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# City of Detroit

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November 15, 2018

HONORABLE CITY COUNCIL

**RE: Recodification of Chapter 61 of the 1984 Detroit City Code, Zoning, to Chapter 50 of the 2018 Detroit City Code (RECOMMEND APPROVAL)**

## RECOMMENDATION

The City Planning Commission (CPC) respectfully recommends approval of the recodified Zoning chapter being submitted by the City Clerk and the Law Department as part of the ordinance to effect the recodification of the 1984 Detroit City Code.

## BACKGROUND

State law mandates the periodic updating of a municipality's city code. The current 1984 Detroit City Code consists of 61 chapters. The forthcoming 2018 Detroit City Code will have 50 chapters. Consistent with the Michigan Zoning Enabling Act, the CPC provided public notice in the *Detroit Legal News* of Wednesday, October 31, 2018 and convened a November 15, 2018 public hearing for the proposed changes to the Zoning chapter.

## SUMMARY OF CHANGES IN THE ZONING CHAPTER

The recodified Zoning chapter does not address land use issues of substance but there are many "housekeeping" matters—principally the renumbering of the entire Zoning chapter—that are required by law. Several land use terms are being altered but the permissibility of those land uses remains unaltered.

The proposed, recodified Zoning Ordinance, Chapter 50 of the 2018 Detroit City Code, will differ from the current Zoning Ordinance, Chapter 61 of the 1984 Detroit City Code in a number of ways:

- Section numbers throughout the Zoning Ordinance are being adjusted.
- As state statutes and local ordinances have been amended, obsolete or inaccurate cross-references are deleted or corrected.

- Lists of land uses, conditions, or other items are routinely preceded by an explicit statement to indicate the topic of the section catch line.
- References to discontinued or renamed governmental departments, agencies, and offices are removed, updated or corrected.
- Appropriate reference to the City Charter is inserted where the Zoning Ordinance authorizes establishment of a fee.
- The vocabulary of certain land uses is changed without altering the permissibility of the given land use in a given zoning district, namely:
  - “Bathhouse” is renamed “Public bathhouse” for consistency with references elsewhere in the City Code.
  - “Fireworks sales” is renamed “Fireworks sales, consumer;” the terms, “Display fireworks,” “Low-impact fireworks,” “Articles pyrotechnic,” and “Special effects” are added as new definitions in Article XVI for consistency with references elsewhere in the City Code.
  - “Home for the aged” is dissociated from the land use “Adult foster care” for consistency with State law and the term is newly defined in Article XVI and listed as a permissible land use in the same zoning districts as at present.
  - “Massage therapy clinic” is renamed “Massage facility.”
  - “Tattoo parlor and/or piercing parlor” is renamed “Body art facility” and is defined in Article XVI.
  - “Secondhand store” is renamed “Used goods dealer facility” for consistency with references elsewhere in the City Code and is defined in Article XVI.
  - “Secondhand jewelry store” is renamed “Precious metal and gem dealer facility;” the use is newly defined in Article XVI for consistency with references elsewhere in the City Code.
  - “Public storage house” is renamed “Public storage facility.”
  - “Motorcycle club” is newly defined for consistency with references elsewhere in the City Code.
- Provisions regarding “Development plan areas” are repealed or revised consistent with Emergency Manager Order No. 36 and Ord. No. 34-14.

The recodified Zoning chapter is **not** a component of the ongoing two-year revision and update of the Zoning Ordinance.

### **CPC DELIBERATIONS AND RESULTS OF THE PUBLIC HEARING**

At the Planning Commission’s meeting of November 1<sup>st</sup>, Commissioners raised numerous questions of CPC staff and of the representatives of the City Clerk’s office, Mr. Dennis Mazurek and Ms. Josephine Powell.

At the CPC meeting of November 15, 2018, a public hearing was held regarding the recodification of the Detroit City Code, one chapter of which is “Zoning,” Chapter 50. Four members of the public offered testimony at the hearing: none was opposed to the recodification; two supported the proposed changes; two others offered comments and posed general questions.

## CONCLUSION

Consistent with its bylaws and after receiving testimony at its public hearing, the CPC voted on November 15, 2018 to recommend incorporation of the proposed Zoning chapter into the recodified Detroit City Code, as summarized in the CPC report of November 14, 2018,.

Respectfully submitted,

ALTON JAMES, Chairperson

A handwritten signature in black ink, appearing to read "Marcell R. Todd, Jr.", written in a cursive style.

Marcell R. Todd, Jr., Director

M. Rory Bolger, Staff