

City of Detroit

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NOTICE OF PUBLIC HEARING

A public hearing will be held by the Detroit City Planning Commission on a proposed amendment to the Detroit Zoning Ordinance 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 will be subject to space limitations and masks are required. To attend the meeting virtually, please use the link toward the end of this notice.

THURSDAY, JULY 7, 2022 AT 5:10 PM

The proposed text amendment would amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by adding Section 50-12-324 (Smoking lounges; tobacco retail stores; or tobacco specialty retail stores), and by amending Article IX (*Business Zoning Districts*), Division 4 (*B3 Shopping District*), Section 50-9-82 (*Conditional retail, service, and commercial uses*), Division 5 (*B4 General Business District*), Section 50-9-112 (*Conditional retail, service, and commercial uses*), Division 6 (*B5 Major Business District*), Section 50-9-136 (*By-right retail, service, and commercial uses*), Division 7 (*B6 General Services District*), Section 50-9-166 (*By-right retail, service, and commercial uses*), by amending Article XI (*Special Purpose Zoning Districts and Overlay Areas*), Division 5 (*PCA Public Center Adjacent District (Restricted Central Business District)*), Section 50-11-92 (*Conditional retail, service, and commercial uses*), Division 9 (*SD1-Special Development District, Small-Scale, Mixed-Use*), Section 50-11-212 (*Conditional retail, service, and commercial uses*), Division 10 (*SD2-Special Development District, Mixed-Use*), Section 50-11-242 (*Conditional retail, service, and commercial uses*), Division 12 (*SD4-Special Development District, Riverfront Mixed-Use*), Section 50-11-298 (*Conditional retail, service, and commercial uses*), by amending Article XII (*Use Regulations*), Division 1 (*Use Table*), Subdivision D (*Retail, Service and Commercial Uses*), Section 50-12-66 (*Recreation/entertainment, indoor.*), Section 50-12-69 (*Retail sales and service; sales-oriented*), Division 2 (*General Use Standards*), Section 50-12-131 (*Retail, service, and commercial uses-Spacing*), Division 3 (*Specific Use Standards*), Subdivision E (*Retail, Service and Commercial Uses; Generally*), Section 50-12-306 (Private clubs, lodges, or similar uses), Division 5 (*Accessory Uses and Structures*), Subdivision C (*Specific Accessory Use Standards*), Section 50-12-513 (*Golf course*), by amending Article XIV (*Development Standards*), Division 1 (*Off-Street Parking, Loading, and Access*), Subdivision B (*Off-Street Parking Schedule "A"*), Section 50-14-55 (*Recreation and entertainment, indoor*), Section 50-14-58 (*Retail sales and service (sales-oriented)*), by amending Article XV (*Nonconformities*), Division 2 (*Nonconforming Uses*), Section 50-15-30 (*Change of nonconforming use to other nonconforming use*), by amending Article XVI (*Rules of Construction and Definitions*), Division 2 (*Words and Terms Defined*), Subdivision O (*Letters "Q" Through "R"*), Section 50-16-361 (*Words and terms (Qa-Qz and Ra-Rec)*), Section 50-16-362 (*Words and terms (Red-Rm)*), Subdivision P (*Letter "S"*), Section 50-16-384 (*Words and terms (Sm-Ss)*), Subdivision Q (*Letter "T"*), Section 50-16-402 (*Words and terms (Tn-Tz)*),

and by amending Appendix A. (*Assignment of Specific Use Types to General Use Categories*), Division 19 (Letter “S”), Division 20 (Letter “T”) to add smoking lounge, tobacco retail store, and tobacco specialty retail store as a Conditional Use in the B3, B4, PCA, SD1, SD2, and SD4 districts, to add smoking lounge, tobacco retail store, and tobacco specialty retail store as a By-right use in the B5 and B6 districts, to add smoking lounge to the recreation/entertainment, indoor use category, to add tobacco retail store and tobacco specialty retail store to the retail sales and service, sales-oriented use category, to add retail, service, and commercial use-spacing regulations for smoking lounges, tobacco retail stores, and tobacco specialty retail stores, to add smoking lounges as a permitted accessory use to private clubs, lodges, or similar uses and golf courses, to add new specific use standards for smoking lounges, tobacco retail stores, and tobacco specialty retail stores, to add off-street parking requirements for smoking lounges, tobacco retail stores, and tobacco specialty retail stores, to exempt (prohibit) smoking lounges, tobacco retail stores, and tobacco specialty retail stores from change of nonconforming use to another, to amend the definition of recreation and entertainment, indoor use category to add smoking lounge, to amend the definition of retail sales and service, sales-oriented use category to add tobacco retail store and tobacco specialty retail store, to add definitions for smoking lounge, tobacco retail store, and tobacco specialty retail store, and to assign smoking lounge, tobacco retail store, and tobacco specialty retail store to general use categories.

This 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=TTloMzN5M3pmU1RKNXp1MjJlcZnN3UT09>

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>