

**EXECUTIVE ORDER NO. 2021-01**

**TO: ALL BOARDS, COMMISSIONS, DEPARTMENT DIRECTORS, AGENCY HEADS, CITY COUNCIL MEMBERS, AND THE CITY CLERK**

**SUBJECT: EXTENSION OF MORATORIUM ON APPLICATIONS FOR PERMITS AND/OR LICENSES FOR NEW OR EXPANDED JUNKYARDS, SCRAP TIRE PROCESSING AND RECYCLING FACILITIES, SCRAP TIRE STORAGE FACILITIES, MAJOR AND MINOR MOTOR VEHICLE REPAIR, USED CAR SALES LOTS, AND USED TIRE SALES AND SERVICE**

**DATE: APRIL 1, 2021**

The City of Detroit issued Executive Order No. 2019-3, effective November 27, 2019, to address the increase in the establishment and/or expansion of junkyards, scrap tire processing and recycling facilities, scrap tire storage facilities, minor and major motor vehicle repair and used car sales lots. Under Chapter 50 of the 2019 Detroit City Code, ‘Zoning,’ the term “junkyard” includes junk dealers, scrap iron and metal processors, and automobile dismantling and wrecking yards. Regulation and enforcement of these businesses has been a challenge for the City of Detroit due to an overconcentration of such uses and lack of compliance with zoning, property maintenance, and licensing standards, in addition to evidence of criminal activity furthered or condoned by some of these operations. Many businesses are currently operating without benefit of a permit, a certificate of compliance, or a business license. Once permitted, some of these uses have illegally intensified the services offered such as presenting more used cars for sale than allowed, or providing more intense vehicle repair activities than allowed. At the same time, such uses that have been abandoned can leave vacant, blighted buildings and contaminated land on commercial corridors. Finally, these uses can present deleterious effects on neighboring residential districts, resulting in excessive blight, traffic, noise, crime and environmental concerns requiring excessive enforcement resources, due to more frequent neighborhood complaints and aesthetic issues.

Due to the Covid-19 global pandemic and the City’s need to divert resources to comprehensively address it on behalf of Detroit residents, the goals of Executive Order 2019-3 have not yet been met, and the concerns remain. The City has determined that more time is needed for the examination of the applicable provisions in the City Code, Detroit Zoning Ordinance and the Detroit Master Plan of Policies required to evaluate the current regulatory scheme pertaining to junkyards, scrap tire processing and recycling facilities, scrap tire storage facilities, major and minor motor vehicle repair, and used car sales lots. Further, used tire sales and service will be added as a subject of revised regulation. The review will identify appropriate measures and potential new regulations to limit overconcentration, increase compliance with property maintenance, zoning, and licensing standards, decrease crime, eradicate visual blight, and curtail illegal business operations.

Therefore, it is ordered that the moratorium extended by Executive Order No. 2019-3 is extended by an additional twelve months. Until April 1, 2022 no City department may accept an application for a permit, license or to appeal a denied application to establish or expand a junkyard, scrap tire processing and recycling facility, scrap tire storage facility, minor or major motor vehicle repair, used car sales lot, or used tire sales and service--to give the City the opportunity to review its City Code, Zoning Ordinance and Master Plan of Policies, to implement a compliance strategy, and to develop consistent, cohesive and sensible regulation of such land uses in the City. This Order shall not be construed to prohibit the annual renewal of legally established existing business licenses or certificates of compliance required by the City Code for applicable uses included herein, which shall continue.

Pursuant to the powers vested in me by the 1963 Michigan Constitution and by the 2012 Detroit City Charter, I, Michael E. Duggan, Mayor of the City of Detroit, issue this Executive Order. This Executive Order 2021-\_\_ supersedes Executive Order No. 2019-3 "*Extension Of Moratorium on Applications for Permits and/or Licenses for New or Expanded Junkyards, Scrap Tire Processing and Recycling Facilities, Scrap Tire Storage Facilities, Major and Minor Motor Vehicle Repair, Used Car Sales Lots, and Adding Used Tire Sales And Service*" and this Order is effective March 31, 2021.



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Michael E. Duggan  
Mayor