



Zoning Ordinance Update
Project Launch Recap
and Process Preview
12-16-25

Agenda

- Community Master Plan
- Zoning Ordinance Update
 - Project launch recap
 - Consultant introduction
 - Process preview
 - Next steps



Community Master Plan

COMMUNITY VISION STATEMENT

In the next 20 years...

Grand Rapids aspires to build a sustainable city of inclusion, where people in all neighborhoods have the opportunity to live in safe and affordable housing, to move throughout the city in a variety of ways, to earn a living wage through meaningful job choices, and to gather together in vibrant spaces that celebrate our unique cultures and histories.

COMMUNITY VALUE THREADS



Equity: Where all residents have access to resources that allow for opportunity, influence, and positive life outcomes no matter their starting point.



Safety: Where all people are secure and protected in all communities no matter where they live or come from, or what they look like.



Vibrancy: A variety of amenities, including arts, culture, and recreation opportunities, that activate and contribute to the energy of the city year-round.



Culture: Traditions and experiences that originate from one's background and lived experiences and can be shared and celebrated with others.



Sustainability: Balancing growth, environmental stewardship, and well-being in a way that fulfills current and ongoing needs and opportunities of future generations.

COMMUNITY GOAL AREAS

- 1. Great Neighborhoods:** Connected and diverse neighborhoods where residents can thrive. Grand Rapids neighborhoods will have access to housing, retail, open space, and more that meet the needs of residents in all phases of life.
- 2. Vital Business Districts:** A network of unique and diverse businesses in all neighborhoods. Vital business districts will provide a variety of products, services, amenities, and safe, walkable places that attract people.
- 3. A Strong Economy:** An economy that offers a prosperous quality of life. The Grand Rapids economy will offer a range of employers and job choices so that everyone can access and earn a living wage.
- 4. Balanced Mobility:** A transportation network that is safe, reliable, and affordable. Grand Rapids will have mobility options that include a variety of ways to move about the city and beyond.
- 5. Desirable Development Character:** A strong sense of place through high quality design. New development will improve or support the existing fabric of each neighborhood.

OBJECTIVES

RECOMMENDATIONS

Community Master Plan

Bold Changes

- Allow duplexes, triplexes, quadplexes, and ADUs by-right
- Raise the maximum height of commercial buildings
- Require dense development to provide a Transportation Demand Management Plan
- Expand the allowable uses in areas with commercial and retail sites to include research and development and light manufacturing
- Allow vehicle parking reductions or eliminations to encourage infill development
- Set maximum sizes on parking lots and restrict the creation of new surface parking



Zoning Ordinance Update – Project Launch Recap

Zoning Roadshow

- Commission Night Outs
- Neighborhood Summit
- Three ward-wide meetings
- Presentations to neighborhood associations and other groups



CITY OF GRAND RAPIDS Community Master Plan Implementation: Zoning Introduction

Learn what zoning is, why it matters, and how you can help shape the future of our community! These family friendly events will provide dinner along with a presentation and discussion, and will have the same agenda each night. For planning purposes, please RSVP using the QR code below.

MON, SEPT. 15 5:30–7 p.m. ICCF Community Center 400 M.L.K. Jr. Street SE	TUE, SEPT. 16 5:30–7 p.m. Development Center 1120 Monroe Avenue NW	WED, SEPT. 17 5:30–7 p.m. John Ball Zoo 1300 Fulton Street W
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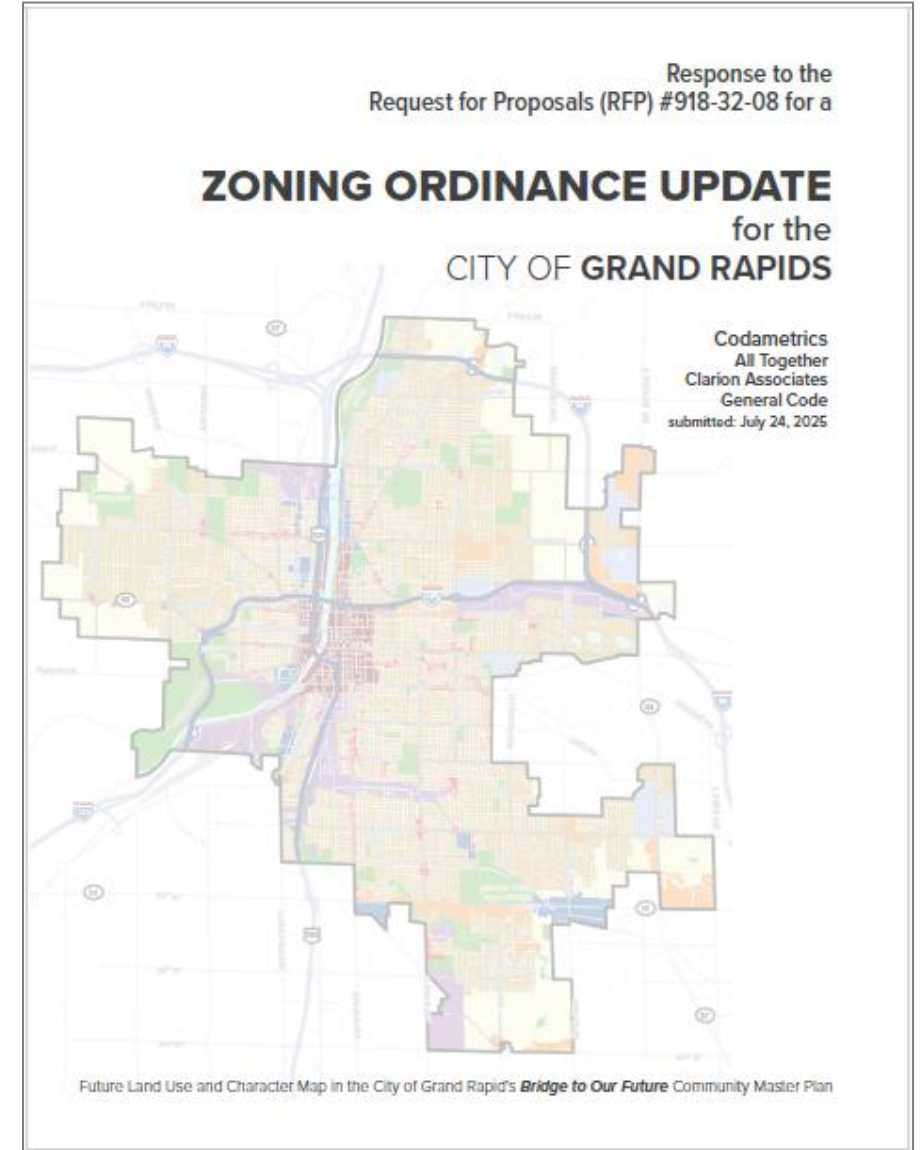
grandrapidsmi.gov/zoning-update

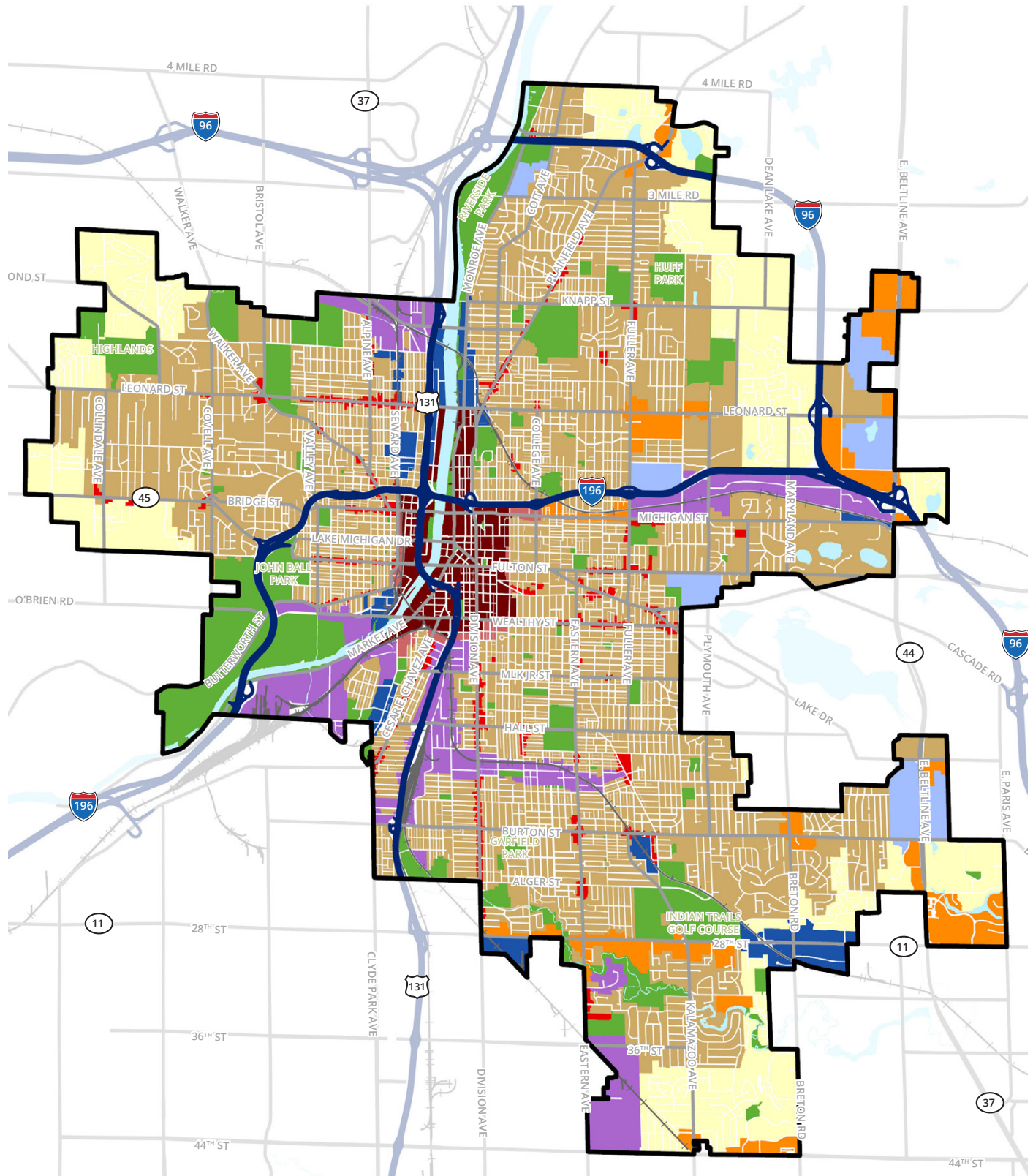


Zoning Ordinance Update – Project Launch Recap

Additional Work

- Technical Advisory Committee formation
- Zoning Ordinance user survey
- Consultant team hiring and on-boarding





ZONING ORDINANCE UPDATE

for the
CITY OF **GRAND RAPIDS**

Codametrics
All Together
Clarion Associates

OUR TEAM

CODAMETRICS
Zoning Lead & Project Management



Leslie Oberholtzer, AICP, PLA
PROJECT DIRECTOR

All Together.

Engagement Lead



Abigail Rose, Project Manager



Isra Fakhruddin, Engagement Lead



Marisa Schulz, Communications &
Engagement Strategy

CLARION

Zoning Expertise



Gabby Hart, Principal



Elizabeth Garvin, Esq., AICP



All Together.

Community Engagement • Communications • Placemaking



CODAMETRICS

FROM PLANS TO PLACES

Implementing community vision through **PLACE-BASED CODES**

Our mission is to help communities create places that people love, places that inspire care and stewardship, places that will last.

- 20 years of code-writing experience
- 2020 Dreihaus Form-Based Code Award Winner, 2024 Award Jury Chair
- Steering Committee, **Center for Zoning Solutions** (formerly FBCI)



CLARION



33 Years

of effective land use solutions



20 Staff

to meet the needs of our client communities



600+

diverse community partnerships



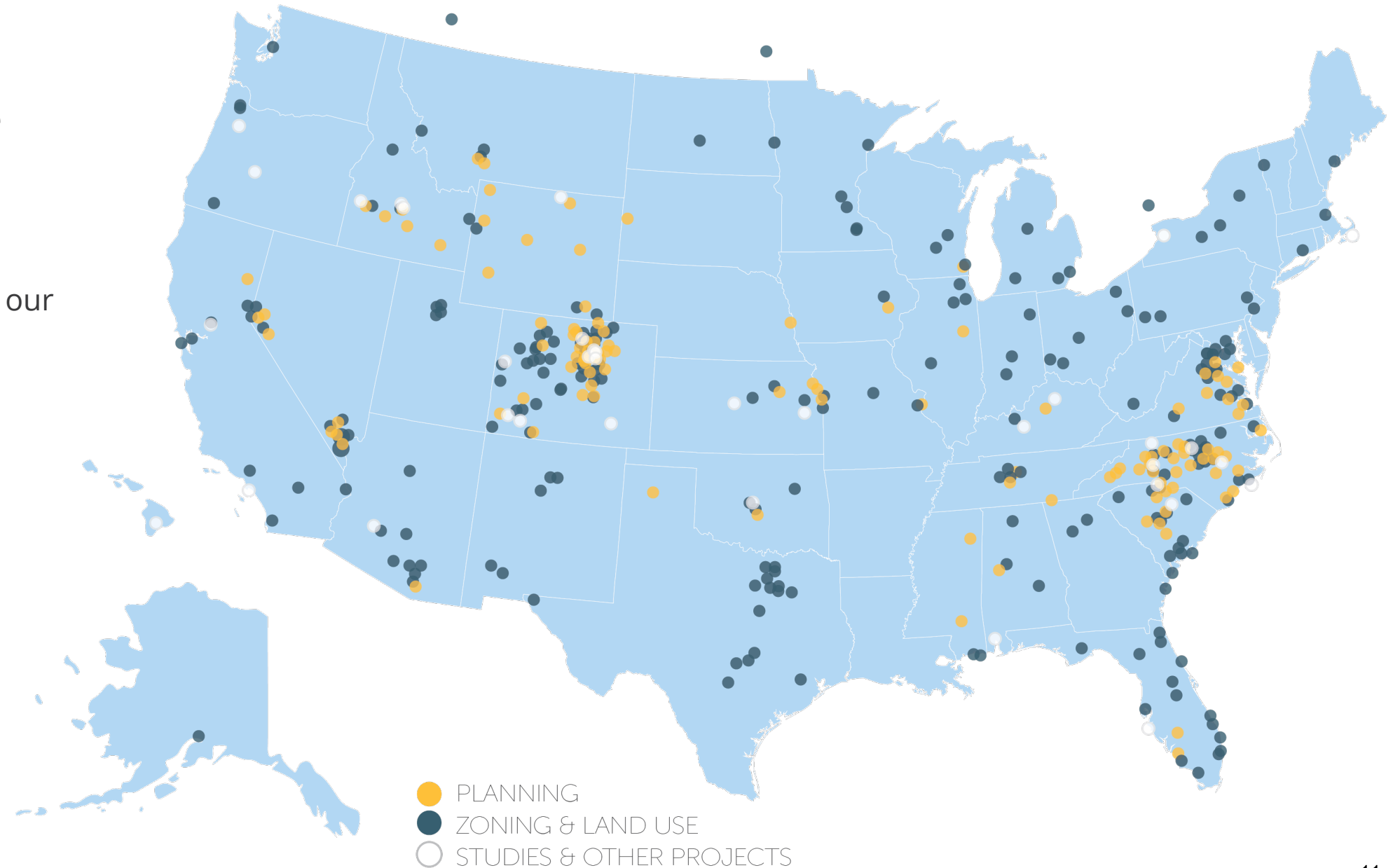
136+

adopted community plans



249+

adopted development codes



PROCESS



1 Orientation



2 Discovery & Direction



3 Initial Draft



4 Public Review



5 Adoption

		2026												2027							
	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A
1 Orientation	█	█																			
2 Discovery & Direction			█	█	█																
3 Initial Draft						█	█	█	█	█	█	█									
4 Public Review													█	█	█	█					
5 Adoption																	█	█	█	█	█
Planning Commission Meetings	▲				▲						▲	▲	▲	▲	▲	▲		▲	▲		
City Commission Meetings	□				□						□	□	□	□	□	□				□	□
ENGAGEMENT EVENTS					✱				✱				✱	✱	✱		✱				

PROCESS



1 Orientation

- Meetings with City Commission & Planning Commission



2 Discovery & Direction

- Meetings with City Commission & Planning Commission



3 Initial Draft

- Work session with Planning Commission
- Joint meeting with City Commission & Planning Commission



4 Public Review

- Public Review draft posted & available for all
- Up to 4 Planning Commission meetings
- Up to 4 City Commission meetings

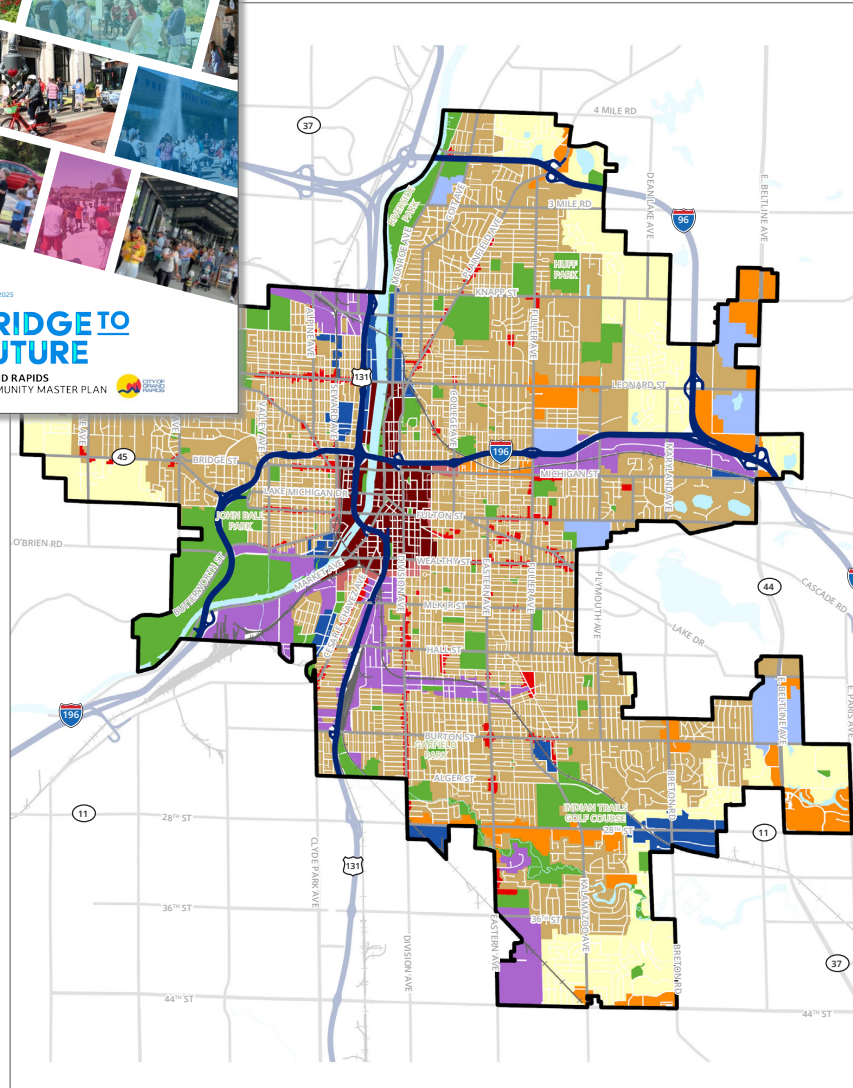
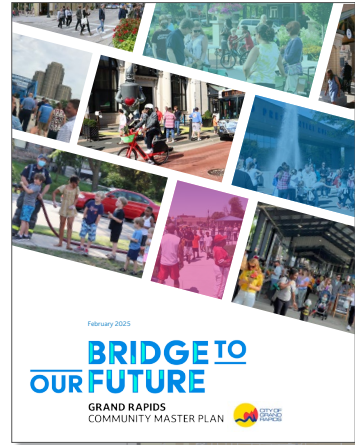


5 Adoption (formal process)

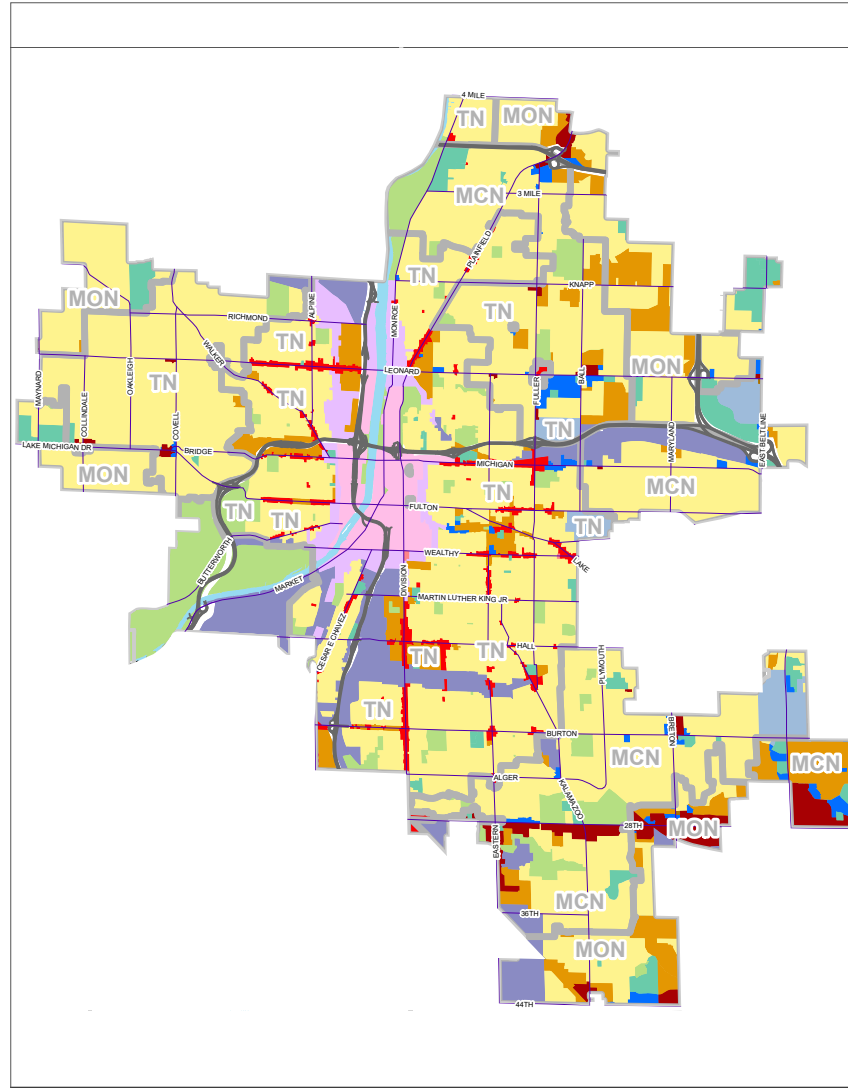
- Planning Commission meeting and public hearing
- City Commission public hearing & adoption meetings



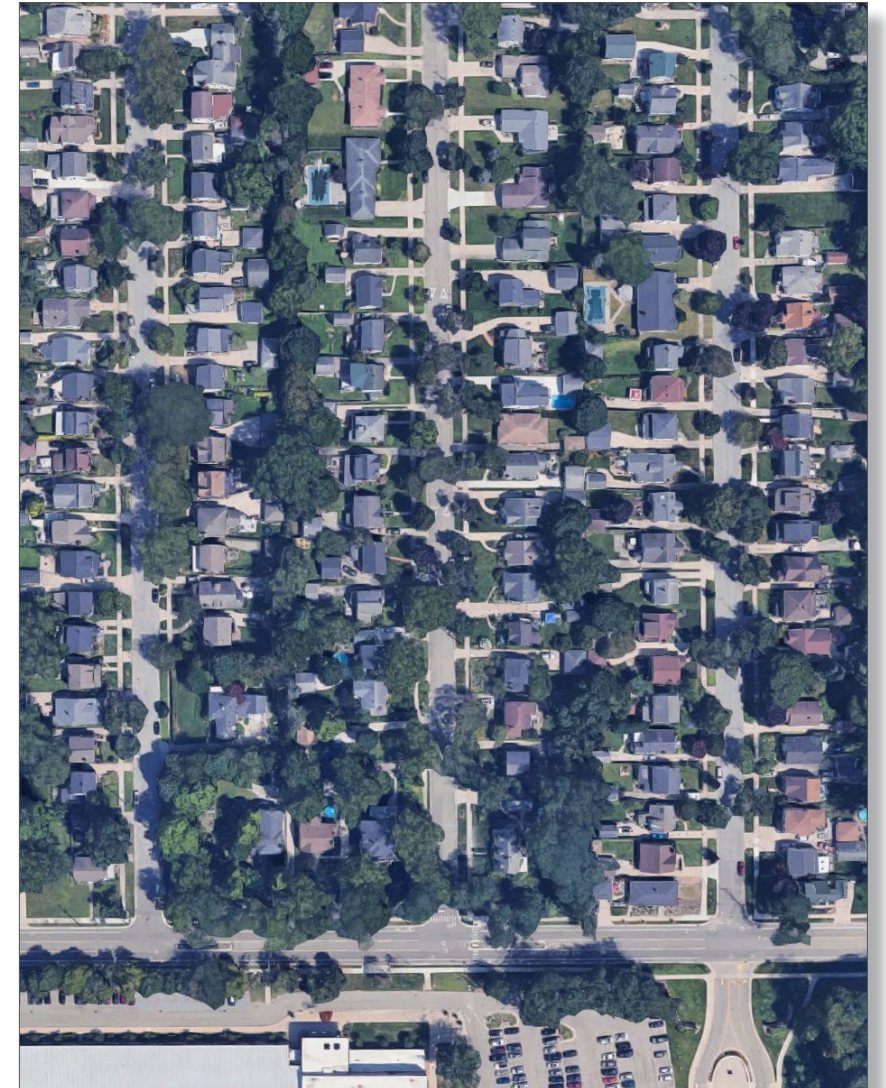
DISCOVERY & DIRECTIONS



Future Land Use



Current Zoning



Survey & Analysis

■ Project Directions Deliverable



CODE ORGANIZATION

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ZONES

CHAPTER 1. INTRODUCTORY PROVISIONS

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CHAPTER 9. PARKING

CHAPTER 10. OPERATIONAL STANDARDS

CHAPTER 11. PROCEDURES

ADMINISTERING THE CODE

CHAPTER 12. NONCONFORMITIES

CHAPTER 13. ADMINISTRATION

CHAPTER 14. MEASUREMENTS & DEFINITIONS

- Maintain hybrid form-based code
- Clean up revisions that have occurred over time
- Reorganize the code for user-friendliness



CODE CLARITY creating objective, well-tested standards

35-3903 Building Types 3903(g) Storefront Building Type

3903(g) STOREFRONT BUILDING TYPE

3903(g)(1) DESCRIPTION AND INTENT

The Storefront Building type is intended for use along corridors to accommodate shopping, services, and eating establishments in a mixed-use building. Oriented to the street with narrow or no side setbacks, this building type's streetwalls help define the public space of the street. Ground-story storefront glass, entrances along the sidewalk, and windows in upper stories facing the street make these buildings interesting and inviting to pedestrians. Parking is located internally or in the rear yard.

3903(g)(2) ILLUSTRATIVE IMAGES

The images shown in Figure 3903(g)-A are intended only to illustrate the general character of the building type. The buildings and sites in each image may not fulfill all of the building type regulations.

3903(g)(3) BUILDING REGULATIONS

The following tables and illustrations regulate this specific building type. See 3903(i) for general regulations for all building types. See 3903(m) and 3903(l) for definitions and measuring table regulations.

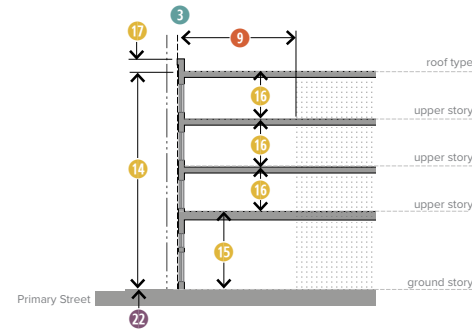
LINK	SUBSECTION
3903(g)(04)	Building Siting
3903(g)(05)	Parking & Accessory Structures
3903(g)(06)	Height
3903(g)(07)	Roofs
3903(g)(08)	Primary & Non-Primary Facades
3903(g)(9)	Supplemental Regulations



Figure 3903(g)-A. Examples of Storefront Building Type

35-3903 Building Types 3903(g) Storefront Building Type

Figure 3903(g)-D. Storefront Building Height



	DISTRICTS		Additional/References
	SX-1	SX-2	
3903(g)(06) HEIGHT. See Figure 3903(g)-D.			
14 Height	2 story min. 6 stories max. Up to 8 stories max. with an approved design adjustment	2 story min. 3 stories max. -	See 3903(i)(9)a for minimum height of street facades. See 3909(e) for the design adjustment process.
15 Ground-Story Height	12 ft. min. 16 ft. max.; Up to 20 ft. max. with an approved design adjustment		Measured floor to floor. See 3903(i)(9) for measuring height. See 3909(e) for the design adjustment process.
16 Upper-Story Height	9.5 ft. min. 14 ft. max.	9.5 ft. min. 14 ft. max.	
3903(g)(07) ROOFS. See Figure 3903(g)-D and Figure 3903(g)-E.			
17 Roof Types	Flat, parapet	Flat, parapet, pitched	See 3906(b) for roof types and tower regulations
Tower	Allowed	Allowed	

35-3903 Building Types 3903(g) Storefront Building Type

Figure 3903(g)-E. Storefront Building Facade



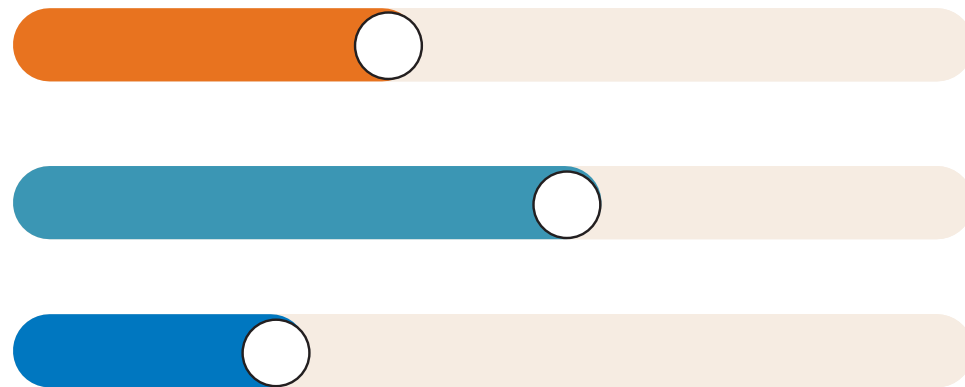
	DISTRICTS		Additional/References
	SX-1	SX-2	
3903(g)(08) PRIMARY & NON-PRIMARY FACADES. See Figure 3903(g)-E.			
18 Transparency: Ground Story on Primary Facades	70% min. Measured between 2 ft. and 10 ft. from sidewalk grade Maximum blank-wall segments apply per 3903(i)(10).c. Ground-story transparency must extend min. 15 ft. around the corner down any street-side facades	65% min. Measured between 2 ft. and 10 ft. from sidewalk grade	See 3903(i)(10) for measuring transparency.
19 Transparency: Upper Stories on Primary Facades	20% min. Maximum blank-wall segments apply per 3903(i)(10).c.	18% min.	Measured per story, includes any half stories, visible basement, or towers with full height stories. See 3903(i)(10) for measuring transparency.
Transparency: Non-Primary Facades	20% min.		
20 Building Entrance Location	One per every 60 feet of primary facade, minimum		See 3903(i)(11) for measuring building entrance location.
21 Entrance Type	Storefront		See 3906(c) for entrance types. See 3906(c)(5) for locations in floodplains requiring elevated entrances.
22 Ground-Story Elevation	Within 24 in. of sidewalk elevation		
23 Horizontal Divisions with Shadow Lines	Within 3 ft. of the top of the first story		Horizontal shadow lines to run a min. 80% of length of facade. See 3903(m) for definition of shadow lines.
24 Vertical Divisions with Shadow Lines	One per every 60 ft. of ground-story street facade		



ADMINISTRATION

Clear and predictable development process

- Application review speed
- Flexibility and adjustments
- Consistency and level of discretion



THE FIVE C'S OF A FAIR PROCESS

01

convene

the right people early on

02

communicate

in a compelling way

03

cut

out complexity

04

create

a variety of scales of engagement

05

capture

and share back input

**All
Together.**



02

communicate
in a compelling way

HAZLOGRANDE GREENBAY

PLAN INTEGRAL PARA 2050



MYTH:

Wauwatosa is welcoming to all.

FACT:

Wauwatosa and the entire Milwaukee metro has an unfortunate legacy of racially-segregated policies, including "redlining," "sundown laws," and racially restrictive covenants. The effects of those practices are still evident today.

(Regional Analysis of Impediments to Fair Housing, 2020)

“In order to paint a diverse and inclusive path forward in Wauwatosa, us residents must be the change we seek and truly be welcoming to all.”



- SEAN LOWE
EQUITY AND INCLUSION COMMISSION



Share your thoughts & take Survey #1!

SURVEY • ENGLISH



**ZONING AFFECTS...
EVERYONE
IN OUR COMMUNITY.**

ENCUESTA • ESPAÑOL



a teacher

searching for affordable housing near a school & walking trails.



a youth

wanting a safe, cool, and welcoming gathering space to hang out.



a small business owner

investing to grow their business in the city.



a senior

looking for a community near their grandchildren & medical services.

To learn more about the zoning code update + get involved, visit: www.ReimagineSunPrairie.com

04

create

a variety of scales & styles



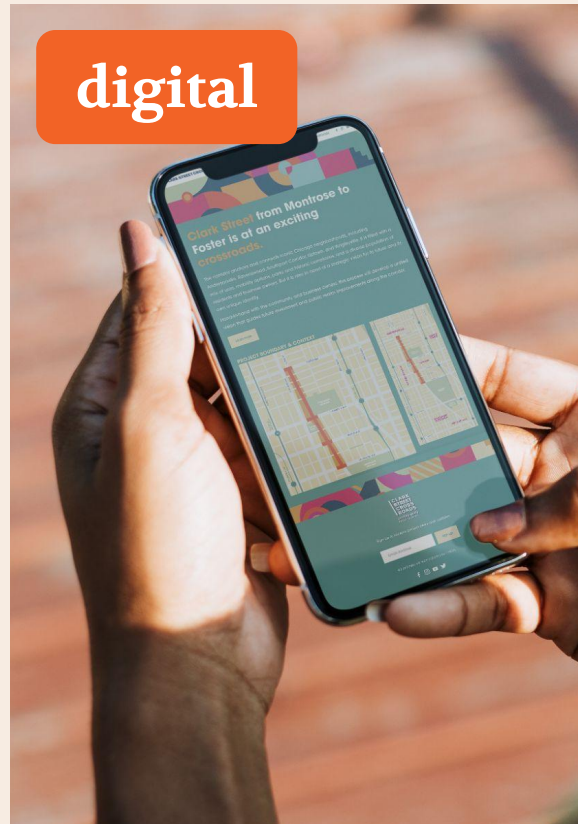
pop-ups



community connectors



youth discussions



digital



public realm



large workshops



print

NEXT STEPS

- Development of brand and webpages
- Recruitment of Community Connectors
- Assessment current code
- Drafting of project directions report

Thank you!