

Detroit Proposed Zoning Framework

DRAFT 5/29/2020

Residential Zoning Districts

[ADD: Option for use of lots behind commercial corridors for parking]

R1 Residential 1 [mapped R1 today]

- Existing small lots allowed
- 5,000 SF single family for new lots
- Allow Accessory Dwelling Unit (ADU) by-right
- Allow re-activation of existing embedded corner stores (commercial building) as a Conditional Use
- Allow expanded home occupations - Explore tiered approach from Analytic:
 - Home occupation: Music lessons, hair studio, a couple of visitors
 - Home-based business: Employees, minor sales, more visitors
 - Conditional: Neighborhood Community Center, Art Gallery

R1A Residential 1A [NEW – not on map]

- R1 above +
 - Add by-right alternative energy (solar farm, wind farm)

R-1B Residential 1B [NEW – not on map]

- R1 above +
 - Add by-right corner store; AND
 - Add by-right civic/commercial activity (community center, day care)

R2 Residential 2 [mapped R2 today]

- 1,800 SF lot for one-unit [model this option]
- 3,000 SF lot for two units
- 4,000 SF lot for three units
- 5,000 SF lot for four units
- Remove FAR, modify lot coverage to make dimensional standards work with limited on-site parking
- Allow up to 4 units by-right, 12 conditionally
- Add Corner Store (with standards) by-right

ADD: R2A, R2B Options - based on content from R1A and R1B above

Residential Zoning Districts (cont.)

R3 Residential 3 [mapped R3 today]

- 1,500 SF lot for one-unit [3D model this option]
- 2,500 SF lot for two unit
- +1,000 SF lot area per additional unit
- Max. 12 units per building, any size lot
- Intensity based on max height
- Remove FAR, modify lot coverage to make dimensional standards work
- Replace RSR with outdoor amenity space
- Add R1B/R2B options by right from this district on up

R4 Residential 4 [mapped R4 today]

- 5 stories
- 5,000 SF lot min.
- Allow detached, ADU and all other building types
- Height transition to neighborhood
- Eliminate any intense uses such as hospital

R5 Residential 5 [mapped R5 today]

- 8 stories
- Same approach to intense uses as R-4

R6 Residential 6 [mapped R6 today]

- 12 stories
- Keep high density residential, hospital – remove hotels
- Campus-style standards for major non-residential uses

Civic Zoning Districts

PR Parks and Recreation [mapped PR today]

- Allow for wider variety of park sizes
- Expand to map all public sites over ½-acre (conversion?)
- Staff to reach out to Parks folks

PC/PCA [mapped PC, PCA today]

- Work on remainder of districts to see whether any base districts would be appropriate for this set of districts
- Process only?
- Needs some base form and building standards

Mixed Use Zoning Districts

B2 Business 2 [mapped B1, B2 today]

- Add mixed use
- Ban parking between the building and street for new development
- Keep existing urban form?? Need 60% build-to
- Up to 3 stories (35' today – needs to be 42')
- Height transition – step down 1 story at back property line

B4 Business 4 [mapped B3, B4 today]

- Add mixed use
- Ban parking between the building and street for new development
- Keep existing urban form?? Need at least 60% build-to)
- Up to 50' (4 stories)
- More intense uses than SD2

B5 Business 5 [mapped B5 today]

- Convert “cubical content” to FAR
- Create upper story step down/back requirements from adjacent residential homes.
- Some B5 exists in New Center or MP designates for it. Some is abutting residential. Need rules to mitigate.
- Reduce surface parking lots

MKT Market & Distribution [NEW – by PDD]

- Rezone Eastern Market to this district (under development by staff)
- Use in other similar food production locations as well
- PDD working on this now

SD0 Special Development 0 [mapped B2 or B4 with TMSO]

- TMSO base district. What scale/height?
- Could be SD3?

SD1 Special Development 1 [mapped SD1 today]

- Keep the max height of 60' (5 stories)

SD2 Special Development 2 [mapped SD2 today]

- Keep the max height of 80' (7 stories)

SD4 Special Development 4 [mapped SD4 today]

- Riverfront district (no longer industrial, has shifted to residential mixed-use)
- PDD will work on this (perhaps after Eastern Market?)
- Simplify as PDD has suggested?
- Refine use list based on other similar districts above

SD5 Special Development 5 [mapped SD5 today]

- Casino district – keep basically as is, reformat

B6 Business 6 [mapped B-6 today]

- Move Eastern Market, other food distribution to new MKT district
- Add: Warehousing and trucking/logistics
- Border crossing, prisons (maybe move to M districts?)
- Eliminate very intensive uses (move to M-5)

Industrial Zoning Districts

M0 Industrial 0 [NEW – not on map]

- Mixed Use Industrial
- Combines best of SD and M2 design standards
- Allows mixing of residential and industrial (implements Master Plan)

M2 Industrial 2 [mapped M1, M2, TM today]

- Light Industrial – check uses, some may not be appropriate

M4 Industrial 4 [mapped M3, M4 today]

- Heavy Industrial

M5 Industrial 5 [mapped M5 today]

- Intensive Industrial (incinerator? landfill)