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NOTICE OF PUBLIC HEARING

A public hearing will be held by the Detroit City Planning Commission (CPC) 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, or COVID symptoms, virtual attendance is strongly encouraged. To attend the meeting virtually, please use the link toward the end of this notice.

THURSDAY, OCTOBER 22, 2026, AT 5:15 PM

The public hearing will consider a proposed text amendment to Chapter 50 of the 2019 Detroit City Code, Zoning, to establish “food truck pod” as a new food and beverage service use and to add “temporary food truck” to the list of allowed temporary uses. The proposed amendment is summarized below:

- Add food truck pod as a by-right use in the B2, B3, B4, B6, M1, M2, M3, TM, MKT, SD1, SD2, and SD4 zoning districts (found in Article IX, Business Zoning Districts, Division 3, B2 Local Business and Residential District, Section 50-9-46 By-right retail, service, and commercial uses, Division 4, B3 Shopping District, Section 50-9-76 By-right retail, service, and commercial uses, Division 5, B4 General Business District, Section 50-9-106 By-right retail, service, and commercial uses, Division 7, B6 General Services District, Section 50-9-166 By-right 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, Division 3, M2 Restricted Industrial District, Section 50-10-46 By-right retail, service, and commercial uses, Division 4, M3 General Industrial District, Section 50-10-76 By-right retail, service, and commercial uses; Article XI, Special Purpose Zoning Districts and Overlay Areas, Division 6, TM Transitional-Industrial District, Section 50-11-116 By-right retail, service, and commercial uses, Division 9, MKT Market and Distribution District, Section 50-11-266 By-right retail, service, and commercial uses, Division 10, SD1 - Special Development District, Small-Scale-Mixed-Use District, Section 50-11-236 By-right retail, service, and commercial uses, Division 11, SD2 – Special Development District, Mixed-Use, Section 50-11-266 By-right retail, service, and commercial uses, Division 12, SD4 – Special Development District, Riverfront Mixed Use, Section 50-11-292 By-right retail, service, and commercial uses).
- Add commissary as a conditional use in SD1, SD2, and SD4 (found in Article XI, Division 10, SD1 - Special Development District, Small-Scale-Mixed-Use District, 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 12, SD4 – Special Development District, Riverfront Mixed Use, Section 50-11-298 Conditional retail, service, and commercial uses).

- Require site plan review for food truck pods
(found in Article III, Review and Approval Procedures (Part 1), Division 5, Site Plan Review, Subdivision A, In General, Section 50-3-113, Applicability).
- Add food truck pods to the Use Table and specific use standards for food truck pods
(found in Article XII, Use Regulations, Division 3, Specific Use Standards, Subdivision E, Retail, Service and Commercial Uses; Generally, Section 50-12-326, Food truck pod).
- Add temporary food trucks to the list of temporary uses and structures, including specific use standards
(found in Article XII, Use Regulations, Division 6, Temporary Uses and Structures, Subdivision B, Specific Temporary Uses Allowed, Section 50-12-562, Temporary food trucks).
- Add parking requirements for food truck pods
(found in Article XIV, Development Standards, Division 1, Off-Street Parking, Loading, and Access, Subdivision B, Off-Street Parking Schedule “A”, Section 50-14-51, Food and beverage service).
- Amend and add definitions related to food trucks and food truck pods
(found in Article XVI, Rules of Construction of Definitions, Division 2, Words and Terms Defined, Subdivision D. Letter “C”, Section 50-16-153, Words and terms (Cn-Cs), Subdivision G, Letter “F”, Section 50-16-202, Words and terms (Fh-Fz), Subdivision L, Letter “M”, Section 50-16-303, Words and terms (Mn-Ms), Subdivision P, Letter “S”, Section 50-16-384, Words and terms (Sm-Ss)).
- Other sections may be warranted or appropriate

Citations to specific sections of the zoning ordinance are for reference purposes and are subject to change as necessary to effectuate the proposed amendments, as listed above.

This text amendment is being considered by the City Planning Commission in accordance with the provisions of Article III, Review and Approval Procedures (Part 1), Division 2, Text Amendments, of the Detroit Zoning Ordinance. Zoning Ordinance text amendments require the approval of the City Council following 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 to the CPC, by US mail or via e-mail at cpc@detroitmi.gov, for the record. Public comment/testimony may be given at the appropriate times during the meeting when called for. If you desire to speak and are attending the meeting online press the “raise 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: +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