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# City of Detroit

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## NOTICE OF PUBLIC HEARING

The Detroit City Planning Commission will conduct a public hearing on a proposed amendment to the Detroit Zoning Ordinance:

**THURSDAY, JUNE 2, 2022 AT 6:00 PM**

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

**Article XII** (*Use Regulations*),

Division 2 (*General Use Standards*),

Section 50-12-131.5 (*Manufacturing and industrial uses - Spacing*)

Division 3 (*Specific Use Standards*),

Subdivision E (*Retail, Service and Commercial Uses; Generally, continued*),

Section 50-12-294.5 (*Motor vehicle repair*) and

Section 50-12-295.5 (*Motor vehicle service*)

And by amending:

**Article II** (*Review and Decision-Making Bodies*),

Division 6 (*Advisory Review Committees*),

Subdivision E (*Solid Waste Facility Review Committee*),

Section 50-2-165 (*Solid waste facilities subject to review*)

**Article IX** (*Business Zoning Districts*),

Division 4 (*B3 Shopping District*),

Section 50-9-82 (*Conditional retail, service, and commercial uses*)

Division 5 (*B4 General Business District*),

Section 50-9-112 (*Conditional retail, service, and commercial uses*)

Division 6 (*B5 Major Business District*),

Section 50-9-142 (*Conditional retail, service, and commercial uses*)

Division 7 (*B6 General Services District*),

Section 50-7-166 (*By-right retail, service, and commercial uses*) and

Section 50-9-167 (*By-right manufacturing and industrial uses*) and

Section 50-9-172 (*Conditional retail, service, and commercial uses*) and

Section 50-9-173 (*Conditional manufacturing and industrial uses*)

**Article X** (*Industrial Zoning Districts*),

Division 2 (*M1 Limited Industrial District*),

Section 50-10-16 (*By-right retail, service, and commercial uses*) and

Section 50-10-22 (*Conditional retail, service, and commercial uses*) and

Section 50-10-23 (*Conditional manufacturing and industrial uses*)

Division 3 (*M2 Restricted Industrial District*),

Section 50-10-46 (*By-right retail, service, and commercial uses*) and

Section 50-10-47 (*By-right manufacturing and industrial uses*) and

Section 50-10-52 (*Conditional retail, service, and commercial uses*) and

- Section 50-10-53 (*Conditional manufacturing and industrial uses*)
- Division 4 (*M3 General Industrial District*),
  - Section 50-10-76 (*By-right retail, service, and commercial uses*) and
  - Section 50-10-77 (*By-right manufacturing and industrial uses*) and
  - Section 50-10-82 (*Conditional retail, service, and commercial uses*) and
  - Section 50-10-83 (*Conditional manufacturing and industrial uses*)
- Division 5 (*M4 Intensive Industrial District*),
  - Section 50-10-106 (*By-right retail, service, and commercial uses*) and
  - Section 50-10-107 (*By-right manufacturing and industrial uses*) and
  - Section 50-10-112 (*Conditional retail, service, and commercial uses*) and
  - Section 50-10-113 (*Conditional manufacturing and industrial uses*)
- Division 6 (*M5 Special Industrial District*),
  - Section 50-10-136 (*By-right retail, service, and commercial uses*) and
  - Section 50-10-137 (*By-right manufacturing and industrial uses*) and
  - Section 50-10-142 (*Conditional 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*) and
    - Section 50-11-117 (*By-right manufacturing and industrial uses*) and
    - Section 50-11-122 (*Conditional retail, service, and commercial uses*) and
    - Section 50-11-123 (*Conditional industrial uses*)
  - Division 8 (*W1 Waterfront-Industrial District*),
    - Section 50-11-183 (*Conditional manufacturing and industrial uses*)
  - Division 10 (*SD2 – Special Development District, Mixed-Use*),
    - Section 50-11-242 (*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*) and
    - Section 50-11-299 (*Conditional manufacturing and industrial uses*)
  - Division 14 (*Overlay Areas*),
    - Subdivision A (*Gateway Radial Thoroughfare Overlay Areas*),
      - Section 50-11-364 (*Prohibitions and limitations*)
- Article XII** (*Use Regulations*),
  - Division 1 (*Use Table*),
    - Subdivision D (*Retail, Service, and Commercial uses*),
      - Section 50-12-69 (*Retail sales and service, sales-oriented*) and
      - Section 50-12-71 (*Vehicle repair and service*)
    - Subdivision E (*Manufacturing and Industrial Uses*),
      - Section 50-12-81 (*Industrial service*) and
      - Section 50-12-83 (*Warehouse and freight movement*) and
      - Section 50-12-84 (*Waste-related use*)
  - Division 2 (*General Use Standards*),
    - Section 50-12-131 (*Retail, service, and commercial uses - Spacing*)
  - Division 3 (*Specific Use Standards*),
    - Subdivision E (*Retail, Service, and Commercial Uses; Generally, continued*),
      - Section 50-12-291 (*Motor vehicles, new or used; storage lot accessory to a salesroom or sales lot for new or used motor vehicles*) and
      - Section 50-12-293 (*Motor vehicles, used, salesroom or sales lot*) and
      - Section 50-12-294 (*Motor vehicle services, major repair*) and
      - Section 50-12-295 (*Motor vehicle services, minor*)
    - Subdivision F (*Manufacturing and Industrial Uses*),
      - Section 50-12-341 (*Junkyards*) and
      - Section 50-12-349 (*Scrap tire storage, processing, or recycling facility*) and

Section 50-12-350 (*Tires, used; sales and/or service*) and  
 Section 50-12-352 (*Towing service storage yards*) 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 50-12-356 (*Used vehicle parts sales*)  
 Division 5 (*Accessory Uses and Structures*),  
     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 C (*Business Districts*),  
             Section 50-13-44 (*B3 District*) and  
             Section 50-13-45 (*B4 District*) and  
             Section 50-13-47 (*B6 District*)  
         Subdivision E (*Industrial Districts*),  
             Section 50-13-82 (*M1 District*) and  
             Section 50-13-85 (*M4 District*)  
         Subdivision G (*Special Purpose Zoning Districts*),  
             Section 50-13-126 (*TM District*)  
**Article XIV** (*Development Standards*),  
     Division 1 (*Off-Street Parking, Loading, and Access*),  
         Subdivision B (*Off-Street Parking Schedule "A"*),  
             Section 50-14-64 (*Warehouse and freight movement*)  
**Article XV** (*Nonconformities*),  
     Division 2 (*Nonconforming Uses*),  
         Section 50-15-30 (*Change of nonconforming use to other nonconforming use*)  
**Article XVI** (*Rules of Construction and Definitions*),  
     Division 2 (*Words and Terms Defined*),  
         Subdivision B (*Letter "A"*),  
             Section (*Words and terms (At – Az)*)  
         Subdivision J (*Letters "I" Through "J"*),  
             Section 50-16-262 (*Words and terms (In – Iz)*)  
         Subdivision L (*Letter "M"*),  
             Section 50-16-303 (*Words and terms (Mn – Ms)*)  
         Subdivision O (*Letters "Q" Through "R"*),  
             Section 50-16-361 (*Words and terms (Qa – Qz and Ra – Rec)*)  
         Subdivision P (*Letter "S"*),  
             Section 50-16-381 (*Words and terms (Sa – Sd)*)  
         Subdivision R (*Letter "U"*),  
             Section 50-16-421 (*Words and terms (Ua – Us)*)  
         Subdivision T (*Letters "W" Through "Z"*),  
             Section 50-16-461 (*Words and terms (Wa – Wz)*)  
         (And all other sections as may be necessary to facilitate this amendment)

The proposed text amendment would change the permissibility of **motor vehicle sales and repair uses including junkyards and towing service storage yards**, to implement a spacing requirement between such uses, to re-define several motor vehicle repair uses, and to update the use regulations for such uses

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 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#

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>