

ZONING UPDATES FOR
SCREENING & LANDSCAPING

Proposed zoning ordinance amendments for required screening of auto and industrial uses, and companion updates to fence and wall standards

Background

PDD Request

- PDD and BSEED have been working on updates to the 2019 City Code to codify:
 - Commercial Corridor Design Principles – design and appearance of commercial properties
 - Industrial Design Guidelines – design and buffering for industrial uses
- Many recommendations require amendments to the ZO for implementation

Screening & Fencing Principles for Zoning

- *Make rules that govern screening clearer*
- *Beautify street frontages*
- *Enhance landscape buffering between certain uses and neighborhoods*
- *Provide more specific material standards for appropriate walls and fences*

Background – Fences & Walls

- Many uses are continually noncompliant with the standards we do have (e.g., corrugated sheet metal is currently prohibited)
- Fence and wall standards work in tandem with screening standards by regulating:
 - Height of fences/walls
 - Permitted and prohibited materials
- Current ZO standards are vague or in conflict between sections



Background – Required Screening

- Appearance of commercial (incl. auto uses) and industrial properties has become a noticeable issue city-wide
- Frequent complaints from residents, particularly about industrial properties
- Current structure of ZO screening requirements is disjointed and creates confusion for ZO administrators
 - Uses that require screening?
 - Screening standards?



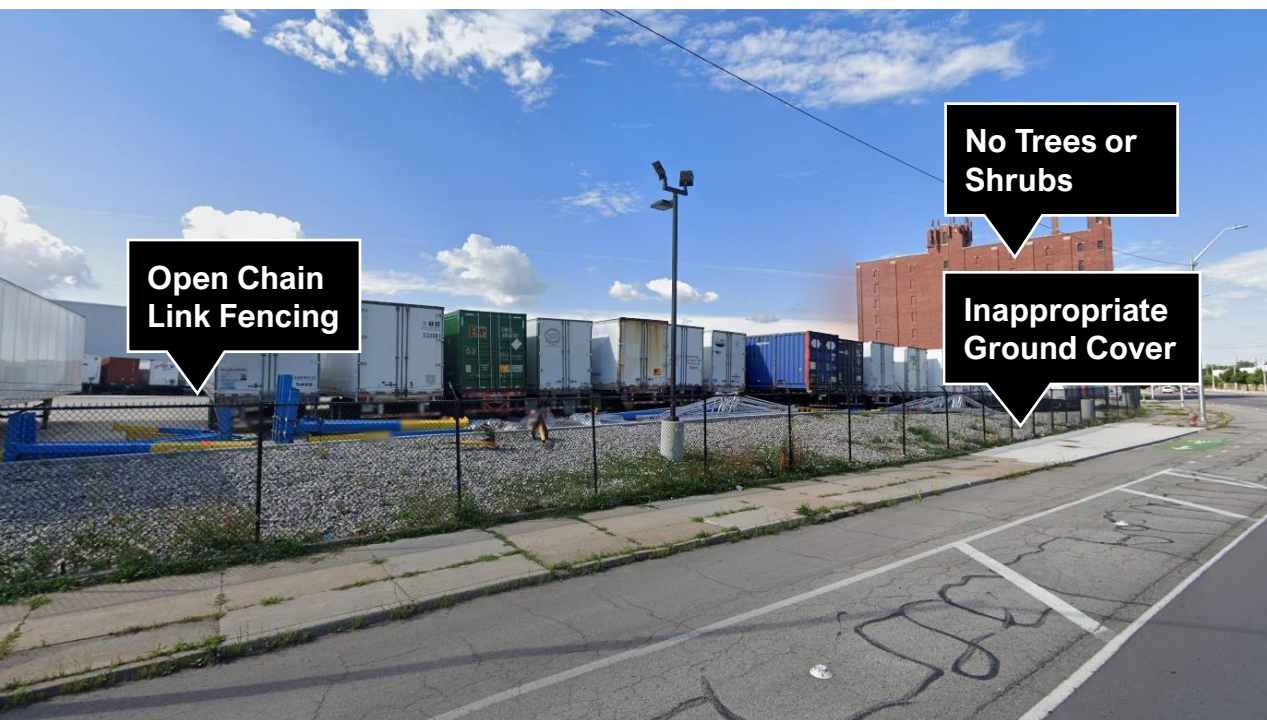


Mesh fabric does not block views, hard to keep looking good/neat



Examples: Bad Screening/Fencing

No Trees or Shrubs



Open Chain Link Fencing

No Trees or Shrubs

Inappropriate Ground Cover



Illegal fence material

Screening is not tall enough

Current Zoning Ordinance

CURRENT LANDSCAPING & SCREENING STANDARDS

Overview

Article XII – Specific Use Standards

- Contains specific screening standards for several land uses: auto uses, outdoor storage, and scrapyards, *but not many industrial uses*

Article XIV – Landscaping & Screening

- Includes screening requirement for additional uses: open storage areas, dumpsters, and truck loading docks *but not truck parking*
- Sec. 50-14-367 does not contain clear standards

Sections 50-14-368 & 50-14-381

- No clear permitted or prohibited material standards
- Height standards are confusing or in conflict with other sections of the ordinance

Proposed ZO Changes

PROPOSED SCREENING (SUB D) & FENCE STANDARDS (SUB E)

Uses that Require Screening

EXISTING

Uses that require screening:

- *Containerized freight*
- *Junkyard*
- *Lumberyard*
- *Motor vehicle filling stations*
- *Motor vehicle sales*
- *Motor vehicle service*
- *Outdoor storage yard*
- *Tow yards*
- *Transfer stations*

Site features that require screening:

- *Open storage areas*

NEW:

Uses that require screening:

- *Trucking terminals*
- *Utilities (e.g., substations)*
- *Warehouses*
- *Very-high impact manufacturing & processing*

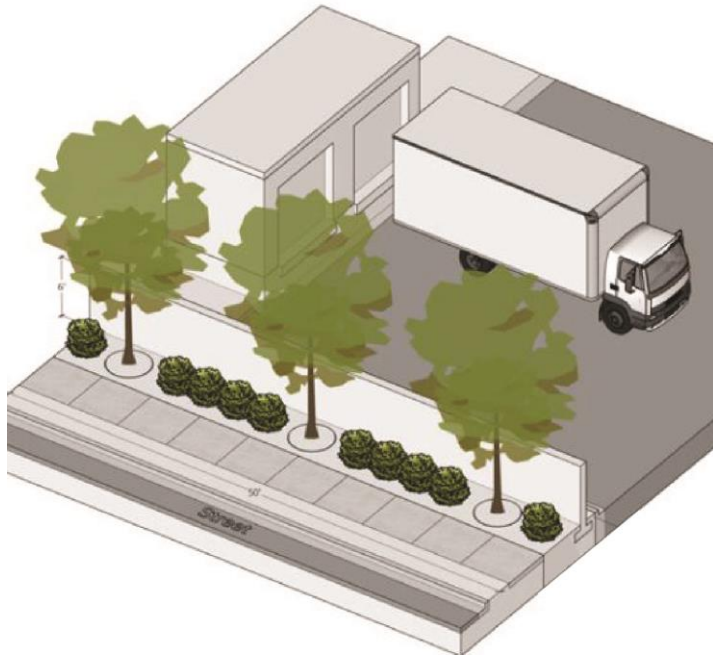
Site features that require screening:

- *Truck and semi-trailer parking*

Screening Standards

Types I, III

Narrower buffer with solid wall and decorative landscaping



Types II, IV

Wider buffer with or without a decorative fence and dense landscaping



- *Introduce buffer types with clear standards for: depth (setback), number of plantings, wall opacity*
- *Easier to know what's required*
- *Clearer standards = faster reviews*
- *More attractive commercial corridors/
better industrial neighbors*

Fence Height

<u>Maximum Height Permitted by District</u>						
<u>Fence or Wall</u> <u>Opacity</u>	<u>Residential</u> <u>Districts¹</u>		<u>Business and</u> <u>Special Districts</u>		<u>Industrial</u> <u>Districts</u>	
	<u>Maximum heights within yards²</u>					
	<u>Front</u>	<u>Side/Rear</u>	<u>Front</u>	<u>Side/Rear</u>	<u>Front</u>	<u>Side/Rear</u>
<u>Transparent (<75% Opacity)</u> <u>Fence or Wall Materials</u>	<u>4'</u>	<u>6'</u>	<u>8'</u>	<u>8'</u>	<u>12'</u>	<u>12'</u>
<u>Opaque (>75% Opacity)</u> <u>Fences or Walls, where screening</u> <u>is not required</u>	<u>3'</u>	<u>6'</u>	<u>Prohibited</u>	<u>8'</u>	<u>Prohibited</u>	<u>12'</u>
<u>Opaque (>75% Opacity)</u> <u>Fences or Walls, where screening</u> <u>is required</u>	<u>3'</u>	<u>6'</u>	<u>3'/8'³</u>	<u>8'</u>	<u>12'</u>	<u>12'</u>

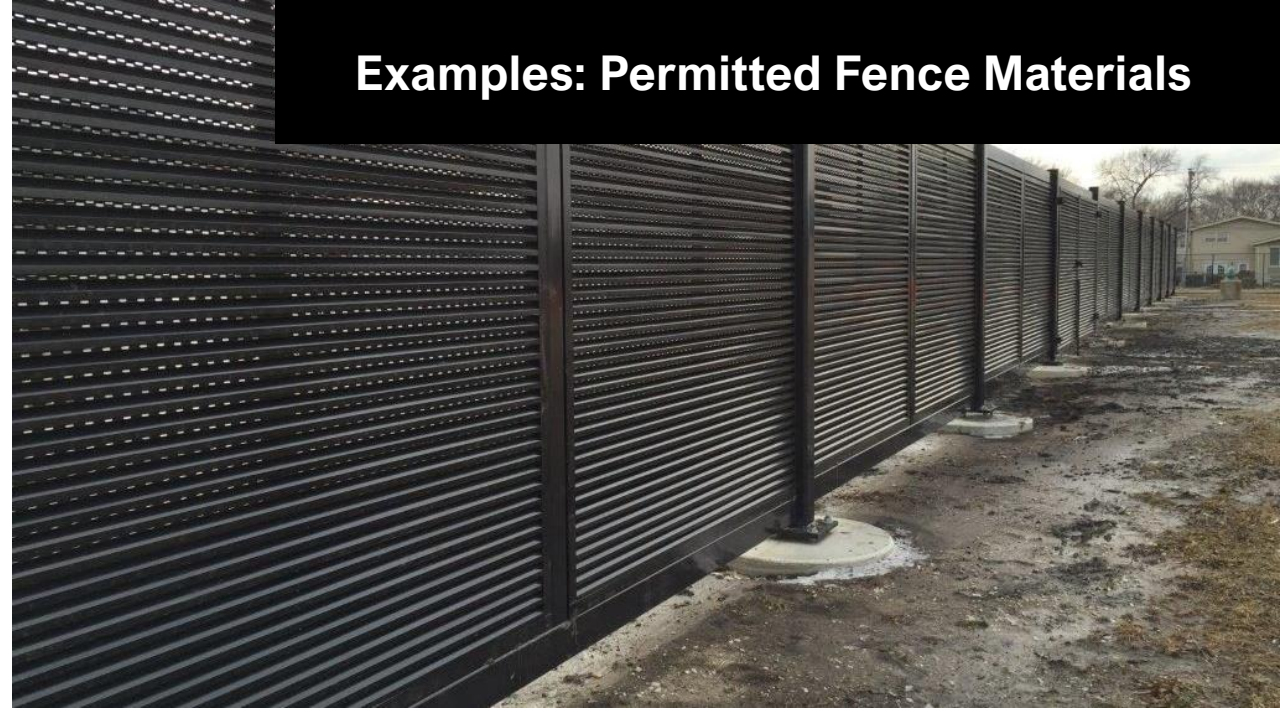
- *Simplifying heights by district*
- *Restrict opaque walls along the ROW unless required for screening*

Fence Materials

<u>Permitted Fence and Wall Materials by District</u>			
<u>Fence or Wall Material</u>	<u>Residential Districts¹</u>	<u>Business and Special Districts</u>	<u>Industrial Districts</u>
<u>Welded/Woven wire² (e.g., chain link)</u>	<u>Permitted</u>	<u>Prohibited along street rights-of-way</u>	<u>Prohibited along street rights-of-way</u>
<u>Attached materials (e.g., fabric, cloth, plastic or vinyl slats)³</u>	<u>Permitted</u>	<u>Prohibited along a street right-of-way, except where screening is required</u>	<u>Prohibited along a street right-of-way, except where screening is required</u>
<u>Louvered or die-cut metal panels</u>	<u>Permitted</u>	<u>Permitted</u>	<u>Permitted</u>
<u>Barbed/Razor wire attached⁴ (see Section 50-14-383(4))</u>	<u>Prohibited</u>	<u>Prohibited</u>	<u>Permitted</u>
<u>Vinyl/PVC</u>	<u>Permitted</u>	<u>Prohibited</u>	<u>Prohibited</u>
<u>Wood boards/slats (e.g., cedar)</u>	<u>Permitted</u>	<u>Permitted</u>	<u>Prohibited</u>
<u>Wood-like composite materials</u>	<u>Permitted</u>	<u>Permitted</u>	<u>Prohibited</u>
<u>Ornamental metal (aluminum/steel/iron)</u>	<u>Permitted</u>	<u>Permitted</u>	<u>Permitted</u>
<u>Brick/stone masonry</u>	<u>Permitted</u>	<u>Permitted</u>	<u>Permitted</u>
<u>Concrete pre-cast/masonry</u>	<u>Permitted</u>	<u>Permitted</u>	<u>Permitted</u>

- *Clarify permitted and prohibited materials*
- *Restrict chain link fences along ROWs in business and industrial districts*
- *Permit barbed wire, razor wire, and electric fences in industrial districts only*
- *No changes to residential*
- *Provides flexibility for business's needs/budget*

Examples: Permitted Fence Materials



When is compliance required?

Property owners may be required to comply with new screening and fencing requirements if doing one of the following:

- New construction
- Addition, expansion, or alteration greater than:
 - 10% of existing building or 2,000 square feet
 - 60% of assessed value in renovation cost
- New/modified parking lot (>5 spaces)
- Change to a more intensive use, controlled use, or special land use

FAQs

- **What if my fence becomes nonconforming?**
If your fence is currently legal, it can remain until you need to apply for building permits/site plan review in most cases.
- **How does this impact residential properties?**
Standards for residential properties are not changing other than permitted/prohibited fence materials being expanded.
- **What about the cost for fencing and screening?**
Many new screening options are cheaper than what is currently required (masonry wall only). The wide variety in fence types permitted should allow for solutions beyond masonry walls that fit most budgets. There are numerous sites that are currently screened with illegal materials.

Next Steps

- Public engagement (Nov/Dec 2022)
- Finalize draft based on public and staff feedback
- CPC Public hearing to initiate adoption in early 2023:
 - *Additional opportunity for public comment at the CPC hearing **OR** you can email/call CPC staff with your comments*

Questions or Comments?

Email: CPC@detroitmi.gov or
Call: (313) 224-6225