



WHAT IS ZONING?

Zoning is how cities divide up land by zones to regulate the types of uses that can take place on a property. Below is what the zoning looks like at the intersection of Grand River Ave and Oakman Blvd.

- R1:** Residential District - allows primarily single-family houses
- B3:** Shopping District - supports cluster of stores
- B4:** General Business District - commercial uses along thoroughfares
- M3:** General Industrial District - allows general industrial uses
- M4:** Intensive Industrial District - allows broad range of industrial uses
- P1:** Open Parking District - parking only



ZONEDetroit

refresh rethink Detroit
A ZONING UPDATE FOR THE CITY'S RESURGENCE



For more information visit
ZoneDetroit.com
February, 2019

the project

It's been some time since the City's Zoning Ordinance has been comprehensively updated, and the City needs your help to make this happen!

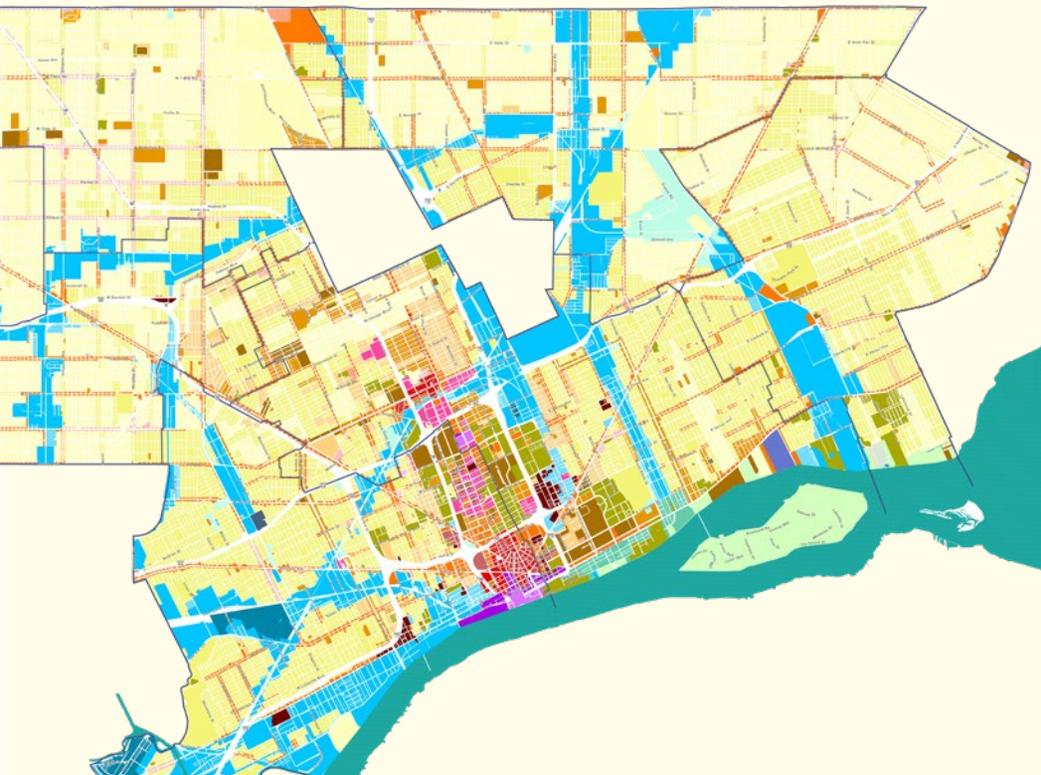
The City is entering a new era, and it needs a zoning ordinance that can deal more effectively and efficiently with the challenges of being a modern American city.

The current Zoning Ordinance is out-of-date, and in some cases, out of touch with the City's current reality.

A new zoning ordinance will help protect the things we all value about Detroit while allowing for the kinds of development patterns that will serve Detroit well into the future.

We need your feedback for what to fix and how to fix it.

DETROIT ZONING MAP



objectives

The new Zoning Ordinance will:

- + **More effectively deal with transitions** between commercial corridors and residential neighborhoods
- + **Help alleviate parking issues** in both commercial and residential areas
- + **Include more effective tools for managing uses** that detract from the character of the City's commercial corridors
- + **Improve opportunities for local businesses** that support surrounding neighborhoods
- + **Provide enhanced tools for managing vacant land** and abandoned buildings across the city
- + **Allow for improved opportunities** that support the continued viability of **single-family neighborhoods** for many years to come
- + **Make it easier to re-inhabit and reuse existing buildings**

engage

Visit our project website at **ZoneDetroit.com**

To create a new Zoning Ordinance, we need your active involvement and participation. We value and want your ideas and thoughts on how to create a better Detroit. Over the life of this project, we will host numerous meetings, workshops and hearings. We need you to be involved and we need your input.

To stay engaged, visit our website or you can also follow us on:

facebook.com/ZoneDetroit

“
*I live in the Schaefer/
Plymouth neighborhood.
We are right behind a
Chrysler factory that closed.
We want to make sure that
the community has input
because whatever they
put there will affect the
community.*”

Resident at one of the
September 2018
community meetings