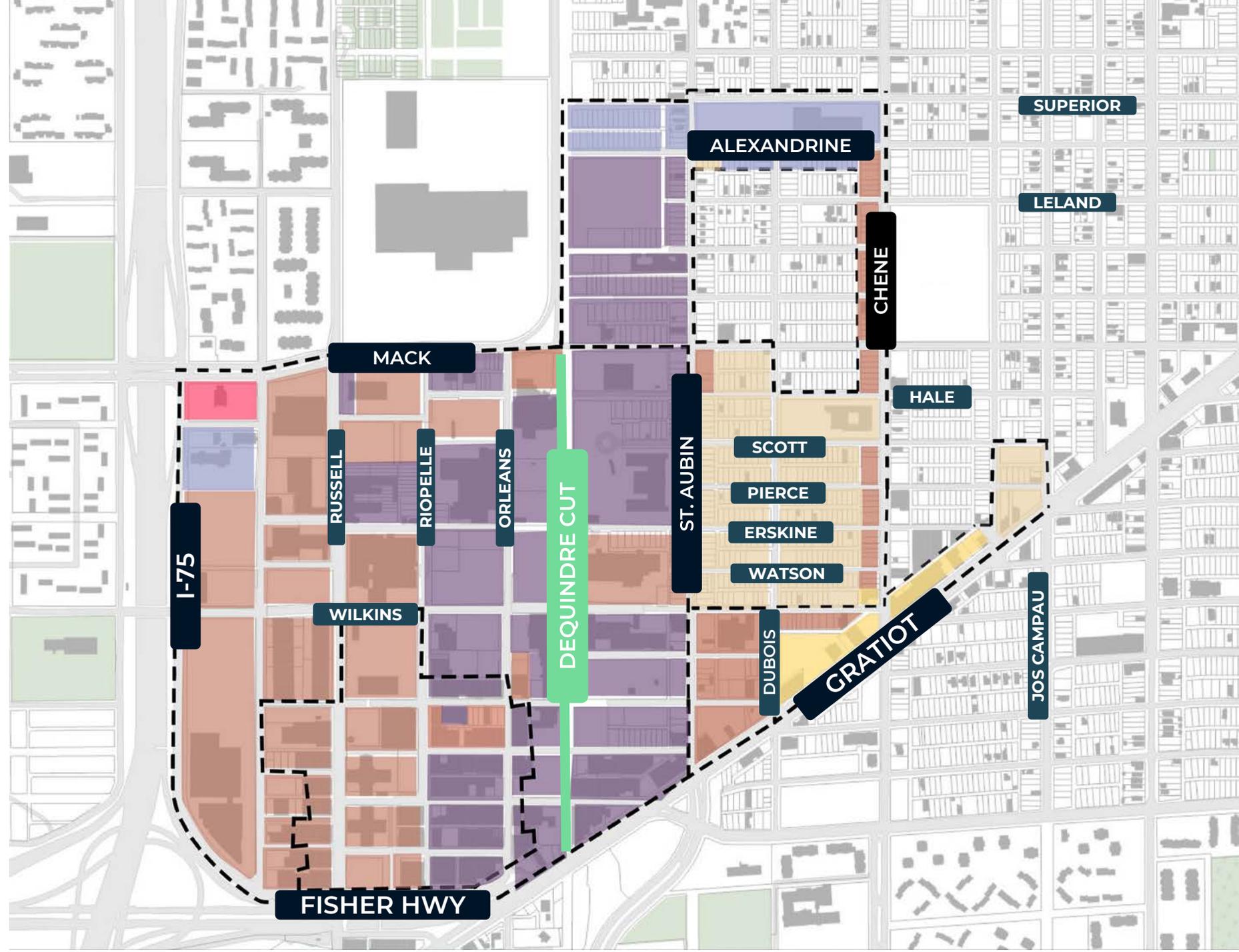


CURRENT ZONING

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



MASTER PLAN

**City of Detroit
Master Plan of Policies**



Dave Bing, Mayor

Detroit City Council:
Kenneth V. Cockrel, Jr., President
JoAnn Watson, President Pro Tem
Sheila M. Cockrel
Barbara Rose Collins
Brenda Jones
Kwame Kenyatta
Martha Reeves
Alberta Tunley-Talabi

ZONING ORDINANCE



Detroit Zoning Ordinance
Chapter 61 of the 1984 Detroit City Code

Ordinance No. 11-01, Effective 28 May 2001
Ordinance No. 18-01, Effective 28 May 2001
Ordinance No. 20-01, Effective 28 May 2001
Ordinance No. 34-01, Effective 01 December 2001
Ordinance No. 20-06, Effective 16 August 2004
Ordinance No. 24-02, Effective 21 November 2004
Ordinance No. 24-07, Effective 24 July 2007
Ordinance No. 24-08, Effective 21 November 2008
Ordinance No. 13-09, Effective 21 August 2009
Ordinance No. 01-10, Effective 01 April 2010
Ordinance No. 13-11, Effective 23 August 2011
Ordinance No. 04-11, Effective 23 December 2011
Ordinance No. 04-12, Effective 30 March 2012
Ordinance No. 08-12, Effective 01 June 2012
Ordinance No. 21-12, Effective 02 November 2012
Ordinance No. 26-12, Effective 23 November 2012
Ordinance No. 06-13, Effective 20 March 2013
Ordinance No. 10-13, Effective 19 April 2013
Ordinance No. 23-14, Effective 28 August 2013
Ordinance No. 20-13, Effective 21 December 2013
Ordinance No. 23-14, Effective 24 July 2014
Ordinance No. 20-13, Effective 10 October 2014
Ordinance No. 13-13, Effective 11 July 2013
Ordinance No. 30-13, Effective 01 March 2014
Ordinance No. 13-16, Effective 20 May 2014
Ordinance No. 20-16, Effective 18 June 2014
Ordinance No. 23-16, Effective 22 July 2014
Ordinance No. 20-18, Effective 11 August 2014
Ordinance No. 15-17, Effective 18 June 2017
Ordinance No. 27-17, Effective 04 February 2018
Ordinance No. 18-18, Effective 27 August 2018

NEIGHBORHOOD FRAMEWORKS



**WEST VERNOR
CORRIDOR/
CARRETERA DE
WEST VERNOR**

Neighborhood Framework
Planning and Development Department
City of Detroit May 2018

ENGLISH LANGUAGE
VERSION EN ESPAÑOL DISPONIBLE EN
WWW.DETROIT.UMICH.EDU/WESTVERNOR



**Russell Woods /
Nardin Park
Neighborhood Framework**

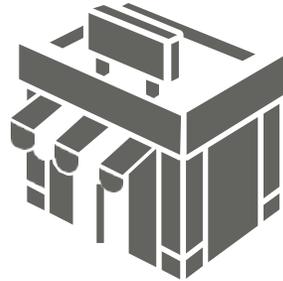
Community Meeting
April 17th, 2018

What is Zoning?

ZONING is how cities divide up land by zones to regulate the uses that can take place on a property



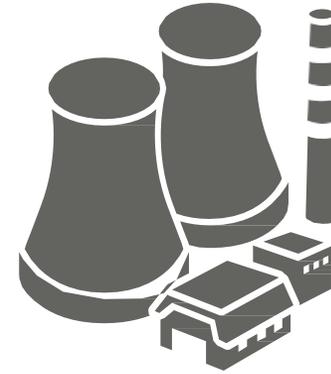
Residential



Retail



Business



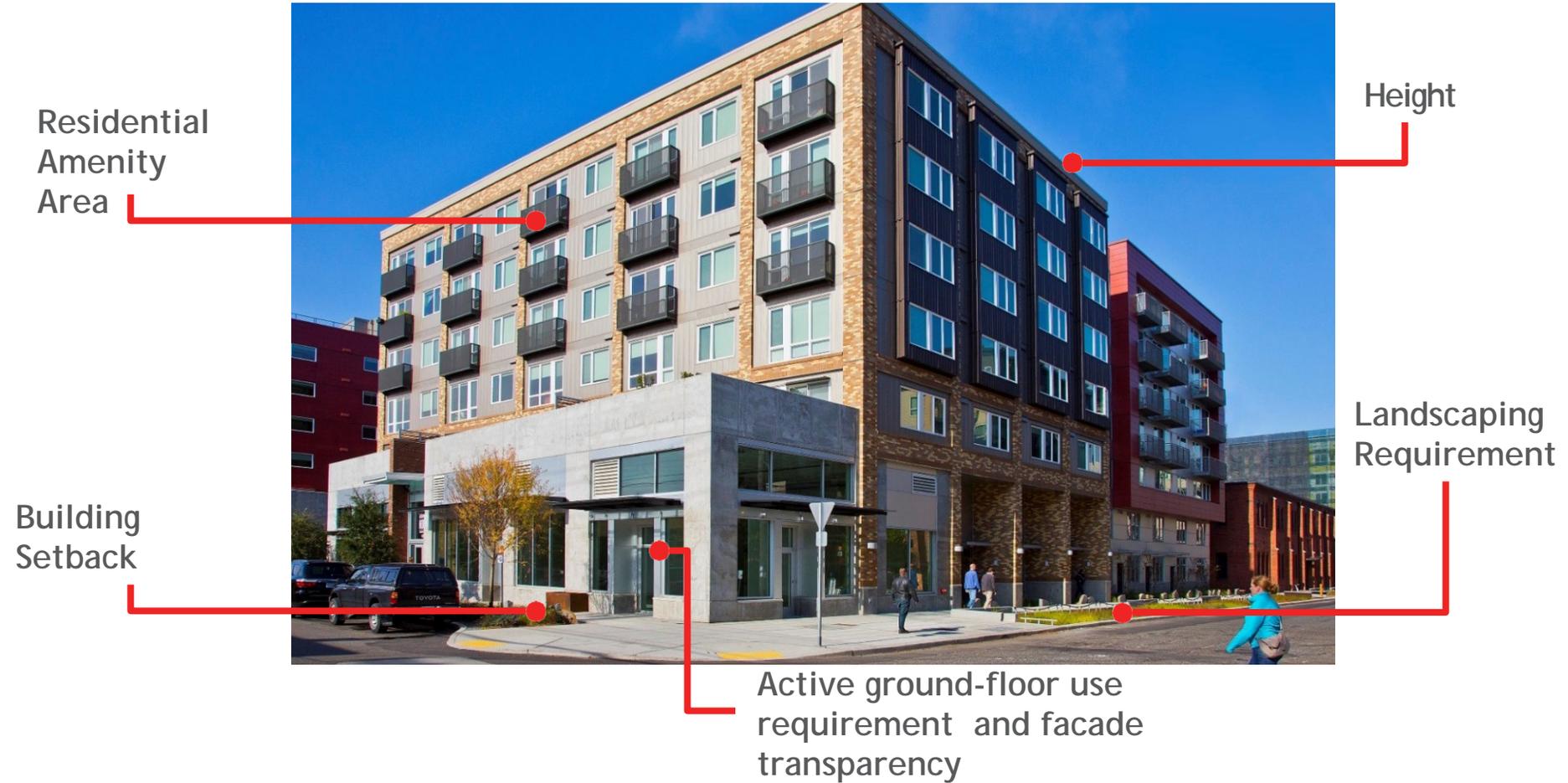
Industrial

Cities use **ZONES** to designate a type and use of an area of land



On a Zoning Map a residential zone, for example, can specify a particular area of land where people will live and build their homes

ZONING regulates how buildings look



WHY SHOULD I CARE? (How Zoning can **HELP** me)



If zoning is crafted thoughtfully and intentionally, it can:

- Preserve your area's unique character to achieve the community's vision for the future
- Protect parks, recreational and open space
- Prevent incompatible uses in a neighborhood
- Help communities to know what is and is not permitted in their neighborhood



Variations and Adjustments



By Staff

Intensity and dimensional standards can be adjusted up to 10% by Buildings Safety Engineering and Environmental Dept. (BSEED) without need of a public hearing.



By Board of Zoning Appeals (BZA)

Variations of development, intensity, or dimensional standards go to the BZA. All BZA hearings trigger public notification and public hearing.

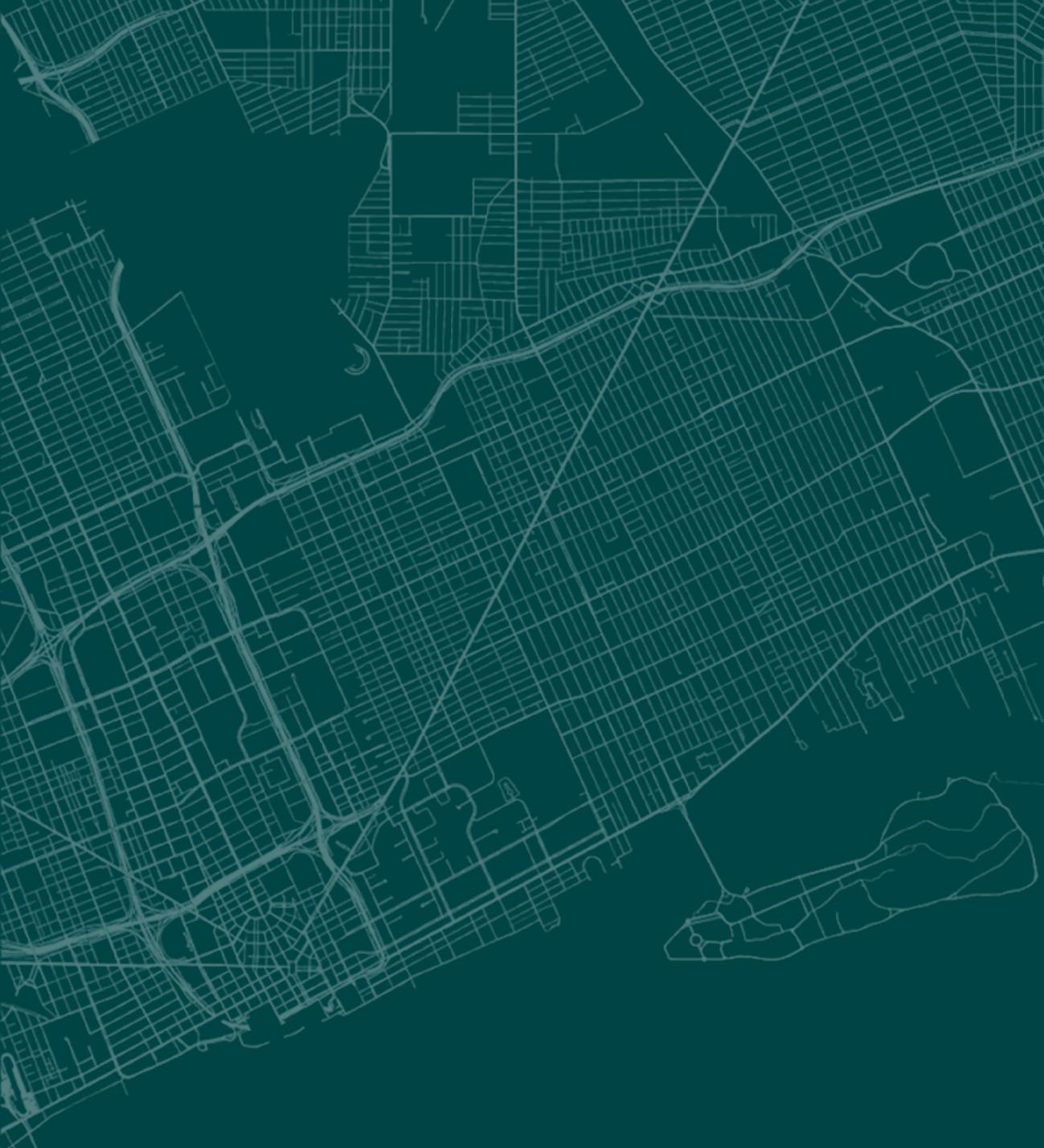
Detroit Administration Zoning?

CPC- Zoning text amendments & rezonings

BSEED- Conditional land use, permits, & enforcement

BZA- Appeals & variances

P&DD- Master Plan, historic review, concept plan review & neighborhood plans



EASTERN MARKET ZONING UPDATE

**CORE MARKET AND
GREATER EASTERN MARKET (GEM)**

Eastern Market Residential
Focus Group Meeting

August 11, 2020

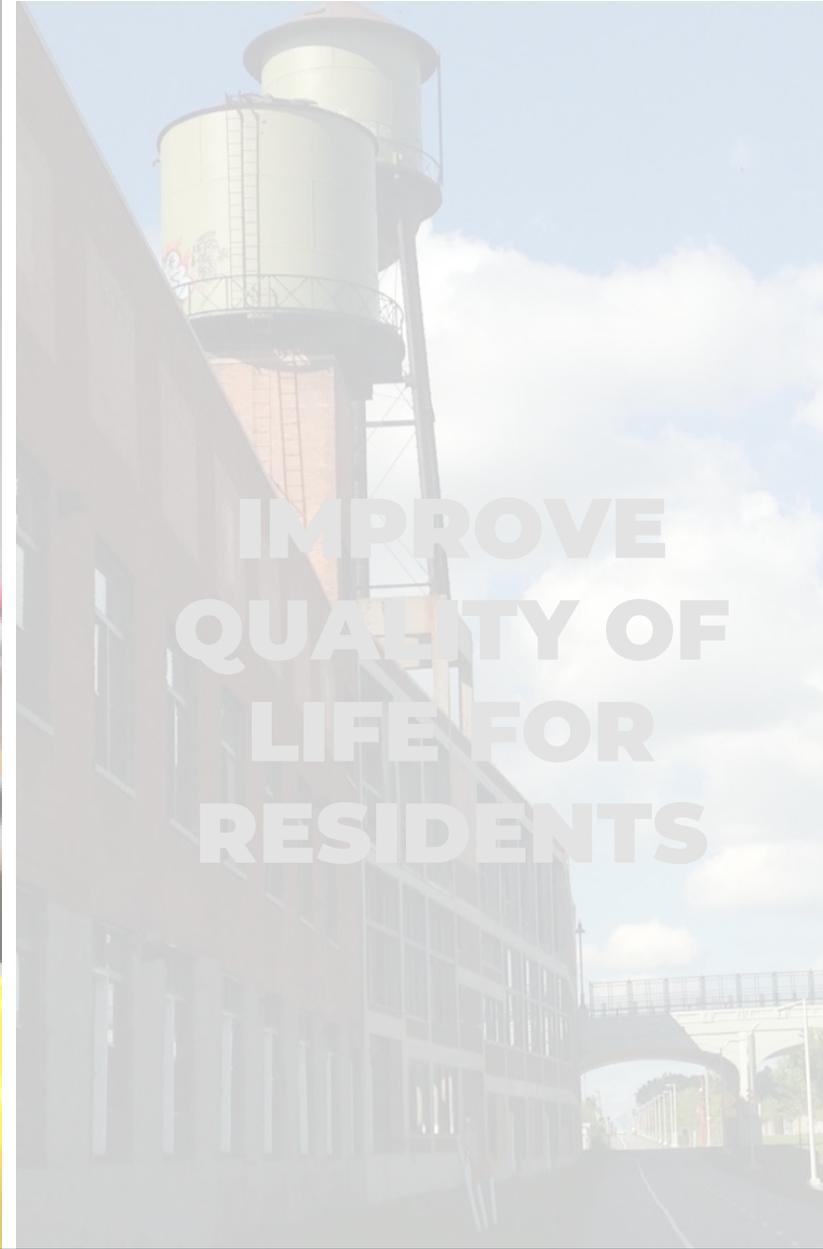


EASTERN MARKET FRAMEWORK STUDY AREA





**JOBS FOR
DETROITERS**



**IMPROVE
QUALITY OF
LIFE FOR
RESIDENTS**



**KEEP THE
AUTHENTICITY
& FUNCTION**

GOALS & OBJECTIVES



**JOBS FOR
DETROITERS**



**IMPROVE
QUALITY OF
LIFE FOR
RESIDENTS**

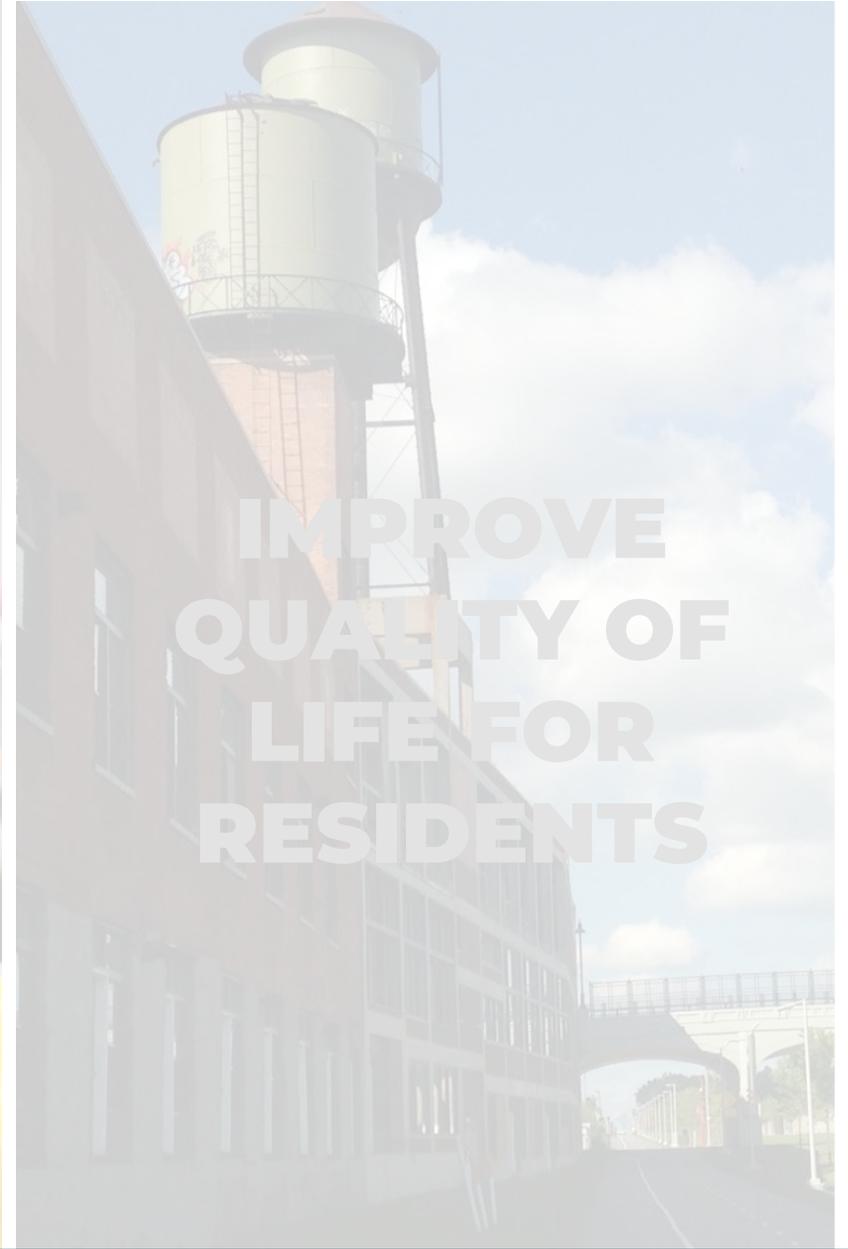


**KEEP THE
AUTHENTICITY
& FUNCTION**

GOALS & OBJECTIVES



**JOBS FOR
DETROITERS**



**IMPROVE
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**KEEP THE
AUTHENTICITY
& FUNCTION**

GOALS & OBJECTIVES

FUTURE MAP NOTICE

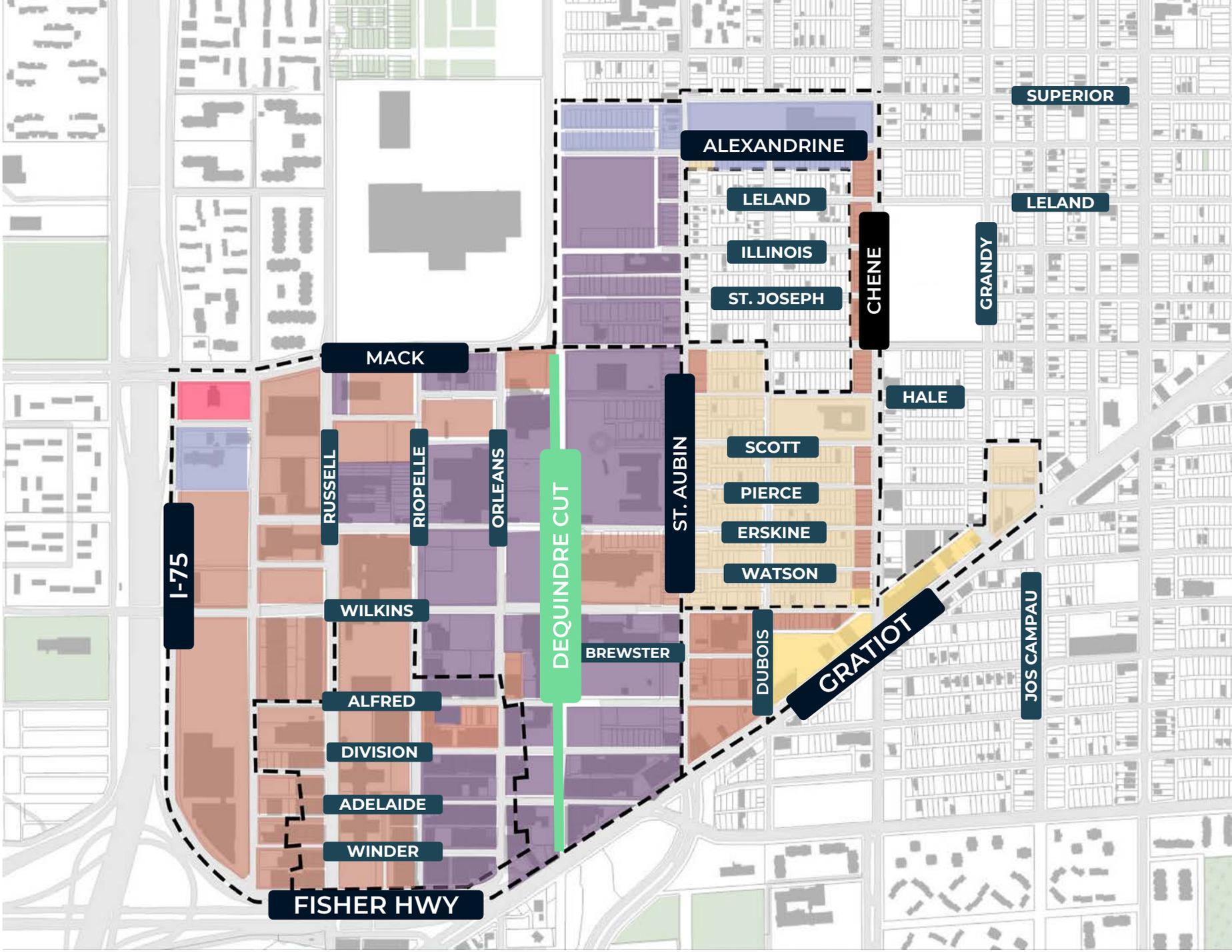
- The notice with this map will be sent 15 days from the scheduled date of the official CPC public zoning hearing
- This map will be sent to all residents and property owners within 600' of the proposed zoning update
- Areas hatched are areas affected. Blank areas - no map changes



GEM, CORE MARKET, GRATIOT CORRIDOR

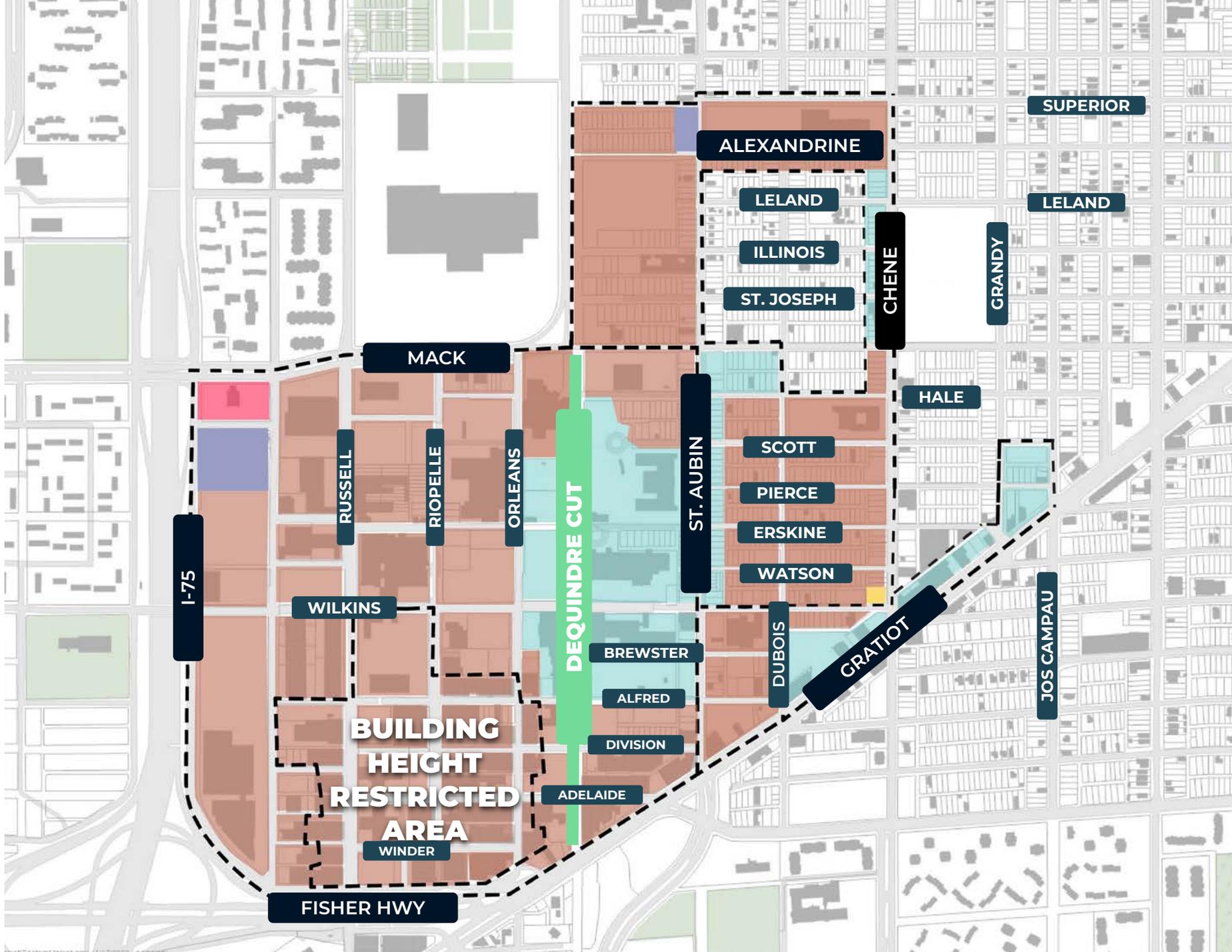
CURRENT ZONING

-  M3 – General Industrial
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GEM, CORE MARKET, GRATIOT CORRIDOR PROPOSED ZONING

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



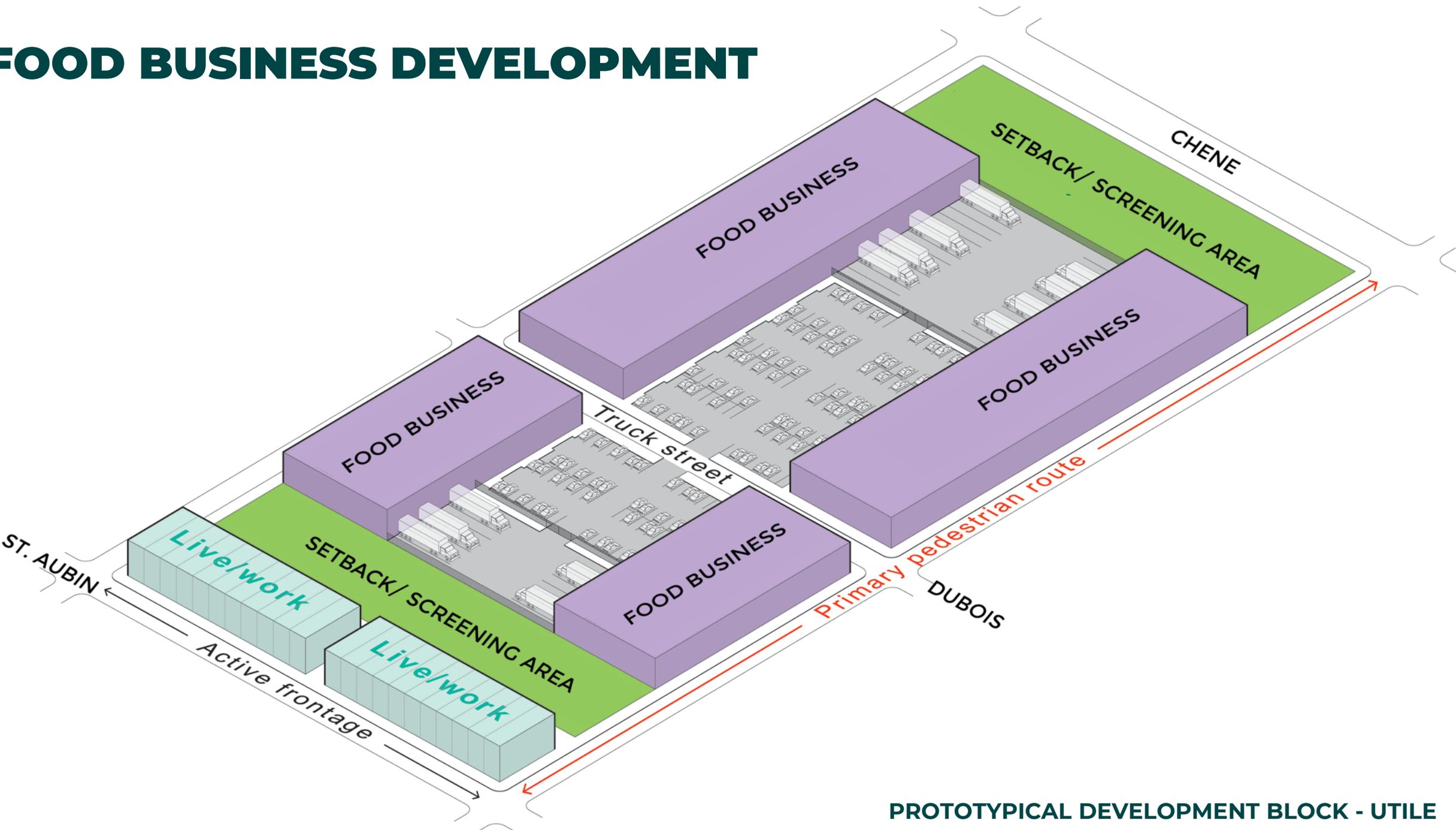
**How will zoning
updates support a
Neighborhood to live,
work, play, and
prosper?**

PROVIDE JOBS AND FOOD BUSINESS DEVELOPMENT



FUTURE GREATER EASTERN MARKET – MVVA/ UTILE

FOOD BUSINESS DEVELOPMENT



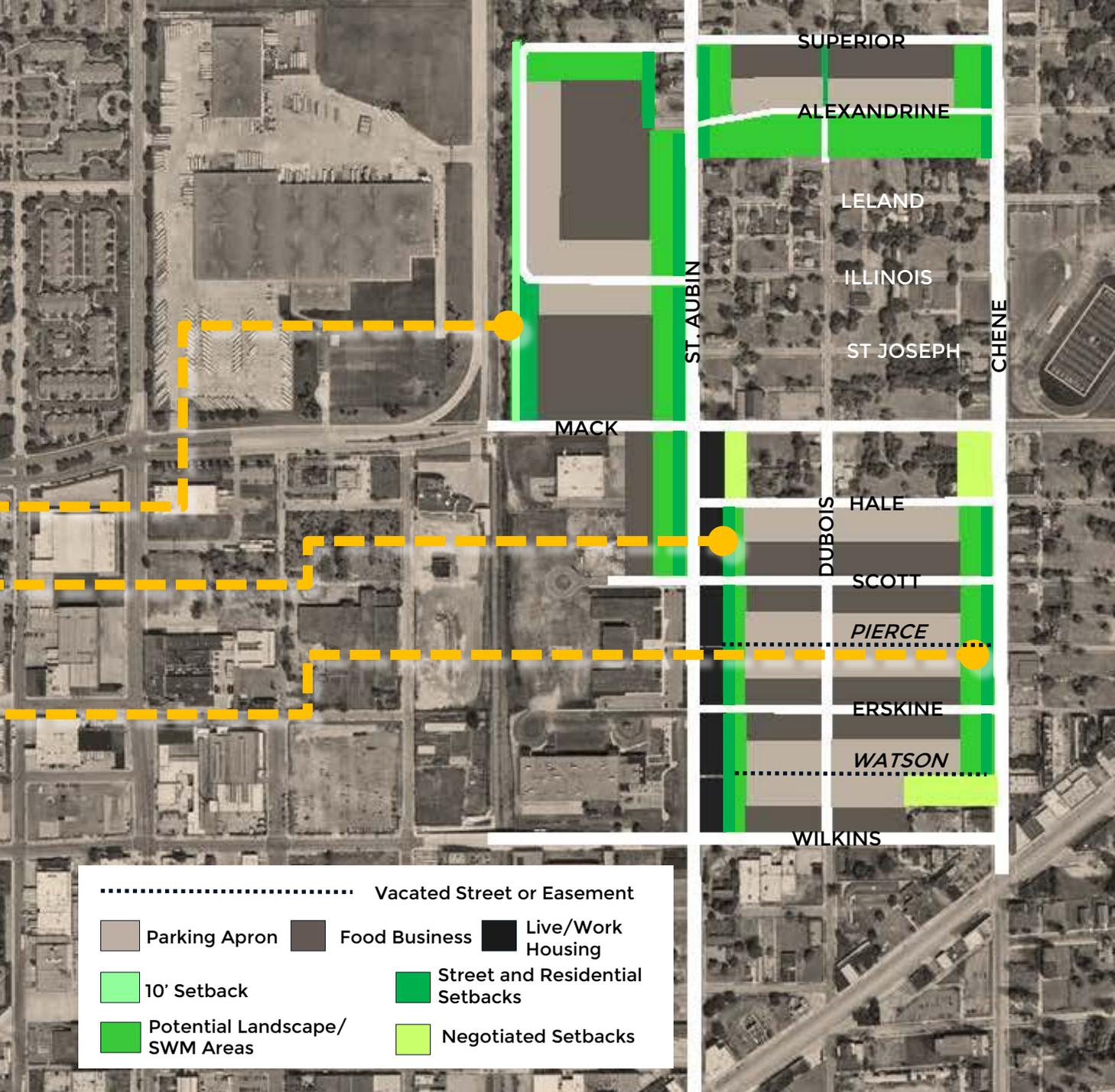
PROTOTYPICAL DEVELOPMENT BLOCK - UTILE

SETBACKS AND SCREENING

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

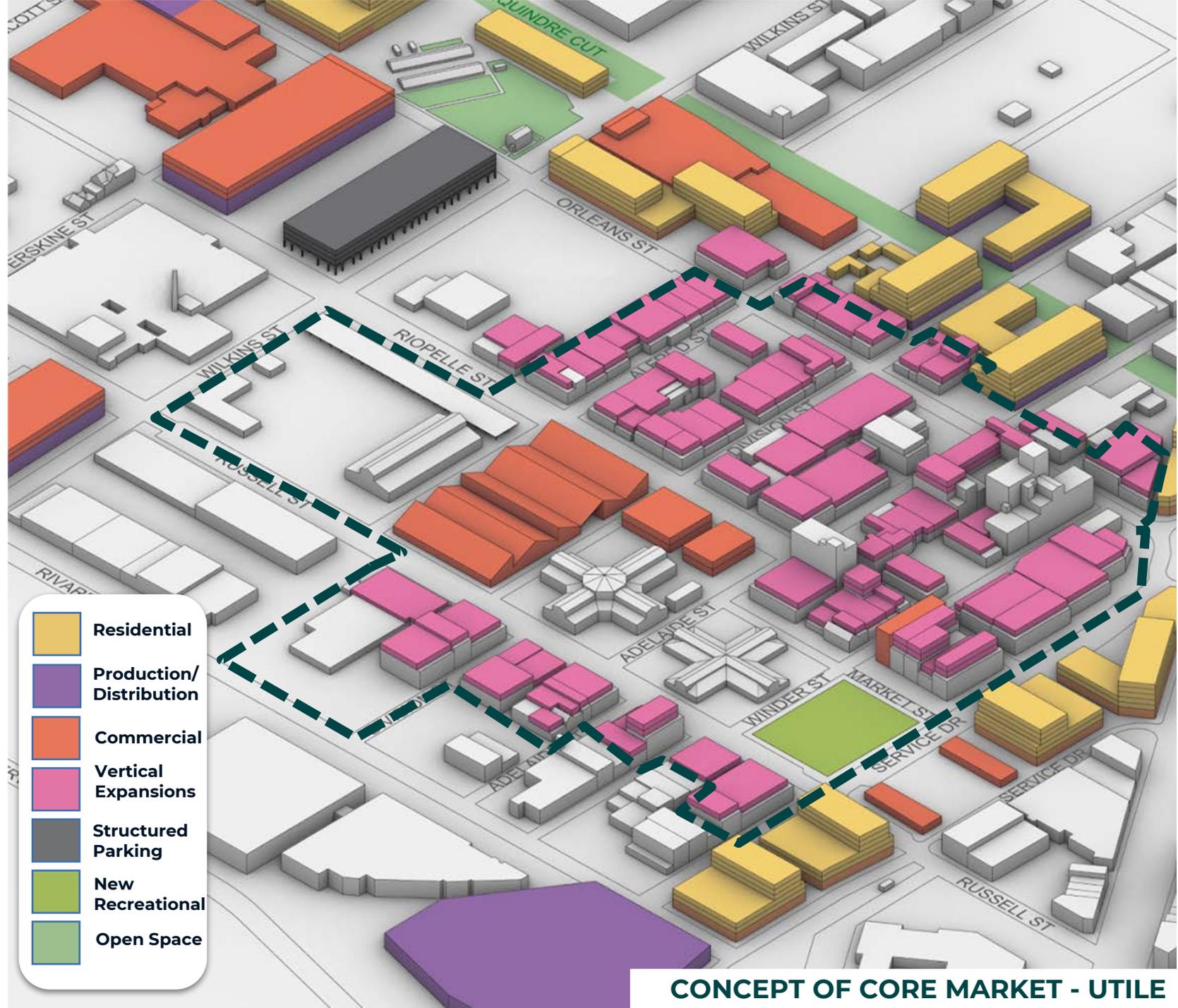
- 10' from the Dequindre Cut
- 50' from residential and SD2 zoning
- 40' from streets

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	
■ (light grey)	Parking Apron	■ (dark grey) Food Business
■ (light green)	10' Setback	■ (black) Live/Work Housing
■ (dark green)	Potential Landscape/SWM Areas	■ (medium green) Street and Residential Setbacks
		■ (yellow-green) 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

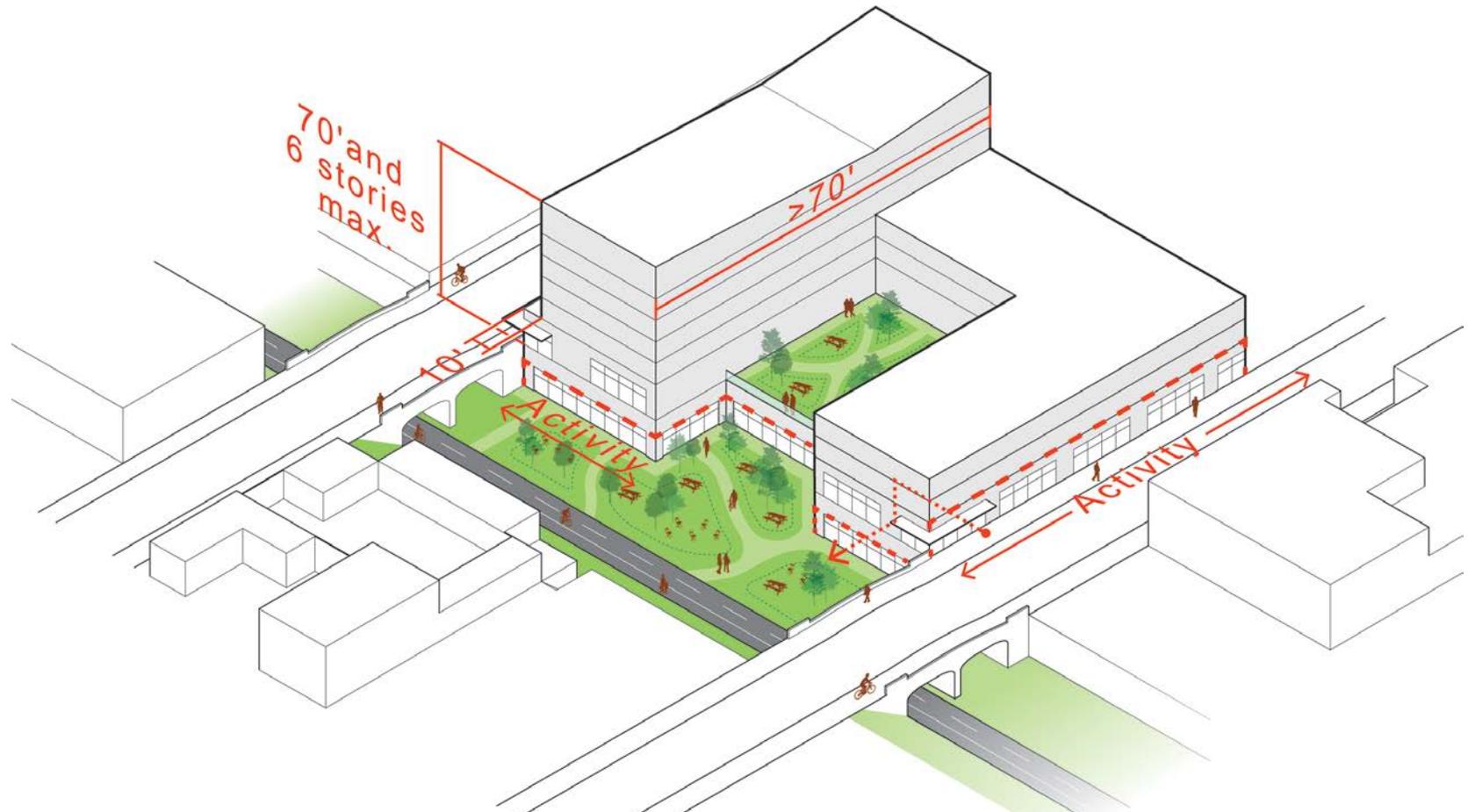


FUTURE DEQUINDRE CUT

INTEGRATING DEVELOPMENT AND COMMUNITY



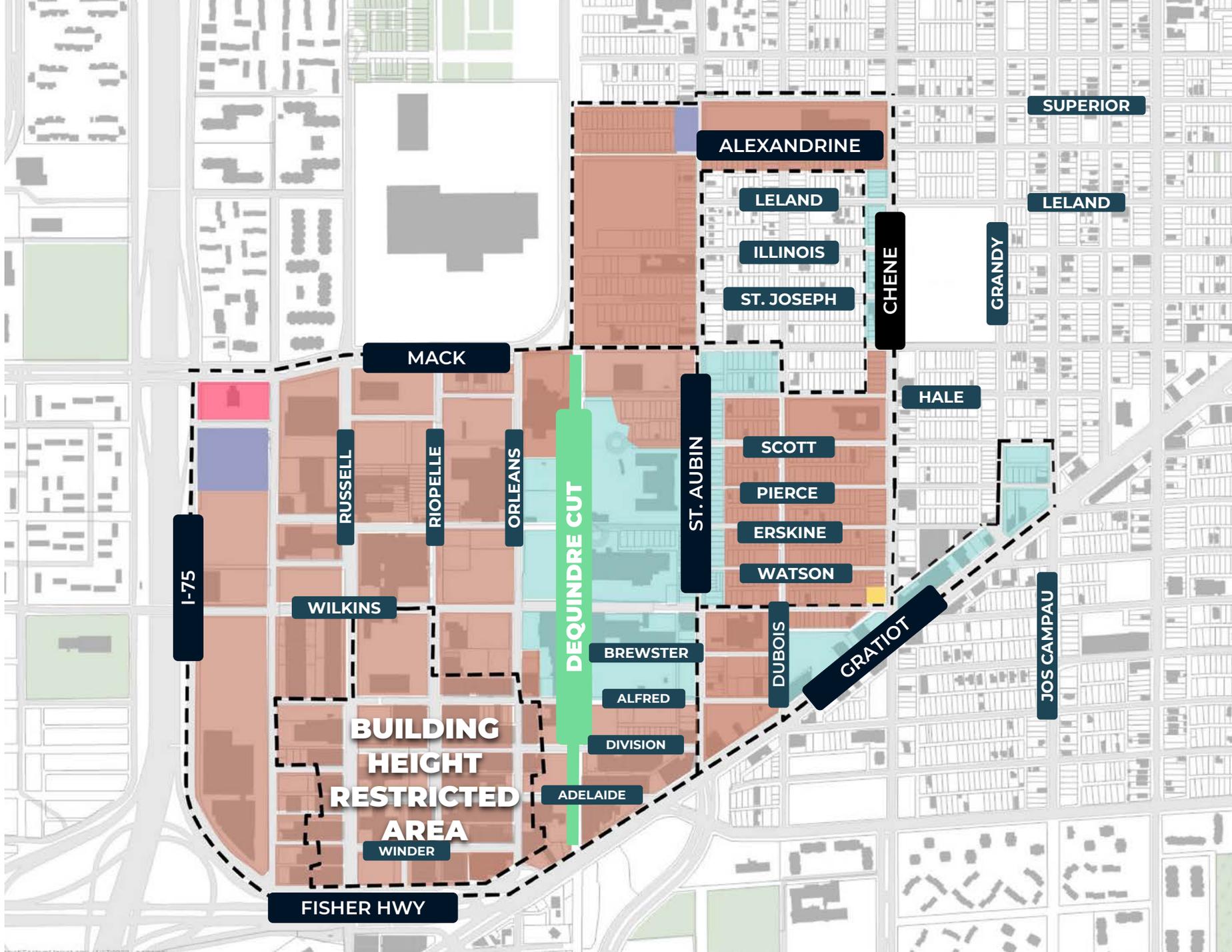
DESIGNATED TRUCK ROUTES



PROTOTYPICAL DEQUINDRE CUT EXPANSION BLOCK - UTILE

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

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



M3 TO MKT LIGHT-INDUSTRIAL USE

USES

M3 MKT

Contractor yard	R	
High-impact manufacturing or processing	C	R*
High/medium-impact manufacturing or processing	R	R*
Low-impact manufacturing or processing	R	R
Low/medium-impact manufacturing	R	R*
Machine shop	R	
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	R
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-impact manufacturing or processing		R*
High/medium-impact manufacturing or processing		R*
Low-impact manufacturing or processing (bakery, creamery, bottling, food processing)	R	R
Low/medium-impact manufacturing		R*
Poultry slaughter	R	R
Slaughter house	C	C*
Trade services, general	R	
Trucking Terminal and transfer building	R	
Trucking Terminal and transfer building for food	R	R
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	C
Loft	C	R
Bar	C/R	C
Alcohol sales (Party store)	C	C
Hotel	C/R	C
Office, new construction	R	C
Office, rehab adding <200% 1 st floor area	R	R
Restaurant, without drive-through	R	R
Restaurant, with drive-through	R	
Trade services, general	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
Clothing, jewelry, candy manufacturing	R	R*
Hotel	C	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



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.

PROPOSED SCHEDULE



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:**

GREG MOOTS

Greg@detroitmi.gov

JOHN SIVILLS

sivillsj@detroitmi.gov

