

CITY OF GRAND HAVEN
Community Development Department
519 Washington Avenue
Grand Haven, MI 49417
Phone: (616) 935-3276



TO: Patrick McGinnis, City Manager

FROM: Jennifer Howland, Community Development Manager

DATE: July 21, 2021

SUBJECT: Text Amendment: Central Business District Window Proportion

Below is a proposed text amendment related to window proportion regulations in the CB, Central Business District. This text amendment was initiated by local architect Denny Dryer. The CB District requires rectangular windows with a particular width to height ratio. This has limited the design of some renovations in the CB District, including facades that face the alley. The 2.2 ratio doesn't seem to be appropriate any longer. Further, it is less important to manage the facade elements of a wall facing an alley. Below are the current and proposed text for your review.

Current Text

Sec. 40-413.03.D. Proportion: New construction and facade rehabilitation shall create or maintain horizontal and vertical spacing of facade elements such as windows, entries and rooflines, in keeping with the rhythm of the bays, windows and openings of surrounding buildings. Window openings shall be rectangular and 2.2 times as tall as they are wide.

Proposed Text

Sec. 40-413.03.D. Proportion: New construction and facade rehabilitation shall create or maintain horizontal and vertical spacing of facade elements such as windows, entries and rooflines, in keeping with the rhythm of the bays, windows and openings of surrounding buildings. Window openings shall be rectangular ~~and 2.2 times as tall as they are wide~~ and may include an archway or transom on top. Façades facing alleys or private property may use windows of any size or shape, and transparency regulations shall not apply.

Recommendation

At their meeting on July 13th, the Planning Commission unanimously recommended approval of the proposed text amendment. The Historic Conservation District Commission and MSDDA also support the proposed text amendment.

Attached is the ordinance for your consideration.

**CITY COUNCIL
CITY OF GRAND HAVEN
OTTAWA COUNTY, MICHIGAN**

Council Member Dora, supported by Council Member Scott, moved the adoption of the following Ordinance:

ORDINANCE NO. 2021-12

**AN ORDINANCE TO AMEND SECTION 40-413.03.D OF THE GRAND HAVEN ZONING
ORDINANCE CONCERNING WINDOW PROPORTION IN THE CENTRAL BUSINESS DISTRICT**

THE CITY OF GRAND HAVEN ORDAINS:

Section 1. Proportion. Section 40-413.03.D of the Zoning Ordinance of the City of Grand Haven, is amended to read as follows:

D. Proportion: New construction and facade rehabilitation shall create or maintain horizontal and vertical spacing of facade elements such as windows, entries and rooflines, in keeping with the rhythm of the bays, windows and openings of surrounding buildings. Window openings shall be rectangular and 2.2 times as tall as they are wide and may include an archway or transom on top. Façades facing alleys or private property may use windows of any size or shape, and transparency regulations shall not apply.

Section 2. Effective Date. This Ordinance shall take effect 20 days after adoption.

YEAS: Councilmember(s) Scott, Fritz, Dora, Cummins, Monetza

NAYS: Councilmember(s) None

ABSTAIN: Councilmember(s) None

ABSENT: Councilmember(s) None

APPROVED: August 16, 2021

I certify that this ordinance was adopted at a meeting of the Grand Haven City Council held on August 16, 2021.

Anna Darwin, Deputy City Clerk

Introduced: August 2, 2021

Adopted: August 16, 2021

Published: August 26, 2021

Effective: September 5, 2021