

# Zoning Ordinance Update Overview

CITY OF EASTPOINTE, MICHIGAN

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ADOPTED · November 13, 2023



## Welcome!

Thank you for inquiring about the city’s new zoning ordinance. A zoning ordinance is a compilation of rules that define how property in specific geographic zones can be used. For example, can a bar or restaurant open along 9 Mile? Yes! Can a drive-thru or gas station open downtown? No! A zoning ordinance is guided by the community vision and goals as stated in the Master Plan.

Everything in this zoning ordinance update makes the city of Eastpointe an even friendlier business community that supports quality urban design standards, including walkability, placemaking and sustainable growth.

## Contact

If you have any questions or thoughts about the zoning ordinance update, please contact the Planning Department. You may also visit the Planning Department Monday through Wednesday from 1pm to 4:30pm. We would love to hear from you and explain the new ordinance! 586-204-3020 ext. 2241 OR [planningandzoning@eastpointecity.org](mailto:planningandzoning@eastpointecity.org).

## New Zoning Districts and Definitions

Below is a list of the new zoning districts and their definitions.

Code	Zoning District / Overlay	Definition
R-1	Low Density Residential	Provides an environment of low density one-family to two-family dwellings along with other uses that serve the residents in the district. This has an allowable density of 9.6 dwelling units per acre.
R-2	Medium Density Residential	Provides an environment of intermediate density two-family to twelve-family dwellings along with other uses that serve the residents in the district. Higher densities of dwellings are permitted within the city under other zoning districts; see Article 4: Commercial and Mixed-Use Districts and Article 15: Planned Unit Developments.
MU-1	Neighborhood Mixed-Use	Permits daily services and goods to be readily available for the surrounding neighborhoods in addition to context-sensitive live/work developments, residential units, office, and smaller-scale commercial uses that lend themselves to encouraging a walkable, pedestrian oriented neighborhood. These areas are also intended to accommodate uses which can serve as transitional areas between residential districts and Eastpointe’s more intensive, auto-focused business districts and major thoroughfares. Permitted uses include retail, personal services, work/live units, upper floor residential and office uses.

Code	Zoning District / Overlay	Definition
MU-2	Main Street Mixed-Use	Permits small to medium scale mixed-use development that encourages pedestrian, bicycle, and transit uses as a means of accessing and supporting these developments. This includes a variety of commercial, office, recreation, civic, and residential uses to enhance the vitality and appeal of the corridor. This District further intends to protect the integrity of the surrounding residential uses by requiring the installation of landscaping, buffers, etc. Along the 9 Mile Road frontage, the District requires build-to widths, high levels of transparency on the front building facade, frequent entrance spacing, and ground floor elevation at or near sidewalk grade. This promotes a legible street wall and activates the public realm with pedestrian activity and visual interest.
DT	Downtown	Provides a “city identity”, indicating to residents and visitors that they are in Eastpointe. The District intends to create a walkable commercial area with diverse uses, including mobile vendors, and increased night-time population.
MU-3	Regional Mixed-Use	Allows for a wide variety of retail, commercial and residential uses that services Eastpointe and the surrounding communities. Many of the business uses permitted in the district are thoroughfare oriented and may generate greater volumes of traffic and activities. Moderate density missing middle housing typologies are encouraged.
LI	Light Industrial	Offers areas for manufacturing, assembling, fabricating businesses, and limited commercial activities, all of which generate minimum adverse impacts beyond the boundaries of their site. To minimize the adverse effects upon neighborhoods, the majority of uses must be enclosed within buildings, or outdoor activities must be screened from view from residences, neighboring businesses and rights-of-way.
CD	Central Downtown Overlay	Requires higher floor density on key parcels at the City of Eastpointe’s downtown core intersection: Gratiot Avenue and 9 Mile Road. Density will create a major node in the city, therefore bolstering a vibrant downtown.
GG	Gratiot Gateway Overlay	Promotes the area as the gateway to Eastpointe and Macomb County and improves perception and creates a welcoming and culturally rich environment. The Overlay encourages increased heights for both commercial and residential buildings and acts as a transit hub. The Overlay also provides public spaces where people of all ages can gather and participate in activities by incorporating the existing and potential expansion of the transit system.

## New Use Table by Zoning District

Below is a table of allowable uses (i.e., businesses) allowed in each zoning district. Throughout the table, “P” means a use is “Permitted”, “S” means permitted by “Special Land Use”, and “\*\*\*” denotes that the use requires additional use standards. See the Zoning Ordinance for more information on additional use standards.

Land Use	R-1	R-2	MU-1	MU-2	DT	MU-3	LI	GG
<b>Accessory Uses</b>								
Carports	P	P	P	P		S		S
Fences	P	P	P	P	P	P	P	P
Garage (Private, Not Commercial)	P	P	P					
Garden/Tool Sheds, Swimming Pools, Gazebos, etc.	P	P	P					
Growing Of Crops	P	P	P					
Home Occupation	P	P	P	P	P	P		P
Keeping of Chickens	P	P	S					
Residential Maintenance / Management Facility		P	P	P		P		P
Satellite Dishes	P	P	P			P	P	P
Solar Energy System	P	P	P	P	P	P	P	P
<b>Dwelling Units</b>								
Accessory Dwelling Unit (ADU)	P	P	P					
Courtyard Home	P	P	P	P				
Duplex (Side-By-Side or Stacked)	P	P	P	P	P	P		
Economy Efficiency Dwelling (EED)		P	P	P	P	P		P
Fourplex	S	P	P	P	P	P		P
Live-Work		P	P	P	P	P		P
Multiple-Family Dwelling		P	P	P	P	P		P
Single-Family Dwelling	P	P	P					
Single-Family Dwelling, Manufactured	P	P						
Townhome	P	P	P	P	P	P		P
Triplex (Side-By-Side or Stacked)	S	P	P	P	P	P		P
Upper-Level Residential Dwelling		P	P	P	P	P		P
<b>Group Homes</b>								
Adult Foster Care, Family Home (1-6 persons)	P	P	P	P		S		
Adult Foster Care, Small Group Home (7-12 persons)	S	P	P	S		S		
Adult Foster Care, Large Group Home (13-20 persons)		P	P	S		S		S
Child Care Home, Family (1-6 children)	P	P	P	P		S		

Land Use	R-1	R-2	MU-1	MU-2	DT	MU-3	LI	GG
Child Care Home, Group (7-12 children)	S	P	P	P		S		
Foster Care, Family Home (1-6 children)	P	P	P	P		S		
Foster Care, Group Home (7+ children)		P	P	P		S		
Transitional Housing / Shelters	S	S	S	S		S		S
Senior Living (Assisted / Independent)	S	P	P	P	S	P		P
<b>Public / Quasi Public Uses</b>								
Cemetery	S							
Parking Lot (Surface)**			P	S	S	P		S
Parking Structure			S	S	S	P		S
Public / Municipal Building	P	P	P	P	P	P	P	P
Public Utility Building	P	P				P	P	
Recreation, Indoor (Public or Private)	P	P	P	P	P	P	P	P
Recreation, Outdoor (Public or Private)	P	P	P	P	S	P	P	P
Religious Institution, Major						S		
Religious Institution, Minor	S	P	P	P	P	P		
School, Elementary	P	P	P					
School, Middle and High	S	P	P	P				
School, College and University		S	S	S	S	S		S
Schools, Trade and Vocational			S	S	S	S	P	S
Wireless Communication Facility						S	S	
<b>Commercial Uses</b>								
Adult Business**						S		
Artisan / Maker Space			P	P	P	P	P	P
Bar <i>(*only on Toepfer, Beaconsfield, Stephens, and MU-1 properties adjacent to 9 Mile)</i>			P	P	P	P	P	P
			S*					
Bed And Breakfast / Short-Term Rental	P	P	P	P	P	P		P
Body Art / Tattoo Shop			P	P	P	P		P
Childcare Center		S	P	P	P	P		S
Community Incubator Kitchen			P	P	P	P	P	P
Cultural Institution (e.g., museum, library)		S	P	P	P	P		P
Drive-Thru Facility**				S	S	S		
Event Hall <i>(*only on 8 Mile, 10 Mile, and Gratiot)</i>			S*			S		
Experiential Retail			P	P	P	P	P	P
Financial Institution			P	P	P	P		P
Fraternal Lodge <i>(*only on Toepfer, Beaconsfield,</i>			P	P	P	P	P	P

Land Use	R-1	R-2	MU-1	MU-2	DT	MU-3	LI	GG
<i>Stephens, and MU-1 properties adjacent to 9 Mile)</i>			S*					
Funeral Homes / Mortuaries			S			P		
Gas Station**						S		
Grocery Store		S	P	P	P	P		P
Health / Fitness Club			P	P	P	P	P	P
Hospital						S		
Hotel / Motel			S	S	S	P		S
Hotel, Boutique			S	P	P	P		P
Landscape Nursery / Greenhouse**			S			P	P	
Laundry / Dry Cleaner			P	P	P	P		P
Massage Establishment			P	P	P	P		
Medical Marihuana Facility			S	S	S	S	S	S
Medical Office			P	P	P	P		P
Microbrewery / Distillery / Winery <i>(*only on Toepfer, Beaconsfield, Stephens, and MU-1 properties adjacent to 9 Mile)</i>			P					
			S*	P	P	P	P	P
Mobile Vending (see Temporary Use Standards)	P	P	P	P	P	P	P	P
Night Club					S	S		
Outdoor Dining (see Temporary Use Standards)			P	P	P	P	P	P
Outdoor Sales (see Temporary Use Standards)	P	P	P	P	P	P	P	P
Pawn Shop						S		
Personal Service Establishment			P	P	P	P		P
Pet Grooming / Pet Boarding Facility			P	P	P	P	P	P
Professional Office			P	P	P	P	P	P
Restaurant, Full Service			P	P	P	P		P
Restaurant, Café / Take-Away			P	P	P	P		P
Retail Sale Establishment			P	P	P	P	P	P
Secondhand / Rummage Shop			P	P	P	P	S	P
Smoking Lounge (Hookah or Cigar)** <i>(*only on Toepfer, Beaconsfield, Stephens, and MU-1 properties adjacent to 9 Mile)</i>			P					
			S*	P	P	P	P	P
Studio (Dance, Art, Photography)			P	P	P	P	P	P
Theatre / Entertainment Venue				P	P	P		S
Vehicle Repair Shop						S		
Vehicle Sales (Establishment, Open Air, Showroom)						S		

Land Use	R-1	R-2	MU-1	MU-2	DT	MU-3	LI	GG
Vehicle Wash Facility						S		
Veterinary Clinic			P	P	P	P	P	P
<b>Industrial Uses</b>								
Construction Equipment (Sales / Repair)							S	
Data Processing / Computer Center						P	P	
Junkyards							S	
Lumber / Building Material Yards							S	
Manufacturing Facility							P	
Outdoor Storage						S	S	
Packaging and Distribution Facility							P	
Recycling Facility							S	
Reuse Facility							P	
Self-Storage Facility						S	P	
Solar Energy System	P	P	P	P	P	P	P	P
Testing / Experimental / Research Facility						P	P	
Transportation and Logistics							P	
Warehouse							P	
Wholesale Facility			S			P	P	
Wholesale Office, Vehicle Sales**			P	P	P	P	P	P

## New Zoning District Map

Find out what zone your property is located within! [See map online](#) or at the Building Department window.

## New Parking Flexibility (Article 8)

The proposed ordinance modernizes off-street parking requirements to allow for greater flexibility. For example, the ordinance creates a list of projects that are exempt from off-street parking requirements (but still must provide the required employee and ADA barrier free spaces) and it allows applicants the opportunity to apply for off-street parking waivers.

Listed below are projects that **do not require off-parking** (besides employee and barrier-free spaces):

1. Non-residential development downtown,
2. Accessory dwelling units,
3. Affordable housing units, and
4. Small businesses (re-occupancies under a 50-person capacity).

Listed below are opportunities for the applicant to **apply a credit towards their off-street parking requirement**. Businesses may meet the number of required parking spaces by any of the following methods:

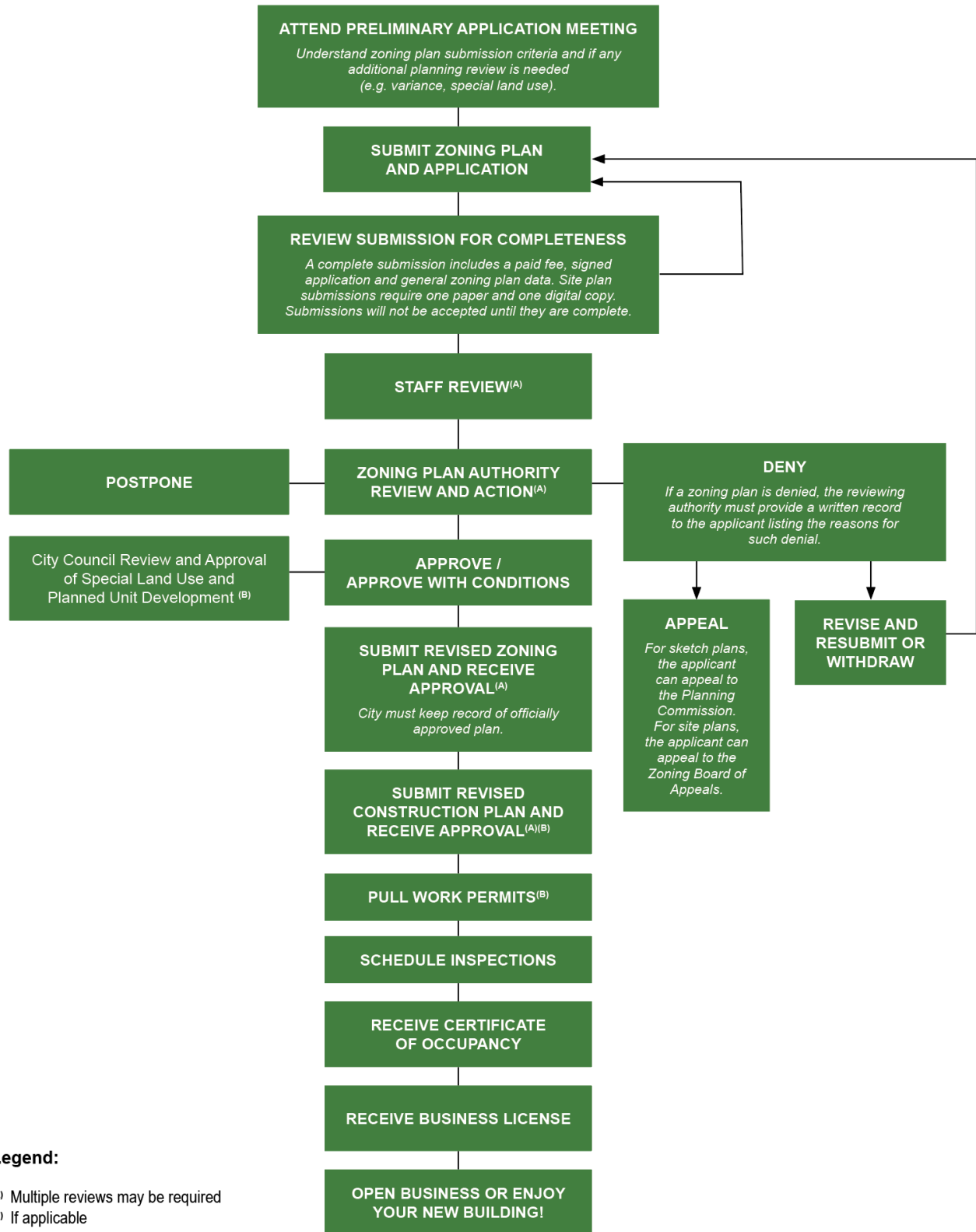
1. Offer off-street parking in the same lot.
2. Count on-street parking spaces located along the public parking lane corresponding to the lot frontage. All required spaces must be within 500-feet of such lot.
3. Provide an adjacent shared parking lot or parking facility via a Shared Parking agreement.
4. Ask Planning Commission for a waiver in parking.
5. Allow one bicycle parking structure with the ability to lock at least two bicycles to substitute for one parking space. Bicycle parking structures can only count towards 10% or less of total parking requirements.
6. Allow only one electronic vehicle charging station with the ability to serve at least two vehicles to reduce the overall parking requirement by four spaces.
7. Locate the business near transit stops (at least 300-feet) for one parking space reduction. Local transit stops can only count towards 20% or less of the total parking requirements.



## Zoning Plan Reviews (Article 12)

To make the development processes more efficient and business friendly, the updates to this section propose two types of development review processes: an administrative sketch plan and a Planning Commission site plan review. See table below. See graphic below for an overview of the process.

Development Review	Types of Projects	Review Authority	Contents
<b>Administrative Sketch Plan</b>	<p><b>Renovation / Construction</b></p> <ul style="list-style-type: none"> <li>Renovation, addition to or construction of a one- to two-family structure (up to 4 units).</li> <li>Construction of a new accessory structure.</li> <li>Change in building height that does not add floor area.</li> <li>Projects that involve minor modifications and do not require special land use or variance. Minor modifications are defined as a change to an existing building that does not increase the footprint by more than 25%.</li> </ul> <p><b>Re-Use / Re-Occupancy</b></p> <ul style="list-style-type: none"> <li>Re-use, re-occupancy or existing multi-family structures that do not require site modifications.</li> </ul> <p><b>Temporary Uses</b></p> <ul style="list-style-type: none"> <li>Temporary uses and structures (including outdoor sales and dining).</li> </ul> <p><b>Exterior Site Improvements</b></p> <ul style="list-style-type: none"> <li>Change in building height that does not add floor area.</li> <li>Infrastructure and paving improvements including sidewalks and pathways.</li> <li>Landscape updates, including but not limited to excavating, filling, removing soil.</li> <li>Non-structural architectural design changes to non-residential uses.</li> <li>Modification, resurfacing or expansion of existing off-street parking, stacking spaces or loading and unloading areas less than 10%.</li> <li>Construction, relocation or erection of signs, screening walls, fences, walls, waste receptacles, sidewalks, antennas, lights, poles, cooling/heating or other mechanical equipment.</li> <li>Modifications to comply with accessibility requirements.</li> </ul>	Building Official / Zoning Administrator / City Planner	Plans must be drawn to scale. See criteria listed in the following sections. Additional requirements are at the discretion of the Zoning Administrator or their designee.
<b>Planning Commission Site Plan</b>	<p><b>New Construction</b></p> <ul style="list-style-type: none"> <li>Projects that involve (not minor) new construction.</li> </ul> <p><b>Special Planning Process</b></p> <ul style="list-style-type: none"> <li>Projects that involve a special land use, variance and Planned Unit Development.</li> </ul> <p><b>Intensified Uses</b></p> <ul style="list-style-type: none"> <li>Change of use to a more intensive use, which may result in changes in parking, hours of operation, physical character of the site</li> </ul>	Planning Commission	Plans require a certified land survey stamped and sealed by a licensed architect/engineer/build er/land surveyor and landscape architect.



**Legend:**

<sup>(A)</sup> Multiple reviews may be required

<sup>(B)</sup> If applicable