

# EASTERN MARKET ZONING UPDATE

CORE MARKET AND  
GREATER EASTERN MARKET (GEM)

Community Stakeholder Presentation  
July 14, 2020

<https://cityofdetroit.zoom.us/j/93093517237?pwd=a2RETk13dDlnUjN2aEFQT0kxWEJFdz09>

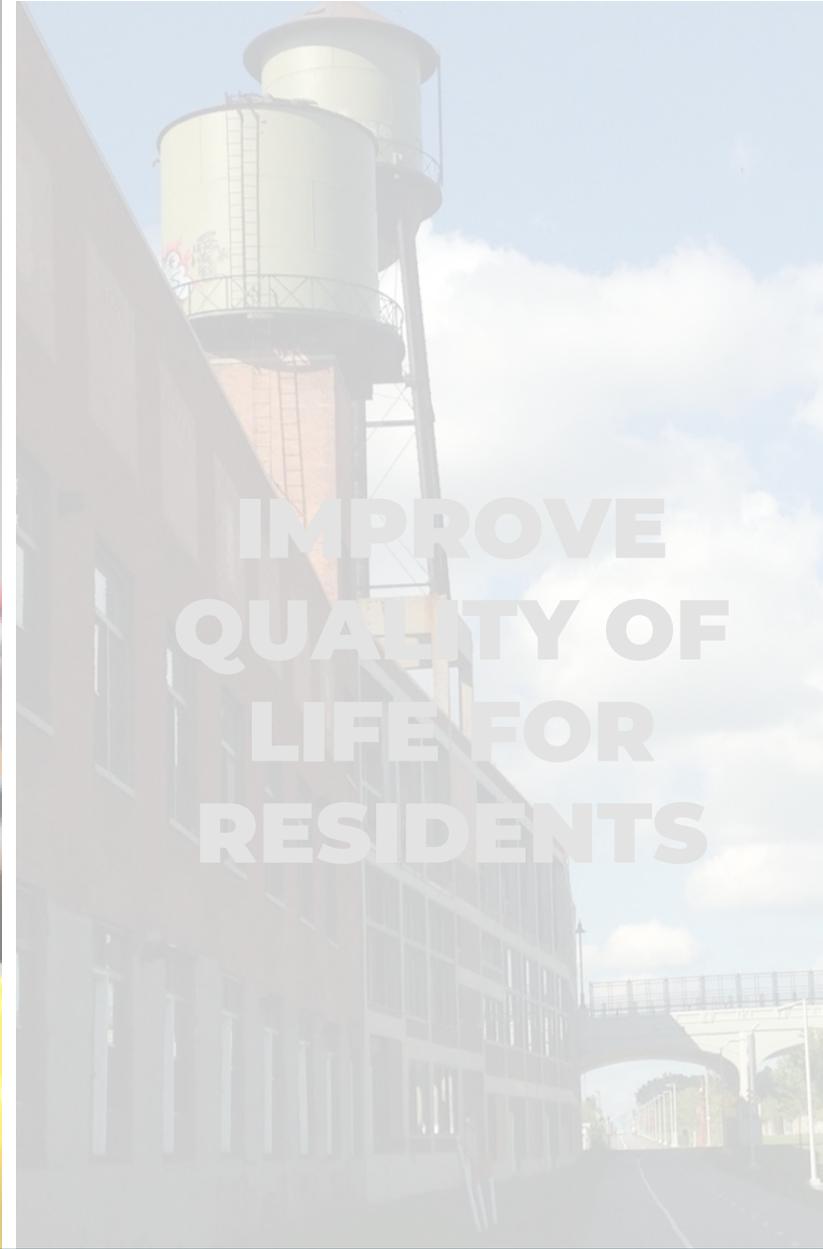


# EASTERN MARKET FRAMEWORK STUDY AREA





**JOBS FOR  
DETROITERS**



**IMPROVE  
QUALITY OF  
LIFE FOR  
RESIDENTS**



**KEEP THE  
AUTHENTICITY  
& FUNCTION**

**GOALS & OBJECTIVES**



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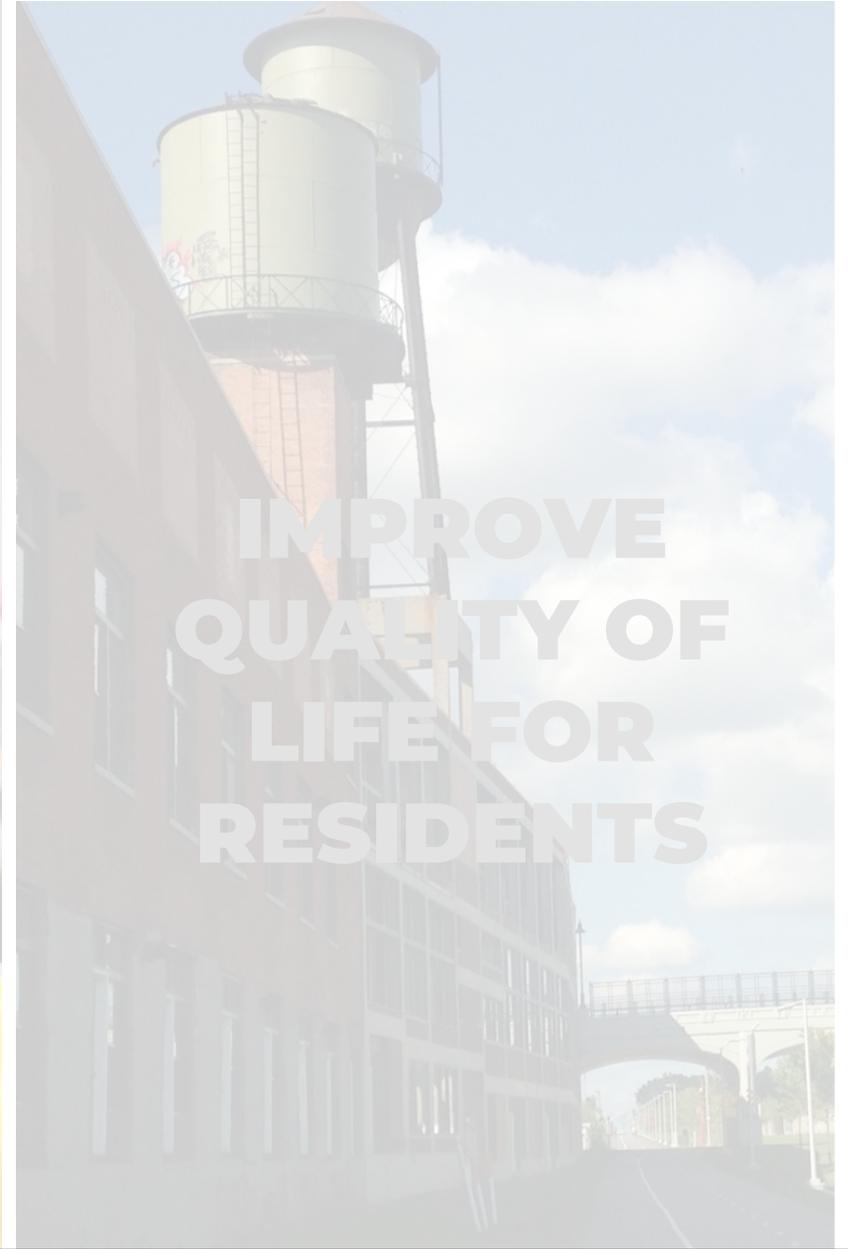


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# FUTURE MAP NOTICE

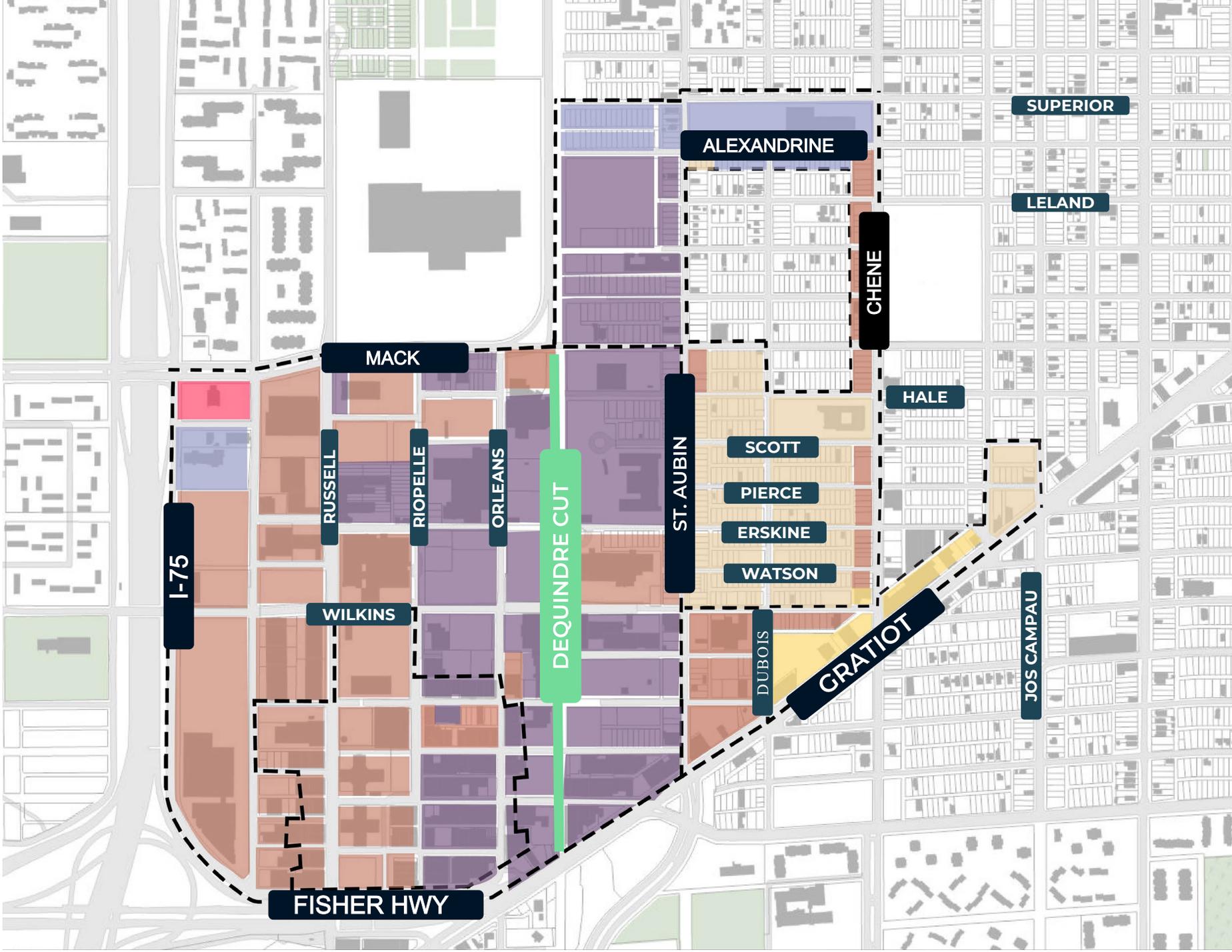
- The notice with this map will be sent 15 days from the scheduled date of the official zoning meeting
- This map will be sent to all residents and property owners within 300' of the proposed zoning update
- Areas hatched are areas affected. Blank areas - no map changes



# GEM, CORE MARKET, GRATIOT CORRIDOR

## CURRENT ZONING

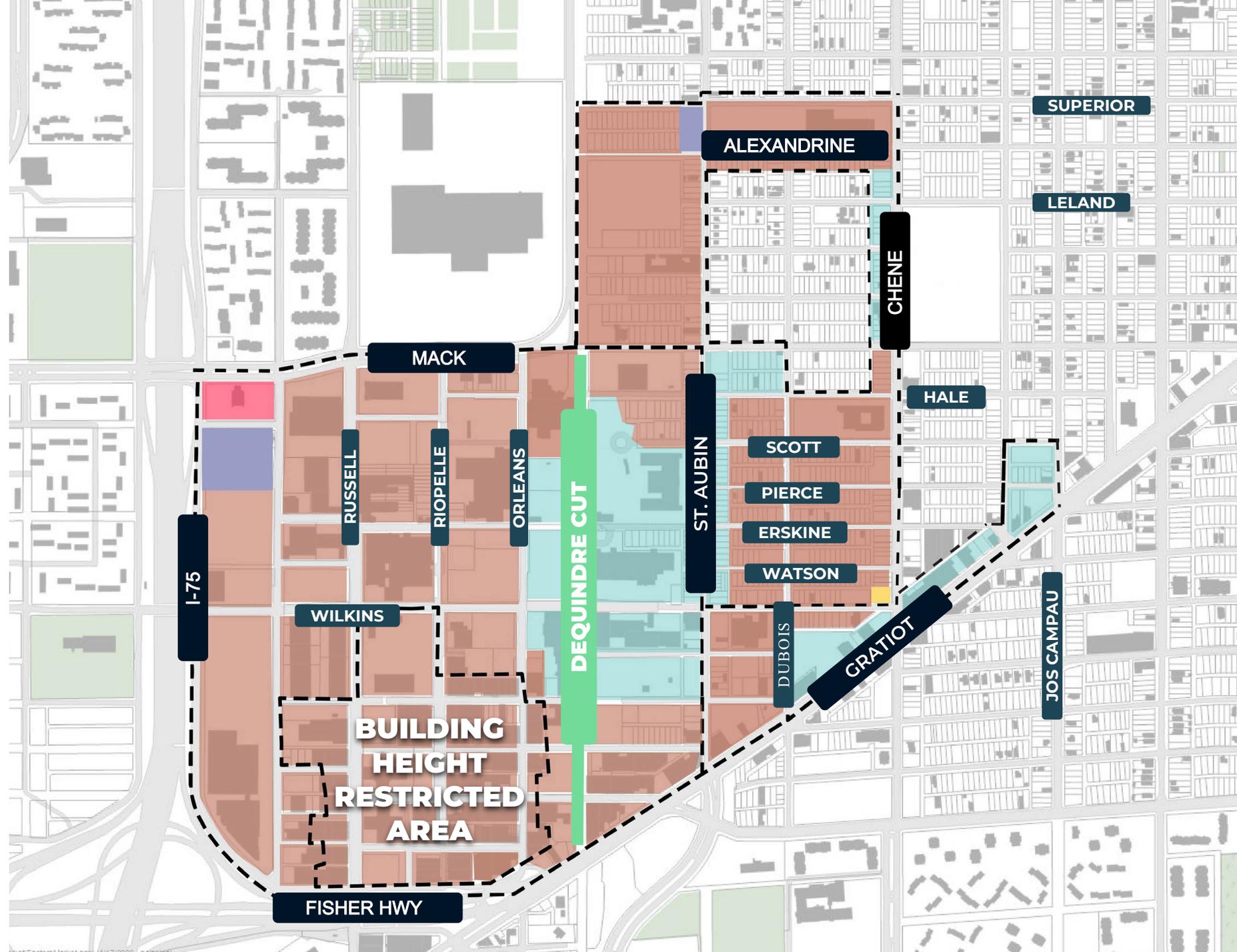
-  M3 – General Industrial
-  B4 – General Business
-  B6 – General Services
-  R1 – Single-Family Residential
-  R2 – Two-Family Residential
-  R3 – Low-Density Residential
-  PD – Planned Development



# GEM, CORE MARKET, GRATIOT CORRIDOR

## PROPOSED ZONING

-  **MKT - Market & Distribution**
-  **SD2 - Special District**
-  **PD - Planned Development**
-  **B4 - General Business**



# EASTERN MARKET ZONING UPDATES

Changes to support the desired character of Eastern Market

## MAP CHANGE

- **Core Market** - Update commercial areas (business and manufacturing) under market specific MKT zone, replacing B6.
- **Core Market** - Designate SD2 for mixed use development along the Dequindre Cut.
- **GEM** - Update residential parcels to MKT zone. Designate SD2 for live/work and workforce housing development.
- **Gratiot Corridor** - Updated to SD2 for mixed use development

## TEXT CHANGE

- Incorporate property lot-line build standards
- Promote preservation and adaptive reuse of heritage and existing structures in the proposed height limit area
- Incorporate setback and screening requirements of food businesses from residential areas

## TEXT CHANGE

- Define a market specific zoning district, MKT, for market and distribution.
- Existing uses shall be incorporated into the MKT zone from B6
- Use groups will be updated to remove uses no longer applicable or desired

**PROPOSED MAP, TEXT, AND USE UPDATES ARE POSTED ON THE PDD WEBSITE**

# M3 TO MKT LIGHT-INDUSTRIAL USE

USES	M3	MKT
Contractor yard	R	
High/medium-impact manufacturing or processing		R*
High-impact manufacturing or processing	C	C*
Low/medium-impact manufacturing	R	R*
Low-impact manufacturing or processing	R	R
Machine shop	C	
Outdoor storage facility	C	
Tank storage of bulk oil or gasoline	R	
Trucking Terminal and transfer building	R	
Trucking Terminal and transfer building for food	R	C
Warehouse for food	R	R
Warehouse for non-food	R	C

MKT District  
Reduces  
Heavy  
Industrial  
Uses while  
permitting  
more food  
production

**R** - BY-RIGHT USE

**C** - CONDITIONAL USE

# COMMERCIAL / LIGHT-INDUSTRIAL LAND USE

## USES

## B6    MKT

Contractor yard	R	
High/medium-impact manufacturing or processing		R*
High-impact manufacturing or processing		C*
Low/medium-impact manufacturing		R*
Low-impact manufacturing or processing (bakery, creamery, bottling, food processing)	R	R
Poultry or small game slaughter	R	R
Slaughter house	C	C*
Trade services, general	R	
Trucking Terminal	R	
Trucking Terminal and transfer building for food	R	C
Warehouse for food	R	R
Warehouse for non-food	R	C

MKT District  
permits more  
food  
production

**R** - *BY-RIGHT USE*

**C** - *CONDITIONAL USE*

# RESIDENTIAL AND COMMERCIAL LAND USES

USES	B6	MKT
Residential w/ permitted commercial	C	R
Loft	C	R
Bar	C/R	C
Alcohol sales	C	C
Hotel	C/R	C
Office	R	C
Restaurant, without drive-through	R	R
Restaurant, with drive-through	R	
Trade services, general	R	
Store without drive-through	R	R*
Used auto sales	R	
Used tire sales	C	

**MKT Allows easier mixed and residential uses**

**R** - BY-RIGHT USE

**C** - CONDITIONAL USE

# RESIDENTIAL AND COMMERCIAL LAND USES

USES	B4	SD2
Residential w/ permitted commercial	C	R
Loft	C	R
Bar	C/R	R
Clothing, jewelry, candy manufacturing		R*
Hotel	C/R	C
Low-impact manufacturing or processing		R*
Party store	C	C
Restaurant, carry-out or fast-food without drive-through	C	R
Restaurant, standard, without drive-through	R	R
Trade services, general	R	C*
Used auto sales	C	

SD2 Allows easier mixed, residential, and maker uses

**R** - BY-RIGHT USE

**C** - CONDITIONAL USE

## **SMALL-SCALE LIGHT - INDUSTRIAL IN SD2**

**Under 5,000 square feet AND  
10% of the area being used as a retail**

- CONFECTION MANUFACTURING
- FOOD CATERING
- LOW/MEDIUM IMPACT MANUFACTURING OR PROCESSING “MAKER” USES
- JEWELRY MANUFACTURE



## SMALL-SCALE LIGHT - INDUSTRIAL IN SD2

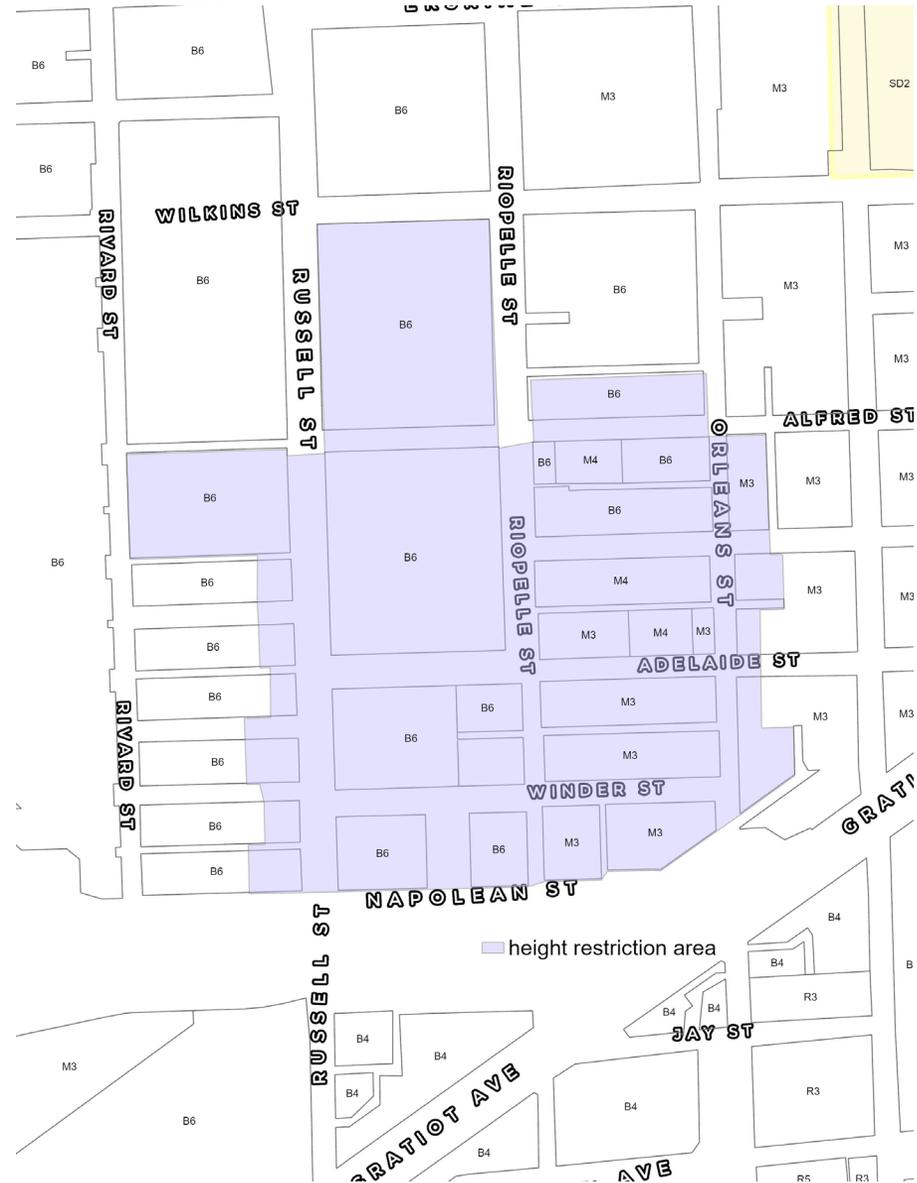
- Low-impact Manufacturing /Processing
- Lithographing, and sign shops
- Trade services, general, except cabinet making
- Wearing apparel



# COMPARISON OF CURRENT TO PROPOSED HEIGHTS

- B4: 35', ~ 3 stories
- B6: 80', ~ 7 stories
- M3: 80', ~ 7 stories
- SD2: 60' for mixed use buildings, 45' for single-use buildings, ~5 and 4 stories
- MKT: 80', ~ 7 stories, except for area around sheds.

Height Limit Area - 45' ~ 4 stories



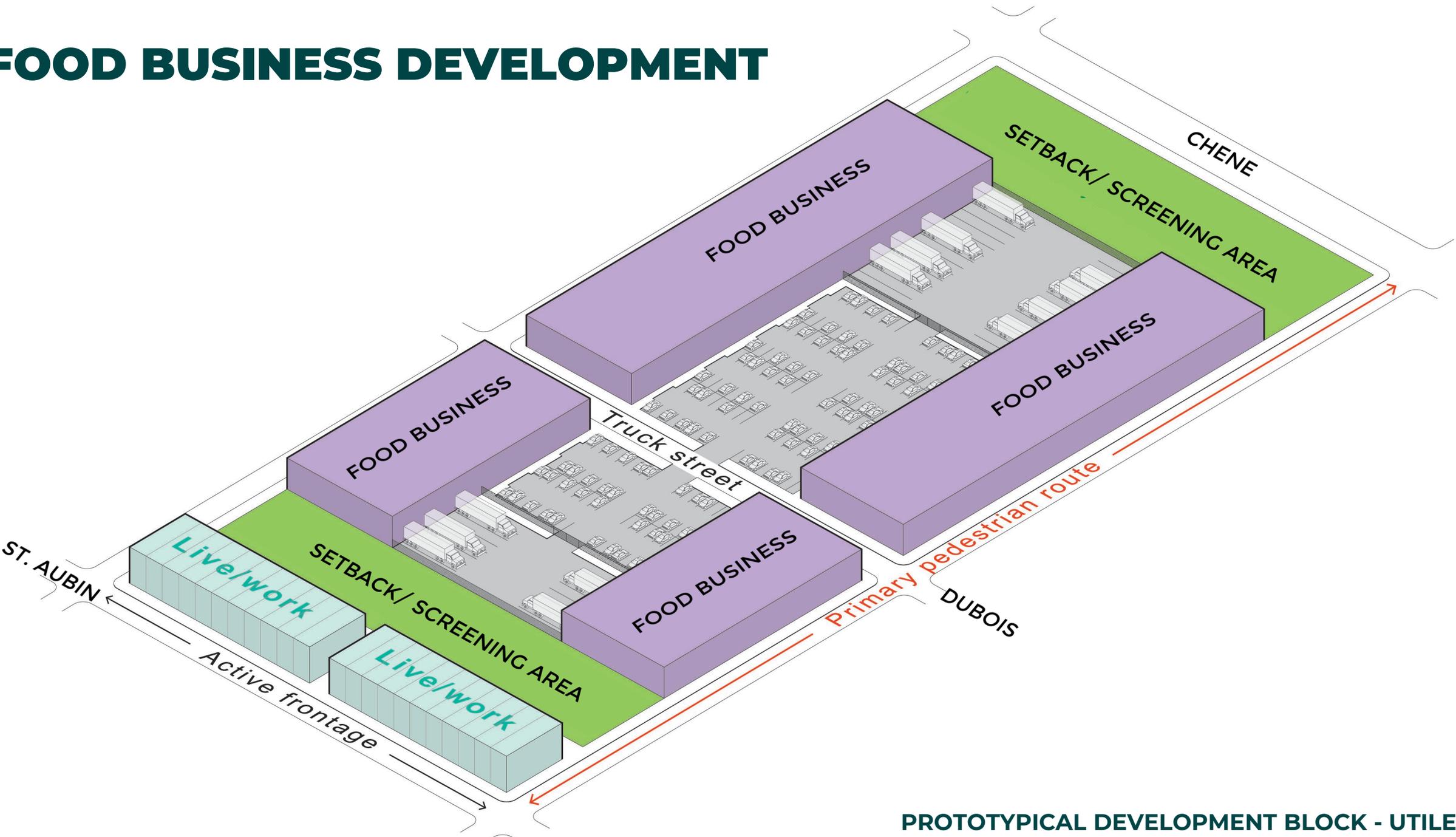
**How will zoning  
updates support a  
Neighborhood to live,  
work, play, and  
prosper?**

# PROVIDE JOBS AND FOOD BUSINESS DEVELOPMENT



FUTURE GREATER EASTERN MARKET – MVVA/ UTILE

# FOOD BUSINESS DEVELOPMENT



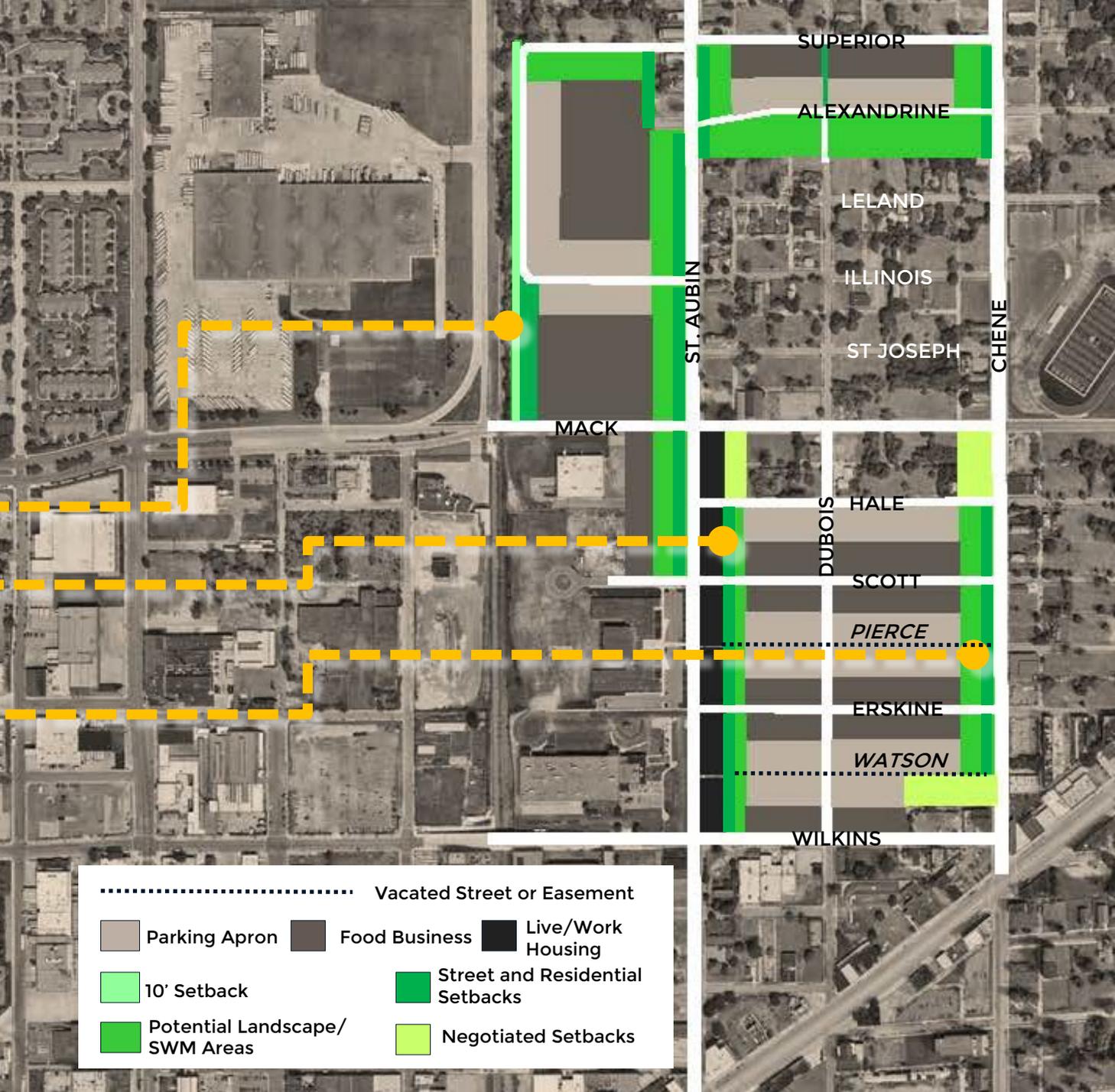
PROTOTYPICAL DEVELOPMENT BLOCK - UTILE

# SETBACKS AND SCREENING

In setback area, new developments must have a side setback of:

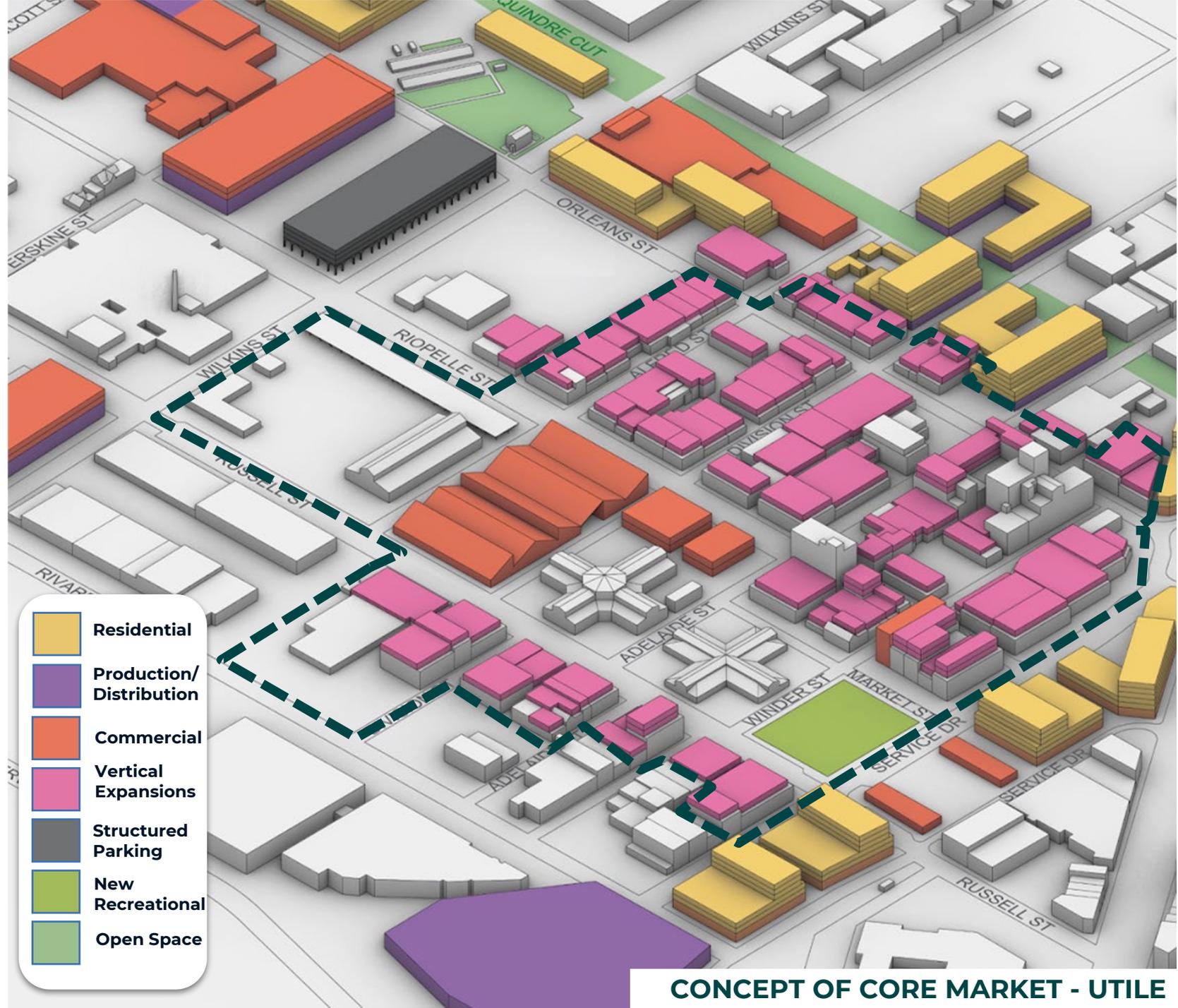
- 10' from the Dequindre Cut
- 50' from residential and SD2 zoning
- 40' from streets

In the setback area, **vegetation** must be planted near the street or R2 and SD2 zoning that will be **10' tall** and **75% opaque**



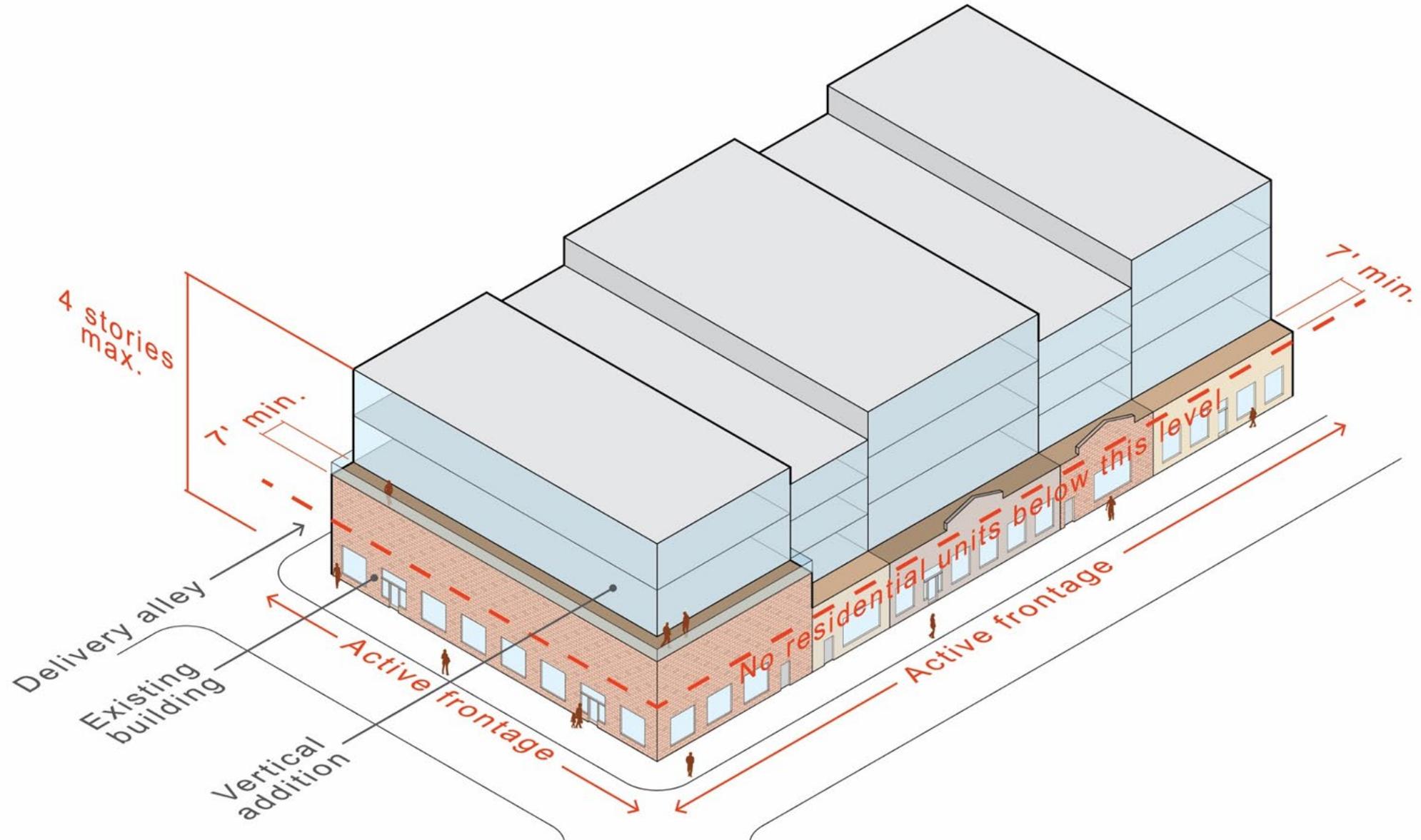
.....	Vacated Street or Easement	
■	Parking Apron	■ Food Business
■	10' Setback	■ Live/Work Housing
■	Potential Landscape/SWM Areas	■ Street and Residential Setbacks
		■ Negotiated Setbacks

# PRESERVE AUTHENTICITY AND PROVIDE SUSTAINABLE DEVELOPMENT



CONCEPT OF CORE MARKET - UTILE

# MAXIMUM BUILDING HEIGHTS TO PROTECT SHEDS



PROTOTYPICAL VERTICAL EXPANSION BLOCK IN HEIGHT LIMIT AREA - UTILE

# SUPPORT A DESIRED QUALITY OF LIFE FOR RESIDENTS

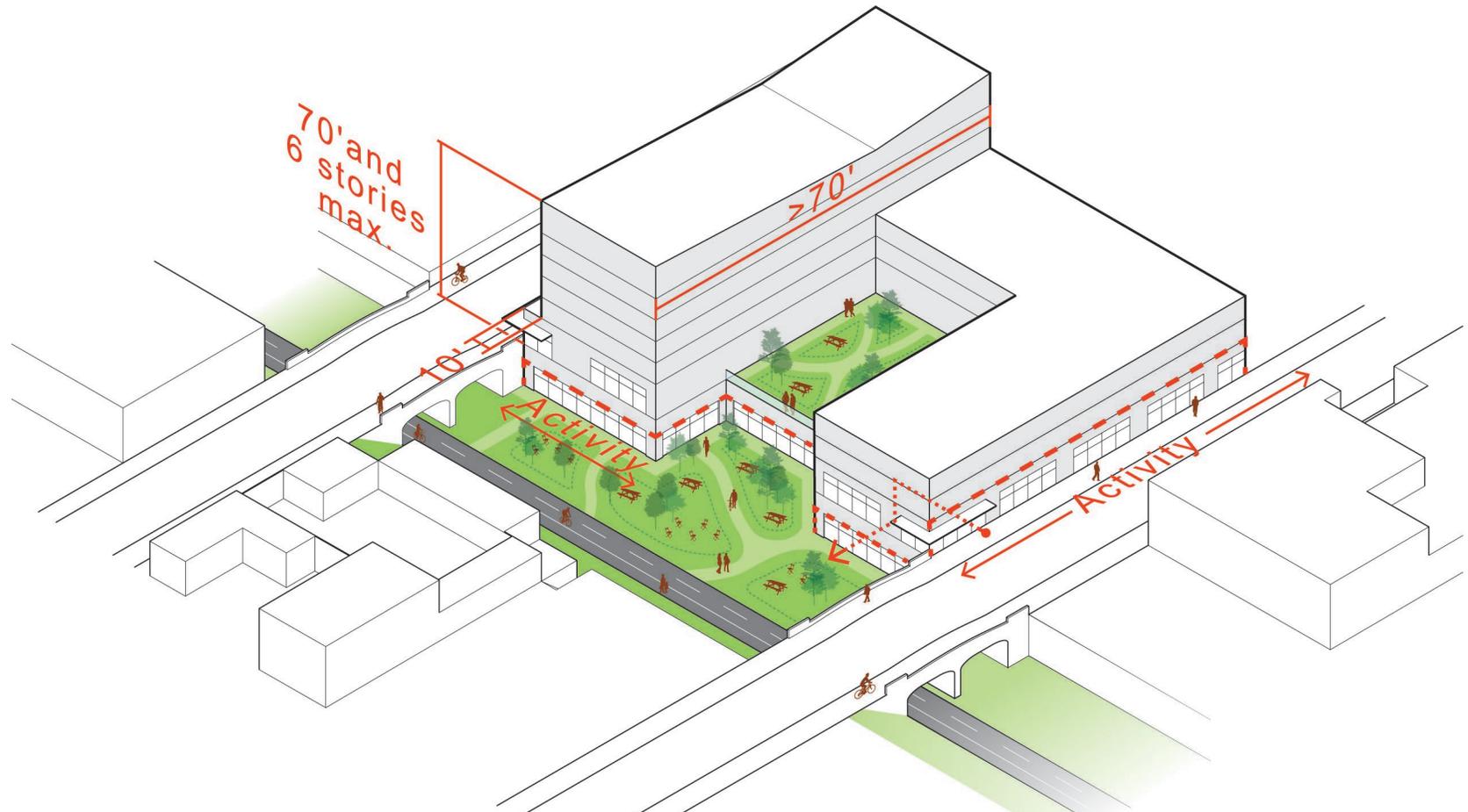


FUTURE DEQUINDRE CUT

# INTEGRATING DEVELOPMENT AND COMMUNITY



DESIGNATED TRUCK ROUTES



PROTOTYPICAL DEQUINDRE CUT EXPANSION BLOCK - UTILE

# PROPOSED SCHEDULE

Zoning Update  
Public Meeting



**AUGUST  
20TH**

**SEPTEMBER  
10TH**



City Planning Commission  
Public Hearing

Planning & Economic  
Development Committee  
Public Hearing



**OCTOBER  
22ND**

**NOVEMBER  
17TH**



City Council Vote.

**Scheduled dates shown are subject to change**

# WHAT DOES THIS MEAN FOR YOU?

01

Zoning update that allows for sustainable job creating development without displacement.

02

A neighborhood that keeps its identity, historic character, and authenticity through height limits.

03

Screening and separation of land uses through setbacks.

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**OCTOBER  
22ND**

**NOVEMBER  
17TH**



City Council Vote.

**Scheduled dates shown are subject to change**

# THANK YOU!

WE WOULD LIKE TO HAVE YOUR  
THOUGHTS ON ZONING UPDATES  
IN EASTERN MARKET

## Q&A

**PROPOSED MAP, TEXT, AND USE UPDATES ARE POSTED  
ON THE PDD WEBSITE**

FOR FURTHER DISCUSSION OR  
QUESTIONS, CONTACT:

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**JOHN SIVILLS**

[sivillsj@detroitmi.gov](mailto:sivillsj@detroitmi.gov)

