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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. Virtual attendance is strongly encouraged as, pursuant to public health guidelines, the meeting room may be subject to space limitations. To attend the meeting virtually, please use the link found toward the end of this notice.

THURSDAY, FEBRUARY 15, 2024 AT 6:30 PM

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

- to update the definitions of “family day care home,” “group day care home,” and “child care center” for consistency with recent amendments to State law;
- to allow child care centers on a conditional basis in the R1 and R2 Districts where they are currently prohibited;
- to allow child care centers on a by-right basis in the PR District where they are currently prohibited;
- to allow family day care homes on a by-right basis in the B1, B2, B4, MKT, and SD2 Districts where they are currently prohibited;
- to allow group day care homes on a by-right basis in the R1, R2, R3, R4, R5, R6, and SD4 Districts where they are currently a conditional use;
- to allow group day care homes on a by-right basis in the B1, B2, B4, B5, and SD1 Districts where they are currently prohibited;
- to prohibit group day care homes in “multiple-family dwellings,” “lofts,” and “residential uses combined in structures with permitted commercial or industrial uses;”
- to specify the minimum distance between any two group day care homes as the lesser distance of: 1) on the same block face or 2) 500 linear feet;
- to require notification by the city of nearby properties upon approval of a group day care home identifying its location and the care provider and providing contact information of the related state and local regulatory agencies;

- to require family day care homes and group day care homes to provide rear yard fencing where rear yards are present;
- to require family day care homes and group day care homes to operate so as to not create a nuisance;
- to require child care centers to provide 100 square feet of outdoor play area per child or 1,000 square feet, whichever is greater, where 2,000 square feet of outdoor play area are currently required;
- to allow for the consideration of suitable outdoor play areas at child care centers that are not immediately adjacent to the center;
- to eliminate the portion of the off-street parking requirement for child care centers based on the capacity of the center while retaining the portion of the requirement based on the number of employees; and
- to extend the applicability of certain noise standards to protect child care facilities.

By amending:

Article VIII, Residential Zoning Districts, Division 2, *R1 Single-Family Residential District*, Section 50-8-15, *By-right public, civic, and institutional uses*, and Section 50-8-21, *Conditional public, civic, and institutional uses*, Division 3, *R2 Two-Family Residential District*, Section 50-8-45, *By-right public, civic, and institutional uses*, and Section 50-8-51, *Conditional public, civic, and institutional uses*, Division 4, *R3 Low Density Residential District*, Section 50-8-75, *By-right public, civic, and institutional uses*, and Section 50-8-81, *Conditional public, civic, and institutional uses*, Division 5, *R4 Thoroughfare Residential District*, Section 50-8-105, *By-right public, civic, and institutional uses*, and Section 50-8-111, *Conditional public, civic, and institutional uses*, Division 6, *R5 Medium Density Residential District*, Section 50-8-135, *By-right public, civic, and institutional uses*, and Section 50-8-141, *Conditional public, civic, and institutional uses*, and Division 7, *R6 High Density Residential District*, Section 50-8-165, *By-right public, civic, and institutional uses*, and Section 50-8-171, *Conditional public, civic, and institutional uses*;

Article IX, Business Zoning Districts, Division 2, *B1 Restricted Business District*, Section 50-9-15, *By-right public, civic, and institutional uses*, Division 3, *B2 Local Business and Residential District*, Section 50-9-45, *By-right public, civic, and institutional uses*, Division 5, *B4 General Business District*, Section 50-9-105, *By-right public, civic, and institutional uses*, and Division 6, *B5 Major Business District*, Section 50-9-135, *By-right public, civic, and institutional uses*;

Article XI, Special Purpose Zoning Districts and Overlay Areas, Division 5, *PCA Public Center Adjacent District (Restricted Central Business District)*, Section 50-11-85, *By-right public, civic, and institutional uses*, Division 7, *PR Parks and Recreation*, Section 50-11-145, *By-right public, civic, and institutional uses*, Division 9, *MKT Market and Distribution District*, Section 50-11-205, *By-right public, civic, and institutional uses*, Division 10, *SDI—Special Development District, Small-Scale, Mixed-Use*, Section 50-11-235, *By-right public*,

civic, and institutional uses, Division 11, SD2— Special Development District, Mixed-Use, Section 50-11-265, By-right public, civic, and institutional uses, and Division 12, SD4— Special Development District, Riverfront Mixed Use, Section 50-11-291, By-right public, civic, and institutional uses, and Section 50-11-297, Conditional public, civic, and institutional uses;

Article XII, Use Regulations, Division 1, *Use Table*, Subdivision C, *Public, Civic and Institutional Uses*, Section 50-12-43, *Day care*, Division 2, *General Use Standards*, Section 50-12-130, *Public, Civic, and Institutional Uses—Spacing*, Division 3, *Specific Use Standards*, Subdivision B, *Public, Civic, and Institutional Uses*, Section 50-12-183, *Child care homes and centers*, and Section 50-12-185, *Family day care home; group day care home*, and Division 5, *Accessory Uses and Structures*, Subdivision C, *Specific Accessory Use Standards*, Section 50-12-512, *Child care center*;

Article XIV, Development Standards, Division 1, *Off-Street Parking, Loading, and Access*, Subdivision B, *Off-Street Parking Schedule "A"*, Section 50-14-39, *Day care*, and Division 7, *Operational Performance Standards*, Section 50-14-587, *Noise*; and

Article XVI, Rules of Construction and Definitions, Division 2, *Words and Terms Defined*, Subdivision D, *Letter "C"*, Section 50-16-152, *Words and terms (Ch—Cm)*, Subdivision G, *Letter "F"*, Section 50-16-201, *Words and terms (Fa—Fg)*, and Subdivision H, *Letter "G"*, Section 50-16-222, *Words and terms (Gn—Gz)*.

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. 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=TTloMzN5M3pmU1RKNXp1MjJlcZnN3UT09>

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>