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Marcell R. Todd, Jr.
Director
Christopher Gulock, AICP
Deputy Director

City of Detroit

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Adrian-Keith Bennett
Kenneth R. Daniels
Ashley Jordan
Stephanie R. Miller, BS, JD
Gary D. Ringer
Fredrick E. Russell, Jr.
Jai Singletary

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Detroit City Planning Commission in the Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226 at the date and time listed below. Virtual attendance is strongly encouraged as, pursuant to public health guidelines, the meeting room may be subject to space limitations. To attend the meeting virtually, please use the link found toward the end of this notice.

THURSDAY, NOVEMBER 5, 2026 AT 6:00 PM

to consider a text amendment that would amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, relating to Intensity and Dimensional Standards and other housing items as follows:

- Update intensity and dimensional standards for single- and two-family dwellings in the R1 (Single-family Residential District), R2 (Two-Family Residential District) and R3 (Low Density Residential District) zoning classifications, in order to make it easier to build single- and two-family homes on vacant lots.

- Update provisions related to small lots in order to make it easier to build single- and two-family homes on lots under a certain size threshold as well as provide clarity by clean-up of relevant sections.

- Revise the nonconformity provisions to allow existing nonconforming residential structures that become damaged or destroyed, to be reconstructed or rebuilt within a specified timeframe, not to result in an increase in gross floor area.

- Update contextual setback requirements for single- and two-family dwellings and front and rear setback requirements for townhomes in the R2 and R3 districts.

- Repeal, relocate, and reorganize zoning district intensity and dimensional standards within Article XIII; update standards for features permitted within setbacks; update terms and definitions and other minor or non-substantive changes as may be warranted.

By repealing and/or relocating:

Article VIII, *Residential Zoning Districts*, Division 2 through 7 (R1 through R6)
Sec. 50-8-25 through 50-8-175, *Intensity and Dimensional Standards*;

Article IX, *Business Zoning Districts*, Division 2 through 7 (B1 through B6)
Sec. 50-9-25 through 50-9-175, *Intensity and Dimensional Standards*;

Article X, *Industrial Zoning Districts*, Division 2 through Division 6 (M1 through M5) Sec. 50-10-25 through 50-10-145, *Intensity and Dimensional Standards*;

Article XI, *Special Purpose Zoning Districts and Overlay Areas,* Division 2 through Division 11 (PD, OP, PC, PCA, TM, PR, W1, MKT, SD1 and SD2) Sec. 50-10-25 through 50-10-145, *Intensity and Dimensional Standards*;

Article XIII, *Intensity and Dimensional Standards*, Division 1, *Tables of Intensity and Dimensional Standards*, Subdivision B*, General Dimensional Standards for Residential Districts*, Sec. 50-13-21, *Lot Size Requirements,* Sec. 50-13-24, *Special provision for side setbacks for single- or two family dwellings,* Sec. 50-13-25*, Rear and side setback exceptions for multiple-family dwellings,* Sec. 50-13-28*, Lofts;* Sec. 50-13-29*, Setback requirements; lot area and lot width requirements,* Sec. 50-13-184, *Religious institutions; residential uses and public, civic, or institutional uses,* Sec. 50-13-185*, Single-family dwellings and religious residential facilities,* Sec. 50-13-186*, Townhouses,* Sec. 50-13-187*, Two-family dwellings;* Division 2, *Measurements, Requirements and Exceptions,* Sec. 50-13-231*, Rear setback; definition,* Sec. 50-13-236*, Bulk measurement and requirements; lot coverage;* Division 3*, Alternative Residential Development Options,* Sec. 50-13-254 *through* 50-13-261*;*

Article XIV, *Development Standards,* Division 1*, Off-Street Parking, Loading, and Access*, Subdivision K*, Off-Street Parking Facilities in Residential Districts,* Sec. 50-14-287 through 50-14-288*;*

By amending:

Article XIII, *Intensity and Dimensional Standards,* Division 1, *Tables of Intensity and Dimensional Standards*, Subdivision A*, Residential Districts*, (R1 through R3) Sec. 50-13-2 through 50-13-4*;* Subdivision B*, General Dimensional Standards for Residential Districts,* Section 50-13-22, *Traffic safety sight area,* Sec. 50-13-23, *Exceptions to the required depth of front setbacks;* Subdivision D, *General Dimensional Standards for Business Districts,* Sec. 50-13-62, *Setback requirements; lot area and lot width requirements;* Subdivision G*, Special Purpose Zoning Districts,* Sec. 50-13-130*, SD1 District,* Sec. 50-13-131*, SD2 District;* Subdivision I*, Intensity and Dimensional Standards for Specific Uses,* Sec. 50-13-181*, Multiple-family dwellings;* Subdivision J*, Miscellaneous Intensity and Dimensional Standards,* Sec. 50-13-212 *Dimensional standards for uses in existing buildings;* Division 2*, Measurements, Requirements and Exceptions,* Sec. 50-13-224, *Setback requirements,* Sec. 50-13-226*, Features allowed within required setbacks,* Sec. 50-13-229*, Side Setback; Formula A and Formula B;*

Article XIV*, Development Standards,* Division 1*, Off-street Parking, Loading, and Access,* Subdivision K*, Off-street Parking Facilities in Residential Districts,* Sec. 50-14-286*, Location of off-street parking on land zoned R1 and R2;* Division 3*, Architectural and Site Design Standards,* Subdivision A*, Residential Development,* Sec. 50-14-395*, Residential compatibility requirement; floor area;*

Article XV, *Nonconformities,* Division 2*, Nonconforming uses,* Sec. 50-15-32*, Damage or destruction to principal structures containing nonconforming uses;* Division 4*, Nonconforming lots,* Sec. 50-15-71*, In general;*

Article XVI, *Rules of Construction and Definitions,* Division 2*, Words and Terms Defined,* Subdivision D*, Letter "C",* Sec. 50-16-152*, Words and terms (Ch-Cm),* Subdivision K*, Letters "K" through "L",* Sec. 50-16-284*, Words and terms (Ln-Lz),* Subdivision P*, Letter "S",* Sec. 50-16-384*, Words and terms (Sm-Ss);*

By adding:

Article XIII, *Intensity and Dimensional Standards,* Division 1, *Tables of Intensity and Dimensional Standards,* Subdivision H*, General Intensity and Dimensional Standards for Special Purpose Zoning Districts,* Sec. 50-13-157.1, *SD1 District Requirements*, Sec. 50-13-157.2*, SD2 District Requirements;*

Other provisions as may be warranted.

The text amendment is being considered by the City Planning Commission in accordance with the provisions of Article III, Division 2 of the Detroit Zoning Ordinance. Zoning Ordinance text amendments require the approval of the City Council after a public hearing and after receipt of a report and recommendation by the City Planning Commission.

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies, for the record, to the City Planning Commission via U.S. Mail at the above address or e-mail at cpc@detroitmi.gov. Public comment/testimony may be given at the appropriate times when called for during the meeting. If you desire to speak and are attending the meeting online, press the "raise your hand" icon at the bottom of the screen or press ALT-Y for a PC or OPT-Y for a MAC to raise your hand virtually. If attending by phone press *-9 to raise your hand.

If interpretation or translation services are needed, including for the hearing impaired, call the Department of Civil Rights, Inclusion & Opportunity at 313-224-4950. For further information on this proposal or the public hearing, please call (313) 224-6225.

To participate virtually in the CPC meeting, please use the following options.
Online:
https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmU1RKNXp1MjJlczN3UT09
Or iPhone one-tap:
US: +12678310333,96355593579# or +13017158592,,96355593579#
Or by Telephone:
Dial (for higher quality, dial a number based on your current location):
US: +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 213 338 8477 or +1 253
215 8782 or +1 346 248 7799 Webinar ID: 963 5559 3579

CPC Webpage: https://detroitmi.gov/government/commissions/city-planning-commission