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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, OCTOBER 2, 2025 AT 6:00 PM

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

- Allowing townhouses, 3-unit residential buildings, and 4-unit residential buildings by-right in R2 districts.
- Increasing the number of residential units permitted conditionally after a public hearing from 8 units to 12 units in R2 districts.
- Promoting infill housing development on vacant lots by amending the dimensional requirements that apply to residential lots.
- Allowing accessory dwelling units in R2, R3, R4, R5, and R6 districts and regulating their size, placement on lots, and other aspects.
- Allowing multiple-family dwellings by-right in B2 and B4 districts (i.e., residential only with no mixed-use) and amending dimensional requirements for multiple-family dwellings in those districts.
- Allowing for fewer parking lot spaces for small buildings, multi-family dwellings, and for small pedestrian-oriented retail, service, or commercial uses within a larger building that is near key transit lines.
- Allowing approval of an alternative parking plan through the building permit process for residential uses, public/civic/institutional uses, and retail/service/commercial uses, except for vehicle repair and service, and setting out the required information and analysis that must be submitted with a proposed alternative parking plan.
- Allowing retail, service, and commercial uses, except for vehicle repair and service, to provide parking within 1,320 feet of the use when a “district approach” to parking is demonstrated.

By amending:

Article VIII, *Residential Zoning Districts*, Division 3, *R2 Two-Family Residential District*, Section 50-8-41, *Description*, Section 50-8-44, *By-right residential uses*, Section 50-8-50, *Conditional residential uses*, and Section 50-8-56, *Other regulations*;

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*, Division 5, *B4 General Business District*, Section 50-9-104, *By-right residential uses*, and Section 50-9-110, *Conditional residential uses*;

Article XII, *Use Regulations*, Division 1, *Use Table*, Subdivision B, *Residential Uses*, Section 50-12-22, *Household Living*, and Division 3, *Specific Use Standards*, Subdivision A, *Residential Uses*, Section 50-12-162, *Multi-family dwellings*, Division 5, *Accessory Uses and Structures*, Subdivision A, *In General*, Section 50-12-454, *General provisions; limitations on use of accessory structure*, and Section 50-12-466, *Accessory dwelling units*;

Article XIII, *Intensity and Dimensional Standards*, Division 1, *Tables of Intensity and Dimensional Standards*, Subdivision A, *Residential Districts*, Section 50-13-2, *R1 District*, Section 50-13-3, *R2 District*, Section 50-13-4, *R3 District*, Section 50-13-5, *R4 District*, Section 50-13-6, *R5 District*, Section 50-13-7, *R6 District*, Subdivision B, *General Dimensional Standards for Residential Districts*, Section 50-13-21, *Lot size requirements*, Section 50-13-23, *Exceptions to the required depth of front setbacks*, Section 50-13-24, *Special provisions for side setbacks for single- or two-family dwellings*, Subdivision I, *Intensity and Dimensional Standards for Specific Uses*, Section 50-13-181, *Multiple-family dwellings*, Section 50-13-185, *Single-family dwellings and religious residential facilities*, Section 50-13-187, *Two-family dwellings*, Subdivision J, *Miscellaneous Intensity and Dimensional Standards*, Section 50-13-206, *Dimensional standards for accessory structures*, Section 50-13-207, *Location of accessory buildings and structures*, Section 50-13-208, *Accessory buildings or structures in rear setback; setbacks from principal buildings*, Section 50-13-212, *Accessory dwelling units*, Division 2, *Measurements, Requirements, and Exceptions*, Section 50-13-226, *Features allowed within required setbacks*, and Division 3, *Alternative Residential Development Options*, Section 50-13-254, *Lots of less than 5,000 square feet*;

Article XIV, *Development Standards*, Division 1, *Off-street Parking, Loading, and Access*, Subdivision A, *In General*, Section 50-14-7, *Off-street parking exemptions, reductions, and allowances*, Subdivision B, *Off-Street Parking Schedule "A"*, Section 50-14-34, *Household living*, Subdivision F, *Waivers and Alternative Parking Plans*, Section 50-14-151, *Scope*, Section 50-14-152, *Applicability*, Section 50-14-153, *Waiver of off-street parking requirements for uses or buildings minimally deficient*, Section 50-14-154, *Alternative parking plan review and approval procedure and criteria*, Section 50-14-155, *Contents*, Section 50-14-156, *Recording*, Section 50-14-159, *Shared parking*, Section 50-14-160, *Remote parking*, Section 50-14-163, *Credit for public parking*, and Division 3, *Architectural and Site Design Standards*, Subdivision A, *Residential Development*, Section 50-14-396, *Residential compatibility requirement; appearance*;

Article XVI, *Rules of Construction and Definition*, Division 2, *Words and Terms Defined*, Subdivision B, Letter "A", Section 50-16-111, *Words and terms (Aa – Ag)*, Subdivision I, Letter "H", Section 50-16-242, *Words and Terms (Hh – Hm)*, and Subdivision P, Letter "S", Section 50-16-384, *Words and terms (Sm-Ss)*; and

Other provisions as may be warranted.

The proposed text amendment was drafted by the office of the Chief Operating Officer of the City of Detroit and received by the City Planning Commission.

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>