

ZONING

This zoning ordinance may have recently been amended. Therefore, it is recommended that interested parties contact the municipality to verify that their intended use conforms to the current zoning.

CITY OF GRAND RAPIDS
SEC. 5.165. C-3A
CITY CENTER MIXED USE DISTRICT

(1) **Permitted Uses.** The permitted uses in the C-3a City Center Mixed Use District shall be as follows:

Permitted Uses and special conditions, if applicable:

see Sec. 6.164

(a) **Public Service Uses, including:**

- park, plaza, square, playground, walkway and similar uses.
- governmental services.
- court or courthouse.
- police station and firehouse.
- convention center.
- community center and recreation center

(b) **Cultural & Entertainment Uses, including:**

- art gallery.
- auditorium, concert hall, and theater.
- library. museum. night club, except adult cabaret. bowling alley, skating rink, pool & billiard hall. sports and entertainment arena.

(c) **Educational Uses, including:**

- day care and pre-school.
- elementary, middle and secondary school.
- college and university.
- technical, vocational and trade school.

(d) **Transportation & Utility-Related Uses, limited to:**

- off street parking, surface or structured, see Sec. 5.168.
- transit center, train and bus station.
- automobile rental establishment.
- railroad rights-of-way.
- electrical substation, communications switch facilities, central heating & cooling plant; must be enclosed by a solid wall, subject to design review approval.
- essential services

(e) **Office Uses including:**

- governmental office.
- general and professional office.
- bank, credit union, and financial services office.
- radio and television studio and office.
- medical and dental office or clinic.
- computer and data-processing center.
- travel agency and airline ticket agent.
- stock brokerage, insurance or real estate agency.

(f) **Institutional Uses, including:**

- religious institution, including church, temple, synagogue, parish house, convent and mission.
- social, fraternal & service organization, including athletic and social clubs, literary association, youth association, except motorcycle clubs.
- medical center, including hospital, rehabilitation center and clinic, and administrative offices.
- research institution.
- charity, relief, benevolent, philanthropic or other eleemosynary function.

(g) **Retail Commercial Uses, including:**

- apparel and accessory store.
- furniture, home furnishings and hardware store.
- department and variety store.
- food store, deli and retail bakery.
- office supply store.
- consumer electronics store.

- sporting goods store and bicycle shop.
- book shop and newsstand.
- stationery, gift and jewelry store.
- hobby, toy and camera store; art and photographic supply store.
- convenience and packaged-goods store.
- antique and second hand store, except pawn shop.

(h) Other Commercial & Service Uses, including:

- eating and drinking establishment, except adult cabaret.
- health or athletic club; aerobics and dance studio.
- tailor, dry-cleaning drop-off/pick-up station, coin-operated laundry.
- barber and beauty shop.
- shoe repair shop and shoeshine parlor.
- mailing and stenographic service.
- photocopying and duplicating service.
- photography studio, photofinishing service.
- employment agency.
- studio for artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood and leather craftspeople, glass blower, weavers, print makers, screen painters, metal smiths, and jewelry-makers, including production and/or sales.
- florist.
- tanning salon, tattoo service.
- post office, parcel receiving station.
- commercial bakery, brewery, and similar use.
- hotel, including accessory commercial use.

(i) Residential Uses, including:

- single and multifamily dwelling.
- rooming house and boardinghouse.
- dormitory.

(2) Permitted with approval uses. The following uses are permitted in the C-3a, City Center Mixed Use District only with the approval of the Planning Commission or Planning Director as provided in Sec. 5.30 to 5.36 of this Chapter:

Permitted with approval uses:

see Sec. 5.30 to 5.36

(a) Automobile Related Uses & Services

- drive in and drive through uses; see standards, Sec. 5.176(13).

- automobile service establishments.
- new or used automobile showrooms.

(b) **Other Uses**

- helistop or heliport, only if located 300 feet or more from a residential district.

(3) **Regulated Uses.** The following uses are regulated uses in the C-3a City Center Mixed Use District, as governed by article 25 of this chapter.

Regulated uses:

see Sec. 5.283 to 5.288

- amusement establishment.
- nude artist and photography studio.
- massage establishment.
- motorcycle club.
- pawn shop.
- public dance hall (licensed, see Sec. 7.301) (Ord. No. 98-47, § 2,10-27-98)