

Planning and Zoning FAQs

GENERAL QUESTIONS

What is my property zoned for? / How can I find out what my property is zoned?

- Step 1: Find your property on the [Zoning Map](#) and find its zoning category.
- Step 2: Check the [Zoning Ordinance](#) Use Table (Article 2) to see what types of businesses are permitted in that zone.
- If you have any further questions, please contact the Planning Department at planningandzoning@eastpointecity.org. Provide your address and question in your email.

COMMERCIAL PROPERTIES

How can I open a business?

- Check out the [business checklist](#). The first step is to check your property's zoning to make sure your business use is allowed.
- If your business type is a permitted use, you may proceed to the Clerk's Office and submit a [Business License application](#). If your business type is a special land use, please complete this [general planning department application](#) and submit a site plan ([see site plan checklist](#)) to the Planning Department at planningandzoning@eastpointecity.org or by visiting the Building Department office at City Hall.

Am I responsible for providing parking on my commercial property?

Yes. The amount of required parking depends on your business type. Please review Article 8 of the [Zoning Ordinance](#) to understand off-street parking requirements. Parking spaces must be the appropriate size (usually 9 ft x 20 ft) and clearly delineated with paint.

What permits do I need to install solar or EV chargers on my business or commercial property?

Electrical permits are needed, and possibly building permits depending on the extent of the work. If a Building permit is needed, you will also need to submit a [Site Plan application](#) to the Planning Department. Check with the Building Department by calling 586-445-3661 ext 2208 or visiting the department at City Hall.

How can I find support for my local business?

Please review the [Business Support resources](#) listed on the [Economic Development webpage](#) or contact our Economic Development Manager at imccain@eastpointecity.org

I would like to build an addition on my rental or commercial property, is this allowed? What is the process?

Possibly. Contact planningandzoning@eastpointecity.org to determine if your proposed project complies with the Zoning Ordinance (especially front, side and rear yard setbacks— see Schedule of Regulations in Article 6). No addition or change to the building can occur without a Sketch Plan or Site Plan. Sketch plans are for projects that do not increase a building's existing footprint by more than 25% and are approved administratively. Site plans require Planning Commission approval.



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RESIDENTIAL PROPERTIES

What permits do I need to install solar panels or EV Charger at my house?

Electrical permits. Reach out to the Building Department for more information and to complete an electrical permit. Call 586-445-3661 ext 2208 or visit the department at City Hall.

I would like to build an addition on my house, is this allowed? What is the process?

Possibly. Contact planningandzoning@eastpointecity.org to determine if your proposed project complies with the Zoning Ordinance (especially front, side and rear yard setbacks—see Schedule of Regulations in Article 6). No addition or change to the building can occur without a Sketch Plan or Site Plan. Sketch plans are for projects that do not increase a building's existing footprint by more than 25% and are approved administratively. Site plans require Planning Commission approval.

Is a duplex or multi-family permitted for my residential vacant lot?

Long answer short, very likely! The most recent Zoning Ordinance, effective June 30, 2023, permits duplex, townhomes, cottage courtyard homes, and accessory dwelling units (ADUs) in the R-1, Low Density Residential District; and a triplex or fourplex by way of Special Land Use application. Units must meet the minimum square footage requirements: 800 SF for a one-story duplex; 600 SF for a two-story duplex; 450 SF for a studio; 600 SF for a 1-bedroom unit; 800 SF for a 2-bedroom unit; and 1,000 SF for a 3+ bedroom unit.

For additional information, review *Article 6. Schedule of Regulations, Building Form, and Design Standards* in the [Zoning Ordinance](#).

Can I build a residential unit over my garage?

Yes. This is considered an ADU (Accessory Dwelling Unit). Review *Article 6. Schedule of Regulations, Building Form, and Design Standards* in the [Zoning Ordinance](#) for additional regulations. Please contact the Building Department by visiting City Hall or calling 586-445-3661 ext 2208 for more information about the necessary permits.