

ORDINANCE NO. 223

AN ORDINANCE ADOPTING TEXT AMENDMENTS TO THE CITY OF DETROIT DEVELOPMENT CODE AND INCLUDING THE ADDITION OF TWO MAPS TO THE CITY OF DETROIT COMPREHENSIVE PLAN

WHEREAS, the City of Detroit determined the need to amend the text of the Detroit Development Code to revise regulations applicable to the temporary placement and use of recreational vehicles on individual properties, reduce minimum lot size for single-family dwellings from the current 12,000 to 10,000 square feet, require a minimum living space for site built single-family dwellings as 700 square feet, reduce the maximum lot coverage for single-family dwellings located on commercially zoned property from 70 to 60 percent, require identifying property markers for building permits, allow filing for specified variance for property access, and provide consistency in the code indicating a "significant tree" as eight (8) inches in diameter; and to add the Comprehensive Plan Map and Zoning Map and provide a slope map to the Comprehensive Plan (that were previously adopted as part of the Transportation System Plan in 2009); and

WHEREAS, the Planning Commission conducted a public hearing to consider the requests on March 22 & March 29, 2011, at which time the public was given full opportunity to be present and heard on the matter; and

WHEREAS, at the close of the public hearing, the Planning Commission voted to recommend that the City Council approve the new and revised documents at the public hearing; and

WHEREAS, the City Council conducted a public hearing to consider the requests on March 22 & March 29, 2011, at which time the public was given full opportunity to be present and heard on the matter; and

WHEREAS, at the close of the public hearing on March 29, 2011, the City Council voted to approve the requests subject to any revisions stated at the public hearing; and

WHEREAS, proper notice of the said public hearings was given to the public pursuant to applicable state statutes; and

WHEREAS, the City Council of the City of Detroit hereby adopts the findings of fact set forth in the staff report dated March 14, 2011, for the March 22 & March 29, 2011, Council meetings;

NOW THEREFORE, THE CITY OF DETROIT ORDAINS AS FOLLOWS:

Section 1. The amendments to the City of Detroit Development Code; as provided in Attachment A (attached) and

Section 2. The City Council for the City of Detroit completed its first reading on April 12, 2011; and completed the 2nd reading on May 10, 2011, the City of Detroit notes that this Ordinance takes effect within thirty (30) days, and therefore, this Ordinance shall be in full force and effect May 12, 2011.

First Reading: April 12, 2011

Second Reading: May 10, 2011

PASSED and adopted by the City Council of the City of Detroit on this 10th day of May, 2011, by the following votes and providing an **effective date of May 12, 2011**.

Ayes 7 Nays 0 Absent 0

Signed:

Jeanette Hartwell
Jeanette Hartwell, Mayor

Attest:

Christine Pavoni
Christine Pavoni, City Recorder