

# **6th General Text Amendment update and preview**

# Background

- A public hearing was held on May 16, 2024
- While revising based on feedback, several new issues were added which requires a new public hearing
- Public hearing is scheduled for October 3 at 6pm
- Updates are in nine subjects

# Planned Development (PD) Approval Lapse

- Planned Development districts currently lapse three years after approval if the development is not completed
- Three years is generally not long enough to finish a large or complicated development
- Original amendment proposed to increase the time period from three years to five years and make the lapse optional instead of mandatory
- Revised amendment proposes to eliminate the lapse as the CPC can initiate a rezoning at any time and an optional lapse would not be binding

# **Revise definition of Loft to exclude accessory structures**

- Amendment proposes to allow lofts conditionally in R1 and R2 districts to promote re-use of existing non-residential buildings
- Concerns were raised that residential garages and other accessory buildings would be allowed to be converted to dwelling units
- As this was not intended, the definition of loft is proposed to be amended to exclude accessory buildings built as part of a residential use

# Revise the allowability of Body Art Facilities

- Body art facilities were formerly known as Tattoo Parlors
- The original amendment proposed to allow them conditionally in B2 & B3 districts where they are currently prohibited
- A new request was made to allow them in SD4 districts where they are also prohibited
- As a result, a more comprehensive update is now proposed:
  - Newly allow conditionally in B2, B3, SD1
  - Allow by-right instead of conditionally in B4, SD2
  - Newly allow by-right in SD4

# Accommodation of Overnight Guests as Home Occupation

- Currently prohibited as attempt to ban short term rentals in R1 and R2 districts, but was determined to be too vague for enforcement by the Law Department
- A separate ordinance is under development to regulate short term rentals, but progress has stalled
- Revised amendment proposes to leave the prohibition as currently written and not eliminate
- Can be re-visited in the future as part of short-term rental regulation

# Expand distance allowed for uses to claim credit for public parking

- Where city-owned public parking lots are within 100 feet of a site, the parking can be credited to a proposed use to satisfy off-street parking requirements
- For SD1 & SD2 zoned properties, the distance increases to 1,320 feet (1/4 mile)
- A request came in to extend the increased distance to Traditional Main Street Overlay Areas
- This seems to be consistent with the spirit of the provision and objectives of the TMSO, so it has been added to the proposed amendment

# Change “Kennel, commercial” to “Animal Care Facility”

- The Buildings, Safety Engineering, and Environmental Dept (BSEED) received a request to establish an animal shelter which does not appear in the zoning ordinance
- BSEED determined the use to be most similar to a commercial kennel so updating the ordinance to eliminate future confusion seems wise
- As part of the Zone Detroit work, several uses (kennels, shelters, dog day cares) were proposed to be combined under the term “animal care facility”.
- This seems to be a workable solution, so it has been added to the proposed amendment



# Architectural and Site Design Standards

- Original amendment included several minor changes as requested by the Planning & Development Dept
- They since withdrew the request to prohibit corrugated metal siding and panels in residential developments
- Also, the original amendment newly required rooftop screening of mechanical equipment in residential developments
- The revised amendment updated the section with an exception for solar panels and wind turbines

# Revise definition of “Family”

- Current definition of family includes two unrelated individuals living together as a single housekeeping unit
- The proposed amendment increases the number of unrelated individuals considered to be a family to four people
- Many cities are making similar updates to accommodate household trends and remove barriers to non-traditional households
- Grand Rapids recently revised their definition of family from four to six people

# Add “Clean-up Text Amendment”

- The CPC recommended approval of a text amendment in May 2022, but it did not proceed to City Council for consideration
- It has been added to this proposed amendment as many of the sections were already included and it would decrease confusion as the amendments move forward

# Next Steps

- New public hearing scheduled for October 3 at 6pm
- A thorough report and presentation will be prepared covering the entire amendment—both old and new