

## NOTICE OF PUBLIC HEARING

**TO AMEND TEXT AMENDMENT TO CHAPTER 50 OF THE 2019 DETROIT CITY CODE, ZONING, TO STREAMLINE AND UPDATE THE CURRENT SET OF LANDSCAPING AND SCREENING REQUIREMENTS THAT APPLY TO A LIMITED SET OF SPECIFIC LAND USES AND SITE FEATURES, ETC.**

### SUMMARY

A Proposed ordinance To amend Text amendment to Chapter 50 of the 2019 Detroit City Code, Zoning, to streamline and update the current set of landscaping and screening requirements that apply to a limited set of specific land uses and site features, and to modernize related fence and wall standards for nonresidential uses with the goal of proactively improving the appearance of commercial and industrial properties and corridors.

Pursuant to the Michigan Open Meetings Act as amended, which authorizes the continued use of hybrid electronic meetings to provide virtual public participation in accordance with the requirements of MCL 15.263a(2), and in consideration of the ongoing and continuing pandemic, the Detroit City Council will be meeting in person at the **City Council Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center on THURSDAY, JUNE 5, 2025 at 10:05 a.m.**

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JANICE M. WINFREY  
City Clerk

### NOTICE TO THE HEARING IMPAIRED:

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## S U M M A R Y

This Ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, to repeal and replace existing fencing and screening standards with new consolidated standards within Article XIV, Division 2, Subdivisions C and D, as well as to add trucking terminals, utilities, wholesaling, warehousing, storage buildings and public storage facilities, very high-impact manufacturing and processing uses, and off-street truck and semi-trailer parking areas to the list of uses that require screening:

by repealing Article XIV, *Development Standards*, Division 2, *Landscaping, Screening, and Fencing*, Subdivision C, *Landscaping and Screening of Off-Street Parking Areas*, Section 50-14-341, *Right-of-way screening*, Section 50-14-342, *Residential screening*, Section 50-14-343, *Interior landscaping*, Section 50-14-344, *Quality*, and Section 50-14-345, *Parking structures*, and Subdivision D, *Landscaping and Screening; Miscellaneous Provisions*, Section 50-14-363, *Screening*, Section 50-14-365, *Screening of open storage areas*, Section 50-14-366, *Screening of loading docks, service yards, and exterior work areas*, Section 50-14-367, *Materials and methods; landscaping, fencing, and screening*, Section 50-14-368, *Fences and walls*, Section 50-14-369, *Topographic changes*, Section 50-14-370, *Buildings*, Section 50-14-371, *Horizontal separation*, Section 50-14-372, *Height*, Section 50-14-373, *Opacity*, Section 50-14-374, *Location of screening*, Section 50-14-375, *Compatibility*, and Section 50-14-381, *Fences*;

by adding Article XIV, *Development Standards*, Division 2, *Landscaping, Screening, and Fencing*, Subdivision C, *Fence and Wall Quality*, Section 50-14-341, *Applicability*, Section 50-14-342, *Material standards*, Section 50-14-343, *Opacity*, and Section 50-14-344, *Height*, and Subdivision D, *Landscaping and Screening; Miscellaneous Provisions*, Section 50-14-365, *Interior parking area landscaping*, Section 50-14-367, *Screening standards for specific uses and site features*, Section 50-14-368, *Buffer Types I and II*, Section 50-14-369, *Buffer Types III and IV*, and Section 50-14-370, *Buffer Types V and VI*; and

by amending Article XI, *Special Purpose Zoning Districts and Overlay Areas*, Division 7, *PR Parks and Recreation*, Section 50-11-151, *Conditional public, civic, and institutional uses*; Article XII, *Use Regulations*, Division 1, *Use Tables*, Subdivision C, *Public, Civic and Institutional Uses*, Section 50-12-51, *Utility, major*, Division 2, *General Use Standards*, Section 50-12-131.1, *Manufacturing and industrial uses – spacing*, Division 3, *Specific Use Standards*, Subdivision B, *Public, Civic, and Institutional Uses*, Section 50-12-192, *Utilities, basic; Utilities; major*, 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*, Subdivision E, *Retail, Service and Commercial Uses; Generally (Motor Vehicles – Youth Hostels/Hostels)*, Section 50-12-291, *Motor vehicles, new or used; storage lot accessory to a salesroom or sales lot for new or used motor vehicles*, Section 50-12-292, *Motor vehicles, new, salesroom or sales lot*, Section 50-12-293, *Motor vehicles, used, salesroom or sales lot*, Section 50-12-294, *Light duty vehicle repair establishment*, Section 50-12-295, *Light duty vehicle service establishment*, Section 50-12-295.1, *Medium/heavy duty vehicle or equipment repair establishment*, Section 50-12-296, *Motor vehicle washing and steam cleaning*, and Section 50-12-316, *Taxicab dispatch and/or storage facilities*, and Subdivision F, *Manufacturing and Industrial Uses*, Section 50-12-341, *Junkyards*, Section 50-12-343, *Lumber yards*, Section 50-12-344, *Outdoor storage yards; containerized freight yard*, Section 50-12-352, *Flowing service storage yards*, Section 50-12-354, *Transfer station for garbage, refuse, or rubbish*, Section 50-12-356,

*Used vehicle parts sales, and Section 50-12-358, Wholesaling, warehousing, storage buildings, or public storage facilities, Division 5, Accessory Uses and Structures, Subdivision A, In General, Section 50-12-461, Accessory outdoor operations—Screening, and Subdivision C, Specific Accessory Use Standards, Section 50-12-517, Motor vehicle salesroom or sales lot; Article XIII, Intensity and Dimensional Standards, Division 1, Tables of Intensity and Dimensional Standards, Subdivision B, General Dimensional Standards for Residential Districts, Section 50-13-22, Traffic safety sight area, and Division 2, Measurements, Requirements, and Exceptions, Section 50-13-226, Features allowed within required setbacks; Article XIV, Development Standards, Division 1, Off-Street Parking, Loading, and Access, Subdivision J, Off-Street Loading Area Design, Section 50-14-261, General design principles, Division 2, Landscaping, Screening, and Fencing, Subdivision B, Landscaping, Quality, Section 50-14-327, Installation, maintenance, and replacement, Subdivision D, Landscaping and Screening; Miscellaneous Provisions, Section 50-14-361, Open space landscaping, Section 50-14-362, Landscaping of required setbacks, Section 50-14-364, Screening of refuse receptacles and waste removal areas, Section 50-14-376, Street trees, Section 50-14-377, Incentives to preserve existing trees, Section 50-14-378, Alternative compliance, Section 50-14-379, Alternative compliance; procedure, and Section 50-14-380, Alternative compliance, review criteria, and Division 3, Architectural and Site Design Standards, Subdivision C, Traditional Main Street Overlay Areas, Section 50-14-433, Site design standards; fencing, and Subdivision E, Large Retail Centers, Section 50-14-474, Landscaping, additional; and 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).*

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City Clerk

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