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TO: City Planning Commission

FROM: Marcell R. Todd, Jr., Director
Christopher Gulock, Deputy Director

RE: **Zoning Ordinance text amendment, Chapter 50 of the 2019 Detroit City Code – to update regulations, procedures and definitions relative to housing and parking requirements (PRELIMINARILY RECOMMEND APPROVAL)**

DATE: October 2, 2025

PRELIMINARY RECOMMENDATION

Pending the proceedings of your October 2, 2025 public hearing on this request and based upon this report the staff of the City Planning Commission recommends approval of the request.

REQUEST

On October 2, 2025, the City Planning Commission (CPC) will hold a 6:00 PM public hearing to consider revisions to Chapter 50, *Zoning*, of the 2019 Detroit City Code, to encourage the construction of additional housing and to reduce barriers to new development by allowing more flexible parking requirements. The proposed text amendment was initially drafted by the Administration's Office of the Chief Operating Officer of the City of Detroit. The final draft before now includes edits and insertions prepared by CPC staff. This is the second public hearing on this matter warranted by the inclusion of additional sections of the Zoning Ordinance and the desire to provide additional public participation.

Below is the CPC staff summary of the background and scope of the proposed amendments as well as staff's review. We have worked closely with the office of the Chief Operating Officer (COO) as well as the other members of the Working Group at the Planning and Development Department (PDD), Building Safety Engineering and Environmental (BSEED), Housing and Revitalization Department (HRD), The Board of Zoning Appeals (BZA) and the Jobs and Economy Team (JET) to address our concerns and produce an ordinance that staff is far more comfortable with.

BACKGROUND

The Mayor's Office has continued to explore ways to encourage the construction of additional housing (thus increasing the housing supply and affordability) and ways to reduce barriers to small business development. Toward this end, the Administration is proposing major updates to the Detroit Zoning Ordinance for consideration summarized below.

The Administration indicates dozens of major cities across the country, such as Grand Rapids, Minneapolis, and Buffalo, are updating zoning to help build more housing and thus lower housing costs. The Administration is proposing two key updates regarding housing:

1. To build more housing by expanding the types of housing that can be built in R2 (Two-Family Residential); and
2. To make it easier to rebuild houses (new infill housing) on vacant lots.

Furthermore, the Administration indicates the current parking space requirements for both new housing and commercial uses limits development and makes it harder for new business to open. The Administration is proposing three key updates regarding parking:

1. For small commercial buildings, expand the policy to allow the business to decide how many spaces to provide;
2. Reduce parking requirements for multiple-family dwellings; and
3. Make it more feasible for projects to propose alternative parking plans.

SCOPE OF THE ORDINANCE

The proposed text amendments are summarized below.

Article VIII. Residential Zoning Districts, R2 Two-Family Residential District

In general, the proposed changes allow townhouses, 3-unit residential buildings, and 4-unit residential buildings by-right in R2 districts and increases the number of residential units permitted conditionally after a public hearing from 8 units to 12 units in R2 districts.

- **Section 50-8-41** – Edit R2 description to add multiple-family dwellings up to four units by-right
- **Section 50-8-44** – Add townhouses (up to 8 units attached) and multiple-family dwellings (up to 4 units) as by-right uses in the R2 district
- **Section 50-8-50** – Allow nine to twelve attached townhouses and multiple-family dwellings units up to 12 units (from 8) as conditional uses in the R2 district
- **Section 50-8-56** – Specify that the residential compatibility standards apply to three- and four- unit multiple-family dwellings in addition to single- and two-family dwellings

CPC Staff Notes: Currently, the R2 district only allows one and two-family dwellings by-right and multiple-family dwellings and townhouses up to 8 units conditionally. The request is to allow 3-unit and 4-unit residential buildings and townhouses (up to eight attached) by-right in R2 districts, and to allow multiple-family dwellings and townhouses with up to 12 units conditionally.

Article IX. Business Zoning Districts, B2 Local Business & Residential and B4 General Business Districts

- **Section 50-9-44** – Allow multiple-family dwellings by-right in the B2 district
- **Section 50-9-50** – Remove multiple-family dwellings as a conditional use in B2 (as they would be allowed by-right)
- **Section 50-9-104** - Allow multiple-family dwellings by-right in the B4 district
- **Section 50-9-50** – Remove multiple-family dwellings as a conditional use in B4 (as they would be allowed by-right)

CPC Staff Notes: Multiple-family dwellings are currently allowed conditionally in the B2 and B4 districts. Mixed-use developments (residential and commercial uses combined in one building) are also currently conditional uses in the B2 and B4 districts, but they are proposed to be changed to a by-right use by the Sixth General Text Amendment which is under consideration by the City Council. The proposal in this amendment is to allow multiple-family dwellings by-right in the B2 and B4 districts.

Article XII Use Regulations, Multiple-family dwellings and Accessory dwelling units

- **Section 50-12-22** – Update the use table to allow multiple-family dwellings in R2 both conditionally and by-right; allow townhouses both by-right and conditionally (depending on the number of units attached)
- **Section 50-12-162** – Increase the maximum number of multiple-family units to twelve (from eight) in R2
- **Section 50-12-454** – Remove the prohibition on using accessory buildings for dwellings
- **Section 50-12-466** – Add use regulations for accessory dwelling units, specifically:
 - Permitted in R2, R3, R4, R5, and R6 districts only where located on a lot with a single-family, two-family, or 3-unit multiple-family dwelling
 - Maximum floor area of 1200 square feet or 60% of the principal residential use, whichever is smaller
 - No more than one accessory dwelling unit on a lot
 - Must contain a complete residential unit including sleeping, cooking, eating, and sanitation areas
 - No minimum lot area or width for an accessory dwelling unit
 - Where existing parking is eliminated by the addition of an accessory dwelling unit, it is not required to be replaced. Further, no additional off-street parking is required for an accessory dwelling unit.

CPC staff notes: Article XII includes both the use table and use regulations including residential in R2. The proposed changes make Article XII consistent with proposed changes to Article VIII. The changes also add regulations for accessory dwelling units.

Article XIII. Intensity and Dimensional Standards

In general, the changes seek to promote infill housing development on vacant lots that align with existing neighborhood character by amending the dimensional requirements that apply to residential lots below the minimum size or width currently required.

- **Section 50-13-2 R1 District** – Add a secondary table with alternate dimensional requirements for lots below the minimum 50-foot width and 5,000 square foot area for a single-family dwelling. Below are the existing and proposed regulations for comparison.

R1 EXISTING REGULATIONS									
Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
	Area (sq. ft.)	Width (feet)	Front	Side*	Rear				
Single-family dwellings, religious residential facilities	5,000	50	20	4 ft. minimum/ 14 ft. combined	30	35	35		Section 50-13-184; Article XIV, Division 3, Subdivision A

R1 PROPOSED REGULATIONS FOR LOTS BELOW MINIMUM AREA/WIDTH									
Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
	Area (sq. ft.)	Width (feet)	Front	Side*	Rear				
*Formula C = 13 feet minus (0.5 feet * (50 feet - Lot Width))									
Single-family dwellings			10	3 ft. minimum / Formula C for combined, with minimum of 10 ft.	20	35	60		Section 50-13-23; Article XIV, Division 3, Subdivision A

- **Sections 50-13-3 to 50-13-7 R2, R3, R4, R5, R6 Districts** – Add a new row in each table for accessory dwelling unit dimensional requirements as shown below.

Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
	Area (sq. ft.)	Width (feet)	Front	Side*	Rear				
Accessory dwelling units				<u>3</u>	<u>3</u>	<u>25</u>			Section 50-13- <u>212</u>

- **Section 50-13-3 R2 District** – Add a secondary table with alternate dimensional requirements for lots below the minimum width or area for single-family, two-family, townhouses, or multiple-family dwellings. Below are the existing and proposed regulations for comparison.

R2 EXISTING REGULATIONS									
Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
	Area (sq. ft.)	Width (feet)	Front	Side*	Rear				
<i>*Formula A = Length (feet) + 2 (height) / 15</i>					<i>*Formula B = Length (feet) + 2 (height) / 6</i>				
Multiple-family dwellings	7,000	70	20	10	30		35	0.50	Section 50-13-181
Single-family dwellings, religious residential facilities	5,000	50	20	4 ft. minimum/ 14 ft. combined	30	35	35		Section 50-13-184
Townhouses (attached group)	7,000	70	20	Formula B	30	35	35		Section 50-13-186
Two-family dwellings	6,000	55	20	4 ft. minimum/ 14 ft. combined	30	35	35		

R2 PROPOSED REGULATIONS FOR LOTS BELOW MINIMUM AREA/WIDTH									
Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
	Area (sq. ft.)	Width (feet)	Front	Side*	Rear				
*Formula C = 13 feet minus (0.5 feet * (50 feet - Lot Width))									
Multiple-family dwellings	3,000	30	10	3 ft. minimum / 8 ft. combined	20	35	60		Section 50-13-23
Single-family dwellings			10	3 ft. minimum / Formula C for combined, with minimum of 6.5 ft.	20	35	60		Section 50-13-23; Article XIV, Division 3, Subdivision A
Townhouses (attached group)	3,000	30	10	3 ft. minimum / 8 ft. combined	20	35	60		Section 50-13-23
Two-family dwellings	2,000	25	10	3 ft. minimum / Formula C for combined, with minimum of 6.5 ft.	20	35	60		Section 50-13-23

- **Section 50-13-4 R3 District** – Add a secondary table with alternate dimensional requirements for lots below the minimum width or area for single-family, two-family, townhouses, or multiple-family dwellings. Below are the existing and proposed regulations for comparison.

R3 EXISTING REGULATIONS									
Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
	Area (sq. ft.)	Width (feet)	Front	Side*	Rear				
*Formula A = Length (feet) + 2 (height) / 15					*Formula B = Length (feet) + 2 (height) / 6				
Multiple-family dwellings	7,000	70	20	Formula A	30		(0.12 RSR)	0.70	
Single-family dwellings, religious residential facilities	5,000	50	20	4 ft. minimum/ 14 ft. combined	30	35	35		
Townhouses (attached group)	7,000	70	20	Formula A	30			0.70	Section 50-13-186
Two-family dwellings	6,000	60	20	4 ft. minimum/ 14 ft. combined	30	35	35		

R3 PROPOSED REGULATIONS FOR LOTS BELOW MINIMUM AREA/WIDTH									
Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
	Area (sq. ft.)	Width (feet)	Front	Side*	Rear				
*Formula C = 13 feet minus (0.5 feet * (50 feet - Lot Width))									
Multiple-family dwellings	3,000	30	10	3 ft. minimum / 8 ft. combined	20	35	60		Section 50-13-23
Single-family dwellings			10	3 ft. minimum / Formula C for combined, with minimum of 6.5 ft.	20	35	60		Section 50-13-23; Article XIV, Division 3, Subdivision A
Townhouses (attached group)	3,000	30	10	3 ft. minimum / 8 ft. combined	20	35	60		Section 50-13-23
Two-family dwellings	2,000	25	10	3 ft. minimum / Formula C for combined, with minimum of 6.5 ft.	20	35	60		Section 50-13-23

- **Section 50-13-5 R4 District** – Add a secondary table with alternate dimensional requirements for lots below the minimum width or area for single-family, two-family, townhouses, or multiple-family dwellings. Below are the existing and proposed regulations for comparison.

R4 EXISTING REGULATIONS									
Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
	Area (sq. ft.)	Width (feet)	Front	Side*	Rear				
<i>*Formula A = Length (feet) + 2 (height) / 15</i>					<i>*Formula B = Length (feet) + 2 (height) / 6</i>				
Multiple-family dwellings	7,000	70	20	Formula A	30		(0.10 RSR)	1.00	
Single-family dwellings, religious residential facilities	5,000	50	20	4 ft. minimum/ 14 ft. combined	30	35	35		
Townhouses (attached group)	7,000	70	20	Formula A	30			1.00	Section 50-13-186
Two-family dwellings	6,000	55	20	4 ft. minimum/ 14 ft. combined	30	35	35		

R4 PROPOSED REGULATIONS FOR LOTS BELOW MINIMUM AREA/WIDTH									
Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
	Area (sq. ft.)	Width (feet)	Front	Side*	Rear				
*Formula C = 13 feet minus (0.5 feet * (50 feet - Lot Width))									
Multiple-family dwellings	3,000	30	10	3 ft. minimum / 8 ft. combined	20		60	2.00	Section 50-13-23
Single-family dwellings			10	3 ft. minimum / Formula C for combined, with minimum of 6.5 ft.	20	35	60		Section 50-13-23; Article XIV, Division 3, Subdivision A
Townhouses (attached group)	3,000	30	10	3 ft. minimum / 8 ft. combined	20		60	2.00	Section 50-13-23
Two-family dwellings	2,000	25	10	3 ft. minimum / Formula C for combined, with minimum of 6.5 ft.	20	35	60		Section 50-13-23

- **Section 50-13-6 R5 District** – Add a secondary table with alternate dimensional requirements for lots below the minimum width or area for single-family, two-family, townhouses, or multiple-family dwellings. Below are the existing and proposed regulations for comparison.

R5 EXISTING REGULATIONS									
Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
	Area (sq. ft.)	Width (feet)	Front	Side*	Rear				
*Formula A = Length (feet) + 2 (height) / 15					*Formula B = Length (feet) + 2 (height) / 6				
Multiple-family dwellings	7,000	70	20	Formula A	30		(0.085 RSR)	1.50	
Single-family dwellings, religious residential facilities	5,000	50	20	4 ft. minimum/ 14 ft. combined	30	35	35		
Townhouses (attached group)	7,000	70	20	Formula A	30			1.50	Section 50-13-186
Two-family dwellings	6,000	55	20	4 ft. minimum/ 14 ft. combined	30	35	35		

R5 PROPOSED REGULATIONS FOR LOTS BELOW MINIMUM AREA/WIDTH									
Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
	Area (sq. ft.)	Width (feet)	Front	Side*	Rear				
*Formula C = 13 feet minus (0.5 feet * (50 feet - Lot Width))									
Multiple-family dwellings	3,000	30	10	3 ft. minimum / 8 ft. combined	20		60	2.00	Section 50-13-23
Single-family dwellings			10	3 ft. minimum / Formula C for combined, with minimum of 6.5 ft.	20	35	60		Section 50-13-23; Article XIV, Division 3, Subdivision A
Townhouses (attached group)	3,000	30	10	3 ft. minimum / 8 ft. combined	20		60	2.00	Section 50-13-23
Two-family dwellings	2,000	25	10	3 ft. minimum / Formula C for combined, with minimum of 6.5 ft.	20	35	60		Section 50-13-23

- **Section 50-13-7 R6 District** – Add a secondary table with alternate dimensional requirements for lots below the minimum width or area for single-family, two-family, townhouses, or multiple-family dwellings. Below are the existing and proposed regulations for comparison.

R6 EXISTING REGULATIONS									
Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
	Area (sq. ft.)	Width (feet)	Front	Side*	Rear				
*Formula A = Length (feet) + 2 (height) / 15					*Formula B = Length (feet) + 2 (height) / 6				
Multiple-family dwellings	7,000	70	20	Formula A	30		(0.07 RSR)	2.00	
Single-family dwellings, religious residential facilities	5,000	50	20	4 ft. minimum/ 14 ft. combined	30	35	35		
Townhouses (attached group)	7,000	70	20	Formula A	30			2.00	Section 50-13-186
Two-family dwellings	6,000	55	20	4 ft. minimum/ 14 ft. combined	30	35	35		

R6 PROPOSED REGULATIONS FOR LOTS BELOW MINIMUM AREA/WIDTH									
Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
	Area (sq. ft.)	Width (feet)	Front	Side*	Rear				
*Formula C = 13 feet minus (0.5 feet * (50 feet - Lot Width))									
Multiple-family dwellings	3,000	30	10	3 ft. minimum / 8 ft. combined	20		60	2.00	Section 50-13-23
Single-family dwellings			10	3 ft. minimum / Formula C for combined, with minimum of 6.5 ft.	20	35	60		Section 50-13-23; Article XIV, Division 3, Subdivision A
Townhouses (attached group)	3,000	30	10	3 ft. minimum / 8 ft. combined	20		60	2.00	Section 50-13-23
Two-family dwellings	2,000	25	10	3 ft. minimum / Formula C for combined, with minimum of 6.5 ft.	20	35	60		Section 50-13-23

- **Section 50-13-21** – This section is currently the alternate standards for lots that are below the minimum size requirements. Because the additional tables now provide those regulations, this section is proposed to be eliminated.
- **Section 50-13-23** – This section provides additional guidance on front setbacks to be more consistent with existing surrounding development. The proposed changes simplify the regulations.
- **Section 50-13-24** – This provides exceptions to side setbacks for lots of less than minimum width. The proposed changes eliminate and update provisions to be consistent with earlier changes.
- **Section 50-13-181** – This section provides additional setback requirements for multiple-family dwellings in R2 districts. The proposed changes make it consistent with the earlier changes and eliminate a requirement for a 30-foot side setback if a building entrance is located along the side setback.
- **Section 50-13-185** – This section currently allows single-family dwellings more lot coverage on lots below minimum standards. The earlier proposed changes render this section unnecessary, therefore it is proposed to be removed.
- **Section 50-13-186** – This section provides additional regulation regarding townhouses. The proposed changes are for consistency with earlier changes (more attached townhouses permitted in the R2 district).
- **Section 50-13-187** – This section currently allows two-family dwellings more lot coverage on lots below minimum standards. The earlier proposed changes render this section unnecessary, therefore it is proposed to be removed.
- **Section 50-13-206** – This section covers dimensional standards for accessory structures. It is being amended to include the newly-added section about accessory dwelling units.
- **Section 50-13-208** – This section covers regulations for accessory structures. The proposed change is to add an exception for accessory dwelling units which have separate requirements in the following section.
- **Section 50-13-212** – This newly-added section provides standards for accessory dwelling units, specifically:
 - Accessory dwelling units must be located at least 10 feet from a principal building and 5 feet from a porch or deck. They also cannot be located in a front yard.
 - Accessory dwelling units must be located at least 10 feet from electrical lines. This setback can be waived by the Buildings, Safety Engineering, and Environmental Department (BSEED) if it will not interfere with utility service.
 - On zoning lots abutting an alley to the rear, no rear setback is required.
- **Section 50-13-226** – This section covers features that are allowed to encroach into required setbacks. Proposed changes add minimum distances for certain features from the

property line to ensure adequate space between structures. Specifically, these additions are proposed:

- Balconies are allowed to project six feet into a front or rear setback, and three feet into a side setback. It proposes to add a minimum setback of 3 feet from a side property line.
 - Bay windows are allowed to project 2.5 feet into a required setback. It proposes to add a minimum setback of 3 feet from a side property line.
 - Chimneys, fireplaces, pilasters, smokestacks, and window air conditioners are allowed to project 16 inches into a required side setback. It proposes to add a minimum setback of 2 feet from a side property line.
 - Cornices, eaves, mechanical equipment, and ornamental features are allowed to project 14 inches into a required side setback. It proposes to add a minimum setback of 2 feet from a side property line.
 - Fire escapes, stairways, and balconies which are open and unenclosed, and marquees are allowed to project 5 feet into a required side setback. It proposes to add a minimum setback of 3 feet from a side property line.
 - Flagpoles are currently not limited in their encroachment. It proposes to add a minimum setback of 3 feet from any property line.
 - Window wells are not currently mentioned. Propose to add allowed encroachment up to 3 feet into a side setback but not less than 18 inches from a side property line.
- **Section 50-13-229** – This section currently describes Formula A and B for calculating certain side setbacks. The draft proposesto add the new Formula C which is based on the current exception for side setbacks on lots below minimum width.
 - **Sections 50-13-254, 50-13-255, 50-13-256** – These sections provide alternate regulations for small lot developments. The earlier proposed changes render these sections unnecessary, therefore they are proposed to be eliminated.

Article XIV, Development Standards, Off-street Parking

- **Section 50-14-7(2)** – This subsection currently allows retail, service, and commercial uses (other than vehicle sales, repair, and service uses) located in Traditional Main Street Overlay Areas, SD1 and SD2 Districts, and within ½ mile of high-frequency transit corridors to provide their parking within 1320 feet of the use instead of the distance specified (often 100 feet) as long as a “district approach” to parking is being used. The proposed change is to allow this extended distance anywhere in the city. Additionally, any shared parking agreement is required to be effective for a minimum of five years initially.
- **Section 50-14-7(3)** – This subsection currently waives off-street parking requirements for buildings constructed prior to April 9, 1998 and up to 3,000 square feet (other than religious institutions). The proposed changes would eliminate the building age requirement and expand the size to 6,000 square feet, but restrict the waiver to only retail, service, and commercial uses.
- **Section 50-14-7(4)** – This subsection currently waives off-street parking requirements for a use that is expanding into a structure constructed prior to April 9, 1998 and occupying

up to 4,000 square feet total. It is proposed to be eliminated based on the changes listed in the previous subsection.

- **Section 50-14-34** – This section contains the off-street parking requirements for household living uses. The proposed change is to simplify the various requirements for lofts and multiple-family dwellings (which currently range between 0.75 to 1.25 spaces per unit) and require 0.75 spaces per unit regardless of the location. Also, it proposes to update the requirement for the distance within which the parking is to be located to allow a “district approach” to parking anywhere in the city.
- **Section 50-14-151** – This section covers the scope of the alternative parking plans. The proposed change is to clarify that the number of parking spaces required is after any allowed credits, reductions, exemptions, or waivers are applied.
- **Section 50-14-152** – This section covers applicability of alternative parking plans. The proposed change is to clarify that the number of parking spaces required is after any allowed credits, reductions, exemptions, or waivers are applied. Also, to specify that BSEED may promulgate administrative rules to administer.
- **Section 50-14-153(b)(1)** – This subsection allows the Planning & Development Department (PDD) to waive off-street parking requirements for the first 3,000 square feet of pedestrian-oriented retail, service, or commercial uses. The proposed change is to remove a phrase referencing a waiver in 50-14-7 that is proposed to be changed.
- **Section 50-14-154** – This section outlines the procedure for alternative parking plan review. The proposed change is to allow them for certain uses by-right instead of conditionally (eliminate the public hearing requirement). For by-right uses in the residential, public/service/institutional, and retail/service/commercial categories (with the exception of vehicle sales, repair, and service), PDD would be the decision-maker in consultation with BSEED and the Department of Public Works Traffic Engineering Division. For conditional uses and use groups other than those previously specified, the alternative parking plan would be reviewed as part of a conditional use hearing. The approval criteria for alternative parking plans is also proposed to be expanded.
- **Section 50-14-155** – This section outlines the contents of alternative parking plans and is currently vague. The proposed changes detail the required submissions for alternative parking plans.
- **Section 50-14-156** – This section currently requires alternative parking plans to be recorded with the County Register of Deeds. The proposed change is to eliminate this requirement.
- **Section 50-14-159** – This section discusses shared parking agreements. The proposed change is to eliminate the requirement to record shared parking agreements with the County Register of Deeds.
- **Section 50-14-160** – This section discusses remote parking requirements. The proposed change is to eliminate the requirement to record remote parking agreements with the County Register of Deeds.

- **Section 50-14-163** – This section covers how to administer credit for public parking lots. The proposed changes include expanding the distance within which the lot must be located from 100 feet to 1,320 feet (this is currently allowed for land zoned SD1 and SD2 only; the Sixth General Text Amendment proposed to expand it to Traditional Main Street Overlay Areas). It also adds details about the required written agreement with the Municipal Parking Department and removes the requirement for it to be recorded.

CPC staff notes: BSEED does not believe that the current alternative parking plan provisions have been utilized since added the last time a major revision of the Zoning Ordinance was adopted in 2005. The proposed amendment would make the provision more viable, providing a more project-specific relief from parking requirements.

Article XIV, Development Standards, Architectural and Site Design Standards

- **Section 50-14-396** – This section covers the requirements for new single- and two-family dwellings to be compatible with existing residential development. The proposed change is to expand the requirements to apply to multiple-family dwellings with three or four units.

Article XVI, Rules of Construction and Definitions

- **Section 50-16-111** – This section defines terms beginning with the letters “Aa” to “Ag”. The proposed change is to add a definition for accessory dwelling unit, specifically:
A building or structure used as a dwelling unit that:
 - (1) Is subordinate to a principal residential building or principal residential use legally existing on the same zoning lot;
 - (2) Is subordinate in area to the principal building or use and is detached from the principal building or use;
 - (3) Contains independent living facilities, including sleeping, cooking, eating and sanitation areas, and is designed to function as a complete, self-contained residence.
- **Section 50-16-242** – This section defines terms beginning with the letters “Hh” to “Hm”. The proposed change is to add two new high-frequency transit corridors, specifically:
 - Corridor No. 11, consisting of: Eight Mile, between Lahser and Kelly Rd.
 - Corridor No. 12, consisting of: Washington Blvd. between W. Jefferson Ave. and Michigan Ave.; Cass Ave. between Michigan Ave. and West Grand Blvd.; West Grand Blvd. between Cass Ave. and Dexter Ave.; Dexter Ave. between West Grand Blvd. and John C. Lodge Service Drive North; Belden St. between John C. Lodge Service Drive North and Puritan; Puritan between Belden St. and Livernois; Livernois between Puritan and Curtis St.; Curtis St. between Livernois and W. Outer Drive; and W. Outer Drive from Curtis St. to W. McNichols; and W. McNichols between W. Outer Drive and Trinity St.
- **Section 50-16-384** – This section defines terms beginning with the letters “Sm” to “Ss”. The proposed change is to eliminate the definition of “small lot” as the provisions for them are proposed to be eliminated in favor of more general standards.

CPC STAFF ANALYSIS

Initially, CPC staff found the original ask of the COO's office to be too ambitious both in terms of the scope of the proposed amendments and the timeline. The proposed ordinance now before the Commission has been modified to address many of the CPC staff's suggestions. The proposed changes to the residential provisions, including the R2 (Two Family Residential) zoning district and the addition of ADUs, are generally acceptable for consideration, but may require some tweaks. There are also changes to some of these sections of the Ordinance in other text amendments presently before City Council, which will also need to be made. For this reason, and the a compressed timeline to have this addressed before City Council goes on recess, we will be heavily dependent upon the Law Department to reconcile these items during the approval as to form review.

As CPC staff and the working group's deliberations concluded, there were only two points of uncertainty where CPC staff subsequently yielded to the majority of the working group members. The first issue concerned whether or not any specific recreation/open-space requirement would be needed for R2 property to ensure open space beyond that, which will result from the setback requirements. The second item concerns ADUs and the question posed is whether or not any parking space lost as a result of adding an ADU should be replaced. On larger lots with driveways and garage in the rear, this may not be an issue, However, for narrow lots without driveways and a garage that is access from an alley.

CONCLUSION

The ordinance as drafted clearly attempts to address some of the regulatory hinderances to housing development in the City. While the driver of this initiative and intended benefit is increased housing production, the ordinance itself primarily has direct impact to the R2 zoning district and facilitating infill housing. A good portion of the amendment alters parking regulations, impacting more than just residential land uses as spoken to above. While CPC Staff intends to propose more significant housing-related amendments to the Zoning Ordinance in the future as we work in conjunction with Plan Detroit and the work to be done with HRD under the Pro Housing Grant, we believe this amendment will serve to support increased housing development in the near term as we continue to refresh and rethink the Zoning Ordinance.

Attachments COO Memo
 DLBA Memo
 Draft Ordinance

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 David Bell, Director BSEED
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