

Land Based Projects

Maintenance Requirements and Considerations

Purpose

Within the zoning ordinance, elements of the code describe maintenance and operations practices that are required by property owners of land based projects.

These practices are intended to reinforce the neighborly relationship among new or ongoing land based ventures and the surrounding area. They also create assurances for owners about what is required for them and for neighbors about what they can expect.

BENEFITS TO OWNERS

Maintenance requirements or guidelines give clarity about what is expected from the city in terms of regular property maintenance to add certainty to inspections and reduce conflict.

BENEFITS TO NEIGHBORS

These same requirements or guidelines also ensure that surrounding neighbors' daily activities are not adversely impacted by unanticipated sounds, smells, or unmanaged growth in vegetation from different uses next door.

NEAT AND ORDERLY

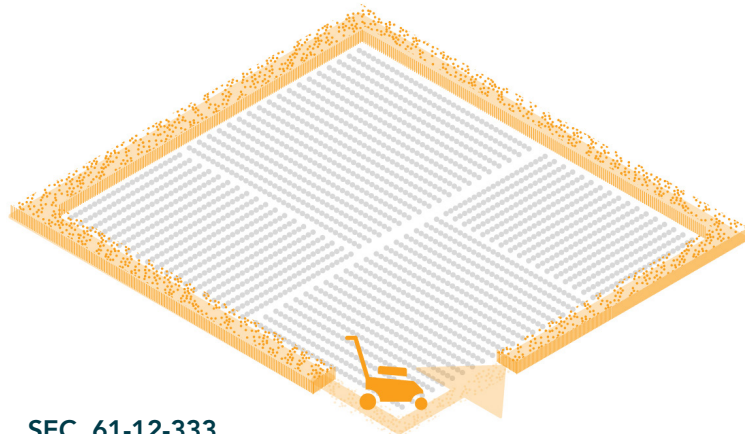
The property shall generally be maintained in an orderly and neat condition.



SEC. 61-12-333.

KEEP TALL GRASS MOWED

The property shall be maintained free of high grass (with the exception of purposely cultivated native species, which shall be allowed), weeds, or debris. Any dead plants need to be removed no later than November 30th of each year.



SEC. 61-12-333.

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NUISANCES

Agricultural uses should not negatively impact the surrounding neighborhoods through excessive noise, smoke, fumes, vibrations, or odors. Any motorized equipment can only be operated between 8AM to 8PM.



SEC. 61-12-335.

MACHINERY USE AND OPERATION

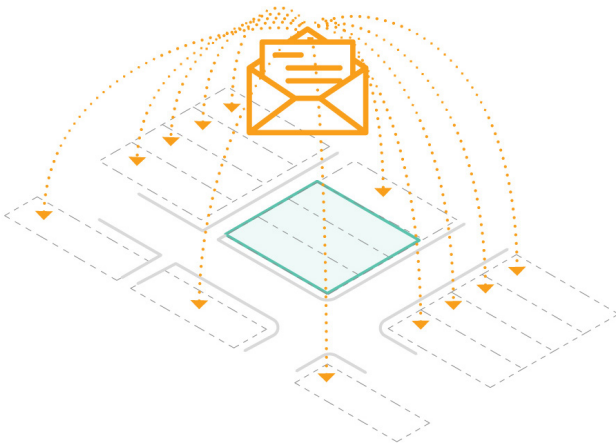
Tools, supplies, and machinery shall be stored in an enclosed structure or removed from the property daily. All chemicals and fuels shall be stored off the ground, in an enclosed, locked structure when the site is unattended.



SEC. 61-12-333.

NOTICE TO ADJACENT NEIGHBORS

If you have a conditional use, you should let surrounding neighbors know about plans within 30 days.



SEC. 61-12-332.

ENCROACHMENT

Plants should be prevented from entering onto neighboring properties or onto the public right-of-way.



SEC. 61-12-333.

Land Based Projects

Site Design Requirements and Considerations

BENEFITS TO OWNERS

Importantly, site design requirements should balance land productivity needs, ease of implementation, city impacts, and neighborhood character. They also increase certainty to owners about inspection outcomes and help coordinate owner investments with city processes.

BENEFITS TO NEIGHBORS

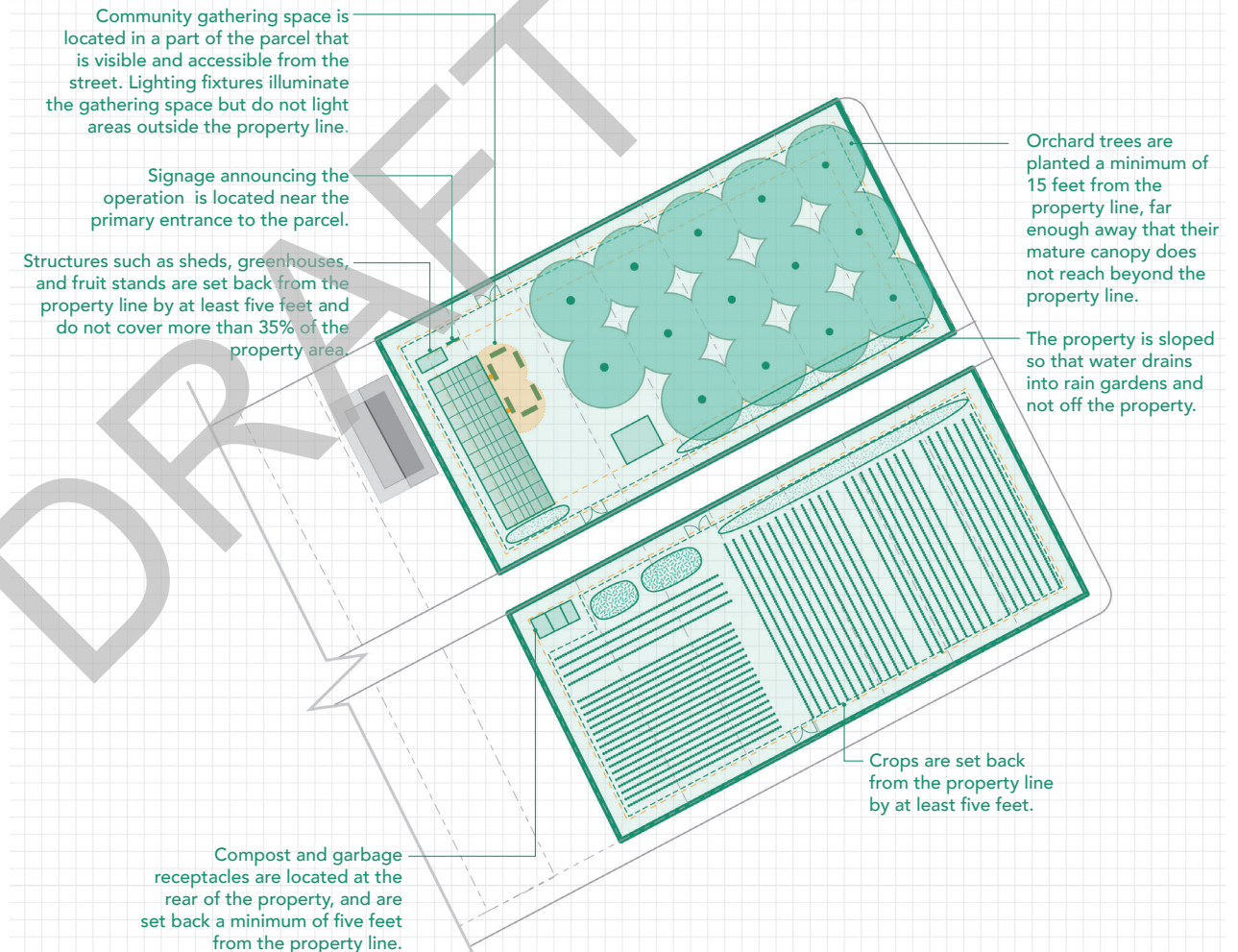
Thoughtful site layout and design elements can raise awareness among neighbors about land based projects and create compatibility among different types of users.

Purpose

Zoning also currently sets requirements for certain site design and layout factors, such as setbacks, heights, or drainage. Like maintenance practices, these considerations are meant to ensure a "good neighbor" relationship, reinforce existing neighborhood character and set expectations for project owners, neighbors and inspectors.

Site Plan Sample

The below site plan is an example drawing, demonstrating how various zoning requirements may be played out on a sample property. Variations in property size, adjacent streets or properties, slope, access, and owner needs will influence both what elements are utilized on a site and the ultimate configuration. This site plan is shown for illustrative purposes.



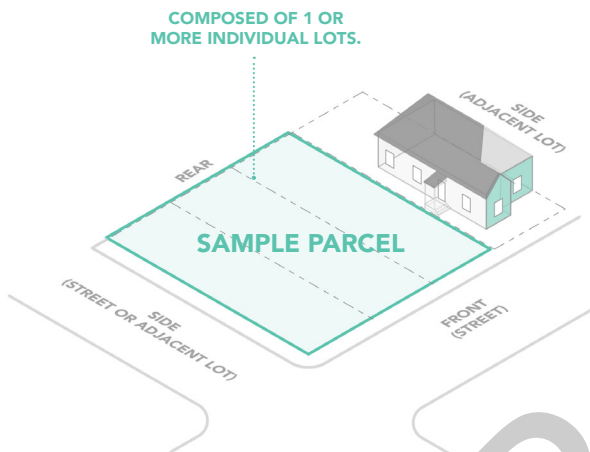
For more information, please refer to City of Detroit Chapter 61 Zoning Ordinance (October 14, 2018)

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Site Design Requirements and Considerations

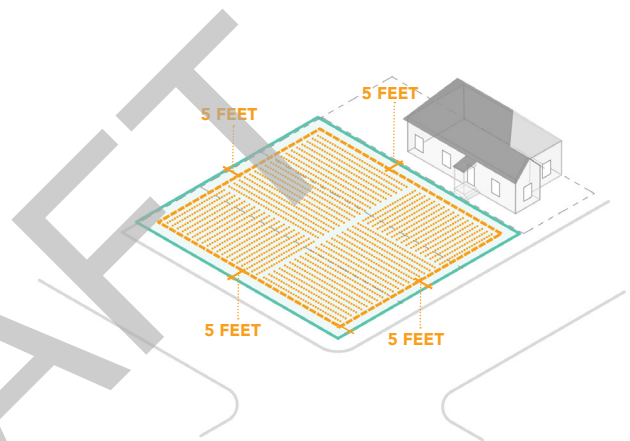
SITE

Generally, sites include a front lot line, which is identified by the street address, a rear lot line and two site lot lines.



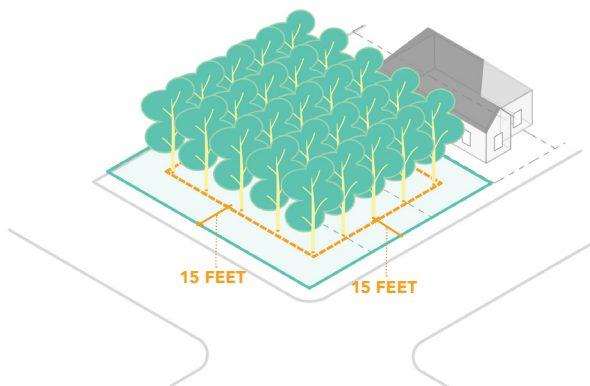
CROP SETBACK

Set back all crops at least 5 feet from all property lines.



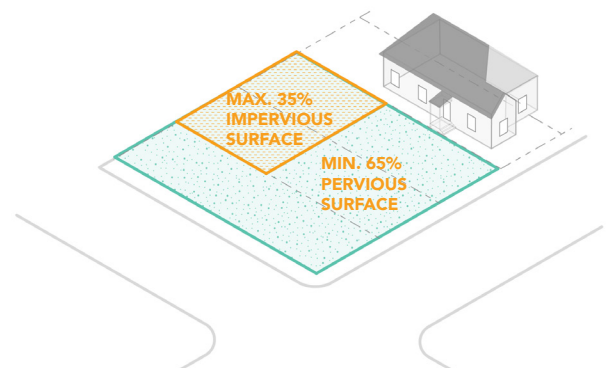
TREE FARM SETBACK

Set back all tree farms/orchards at least 15 feet from the lot line of any lot with residential, public/civic/institutional, retail/service/commercial, or manufacturing/industrial land use.



MAXIMUM LOT COVERAGE

The maximum amount of lot covered by principal and accessory buildings and structures is 35%.

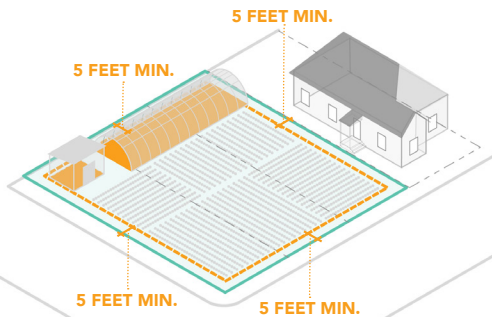


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Site Design Requirements and Considerations

BUILDING SETBACKS

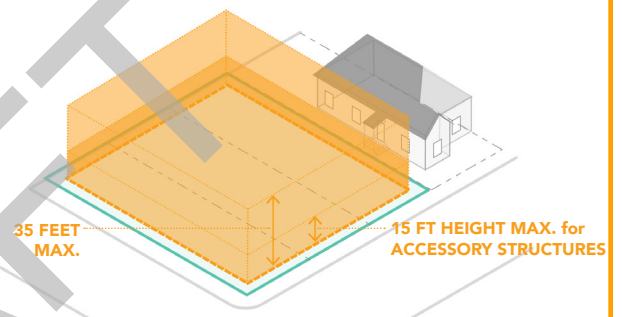
Locate structures a minimum of 5 feet from the property line on all sides.



STRUCTURE HEIGHTS

Residential and community buildings should not exceed 35 feet in height. Accessory structures are limited to 15 feet in height.

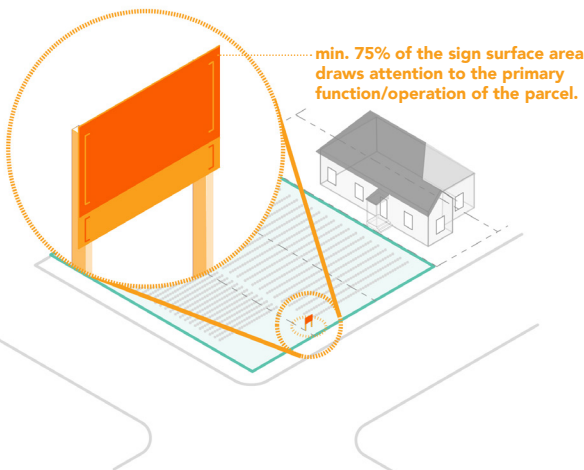
! Refer to impervious surface ordinance for other site considerations!



SIGNAGE

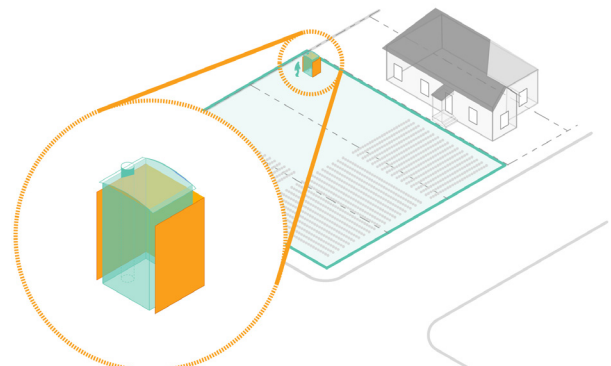
For identification signage (businesses) at least 75% of sign should identify the use.

! Opportunity for signage location guidelines



RESTROOM SCREENING

Any temporary restroom facilities should be screened on at least 3 sides from public view of sufficient height to screen the facility.

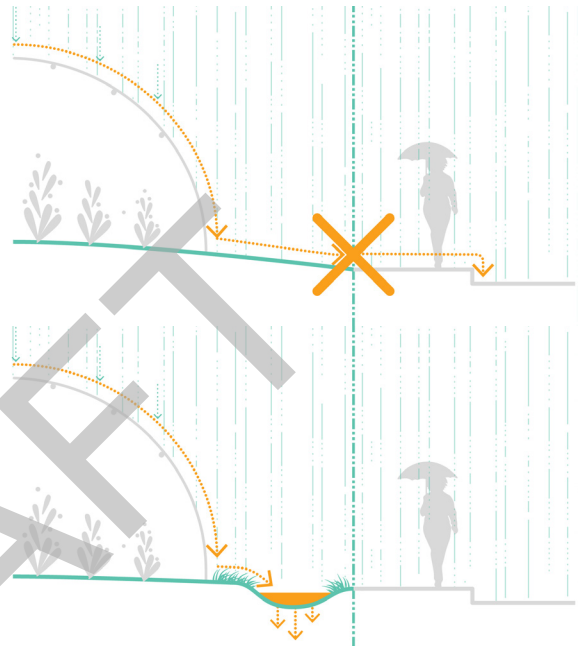


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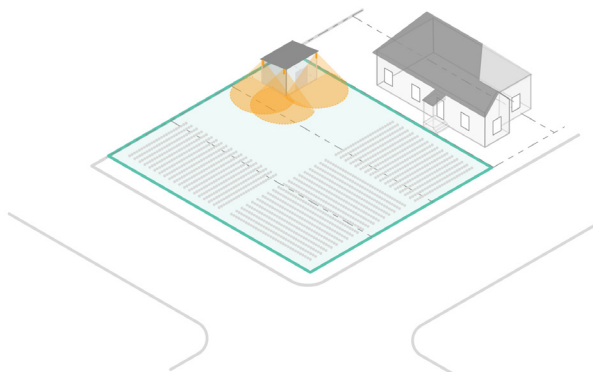
DRAINAGE AND EROSION

Maintain property to prevent the free flow of stormwater, irrigation water, chemicals, dirt, or mud across or onto adjacent lots, properties, public streets, alleys, or into sewers. Appropriate best management practices can be used such as planting cover crops, mulching, and using erosion control barriers.



LIGHTING

Shield exterior lighting so that all light falls within property boundaries.



COMPOST AND TRASH LOCATING

Locate compost to the rear cop setback and trash storage to the rear lot line and 20 feet from nearest residential building.

