



Memorandum on Proposed Uses to Permit

TO: Grosse Pointe Woods City Council
FROM: Brigitte Smith Wolf, AICP
SUBJECT: Zoning Ordinance Amendments – 1st Reading
DATE: May 30, 2024

This memo includes an overview of the Zoning Ordinance amendments presented for the first reading. The amendments include revisions to six different sections of the Ordinance that the Planning Commission has recommended to reflect current realities and meet the needs of the community. The amendments proposed include the following:

1. Outdoor Cafés/Dining (revision – Section 50-6.5)
2. Home-Based Business / Home Occupations (new addition – Section 50-4.34)
3. Mixed Occupancy along Mack Avenue (revision – Section 50-4.2)
4. Rooftop Open / Semi-Open Dining (new addition – Section 50-4.35)
5. Permanent Makeup / Microblading (new addition – Section 50-4.36)
6. Portable Storage Units (revision - Section 50-4.27)

Since presenting the amendments at April's Committee of the Whole meeting, Planning Commission revised their recommended amended language on Outdoor Cafes, explained below. Revisions to the remaining sections remain the same as we discussed in April. Please reference the following pages to view the language as proposed to read in the Ordinance as part of the 1st reading.

The following subsections offer brief overviews of the proposed changes:

OUTDOOR CAFES

The existing regulation on outdoor café permits (Section 50-6.5), for outdoor dining within the public right-of-way, have been reconsidered to allow for year around outdoor dining options. Planning Commission did not find it appropriate to add enclosures in the public right-of-way or to allow for picnic-like tables.

Planning Commission has revised their recommended amendment to 1) allow for continued administrative review of new outdoor cafes in the public right of way instead of requiring all new projects to have to go before Planning Commission and 2) allow for concrete in the public right of way and encourage decorative hard surfaces rather than require it.

HOME-BASED BUSINESSES

The reality is that residents may be working from their home, which may include running their own businesses within residential districts. Planning Commission has recommended this be amended to properly reflect and accommodate the realities of this time. Additional use standards will be added to Article 4. Use Standards, Subsection **50-4.34**. The use matrix on page 16 of the Ordinance would also be updated.



MIXED OCCUPANCY ON MACK AVE

To maximize space along the main commercial corridor, allow for a variety of commercial uses, and assist in the preservation of Community Facilities along Mack Ave, we recommend allowing complementary accessory uses in all properties along Mack Ave. For Community Facilities (churches) we recommend allowing uses permitted in the C Commercial district as accessory uses, not to exceed 25% of the usable floor area of the building.

ROOFTOP DINING

During our conversation with Planning Commission regarding outdoor dining options and available spaces, we explored the option of rooftop dining to maximize space and allow for new dining experiences along Mack Avenue. The following recommendations were prepared by reviewing the Ordinance standards for the cities of Detroit, Ludington, Traverse City, Brighton, and Grand Rapids, as well as best practices as recommended by ULI (the Urban Land Institute). Additional use standards will be added to Article 4. Use Standards of the Ordinance, added as subsection **50-4.35** Rooftop Dining (see the following pages).

PERMANENT MAKEUP SERVICES

Allowing for permanent makeup (microblading and micropigmentation services), commonly applied to eyebrows, eyelashes, eyelids, and lips, we recommend adding as an accessory use to salons and/or medical offices in the C Commercial and RO-1 Restricted Office District. This would allow for micropigmentation to be performed as a subset of beauty shop services, but not as a standalone primary use.

PORTABLE STORAGE UNITS

Section 50-4.27 of the Ordinance regulates the placement of personal storage units “PSU” or “pods”; however, it does not include dumpster, dumpster trailers, or other large waste disposal containers for temporary use. This amendment would include dumpsters and other like containers to also be regulated by this section.