

City of Kentwood Residential Handbook



**A Handbook Containing General Regulations for Residential
Property Owners**



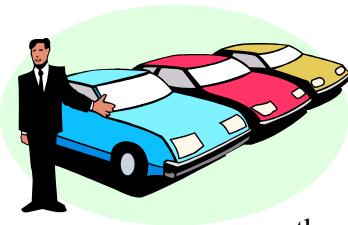
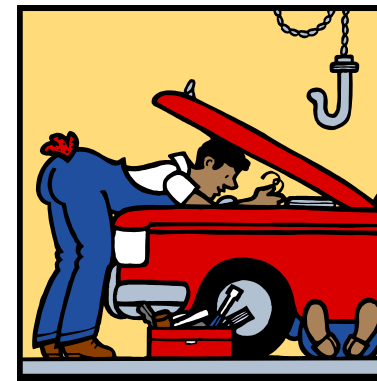
Vehicles Must Be Licensed and Operable

All vehicles parked outside of a building must be licensed, operable, and capable of safely operating on city streets. For further information or to [register a complaint](#), please contact the Code Enforcement Office at (616) 698 – 6269.



Repair of Cars

The owner of a residential home may repair their car on site only if the repair is conducted within an enclosed building such as a garage. For further information or to [register a complaint](#), please contact the Code Enforcement Office at (616) 698 – 6269.

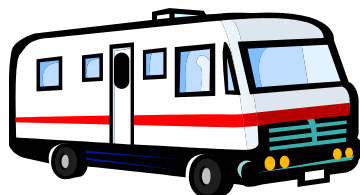
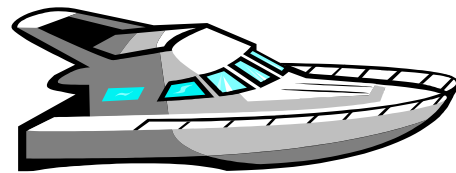


Selling of Cars

Selling of cars or other automobiles is prohibited unless they are owned by the current resident for personal use. Sale is limited to one vehicle for a period of not more than thirty (30) days. Placement of such a vehicle is limited to the driveway or other hard surface parking area. For further information or to [register a complaint](#), please contact the Code Enforcement Office at (616) 698 – 6269.

RV's, Trailers, Boats and other Recreational Equipment

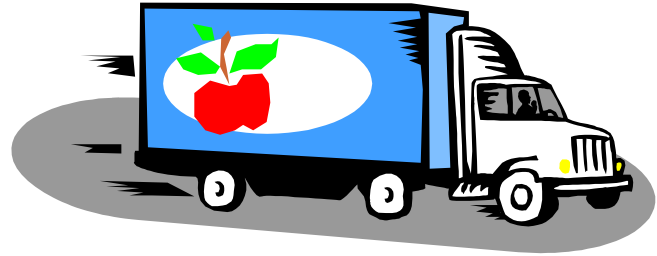
Recreational equipment including but not limited to RV's, trailers and boats may not be stored within the front yard. Recreational vehicles and equipment owned by a residential property owner must be stored in the rear yard unless it is not feasible to do so, then they may be stored within a side yard provided they are placed as far from adjoining lot lines as possible. For corner lots, recreational vehicles cannot be stored in either yard fronting a street and must either be stored in the rear yard or the side yard that borders additional property.



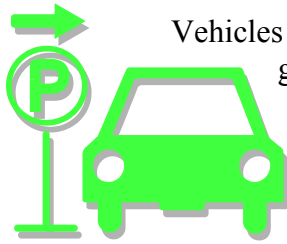
Recreational Vehicles may not be parked upon a public street or road right-of-way or within a public utility easement or right-of-way. For further information or to [register a complaint](#), please contact the Code Enforcement Office at (616) 698 – 6269.

Commercial Vehicles

Commercial vehicles exceeding one (1) ton capacity and large equipment and machinery may not be parked or stored within a residential area of the City, unless they are being used to perform a specific task.



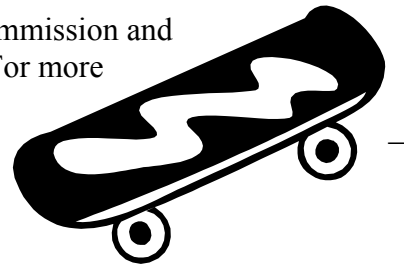
Parking of Vehicles



Vehicles may be parked on City Streets where and when permitted, within enclosed garages and similar buildings, within a driveway or under a carport. For further information or to [register a complaint](#), please contact the Code Enforcement Office at (616) 698 – 6269.

Skateboard Ramps

Skateboard ramps are allowed with the approval of the City Commission and review and approval of the Building Inspections Department. For more information on the process to obtain approval or to [register a complaint](#), please contact the Inspections Office at (616) 554 0700.



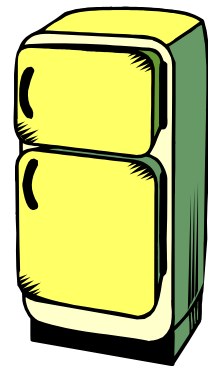
Household Garbage



One or more garbage containers with tightly fitted lids must be used for the disposal of household refuse. Such containers shall be stored inside a building or at the rear or side of a building. Containers must not be placed out for collection before 6:00 p.m. on the preceding day scheduled for collection.

Junk, Trash, Rubbish or Similar Materials must not be placed or stored on any property.

Refrigerators and freezers when discarded must have their latches, locks or doors removed from them. For further information or to [register a complaint](#), please contact the Code Enforcement Office at (616) 698 – 6269.



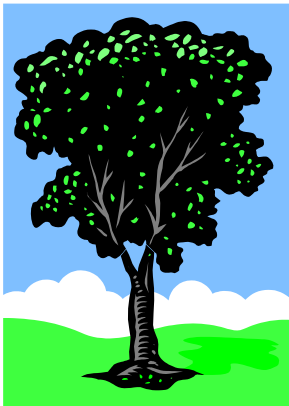
Grass Cutting and Planting



With some exceptions such as on undeveloped lots in developing subdivisions, lots must be mowed and may not have growth over twelve (12) inches in height.

Lots must be landscaped with grass. Lots cannot substitute gravel, wood chips or other nonvegetative materials for grass. This does not exclude the allowance for the decorative use of such materials. For further information or to [register a complaint](#), please contact the Code Enforcement Office at (616) 698 – 6269.

Trees, Shrubs, Bushes and Other Growth



Trees, shrubs, bushes, weeds and other growth must not obstruct a sidewalk, driveway, street or other public right-of-way.

No vegetation, except for shrubbery less than 30 inches in height may be placed within a 25' x 25' triangular area near the corner of a corner lot. This clear view triangle is measured from the property line (not the pavement edge).



Complaints about existing street trees (those adjacent to public streets) should be directed to the Public Works Department at 554 – 0736. Complaints about trees owned by an adjacent property owner should be discussed with that property owner to attempt to resolve the issue or if bad relations exist, a resident can contact the [Dispute Resolution Center](#) at (616) 774 – 0121 to request their mediator service.

Leaf Recycling

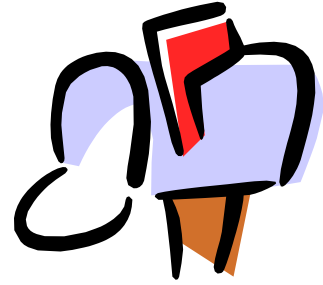


Leaves may be deposited in the open area behind the Kentwood City Center during designated times of the year. Branches, grass clippings, dead plants are considered to be a nuisance waste and may not be deposited at the leaf recycling center. When depositing leaves, please make sure to remove all containers such as boxes and bags.

Questions about the hours of operation and days available should be directed to the Public Works Department at (616) 554 – 0734.

Mailboxes

Mailboxes may be placed on posts within the public right-of-way if the posts are either a 4" x 4" wood post or a 3lb/ft (Maximum) metal post. For further information or to [register a complaint](#), please contact Steve Waterbury, Traffic Safety Specialist at (616) 554 - 0752.



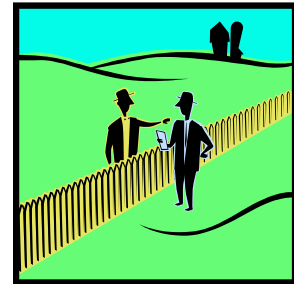
Snow Removal



Residents are responsible for removing snow, ice and other obstructions from the sidewalk in front of their home as well as from around fire hydrants. Snow piles must not be placed in the street, on sidewalks or on other areas that may impede vision of motorists or pedestrians. Snow may not be piled upon adjacent property owners land. For further information or to [register a complaint](#), please contact the Code Enforcement Office at (616) 698 – 6269.

Fences

Fences are allowed within residential areas without a permit provided they are erected in conformance with the regulations detailed in [Fences, Shrubs and Filling Within Easements](#). For further information or to [register a complaint](#), please contact the Planning Department at (616) 554 – 0707.



Home Based Businesses



The City encourages residents to establish home based businesses within the City and has established a process for their review and approval. If you are thinking about establishing a home-based business, please refer to [Home Occupation Businesses](#).

Garages & Sheds

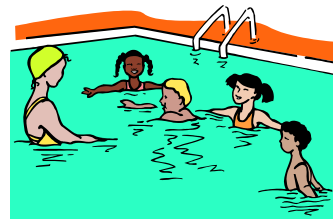


A residential lot is allowed to have up to two accessory buildings; a garage and a shed are most typically erected.

A permit is nearly always required before a garage or accessory building may be erected. If you are considering erecting an accessory building, please refer to [Garages and Accessory Buildings](#) for general regulations. Questions about the size, location of and number of accessory buildings should be directed to the Planning Department at (616) 554 – 0707. Questions about the building permit application process and all building codes should be directed to the Building Inspections Department at (616) 554 – 0700.

Swimming Pools & Hot Tubs

Swimming pools and hot tubs may be installed upon a residential lot provided they meet all applicable building and zoning codes. If you are interested in installing a pool, please refer to [Safety Requirements For New Pool Installations](#) for general regulations. For permit applications and questions, please contact the Building Inspections Office at (616) 554 – 0700.



Child's Playhouses and Equipment



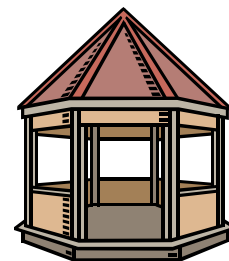
Child's playhouses and play equipment are allowed in the rear yard provided the total gross floor area does not exceed one hundred (100) square feet.

Playhouses cannot exceed fourteen (14) feet in height and must be placed so that there is a minimum of three (3) feet between the drip edge of the roof and the side or rear property lines. For further information or to [register a complaint](#), please contact the Planning Department at (616) 554 – 0707.



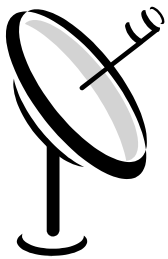
Porches, Gazebos and Similar Structures

Porches and Gazebo's may be erected upon review and approval of the Building Inspections Department. Enclosed porches are required to meet all setbacks of the main building. Unenclosed porches, steps, patios or similar construction may not project into a required front or rear yard setback for a distance to exceed ten (10) feet. Resident's



interested in erecting a porch, gazebo or similar structure should contact the Inspections Department at (616) 554 – 0700 to obtain an application for construction and further information.

Satellite Dishes



Satellite dishes three meters or less may be mounted on the ground. These shall be mounted no higher than fourteen (14) feet above the ground. If greater than one (1) meter (3.28 feet) in diameter satellite dishes must be erected in the rear yard and must be setback from property lines in accordance with setback requirements of the home. Electrical wiring shall be underground. The dish shall be mounted in accordance with manufacturers and building codes and shall be appropriately screened .

Satellite dishes of one (1) meter (3.28 feet) or less may be mounted on a roof provided they are installed according to manufactures requirements and building codes. Resident’s desiring to erect a satellite dish must contact the Building Inspections Department at (616) 554 – 0700.

Signs

Temporary signs including but not limited to those advertising garage sales, yard sales and real estate signs must be kept upon the lot that is for sale or the lot where the activity is taking place. These signs may not be placed on upon telephone poles or in the public right-of-way (the area typically between the sidewalk and street). For further information or to [register a complaint](#), please contact the Planning Department at (616) 554 – 0707.

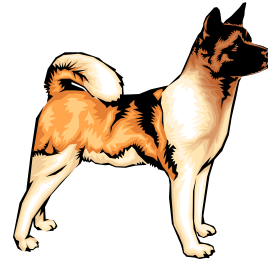
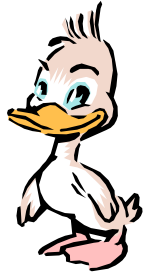
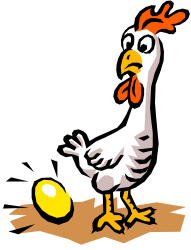


Flag Poles



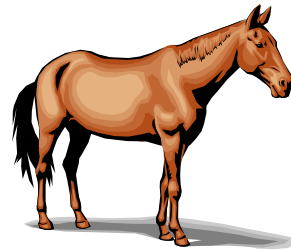
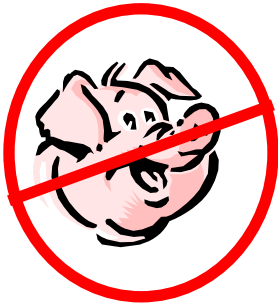
Flagpoles are allowed provided they do not exceed the maximum building height permitted by ordinance. If you are considering erecting a flagpole, please contact the Planning Department at (616) 554 – 0707.

Animals



Keeping of domestic animals, fowl or insects including but not limited to ducks, chickens, bees, more than three (3) dogs or rabbits is allowed only with Zoning Administrator approval. The purpose of the review is to establish a review process to avoid nuisance complaints.

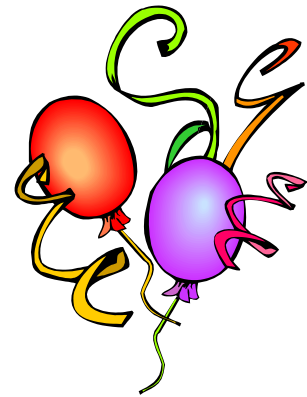
Large farm animals including cows and pigs are prohibited. Up to two (2) horses are allowed within certain areas of the City for personal use. More than two (2) horses may be permitted per City requirements. If you would like to keep any of the permitted animals, please contact the Planning Department at (616) 554 – 0707 for review procedures.



Neighborhood Block Parties



Block Parties are permitted with review and approval of the City. An application for a block party and additional information can be obtained by contacting the Information Desk of the City Center at (616) 698 – 9610.



Conflicts Between Neighbors



If you have a disagreement with your neighbor that cannot be worked out the [Dispute Resolution Center](#) can be contacted for assistance. The Dispute Resolution Center can help with disagreements over the location of a fence, property damage, tree issues, family disputes and other issues. The Dispute resolution Center can be contacted at (616) 774 – 0121.