

ZONING ORDINANCE TEXT AMENDMENTS

CITY OF HAMTRAMCK

AUGUST 2021

The purpose of this document is to provide a list of Zoning Ordinance Text Amendments approved by City Council on August 24, 2021. Below is a signed and sealed resolution passed by Hamtramck City Council August 24, 2021:

[https://go.boarddocs.com/mi/cohmi/Board.nsf/files/C6VNEJ5F9476/\\$file/Resolution%202021-117%20Approving%20Amendments%20to%20Zoning%20Ordinance%20signed%20and%20sealed.pdf](https://go.boarddocs.com/mi/cohmi/Board.nsf/files/C6VNEJ5F9476/$file/Resolution%202021-117%20Approving%20Amendments%20to%20Zoning%20Ordinance%20signed%20and%20sealed.pdf)

- 1) Remove section IX-13 Medical Marihuana
- 2) Amend VI-2.06 Structure and Site Requirements to read:
 - f(14). Public pedestrian entrances shall not be permitted on the side of the building, with the exception of buildings located on corner lots. Public pedestrian entrances for buildings on corner lots may occur only on the front of the building, or the side of the building that is adjacent to the public right of way.
- 3) Add the following to section VI-1.06 Structure and Site Requirements for C2
 - e(14). Public pedestrian entrances shall not be permitted on the side of the building, with the exception of buildings located on corner lots. Public pedestrian entrances for buildings on corner lots may occur only on the front of the building, or the side of the building that is adjacent to the public right of way.
- 4) Add the following to section V-1.06 Structure and Site Requirements for R
 - n. Commercial public pedestrian entrances shall not be permitted on the side of the building, with the exception of buildings located on corner lots. Public pedestrian entrances for buildings on corner lots may occur only on the front of the building, or the side of the building that is adjacent to the public right of way.
- 5) Add the following to section XII-1.01 Scope for site plans
 - The Building Code Official or their designee may administratively approve applications to modify previously approved site plans, or to expand or convert the use of buildings or site improvements which legally existed prior to the adoption of this section, which meet all of the following standards:
 - (1) The modification would comply with all other requirements of this chapter and other applicable regulations;
 - (2) The modification would comply with all previously imposed conditions of approval, if any;
 - (3) The modification would not otherwise increase the overall scale or intensity of the use in a way that would have a material adverse effect on adjacent properties, natural features, public streets or public services;

(4) The modification would not increase by more than ten percent any or all of the following characteristics of the property: the total floor area of building(s); the total residential occupancy; or the total number of parking spaces required or provided; and

(5) The modification would not decrease by more than ten percent any of the principal building setbacks from the perimeter of the property.

(6) The modification would not materially alter the approved architectural style, façade materials to be used, window size or overall window area more than ten percent, or other architectural features and adornments.

- 6) Add the following definition to XI-2 (Definitions): Painted sign: a sign that is painted directly on the exterior surface of a building or structure. Painted signs shall be treated as wall signs
- 7) Add the following to XI-3.01(12) (Wall Signs)
 - (j) Painted signs shall be treated as wall signs and are subject to their requirements in this ordinance.
- 8) Remove the following from XI-6 (Prohibited Signs)
 - (12) Any sign painted directly on the exterior of a building or structure