

ZONING ORDINANCE TEXT AMENDMENTS

CITY OF HAMTRAMCK

DECEMBER 2023

The purpose of this document is to provide a list of Zoning Ordinance Text Amendments approved by City Council on December 12, 2023.

Letters or words to be removed are presented in ~~striktthrough~~ format; letters or words to be added are underlined.

Sec. 155.066 Central Business District

(F) Structures and site requirements.

- (6) All new buildings and additions or structural alterations to the footprint of existing buildings shall be found to be architecturally compatible with adjacent buildings. Any existing building which façade shall be altered after the effective date of this chapter or any subsequent amendment shall conform to the guidelines listed in this division, except that no zoning permit shall be issued until the Plan Commission has approved of the proposed changes to the façade and is assured of its compliance with this chapter. Updates that materially alter the façade no more than 20% may be approved administratively if in compliance with this chapter. This division shall not apply to regular maintenance of front facades. In making such a determination, the following shall be considered:

Sec. 155.165 General.

(A) Scope.

- (2) The Building Code Official or their designee may administratively approve applications to modify previously approved site plans, or site plans which renovate, ~~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:
 - (a) The modification would comply with all other requirements of this chapter and other applicable regulations;
 - (b) The modification would comply with all previously imposed conditions of approval, if any;
 - (c) 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;
 - (d) The modification would not increase by more than ~~40%~~ 20% 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;
 - (e) The modification would not decrease by more than 10% any of the principal building setbacks from the perimeter of the property; and
 - (f) The modification would not materially alter ~~the approved more than 20% of the architectural style, façade materials to be used, window size or overall window area more than 10%, or~~

other architectural features and adornments of the street front façade wall area in any way other than in compliance with the requirements of the zoning ordinance.

Sec. 155.050 Residential District (R).

(C) Uses subject to special land use approval. In the R District, only the following uses shall be permitted, subject to the limitations of the special land use process as prescribed by this chapter:

- (1) Apartment houses with more than six units;
- (2) Bars;
- (3) Boarding houses;
- (4) Commercial, light;
- (5) Commercial retail sales and service;
- (6) Commercial retail sales, food;
- (7) Cultural services;
- (8) Day care, family;
- (9) Day care, group;
- (10) Microbrewery;
- (11) Mixed-use buildings containing a residential single-family dwelling or dwellings and no more than one of the special land uses identified in this section;
- (12) Mortuary, funeral homes;
- (13) Motel, hotel;
- (14) Non-K-12 school, commercial;
- (15) Production filming;
- (16) Repair services;
- (17) Restaurant; and
- (18) State licensed residential facilities.
- (19) Any two- or multiple-family residential structure a dwelling unit that is less than 500 square feet in floor area.
- (20) Any single-family residential structure that is less than 600 square feet in floor area.

Sec. 155.050 Residential District (R).

(E) Area, height, and bulk requirements.

- (1) Minimum lot size in square feet: 2,700.
- (2) Maximum lot size in square feet: 6,000.
- (3) Minimum lot dimensions in feet: width: 30; depth: 60.
- (4) Maximum height of building: in stories: three; in feet: 35.
- (5) Minimum yard setback in feet: front: six and within two feet of adjacent structures; rear: 30; sides: five and one-half combined with a minimum of two and one-half on not less than one side.
- (6) Minimum floor area per single-family dwelling unit (in square feet): ~~800~~ 600.

- (7) Minimum floor area per dwelling unit in a two- or multiple-family dwelling unit (in square feet): ~~700~~ 500.
- (8) Maximum lot coverage by all buildings: 67%.

Sec. 155.051 Multiple Family Residential District (RM).

- (C) Uses subject to special land use approval. In the RM District, only the following uses shall be permitted, subject to the requirements of the special land use process as prescribed by Sec. 155.185 through 155.188:
 - (1) Hotel.
 - (2) Parking lots.
 - (3) An apartment house with a grocery store, laundromat, barber shop, beauty salon, confectionery, or delicatessen on the ground floor that is open to patrons other than residents of the apartment house.
 - (4) Any residential structure with one (1) or more dwelling unit that is less than 500 square feet in floor area.

Sec. 155.065 Multi-Use District (C2).

- (B) Permitted uses.
 - (1) Residential uses. In the C2 District, only the following residential uses shall be permitted subject to the provisions of this chapter:
 - a) Accessory buildings and uses as identified in this subchapter;
 - b) Condominiums;
 - c) Dwellings, single-family detached;
 - d) Dwellings, two-family;
 - e) Public owned and operated parks and outdoor recreation facilities and open space;
 - f) Public services;
 - g) Parochial, private, public, or charter elementary, junior high, and high schools;
 - h) Religious, cultural, and fraternal activities;
 - i) Congregate residences;
 - j) State licensed residential facilities;
 - k) Townhouses; ~~and~~
 - l) Home occupations as defined in § 155.120(B)
 - m) Apartment Houses.

150.175 Definitions

ACCESSORY BUILDING. Any garage, shed, ~~or~~ storage, or dwelling structure accessory to the principal building or dwelling.

155.007 Definitions

~~ACCESSORY LIVING QUARTERS. An accessory building used by a single family to be located above a garage.~~

ACCESSORY DWELLING UNIT. An accessory building, or portion thereof, located on the same lot as a principal dwelling, for use as a separate, independent dwelling, containing all components to render such structure as habitable according to the applicable building code.

155.050 Residential District (R)

(D) Accessory buildings and uses. The following accessory buildings and uses shall be permitted in the R District:

- (1) ~~Accessory living quarters~~ Accessory dwelling units, subject to the conditions set forth in Section 155.111(F).

155.050 Residential District (R)

(F) Structure and site requirements.

- ~~(13) No single-family detached dwelling shall be erected upon a lot with another single-family detached dwelling.~~

150.080 Purpose.

The purpose of the subchapter is to ensure that all non-owner occupied dwellings and units within the city maintain minimum maintenance standards for the public health, safety and welfare. This subchapter will set safeguard controls for one and two family dwelling units, multiple family dwelling units, apartment units, accessory dwelling units, boarding and rooming houses, group homes, hotels, motels, and flats.

155.111 Accessory Buildings

- (B) Separation from main building. All accessory buildings shall be separated from the main building by no less than ten feet. Attached private garages shall contain the setback requirements for the main building, and that such attached private garages are part of condominium developments. Attached accessory dwelling units shall be considered a component of the principal structure and shall comply with the height and setback requirements for the principal structure.

155.111 Accessory Buildings

(F) Accessory dwelling units. Shall be considered a permitted use on lots of 3,000 square feet or larger in area or in the R, Residential district, subject to the following standards:

1. The unit shall be connected to public water and wastewater systems.
2. The unit shall include, at a minimum, a kitchen, bathroom, and sleeping area separate from the primary residence, and shall meet all provisions of the Building Code and regulations of the City's Housing Code before being issued a certificate of occupancy.
3. The exterior design of an accessory unit, whether a detached structure or attached to the principal structure, shall be compatible with the existing residence on the lot.
4. The building form, construction materials, dimensions, and landscaping shall remain consistent with the principal structure and in harmony with the character and scale of the surrounding neighborhood.
5. The accessory dwelling shall not result in excessive traffic, parking congestion, or noise.
6. No more than one accessory dwelling unit shall be permitted on a single parcel.
7. Accessory dwelling units intended to be rented shall comply with applicable City codes for non-owner-occupied units. An accessory dwelling unit shall be owned by the same person who owns the principal dwelling unit and the lot and shall not be sold separately from the principal structure and/or lot.
8. Accessory dwelling units shall not encroach into any recorded easements.
9. Attached Accessory Dwelling Unit Dimensional Requirements:
 - a) Attached accessory dwelling units shall be considered a component of the principal structure and shall comply with the dimensional requirements for the principal structure.
 - b) Attached accessory dwelling units shall occupy no more than one-third of the total floor area of the principal structure.
10. Detached Accessory Dwelling Unit Location and Dimensional Requirements:
 - a) Location: Detached accessory dwelling units shall be permitted only in the rear yard of a lot.
 - b) Setbacks: Detached accessory dwelling units shall be setback not less than one foot and no more than three feet from the rear lot line, and not less than a combined six feet from the side lot lines with a minimum of not less than one foot on one side lot line. Detached accessory dwellings shall be setback a minimum of ten feet from the principal building.
 - c) Unit Size. Detached accessory dwelling units shall have a minimum building footprint no greater than 600 square feet. The total floor area of all the floors within a detached accessory dwelling unit shall not be area greater than 66% of the total floor area of all the floors within the principal structure on the lot.
 - d) Lot Coverage. Detached accessory dwelling units shall be included in the calculation for maximum lot coverage for the lot.
 - e) Height. A detached accessory dwelling unit shall have no more than two stories. A single story detached accessory dwelling unit shall not exceed fourteen (14) feet in height. A two-story detached accessory dwelling unit shall not exceed twenty-eight (28) feet in height.