

EAST RIVERFRONT ZONING UPDATE

**(Please see Jefferson Corridor
Improvement Study April 9,
2019 presentation for full
version)**



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PROPOSED

ARTICLE XI. SPECIAL PURPOSE ZONING DISTRICTS AND OVERLAY AREAS

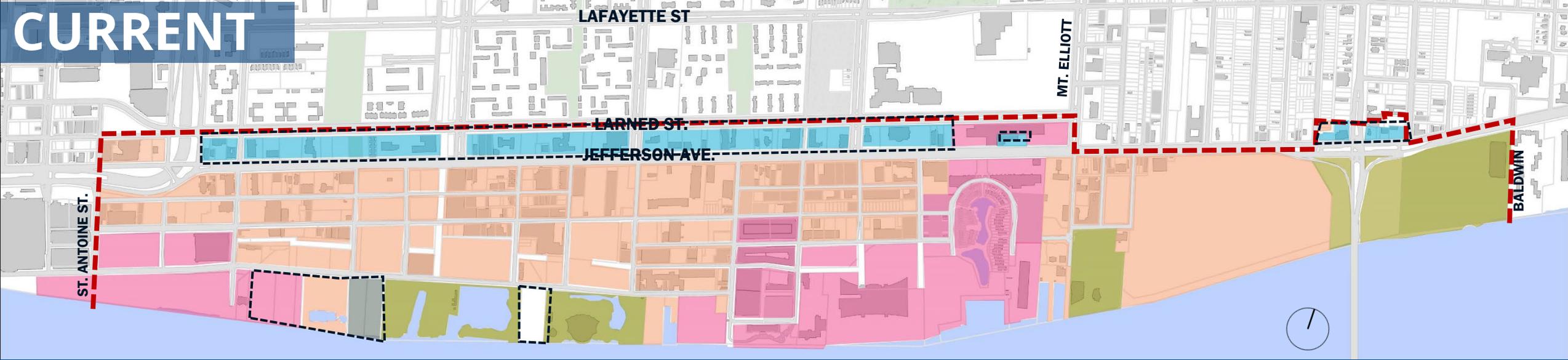
DIVISION 12. SD4—SPECIAL DEVELOPMENT DISTRICT, RIVERFRONT MIXED USE

Sec. 61-11-211. Description; purpose.

- (a) The SD4 District is intended for areas indicated in the Detroit Master Plan as appropriate for high intensity residential and commercial mixed-use development due to regional significance and unique locational attributes and amenities, such as the Riverfront, heritage, and historic buildings reminiscent of the area's industrial past. Although it may be desirable to retain in such areas a mix of existing uses, such as offices, lofts, and certain industrial establishments, due to the local ambience they provide, increased industrialization of such areas is considered inappropriate.**

- (b) SD4 regulations are intended to promote the public health, safety and general welfare, to encourage the use of the land in accordance with its character and adaptability, to provide safe urban streets for automobiles and pedestrians, to facilitate land use and development, and to encourage innovative, high intensity developments while simultaneously protecting those attributes and amenities which make such areas unique. These objectives shall be accomplished by a system of flexible regulations, performance requirements, and review procedures.**

CURRENT



PROPOSED



 SPECIAL MIXED USE (SD4)	 BUSINESS (B4)	AREAS OF CHANGE 
 PLANNED DEVELOPMENT (PD)	 MANUFACTURING (M4)	
 PARKS AND RECREATION (PR)	 UNDEFINED	

WHAT DOES THIS MEAN FOR YOU?

PROTECTING AND ENHANCING THE RIVERFRONT THROUGH ZONING

Downzoning park lands to PR

CREATING UNIFORMITY IN URBAN DENSITY ALONG JEFFERSON AND ELSEWHERE IN THE EAST RIVERFRONT

B4 Classification to SD4 between Larned and Jefferson

PRESERVING AND PROTECTING THE HERITAGE WHILE PROVIDING SUSTAINABLE DEVELOPMENT

Incentivizing adaptive reuse of historic/heritage structures

- Removal of Floor Area Ratio (F.A.R.) requirement
- Commercial Parking ratio reductions

MAP CHANGE

- Zone areas north of East Jefferson to SD4 to unify East Riverfront character and scale

TEXT CHANGE

- Incorporate property lot-line build standards
- Incentivize preservation and adaptive reuse of historic structures
 - Remove Floor Area Ratio (F.A.R.) requirement, update by-right uses
 - Parking exceptions
- Adopt Public Center Adjacent (PCA) review criteria for design review in SD4
- Update by-right uses for SD4

LOT-LINE DEVELOPMENT

- Maximum front line setbacks = 20'
- Rear setbacks
 - If property is adjacent to an alley = 20'
 - Not adjacent to an alley = 10'
- 15' step backs governed by prevailing building heights on a street

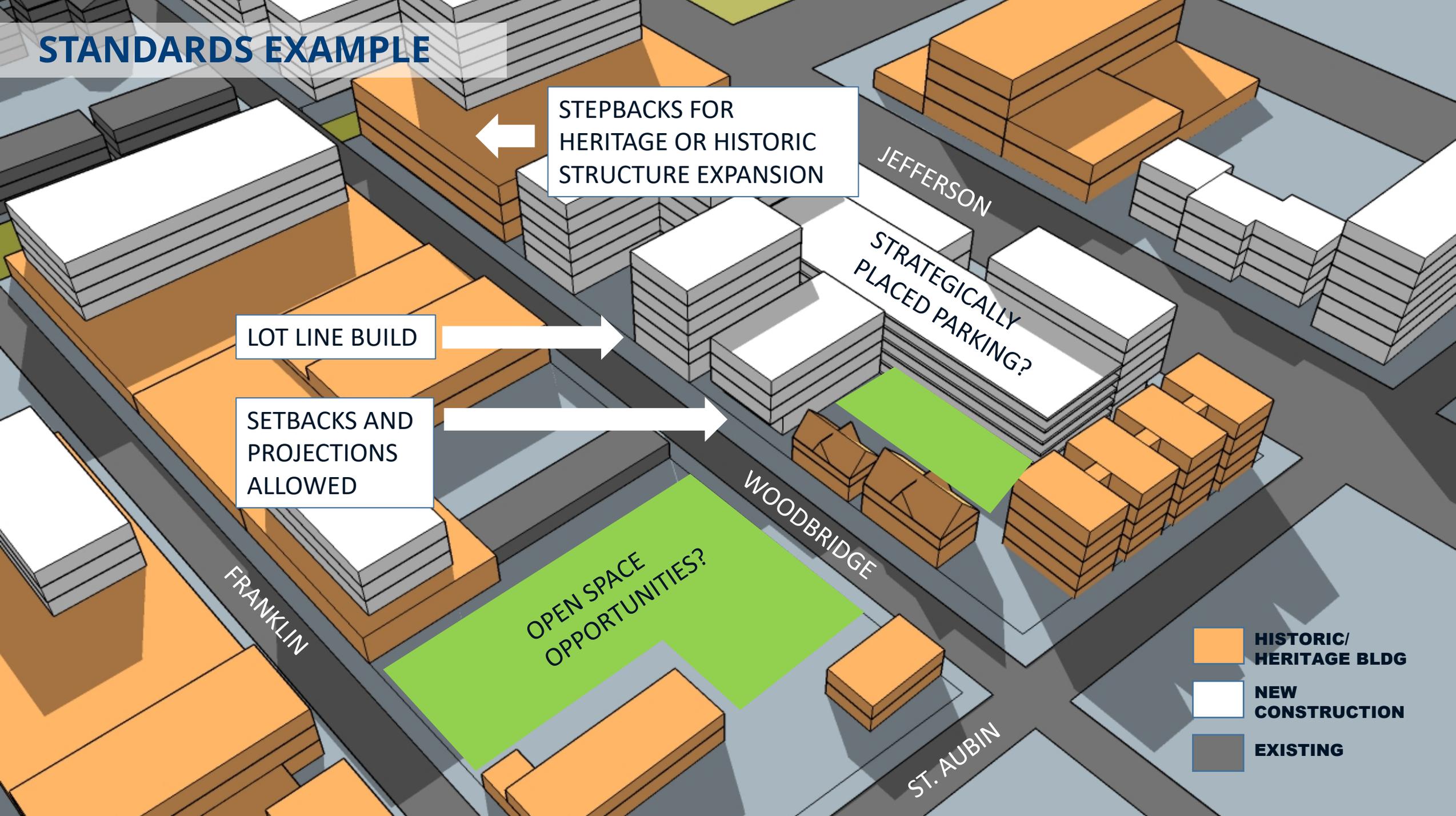
BUILDING HEIGHTS

- Maintain the maximum height allowed under SD4 at 10 stories (based on 11' floor-floor)
- Variances would be required for heights taller than 10 stories

PARKING

- No change in multifamily residential parking
- Reduction in commercial parking ratio by 50%
- Bike racks within 500 ft of development in public rights of way or garages

STANDARDS EXAMPLE



STEPBACKS FOR HERITAGE OR HISTORIC STRUCTURE EXPANSION

LOT LINE BUILD

SETBACKS AND PROJECTIONS ALLOWED

JEFFERSON
STRATEGICALLY PLACED PARKING?

FRANKLIN
WOODBRIDGE
OPEN SPACE OPPORTUNITIES?

ST. AUBIN

- HISTORIC/HERITAGE BLDG**
- NEW CONSTRUCTION**
- EXISTING**

CHARACTER STUDY - 2017

East Riverfront Comprehensive Neighborhood Framework

