

EAST GRAND RAPIDS RESIDENTIAL ZONING GUIDE

Are you looking to build a new house, addition, or accessory building in East Grand Rapids? The City has several standards regarding where you can build and how much can be built on an individual lot. This Residential Zoning Guide contains a list of the most common zoning and development standards to be aware of.



HELPFUL DEFINITIONS (SECTIONS 5.6-5.18)

Before delving into specific regulations, here are some words and terms that are often referred to in the zoning ordinance. These definitions detail what different parts of the lot are called, how certain measurements are made, and clarify important terms that may be unfamiliar. Note that these are just a sampling of the words and phrases defined in the zoning ordinance. For a complete list, please see Sections 5.6-5.18 of the zoning ordinance.

Lot

The starting point for all zoning standards is the "lot." A LOT is a parcel of land intended for individual ownership and use.

There are three different types of lots defined in the zoning ordinance:

CORNER LOT. A lot with at least two contiguous sides abutting two intersecting streets, and where the interior angle of the intersecting streets is less than 135 degrees. Also, a lot located on a curved street or streets if tangents of the curve, at the points of beginning with the lot or the points of intersection of the side lot lines with the street line, intersect at an interior angle of less than 135 degrees.

THROUGH (DOUBLE FRONTAGE) LOT. An interior lot bordered by two, more or less, parallel streets. For the purpose of this definition, if one side of the lot is bordered by an alley opposite of a street the lot is not considered a THROUGH LOT.

INTERIOR LOT. A lot other than a corner or through lot.

Throughout and around all lots are different types of "lot lines". These are defined as follows:

FRONT LOT LINE.

- For an interior lot, the FRONT LOT LINE shall be the line abutting the street right-of-way or private street easement.
- For a corner lot, the FRONT LOT LINE shall be the line that abuts the street right-of-way or private street easement that is designated on the plat of subdivision or was determined to be the front lot line at the time a permit was issued for the principal building on the lot. If there is no indication on the plat or in the records of original permits, the FRONT LOT LINE shall be determined by the Director of Public Works in accordance with § 5.62.
- For a through lot, each line abutting the street right-of-way or private street easement shall be considered a FRONT LOT LINE for purposes of determining minimum setbacks.

REAR LOT LINE. The lot line opposite and most distant from the front lot line. In the case of an irregular, triangular or flared lot, the rear lot line shall be a line at least ten feet in length entirely within the lot, parallel to and at the maximum distance from the front lot line. A through lot does not have a REAR LOT LINE.

SIDE LOT LINE. A lot line that is neither a front lot line nor a rear lot line.

STREET LINE. Any lot line separating a lot from a public or private street right-of-way. A front street line shall be the street line that is also the front lot line, as defined in this section.

Some other important definitions related to lots:

LOT AREA. The area of land included within a lot as defined by lot lines, but excluding any public rights-of-way.

LOT COVERAGE, BUILDINGS. The lot area, stated as a percentage of the total, covered by all buildings and areas under roof.

LOT COVERAGE, PAVEMENT AND BUILDINGS. The lot area, stated as a percentage of the total, covered by all buildings and paved surfaces, including driveways, patios and walkways. One-half the area of permeable surfaces, approved by the Director of Public Works, are also counted toward this calculation.

LOT FRONTAGE. The length of the front lot line measured at the street right-of-way; except as defined for flag lots.

LOT WIDTH. The horizontal distance between side lot lines measured at the two points where the required front setback intersects the side lot lines.





Yard

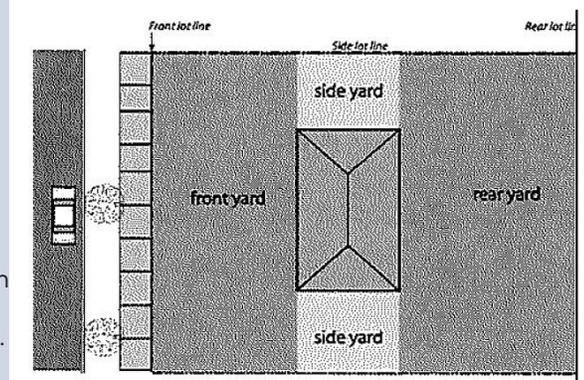
Within each lot are various “yards”. A **YARD** refers to the open spaces on a lot located between a building and a lot line. Here are the different yards defined in the zoning ordinance.

FRONT YARD. The space extending the full width of the lot, the depth of which is the shortest horizontal distance between the front lot line and the nearest wall of the principal structure (not including a covered porch, deck or patio attached to it).

REAR YARD. The space extending the full width of the lot, the depth of which is the shortest horizontal distance between the rear lot line and the nearest wall of the principal building or a covered porch, deck or patio attached to it. A through lot is not considered to have a **REAR YARD**.

SIDE YARD. The space between a principal building and the side lot line, extending from the front yard to the rear yard, the width of which is the shortest horizontal distance from the side lot line to the nearest wall of the principal building or a covered porch, deck or patio attached to it.

REQUIRED YARD. The area within the required setback, on all four sides of a building.

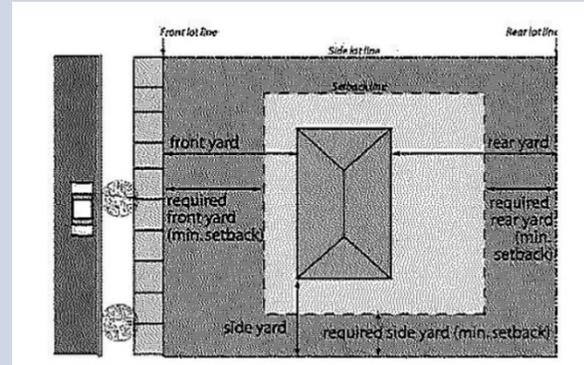


Setback

Each lot has required “setbacks” that must be met. A **SETBACK** is the minimum required horizontal distance, measured from the lot lines for structures on a lot to be separated from the lot lines, as follows.

- **FRONT SETBACK LINE.** The line marking the required distance from the street right-of-way or easement which establishes the minimum front yard setback.
- **REAR SETBACK LINE.** The line marking the required distance from the rear lot line which establishes the required rear yard setback.
- **SIDE SETBACK LINE.** The lines marking the required distance from the side lot lines, which establishes the required side yard setbacks.

As the accompanying figure shows, there is a difference between the required setback and the actual as-built setback.



Height and Story

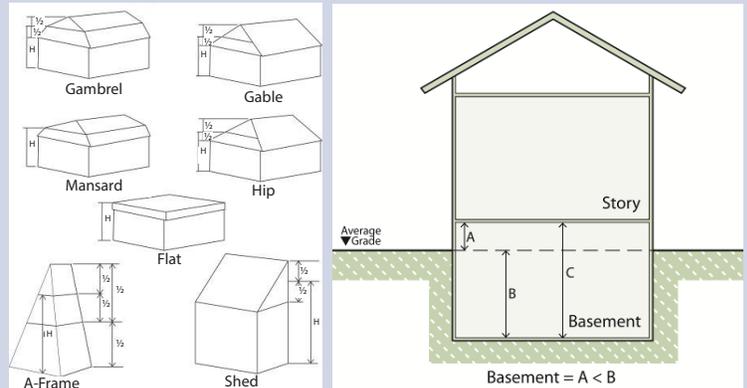
There are two standards related to how tall a building can be. First is the overall **HEIGHT OF BUILDING OR STRUCTURE**. This is the vertical distance measured from the average elevation of the finished lot grade at the front of the building, to the highest point of a flat roof; to the deck line of a mansard roof; to the average height between the eaves and ridge for a gable, hip and gambrel roof, or to an equivalent point on any other roof. (See examples below right.) When the lot is developed and permits a walkout entry at the rear of the building, the **HEIGHT** shall be measured from the average elevation of the finished lot grade at the rear of the building.

The second standard is the number of stories allowed. A **STORY** is the part of a building, except a mezzanine or basement, that is between the surface of one floor and the surface of the next floor above it. If there is no floor above, then a **STORY** is the space between the floor and the above ceiling. Some related definitions:

STORY, HALF. The uppermost habitable story under a sloped roof with a usable floor area that does not exceed 50% of the floor area of the story immediately below; provided, the area contains at least 200 square feet with a clear height of at least seven and a half feet.

BASEMENT. The part of a building between a floor and ceiling, which is partially below and partially above ground level, but with a vertical distance from grade to the floor below that is greater than the vertical distance from grade to the ceiling. A **BASEMENT** is not counted as a story (see right picture).

MEZZANINE. A partial story between two main stories of a building.



AREA, HEIGHT, AND PLACEMENT

(SECTIONS 5.28 & 5.61)

Now that you are familiar with some of the most common definitions, here's how they are used to define where and how much can be built on a lot. All lots have different standards based on the lot size and the zoning district where it is located. These tables provides the basic development standards.

For R-1, R-2, and R-3 Districts

Requirement/District			R-1	R-2	R-3
Minimum area			12,000 s.f.	7,200 s.f.	5,000 s.f.
Distance from street line in which minimum area must be met			120'	100'	100'
Minimum lot width			100'	72'	50'
Minimum yard setback	Front		30'	25'	25'
	Side	Total	24'	18'	14'
		Least side	10'	7'	7'
		Adjoining a street	24'	20'	12'
	Rear		25'	25'	25'
Maximum building height	Feet		35'	35'	35'
	Stories		2.5	2.5	2.5



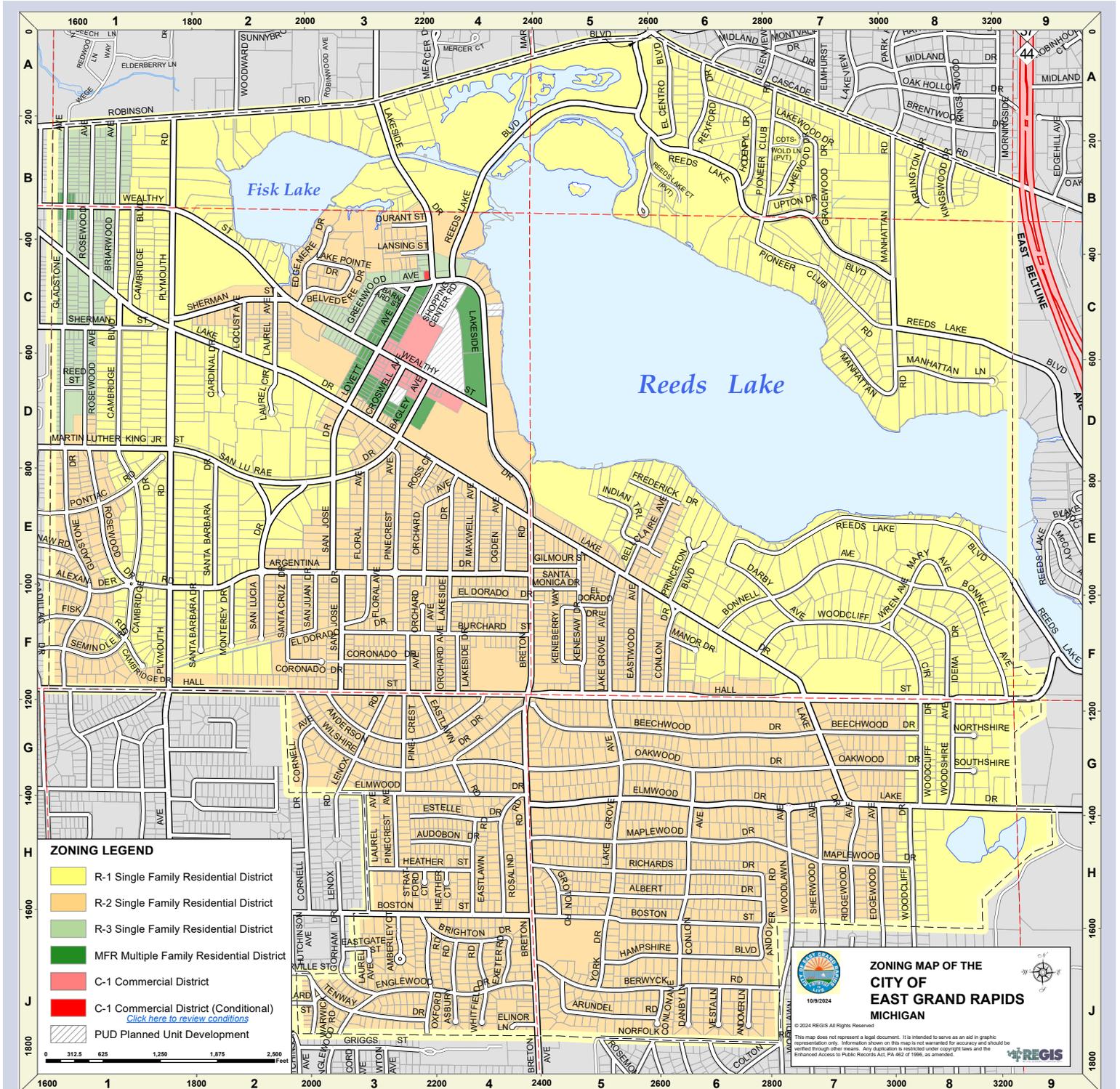
While a property survey will give you the most accurate measurements, you can scan the above QR code, [click here](https://gis.kentcountymi.gov/public/publicviewerjs/), or navigate to <https://gis.kentcountymi.gov/public/publicviewerjs/> to access Kent County's online parcel viewer to see an aerial view of your property. There, you can use the measuring tools to estimate setbacks and building/lot coverages.

Maximum Lot Coverage

Lot Size	Max. Building Coverage (Lot Area)	Max. Impervious Surface (Lot Area)	Max. Not-to-Exceed Impervious Surface
< 5,000 s.f.	35%	50%	2,500 s.f.
5,000 – 7,199 s.f.	35%	50%	3,240 s.f.
7,200 – 11,999 s.f.	35%	45%	4,800 s.f.
12,000+ s.f.	35%	40%	

For MFR Districts

Requirement		Single-Family	Two-Family	Multiple-Family
Minimum lot area per unit		4,000 s.f.	Single-family conversions: 2,000 s.f. New construction: 2,500 s.f.	(See Section 5.30 of zoning ordinance)
Minimum lot width		40'	Single-family conversions: 40' New construction: 50'	n/a
Minimum yard setback	Front		10'	10'
	Side	Total	10'	20'
		Least side	5'	10'
		Adjoining a street	12'	12'
	Rear		25'	25'
Maximum yard setback	Front	25'	25'	25'
Maximum building height	Feet	35'	35'	Properties fronting on Crowell Ave. or Bagley Ave.: 40' All other areas: 35'
	Stories	2.5	2.5	Properties fronting on Crowell Ave. or Bagley Ave.: 3 All other areas: 2.5
Maximum lot coverage	Buildings	Same as R-1, R-2, and R-3 Districts	50%	60%
	Impervious Surface		65%	80%

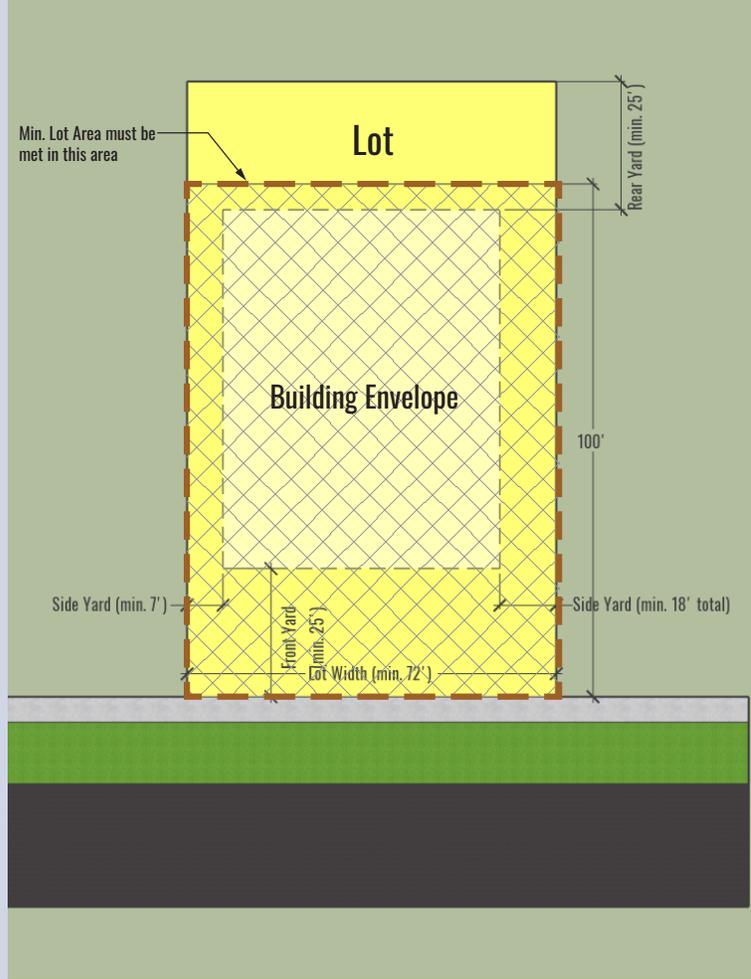


Not sure what zoning district you are in? You can use the map above to find your zoning district. For a larger version, scan the code to the right, [click here](#), or navigate to www.eastgrmi.gov/506/Documents-Forms to find the City's current zoning map.

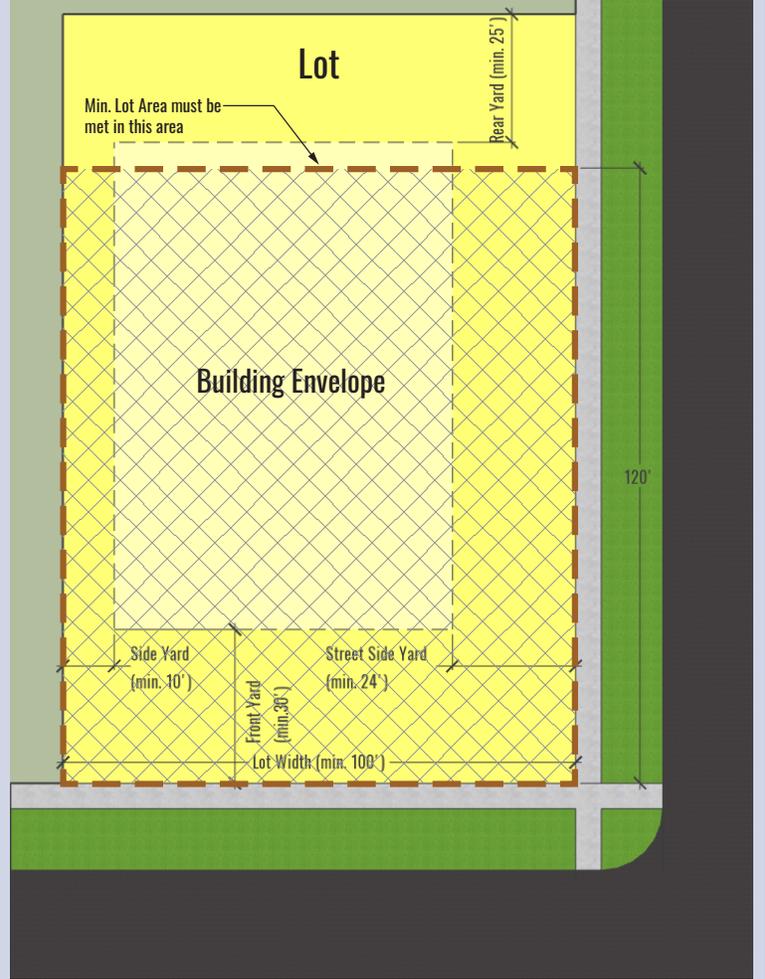




Here are some examples of how to measure the basic area and placement requirements on various lots.



R-2 District Lot Example



R-1 District Lot Example



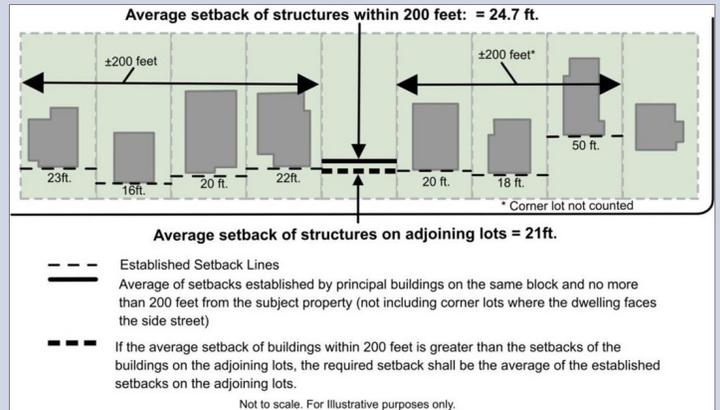
Special Situations

While the previous tables cover the basics, there are a few special situations that may apply. These would take precedence over the standard requirements in the previous tables.

Established Front Yard Setback

If at least 25% of the lots on your side of the block (between two intersecting streets or on a cul-de-sac) are developed, then your required front yard is equal to the lesser of the following:

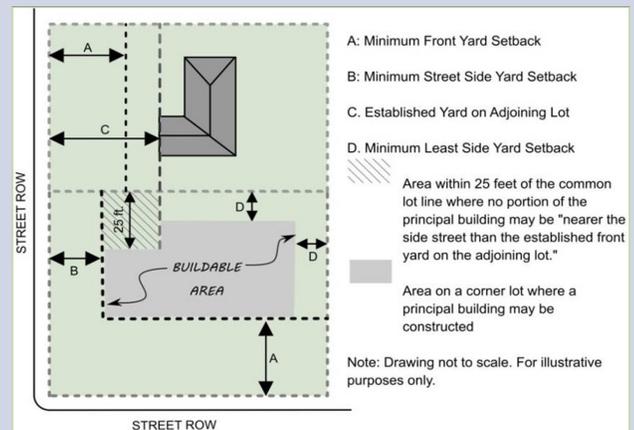
- The average of the existing front yards of all homes within 200' on the same side of the street and between two intersecting streets (corner lots may be excluded if the front yard is not on the same street)
- The average of the existing front yards on either side of your lot.



Corner Lots

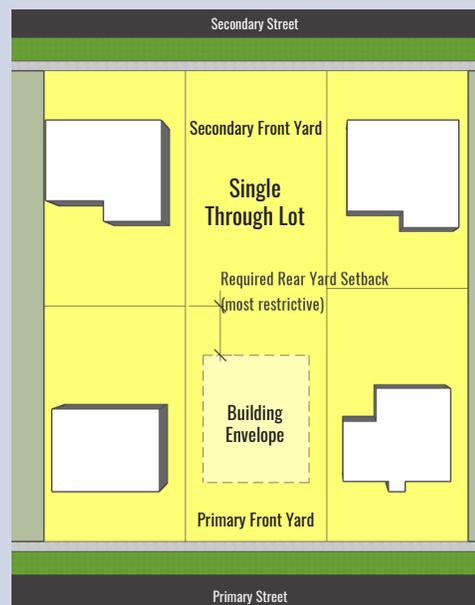
There are some circumstances where a corner lot may not require a rear yard. This may occur where the rear lot line adjoins a side lot line of a neighboring lot. When this happens:

- For the part of the lot closer to the street than the adjoining house, a 25' setback is required.
- For the part of the lot farther from the street of the adjoining house, the required setback is equal to the minimum required side yard for the zoning district.

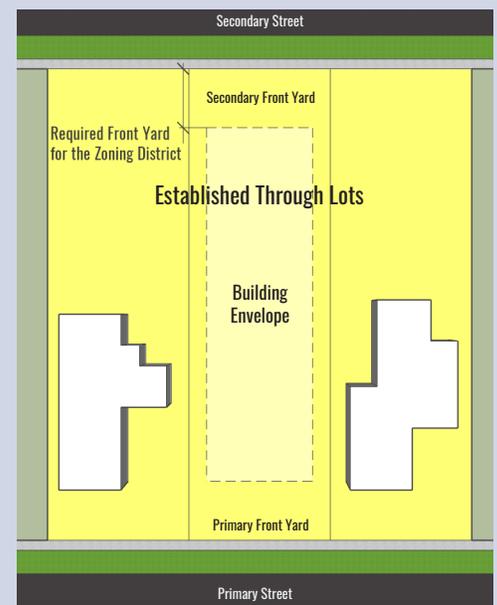


Through Lots

Through lots have two front yards – primary and secondary – and two side yards. These are designated based on the address and orientation of the houses on the block as a whole. The required front yard setback for the primary front yard is the same as for a standard interior lot. The required setbacks for the secondary front yards differ depending on how many contiguous through lots there are. The images to the right show the differences.



For a "single" through lot, the secondary front yard setback is equal to the most restrictive rear setback line of an adjacent interior lot addressed on the primary street.



For "established" through lots (more than two contiguous), the secondary front yard setback is equal to the minimum front setback requirements of the zoning district in which the lots are located.



Allowable Encroachments

While the setback requirements limit where buildings can be placed, some building elements or other appurtenances are allowed to encroach into a required yard or setback. This table lists these items and how much of an encroachment is allowed.

Type	Allowed Encroachment into a Setback ¹		
	Front Yard	Side Yard	Rear Yard
Accessory structures, residential, detached	See Section 5.70 of the zoning ordinance (page 9 of this guide)		
Accessible ramps, wheelchair lifts and similar structures	Least encroachment necessary to meet state or federal requirements, but no more than 8 ft; must maintain a 3-foot side yard setback		
Air conditioning units, generators and other mechanical equipment ²	None	3'	3'
		No more than 5' from the building; no closer than 2' to all property lines	
Arbors, trellises and pergolas (attached to principal building)	5'	3'	10'
Awnings and canopies	5'	3'	10'
Balconies	5'	None	10'
Bay windows	3'	3'	3'
Chimneys	3'	3'	3'
Eaves and gutters	1'	1'	1'
Fences and walls	See Section 8.61 of the City Code (page 12 of this guide)		
Flagpoles	Permitted up to 6 ft. from all lot lines		
Light poles (not including ground-mounted lights)	Permitted up to 6 ft. from all lot lines		
Paved patios and similar at-grade structures (not including driveways and sidewalks), un-roofed and unenclosed ³	10'	Up to 3' from a side lot line	Up to 3' from a rear lot line
Porches, decks and stoops, uncovered and unenclosed ³	5'	3'	10'
Porches, decks and stoops, covered but unenclosed ⁴	6' or 20% of required setback (whichever is less)	None	None
Signs	See Chapter 81 of the City Code		
Stairways (not including steps to main floor entry) and below-grade stairwells	None	3'	10'
Swing sets and similar play structures (attached)	None	Up to 3 ft. from a side lot line	Up to 3 ft. from a rear lot line
Window wells and egress windows, below grade	3'	Up to 3' from a side lot line	Up to 3' from a rear lot line

1. Unless otherwise provided for in the zoning ordinance, no element or appurtenance listed in this section, other than fences, that is attached to an accessory building shall be located closer than two feet to any property line.
2. See [§ 5.68](#) for screening requirements.
3. Any covered or roofed porch, deck, patio, stoop or similar structure shall be considered part of the principal building and shall comply with the required setbacks for the principal building.
4. There shall be no walls, windows or screens. A railing, not exceeding 36 inches in height measured from the floor of the porch, shall be permitted; provided, it shall comprise individual spokes or slats evenly spaced and not more than 50% opaque on all sides.

ACCESSORY BUILDINGS (SECTION 5.70A)

Accessory Buildings, such as garages, sheds, and the like, have their own set of standards for size, placement, and usage. Here are the basic rules for these.

The size and number of accessory buildings that are allowed depends on the size of your lot and the number of attached parking spaces you have. The table below breaks this down.

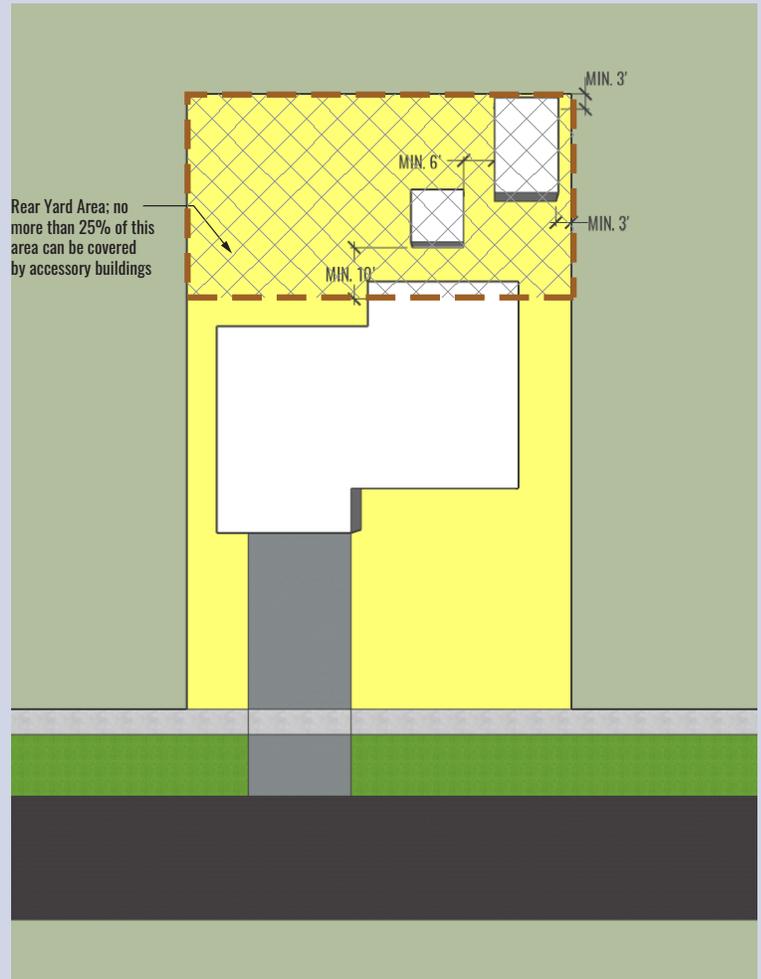
Lot Size	Number of Accessory Buildings Allowed	Maximum Total Size (Sq. Ft.) Allowed for All Accessory Buildings			
		If No Attached Garage	If One Stall Attached	If Two Stalls Attached	If Three or More Stalls Attached
< 5,000 s.f.	1	576 s.f.	336 s.f.	120 s.f.	0 s.f.
5,000 – 7,199 s.f.	2	864 s.f.	576 s.f.	336 s.f.	120 s.f.
7,200 – 11,999 s.f.	2	864 s.f.	576 s.f.	336 s.f.	336 s.f.
12,000 – 21,999 s.f.	2	1,008 s.f.	720 s.f.	432 s.f.	336 s.f.
22,000 – 43,560 s.f.	2	1,296 s.f.	1,008 s.f.	720 s.f.	432 s.f.
≥ 43,560 s.f. (1 acre)	3	1,296 s.f.			

NOTES:

- The allowable area is the total for all accessory buildings on the lot. For example, if you have a 10,000 s.f. lot with two attached garage spaces and a 100 s.f. shed, you can add a second accessory building up to 236 s.f. in area (336 – 100 = 236).
- Regardless of these figures, no more than 25% of the rear yard area can be covered by accessory buildings.
- Only the foundation area or overall building footprint needs to be counted toward the area requirement.

Other Requirements

- Maximum allowable height (measured to the midpoint of highest roof):
 - ▷ If less than 200 s.f. – 12’ and one story
 - ▷ If 200 s.f. or greater – 16’ and 1.5 stories
- Accessory buildings required setbacks:
 - ▷ Side and rear lot lines – 3’
 - ▷ Principal Building – 10’
 - ▷ Other Accessory Buildings – 6’
- Accessory buildings are only allowed in the rear yard, except for detached garages or an accessory building adjoining a pool. See [Section 5.70A\(8\)](#) for more details.



Here is an example of how the accessory building requirements work.

- Lot size = 9,000 s.f.
- House has 2 attached garage spaces
- Therefore, this lot is allowed up to 2 accessory buildings, the total area not exceeding 336 s.f. combined.

ACCESSORY DWELLING UNITS

(SECTION 5.70E)

Accessory Dwelling Units (ADUs) are a special type of accessory building that allows a second family to live on a single-family lot. Due to their nature, ADUs have their own development standards compared to other accessory buildings. Full requirements for ADUs are in Section 5.70E of the zoning ordinance. Here are the basic requirements.

ADU Types

- **DETACHED ADU.** An ADU that is located entirely in a detached accessory building.
- **GARAGE ADU.** An ADU that is located in a detached accessory building that also features a garage or carport.
- **ATTACHED ADU.** An ADU that is attached to the principal dwelling unit, generally in the form of an addition or separate wing of the primary house.
- **INTERIOR ADU.** An ADU that is built in a converted space within the primary home without requiring modification to the building foundation, generally in either the attic or basement.

General Development Requirements

- Minimum size – 300 square feet.
- Maximum size – 864 square feet or 50% of the foundation area of the primary dwelling on the same lot, whichever is less.
- Detached and garage ADUs shall be located in the rear yard only.
- Maximum height for detached and garage ADUs
 - ▷ For a garage ADU located above a detached garage – 25 feet and two stories.
 - ▷ For all other garage and detached ADUs – 14 feet and one story.
 - ▷ In no case shall the height of an ADU be greater than that of the principal dwelling unit.
- The minimum overall lot area for developing detached and garage ADUs shall be as follows:
 - ▷ R-1 District: 12,000 square feet.
 - ▷ R-2 District: 7,200 square feet.
 - ▷ R-3 and MFR Districts: 5,000 square feet.
- Setbacks for detached and garage ADUs shall be as follows:
 - ▷ Front yard: not permitted.
 - ▷ Side and rear yard: equal to the minimum required side yard setback for the underlying zoning district.
 - ▷ Street side yard: equal to the minimum required street side yard for the underlying zoning district, but in no case closer to the street than the principal building.
 - ▷ Principal building: ten feet.
 - ▷ All other accessory buildings on the lot: six feet.
- In addition to the required off-street parking for the primary residence, one additional off-street parking space shall be provided for all ADUs.
- General Design Guidelines
 - ▷ For ADUs located above the main floor of an accessory building, no windows taller than 12 inches in height shall be located on the wall of an ADU that faces the rear lot line or nearest side lot line. To promote privacy, the sill height of all such windows shall be a minimum of six feet above the floor level. Walls that are at least 25 feet away from the rear or nearest side lot line are exempt from this requirement.
 - ▷ Detached ADUs on the ground floor shall be screened by privacy fencing or min. six feet height landscaping sufficient to provide a visual buffer.
 - ▷ For sound abatement purposes, detached and garage ADUs shall incorporate sound-insulating materials as specified in the Michigan Residential Code and Michigan Building Code as relevant.
 - ▷ Outside access to an attached or interior ADU shall not be visible from any abutting street.
 - ▷ The following design elements shall be prohibited except for those existing at the time of the passage of this division:
 - Exterior stairs used to access an ADU that is not on the main level of the building.
 - Balconies and decks located above the floor level of the main floor.
 - ▷ Where an existing building is enlarged to house an ADU, the addition shall be architecturally complimentary with the existing building, including, but not limited to, siding, roofing materials, windows, and building trim materials.

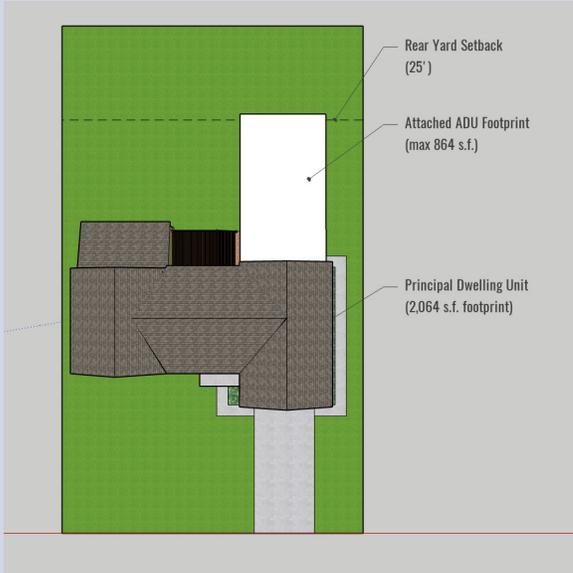
Registration Requirement

In addition to the above, all ADUs are required to be registered with the City. This form is available by clicking [here](#), by scanning the QR code to the right, or at www.eastgrmi.gov by selecting the Permits and Forms icon at the bottom of the page. Additionally, a deed or title restriction must be recorded for the property with Kent County Recorder of Deeds. Requirements for this deed/title restriction are found in [Section 5.70E\(5\)](#) of the zoning ordinance.

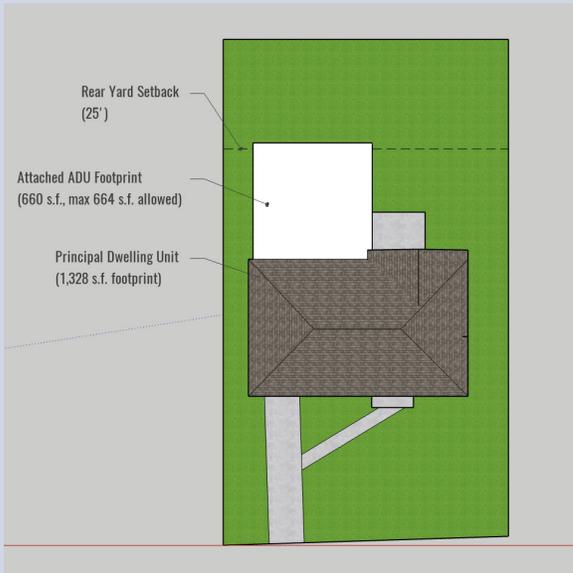




Here are some ADU development examples in different zoning districts.



Detached ADU example in the R-1 District



Two attached ADU examples in the R-2 District. These show the maximum allowable sizes for an ADU: 864 s.f. (top) or 50% of the foundation area of the house (bottom).



Different ADU options in the R-3 District. Note that the garage ADU (upper right of image) still needs to meet the ADU setback requirements regardless of the rest of the garage. The attached ADU option (lower left of image) is limited by the overall building and lot coverage requirements.

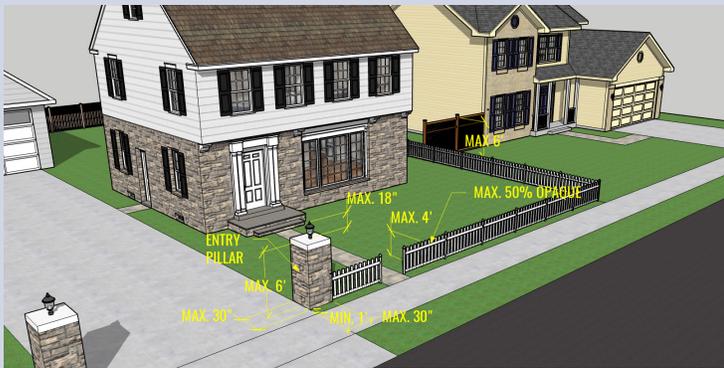
FENCES

(SECTION 8.61)

EGR also has its own regulations for constructing fences on your property. These regulations are intended to create openness and clear vision within the city's neighborhoods so that pedestrians and vehicles can safely proceed on sidewalks and streets without views of other pedestrians and vehicles being blocked by a fence. Different types of fences are permitted depending on the lot and yard involved.

The renderings below illustrate the basic requirements, but in short:

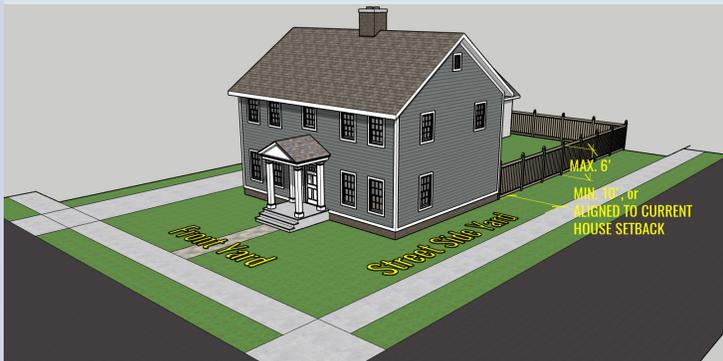
- Side and rear yard – max. 6' height, can be fully opaque
- Front yards – max. 4' height and 50% opacity, at least 1' setback from the front property line
- Street side yard
 - ▷ For the area within 10' of the lot line or the nearest wall of the house (whichever is less), either 4' height with full opacity or 6' height with 50% opacity, at least 1' setback from the property line
 - ▷ For the remainder of the street side yard, max. 6' height and full opacity
- Common regulations:
 - ▷ Max 6" gap between ground and bottom of fence.
 - ▷ Max 1' height encroachment for decorative/ornamental posts.
 - ▷ All materials are allowed except for sharp, pointed instruments and materials.
 - ▷ A finished side of the fence must face the neighboring properties.



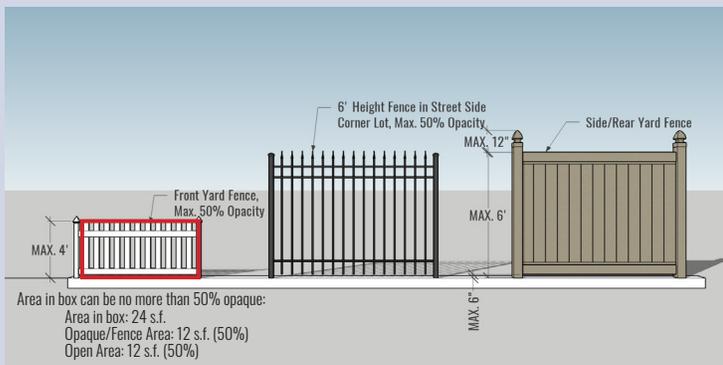
Front Yard Fence Example



Through Lot (Secondary Front Yard) Fence Example



Corner Lot Fence Examples



Fence Detail Examples

Fences do not require a building permit, but do require a free fence permit to confirm that the location and design complies with the fence regulations. Click [HERE](#) or scan this code to apply for a fence permit online. Paper forms are also available at www.eastgrmi.gov by selecting the Permits and Forms icon at the bottom of the page.



NONCONFORMITIES

(SECTIONS 5.113 & 5.114)

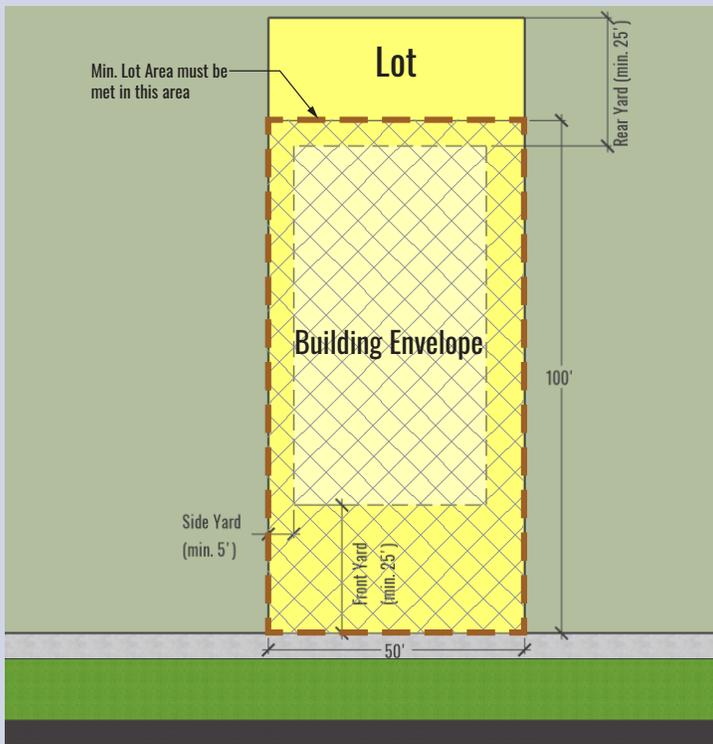
There may be times where either the lot or the buildings on them do not conform to the current requirements of the zoning ordinance. When this is the case, there are some modifications to the standard zoning standards that may be permissible depending on how close to the required standards you are. Here is what you can do.

Nonconforming Lot

If you have a nonconforming lot, the maximum height of the principal building is reduced to 25' and 2.5 stories. However, you may reduce your required side yard by the same percentage that the area of the lot bears to its own district requirements, subject to the following conditions:

- The side yard in no instance shall be less than five feet.
- In no case shall the side yard setback on the side street of a corner lot be reduced from that required by the zoning district.
- In no case shall any required setback in any yard abutting Reeds Lake, Fisk Lake or the Reeds Lake/Fisk Lake channel be reduced.

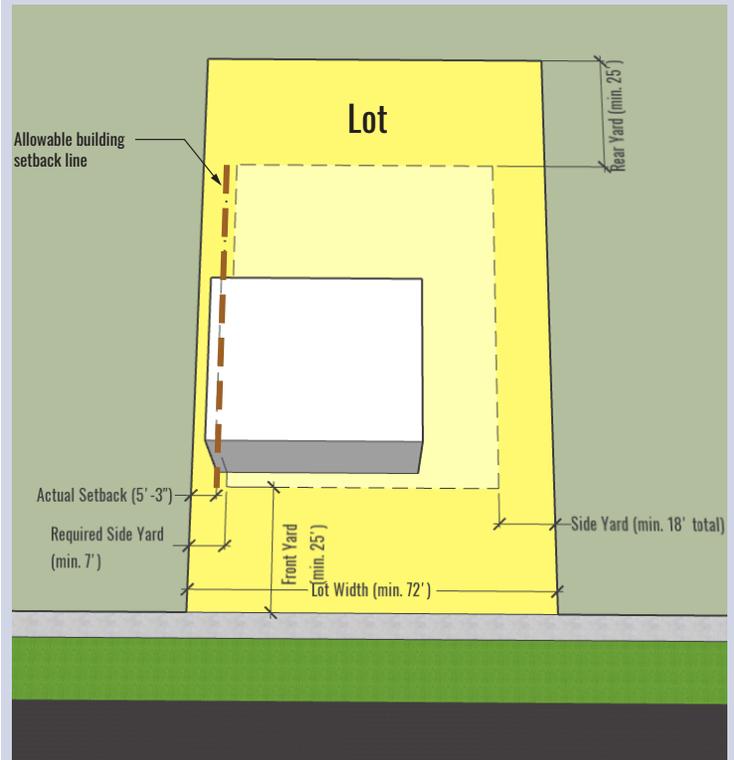
Here is an example for how to calculate the required side yards on a nonconforming lot, using the R-2 District standards as a guide.



- Lot width is 50' where 72' width is required.
- Lot area in the first 100' lot depth is 5,000 s.f. where 7,200 s.f. is required.
- So...the actual lot area in the first 100' of lot depth is 69.4% of what is required ($5,000 \div 7,200$)
- This means the required side yards only need to be 69.4% of what is normally prescribed. In this case:
 - The minimum required side yard is 5' (69.4% of 7' is 4.9', but 5' is the absolute minimum required.)
 - The minimum combined side yard width is 12.5' (69.4% of 18').

Nonconforming Building

If a building on your lot is nonconforming, it shall not be enlarged or altered in a way that increases its nonconformity. However, if a setback of an existing nonconforming building is at least 50% of what is required, then you are permitted to extend that nonconforming setback on the same plane as the existing setback, so long as the existing setback is not further reduced. Below is an example of what this might look like.



In this example, the actual building setback on the side lot line is 5'-3" where 7' is required. Because the existing setback is at least 50% of what is normally required, you are permitted to extend that nonconforming setback on the same plane as the existing setback (red dashed line above), so long as the existing setback is not further reduced (i.e. the new minimum setback on this side lot line is 5'-3").

You are generally allowed to make normal repairs, maintenance, and improvements to a nonconforming building. However, if a nonconforming building is destroyed or damaged, you may be allowed to replace the damaged area as it originally stood if the cost of doing so does not exceed 60% of its replacement value. Otherwise, it may only be rebuilt in full compliance with the zoning ordinance. This should be discussed with the City before proceeding with any such work.

If these modifications are still not enough to resolve a nonconformity on your lot, then you may wish to investigate if a variance might be appropriate. Scan the code to the right or [click here](#) to review our Variance FAQ. You can also access the Variance FAQ at <https://www.eastgrmi.gov/244/Zoning-Planning-Services> under Step 3 (Additional Zoning Review.)



DRAINAGE PLAN

(SECTION 8.9)

For all new building construction and additions, including pools and egress window wells, a storm water drainage plan is required. The purpose of this plan is to demonstrate how storm water is to be managed within the property. Here are the basics for creating these plans.

The following table lists the required materials for an acceptable Drainage Management Plan for different types of projects. If you have any questions on which tier your project would fall under, please contact East Grand Rapids Public Works Administration and Engineering at 616-940-4817 for assistance.

TYPE OF WORK	REQUIRED MATERIALS
Tier 1a <ul style="list-style-type: none"> House Addition under 400 s.f., including porches Accessory building under 400 s.f. In-ground swimming pool, any size Tier 1b <ul style="list-style-type: none"> Other increase in impervious surface (driveway, patio, etc.), any size 	A scaled site plan using symbols and notations (existing and proposed) to indicate gutters, downspouts, underground piping, sump-pumps, direction of discharge or runoff, and any other element of your plan. Please indicate any change in grade or removal of vegetation. Property lines, parcel dimensions, north arrow, and street names must be identified. Impervious Area Worksheet must be completed.
Tier 2 <ul style="list-style-type: none"> New house construction, any size House Addition 400 s.f. and above, including porches Accessory building 400 s.f. and above Any combination of the above totaling 400 s.f. and above 	Everything required for Tier 1 projects, plus topographic information, location of public storm utilities, location of storm easements, and plan sealed by a professional civil engineer. Show existing and proposed contour lines on proposed plan. Impervious Area Worksheet must be completed.
Tier 3 <ul style="list-style-type: none"> Egress Windows/Window Wells below grade 	Details of window well drainage. Impervious Area Worksheet does not need to be completed.
Tier 4 <ul style="list-style-type: none"> Decks, provided no impervious surface is located below the structure Above-ground swimming pool Interior renovations with no change to existing building footprint Fence/Retaining Wall 	No Drainage Management Plan required; however, decks and pools must still conform to the lot coverage requirements in Section 5.28 of the EGR Zoning Ordinance.

The City does not allow the following:

- Discharge or increased runoff to neighboring property without a recorded easement
- Discharge onto any public sidewalk.
- Curb cores/cuts for storm water drainage.
- Additional discharge of stormwater into foundation drains that may be connected to the sanitary sewer system.
- Discharge into the public right of way or street where an underground storm sewer connection is available on the same side of the street within 100 feet of the front property corners. In cases where a storm sewer connection is not practical, a dry well or pop-up may be placed in the outlawn with Right-of-Way permit approval in conjunction with approval drainage plan.
- Use of colored highlighters or markers on an existing site plan to indicate drainage plan features – they do not copy well.
- Approval of a Certificate of Occupancy prior to complete installation and inspection of the drainage/storm water management system by the City of East Grand Rapids.

The property owner is responsible for making sure that there is no increased storm water being discharged to neighboring properties. By submitting a detailed plan, the applicant and the property owner certify and acknowledge that they may be held liable in a civil claim by any adjacent property owners impacted by increased storm water runoff.

In addition to the drainage plan, an impervious area worksheet is required for all new building construction and additions. The purpose of this worksheet is to calculate the total building and impervious area square footage, and to determine what treatment measures will be used for the "first flush" of rainwater. These plans are required by Chapter 80, Section 8.9 of the East Grand Rapids City Code. The examples on the following page show how to complete these worksheets with your drainage plan.



Sample Drainage Plan and Worksheets (see pages 6-7 from the Building Permit Application)

IMPERVIOUS AREA CALCULATION

Size of Property 9,600 sq ft

Construction/Improvement	Area of Impervious Surfaces		
	Existing Area (s.f.)	Proposed Area* (s.f.)	Net Difference (s.f.)
House (footprint only)	2,200	2,500	+300
Accessory Structures			0
Driveway	1,300	1,300	0
Walkways	200	200	0
Unroofed Patios			0
Deck			0
Other:			0
TOTALS	3,700	4,000	+300

*Proposed Area represents the total area after the proposed work is completed.

**IF YOUR PROJECT DOES NOT INCLUDE WORK IN TIER 1a OR TIER 2,
YOU MAY STOP HERE.**

Multiply your "Total Net Difference" by 0.08 to determine the volume of storage required on site.

300 sq. ft. of proposed new impervious area x 0.08* = 24 Cubic Feet

*(0.08 represents the "first flush" or the first inch of rain during any storm that carries approx. 90% of pollutants)

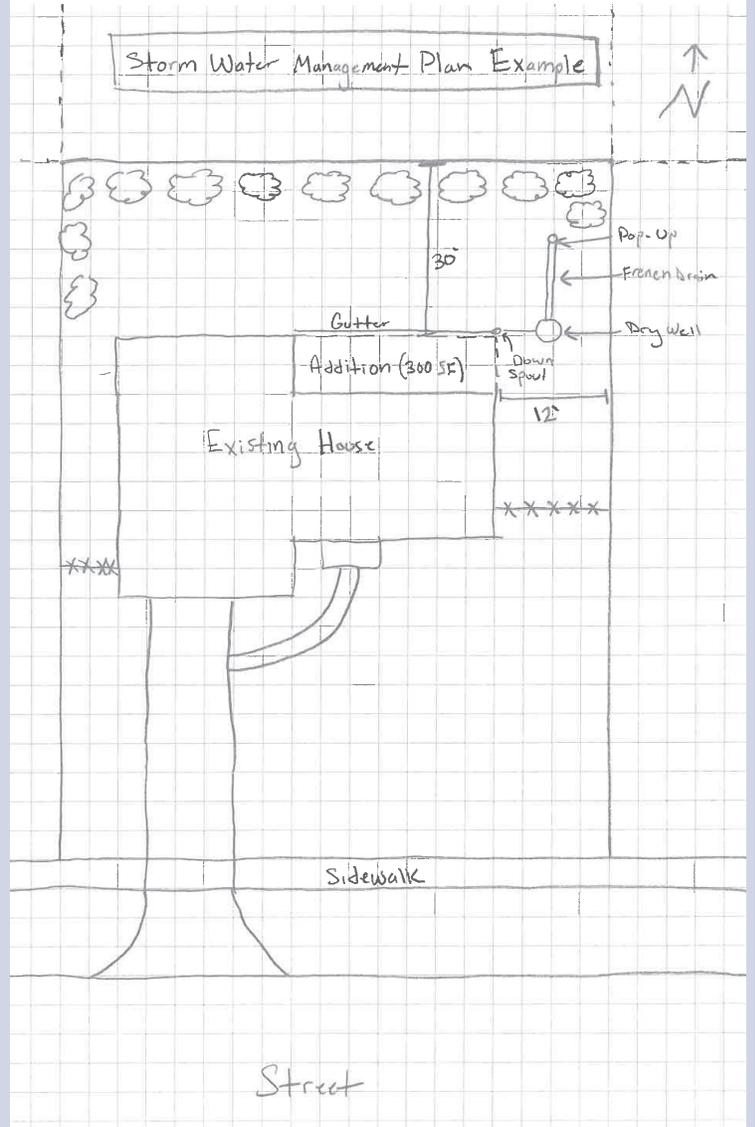
STORMWATER MANAGEMENT INFORMATION

As described in the "Drainage and Stormwater Management Plan Requirements" worksheet, property owners are required to manage stormwater runoff within their property. The following stormwater treatment measures can be utilized to manage the "required volume." The "total capacity" of the proposed stormwater treatment measure must be greater than or equal to the "required volume." Please indicate below the size of the proposed stormwater management measure(s) chosen for this project.

Total Capacity Required (Calculated on Page 1) 24 Cubic Ft.

Treatment Measure	Conversion Formula*	Storage Volume
Rain Barrel	# Gallons x 0.13369 =	Cubic Ft.
Rain Garden/Bioretention	ft (length) x ft (radius) x ft (average depth) =	Cubic Ft.
Drywell (w/ pea stone)	<u>2</u> ft (radius) x <u>2</u> ft (radius) x 3.14 x <u>3</u> ft (depth) x 0.4 =	<u>15.1</u> Cubic Ft.
Cistern	Method 1 Gallons x 0.13369	Cubic Ft.
	Method 2 ft (radius) x ft (radius) x 3.14 x ft (depth) =	Cubic Ft.
Swale	ft (length) x ft (width) x ft (average depth) =	Cubic Ft.
Storage Basin	ft (length) x ft (width) x ft (average depth) =	Cubic Ft.
Porous Pavement	ft (length) x ft (width) x ft (average depth) x 0.5 =	Cubic Ft.
Other: 20' French Drain	(Submit separate document with calculations)	<u>10</u> Cubic Ft.
Total Treatment Capacity (Must be equal or greater than Required Capacity above)		<u>25.1</u> Cubic Ft.

*Submit separate documents to support all calculations.



Ready to submit a building permit?

Scan the code to the right to access our new online permit portal. Most building or development permits can be completed via this portal. You can also navigate to www.eastgrmi.gov and select the Permits and Forms icon at the bottom of the page to access our Building Permit Application. Be sure to review the checklists on pages 2 and 8 to make sure you have all of the required information for review. Depending on the scope of your project, additional permits, such as for temporary rubbish containers, temporary storage units, and work in the City right-of-way, may be required.



There are two levels of review for all building permits. When you submit a permit to East Grand Rapids, your project is first reviewed for zoning compliance. In addition, some projects, such as new homes, new accessory structures, home additions, and demolition work may require the payment of an infrastructure impact fee. Once the zoning review is completed and any necessary impact fees are paid, the application is reviewed by Cascade Township Building Inspections. They will review your project for building code compliance. Cascade Township may also require additional permits and fees for their review. Once their review is completed, a building permit will be issued for your project.

There are some projects that may not require a building permit. However, these projects may still have zoning restrictions for setbacks and lot coverage that need to be followed. These include the following:

- Single-story accessory buildings under 200 s.f. in area
- Pavement/driveways
- Fences (however, a Fence Permit needs to be completed for such use)
- Retaining walls under 4' height
- Prefabricated pools that are less than 24" deep.

This guide covers the basic zoning requirements for residential development. To access the complete zoning ordinance and City code, scan the QR code to the right or visit <https://www.eastgrmi.gov/120/City-Code-Ordinances>.



Still have a question? Please contact the Zoning Administrator, Jay Gianotti, at jgianotti@eastgrmi.gov or (616) 940-4817.

HAPPY BUILDING!

