

# City of Detroit

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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. Virtual attendance is strongly encouraged as, pursuant to public health guidelines, the meeting room may be subject to space limitations. To attend the meeting virtually, please use the link below toward the end of this notice.

### **THURSDAY, JANUARY 5, 2023 AT 5:15 PM**

The proposed text amendment would amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by repealing Article XIV, Development Standards, Division 2, Landscaping, Screening, and Fencing, Subdivision D, Landscaping and Screening, Section 50-14-367, Materials and methods; landscaping, fencing, and screening; Section 50-14-368, Fences and walls, and Section 50-14-369, Topographic changes, and Section 50-14-370, Buildings, and Section 50-14-371, Horizontal separation, and Section 50-14-372, Height, and Section 50-14-373, Opacity, and Section 50-14-374, Location of screening, and Section 50-14-375, Compatibility, and Section 50-14-381, Fences; by adding Article XIV, Development Standards, Division 2, Landscaping, Screening, and Fencing, Subdivision D, Required Landscaping and Screening, Section 50-14-367, Screening standards, and Section 50-14-368, Additional screening standards, and Subdivision E, Fences and Walls, Section 50-14-381, Applicability, and Section 50-14-382, General Standards, and Section 50-14-383, Material Standards, and Section 50-14-384, Opacity, and Section 50-14-385, Height; by amending Article XII, Use Regulations, Division 3, Specific Use Standards, Subdivision B, Public, Civic, and Institutional Uses, Section 50-12-192, Utilities, basic; utilities; major, and Subdivision D, Retail, Service and Commercial Uses; Motor Vehicle Filling Stations, Section 50-12-267, Motor vehicle filling stations; equipment enclosure and screening and landscaping, and Section 50-12-270, Motor vehicle filling stations; screening and landscaping, and Subdivision E, Retail, Service and Commercial Uses; Generally, Section 50-12-292, Motor vehicles, new, salesroom or sales lot, and Section 50-12-293, Motor vehicles, used, salesroom or sales lot, and Section 50-12-294, Motor vehicle services, major, and Section 50-12-295, Motor vehicle services, minor, and Section 50-12-296, Motor vehicle washing and steam cleaning, and Subdivision F, Manufacturing and Industrial Uses, Section 50-12-341, Junkyards, and Section 50-12-344, Outdoor storage yards; containerized freight yard, and Section 50-12-352, Towing service storage yards, and Section 50-12-354, Transfer station for garbage, refuse, or rubbish, and Section 50-12-355, Trucking terminals, transfer buildings, truck garages, recreational vehicle storage lots, and open areas for the parking of operable trucks, and Section 50-12-358, Wholesaling, warehousing, storage buildings, or public storage facilities, and Section 50-12-365, Very high-impact manufacturing or processing facilities; by amending Article XIV, Development Standards, Division 2, Landscaping, Screening, and Fencing, Subdivision D, Landscaping and Screening; Miscellaneous Provisions, Section 50-14-361, Open space landscaping, and Section 50-14-362, Landscaping of required setbacks, and

Section 50-14-363, Screening, and Section 50-14-365, Screening of open storage areas, and Section 50-14-366, Screening of loading docks, service yards, and exterior work areas, and by amending Article XVI, Rules of Construction and Definitions, Division 2, Words and Terms Defined, Subdivision Q, Letter “T,” Section 50-16-402, Words and terms (Tn-Tz); and all other sections as may be necessary to facilitate this amendment.

The proposed amendment would consolidate all screening standards in the zoning ordinance into Article XIV, Division 2, Subdivision D, add trucking terminals, utilities, wholesaling, warehousing, storage buildings and public storage facilities, very high-impact manufacturing and processing uses, and add off-street truck and semi-trailer parking areas to the list of uses that require screening, to replace existing screening standards with updated and expanded screening requirements within Article XIV, Division 2, Subdivision D and delete existing miscellaneous provisions for fences contained in Article XIV, Division 2, Subdivision D and replace with updated fence and wall requirements within a new Subdivision E of Article XIV, Division 2.

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 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, for the record, to the City Planning Commission via U.S. Mail at the above address or e-mail at [cpc@detroitmi.gov](mailto: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>