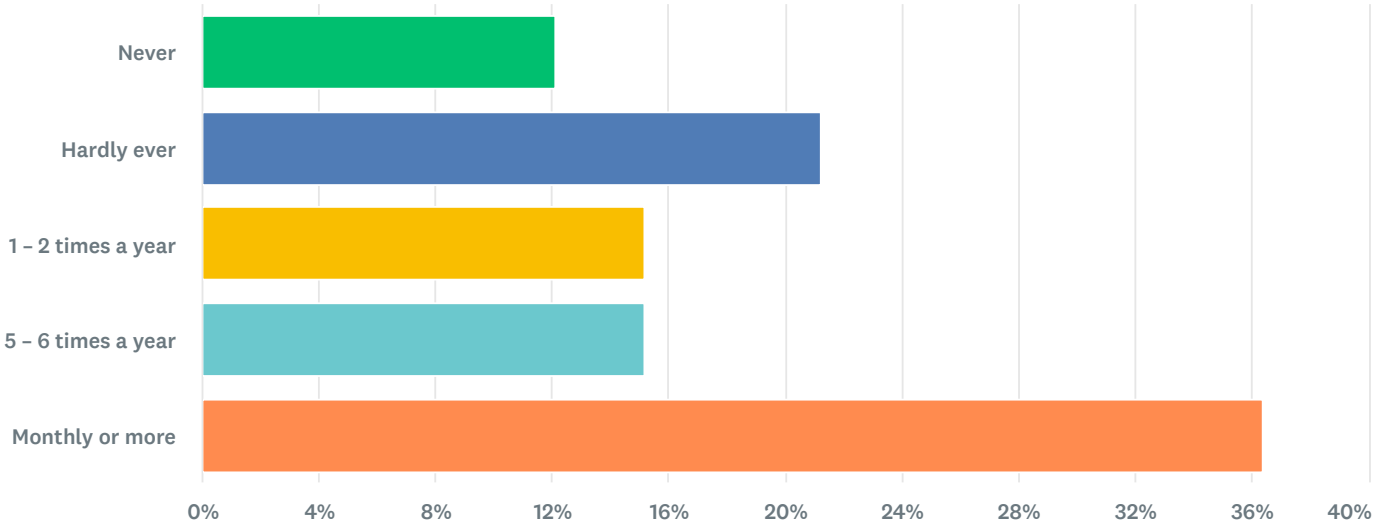
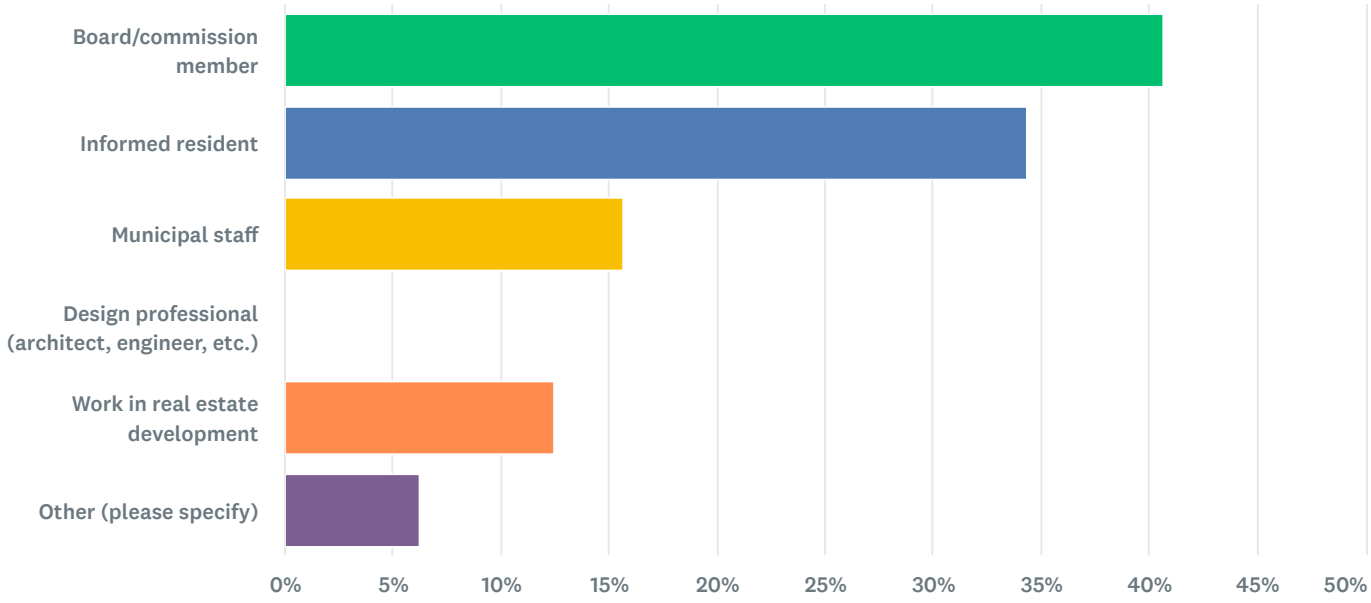
Q1 33 responses

How often do you use the zoning ordinance?



Q2 32 responses

In what role do you use the zoning ordinance?

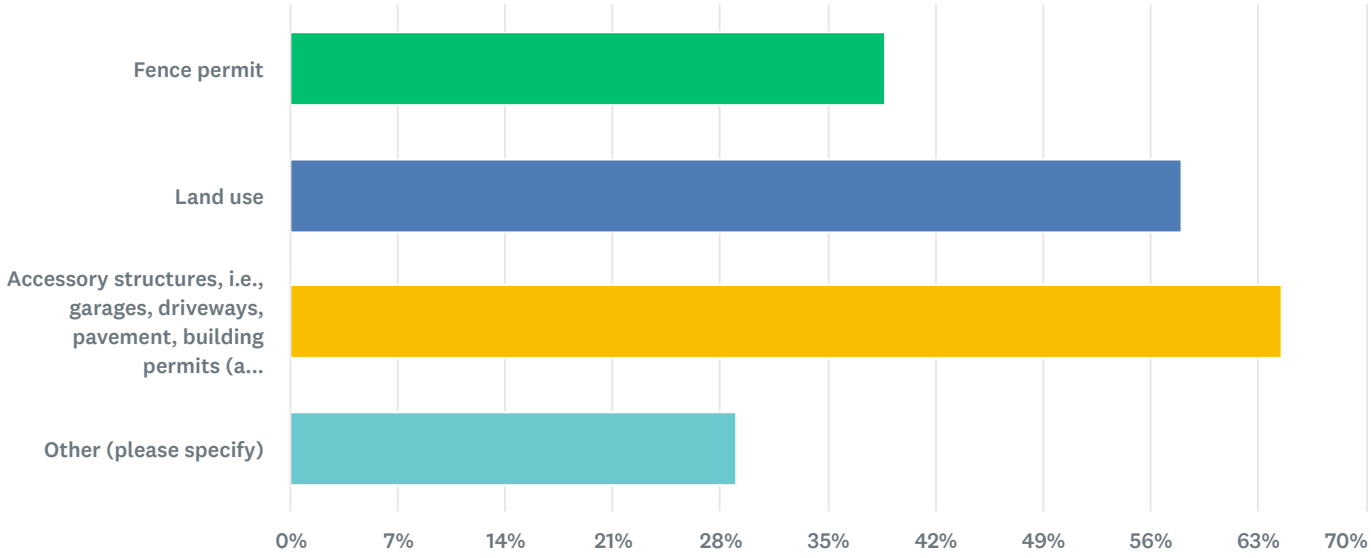


Answer Choices	Percentage	Selections
Board/commission member	40.63%	13
Informed resident	34.38%	11
Municipal staff	15.63%	5
Design professional (architect, engineer, etc.)	0%	0
Work in real estate development	12.50%	4
Other (please specify)	6.25%	2
Total		**35**

#	OTHER (PLEASE SPECIFY)	DATE
1	Business owner	10/31/2026 9:06 AM
2	Nonprofit Developer	10/29/2026 1:19 PM

Q3 31 responses

What do you reference the zoning ordinance to do?



Answer Choices	Percentage	Selections
Fence permit	38.71%	12
Land use	58.06%	18
Accessory structures, i.e., garages, driveways, pavement, building permits (addition or new construction)	64.52%	20
Other (please specify)	29.03%	9
Total		**59**

#	OTHER (PLEASE SPECIFY)	DATE
1	deviations to current ordinance.	11/4/2026 11:39 PM
2	Outside storage	10/31/2026 9:06 AM
3	Site plan review	10/29/2026 1:19 PM
4	Any information to help residents resolve issue or assist co-workers	10/26/2026 8:14 AM
5	I don't know	10/22/2026 1:48 PM
6	as board member	10/22/2026 12:48 PM
7	site plan review	10/21/2026 9:33 AM
8	See how problems are resolved	10/20/2026 4:05 PM
9	Identify the viability of purchasing commercial property.	10/19/2026 5:29 PM

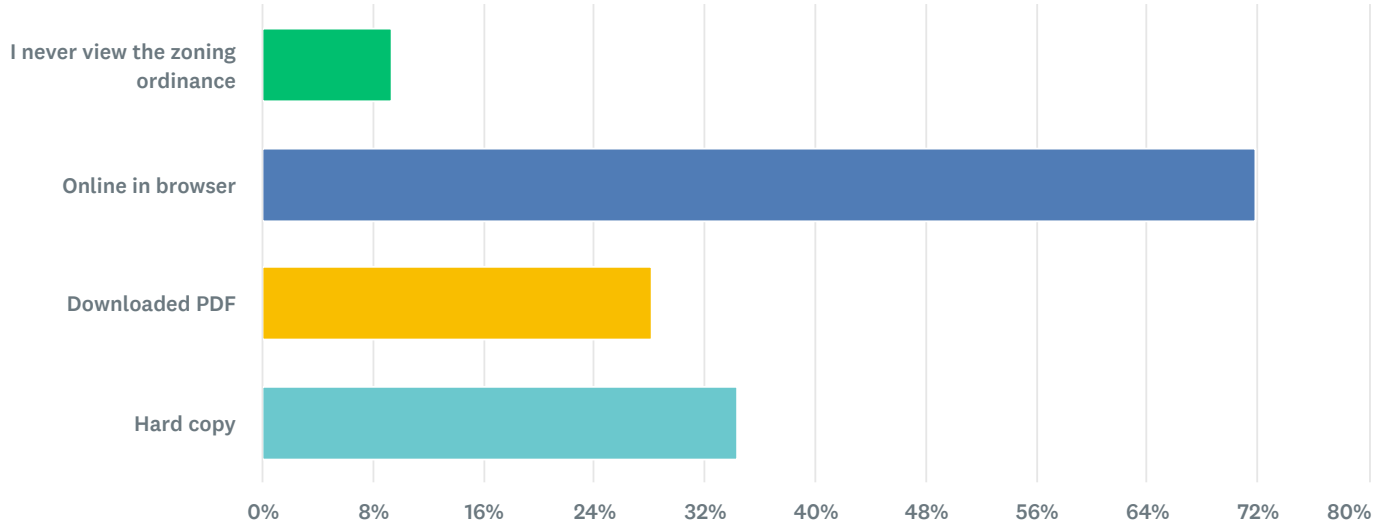
Q4 Which sections of the zoning ordinance do you access most frequently?

Answered: 23 Skipped: 11

#	RESPONSES	DATE
1	fence permit	11/4/2026 11:47 PM
2	fences,and flat work (cement work)	11/4/2026 11:39 PM
3	Permits	11/2/2026 3:27 PM
4	Land use	10/31/2026 9:06 AM
5	Uses/dimensions, development standards, site plan review	10/29/2026 1:19 PM
6	Permitted uses, administration and enforcement.	10/28/2026 3:54 PM
7	All of the above.	10/26/2026 8:14 AM
8	Blight property	10/26/2026 7:27 AM
9	accessory building permits	10/23/2026 10:59 PM
10	Permitting	10/23/2026 9:40 PM
11	All of them	10/22/2026 7:23 PM
12	Fencing, Landscaping, Refer to it for Planning Committee meeting concerns.	10/22/2026 1:42 PM
13	fencing	10/22/2026 12:48 PM
14	Commercial	10/22/2026 12:12 PM
15	permitted, and special use permitting	10/22/2026 11:17 AM
16	regulated uses, dimensional standards, development standards	10/21/2026 9:33 AM
17	permitted uses	10/21/2026 9:25 AM
18	Land use	10/20/2026 4:05 PM
19	information related to development and permitting.	10/20/2026 1:33 PM
20	Commercial uses	10/19/2026 5:29 PM
21	Various ordinances	10/19/2026 3:39 PM
22	Land and fences use	10/19/2026 2:40 PM
23	I most frequently use the zoning map, district descriptions, and permitted-use tables. The wording often requires clarification, Other cities' zoning ordinances are much easier to navigate and understand. Plain-language descriptions, clearer organization, and examples of permitted business types would make Ecorse's ordinance more user-friendly.	10/19/2026 2:36 PM

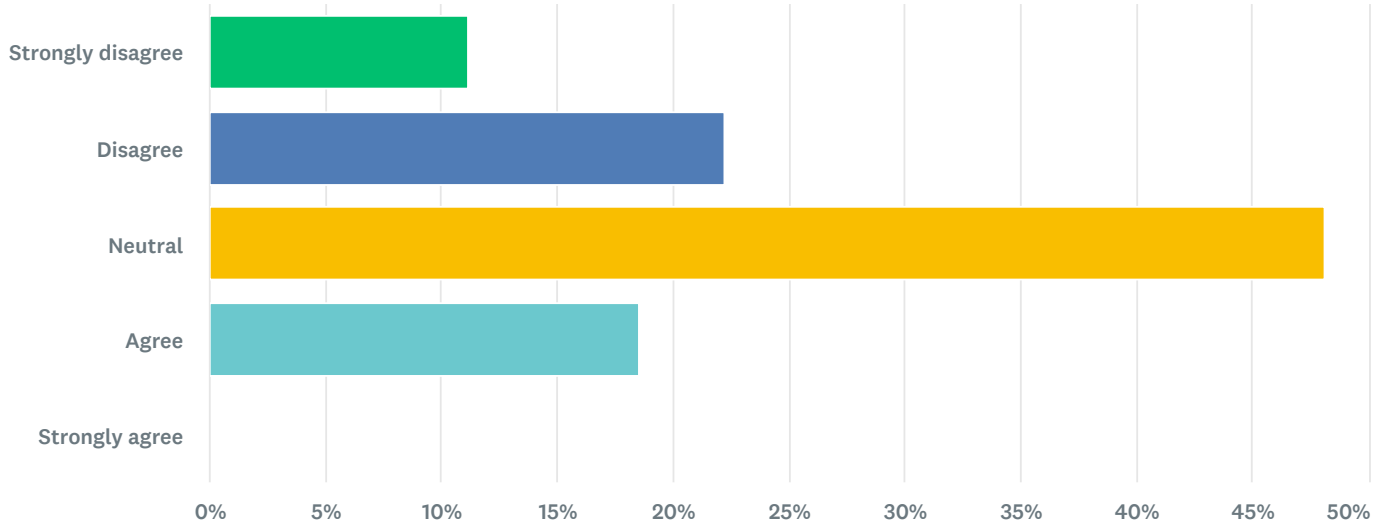
Q5 32 responses

In what format do you usually view the zoning ordinance? Please check all that apply.



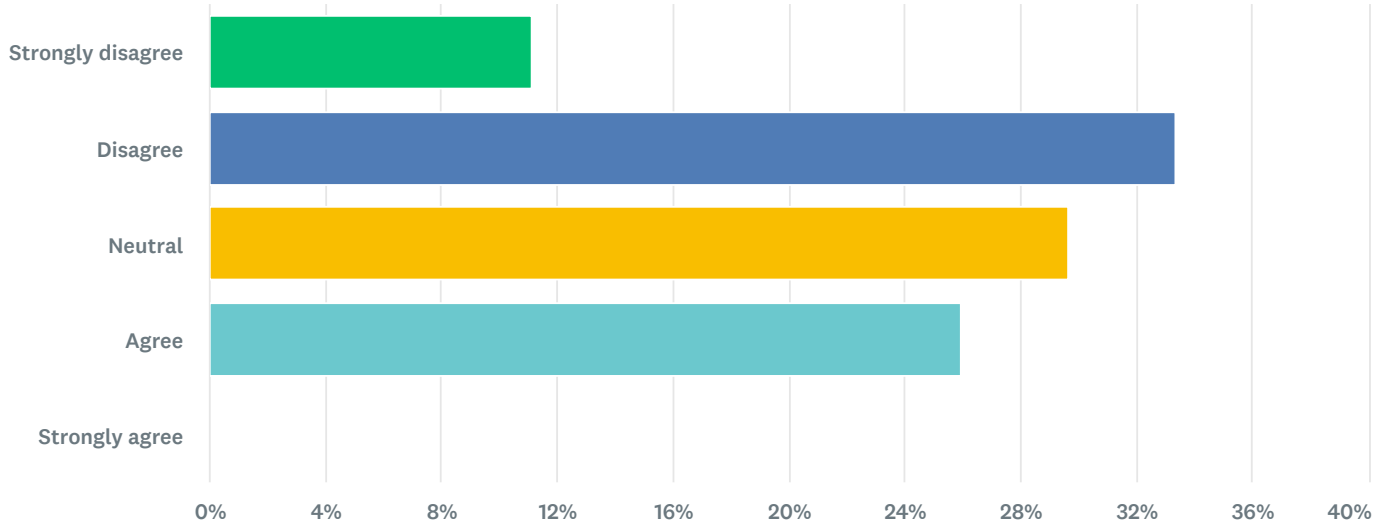
Q6 27 responses

Please rate your agreement with the statement: “The zoning ordinance is easy to use.”



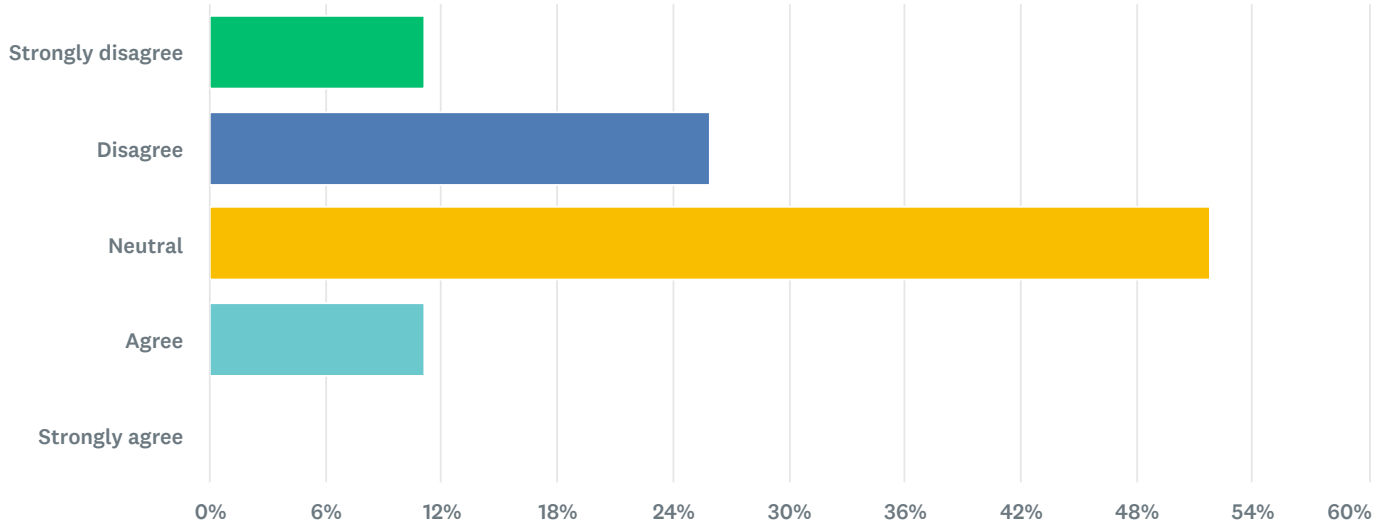
Q7 27 responses

Please rate your agreement with the statement: “The zoning classifications are easy to understand."



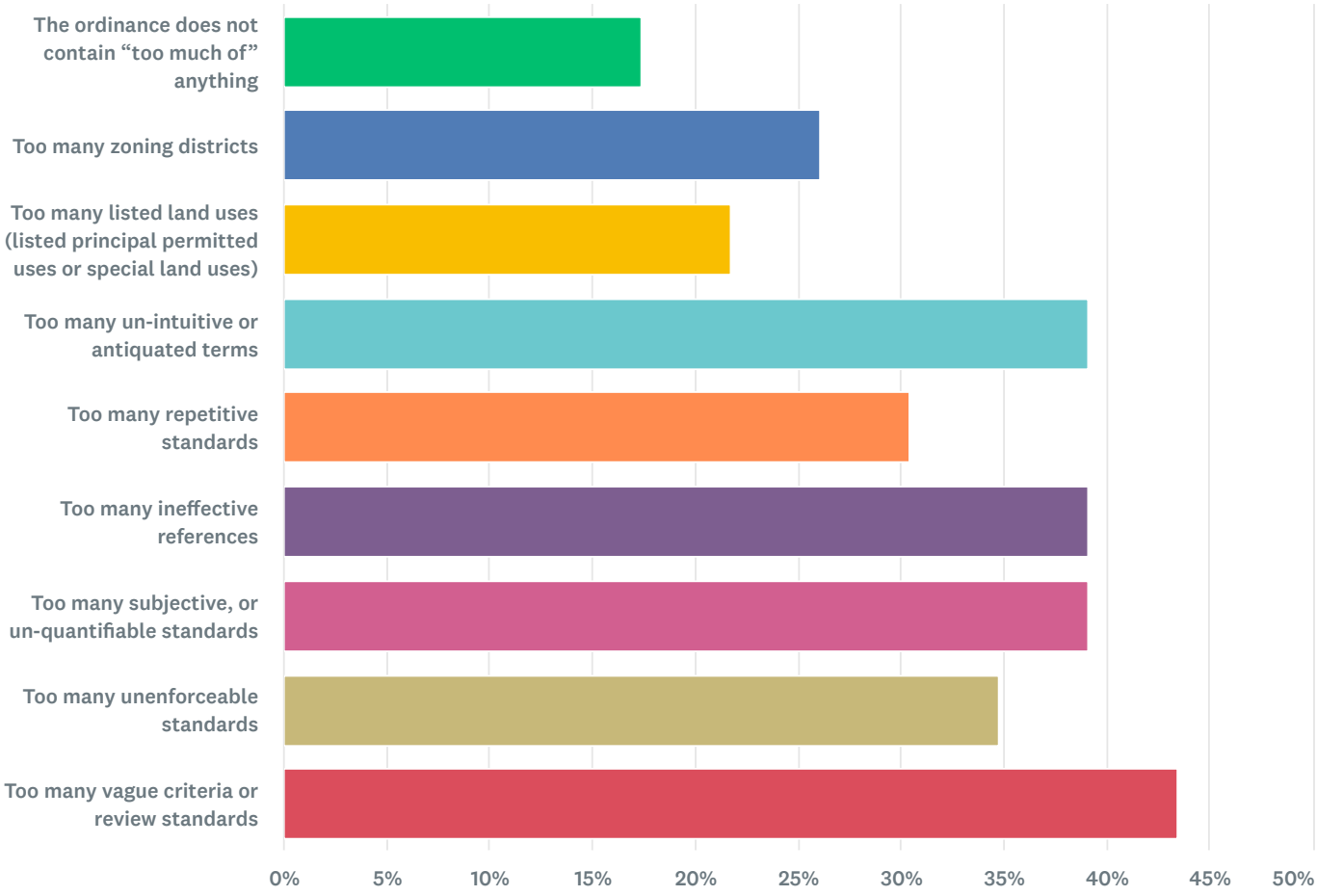
Q8 27 responses

Please rate your agreement with the statement: “The uses that are allowed in each zoning district are easy to understand."



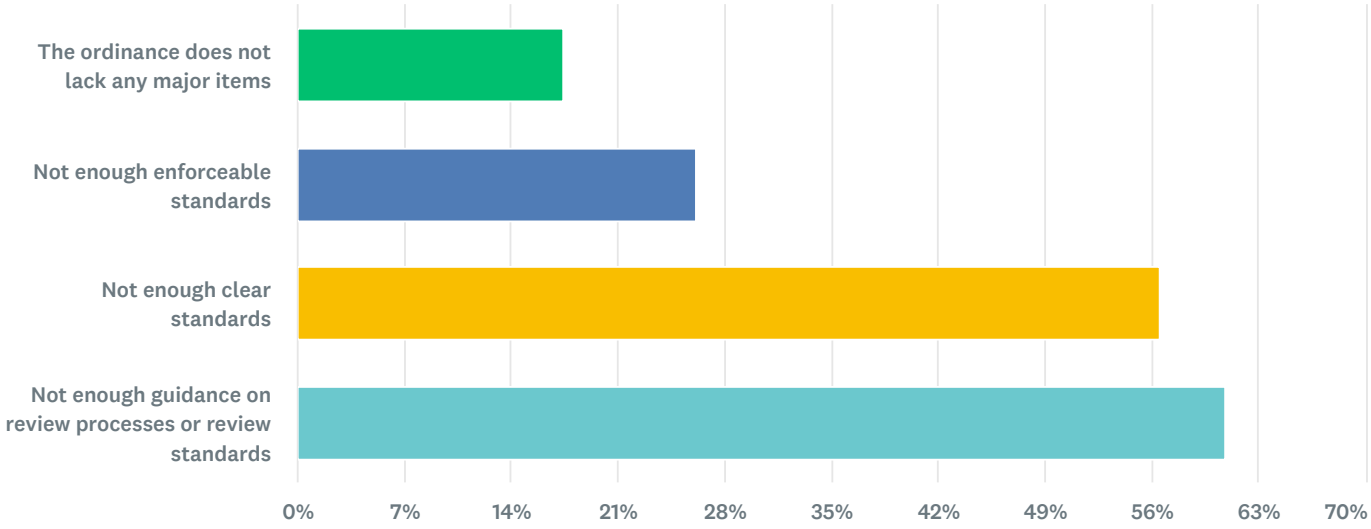
Q9 23 responses

Check all boxes that you believe the zoning ordinance currently “has too much of”:



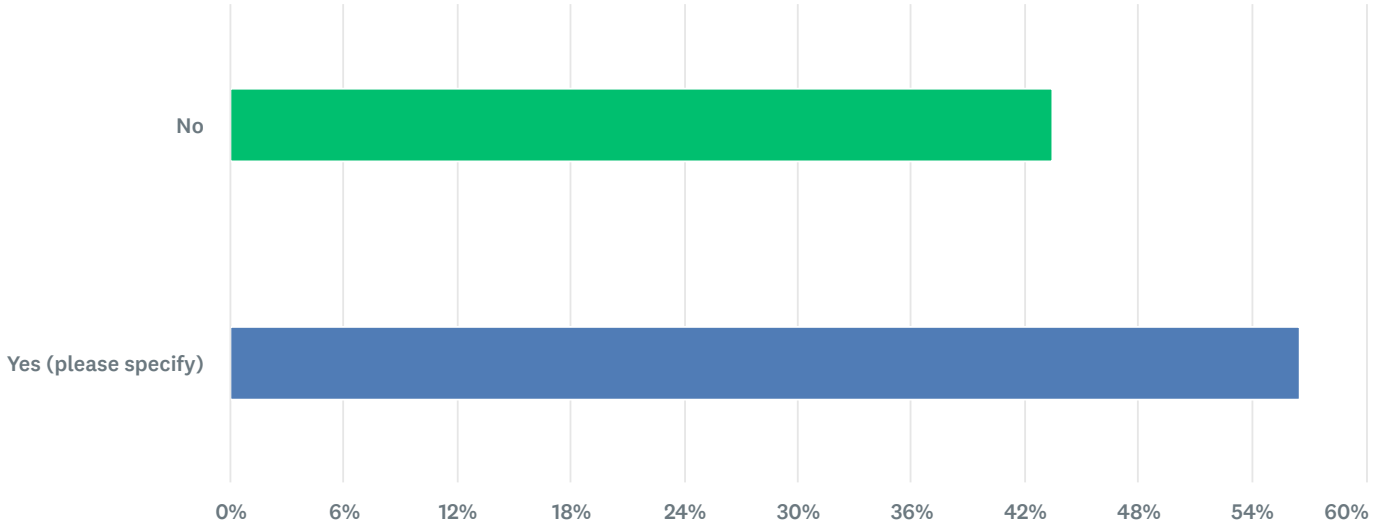
Q10 23 responses

Check all the boxes that you believe the zoning ordinance currently lacks:



Q11 23 responses

Are there any parts of the zoning ordinance you find confusing? If so, please explain.



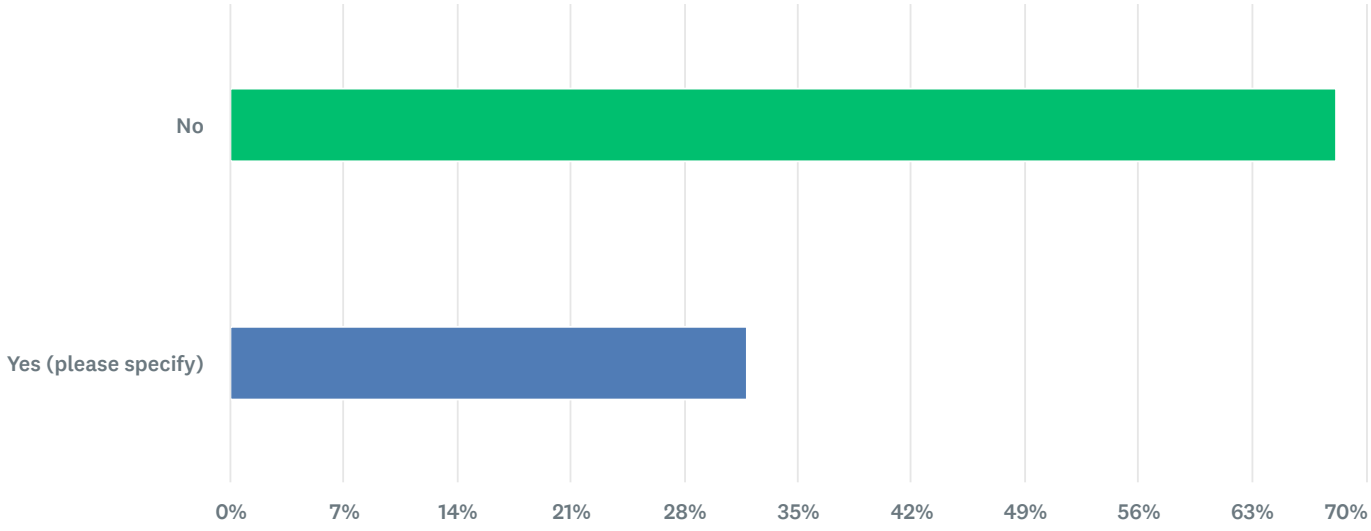
Answer Choices	Percentage	Selections
No	43.48%	10
Yes (please specify)	56.52%	13
Total		**23**

#	YES (PLEASE SPECIFY)	DATE
1	to many gray areas,more separation from commercial and residential.	11/4/2026 11:55 PM
2	What is grandfathered and how it is recognized	10/31/2026 9:15 AM
3	As a new member of the Zoning Board, I am still becoming famililiar with the ordinance and the processes as involved in its application. My goal is to become more knowledgeable so I can make informed decisions and effectively serve the community. I would appreciate additional guidance to help me better understand the procedures. Note: Questions 9 and 10 are not answered because I am still becoming familiar with the regulations.	10/28/2026 4:13 PM
4	Varies	10/26/2026 8:15 AM
5	I am not understanding why if a property owner cannot park there RVs boats trailers on their paved property To go out of the city and have to pay another city to park RVs boats and Trailers	10/26/2026 7:33 AM
6	No real way to grant a variance without push back from planners	10/22/2026 7:28 PM
7	All	10/22/2026 12:15 PM
8	permitted uses are vague and could be expanded	10/22/2026 11:20 AM
9	allowed uses are stated but the ordinance states that the Planning Commission must review the proposed use to determine if it is allowed in a district.	10/21/2026 9:37 AM
10	It's not that the zoning is confusing is that the proposed uses are unrealistic based on the location, and surrounding uses of the commercial properties.	10/19/2026 5:34 PM

11	That the most recent zoning ordinances have not been updated in the online portal.	10/19/2026 4:18 PM
12	Lot sizes to build a house and fence permits	10/19/2026 2:44 PM
13	The permitted-use tables and some zoning terms are confusing, particularly when trying to determine how a specific business fits within a listed use. It is not always clear whether the business is permitted or requires additional approval, so I often need clarification. Compared with other cities' ordinances Ecorse's is more difficult to navigate and understand. Plain-language definitions, examples of business types, and clearer explanations of approval requirements would be helpful.	10/19/2026 2:36 PM

Q12 22 responses

Are there any parts of the zoning ordinance you find conflicting? If so, please explain.

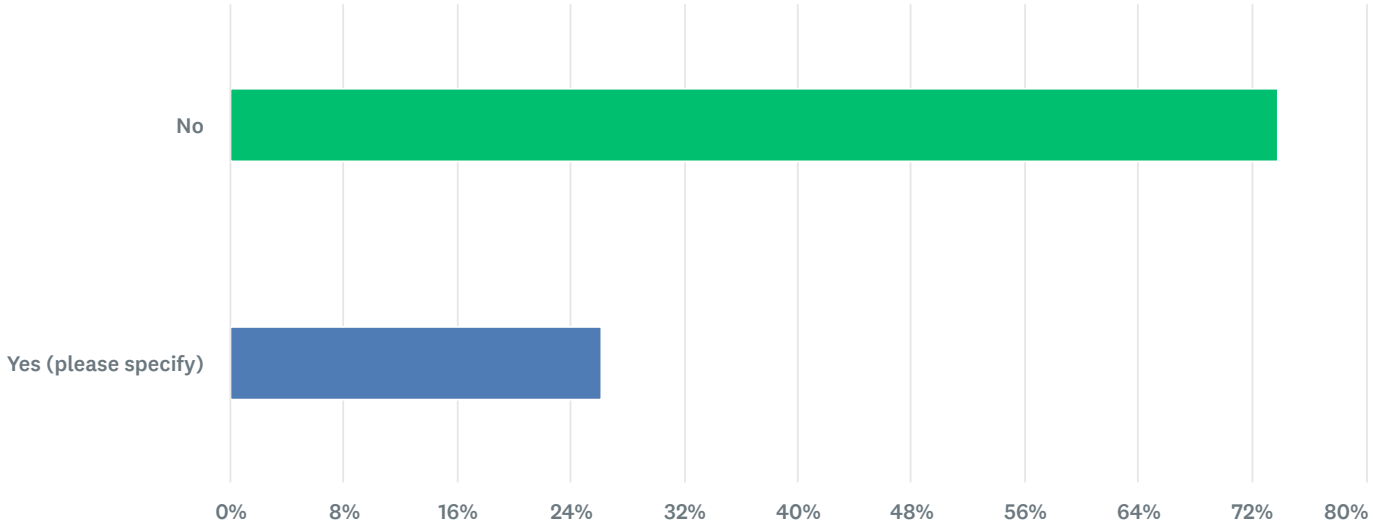


Answer Choices	Percentage	Selections
No	68.18%	15
Yes (please specify)	31.82%	7
Total		**22**

#	YES (PLEASE SPECIFY)	DATE
1	too many changes made by previous company to generate revenue	11/4/2026 11:55 PM
2	What is a violation for commercial and not residential	10/31/2026 9:15 AM
3	Zoning is not enforced properly some people receive tickets for parking on their grass. Other people can park on the grass and nothing happen. Some people are allowed to park trailers in the Hart. Others are not.	10/26/2026 7:33 AM
4	Yes, the height restrictions in a district, but then an exception is given if setbacks are met but it does not explicitly say which district only general - commercial and industrial but the corridor core district says the height is restricted to X stories and it shall not exceed it.	10/21/2026 9:37 AM
5	Yes, the CC Commercial zoning seem to want to create a walkable, retail center in areas where it will never be a reality.	10/19/2026 5:34 PM
6	To many districts	10/19/2026 2:44 PM
7	The ordinance should be easier to locate, access, and search online. A direct, clearly labeled link to the current zoning ordinance and zoning map, along with a searchable, downloadable PDF, would help users find and share the applicable requirements.	10/19/2026 2:36 PM

Q13 23 responses

Are there any parts of the zoning ordinance you would remove? If so, please explain.

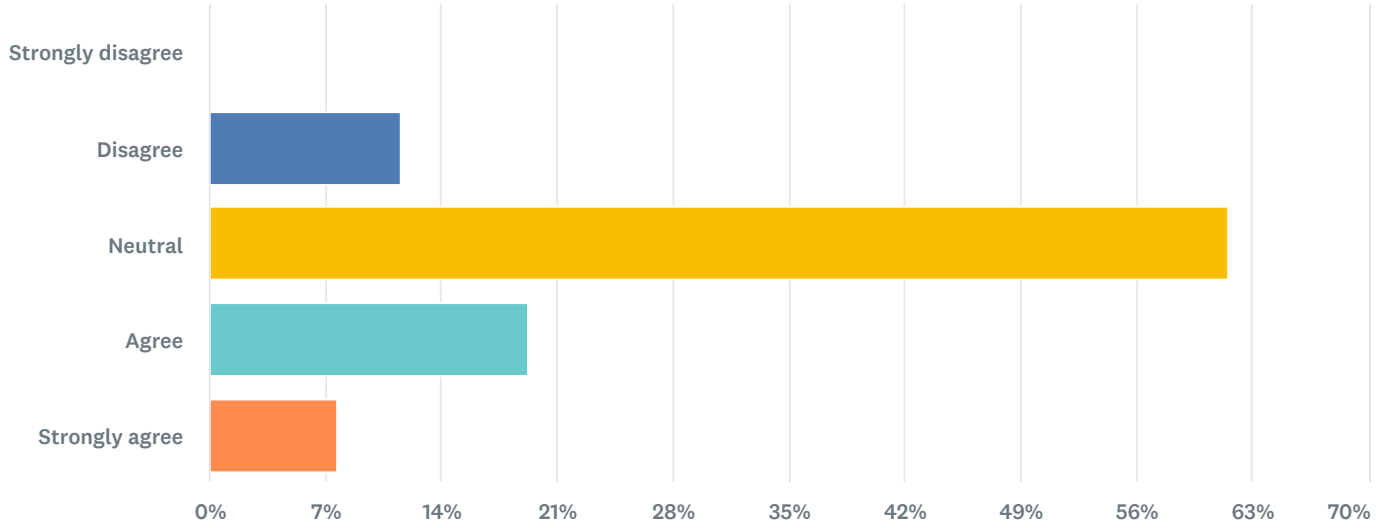


Answer Choices	Percentage	Selections
No	73.91%	17
Yes (please specify)	26.09%	6
Total		**23**

#	YES (PLEASE SPECIFY)	DATE
1	conflicts with state laws that cover personal storage on your own property.	11/4/2026 11:55 PM
2	Commercial building restrictions. We need to bring in any and all business that want to come regardless of zoning. The market will determine if it is a good idea. Not the zoning board. We are turning into a ghost town and still turning business away and making things harder on existing ones.	10/31/2026 9:15 AM
3	Once again, I would change the zoning for people to park their RVs, boats and trailers on their property or have a secured facility or residence to park their RVs, trailer, trailers, boats, and motorhomes	10/26/2026 7:33 AM
4	Corridor core doesn't fit ecorse needs	10/22/2026 7:28 PM
5	Same as above	10/19/2026 5:34 PM
6	Prioritize simplifying confusing or outdated terminology and reviewing repetitive language. Clear permitted-use descriptions and approval requirements would make the ordinance easier for staff, residents, and prospective businesses to understand.	10/19/2026 2:36 PM

Q14 26 responses

Please rate your agreement with the statement: “The setbacks and other dimensional requirements for residential development fit the needs of Ecorse.”



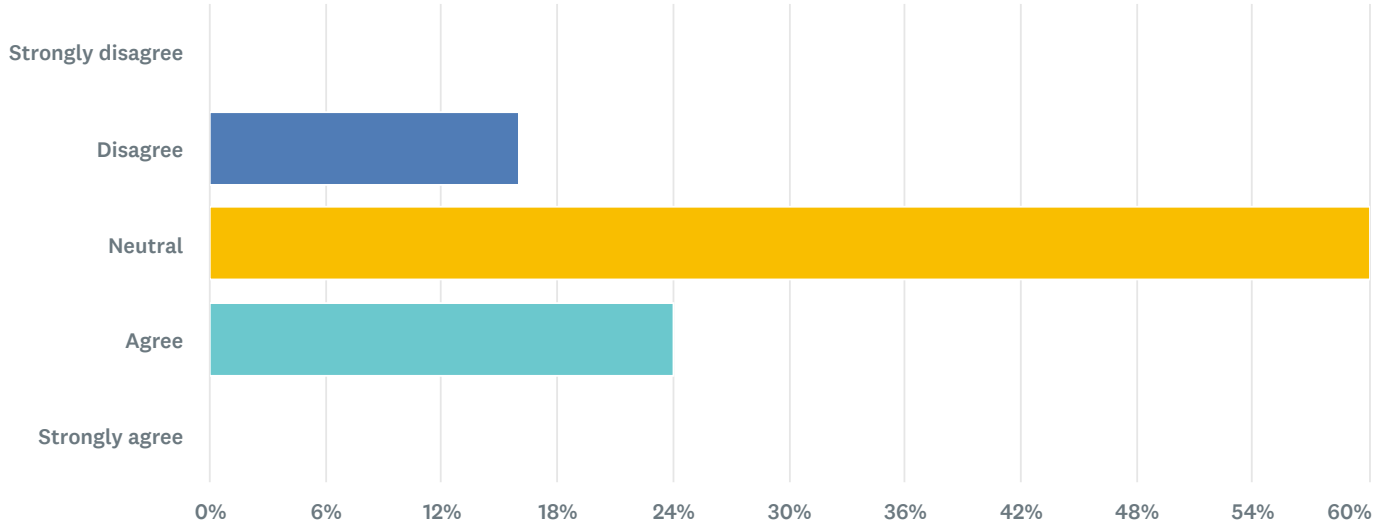
Q15 Please share comments you may have about residential setback and dimensional requirements.

Answered: 12 Skipped: 22

#	RESPONSES	DATE
1	not consistent	11/4/2026 11:58 PM
2	None	10/31/2026 9:16 AM
3	I want to understand the ordinance before forming an opinion. As a new member, I am still becoming familiar with the residential setback and dimensional requirements.	10/28/2026 4:20 PM
4	Not allowing Homeowners residence to park their RVs boats trailers and motorhomes on their paved Property homeowners	10/26/2026 7:35 AM
5	Based on the structure it should be looked at individually if it’s an odd structure…	10/23/2026 9:44 PM
6	To restrictive	10/22/2026 7:29 PM
7	It sometimes difficult to understand and they are not obeyed	10/22/2026 12:17 PM
8	some of the setbacks are for lots that are too small so the lot would not conform to the standard.	10/21/2026 9:38 AM
9	none	10/21/2026 9:28 AM
10	Old construction	10/20/2026 5:01 PM
11	Due to certain parcels being out of position with the residential segments of the City this causes problems.	10/19/2026 4:21 PM
12	I would encourage reviewing whether the requirements accommodate Ecorse’s existing lot sizes and development patterns, particularly smaller or narrow lots. Clear diagrams and plain-language explanations would also help users understand how the requirements apply.	10/19/2026 2:36 PM

Q16 25 responses

Please rate your agreement with the statement: “The setbacks and other dimensional requirements for commercial and industrial development fit the needs of Ecorse.”



Q17 Please share comments you may have about commercial and industrial setback and dimensional requirements.

Answered: 12 Skipped: 22

#	RESPONSES	DATE
1	not followed	11/4/2026 11:58 PM
2	N/A	11/2/2026 3:30 PM
3	I am still becoming familiar with the commercial and industrial setback and requirements. I want to gain deeper understanding of how it effects development and the neighborhood.	10/28/2026 4:20 PM
4	none	10/23/2026 11:03 PM
5	Too restrictive	10/22/2026 7:29 PM
6	There needs to be more people with the city who can explain them	10/22/2026 12:17 PM
7	none	10/21/2026 9:38 AM
8	none	10/21/2026 9:28 AM
9	Old construction	10/20/2026 5:01 PM
10	These are not the flaws I see in the current zoning. It is trying to force certain uses where they don't fit reality.	10/19/2026 5:35 PM
11	Due to certain parcels being out of position with the commercial segments of the City this causes problems.	10/19/2026 4:21 PM
12	I would encourage reviewing whether these requirements support the reuse of existing commercial and industrial properties, business expansion, and development on smaller lots. Clear diagrams and explanations of setbacks, building height, and lot coverage would help prospective businesses understand what can fit on a property and whether additional approvals are needed.	10/19/2026 2:36 PM

Q18 Is there anything you would add to the zoning ordinance? If so, please explain—you can provide general thoughts or be more specific.

Answered: 11 Skipped: 23

#	RESPONSES	DATE
1	more suited for the area	11/4/2026 11:59 PM
2	N/A	11/2/2026 3:30 PM
3	As a new zoning board member, I am still learning the ordinance, and it should support the master plan. I have found the meetings productive and look forward to learning mote so I can help make informed decisions that will benefit the community.	10/28/2026 4:31 PM
4	More accessible information	10/26/2026 8:17 AM
5	I am a homeowner resident Of Ecorse and they need to reinstate allowing homeowners to park there RVs, trailer, trailers, boats, and motorhomes on there paved Properties	10/26/2026 7:38 AM
6	no	10/23/2026 11:03 PM
7	no	10/22/2026 11:21 AM
8	a list of allowed uses - extensive list and home based uses should be listed.	10/21/2026 9:39 AM
9	none	10/21/2026 9:28 AM
10	NA	10/19/2026 4:21 PM
11	I would add plain-language definitions, examples of multiple business types within each permitted-use category, and a clear distinction between uses permitted by right and those requiring special approval. A step-by-step guide to the review process and diagrams illustrating dimensional requirements would also be helpful. These additions would help guide prospective businesses and property owners more efficiently.	10/19/2026 2:36 PM

Q19 Do you recall a project (site plan, special use, PUD, etc.) that went through the zoning process in a productive manner, where community goals were met, and in which the general health, safety, and welfare of the community were protected? If so, what part of the zoning ordinance was clear or efficient, and which part of the zoning process was successful, and why?

Answered: 12 Skipped: 22

#	RESPONSES	DATE
1	no	11/4/2026 11:59 PM
2	N/A	11/2/2026 3:30 PM
3	I participated in discussions regarding a proposed senior center and a fence that did not meet the zoning ordinance requirements. The Senior Center was approved, while the fence request was denied because it did not comply with the ordinance. Both experiences showed me the importance of following the zoning regulations.	10/28/2026 4:31 PM
4	N/A	10/26/2026 8:17 AM
5	nope	10/23/2026 11:03 PM
6	Phone towers to close to everyone	10/22/2026 12:18 PM
7	no	10/22/2026 11:21 AM
8	The revision of the approved site plan for BESS project. The public hearing was held, departments worked together to review and developer provided additional information such as noise studies as needed.	10/21/2026 9:39 AM
9	none	10/21/2026 9:28 AM
10	NA	10/19/2026 4:21 PM
11	No	10/19/2026 2:46 PM
12	I do not have a specific project to cite. However, early coordination with zoning staff is valuable in clarifying allowable uses and identifying requirements before an applicant invests significant time or money. Clear guidance at that stage helps applicants understand their options and align proposals with community goals.	10/19/2026 2:36 PM

Q20 Please share any other comments or suggestions about the zoning ordinance.

Answered: 5 Skipped: 29

#	RESPONSES	DATE
1	too numerous,side bar requested!	11/4/2026 11:59 PM
2	I am very upset that my land and surrounding area was rezoned with out being contacted. I have been a business owner in the city since 1994. I demolished an eyesoar building and put up a beautiful building for industrial manufacturing. My business plan and intentions were presented and approved by the council. There was no zoning board back then. I recently learned of this zoning change to my land and it has hurt my current operations and future expansion or sale value of my property.	10/31/2026 9:24 AM
3	none	10/21/2026 9:28 AM
4	I cautious of regulations putting unnecessary and costly burdens that can’t be met given the city’s old structures Incentivize don’t punish	10/20/2026 5:03 PM
5	n online zoning inquiry form would be helpful, allowing residents, prospective businesses, and staff to submit a property address and a description of the proposed business or use directly to the Zoning Department Supervisor. The supervisor could respond by email explaining whether the use is allowed, whether additional information or approvals are needed, and what steps to take next. This would make the process more efficient and provide written guidance for future reference. Clearer, plain-language wording throughout the ordinance would also help users understand the requirements and reduce confusion.	10/19/2026 2:36 PM