

# ZONEDETROIT

Public Meetings  
September 2018





# refresh. rethink. Detroit.

A ZONING UPDATE FOR THE CITY'S RESURGENCE

[www.ZoneDetroit.com](http://www.ZoneDetroit.com)



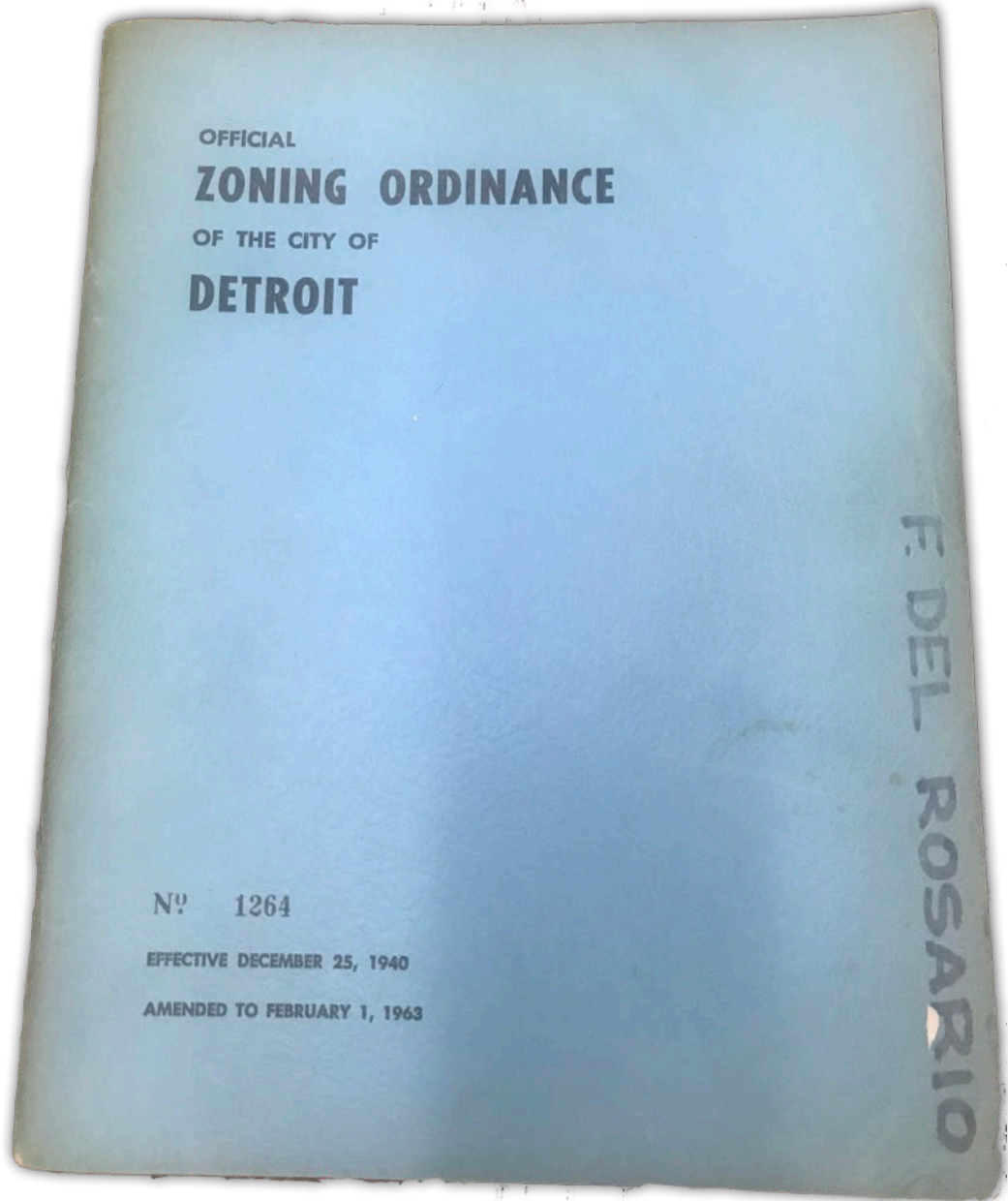


# TODAY'S PRESENTATION

- Overview
- Project Timeline
- Project Team
- Zoning Refresh
- Zoning Rethink
- Public Engagement
- Questions & Answers











OFFICIAL  
ZONING ORDINANCE  
OF THE CITY OF  
DETROIT



**Detroit Zoning Ordinance**  
**Chapter 61 of the 1984 Detroit City Code**

*Marcell Todd, Jr.*

- Ordinance No. 117, effective 28 May 2005
- Ordinance No. 118, effective 28 May 2005
- Ordinance No. 119, effective 29 May 2005
- Ordinance No. 120, effective 10 August 2005
- Ordinance No. 121, effective 10 December 2005
- Ordinance No. 122, effective 24 July 2006
- Ordinance No. 123, effective 01 November 2006
- Ordinance No. 124, effective 01 August 2008
- Ordinance No. 125, effective 01 April 2009
- Ordinance No. 126, effective 27 August 2010
- Ordinance No. 127, effective 27 August 2011

109  
109  
112  
115  
118  
120  
121  
123

No. 1264  
EFFECTIVE DECEMBER 25, 1940  
AMENDED TO FEBRUARY 1, 1963



David Whitaker, Esq.  
Director  
Irvin Corley, Jr.  
Executive Policy Manager  
Marcell R. Todd, Jr.  
Director, City Planning  
Commission

LaKisha Barelliff, Esq.  
M. Rory Bolger, PhD, AICP  
Timothy Boscarino, AICP  
Kemba Braynon  
Elizabeth Cabot, Esq.  
Janese Chapman  
Tasha Cowan

**City of Detroit**  
**CITY COUNCIL**  
**LEGISLATIVE POLICY DIVISION**  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-4946 Fax: (313) 224-4336

Richard Drumb  
George Etheridge  
Deborah Goldstein  
Derriek Headd  
Marcel Hurt  
Kimani Jeffrey  
Anne Marie Langan  
Analine Powers, PhD  
Sabrina Shockley  
Thomas Stephens, Esq.  
David Teeter  
Theresa Thomas  
Kathryn Lynch Underwood

**TO:** Tanya Stoudemire, Budget Director  
**FROM:** David D. Whitaker, Esq., Director  
Irvin Corley, Jr., Executive Manager  
Marcell R. Todd, Jr., CPC Director  
**RE:** Legislative Policy Division 2017-18 budget request inclusive of the City Planning  
Commission, the Historic Designation Advisory Board and the Detroit  
Entertainment Commission  
**DATE:** December 9, 2016

**Background**

In the Spring of 2013 the Detroit City Council, acting of its own accord, initiated a restructuring of the legislative branch of City government in advance of any action taken by the then appointed Emergency Manager. Among other initiatives this restructuring consolidated the City Planning Commission (CPC), Fiscal Analyst Division (FAD), Historic Designation Advisory Board<sup>1</sup> (HDAB) and the Research and Analysis Division (RAD) into a single central staff division known as the Legislative Policy Division (LPD). Prior to this consolidation each of these agencies had its own separate budget. These agencies were also physically downsized; occupying two office suites today, whereas they formerly were housed in four separate suites. Additionally, the Detroit Entertainment Commission (DEC), an advisory body created by resolution of the City Council in 2007, was historically supported by CPC staff and RAD, and is now supported by the LPD. The DEC has never benefited from a separate stand-alone budget.

<sup>1</sup> The HDAB was historically served by a dedicated staff with a director. In 2006 the director retired and the staff was placed under the direction of the CPC director per the provisions of Section 25-2-41 of the City Code. The separate budget was maintained for the HDAB in order to retain the distinct between both public bodies and to more readily track the expenses which accrue to each.



# SCHEDULE

## Phase 1: **Assessment**

AUGUST 2018

Website  
Engagement Plan  
Mapping Analysis  
Zoning Diagnostic

## Phase 2: **Approach**

JANUARY 2019

Best Practice Analysis  
Recommendation  
Report

## Phase 3: **Drafting**

JUNE 2019

Reformatted Zoning  
Ordinance  
Districts & Uses  
Development Standards  
Process & Procedures

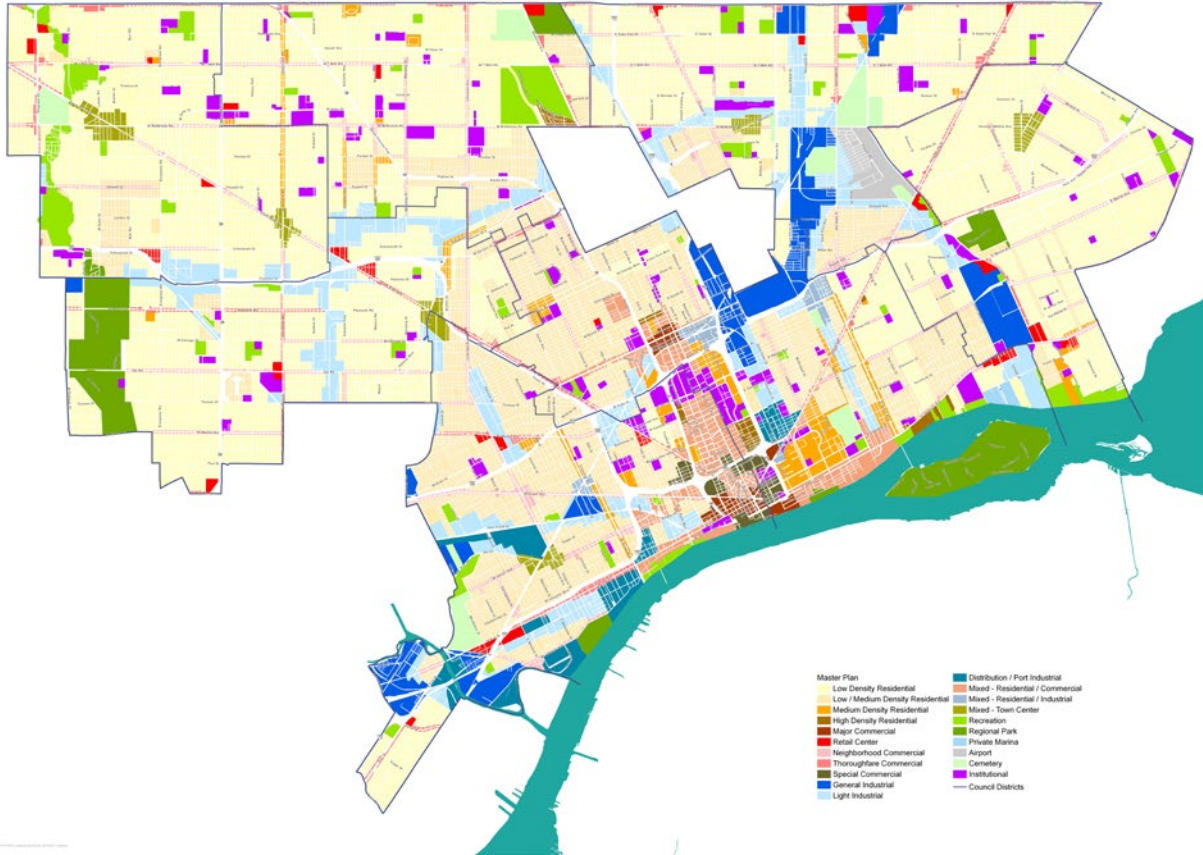
## Phase 4: **Adoption**

JULY 2020

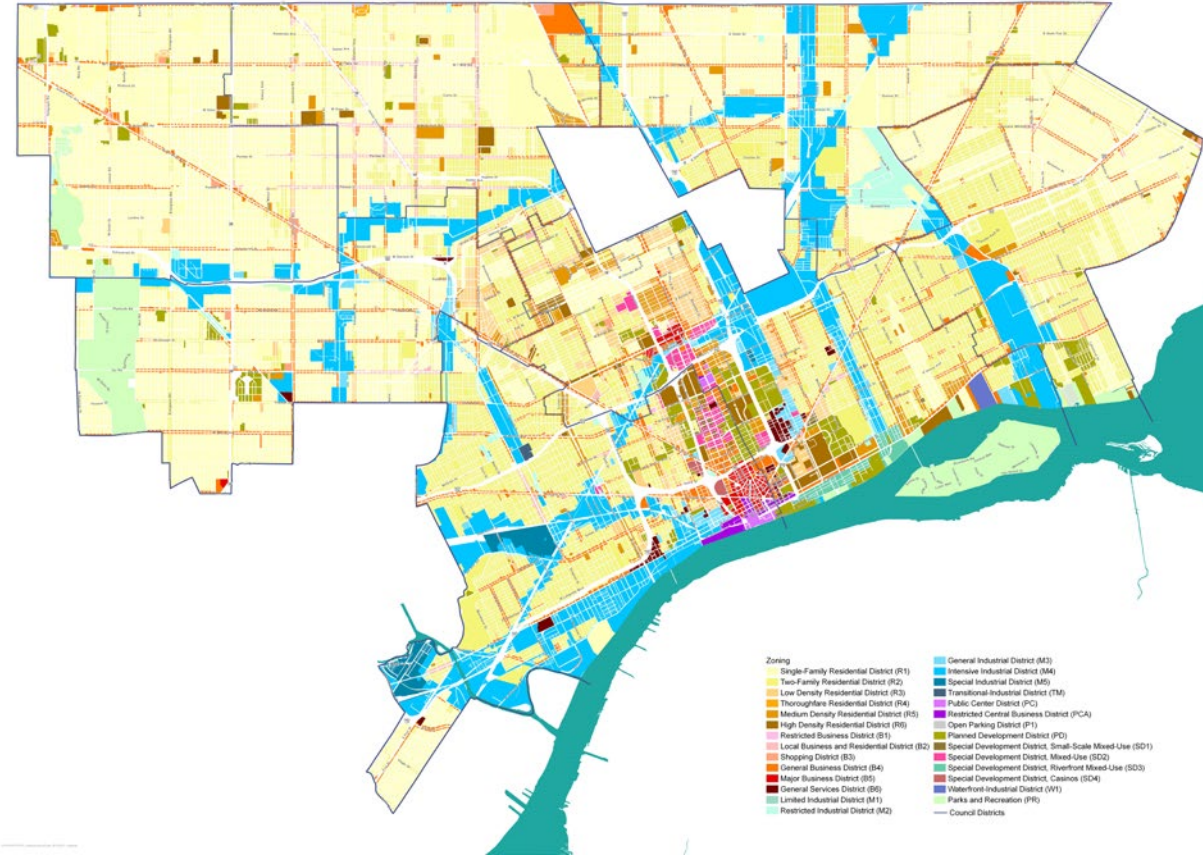
Public Hearings



# MASTER PLAN



# ZONING MAP





# MASTER PLAN

## City of Detroit Master Plan of Policies



Dave Bing, Mayor

**Detroit City Council:**  
Kenneth V. Cockrel, Jr. President  
JoAnn Watson, President Pro Tem  
Sheila M. Cockrel  
Barbara-Rose Collins  
Brenda Jones  
Kwame Kenyatta  
Martha Reeves  
Alberta Tinsley-Talabi

# NEIGHBORHOOD PLANS

**WEST VERNOR CORRIDOR/ CARRETERA DE WEST VERNOR**  
Neighborhood Framework  
Planning and Development Department  
City of Detroit May 2018

**Russell Woods / Nardin Park Neighborhood Framework**  
Community Meeting  
April 17<sup>th</sup>, 2018

**GREATER CORKTOWN FRAMEWORK**  
MONDAY JULY 2, 2018  
IBEW  
1358 Abbott Street  
Detroit, MI 48226

# ZONING ORDINANCE



## Detroit Zoning Ordinance Chapter 61 of the 1984 Detroit City Code

Ordinance No. 11-05, Effective 28 May 2005  
Ordinance No. 19-05, Effective 28 May 2005  
Ordinance No. 20-05, Effective 29 May 2005  
Ordinance No. 34-05, Effective 06 December 2005  
Ordinance No. 20-06, Effective 10 August 2006  
Ordinance No. 44-06, Effective 21 December 2006  
Ordinance No. 24-07, Effective 24 July 2007  
Ordinance No. 24-08, Effective 01 November 2008  
Ordinance No. 13-09, Effective 21 August 2009  
Ordinance No. 01-10, Effective 01 April 2010  
Ordinance No. 13-11, Effective 23 August 2011  
Ordinance No. 34-11, Effective 22 December 2011  
Ordinance No. 04-12, Effective 30 March 2012  
Ordinance No. 08-12, Effective 05 June 2012  
Ordinance No. 21-12, Effective 02 November 2012  
Ordinance No. 26-12, Effective 21 November 2012  
Ordinance No. 06-13, Effective 20 March 2013  
Ordinance No. 10-13, Effective 16 April 2013  
Ordinance No. 23-13, Effective 28 August 2013  
Ordinance No. 32-13, Effective 21 December 2013  
Ordinance No. 23-14, Effective 24 July 2014  
Ordinance No. 38-14, Effective 16 October 2014  
Ordinance No. 13-15, Effective 11 July 2015  
Ordinance No. 30-15, Effective 01 March 2016  
Ordinance No. 13-16, Effective 20 May 2016  
Ordinance No. 20-16, Effective 16 June 2016  
Ordinance No. 23-16, Effective 22 July 2016  
Ordinance No. 26-16, Effective 11 August 2016  
Ordinance No. 15-17, Effective 16 June 2017  
Ordinance No. 37-17, Effective 06 February 2018  
Ordinance No. 18-18, Effective 30 August 2018

# MASTER PLAN LAND USE DESIGNATIONS

RESIDENTIAL ZONING DISTRICTS		RESIDENTIAL				RETAIL AND LOCAL SERVICES				INDUSTRIAL			MIXED USE			PARKS AND OPEN SPACE			OTHER LAND USES			
		Low Density Residential	Low/Medium Residential	Medium Density Residential	High Density Residential	Major Commercial	Retail Centers	Neighborhood Commercial	Thoroughfare Commercial	Special Commercial	General Industrial	Light Industrial	Distribution/Port Industrial	Mixed Residential/Commercial	Mixed Residential/Industrial	Mixed-Town Centers	Regional Parks	Recreation	Private Marinas	Airport	Cemetery	Institutional
		RL	RLM	RM	RH	CM	CRC	CN	CT	CS	IG	IL	IDP	MRC	MRI	MTC	PR	PRC	PMR	AP	CEM	INST
R1	Single-Family Residential District	X																		X	X	
R2	Two-Family Residential District	X	X					X							X						X	X
R3	Low Density Residential District		X					X							X						X	X



# CODE ENFORCEMENT

**Blight Complaint**

How Do I... > File > Blight Complaint

- ▶ Index A To Z
- ▶ Appeal
- ▶ Apply For Permits
- ▶ Apply For Licenses
- ▶ Do Business With The City
- ▶ **File**
- ▶ Find
- ▶ Find Community Services
- ▶ Find Detroit Archives
- ▶ Find Health Programs

**ILLEGAL DUMPING (313) 224-6000**

The DPW Solid Waste Division assists in clearing away this type of blight in our neighborhoods. Your help in identifying illegal dumpers and dumping will expedite this kind of cleanup.

To report illegal dumping in Detroit call: Ombudsman (313) 224-6000

Please provide :

- Time, date and location of occurrence.
- Description of the vehicle and license number if possible.

**PROPERTY MAINTENANCE (313) 628-2451**

The BSEED Property Maintenance Division reviews complaints regarding the condition of residential, commercial or substandard property. Complaints may be filed by phone or mail with the Buildings, Safety Engineering and Environmental Department Property Maintenance Division. Complaints may include but not are limited to violations of codes, failure to maintain interior and/or exterior property, rodent infestation, inoperable vehicles, failure to remove snow and ice from sidewalks, failure to comply with emergency orders, vacant/open/dangerous buildings and abandoned properties.

To assist in addressing complaints, the following pertinent information is required:

- Name, address, and phone number of complainant
- Property location and address of problem property

# PROJECT TEAM

## CPC STAFF

Marcell Todd, Director  
Christopher Gulock, Project Manager  
Kimani Jeffrey, City Planner  
Jamie Murphy, City Planner

## PRIME CONSULTANT

**PROJECT LEAD**  
**CODE DRAFTING**  
**CODE STUDIO**  
Austin

## CORE TEAM MEMBERS

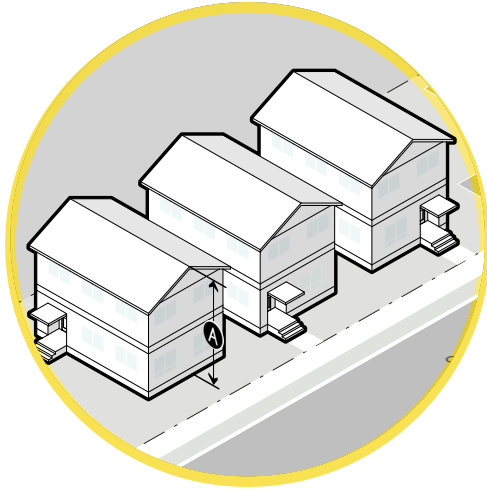
<b>URBAN DESIGN PLANNING</b> <b>UTILE</b> Boston	<b>ENGAGEMENT DESIGN</b> <b>INTERBORO</b> Brooklyn	<b>PARKING MOBILITY</b> <b>MKSK</b> Detroit
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## SPECIALIST TEAM MEMBERS

<b>OUTREACH</b> <b>E. AUSTELL ASSOCIATES</b> Detroit	<b>WEB/GRAPHICS</b> <b>PITCH BLACK</b> Detroit	<b>HISTORIC</b> <b>KRAEMER DESIGN GROUP</b> Detroit
<b>STORMWATER</b> <b>LIMNOTECH</b> Ann Arbor	<b>MEDIA RELATIONS</b> <b>DAVID E. RUDOLPH</b> Detroit	<b>LEGAL</b> <b>SECRET WARDLE</b> Troy



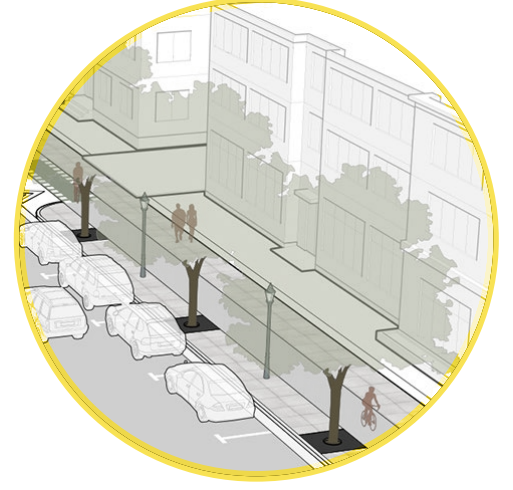
# ABOUT CODE STUDIO



Founded in 2006, we believe that **right-sizing** plans and codes requires a **deep understanding** of **community's character**.

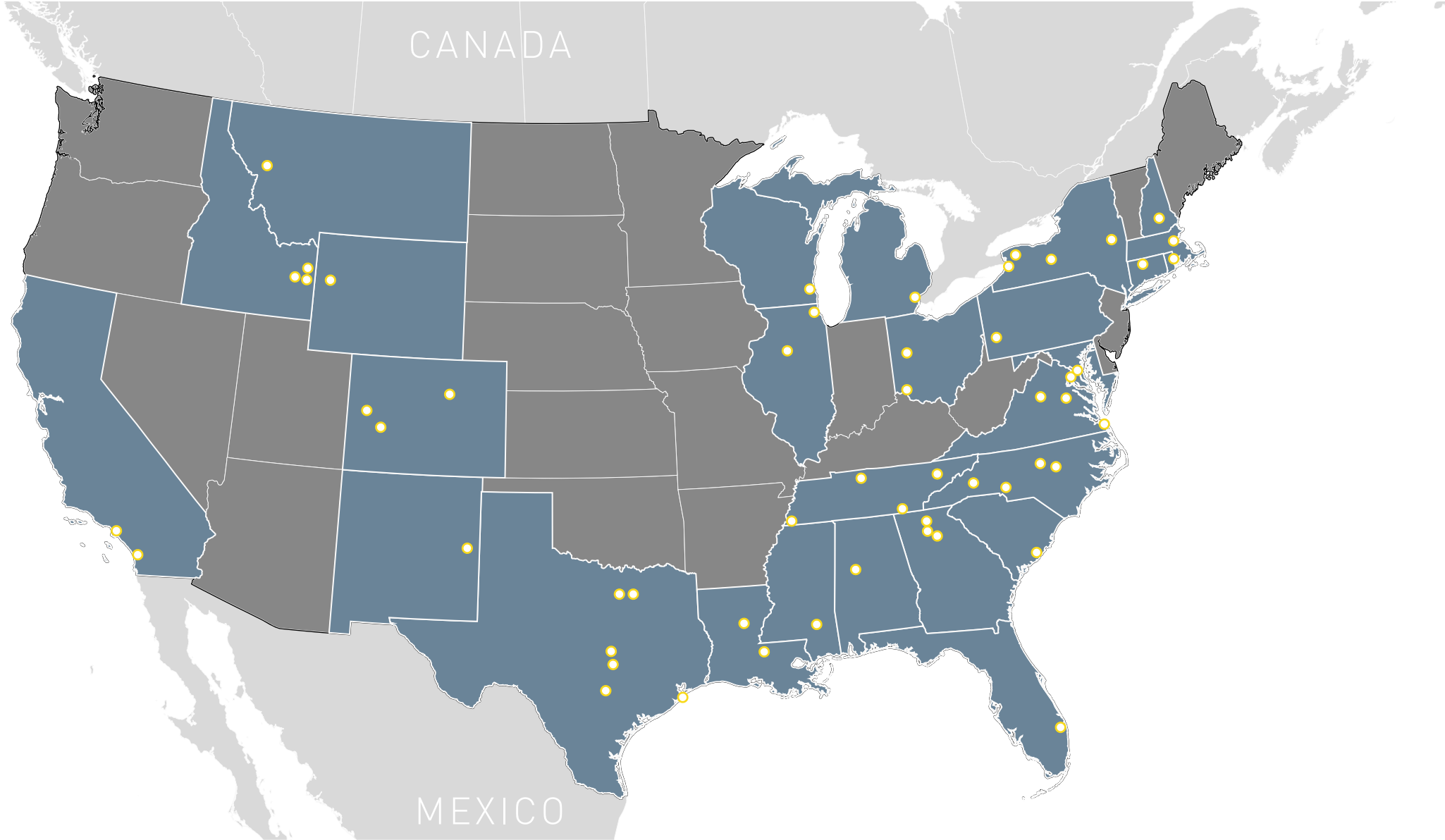


We work on **plans** and **codes** that yield **vibrant, mixed use**, walkable communities through **creative urban infill** and **redevelopment strategies**.



We are a national **leader** in the **preparation of zone codes** with **award-winning innovation** and approach to projects. Zoning code work constitutes a substantial part of our current practice.

# NATIONAL EXPERIENCE





# CITYWIDE EXPERIENCE



**LOS ANGELES, CA**



**DENVER, CO**



**RALEIGH, NC**



**CINCINNATI, OH**



**MEMPHIS, TN**



**JUBAIL, KSA**

# NEIGHBORHOOD-SCALE



**CHATTANOOGA, TN**  
Downtown



**ASHEVILLE, NC**  
River Arts District



**MILWAUKEE, WI**  
TOD Areas



**DALLAS, TX**  
TOD/Mixed Use Districts



**FORT WORTH, TX**  
Berry/University



**FORT WORTH, TX**  
Stockyards



# LOCAL EXPERIENCE



Eastern Market Implementation Plan



Brush Park Form-Based Code







# LOCAL EXPERIENCE



Detroit East Riverfront Framework Plan



Downtown Detroit Mobility and Accessibility Plan



Michigan and Gratiot Ave TOD Corridor Study

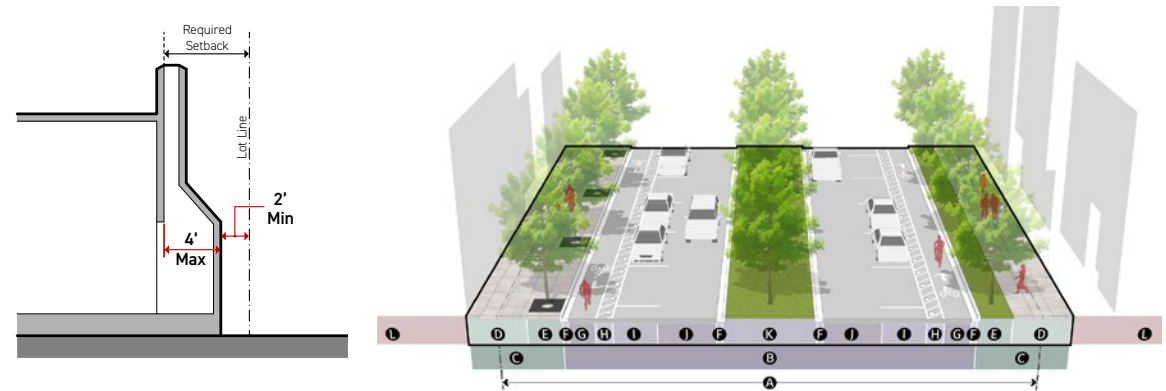
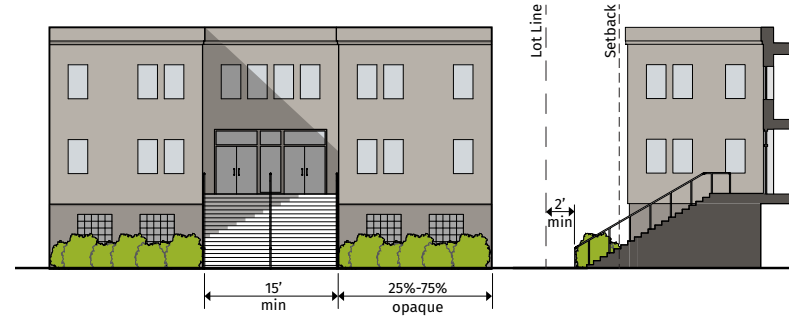


# refresh. rethink. **Detroit.**

A ZONING UPDATE FOR THE CITY'S RESURGENCE

# ZONING REFRESH

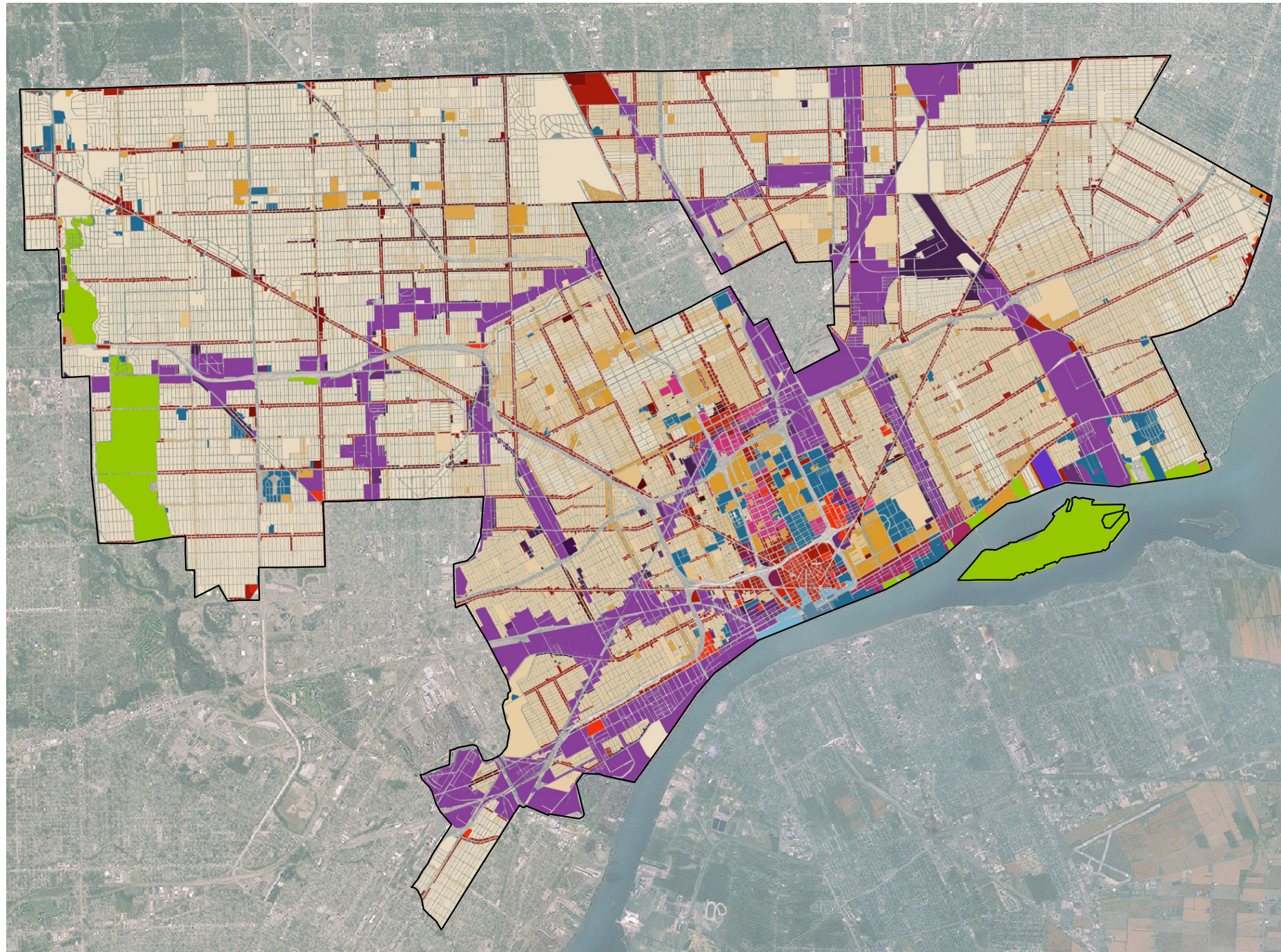
- No Zoning Map boundary changes, convert existing zoning districts - If you're zoned R-1 today, you will likely be R-1 (or its equivalent) in the future
- Reduce, replace and consolidate underutilized or obsolete zoning districts
- Make the Zoning Ordinance more user-friendly, modernize, reformat, reorganize, add improved graphics, enhance the page layout
- Replace ambiguous/unclear provisions - improved definitions, rules of measurement
- Consolidate similar provisions that are scattered throughout the Ordinance
- Reflect current laws and recent court cases





# Existing Zoning

- R1 – Single-family residential
- R2 – Two-family residential
- R3 – Low-density residential
- R4 – Thoroughfare residential
- R5 – Medium-density residential
- R6 – High-density residential
- B1 – Restricted business
- B2 – Local business and residential
- B3 – Shopping
- B4 – General business
- B5 – Major business
- B6 – General services
- M1 – Limited industrial
- M2 – Restricted industrial
- M3 – General industrial
- M4 – Intensive industrial
- M5 – Special industrial
- PD – Planned development
- P1 – Open parking
- PC – Public center
- PCA – Public center adjacent
- TM – Transitional industrial
- PR – Parks and recreation
- SD1 – Special dev., small-scale mixed-use
- SD2 – Special dev., mixed-use
- SD4 – Special, dev. riverfront mixed-use
- SD5 – Special dev., casinos
- W1 – Waterfront industrial

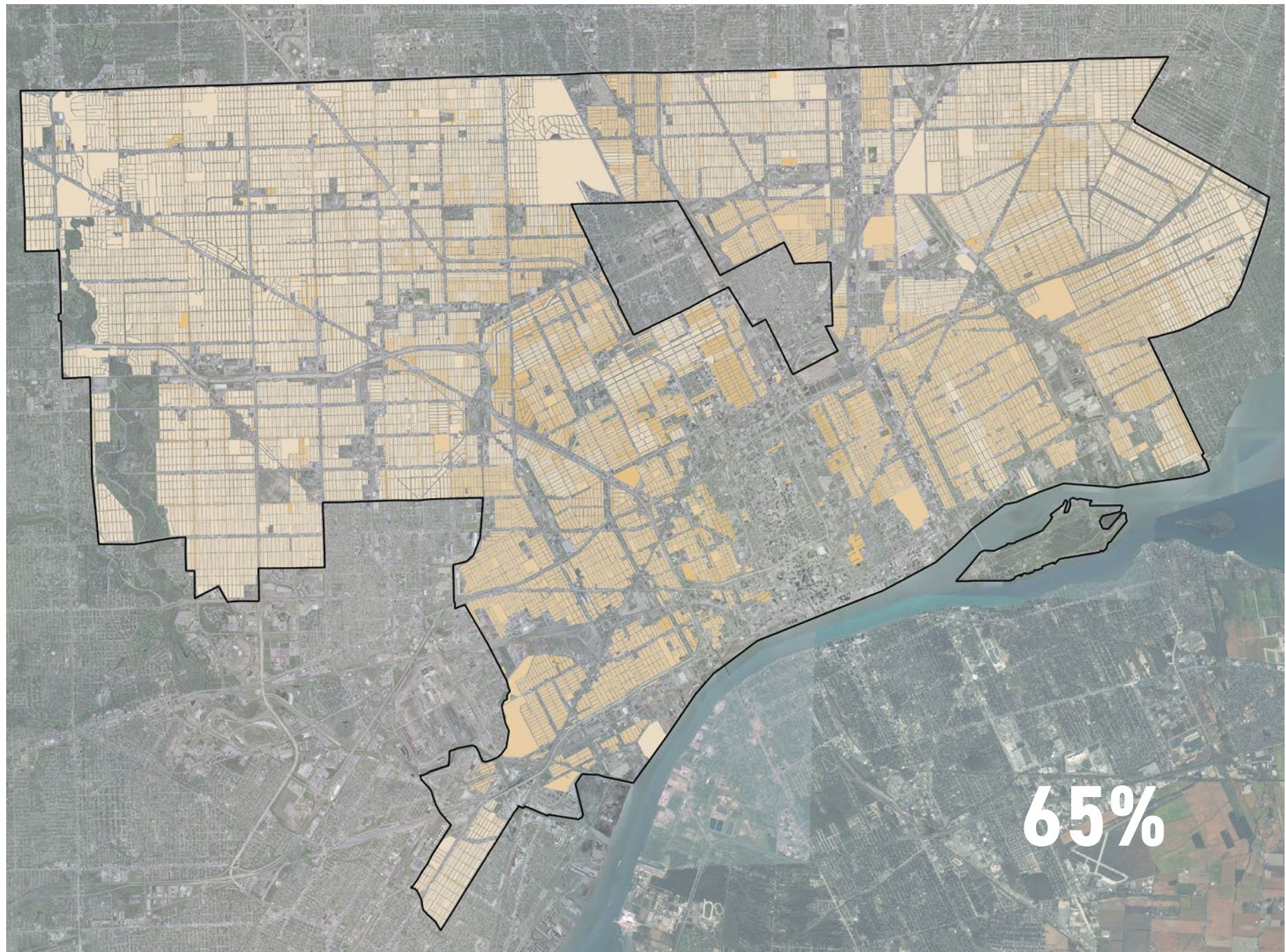




Existing zoning

# Single/Two-Family

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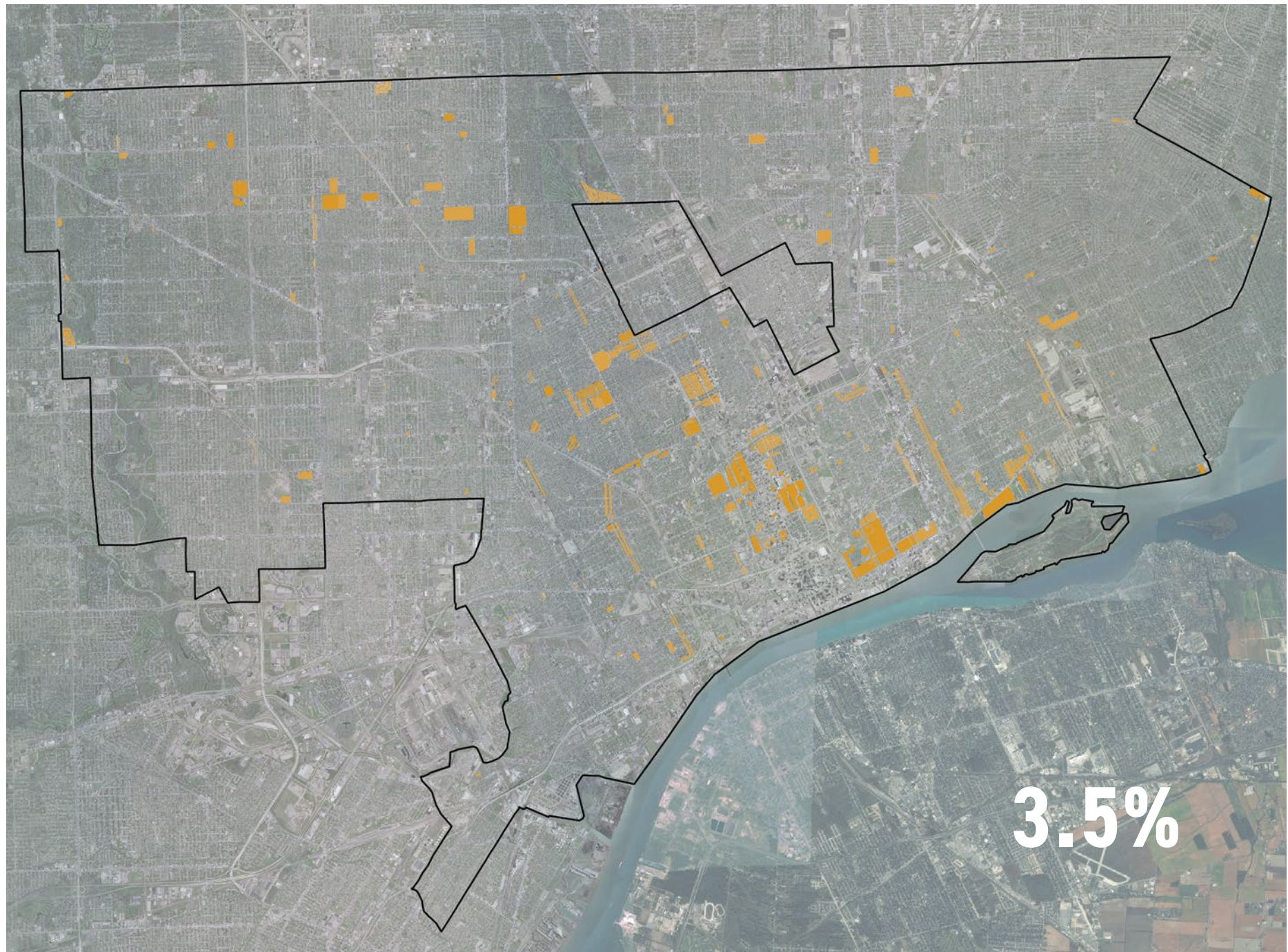




Existing zoning

# Multi-family

- R1 – Single-family residential
- R2 – Two-family residential
- R3 – Low-density residential
- R4 – Thoroughfare residential
- R5 – Medium-density residential
- R6 – High-density residential
- B1 – Restricted business
- B2 – Local business and residential
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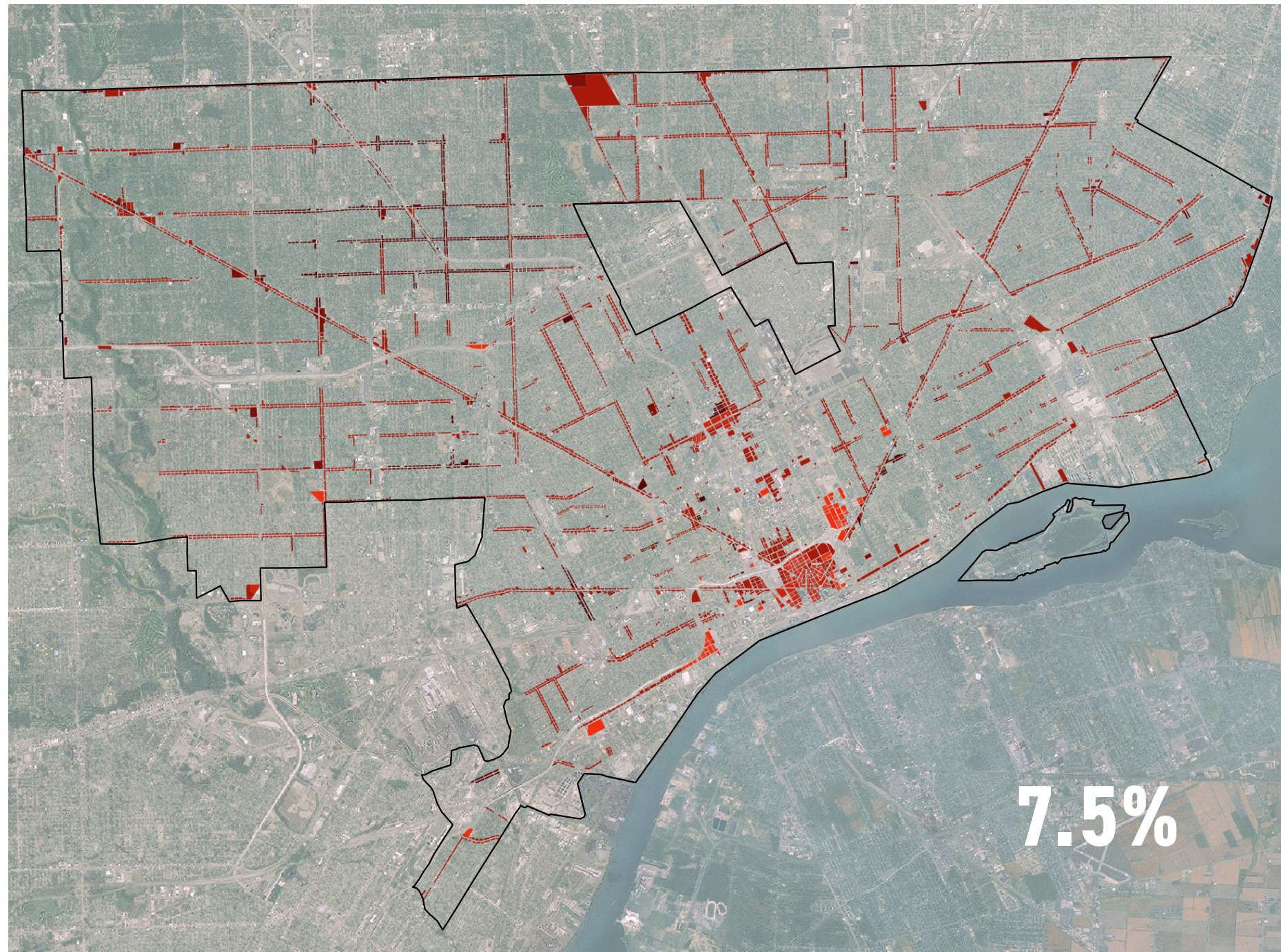




Existing zoning

# Commercial

- R1 – Single-family residential
- R2 – Two-family residential
- R3 – Low-density residential
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- R5 – Medium-density residential
- R6 – High-density residential
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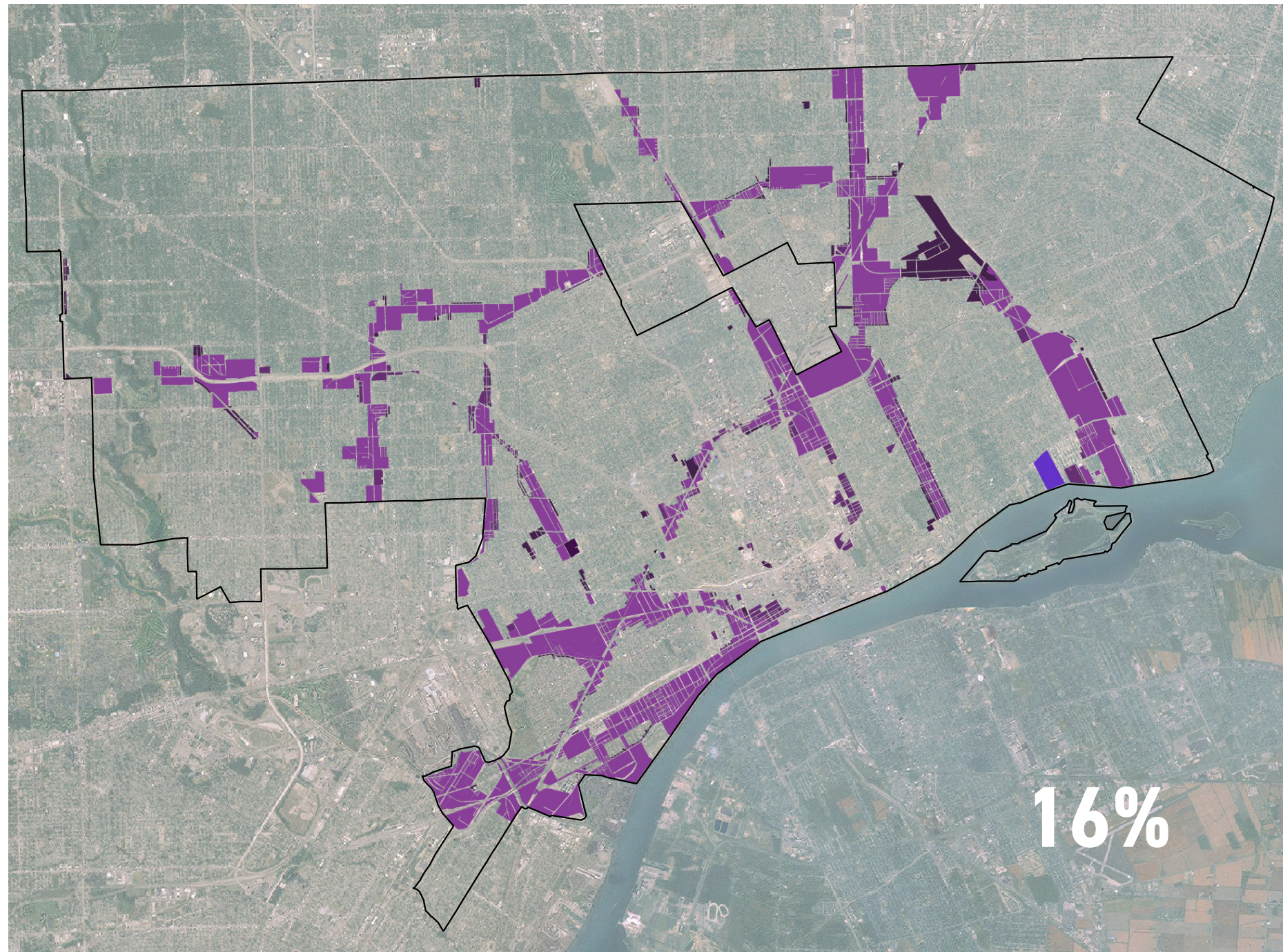




Existing zoning

# Industrial

- R1 – Single-family residential
- R2 – Two-family residential
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- R6 – High-density residential
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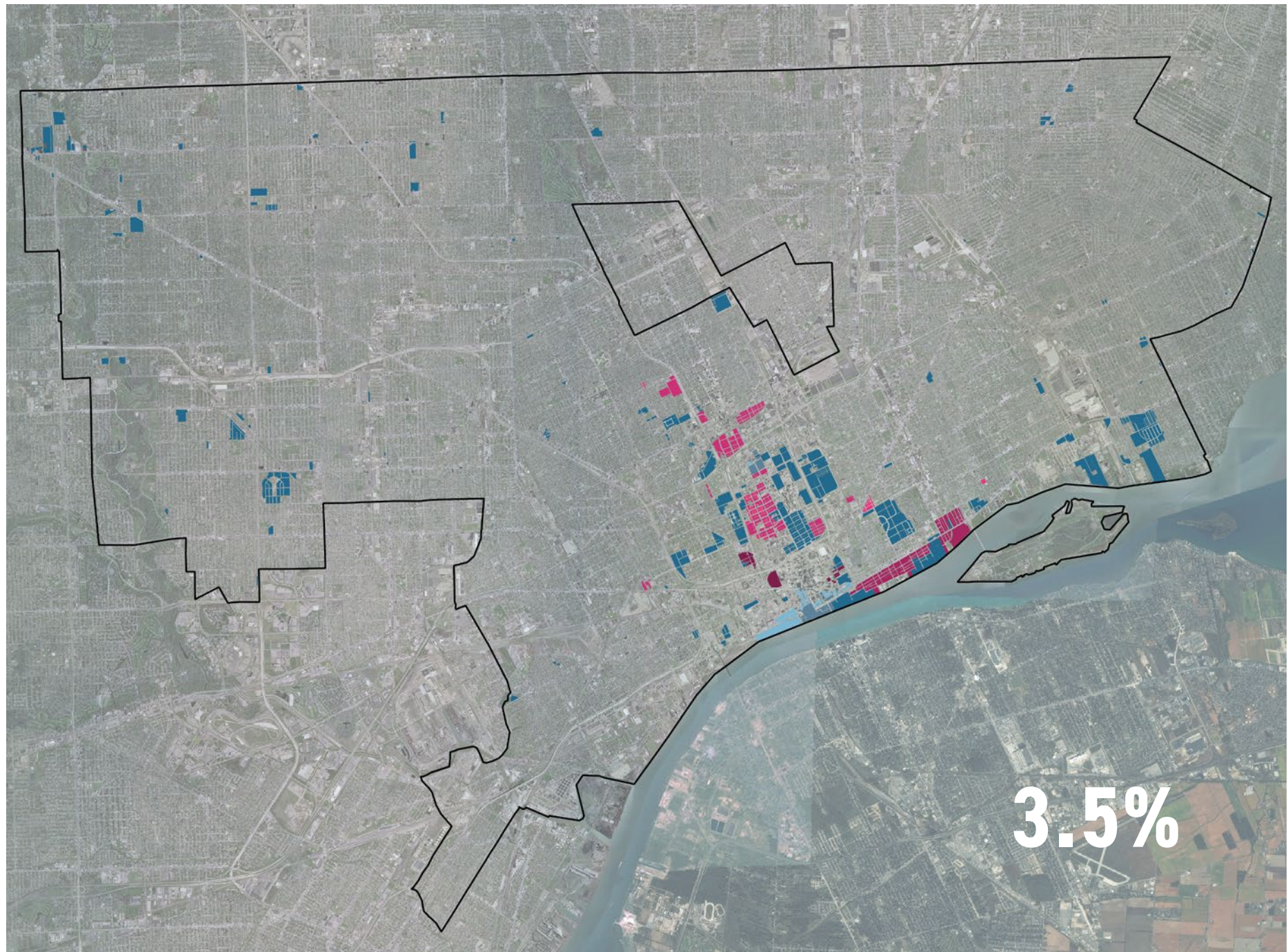




Existing zoning

# PD & SD

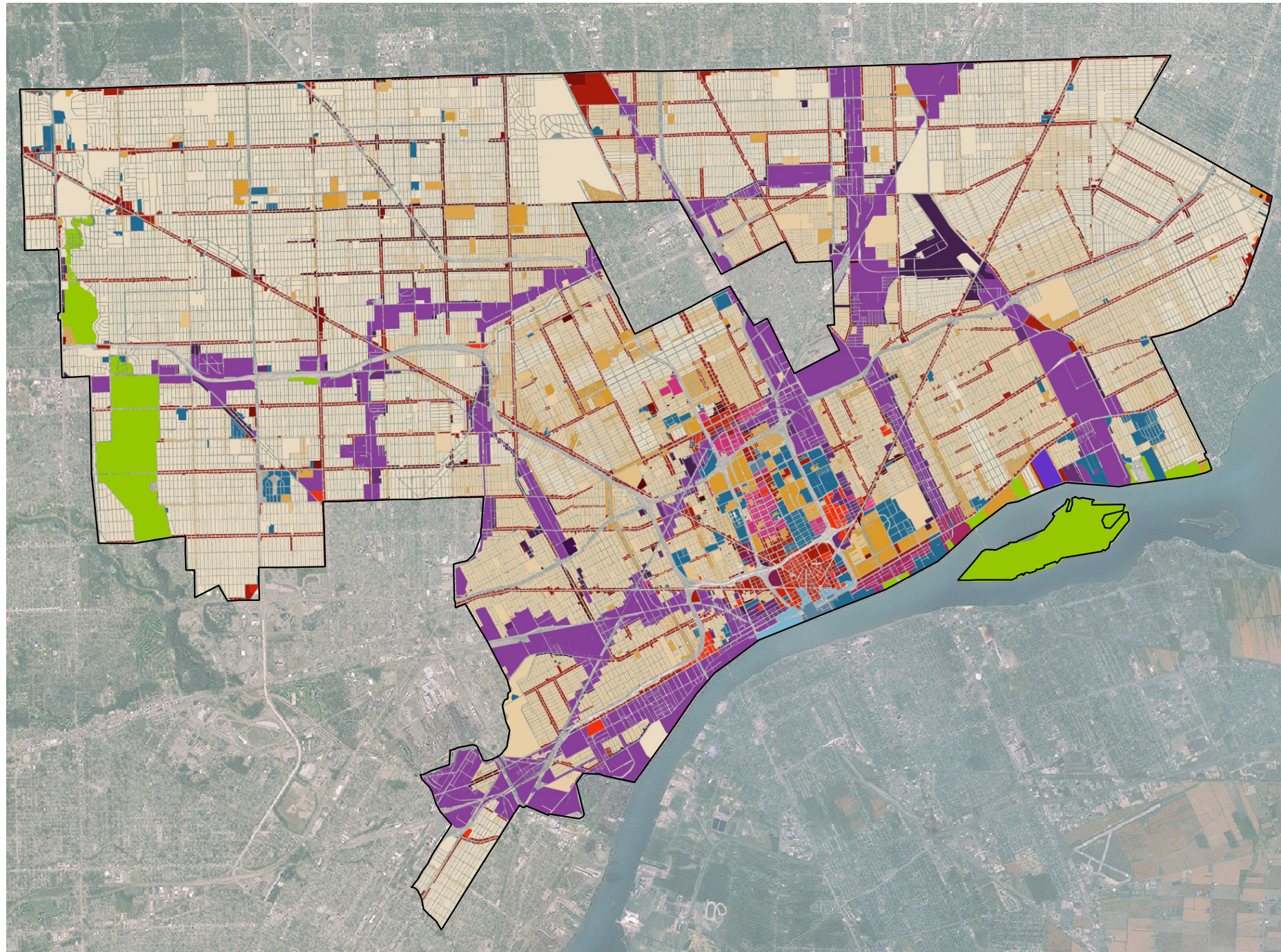
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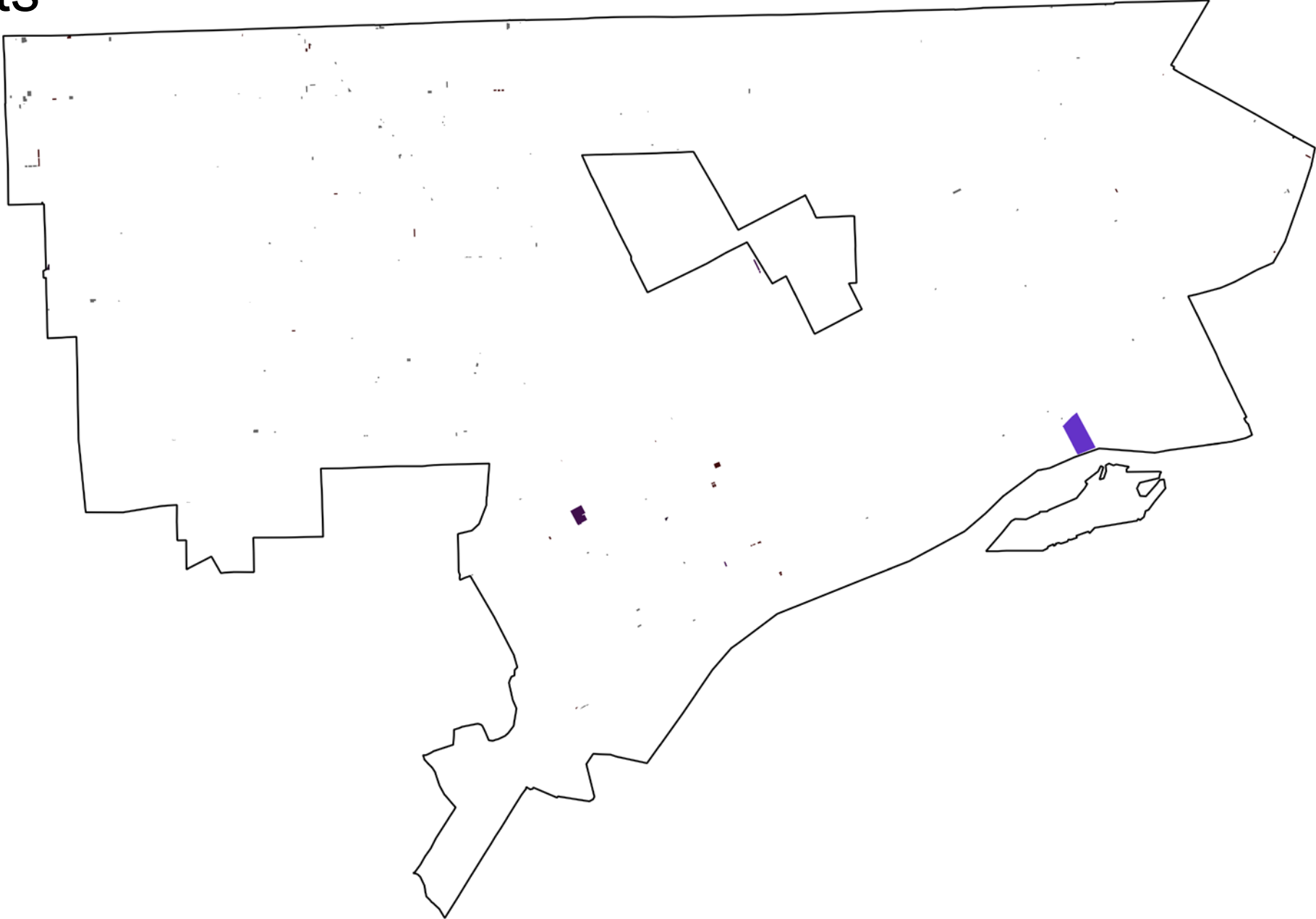




# Little-Used Districts

**SD3, M1, TM, B1, and P1**

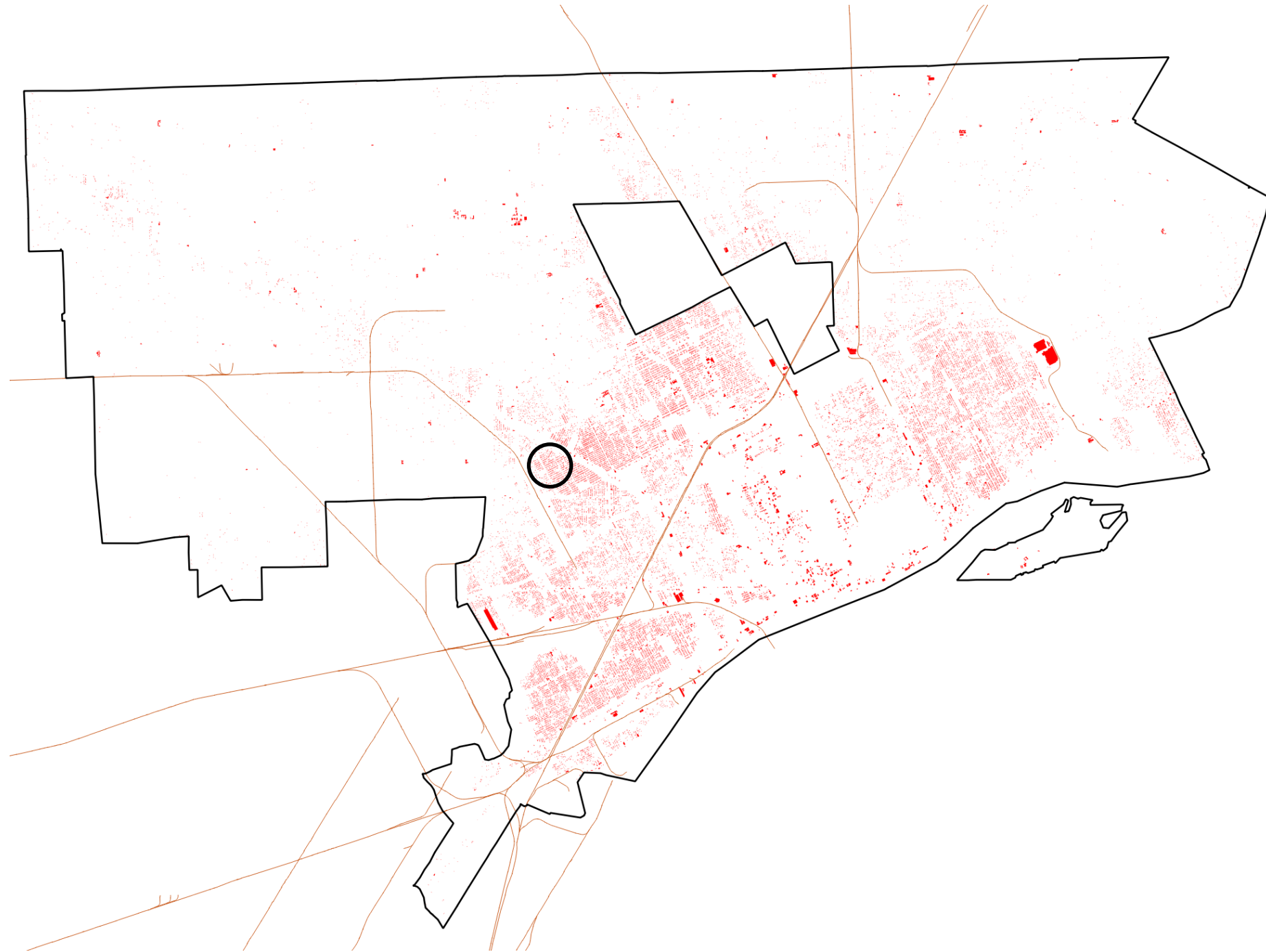
*329 parcels citywide*





Building age

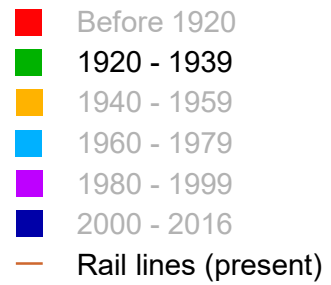
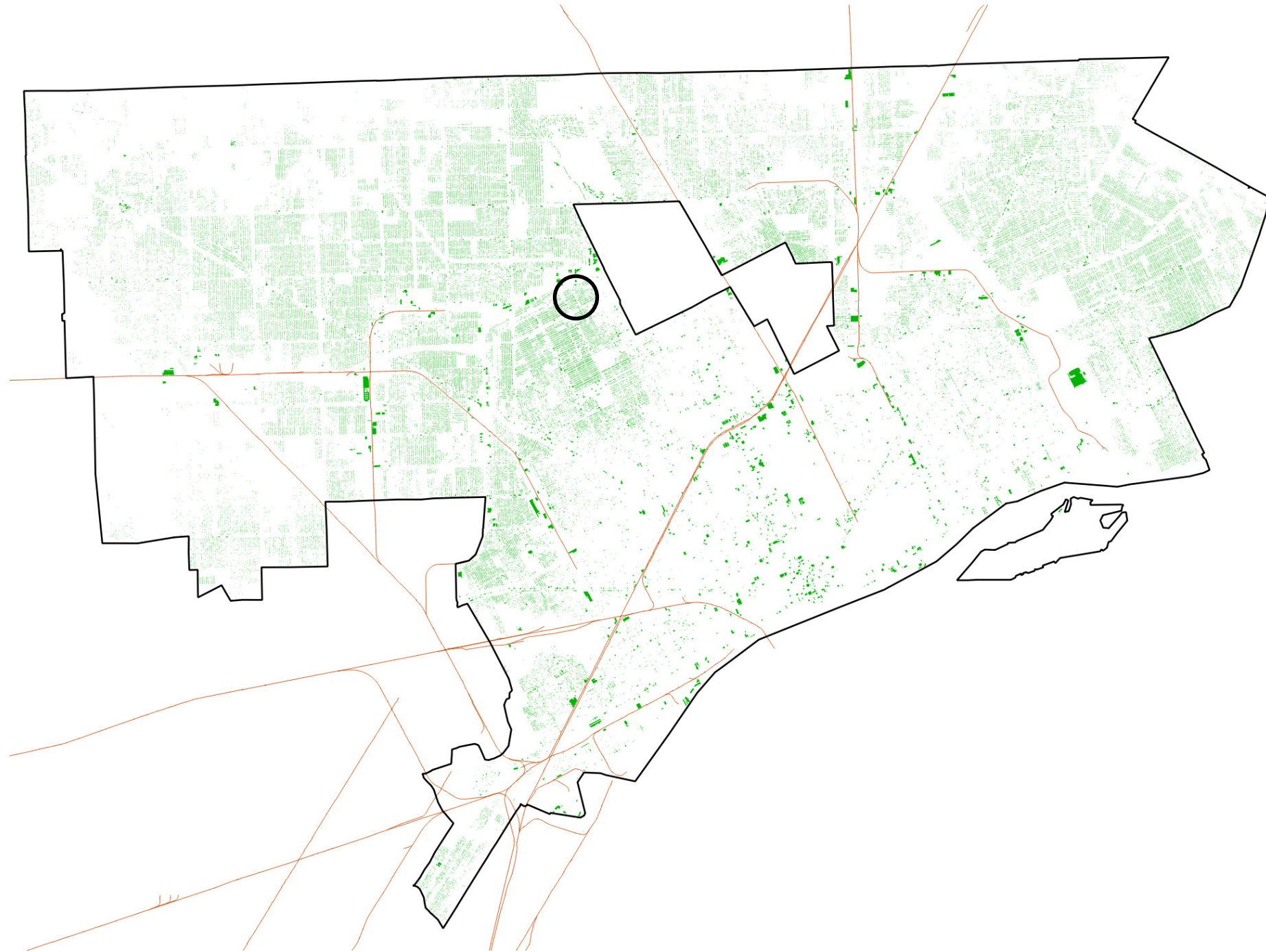
# Built before 1920



- Before 1920
- 1920 - 1939
- 1940 - 1959
- 1960 - 1979
- 1980 - 1999
- 2000 - 2016
- Rail lines (present)

Building age

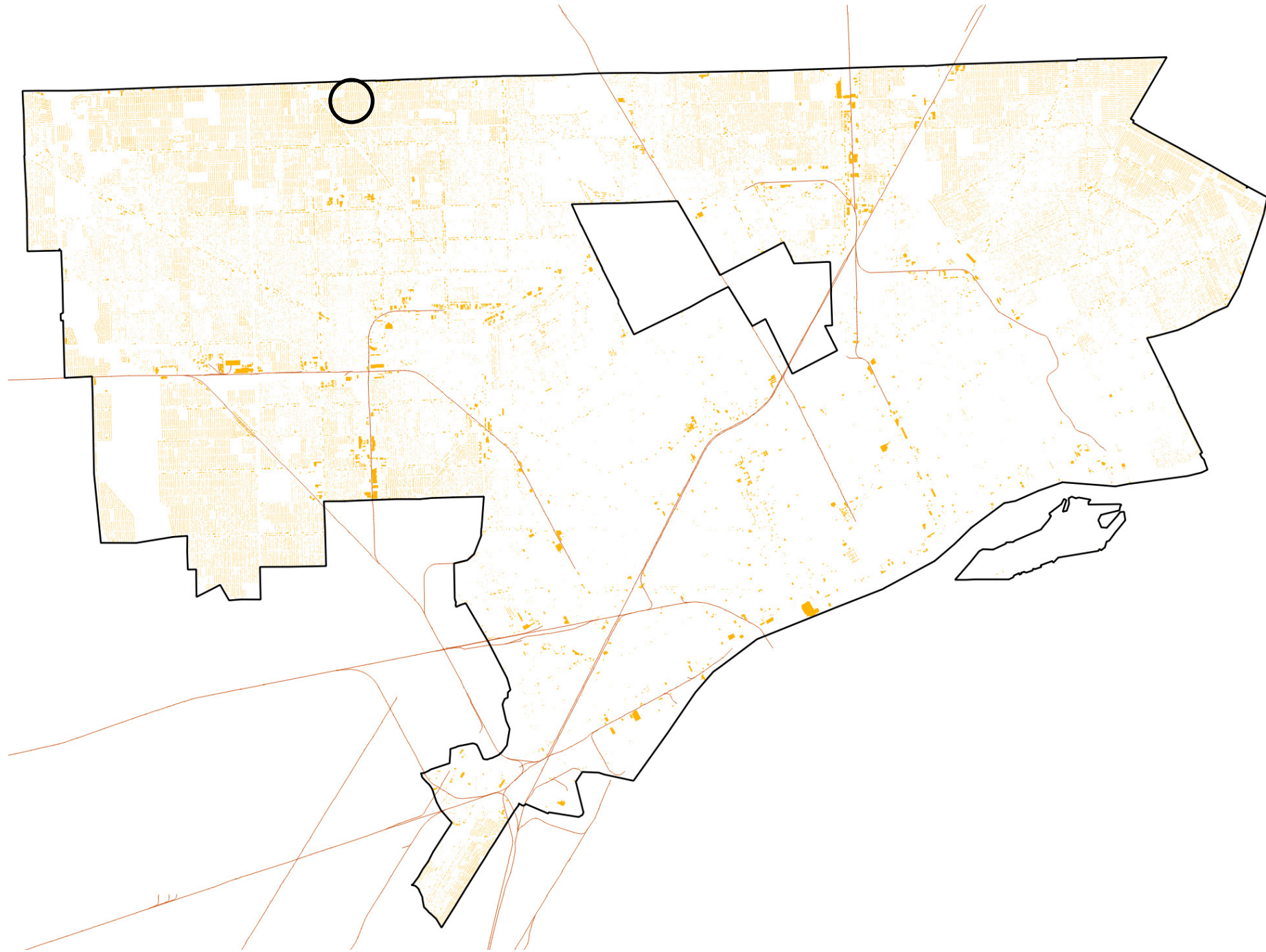
# Built 1920-1939





Building age

# Built 1940-1959

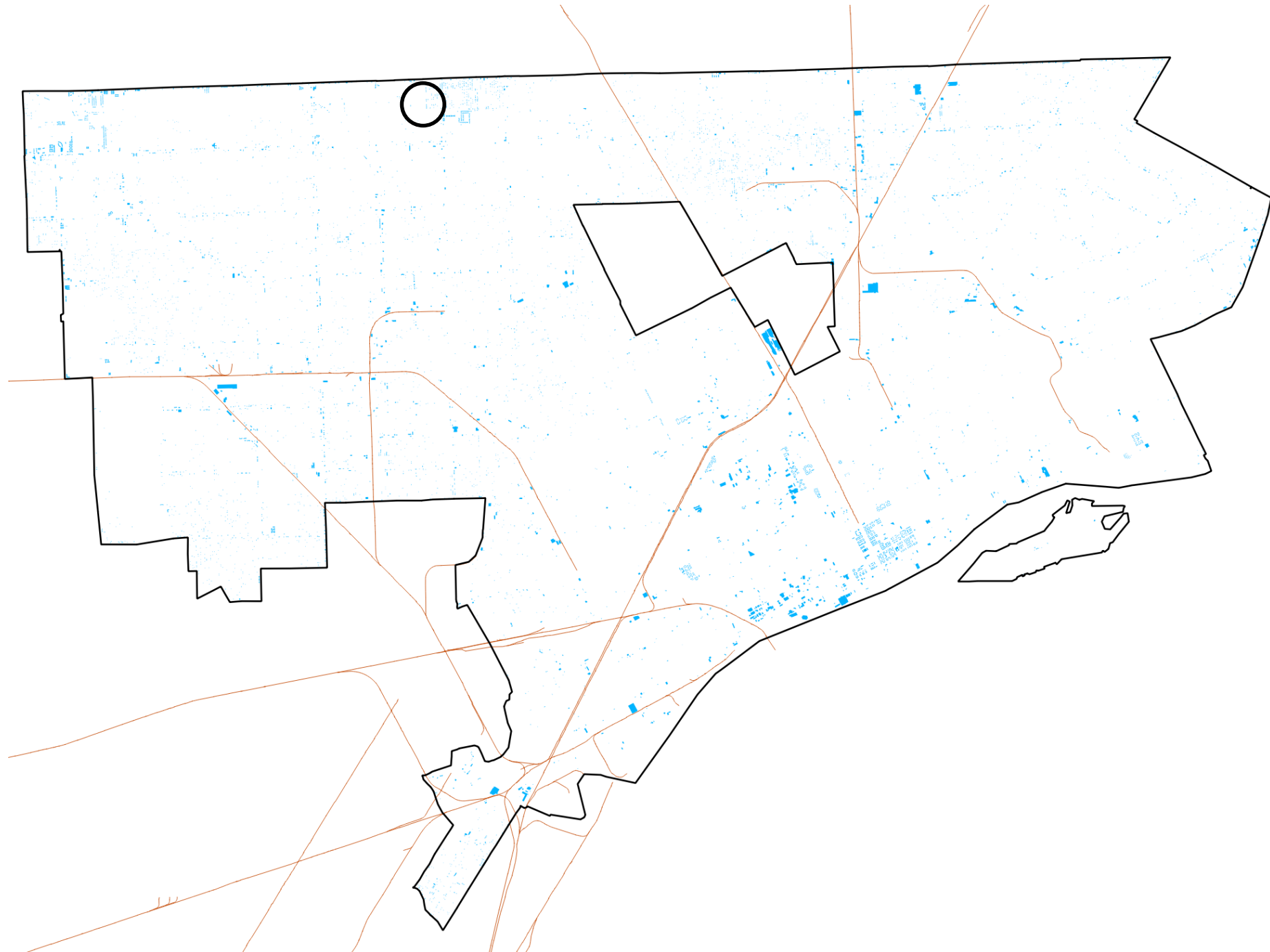


- Before 1920
- 1920 - 1939
- 1940 - 1959
- 1960 - 1979
- 1980 - 1999
- 2000 - 2016
- Rail lines (present)



Building age

# Built 1960-1979

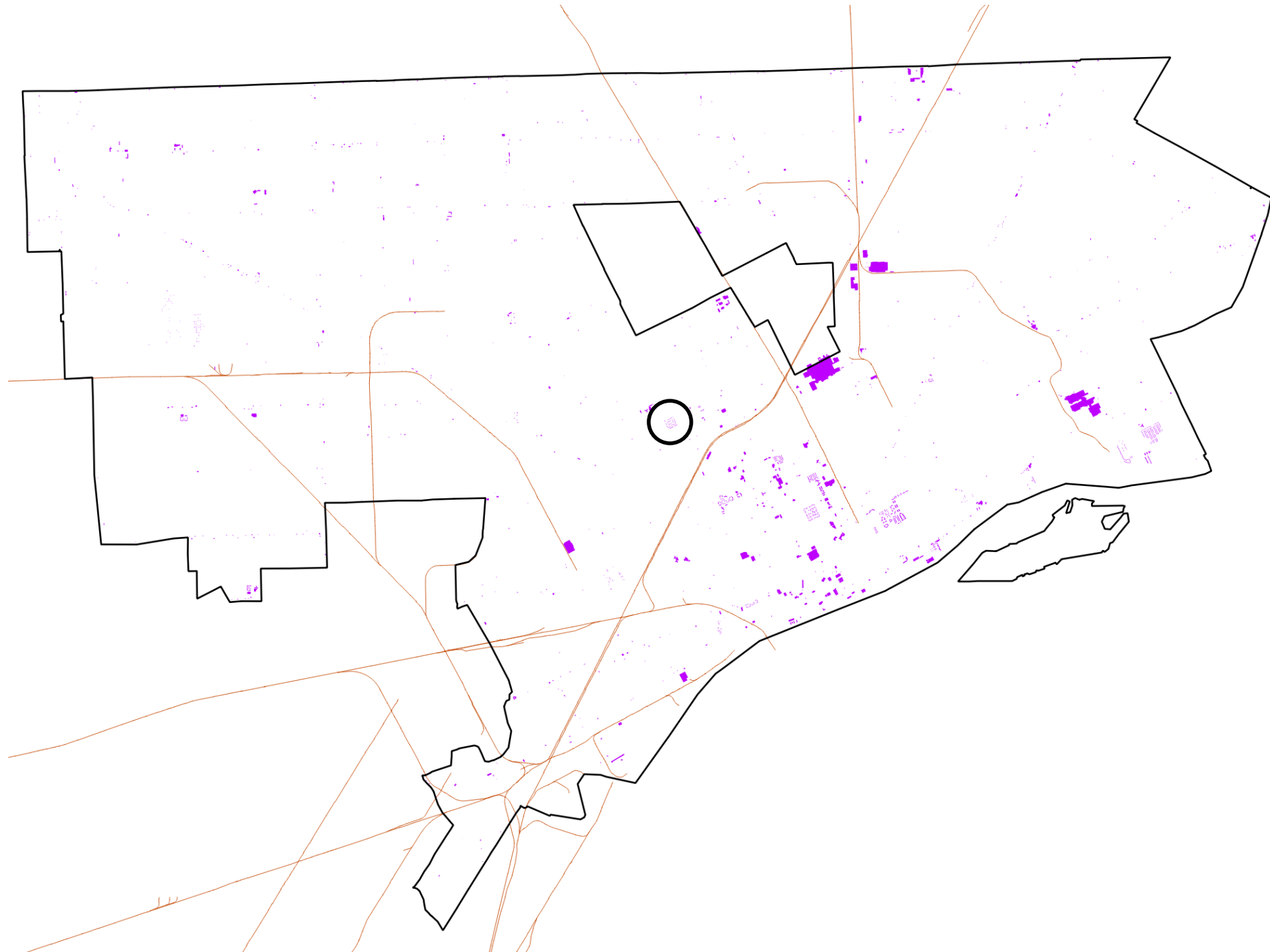


- Before 1920
- 1920 - 1939
- 1940 - 1959
- **1960 - 1979**
- 1980 - 1999
- 2000 - 2016
- Rail lines (present)



Building age

# Built 1980-1999

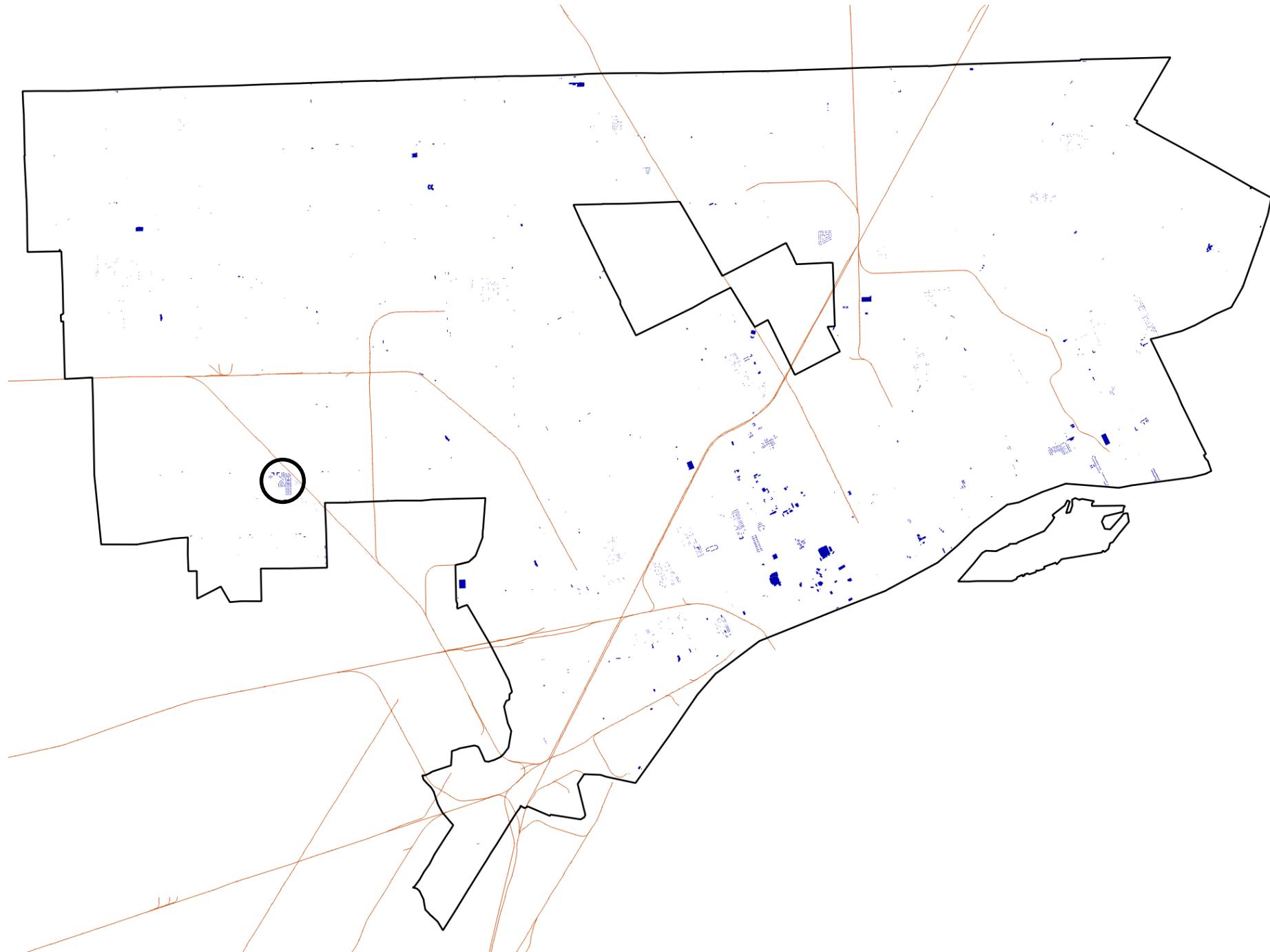


- Before 1920
- 1920 - 1939
- 1940 - 1959
- 1960 - 1979
- 1980 - 1999**
- 2000 - 2016
- Rail lines (present)



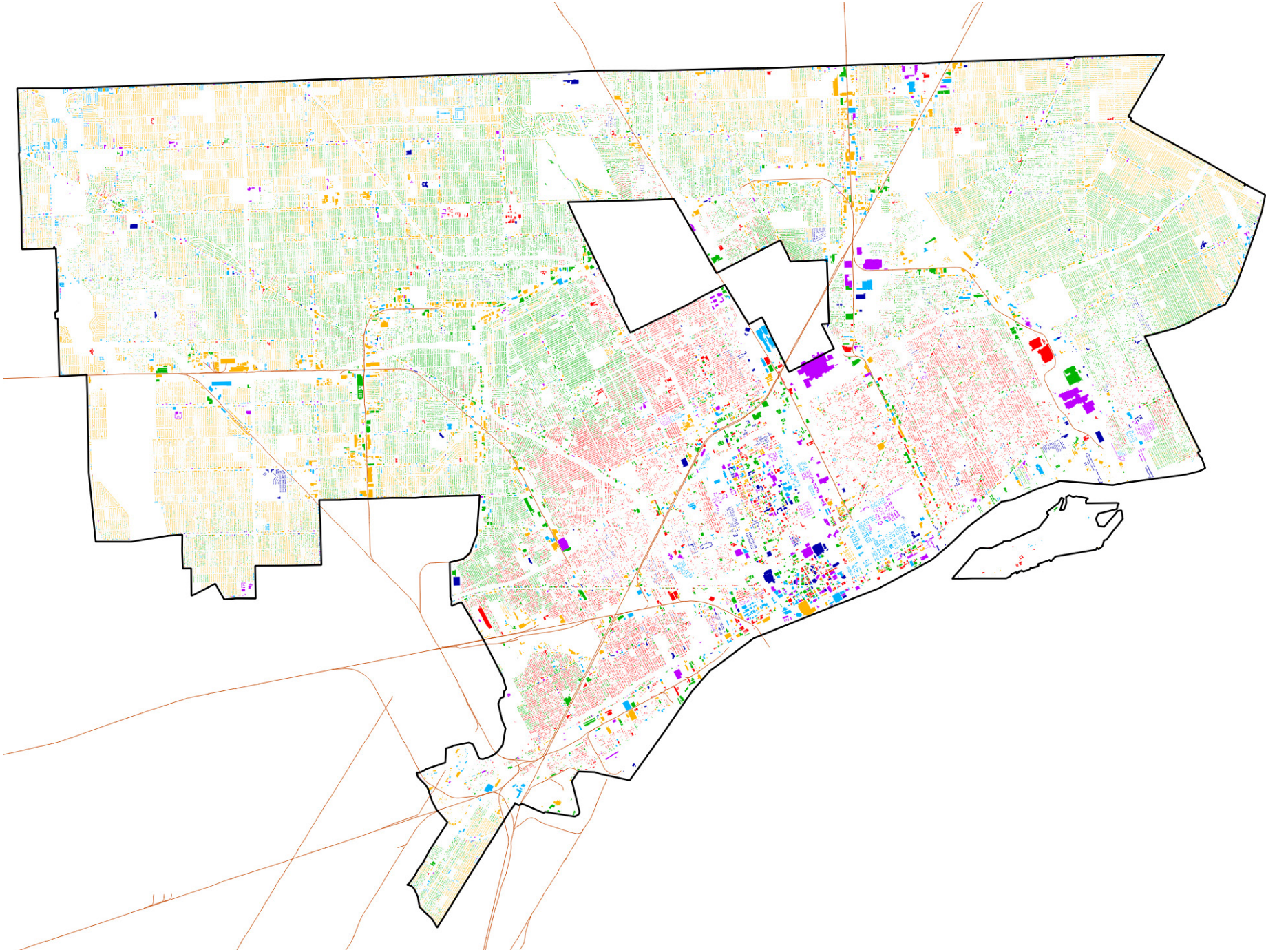
Building age

# Built 2000-2016



- Before 1920
- 1920 - 1939
- 1940 - 1959
- 1960 - 1979
- 1980 - 1999
- 2000 - 2016
- Rail lines (present)

# Building Age

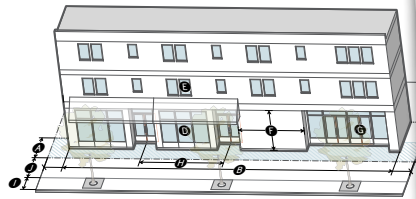


- Before 1920
- 1920 - 1939
- 1940 - 1959
- 1960 - 1979
- 1980 - 1999
- 2000 - 2016
- Rail lines (present)



# MODERNIZE, REFORMAT, REORGANIZE

## Sec. 7.3.3. Village Frontage



### BUILDING SETBACKS

A Build-to zone	0' min/10' max
B Lot frontage	90% min

### PARKING SETBACKS

C Street	20' min
----------	---------

### TRANSPARENCY

- D Ground story
- E Upper story
- F Blank wall

### PEDESTRIAN ACCESS

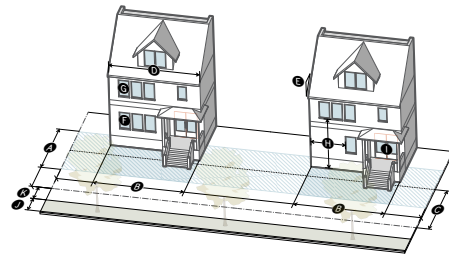
- G Street-facing entrance
- H Entrance spacing

### STREETSCAPE

- I Curb zone
- J Street tree planting
- K Tree spacing
- L Clear pedestrian zone

Draft December 25, 2017

## Sec. 7.3.5. Residential Frontage



### BUILDING SETBACKS

A Build-to zone	10' min/30' max
B Lot frontage	30% min

### PARKING SETBACKS

C Street	20' min
----------	---------

### BUILDING MASS

D Street-facing building length	40' max
E Roof pitch	4:12 min/ 18:12 max

### TRANSPARENCY

- F Ground story
- G Upper story
- H Blank wall

### PEDESTRIAN ACCESS

- I Street-facing entrance
- J Entrance spacing

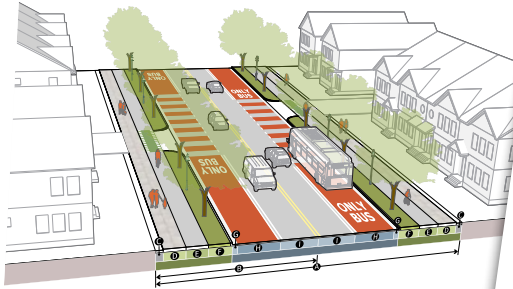
### STREETSCAPE

- K Curb zone
- L Street tree planting type
- M Tree spacing
- N Clear pedestrian zone

Draft December 25, 2017

## Streets & Improvements | Street Standards

### Sec. 10.4.11. Mount Vernon Highway



### Public Realm

A Right-of-way, total	76' to 96' min
B Right-of-way to centerline	38' to 48' min

### Streetscape

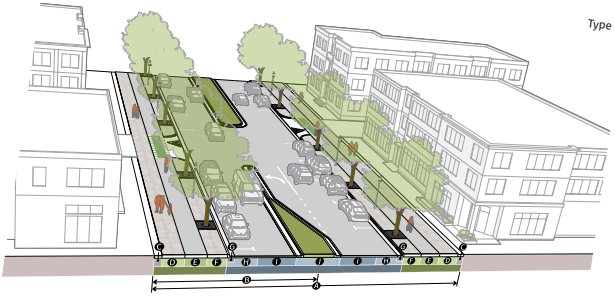
- C Maintenance strip
- D Walkway width
- E Bike facility
- F Street tree planting zone

### Curb to Curb

- G Curb and gutter
- H Collector
- I Arterial
- J On-street parking
- K Transit lane (reserved)
- L Travel lane
- M Turn lane/median (including curb and gutter)

10-18 Sandy Springs Development Code | Sandy Springs, Georgia

## Sec. 10.4.6. Two-Lane, Median, Parking



### Public Realm

A Right-of-way, total	94' to 110' min
B Right-of-way to centerline	47' to 55' min

### Streetscape

- C Maintenance strip
- D Walkway width
- E Bike facility
- F Street tree planting zone

### Curb to Curb

- G Curb and gutter
- H Collector
- I Arterial
- J On-street parking
- K Parking lane width
- L Travel lane
- M Turn lane/median (including curb and gutter)

City Council Adopted August 15, 2017

Sandy Springs Development Code | Sandy Springs, Georgia 10-13

# MODERNIZE, REFORMAT, REORGANIZE

ARTICLE XIII INTENSITY AND DIMENSIONAL STANDARDS

Sec. 61-13-23 | B2.

Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
	Area (sq ft)	Width (feet)	Front	Side*	Rear				
Religious institutions	10000	70	20	20	20	30	35		Sec. 61-13-32;
Schools	10000	70	20	20	20	30	35		Sec. 61-13-32;
Single-family dwellings; Religious residential facilities	5000	50	20	4 ft minimum / 14 ft combined	20	30	35		Sec. 61-13-106
Two-family dwellings	6000	55	20	Formula A	20	30	35		Sec. 61-12-338
Town houses (attached group)	7000	70	20	Formula A	20	30	35		Sec. 61-13-32
Agricultural uses	7000	70	20	Formula A	20	30	35		
All other uses									

**Sec. 61-13-23. B2.**  
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 34-05, §1, 12-06-05; Ord. No. 37-17, §1, 2-6-2018)

Use	Area (sq ft)	Width (feet)	Front	Side	Rear	Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
Accessory buildings/structures	7000	70	20	Formula A	20	30	35		Sec. 61-13-126
Hotel/motel	10000	70	20	Formula B	20	30	35		Sec. 61-13-32
Libraries or museums	7000	70	20	Formula A	20	30	35		Sec. 61-13-32(a)
Multiple-family dwellings (not mixed-use)	7000	70							Sec. 61-13-32
Multiple-family dwellings (part of mixed-use development)	7000	70							Sec. 61-13-102; Article XIV, Division 1, Subdivision I
Neighborhood centers (nonprofit)	7000	70	20	Formula B	20	30	35		Sec. 61-13-32
Parking lots or parking areas							35		Sec. 61-13-32
Private club, lodge, or similar use	7000	70							Sec. 61-13-32; Sec. 61-13-104
Public utilities	10000	70	20	Formula B	20	30	35		Sec. 61-13-32
Religious institutions	10000	70	20	Formula B	20	30	35		
Schools	10000	70	20	4 ft minimum / 14 ft combined	20	30	35		
Single-family dwellings; Religious residential facilities	5000	50	20	Formula A	20	30	35		Sec. 61-13-106
Two-family dwellings	6000	55	20	Formula A	20	30	35		
Town houses (attached group)	7000	70	20	Formula A	20	30	35		

537

Detroit Zoning Ordinance (30 August 2018)



Corridors & Nodes | Shopfront Mixed Use (SX-)

## Div. 4.5. Shopfront Mixed Use (SX-)

### SEC. 4.5.1. LOT PARAMETERS

- Lot**
  - Area: All allowed uses
  - Width: All allowed uses
- Coverage**
  - Lot coverage
  - Outdoor amenity space

### SEC. 4.5.3. HEIGHT AND MASS

- Building Height**
  - Maximum height
    - SX-3: 3 stories/40' max
    - SX-4: 4 stories/55' max
    - SX-6: 6 stories/85' max
  - Within a transition area: 2 stories/24' max
- Story Height**
  - Minimum height: 2 stories min
- Story Height**
  - Ground floor elevation: 0' min/2' max
  - Ground story: 15' min
  - Upper story: 10' min
- Building Mass**
  - Street-facing building length: 300' max

### SEC. 4.5.4. ACTIVATION

- Transparency**
  - Ground story: 70% min
  - Upper story: 20% min
- Pedestrian Access**
  - Blank wall length: 20' max
  - Entrance facing primary street: Required
  - Entrance spacing along primary street: 50' max

4-10 Sandy Springs Deve

City Council Adopted August 15, 2017

Sandy Springs Development Code | Sandy Springs, Georgia 4-11





# refresh. **rethink. Detroit.**

A ZONING UPDATE FOR THE CITY'S RESURGENCE



# ZONING RETHINK

- Make the City more economically competitive
  - Streamline the review and approval process
  - Mix tape, lean zoning
- Provide the City with the new zoning tools for the future
  - Landscaping and buffering
  - Stormwater, green infrastructure
  - Right-sizing parking
  - Reuse/preservation of existing buildings
  - Underutilized industrial
  - Future use of vacant land - open space, urban agriculture, solar farms, small commercial, conditional uses
  - Improve housing options - "missing middle"
  - Better mobility options - bikes, transit, Joe Louis Greenway
- Toolkit for implementing Neighborhood Plans - where map changes will likely occur
- Greater emphasis on urban form over land use





# CHANGE IS COMING

## Hudson's Site



1,000,000 SF (not including underground parking for 700 cars), with 330-450 residential units and 240,000 SF of office. Broke ground end of last year.

## East Riverfront



The Riverfront is already a popular destination. Stone Soap Building, and plans were announced last fall for new residential and a grocery store at East Jefferson

## Little Caesars Arena



Opened last September. Home to the Pistons and Red Wings. 4th-largest ice hockey arena in the world by seating capacity!

## Herman Kiefer Redevelopment



Early plans call for a hotel and skate park. Development of the 17.9 acre site could be a catalyst development in the surrounding areas.

## Corktown/Old Tiger Stadium



Old Tiger Stadium will be transformed into the PAL Headquarters. The Checker Cab building will be converted to lofts.

## Joe Louis Greenway



The 26-mile non-motorized pathway through the city has been in the works for years. Last year, it was named the Joe Louis Greenway,

## Packard Plant



1st phase of the Packard Plant redevelopment began last spring. By late 2018, should see the renovation of the Administration Building and bridge crossing East Grand Boulevard.

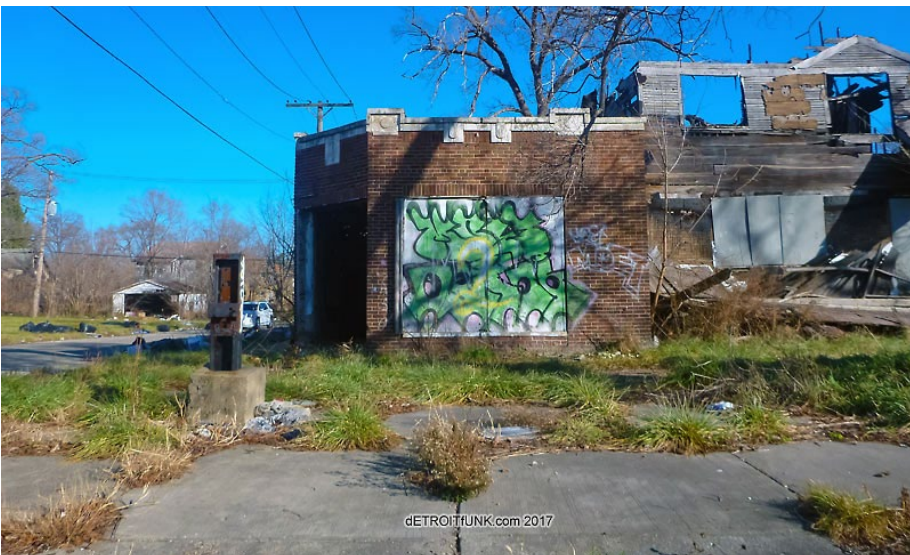
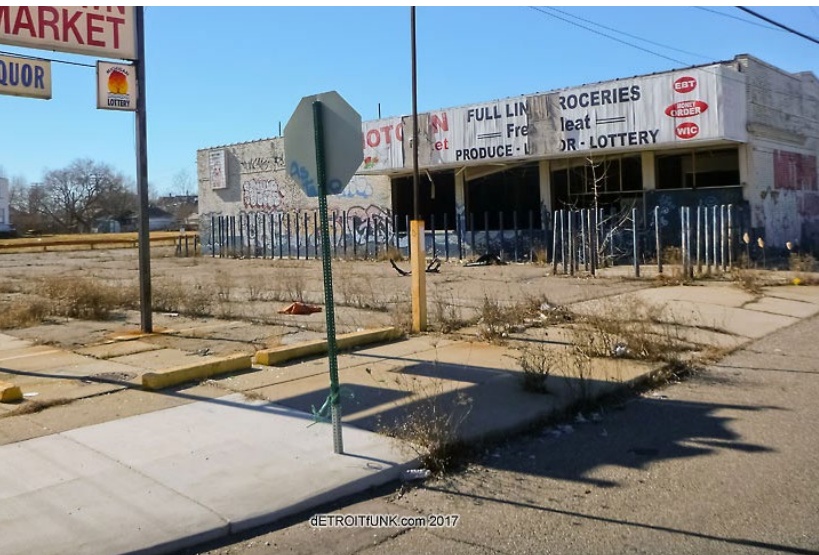
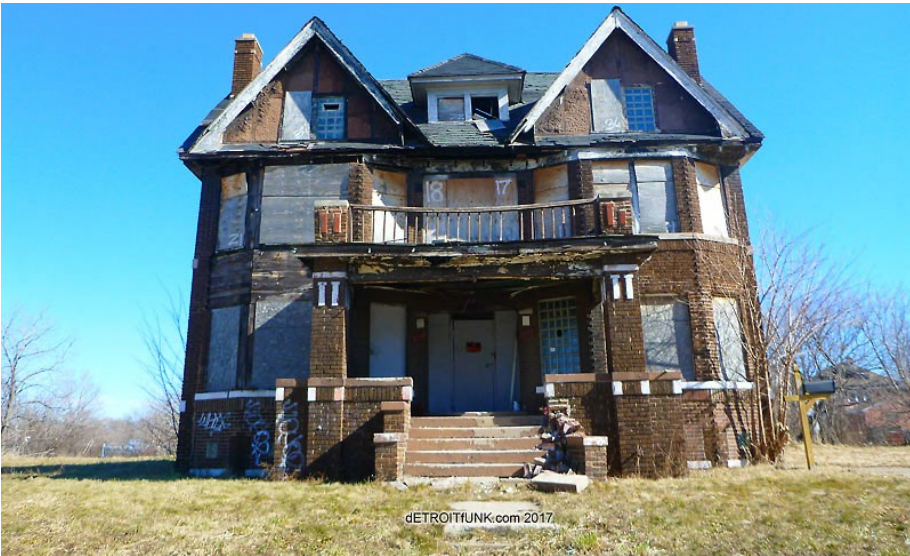
## Fitzgerald Neighborhood



The Fitzgerald neighborhood near the University of Detroit Mercy and Marygrove College will see over 100 homes renovated over the next few years.

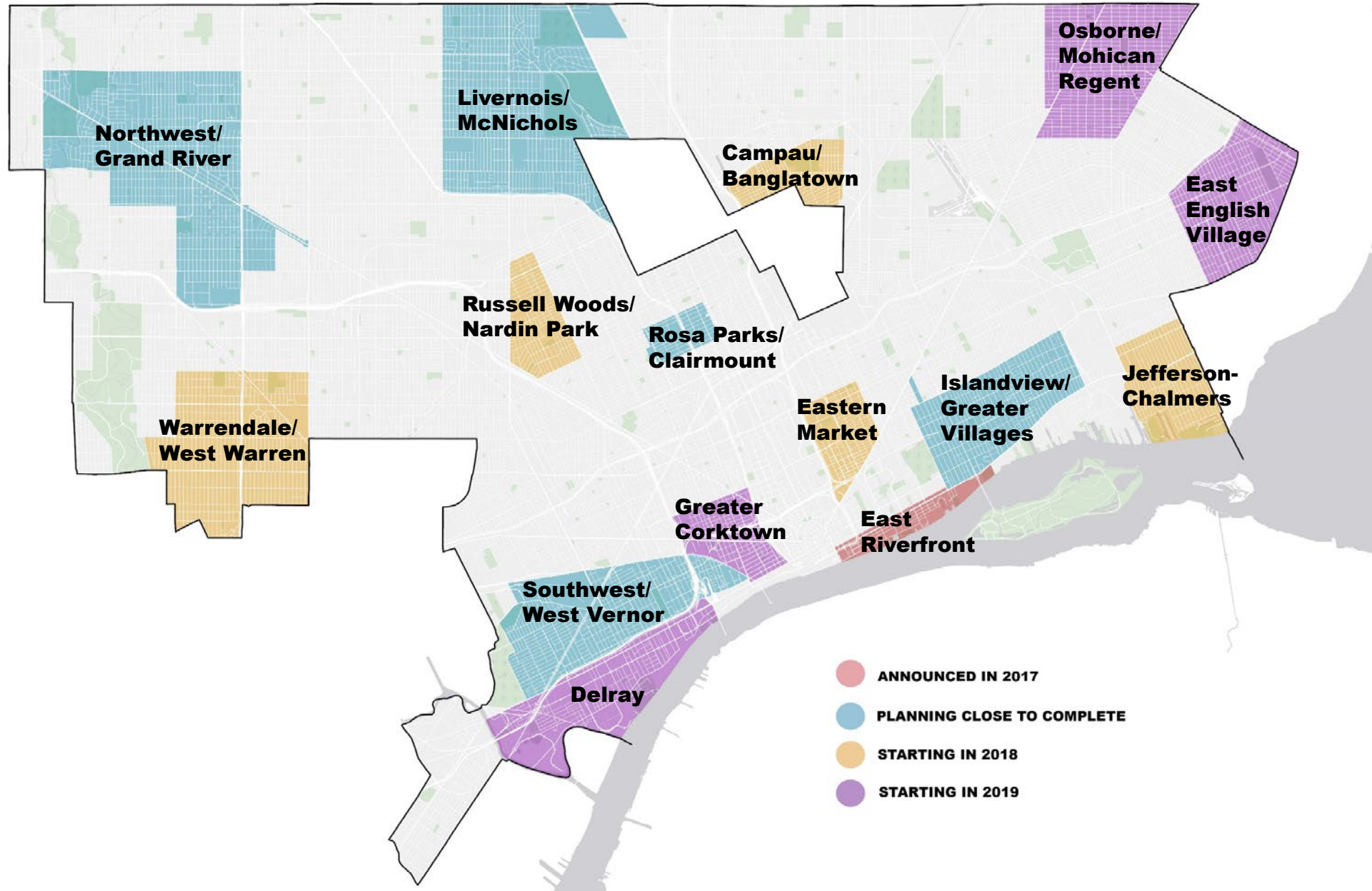


# BUT THERE IS STILL A LOT OF WORK TO DO





# STRATEGIC NEIGHBORHOOD INITIATIVE MAP

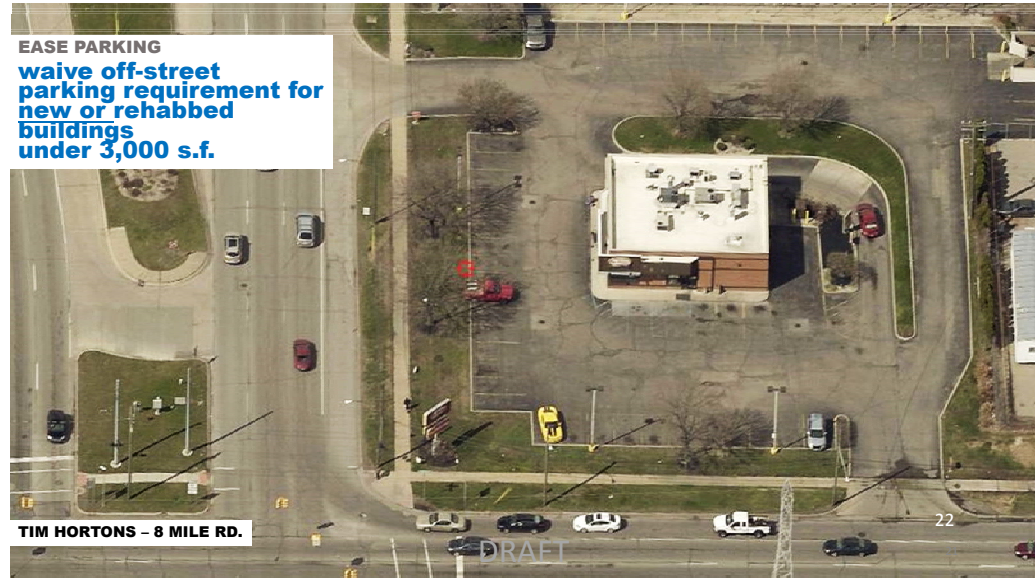








# LEAN, CLEAN, STREAMLINED, ILLUSTRATED





# ENABLE REUSE OF VACANT LAND

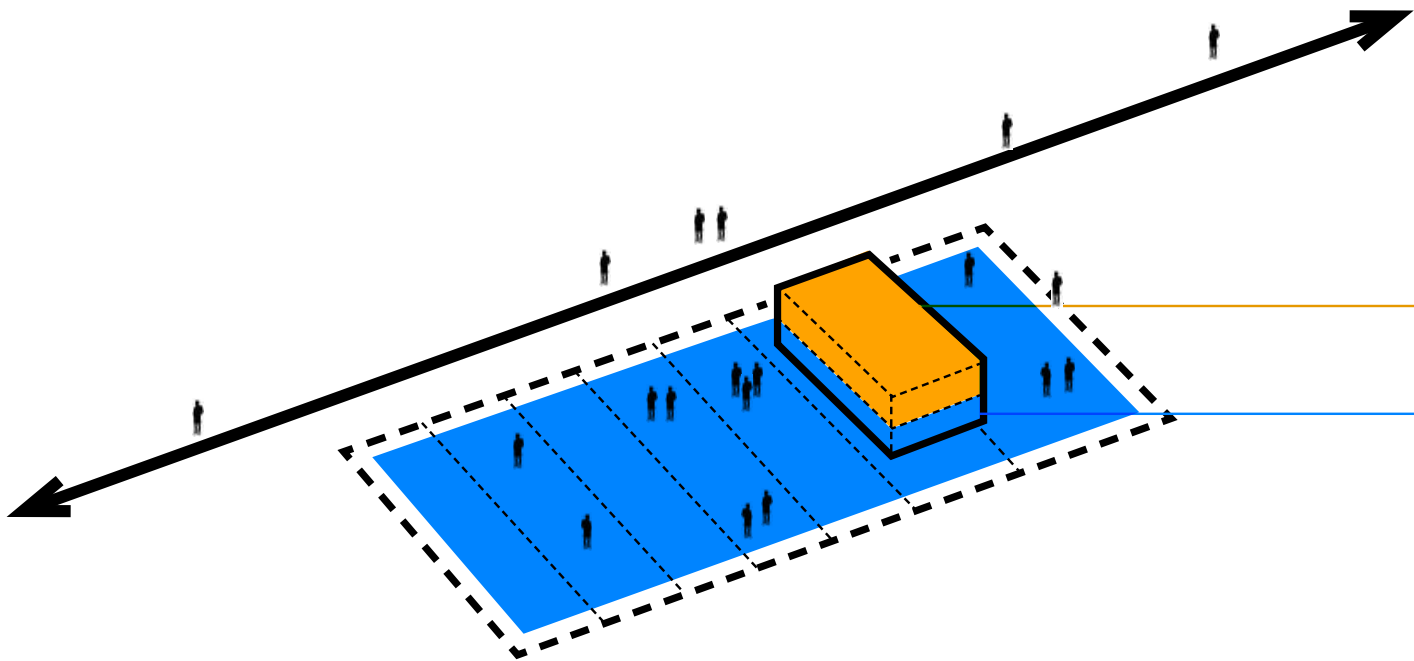


## ELLA FITZGERALD PARK NEIGHBORHOOD FRAMEWORK

Open  
Space



# ENABLE REUSE OF VACANT LAND



**RESIDENTIAL**

- ADAPTIVE RE-USE**
- BUSINESS
  - AGRICULTURE
  - EDUCATION/TRAINING
  - COMMUNITY PROGRAM



# NEIGHBORHOOD BUSINESS ?





# ALTERNATIVE STRUCTURES ?





# URBAN AGRICULTURE ?



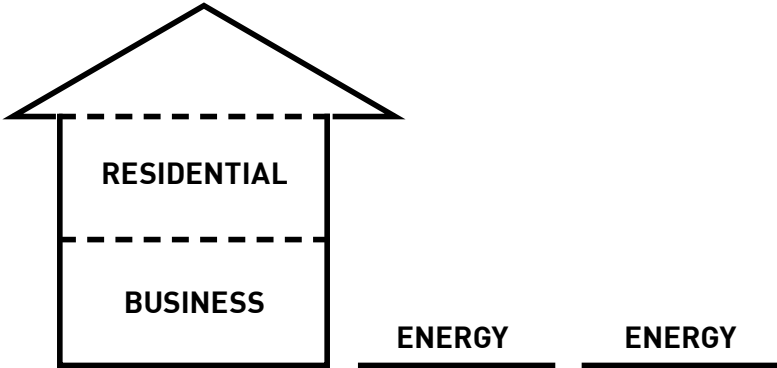


# CREATIVE REUSE ?



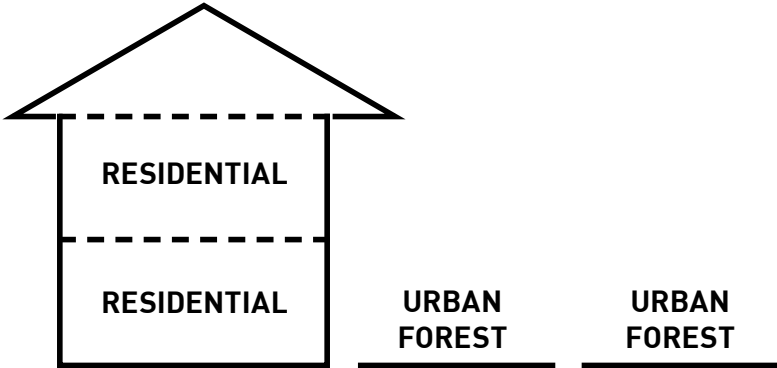


# PRODUCTIVE USES ?





# URBAN FORESTRY ?





# HISTORIC PRESERVATION





# REHABILITATION





# RENOVATION





# RENOVATION





# RENOVATION





# RENOVATION





# AUTO-ORIENTED USES





# HOUSING





# HOUSING



**A** Secondary Dwelling Unit

**C** Duplex: Back to Back

**E** Cottage Court

**G** Garden Apartment

**B** Duplex: Side by Side

**D** Fourplex

**F** Townhouse

**H** Single-family House



## Div. 2.3. BU-RA: Residential Attached

### SEC. 2.3.1. SUMMARY



#### Intent

The Residential Attached (BU-RA) district is intended to accommodate a mix of detached and attached housing options in a pedestrian-friendly environment that respects the scale and character of traditional single-family houses.

#### Applicable Districts

BU-RA-3

#### Use

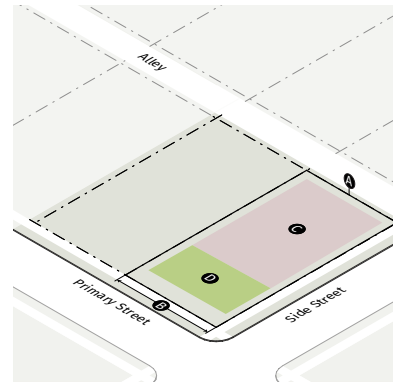
Allowed uses see Div. 3.1

#### Lot Types

Single-unit detached	see Sec. 21.3
Single-unit attached	see Sec. 21.4
Multi-unit (up to 2 units)	see Sec. 21.5
Multi-unit (up to 4 units)	see Sec. 21.6
Multi-unit (up to 8 units)	see Sec. 21.7
<b>Zoning Map</b>	See Div. 2.2



### SEC. 2.3.2. LOT PARAMETERS



Lot	A Area	B Width
Single-unit detached	2,500 SF min	25' min
Single-unit attached	1,800 SF min	20' min
Multi-unit (up to 2 units)	5,000 SF min	50' min
Multi-unit (up to 4 units)	10,000 SF min	100' min
Multi-unit (up to 8 units)	15,000 SF min	150' min
Nonresidential	10,000 SF min	100' min

Coverage	
C Building coverage	60% max
D Outdoor amenity space	
Lot up to 10,000 SF	n/a
Lot 10,000 SF or more	15% min

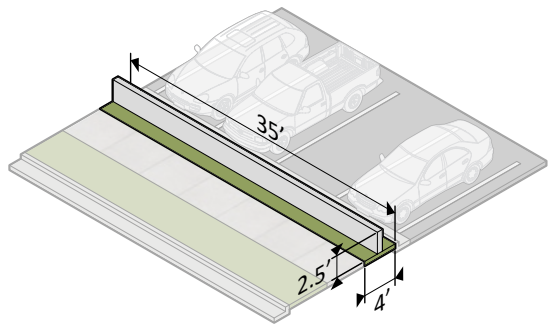
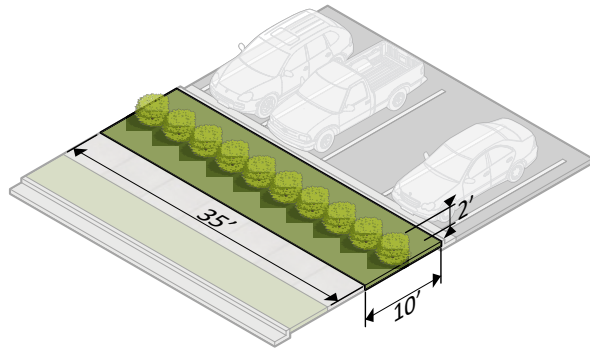
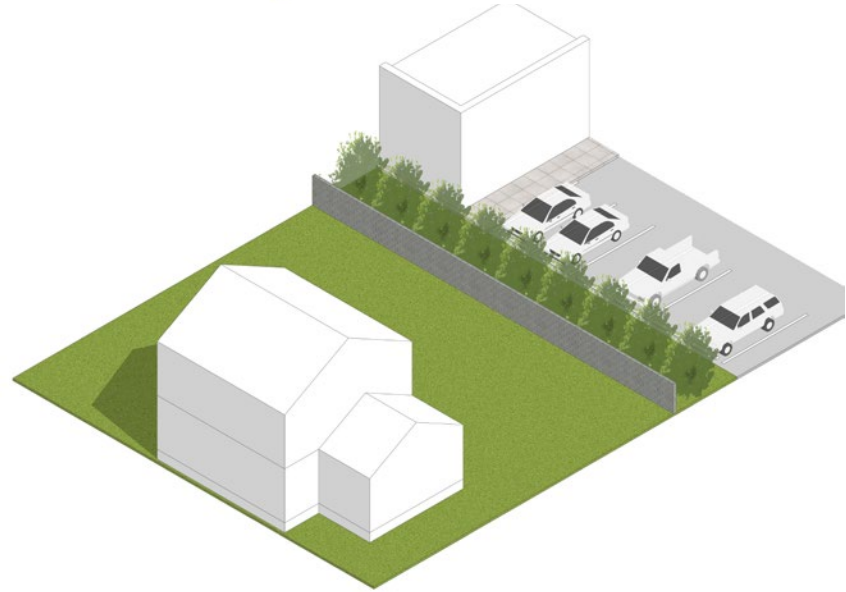
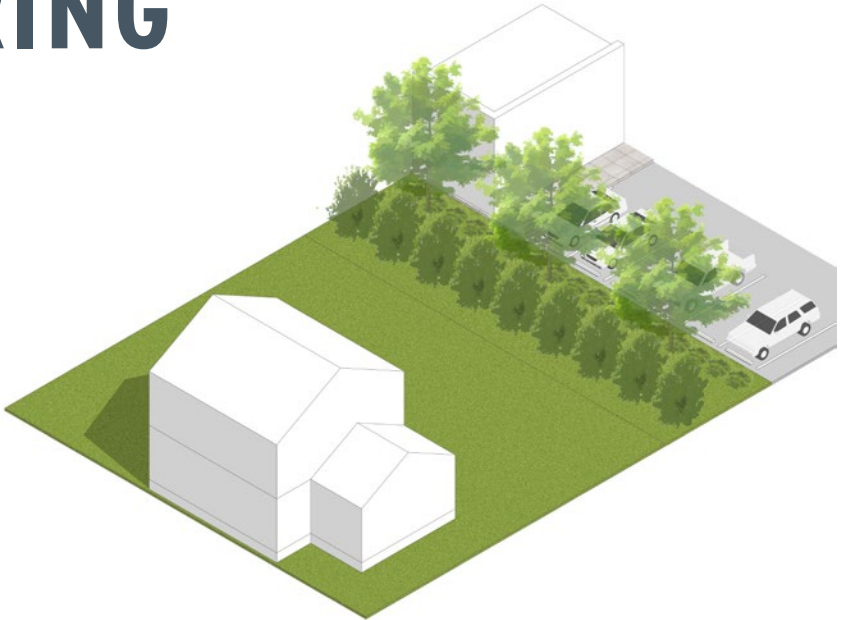
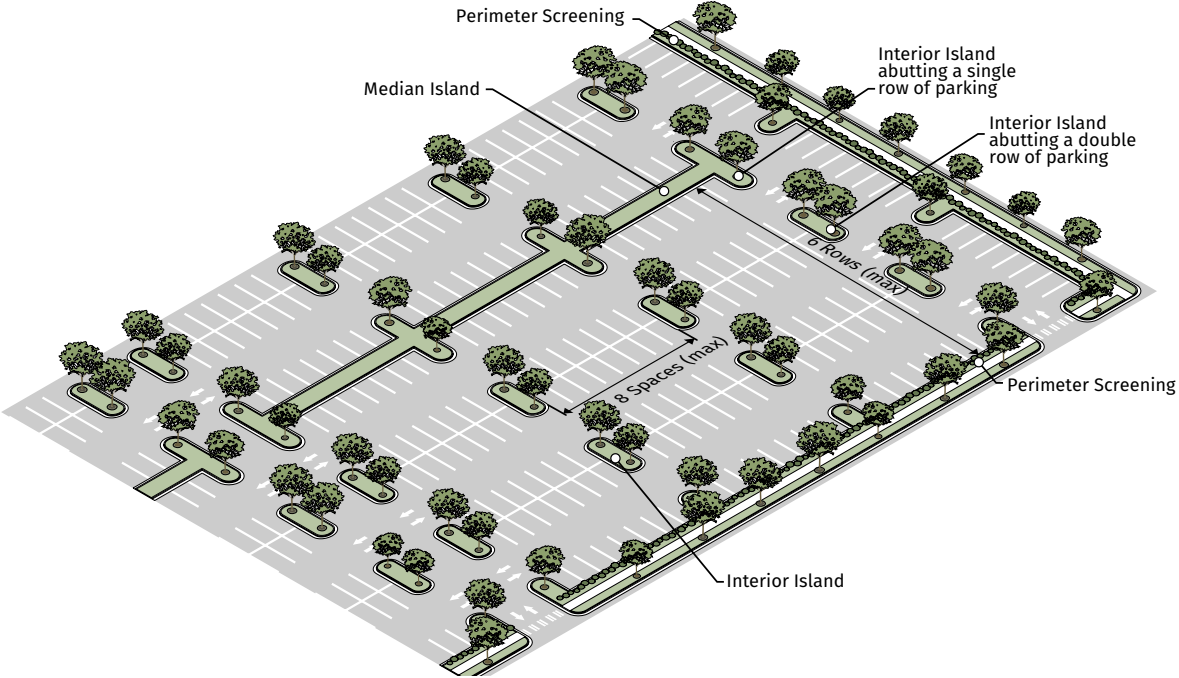
### SEC. 2.3.3. BUILDING PLACEMENT



Building Setbacks	
A Primary street: principal structure	15' min
B Primary street: accessory structure	60' min
C Side street	10' min
D Side: common lot line/alley	5' min
D Side: single-unit attached, between abutting units	0' min
E Rear: common lot line/alley	10' min



# LANDSCAPING AND BUFFERING



Parking Lots

Neighborhood Transitions

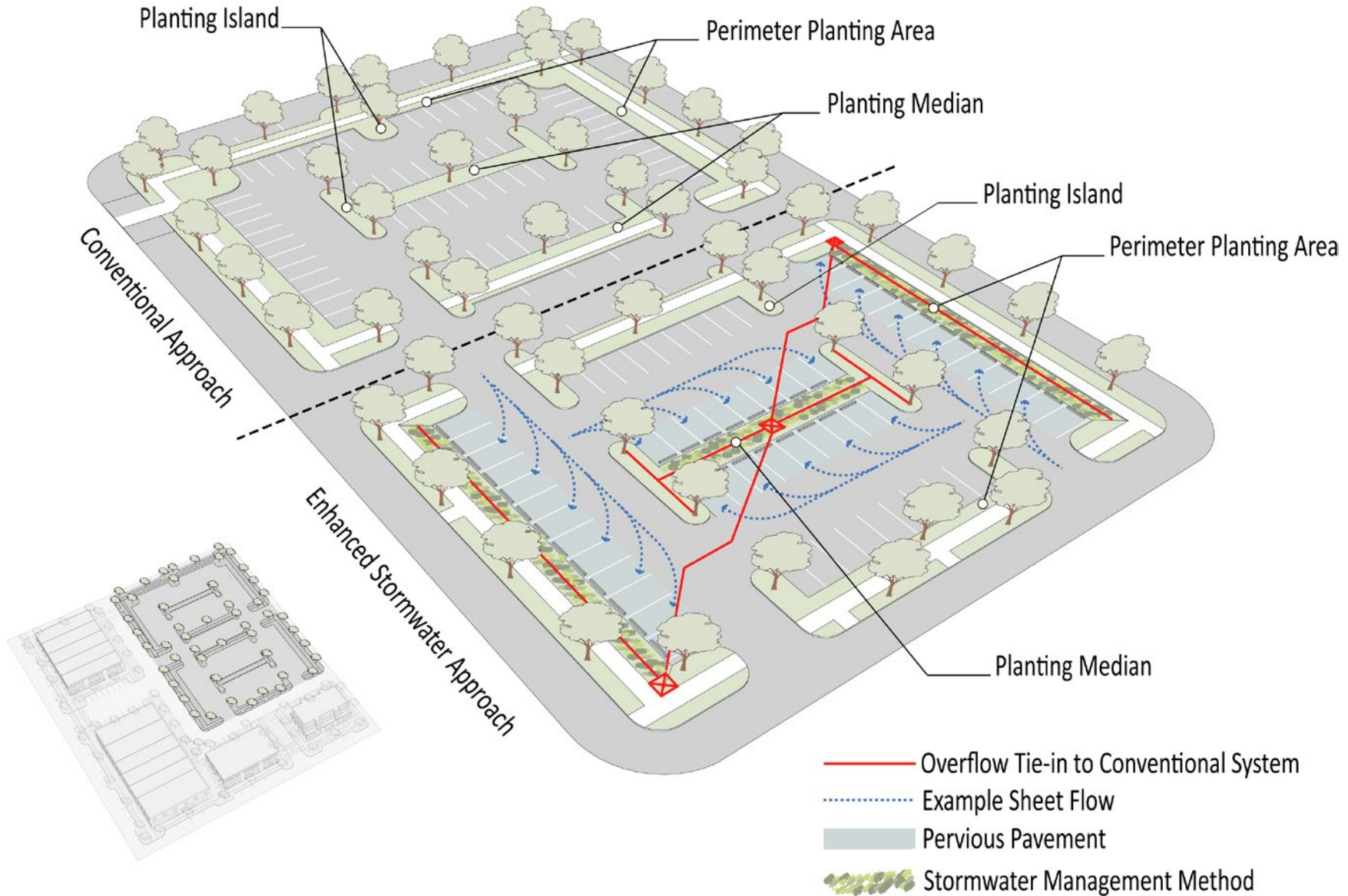


# STORMWATER





# STORMWATER

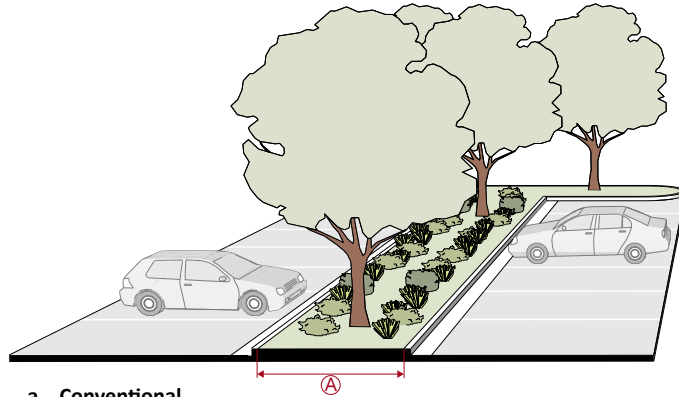




# STORMWATER

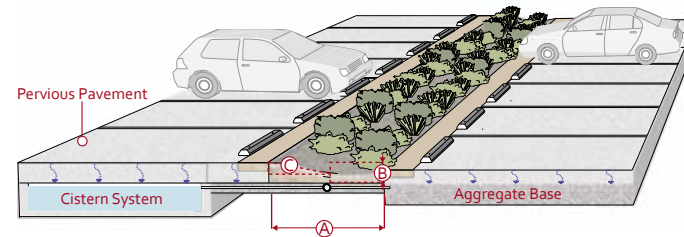
## 3. Planting Medians

A planting median must be located between every [six] single parking rows. The general standards for the conventional option and the enhanced stormwater option for the planting median are shown below.



### a. Conventional

Dimensions	
Ⓐ Width (min)	12'
Plantings	
Canopy trees (min per 100' of length)	3 canopy trees planted 30' on center
Shrubs/grasses (min)	1 per 20 sq. ft.
Soils and Drainage	
Planting medium	Top soil
Stone, mulch or groundcover required	Yes
Paving and Curbing	
Paving options	See 12.1.4. E Parking Area Surfacing
Curbing types	Curb and gutter



### b. Enhanced Stormwater

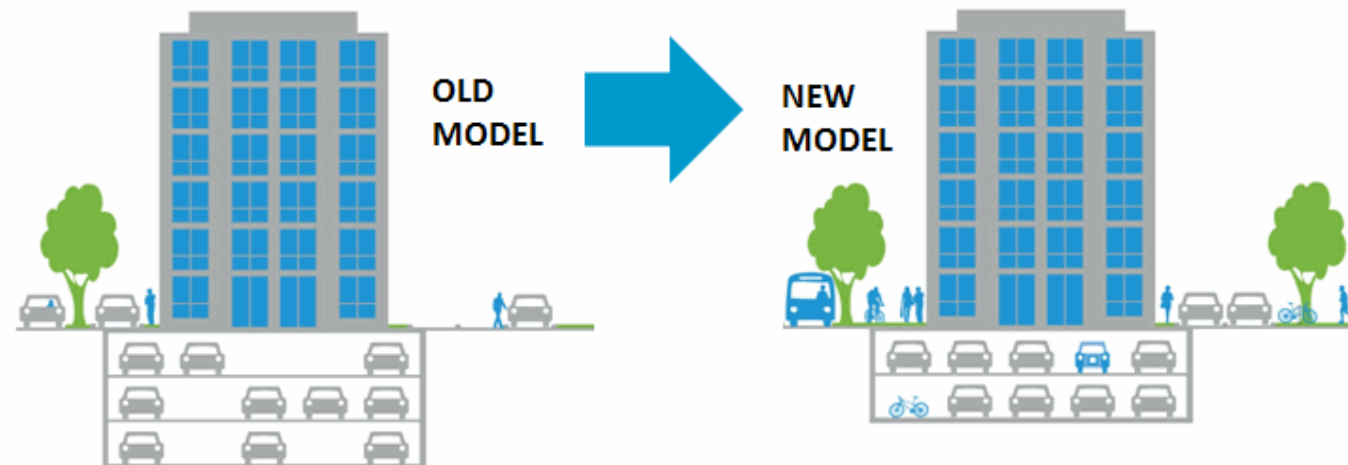
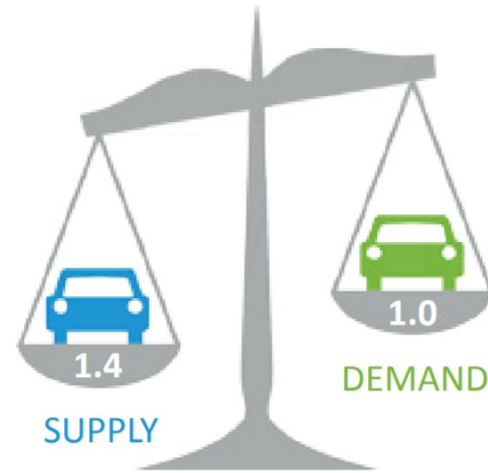
Dimensions	
Ⓐ Width (min)	10'
Ⓐ Width with adjacent pervious surface (min)	8'
Ⓑ Swale depth (min/max)	6" / 24"
Ⓒ Swale side slope (max)	3:1
Plantings	
Trees	Allowed
Shrubs/grasses (min)	1 per 20 sq. ft.
Soils and Drainage	
Planting medium	Amended soil recommended
Stone, mulch or groundcover required	Yes
Sub-structure	Gravel
Overflow protection	Underdrain or other approved overflow device required
Paving and Curbing	
Paving	See 12.1.4. E Parking Area Surfacing
Curbing types	Wheelstops or curbs with gaps
Subsurface Storage	
Pervious Pavement with vault or cistern system	Recommended
Pervious Pavement with aggregate base	Recommended



# RIGHT-SIZING PARKING

## Market-Based Approach

- Unbundle
- Remove minimums





# PARKING REDUCTIONS

- Shared parking
- Remote parking
- Street parking
- Small project exemption
- In-lieu fee
- Car/bike share on-site facilities
- Bike parking





# GAME CHANGERS

ACCESSIBILITY



DOCKLESS BIKE SHARE



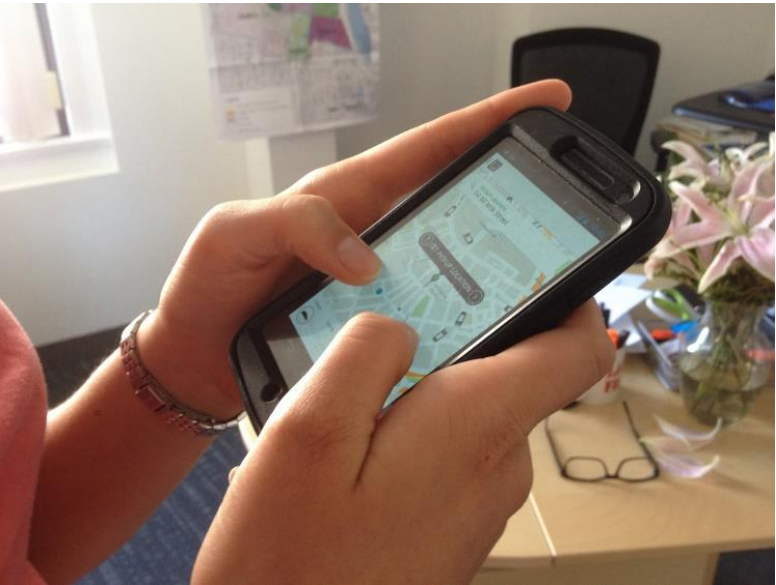
ELECTRIC SCOOTERS



ELECTRIC BIKES



# GAME CHANGERS



CAR SHARE



VAN SHARE

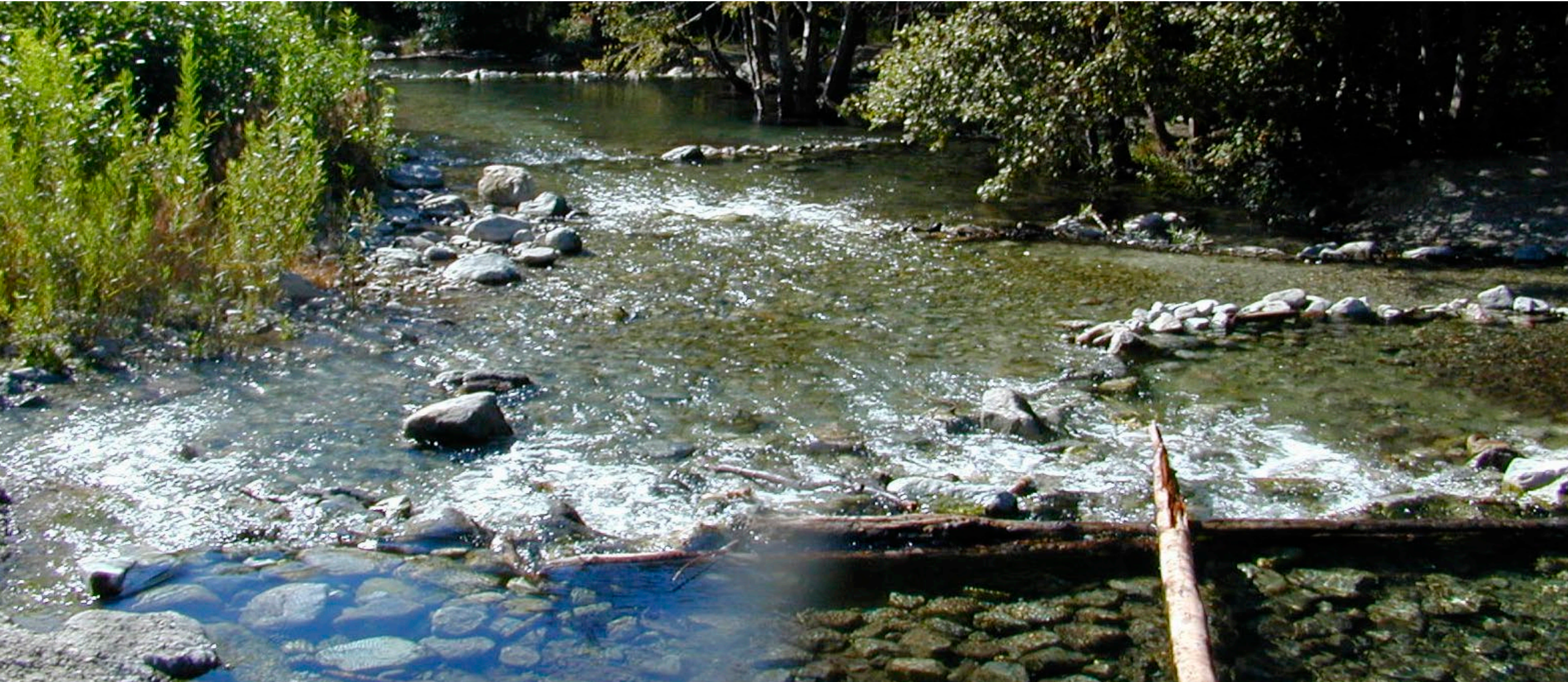


# GAME CHANGERS





# MOBILITY





# MOBILITY





# MOBILITY





# MOBILITY





# MOBILITY







# How can the City undertake an overhaul of its Zoning without generating mass hysteria?

- + PREPARE
- + ENGAGE
- + EDUCATE
- + TRANSPARENCY
- + IMMEDIACY
- + COLLABORATE
- + EMPOWER



# ZONING ADVISORY GROUP (ZAG)





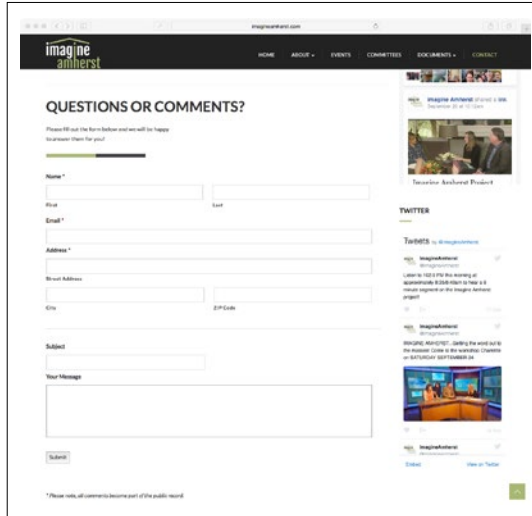
# INTERNAL WORKING GROUP (IWG)





# TRADITIONAL OUTREACH METHODS

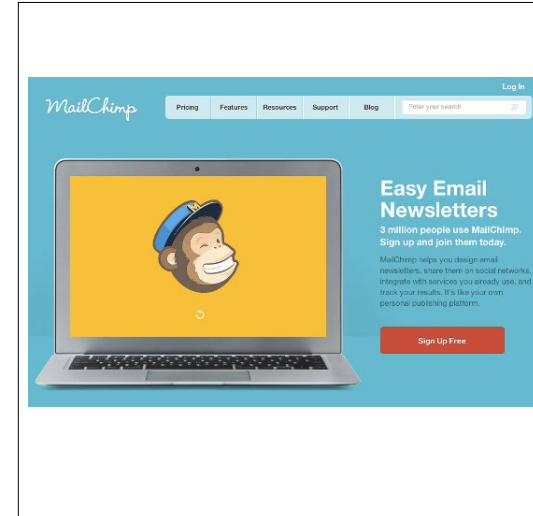
## Project Website



## Social Media



## E-Blast



## Community Meetings



## Stakeholder Interviews



## Charrette/Workshop





# HARDER TO REACH POPULATIONS

Mobile Engagement Stations



Person-on-the-Street Surveys



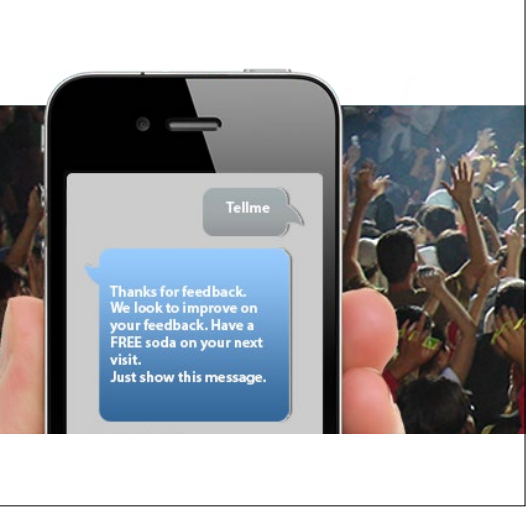
Existing Events



Supper Clubs



Text Messaging/Notifications



Online Outreach/Surveys





Alton James  
Presidente  
Lauren Hood, MCD  
Vicepresidenta/Secretaria

**Ciudad de Detroit**  
**COMISION DE PLANEAMIENTO URBANO**  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Teléfono: (313) 224-6225 Fax: (313) 224-4336  
Correo electrónico: cpc@detroitmi.gov

## COMUNICADO DE PRENSA

PARA PUBLICACIÓN INMEDIATA  
6 de septiembre de 2018

La Comisión de Planeamiento Urbano de la Ciudad de Detroit anunció el lanzamiento del Proyecto de actualización de la Ordenanza de zonificación, actualmente el Capítulo 61 del Código de la Ciudad, con la realización de tres reuniones comunitarias el martes 11 de septiembre de 2018, de 5:30 PM a 7:30 PM en Greater Grace Temple, 23500 W. Seven Mile Rd. Detroit, MI 48226. El miércoles 12 de septiembre de 2018, de 3:00 PM a 5:00 PM en IBEW Local 58, 1358 Abbott St. Detroit, MI 48226. El jueves 13 de septiembre de 2018, de 5:30 PM a 7:30 PM en Perfecting Church, 7616 Nevada Ave. Detroit, MI 48234.

La Comisión de Planeamiento Urbano de la Ciudad de Detroit tiene el honor de anunciar el lanzamiento del Proyecto de actualización de la Ordenanza de zonificación, actualmente el Capítulo 61 del Código de la Ciudad, con la adopción de una revisión completa a inicios de 1997 culminando con la adopción de una revisión a inicios de 1997. Ahora ha llegado el momento de reconsiderar, actualizar y mejorar el Código de la Ciudad. Estamos buscando la participación del público al comenzar este proceso. La Comisión de Planeamiento Urbano ha contratado a un equipo de consultores para trabajar con la Comisión en este proyecto. La semana de consultoría se reunirá en Detroit para recorrer partes del proyecto y realizar tres reuniones en la comunidad con los interesados y realizar tres reuniones con el equipo y compararlos con la zonificación.

Relacionados con la zonificación. La actual Ordenanza de zonificación se encuentra en: [http://www.detroitmi.gov/Portals/0/docs/Legislative%20Policy%20Reports/City%20Planning%20Commission/2018/Ch%202061%20August%2030%202018\\_1.pdf?ver=2018-08-31-160510-587](http://www.detroitmi.gov/Portals/0/docs/Legislative%20Policy%20Reports/City%20Planning%20Commission/2018/Ch%202061%20August%2030%202018_1.pdf?ver=2018-08-31-160510-587). Si tuviera alguna pregunta, comuníquese con nuestro correo electrónico (consulte los contactos indicados en el sitio web del proyecto: [ZoneDetroit.com](http://www.detroitmi.gov/Portals/0/docs/Legislative%20Policy%20Reports/City%20Planning%20Commission/2018/Ch%202061%20August%2030%202018_1.pdf?ver=2018-08-31-160510-587)).

التون جيمس  
الرئيس  
لورين هود، ماجستير في  
تتمة المجتمع

## مدينة ديترويت

لجنة تخطيط المدينة  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
هاتف: (313) 224-6225، فاكس: (313) 224-4336  
البريد الإلكتروني: cpc@detroitmi.gov

بريندا جوس أندروز  
ليزا وايتمور ديفيس  
ديفيد إسبارزا، AIA، LEED  
غريغوري باولوسكي  
فريدريك إي. راسل، الابن.  
انجي ويب

## بيان صحفي

للاتصال  
مارسيل ر. تود، الابن، المدير  
marcell@detroitmi.gov  
كريستوفر جولوك، فريق العمل  
gulock@detroitmi.gov  
313 224-6225

النشر الفوري  
6 أيلول (سبتمبر) 2018

تستعد لجنة تخطيط مدينة ديترويت لإطلاق مشروع تحديث قانون تنظيم المناطق من خلال ثلاثة لقاءات مجتمعية:

الثلاثاء، 11 أيلول (سبتمبر) 2018، من الساعة 5:30 مساءً حتى 7:30 مساءً  
Greater Grace Temple, 23500 W. Seven Mile Rd. Detroit, MI 48219

الأربعاء، 12 أيلول (سبتمبر) 2018، من الساعة 03:00 مساءً حتى 05:00 مساءً  
IBEW Local 58, 1358 Abbott St. Detroit, MI 48226

الخميس، 13 أيلول (سبتمبر) 2018، من الساعة 5:30 مساءً حتى 7:30 مساءً  
Perfecting Church, 7616 Nevada Ave. Detroit, MI 48234

يسر لجنة تخطيط مدينة ديترويت أن تعلن عن إطلاق مشروع تحديث قانون تنظيم المناطق. خضع قانون تنظيم المناطق، وهو الفصل 61 حالياً من مدونة قوانين مدينة ديترويت، لعملية إصلاح شاملة بدأت في عام 1997 وتوجت باعتماد قانون جديد في عام 2005. لقد حان الوقت الآن لإعادة النظر في القانون الحالي وتجديده وإعادة التفكير فيه ونسعى إلى المشاركة العامة ونحن نبدأ هذه العملية.

تعاقدت لجنة التخطيط مع فريق استشاري، بقيادة "كود ستوديو" (Code Studio)، للعمل مع اللجنة في هذا المشروع. في الأسبوع الذي يبدأ في 10 أيلول (سبتمبر) 2018، سيقيم الفريق الاستشاري بالتجمع في ديترويت للقيام بجولة في أجزاء من المدينة، والالتقاء بالعديد من أصحاب المصالح وعقد ثلاثة لقاءات مجتمعية مع اللجنة. وستكون هذه فرصتك لمعرفة المزيد عن المشروع، والالتقاء بالفريق ومشاركة القضايا والزيارات المتعلقة بتنظيم منطقتك.

الموقع الإلكتروني للمشروع: [ZoneDetroit.com](http://www.detroitmi.gov/Portals/0/docs/Legislative%20Policy%20Reports/City%20Planning%20Commission/2018/Ch%202061%20August%2030%202018_1.pdf?ver=2018-08-31-160510-587). قانون تنظيم المناطق الحالي متاح في: [http://www.detroitmi.gov/Portals/0/docs/Legislative%20Policy%20Reports/City%20Planning%20Commission/2018/Ch%202061%20August%2030%202018\\_1.pdf?ver=2018-08-31-160510-587](http://www.detroitmi.gov/Portals/0/docs/Legislative%20Policy%20Reports/City%20Planning%20Commission/2018/Ch%202061%20August%2030%202018_1.pdf?ver=2018-08-31-160510-587)

يرجى الاتصال بمكتبنا إذا كان لديك أي أسئلة على الرقم (313) 224-6225 أو عبر البريد الإلكتروني (راجع جهات الاتصال أعلاه).

###

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**Ville de Detroit**  
**COMMISSION DE PLANIFICATION URBAIN**  
Centre municipal Coleman A. Young Municipal, bureau 208  
Téléphone : (313) 224-6225 Télécopieur : (313) 224-4336  
courriel: cpc@detroitmi.gov

Brenda Goss Andrews  
Lisa Whitmore Davis  
David Esparza, AIA, LEED  
Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb

## COMMUNIQUÉ DE PRESSE

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marcell@detroitmi.gov  
Christopher Gulock, permanent  
gulock@detroitmi.gov  
313 224-6225

La Commission de planification urbaine de la Ville de Detroit lancera une mise-à-jour des règlements de zonage consistant en trois consultations populaires :

Mardi, 11 septembre 2018, de 17h30 à 19h30  
Greater Grace Temple, 23500 ch. W. Seven Mile, Détroit, MI 48219

Mercredi, 12 septembre 2018, de 15h à 17h  
IBEW Local 58, 1358 rue Abbott, Détroit, MI 48226

Jeudi, 13 septembre 2018, de 17h30 à 19h30  
Perfecting Church, 7616 av. Nevada, Détroit, MI 48234

La Ville de Detroit est heureuse d'annoncer le lancement de la mise-à-jour des règlements de zonage. La dernière refonte des règlements de la Ville de Detroit, a débutée en 1997 pour améliorer le cadre de vie et de revoir, rafraîchir et repenser ces règlements et leur impact sur l'environnement communautaire alors que nous démarrons

une nouvelle équipe de consultants sous l'égide de la Commission de planification urbaine de la Ville de Detroit pour visiter certains sites et organiser trois rencontres entre la Commission et les citoyens afin d'en apprendre davantage sur cette initiative et de recueillir vos commentaires et suggestions en matière de zonage. Les consultations et souhaits en matière de zonage en vigueur peuvent être

Le site web du projet: [http://www.detroitmi.gov/Portals/0/docs/Legislative%20Policy%20Reports/City%20Planning%20Commission/2018/Ch%202061%20August%2030%202018\\_1.pdf?ver=2018-08-31-160510-587](http://www.detroitmi.gov/Portals/0/docs/Legislative%20Policy%20Reports/City%20Planning%20Commission/2018/Ch%202061%20August%2030%202018_1.pdf?ver=2018-08-31-160510-587)



# INNOVATIVE TOOLS FOR ENGAGEMENT





# DECODING URBAN PLANNING

**ENVISION Newspaper**  
CAMBRIDGE  
A Newspaper Covering the Cambridge Citywide Plan

**ABOUT ENVISION CAMBRIDGE**

ENVISION Cambridge is a community newspaper that provides a unique perspective on the city's development. It is a free, weekly publication that covers local news, events, and issues. The newspaper is published by the Cambridge Citywide Planning Commission and is available to all residents.

**WELCOME BIENVENIDOS 欢迎**

Cambridge is a diverse and vibrant city. We welcome everyone to our community. Whether you are a long-time resident or a new arrival, we are glad to have you here. Join us in celebrating the many cultures and languages that make Cambridge a special place.

**2017**

**39.7%**

**180**

**4,306**

**Interboro Partners for The Architectural League of New York**

**CITY LENS**

## FIVE VIEWS ON CENTRAL SQUARE

A walk around the same block with five different people can feel like a walk around five different blocks. What is unremarkable or even invisible to one person might be of great importance to another. What is beautiful to one person might be another person's eyesore. For this issue, we walk around Central Square with five Central Square regulars to see the neighborhood through different eyes.

**Pauline Parle**  
President of Central Square Association since 2012  
Member of Cambridge Senior Center for the past 17 years

**Geeta Pradhan**  
President of Cambridge Community Foundation since 2010  
Chairperson of Board of 80 Ballou Allen Drive, Brookline MA 02140

**Linda**  
Artist and muralist, working on painting in the neighborhood  
Lives in a Victorian house in Boston

**Carla Pavez Larrea**  
Director of the Center for Urban Studies at MIT since October 2015  
Student at the Harvard Graduate School of Design originally from Spain

**Zane**  
Member of the Cambridge Citywide Planning Commission since 2015  
Working on a project in the neighborhood

**FUN AND GAMES**

## THE ZONING ZONE

ONE (OR MORE) OF THESE THINGS ISN'T ALLOWED

What makes Central Square such a unique neighborhood? It's the mix of old and new, the mix of residential and commercial, the mix of different types of buildings and uses. But what makes it so special is the mix of different zoning zones. Each zone has its own set of rules, and it's important to know what's allowed in each zone. This is a fun and interactive way to learn about zoning in Central Square.

**What makes Central Square such a unique neighborhood?**

It's the mix of old and new, the mix of residential and commercial, the mix of different types of buildings and uses. But what makes it so special is the mix of different zoning zones. Each zone has its own set of rules, and it's important to know what's allowed in each zone. This is a fun and interactive way to learn about zoning in Central Square.

## Detroit Sign Ordinance User Guide

Supported by the City of Detroit Planning and Development Department  
Prepared for: Jackson Browne

This guide provides information on the Detroit Sign Ordinance, which regulates the placement and design of signs in the city. It includes information on different types of signs, such as billboards, street signs, and building signs, and the rules that apply to each type. The guide is intended to help property owners and businesses understand the requirements of the ordinance and ensure that their signs are in compliance.

## Which zone are you in?

Your Choice: **Zone R1, R2, R3, or R4** (Low-density residential district) **Turn to page 32.**

Your Choice: **Zone B1, B2, B3, B4, B5, B6, M1, M2, M3, M4, M5, PC, PCA, IM, or W1** (Commercial/Industrial district) **Turn to page 42.**

Your Choice: **Zone R5, R6, R1, R2, PR, SD1, SD2, SD3, or SD4** (Mixed-use district) **Turn to page 40.**

Your Choice: **Zone P1** (Parking structure) **Turn to page 74.**

## The Grid is for Kids!

A Guide to the Grid for Kids Ages 1-99

**The Grid As It Is.**

Manhattan is a city of grids. The grid is a pattern of streets that runs north-south and east-west. It is one of the most distinctive features of the city. The grid is a result of the city's history and its location on an island. The grid is a key to understanding the city's layout and its many landmarks.

**Interboro Partners for The Architectural League of New York**

## MANHATTAN SUPERLATIVES

Manhattan is a city of superlatives. It is the most densely populated city in the world, the most expensive city to live in, and the most famous city in the world. It is a city of extremes, and it is a city that has shaped the world in many ways. This guide explores some of the most interesting facts about Manhattan, from its history to its modern-day life.

## THE HONORARY STREET NAME GAME

Match the character on the left side with its description on the right side. The straight line between the two will intersect the dot indicating that honorary street's location in the Manhattan Grid.

This is a fun and interactive game that helps children learn about the history and geography of Manhattan. It features a map of the city with various street names and descriptions of famous people and events. Children are asked to match the descriptions to the correct street names on the map.

## Open Space Study

Date: 2008 - Present  
Governing Body: City of Cambridge  
Open Space Study

This study examines the current and potential open space resources in Cambridge. It identifies areas that are currently underutilized and suggests ways to improve them. The study also provides information on how to access and enjoy the city's open spaces.

**This off-leash dog park is just 1 of 9 in the City of Cambridge!**

## Off-Leash Dog Park

Through a joint effort made by the City of Cambridge and resident working groups, a series of off-leash dog parks have been established citywide.

**Before**

**After**

This diagram shows the transformation of a park area from a simple open space to a dedicated off-leash dog park. The 'Before' side shows a grassy area with a few trees and a dog on a leash. The 'After' side shows a fenced-in area with a dog on a leash, a dog house, and a dog waste station. This illustrates the improvements made to the park to provide a safe and enjoyable environment for dogs and their owners.

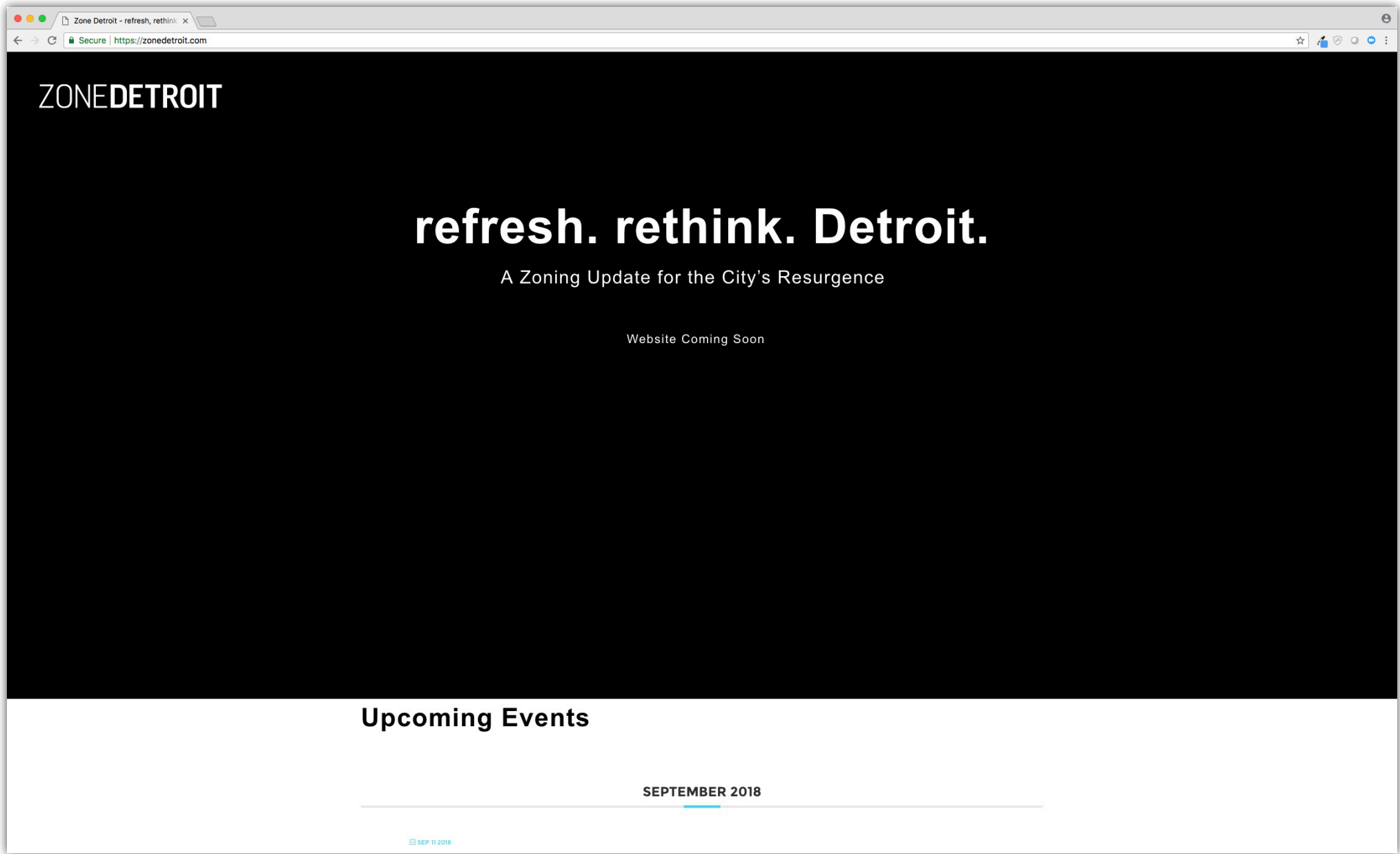
**SHAPING CAMBRIDGE**

**Off-Leash Dog Park**

**Protection Plan**

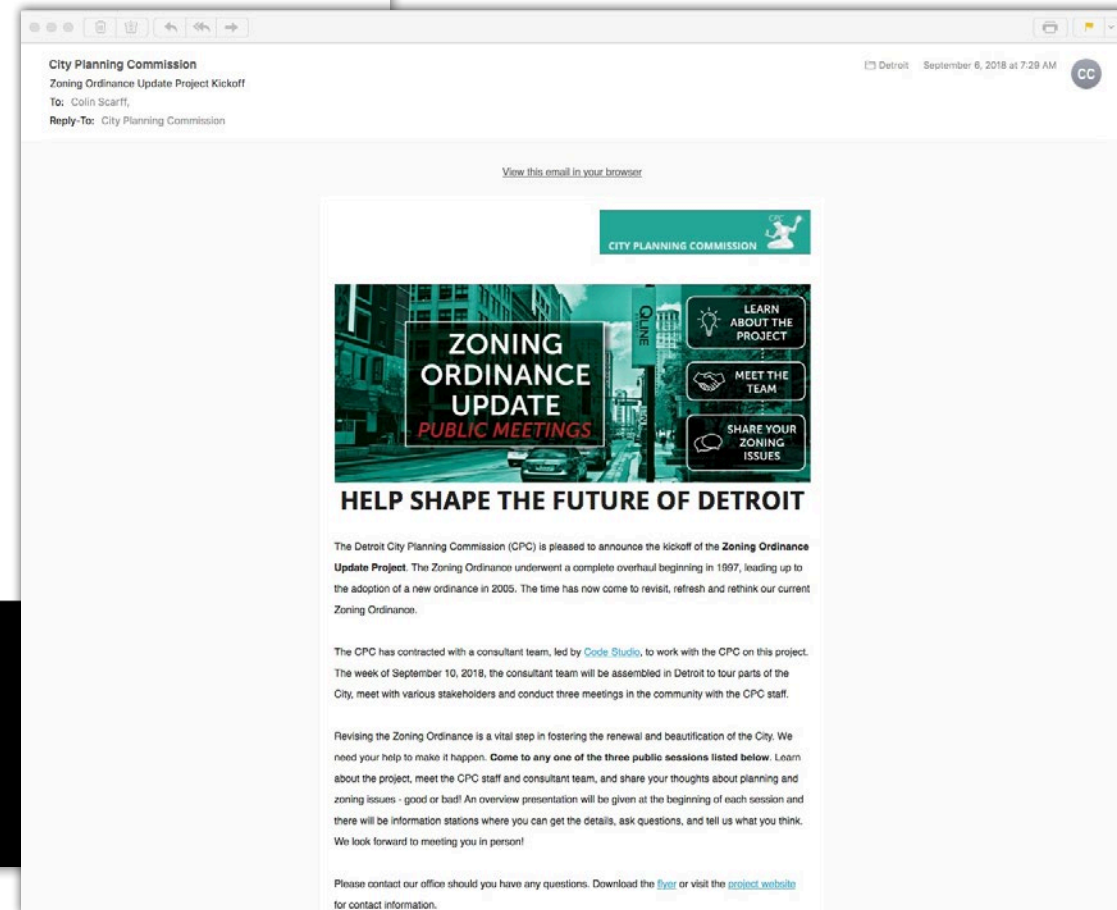
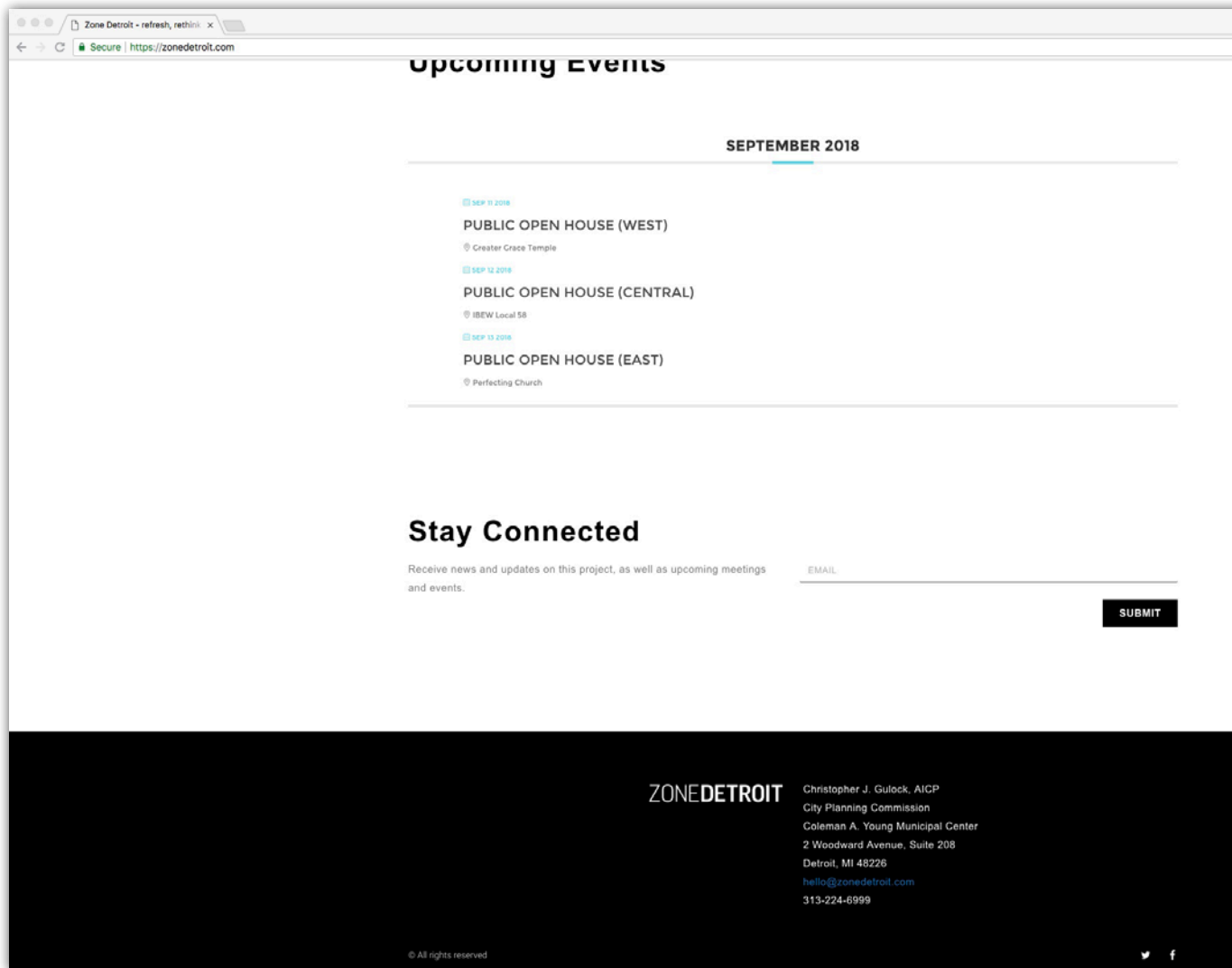
This document provides information on the City of Cambridge's efforts to improve the city's infrastructure and quality of life. It includes information on various projects and programs, such as the off-leash dog park program, and the ways in which the city is working to create a more vibrant and sustainable community.







# STAY UP-TO-DATE: SIGN UP FOR EMAILS





# Project Ambassador



# Comment Card



# Comment Card

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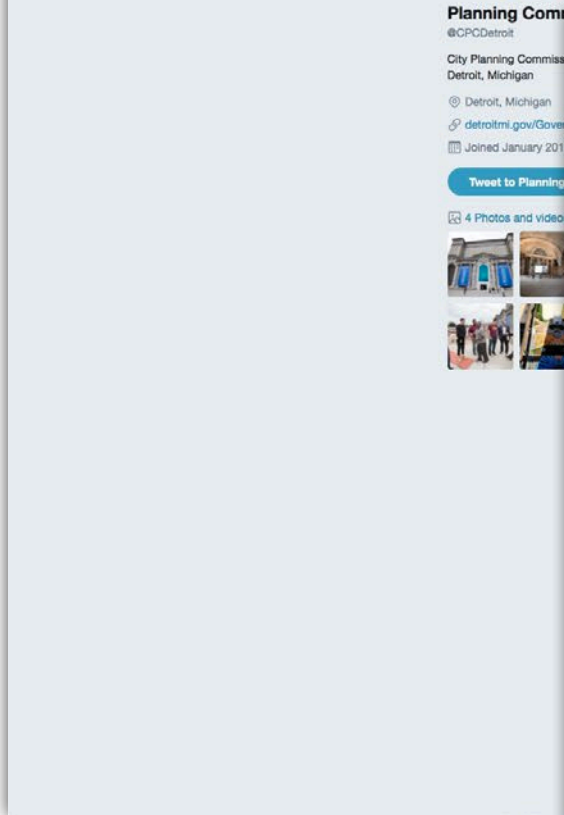
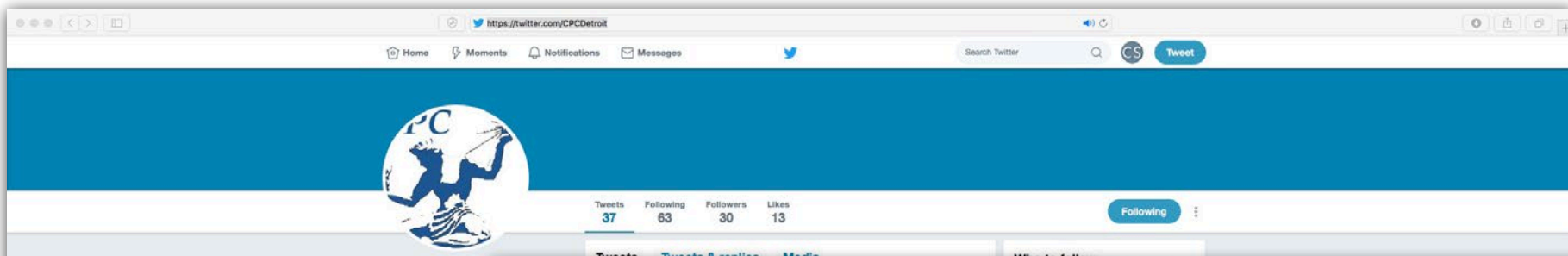
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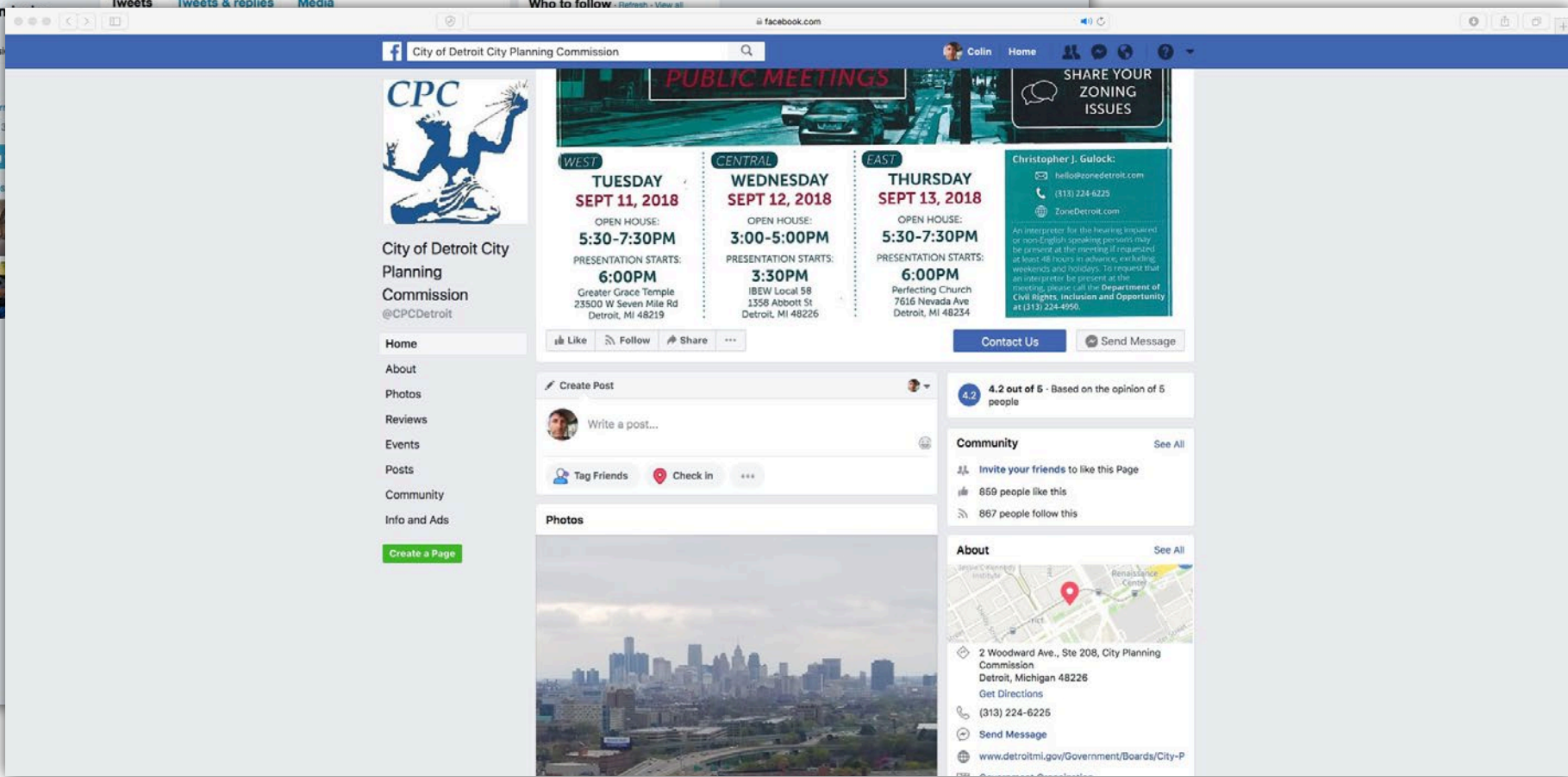
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# Contact

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313-224-6225



# refresh. rethink. Detroit.

A ZONING UPDATE FOR THE CITY'S RESURGENCE

[www.ZoneDetroit.com](http://www.ZoneDetroit.com)

