City of Grand Rapids be amended in its entirety to read as follows:

**Sec. 5.9.20. Multiple-Family Dwellings.**

“A. *Applicability.* The following requirements apply to multiple-family dwellings, not including attached single-family dwellings, within any Residential Zone District, unless otherwise noted.

B. *Location.*

1. Multiple-family dwellings shall not be located on a Neighborhood Residential Street as defined in the City's Street Classification Policy. The Planning Commission may waive this restriction for redevelopment projects.
2. In the TN-LDR Zone District, a multiple-family development of six (6) or fewer units is a permitted use when located on a Link Residential or Network Residential Street.

C. *Open Space.*

1. *Minimum Required Greenspace or Urban Open Space.*
  - a. In the MCN and MON district, every residential unit shall have a minimum of sixty-five (65) square feet of greenspace or urban open space and the required open space must be provided on the same lot as the dwelling unit(s) it serves.
  - b. The open space area shall be substantially covered with grass, ground cover, shrubs, plants, trees or usable outdoor space open features, such as walkways or patios.
  - c. The open space area shall not be less than twelve (12) feet in any dimension.
  - d. The open space area must be usable, and cannot be occupied by mechanical equipment, dumpsters or service areas.
2. *Required Rear Yard.* In the MCN and MON districts, the required rear yard open space shall be within the rear yard, at ground level or, if on a terrace or patio, within four (4) feet of ground level. Where structures are in the rear yard setback and do not exceed six (6) feet in height, required open space may be provided directly above the structures.

- D. *Driveways and Parking.* No driveways or off-street parking spaces (open or enclosed) shall be within the required rear yard space. Bollards, curbs, wheel stops or other similar features shall be provided to ensure that required rear yard open space is not used for off-street parking, loading or vehicle circulation.”

Section 17. That Title V, Chapter 61, Section 5.9.32. of the Code of the City of Grand Rapids be amended in its entirety to read as follows:

**Sec. 5.9.32. Single Room Occupancy (SRO).**

- “A. *Separation Requirement.* Any SRO having thirteen (13) or more units shall be at least one thousand five hundred (1,500) feet from any other SRO, residential rehabilitation facility, transitional or emergency shelter, or small or large adult foster care facility.
- B. *Continuous Tenancy.* At least ninety (90) percent of the SRO units shall be occupied by the same tenants for a continuous period of at least ninety (90) days.
- C. *Size Limitation.* An SRO unit shall be limited to one (1) habitable room of three hundred (300) square feet or less, exclusive of up to seventy (70) square feet of floor area devoted to kitchen use.
- D. *Good Neighbor Plan.* When a Special Land Use is required, a Good Neighbor Plan shall be submitted in accordance with the requirements of Section 5.12.06.D.”

Section 18. That Title V, Chapter 61, Section 5.9.35.H. of the Code of the City of Grand Rapids be amended to read as follows:

**Sec. 5.9.35. Temporary Structures and Uses.**

- H. *“Assembly and Fundraising Activities.* Assembly activities (e.g., carnivals, fairs, rodeos, sport events, concerts, and shows) or fundraising activities that benefit a community service group or non-profit organization (e.g. car washes, bake sales, auctions) are permitted in Residential Zone Districts on properties approved for educational, governmental, or institutional uses and in Mixed-Use Commercial Zone Districts, subject to the following requirements.
1. *Parking and Access.* A designated off-street parking area shall be provided adequate to serve the activity where it does not interrupt the flow of traffic on public streets; or impede access to the principal use, adjacent uses, pedestrian movements, or emergency vehicle access.
  2. *Hours of Operation.* In all Residential Zone Districts, hours of operation shall start no earlier than 8:00 a.m. and end no later than 8:00 p.m., except on Fridays and Saturdays the hours may extend to

10:00 p.m. Hours of operation in all other districts shall operate within the hours of 8:00 a.m. to 11:00 p.m. unless otherwise approved by the Director.

3. *Setup/Takedown.* The duration of use provided in Table 5.9.35.A. shall include setup and takedown activities.
4. *Fundraising Agreement.* Goods or services being sold by a commercial entity for a fundraising event shall submit evidence of an event agreement with the community service group or non-profit organization with the permit application.”

Section 19. That Title V, Chapter 61, Section 5.9.36. of the Code of the City of Grand Rapids be amended in its entirety to read as follows:

**Sec. 5.9.36. Transitional or Emergency Shelters.**

- “A. In a residential zone district, any transitional or emergency shelter having seven (7) or more adults shall:
1. Be located on a Network Residential or Crosstown Connector Street as identified by the Vital Streets Plan, unless located on a lot of one acre or more in area.
  2. Be located within two thousand five hundred (2,500) feet of a transit stop.
- B. Any transitional or emergency shelter having thirteen (13) or more adults shall be at least one thousand five hundred (1,500) feet from any other transitional or emergency shelter, residential rehabilitation facility, single room occupancy dwelling, or small or large adult foster care facility.
- C. Good Neighbor Plan. A Good Neighbor Plan shall be submitted in accordance with the requirements of Section 5.12.06.D.”

Section 20. That Title V, Chapter 61, Section 5.10.03.E. of the Code of the City of Grand Rapids, be amended to read as follows:

**Sec. 5.10.03. Off-Street Parking: Design Requirements.**

- E. *Setbacks.* Except for parking areas on the same lot as a detached single-family or two-family dwelling, off-street parking and loading areas shall meet the following requirements.
1. *Front Yard Setbacks.*
    - a. For accessory parking areas, no part of the parking area shall be permitted in the front yard.
    - b. For parking areas that are principal uses and for parking lots in the MON-C Zone District, the parking area shall conform to the front

yard setback or RBL requirements as appropriate, provided that a five (5) foot setback shall be met where there is no established RBL.

c. Parking areas that are accessory to a Vehicle Fueling Station may be permitted in the front yard subject to the requirements of Section 5.9.38.H.

“d. Parking areas that support office or retail uses accessory to the primary use may be permitted in front yard in the SD-IT Zone District.”

Section 21. That the Accessory dwelling unit row of Accessory Uses of Title V, Chapter 61, Table 5.10.04.C. of Section 5.10.04. of the Code of the City of Grand Rapids be amended to read as follows:

**Sec. 5.10.04. - Off-Street Parking: Space Requirements.**

Table 5.10.04.C. Off-Street Parking Requirements					
Use Category	Use	Zone District			Measurement/Additional Requirements
		TN-TCC; TN-TOD	TN-MDR; TN-TBA; MCN-TOD; MON-TOD	All Other Zone Districts	
		Number of Parking Spaces			
RESIDENTIAL					
Accessory Uses	Accessory dwelling unit	"0	0	0	"

Section 22. That Title V, Chapter 61, Section 5.10.04.F. of the Code of the City of Grand Rapids be amended to read as follows:

**Sec. 5.10.04. Off-Street Parking: Space Requirements.**

F. *“Traditional Neighborhoods Parking Requirements.*

1. Traditional Neighborhoods - City Center (TN-CC) Zone District Parking Requirements. Off-street parking shall not be required. If provided, the number of spaces shall not exceed one (1) space for each one thousand (1,000) square feet of gross floor area for all non-residential buildings and hotels, and one (1) space per dwelling unit, unless approved by the Planning Commission as a Special Land Use and based on a Parking Demand Study submitted by the applicant, as provided in Section 5.10.04.A.
2. Traditional Neighborhoods – Low Density Residential (TN-LDR) and Mixed-Density Residential (TN-MDR) Zone District Parking Requirements. Off-street parking shall not be required for

developments of six (6) or fewer dwelling units when located on Link Residential and Network Residential Streets.”

Section 23. That Title V, Chapter 61, Section 5.10.05.E.1.a. of the Code of the City of Grand Rapids be amended to read as:

**Sec. 5.10.05. Off-Street Parking: Reductions in Parking Requirements.**

E. *Alternate Modes of Transportation.* One (1) or more of the following methods may be used to reduce off-street parking requirements.

1. *Transit.*

- a. “Parking requirements may be reduced under the provisions of Section 5.10.05. for up to fifty (50) percent of required parking spaces for buildings, structures, or uses within a half mile of a Bus Rapid Transit (BRT) station or one quarter of a mile of a transit stop.”

Section 24. That Title V, Chapter 61, Section 5.16.02. of the Code of the City of Grand Rapids be amended to modify the definition of DWELLING UNIT, ACCESSORY under HOUSEHOLD LIVING (DWELLING UNIT), to read as follows:

**Sec. 5.16.02. Definitions.**

1. “DWELLING UNIT, ACCESSORY. A secondary and clearly subordinate dwelling unit that is contained within a detached single-family or two-family dwelling, included within an accessory structure, or separate from but located on the same lot as a detached single-family or two-family dwelling. Also known as a "granny flat.””

Section 25. That Title V, Chapter 61, Section 5.16.02. of the Code of the City of Grand Rapids be amended to modify the definition of FAMILY, to read as follows:

**Sec. 5.16.02. Definitions.**

“FAMILY

1. Any number of persons related by blood, marriage, adoption or guardianship, occupying a dwelling unit and living as a single nonprofit housekeeping unit; or not more than six (6) unrelated individuals eighteen (18) years of age or older living together in one (1) dwelling unit, having a relationship which is functionally equivalent to a family. The relationship must be of a permanent and distinct character, cooking as a single housekeeping unit with a demonstrable and recognizable bond characteristic of a cohesive unit.

2. The following do not qualify as a family: Any society, club, fraternity, sorority, association, lodge, organization, coterie, combine, federation, organization which is not a recognized religious order, or group of students or other individuals where the common living arrangement or basis for the establishment of the housekeeping unit is temporary and/or of resort-seasonal character in nature. The term family does not include any adult foster care facility licensed under Public Act No. 218 of 1979 (MCL 400.701 *et seq.*) except an adult foster care family home as defined in Section 3 of that Act (MCL 400.703)."

Section 26. That Title V, Chapter 61, Section 5.16.02. of the Code of the City of Grand Rapids be amended to modify the definition of SINGLE ROOM OCCUPANCY (SRO) under GROUP LIVING, to read as follows:

**Sec. 5.16.02. Definitions.**

7. "SINGLE ROOM OCCUPANCY (SRO). A room in a dwelling that contains either a bathroom or kitchen, but not both, and that is designed and intended for a single person's long-term accommodation. An SRO facility is not an owner-occupied rooming/boarded house, hotel, motel or bed and breakfast."

Section 27. That Title V, Chapter 61, Section 5.16.02. of the Code of the City of Grand Rapids be amended to modify the definition of TRANSITIONAL OR EMERGENCY SHELTER under GROUP LIVING, to read as follows:

**Sec. 5.16.02. - Definitions.**

8. "TRANSITIONAL OR EMERGENCY SHELTER. A residential facility operated by a government agency or private nonprofit organization that provides temporary accommodations and on-site management for homeless persons or families, or other persons requiring interim housing arrangements."

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held April 23, 2024.



Joel H. Hondorp, City Clerk