

Donovan Smith
Chairperson
Melanie Markowicz
Vice Chair/Secretary

Marcell R. Todd, Jr.
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

Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Frederick E. Russell, Jr.
Rachel M. Udabe

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. Both in-person and virtual attendance are options to participate. Pursuant to public health guidelines and limited room capacity, if anyone has cold, flu, COVID symptoms or other contagious condition, virtual attendance is strongly encouraged. To attend the meeting virtually, please use the link toward the end of this notice.

THURSDAY, MAY 16, 2024, AT 7:00 PM

to consider a text amendment that would amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by:

- revising the conditions under which a Planned Development approval may lapse;
- allowing lofts conditionally in R1 and R2 districts;
- allowing lofts and mixed residential-commercial development by-right in B2, B3, and B4 districts;
- allowing body art facilities conditionally in B2 and B3 districts;
- allowing brewpubs, microbreweries, small distilleries, and small wineries conditionally in B2 districts and by-right in B3, B4, B5, B6, M1, M2, M3, and M4 districts;
- allowing miniature golf conditionally in SD1 and SD2 districts;
- expanding the definition of Gateway Radial Thoroughfare Overlay to include B2 districts;
- adding uses currently permitted in the R5 and R6 districts to the use table;
- adding that crematories and pet crematories are allowed in PD districts with legislative approval;
- removing the requirement for a neighborhood petition to establish a miniature golf course;
- removing the prohibition of miniature golf within 500 feet of residentially-zoned land;
- clarifying that the prohibition of several uses in Gateway Radial Thoroughfare Overlay areas is not waivable by the Board of Zoning Appeals;
- clarifying the allowability of food catering in SD2 districts;
- eliminating the prohibition on accommodating paid overnight guests as a home occupation;

- clarifying that the permissibility of additional height is based on the width of the right-of-way;
- decreasing the minimum parking required for miniature golf courses;
- clarifying that required loading space for a residential use can be located in an alley;
- adding provisions regarding fiber cement and metal panels in Traditional Main Street Overlay areas;
- broadening the definition of truck stop to include additional accessory uses and not require fuel sales; and
- correcting inconsistencies in several sections

specifically, in:

Article III, Review and Approval Procedures (Part 1), Division 4, *Planned Developments*, Section 50-3-98, *Lapse of approval*; Article IV, *Review and Approval Procedures (Part 2)*, Division 6, *Variances and Administrative Adjustments*, Section 50-4-131, *Permitted dimensional variances*;

Article VIII, Residential Zoning Districts, Division 2, *R1 Single-Family Residential District*, Section 50-8-20, *Conditional residential uses*, Division 3, *R2 Two-Family Residential District*, Section 50-8-50, *Conditional residential uses*, Division 6, *R5 Medium Density Residential District*, Section 50-8-142, *Conditional retail, service, and commercial uses*;

Article IX, Business Zoning Districts, Division 3, *B2 Local Business and Residential District*, Section 50-9-44, *By-right residential uses*, Section 50-9-50, *Conditional residential uses*, Section 50-9-52, *Conditional retail, service, and commercial uses*, Division 4, *B3 Shopping District*, Section 50-9-74, *By-right residential uses*, Section 50-9-76, *By-right retail, service, and commercial uses*, Section 50-9-80, *Conditional residential uses*, Section 50-9-82, *Conditional retail, service, and commercial uses*, Division 5, *B4 General Business District*, Section 50-9-104, *By-right residential uses*, Section 50-9-106, *By-right retail, service, and commercial uses*, Section 50-9-110, *Conditional residential uses*, 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*, Section 50-9-142, *Conditional retail, service, and commercial uses*, Division 7, *B6 General Services District*, Section 50-9-166, *By-right retail, service, and commercial uses*, Section 50-9-172, *Conditional retail, service, and commercial uses*;

Article X, Industrial Zoning Districts, Division 2, *M1 Limited Industrial District*, Section 50-10-16, *By-right retail, service, and commercial uses*, Section 50-10-22, *Conditional retail, service, and commercial uses*, Division 3, *M2 Restricted Industrial District*, Section 50-10-46, *By-right retail, service, and commercial uses*, Section 50-10-52, *Conditional retail, service, and commercial uses*, Division 4, *M3 General Industrial District*, Section 50-10-76, *By-right retail, service, and commercial uses*, Section 50-10-82, *Conditional retail, service, and commercial uses*, Division 5, *M4 Intensive Industrial District*, Section 50-10-106, *By-right retail, service, and commercial uses*, Section 50-10-112, *Conditional retail, service, and commercial uses*;

Article XI, *Special Purpose Zoning Districts and Overlay Areas*, Division 10, *SD1 Special Development District, Small-Scale, Mixed-Use*, Section 50-11-242, *Conditional retail, service, and commercial uses*, Division 11, *SD2 Special Development District, Mixed-Use*, Section 50-11-272, *Conditional retail, service, and commercial uses*, Division 14, *Overlay Areas*, Section 50-11-361, *Description*;

Article XII, *Use Regulations*, Division 1, *Use Table*, Subdivision B, *Residential Uses*, Section 50-12-22, *Household living*, Subdivision D, *Retail, service, and commercial uses*, Section 50-12-61, *Assembly*, Section 50-12-62, *Food and beverage service*, Section 50-12-63, *Office*, Section 50-12-66, *Recreation/entertainment, indoor*, Section 50-12-67, *Recreation/entertainment, outdoor*, Section 50-12-69, *Retail sales and service, sales-oriented*, Section 50-12-70, *Retail sales and service, service-oriented*, Subdivision E, *Manufacturing and Industrial Uses*, Section 50-12-81, *Industrial service*, Division 2, *General Use Standards*, Section 50-12-123, *GRT (Gateway Radial Thoroughfare)*, Section 50-12-125, *P (petition)*, Section 50-12-131, *Retail, service, and commercial uses—Spacing*, Division 3, *Specific Use Standards*, Subdivision A, *Residential Uses*, Section 50-12-156, *Emergency shelter*, Section 50-12-159, *Lofts; residential uses combined in structures with permitted commercial or industrial uses*, Section 50-12-163, *Pre-release adjustment centers*, Subdivision B, *Public, Civic, and Institutional Uses*, Section 50-12-191, *Substance abuse service facility*, Subdivision C, *Retail, Service, and Commercial Uses; Generally*, Section 50-12-217, *Brewpub and microbrewery and small distillery and small winery*, Section 50-12-226, *Go-cart track*, Section 50-12-227, *Golf course (miniature)*, Subdivision E, *Retail, Service, and Commercial Uses; Generally*, Section 50-12-296, *Motor vehicle washing and steam cleaning*, Section 50-12-299, *Parking lots or parking areas*, Section 50-12-302, *Pawnshops*, Section 50-12-304, *Precious metal and gem dealers*, Section 50-12-307, *Rebound tumbling centers*, Section 50-12-316, *Taxicab dispatch and/or storage facilities*, Section 50-12-320, *Used goods dealers; precious metal and gem dealers*, Section 50-12-336, *Food catering establishments*, Subdivision F, *Manufacturing and Industrial Uses*, Section 50-12-348, *Research or testing laboratories*, Section 50-12-351, *Tool, die, and gauge manufacturing*, Section 50-12-358, *Wholesaling, warehousing, storage buildings, or public storage facilities*, Division 5, *Accessory Uses and Structures*, Subdivision B, *Home Occupations*, Section 50-12-492, *Prohibited uses and activities*;

Article XIII, *Intensity and Dimensional Standards*, Division 1, *Tables of Intensity and Dimensional Standards*, Subdivision D, *General Dimensional Standards for Business Districts*, Section 50-13-63, *B3 and B4 District height limitations*;

Article XIV, *Development Standards*, Division 1, *Off-Street Parking, Loading, and Access*, Subdivision B, *Off-Street Parking Schedule “A”*, Section 50-14-49, *Retail, service, and commercial uses located on land zoned SD1 or SD2 or where the use is located within 0.50 miles of a high-frequency transit corridor*, Section 50-14-56, *Recreation, outdoor*, Section 50-14-58, *Retail sales and service (sales-oriented)*, Section 50-14-60, *Vehicle repair and service*, Subdivision D, *Off-Street Loading*, Section 50-14-111, *Off-street loading schedule and exemptions*, Division 3, *Architectural and Site Design Standards*, Subdivision A, *Residential Development*, Section 50-14-398, *Other residential development standards*, Subdivision B, *Non-Residential Development*, Section 50-14-414, *Quality of materials*, Subdivision C, *Traditional Main Street Overlay Areas*, Section 50-14-440, *Building design standards—Materials*;

Article XVI, Rules of Construction and Definitions, Division 2, *Words and Terms Defined*, Subdivision H, Letter “G”, Section 50-16-221, *Words and terms (Ga—Gm)*, Subdivision Q, Letter “T”, Section 50-16-402, *Words and terms (Tn—Tz)*; and

Appendix A, Assignment of Specific Use Types to General Use Categories, Division 7, Letter “G”, and Division 19, Letter “S”.

Additional amendments may be identified or 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=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):

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