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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, 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 3, 2024, AT 6:00 PM**

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

- revising the published public notice requirements to be consistent with the City Charter and State law;
- remove the section regarding lapse of approval for Planned Developments;
- allowing lofts conditionally in R1 and R2 districts;
- allowing lofts and mixed residential-commercial development by-right in B2, B3, and B4 districts;
- allowing body art facilities conditionally in B2, B3, and SD1 districts, and by-right in B4, SD2, and SD4 districts;
- allowing brewpubs, microbreweries, small distilleries, and small wineries conditionally in B2 districts and by-right in B3, B4, B5, B6, M1, M2, M3, and M4 districts;
- changing the name of the use “Kennel, commercial” to “Animal care facility” to include animal shelters
- allowing miniature golf conditionally in SD1 and SD2 districts;
- expanding the definition of Gateway Radial Thoroughfare Overlay to include zoning districts other than B4;
- adding uses currently permitted in the R5 and R6 districts to the use table, and update several additional sections for consistency;
- adding that crematories and pet crematories are allowed in PD districts with legislative approval;
- removing the requirement for a neighborhood petition to establish a miniature golf course;
- removing the prohibition of miniature golf within 500 feet of residentially-zoned land;
- clarifying that the prohibition of several uses in Gateway Radial Thoroughfare Overlay areas is not waivable by the Board of Zoning Appeals;
- clarifying that brewpubs, microbreweries, small distilleries, and small wineries are not controlled uses;
- clarifying the allowability of food catering in SD2 districts;
- clarifying that the permissibility of additional height is based on the width of the right-of-way;
- decreasing the minimum parking required for miniature golf courses;
- clarifying that required loading space for a residential use can be located in an alley;

- allowing properties in Traditional Main Street Overlay Areas to use off-street parking in public parking lots toward satisfying their parking requirement;
- adding provisions requiring mechanical, electrical, and telecommunications equipment to be screened in residential districts;
- adding provisions regarding the thickness of metal panels;
- adding provisions regarding fiber cement and metal panels in Traditional Main Street Overlay areas;
- adding a definition for “Animal care facility”;
- revising the definition of “Family” to increase the number of unrelated persons qualifying as a family from two to four;
- revising the definition of “Loft” to exclude accessory buildings;
- broadening the definition of truck stop to include additional accessory uses and not require fuel sales; and
- correcting inconsistencies in several sections

specifically, in:

**Article III, Review and Approval Procedures (Part 1)**, Division 1, *General Provisions*, Section 50-3-10, *Notices; published (newspaper) notice*, Division 4, *Planned Developments*, Section 50-3-98, *Lapse of approval*;

**Article IV, Review and Approval Procedures (Part 2)**, Division 6, *Variances and Administrative Adjustments*, Section 50-4-131, *Permitted dimensional variances*;

**Article VIII, Residential Zoning Districts**, Division 2, *R1 Single-Family Residential District*, Section 50-8-20, *Conditional residential uses*, Division 3, *R2 Two-Family Residential District*, Section 50-8-50, *Conditional residential uses*, Division 6, *R5 Medium Density Residential District*, Section 50-8-142, *Conditional retail, service, and commercial uses*; Division 7, *R6 High Density Residential District*, Section 50-8-172, *Conditional retail, service, and commercial uses*;

**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*, Section 50-9-52, *Conditional retail, service, and commercial uses*, Division 4, *B3 Shopping District*, Section 50-9-74, *By-right residential uses*, Section 50-9-76, *By-right retail, service, and commercial uses*, Section 50-9-80, *Conditional residential uses*, Section 50-9-82, *Conditional retail, service, and commercial uses*, Division 5, *B4 General Business District*, Section 50-9-104, *By-right residential uses*, Section 50-9-106, *By-right retail, service, and commercial uses*, Section 50-9-110, *Conditional residential uses*, Section 50-9-112, *Conditional retail, service, and commercial uses*, Division 6, *B5 Major Business District*, Section 50-9-136, *By-right retail, service, and commercial uses*, Section 50-9-142, *Conditional retail, service, and commercial uses*, Division 7, *B6 General Services District*, Section 50-9-166, *By-right retail, service, and commercial uses*, Section 50-9-172, *Conditional 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*, Section 50-10-22, *Conditional retail, service, and commercial uses*, Division 3, *M2 Restricted Industrial District*, Section 50-10-46, *By-right retail, service, and commercial uses*, Section 50-10-52, *Conditional retail, service, and commercial uses*, Division 4, *M3 General Industrial District*, Section 50-10-76, *By-right retail, service, and commercial uses*, Section 50-10-82, *Conditional retail, service, and commercial uses*, Division 5, *M4 Intensive Industrial District*, Section 50-10-106, *By-right retail, service, and commercial uses*, Section 50-10-112, *Conditional retail, service, and commercial uses*, Division 6, *TM Transitional-Industrial District*, Section 50-11-116, *By-right retail, service, and commercial uses*;

**Article XI, Special Purpose Zoning Districts and Overlay Areas**, Division 10, *SD1 Special Development District, Small-Scale, Mixed-Use*, Section 50-11-242, *Conditional retail, service, and commercial uses*, Division 11, *SD2 Special Development District, Mixed-Use*, Section 50-11-266, *By-right retail, service, and commercial uses*, Section 50-11-272, *Conditional 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, Division 14, Overlay Areas, Section 50-11-361, Description;*

**Article XII, Use Regulations**, Division 1, *Use Table*, Subdivision B, *Residential Uses*, Section 50-12-22, *Household living*, Subdivision D, *Retail, service, and commercial uses*, Section 50-12-61, *Assembly*, Section 50-12-62, *Food and beverage service*, Section 50-12-63, *Office*, Section 50-12-66, *Recreation/entertainment, indoor*, Section 50-12-67, *Recreation/entertainment, outdoor*, Section 50-12-69, *Retail sales and service, sales-oriented*, Section 50-12-70, *Retail sales and service, service-oriented*, Subdivision E, *Manufacturing and Industrial Uses*, Section 50-12-81, *Industrial service*, Division 2, *General Use Standards*, Section 50-12-123, *GRT (Gateway Radial Thoroughfare)*, Section 50-12-125, *P (petition)*, Section 50-12-131, *Retail, service, and commercial uses—Spacing*, Division 3, *Specific Use Standards*, Subdivision A, *Residential Uses*, Section 50-12-156, *Emergency shelter*, Section 50-12-159, *Lofts; residential uses combined in structures with permitted commercial or industrial uses*, Section 50-12-163, *Pre-release adjustment centers*, Subdivision B, *Public, Civic, and Institutional Uses*, Section 50-12-191, *Substance abuse service facility*, Subdivision C, *Retail, Service, and Commercial Uses; Generally*, Section 50-12-212, *Animal-grooming shop*, Section 50-12-213.5, *Art gallery*, Section 50-12-214, *Assembly hall*, Section 50-12-214.5, *Automated teller machine, without drive-up or drive-through*, Section 50-12-215, *Bake shop*, Section 50-12-215.5, *Bank without drive-up or drive-through facilities*, Section 50-12-217, *Brewpub and microbrewery and small distillery and small winery*, Section 50-12-220, *Establishment for the sale of beer or alcoholic liquor for consumption on the premises*, Section 50-12-221, *Dry cleaning, laundry, or laundromat*, Section 50-12-226, *Go-cart track*, Section 50-12-227, *Golf course (miniature)*, Section 50-12-229, *Kennel, commercial*, Section 50-12-232, *Medical/dental/physical therapy clinic and massage facility*, Section 50-12-235, *Barber or beauty shop*, Section 50-12-236, *Nail salons*, Section 50-12-237, *Banquet facility*, Subdivision E, *Retail, Service, and Commercial Uses; Generally*, Section 50-12-296, *Motor vehicle washing and steam cleaning*, Section 50-12-298, *Office, business or professional*, Section 50-12-299, *Parking lots or parking areas*, Section 50-12-300, *Body art facilities*, Section 50-12-302, *Pawnshops*, Section 50-12-303, *Pet shops*, Section 50-12-304, *Precious metal and gem dealers*, Section 50-12-306.5, *Radio, television, or household appliance repair shop*, Section 50-12-307, *Rebound tumbling centers*, Section 50-12-307.5, *Recording studio or photo studio or video studio, no assembly hall*, Section 50-12-308, *Recreation, indoor commercial and health club; recreation, outdoor commercial*, Section 50-12-309, *Rental halls*, Section 50-12-310, *Restaurants, carry-out and fast-food*, Section 50-12-311, *Restaurants, standard*, Section 50-12-313, *Schools or studios of dance, gymnastics, music, art or cooking*, Section 50-12-316, *Taxicab dispatch and/or storage facilities*, Section 50-12-318, *Trade schools, commercial*, Section 50-12-320, *Used goods dealers; precious metal and gem dealers*, Section 50-12-321, *Veterinary clinic for small animals*, Section 50-12-323, *Printing or engraving shops*, Section 50-12-324, *Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through facilities*, Section 50-12-326, *Smoking lounge, cigar*, Section 50-12-327, *Shoe repair shop*, Subdivision F, *Manufacturing and Industrial Uses*, Section 50-12-336, *Food catering establishments*, Section 50-12-348, *Research or testing laboratories*, Section 50-12-351, *Tool, die, and gauge manufacturing*, Section 50-12-358, *Wholesaling, warehousing, storage buildings, or public storage facilities*;

**Article XIII, Intensity and Dimensional Standards**, Division 1, *Tables of Intensity and Dimensional Standards*, Subdivision D, *General Dimensional Standards for Business Districts*, Section 50-13-63, *B3 and B4 District height limitations*;

**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 50-14-49, *Retail, service, and commercial uses located on land zoned SD1 or SD2 or where the use is located within 0.50*

*miles of a high-frequency transit corridor, Section 50-14-56, Recreation, outdoor, Section 50-14-58, Retail sales and service (sales-oriented), Section 50-14-59, Retail sales and service (service-oriented), Section 50-14-60, Vehicle repair and service, Subdivision D, Off-Street Loading, Section 50-14-111, Off-street loading schedule and exemptions, Subdivision F, Waivers and Alternative Parking Plans, Section 50-14-163, Credit for public parking, Division 3, Architectural and Site Design Standards, Subdivision A, Residential Development, Section 50-14-398, Other residential development standards, Subdivision B, Non-Residential Development, Section 50-14-414, Quality of materials, Subdivision C, Traditional Main Street Overlay Areas, Section 50-14-440, Building design standards—Materials;*

**Article XVI, Rules of Construction and Definitions**, Division 2, *Words and Terms Defined*, Subdivision B, *Letter “A”*, Section 50-16-113, *Words and terms (An—As)*, Subdivision G, *Letter “F”*, Section 50-16-201, *Words and terms (Fa—Fg)*, Subdivision H, *Letter “G”*, Section 50-16-221, *Words and terms (Ga—Gm)*, Subdivision K, *Letters “K” Through “L”*, Section 50-16-281, *Words and terms (Ka—Kz)*, Section 50-16-284, *Words and terms (Ln—Lz)*, Subdivision O, *Letters “Q” Through “R”*, Section 50-16-362, *Words and terms (Red—Rm)*, Subdivision Q, *Letter “T”*, Section 50-16-402, *Words and terms (Tn—Tz)*; and

**Appendix A, Assignment of Specific Use Types to General Use Categories**, Division 1, *Letter “A”*, Division 7, *Letter “G”*, Division 11, *Letter “K”*, and Division 19, *Letter “S”*.

Also including any other sections within Chapter 50 as may be necessary to facilitate this amendment.

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](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#

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