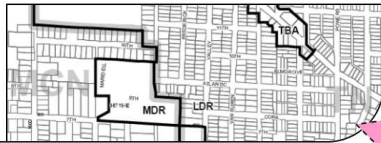
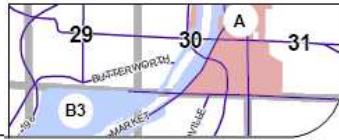


How to use the Zoning Ordinance

1 First, find your address on the zoning map at the end of the ordinance. In which zone district is the property located?
ex. MCN-MDR, or TN-TBA



2 Check the "Overlay District" maps at the front of the maps section. Is the property located in an overlay district? If so, which one? _____



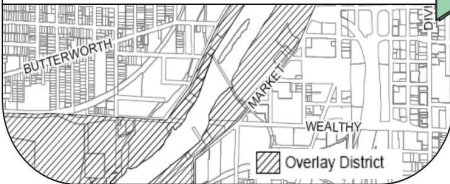
3 Now, check out **Article 2, General Provisions**. These provisions apply in all zone districts. Which of the general provisions affect your property or proposed use?

4 Check zone district regulations for provisions applicable to your property:

- If your property is located in a residential zone district (TN-LDR, TN-MDR, MCN-LDR, MCN-MDR, MON-LDR, or MON-MDR), check **Article 5, Residential Zone Districts**.
- If your property is located in a mixed-use commercial zone district (TN-CC, TN-TCC, TN-TBA, TN-TOD, MCN-C, MCN-TOD, MON-C, MON-TOD, MON-TOD-R, or SD-NOS) check **Article 6, Mixed-Use Commercial Zone Districts**.
- If your property is located in a special zone district (SD-AP, SD-OS, SD-IT, SD-IC, or SD-PRD) check **Article 7, Special Districts**.

7 Did any overlay districts apply to your property? (See Step 2). If so, check **Article 8, Overlay Districts**, to see what special regulations may apply.

- Overlay districts include:
- Downtown Height overlay (covers most of the TN-CC district),
 - Grand River overlay (applies to properties that touch or are near the Grand River),
 - East Beltline overlay (applies to most properties on East Beltline Ave.), and
 - Flood Plain overlay (applies to properties in a designated flood plain area).



6 Also, check the last column in the use table to see if any Use Regulations or Exceptions apply. Do any? _____
If there is a reference to a use regulation, check **Article 9, Use Regulations**, to find out what special regulations may apply to your desired use.

5 Check the "Use Table" in the appropriate article to see if your desired use is permitted ("P"), a special land use ("S"), allowed as an existing use ("E"), or prohibited ("X"). Which one is it? _____

Outdoor display	X	X	X	X	S	X	X	Exception
Use	P	P	S	S	P	P	S	-
Devices	P	S	S	S	P	P	X	-
Street Hall	P	S	S	S	S	S	X	5.9.05, 5.9.06

8 Next, check **Article 10, Parking, Loading, and Circulation** to find out how many parking spaces need to be provided for your desired use. Table 5.10.04 will be very helpful in determining this number. You may be able to reduce this number under circumstances outlined in Section 5.10.05.

You do not necessarily need to provide all required parking on site. In some cases, you may count parking on the street near your property towards the requirement, or use spaces on other properties with an approved shared parking agreement.

Keep in mind that you must also provide facilities for bicyclists and pedestrians!

9 In most cases, the landscaping and environmental protection requirements of **Article 11, Landscaping and Environmental Protection**, will apply.

Check this article to ensure that any landscaping or alternative energy facilities you are proposing conform to the ordinance.

We in the Planning Department welcome and encourage you to contact us with any questions or concerns you may have regarding anything in this Ordinance. Helping you is our first priority, and together we can continue to make Grand Rapids a vibrant, safe, and enjoyable city in which to live, work, and play!

11 If you are proposing any signs for your project or your property, be sure to check **Article 15, Signs**, for all applicable regulations.

10 Refer back to Step 5. What kind of use are you planning for this property? Is it permitted ("P"), a special land use ("S"), allowed as an existing use ("E"), or prohibited ("X")? _____

Check out **Article 12, Application and Review Procedures**, to see what your course of action should be. Some projects may require a trip to one or more Boards or Commissions, including a public hearing.