

TAKEN FROM THE TABLE

Council Member Durhal moved to take from the table an Ordinance to amend Chapter 50 of the 2019 Detroit City Code, Zoning, to provide for the adaptive reuse and tactical preservation of vacant or underutilized institutional buildings, in residential zoning districts by allowing certain residential, civic, cultural, educational, retail, office, food service, and light at industrial uses where such new uses would otherwise be prohibited: by repealing Article XII, Use Regulations, Division 1, Use Table, Subdivision B, Residential Uses, Section 50-12-24, Other residential uses, Subdivision C, Public, Civic, and Institutional Uses, Section 50-12-52, Other public, civic and institutional uses, Subdivision D, Retail, Service and Commercial Uses, which is renamed Retail, Service, and Commercial Uses, Section 50-12-72, Other retail, service, and commercial uses; by adding Article XII, Use Regulations, Division 3, Specific Use Standards, Subdivision B, Public, Civic, and Institutional Uses, Section 50-12-186.1, Governmental service agency, Section 50-12-186.2, Library, Section 50-12-186.3, Museum, Subdivision C, Retail, Service, and Commercial Uses; Generally (Amusement Park—Mortuary or Funeral Home), Section 5012213.1, Art gallery, Section 50-12-215.1, Bank, without drive-up or drive-through facilities, Section 50-12-215.2, Barber or beauty shop, Section 50-12-216.1, Body art facility, Section 5012-217.1, Business college or commercial trade school, Subdivision E, Retail, Service, and Commercial Uses;

Generally (Motor Vehicles – Youth Hostels/Hostels), Section 50-12-306.1, Radio or television station, Section 50-12-307.1, Recording studio or photo studio or video studio, no assembly hall, Section 50-12-313.1, Shoe repair shop, Subdivision H, Other Uses–Urban Agriculture, Section 50-12-397.1, Urban agriculture in residential districts, Subdivision I, Other Uses–Miscellaneous, Section 50-12-414, Telecommunications building, private, Article XIII, Intensity and Dimensional Standards, Division 1, Tables of Intensity and Dimensional Standards, Subdivision B, General Dimensional Standards for Residential Districts, Section 50-13-30, Lot coverage exception; and by amending Article III, Review and Approval Procedures (Part 1), Division 5, Site Plan Review, Subdivision A, In General, Section 50-3-113, Applicability; Article IV, Review and Approval Procedures (Part 2), Division 3, Building Permits and Certificates of Occupancy, Subdivision A, Building Permits, Section 50-4-43, Permit required for new use of buildings; Article VIII, Residential Zoning Districts, Division 2, R1 Single-Family Residential District, Section 50-8-20, Conditional residential uses, Section 50-8-21, Conditional public, civic, and institutional uses, Section 50-8-22, Conditional retail, service, and commercial uses, Section 50-8-23, Conditional manufacturing and industrial uses, Section 50-8-24, Conditional other uses, Division 3, R2 Two-Family Residential District, Section 50-8-50, Conditional residential uses, Section 50-8-51, Conditional public, civic, and institutional uses, Section 50-8-52, Conditional retail, service, and commercial uses, Section 50-8-53,

Conditional manufacturing and industrial uses, Section 50-8-54, Conditional other uses, Division 4, R3 Low Density Residential District, Section 50-8-80, Conditional residential uses, Section 50-8-81, Conditional public, civic, and institutional uses, Section 50-8-82, Conditional retail, service, and commercial uses, Section 50883, Conditional manufacturing and industrial uses, Section 50-8- 84, Conditional other uses, Division 5, R4 Thoroughfare Residential District, Section 50-8-111, Conditional public, civic, and institutional uses, Section 50-8-112, Conditional retail, service, and commercial uses, Section 508-113, Conditional manufacturing and industrial uses, Section 50-8-114, Conditional other uses, Division 6, R5 Medium Density Residential District, Section 50-8-141, Conditional public, civic, and institutional uses, Section 50-8- 142, Conditional retail, service, and commercial uses, Section 50-8-143, Conditional manufacturing and industrial uses, Section 50-8-144, Conditional other uses, Division 7, R6 High Density Residential District, Section 50-8-171, Conditional public, civic, and institutional uses, Section 50-8-172, Conditional retail, service, and commercial uses, Section 50-8-173, Conditional manufacturing and industrial uses, Section 50-8-174, Conditional other uses; Article XI, Special Purpose Zoning Districts and Overlay Areas, Division 9, MKT Market and Distribution District, Section 50-11-206, By-right retail, service, and commercial uses, Section 50-11-212, Conditional retail, service, and commercial uses, Division 11, SD2—Special Development District, Mixed-Use, Section 50-11- 272, Conditional retail, service, and commercial uses;

Article XII, Use Regulations, Division 1, Use Tables, Subdivision B, Residential Uses, Section 50-12-21, Group living, Section 50-12-22, Household living, Section 50-12-23, Institutional living, Subdivision C, Public, Civic, and Institutional Uses, Section 50-12-42, Community service, Section 50-12-43, Day care, Section 50-12-45, Library, Section 50-12-46, Museum, Subdivision D, Retail, Service and Commercial Uses, which is renamed Retail, Service, and Commercial Uses, Section 50-12-62, Food and beverage service, Section 50-12-63, Office, Section 50-12-65, Public accommodation, Section 50-12-66, Recreation/entertainment, indoor, 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, Section 50-12-82, Manufacturing and production, Section 50-12-83, Warehouse and freight movement, Subdivision F, Other Uses, Section 50-12-105, Telecommunications facilities, Section 50-12-109, Agricultural uses, Division 2, General Use Standards, Section 50-12-134, Regulated uses—spacing, Section 50-12-138, School building adaptive reuse provision, which is renamed Public, civic, or institutional building adaptive reuse, Division 3, Specific Use Standards, Subdivision A, Residential Uses, Section 50-12-152, Assisted living facility, Section 50-12-153, Boarding school, which is renamed Boarding school and dormitory, Section 50-12-154, Child caring institution, Section 50-12-155, Convalescent, nursing, or rest home, Section 50-12-159, Lofts; residential uses combined in structures with permitted commercial or

industrial uses, Section 50-12-162, Multi-family dwellings, Section 50-12-165, Shelters for survivors of domestic violence, Subdivision B, Public, Civic, and Institutional Uses, Section 50-12-181, Adult day care center, Subdivision C, Retail, Service, and Commercial Uses; Generally (Amusement Park—Mortuary or Funeral Home), Section 50-12-212, Animal-grooming shop, Section 50-12-215, Bake shop, Section 50-12-216, Bed and breakfast inn, Section 50-12-217, Brewpub and microbrewery and small distillery and small winery, which is renamed Brewpub or microbrewery or small distillery or small winery, Section 50-12-220, Establishment for the sale of beer or alcoholic liquor for consumption on the premises, which is relocated to Section 50-12-221, Section 50-12-221, Dry cleaning, laundry, or laundromat, which is relocated to Section 50-12-220, Section 50-12-232, Medical/dental/physical therapy clinic and massage facility, which is renamed Medical or dental clinic, physical therapy clinic, or massage facility, Section 50-12-235, Barber or beauty shop, which is relocated to Section 50-12-215.2, Section 50-12-236, Nail salons, which is relocated to Section 50-12-235, Subdivision E, Retail, Service, and Commercial Uses; Generally (Motor Vehicles – Youth Hostels/Hostels), Section 50-12-298, Office, business or professional, Section 50-12-300, Body art facilities, which is relocated to Section 50-12-216.1, Section 50-12-308, Recreation, indoor commercial and health club; recreation, outdoor commercial, 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, which is renamed Schools or studios of dance, gymnastics, music, art, or cooking, Section 50-12-317, Theaters and concert cafes, Section 50-12-318, Trade schools, commercial, which is relocated to Section 50-12-217.1, Section 50-12-321, Veterinary clinic for small animals, Section 50-12-322, Youth hostels/hostels, 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, Subdivision F, Manufacturing and Industrial Uses, Section 50-12-334, Confection manufacturing, which is renamed Confection manufacture, Section 50-12-336, Food catering establishments, Section 50-12-340, Jewelry manufacture establishments, Section 50-12-342, Lithographing and sign shops, Section 50-12-353, Trade services, general, Section 50-12-358, Wholesaling, warehousing, storage buildings, or public storage facilities, Section 50-12-359, Low-impact manufacturing or processing facilities, Section 50-12-360, Wearing apparel manufacturing, Section 50-12-361, Low/medium-impact manufacturing or processing facilities, Division 4, Principal Uses And Structures, Section 50-12-431, Number of buildings on a zoning lot; Article XIV, Development Standards, Division 1, Off-Street Parking, Loading, and Access, Subdivision B, Off-Street Parking Schedule "A", Section 50-14-33, Group living, Section 50-14-34, Household living, Section 50-14-35, Institutional living, Section 50-14-38, Community service, Section 50-14-41, Library, Section 50-14-42, Museum, Section 50-14-45, Schools, Section 50-14-52, Office, Section 50-14-54, Public

accommodation, Section 50-14-55, Recreation and entertainment, indoor, Section 50-14-59, Retail sales and service (service-oriented), which is renamed Retail sales and service, service-oriented, Subdivision D, Off-Street Loading, Section 50-14-111, Off-street loading schedule and exemptions, Subdivision F, Waivers and Alternative Parking Plans, Section 5014153, Waiver of off-street parking requirements for uses or buildings minimally deficient, which is renamed Waiver of off-street parking requirements for uses or buildings minimally deficient or in certain locations, Article XVI, Rules of Construction and Definitions, Division 2, Words and Terms Defined, Subdivision P, Letter "S", Section 50-16-381, Words and terms (Sa—Sd), Subdivision Q, Letter "T", Section 50-16-401, Words and terms (Ta—Tm), laid on the table October 7, 2025. **(SIX (6) VOTES REQUIRED TO BECOME EFFECTIVE ON THE 8TH DAY AFTER PUBLICATION)**

(ROLL CALL)

The Ordinance was then placed on the order of third reading.

THIRD READING OF ORDINANCE.

The title to the Ordinance was read a third time.

The ordinance was then read.

The question being "Shall this Ordinance Now Pass?"

The Ordinance was passed, a majority of the Council Members present voting therefore as follows: