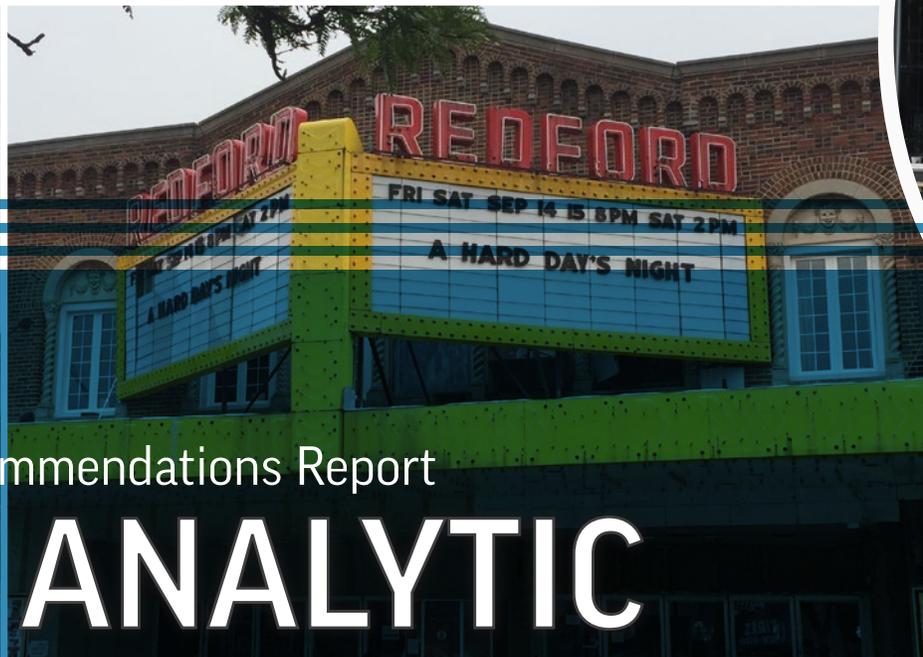


ZONEDETROIT



Consultant Recommendations Report

ZONING ANALYTIC

DRAFT
SEPTEMBER 2019

refresh. rethink. Detroit.

A ZONING UPDATE FOR THE CITY'S RESURGENCE

www.ZoneDetroit.com



TODAY'S MEETING AND NEXT STEPS

Open House

- » Sign-in
- » Review/Comment: Display Material

Presentation

- » What is Zoning?
- » Community Outreach
- » Key Recommendations
 - » Making Zoning Easier for Everybody
 - » For the Neighborhoods
 - » Growth and Commercial Areas
 - » Jobs, Jobs and Jobs
- » How to Comment

Discussion

- » Questions and Answers

Next Steps

September

- » Public Release: September 9th
- » Community Meeting: September 24th

October

- » Community Meeting: October 1st
- » CPC & City Council: October 3rd

November

- » Public Comment Closes: November 1st
- » CPC/Council Direction
- » Finalized Direction

December

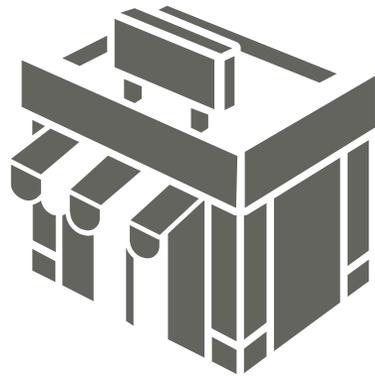
- » Begin Drafting

WHAT IS ZONING?

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



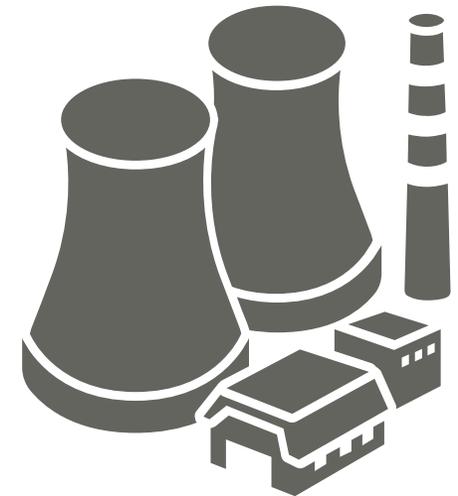
Residential



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

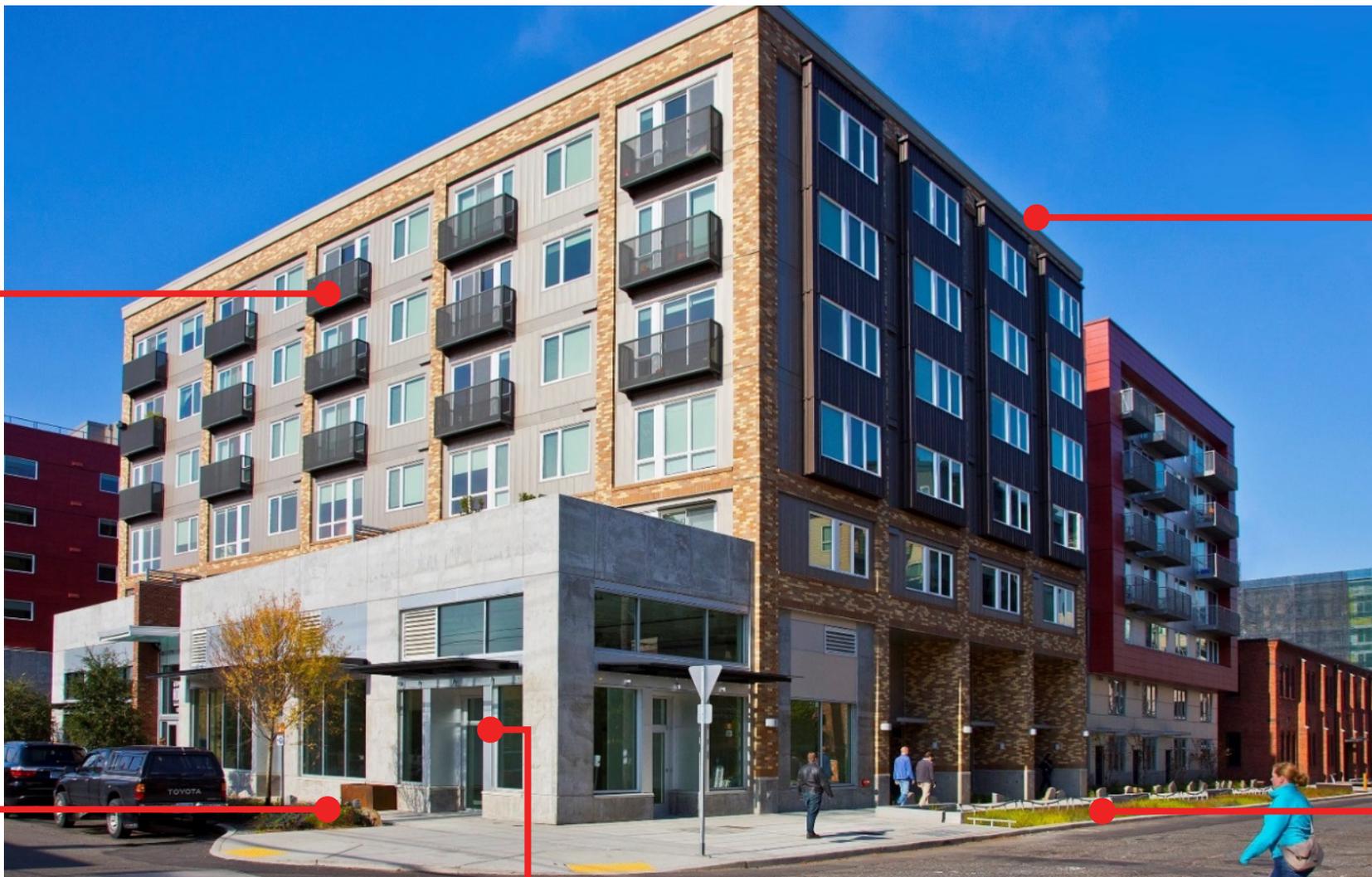
ZONING regulates how buildings look

Residential
Amenity Area

Height

Building
Setback

Landscaping
Requirement



Active ground-floor use requirement
and facade transparency

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



If zoning is too restrictive, cumbersome or done incorrectly, it can:

- ▶ Discriminate against certain social, economic classes and against people with disabilities
- ▶ Increase costs that can make it difficult for residents and businesses
- ▶ Have confusing rules that discourage development and rehabilitation

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

COMMUNITY OUTREACH

Why did we have these meetings?

In order to aid in the understanding of Detroit's current needs and issues, 32 meetings were held prior to the creation and release of this report. Feedback and input was gathered through a series of large group discussions and small workshops.

What happened at these meetings?



Learn About the Project



Get Event Updates



Review Current Deliverables



Brainstorm With Others



Provide Input



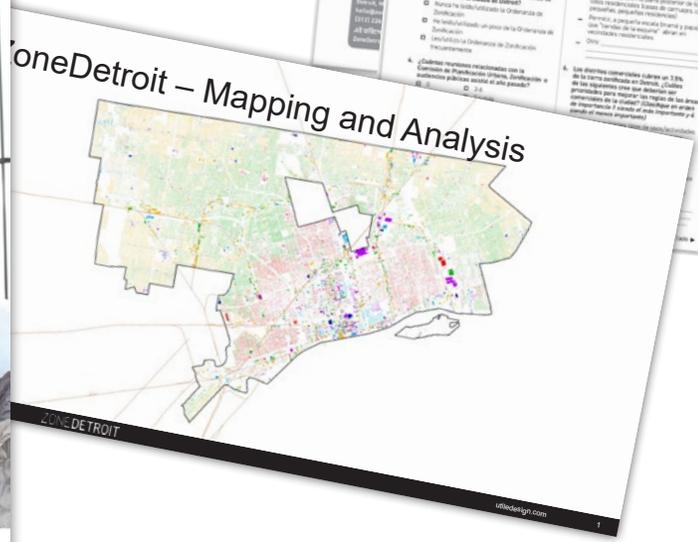
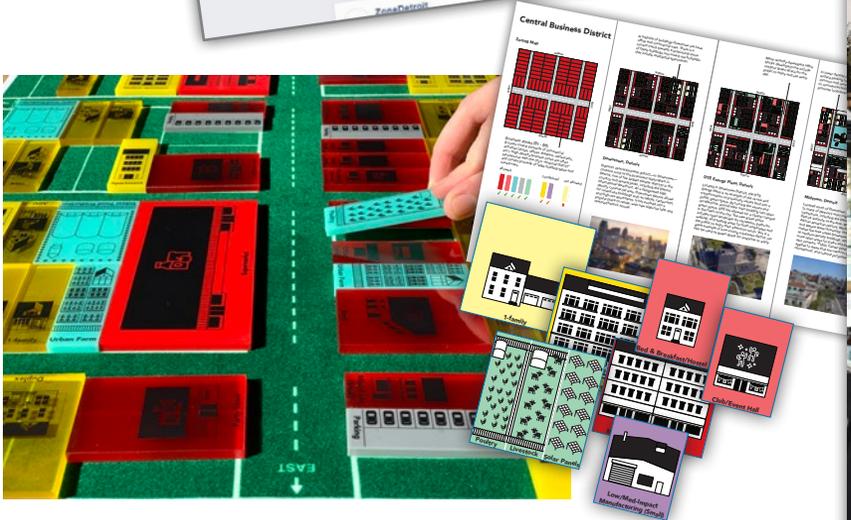
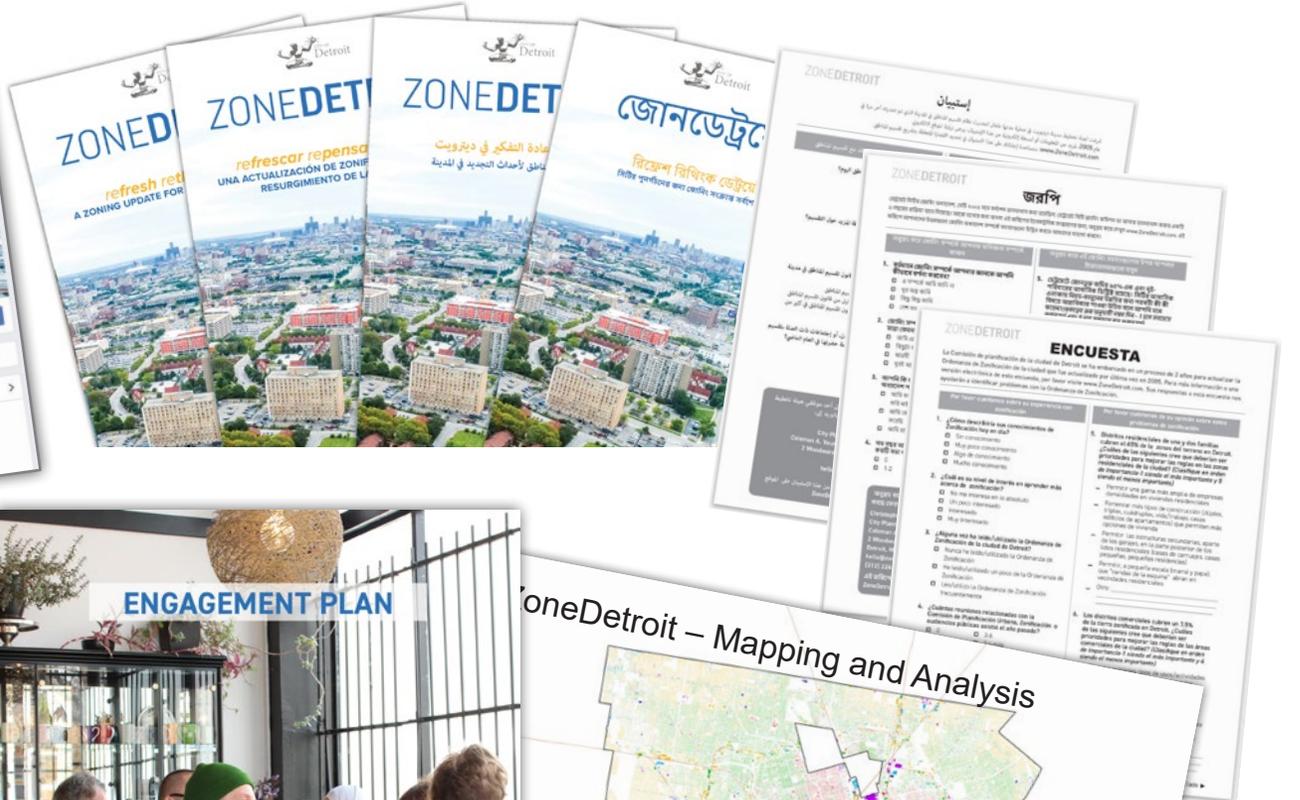
Represent the Community



Ask Questions

When were these meetings held?





What We've Heard So Far

Since the project started back in August 2018, a number of stakeholder interviews and public meetings have been held to discuss issues with the City's Zoning Ordinance. Below are the top issues mentioned so far during those interactions:



Simplify the Code

The Zoning Ordinance is complicated and difficult to understand and use



Manage Auto-Related Uses

Better rules are needed for uses that detract from the character of commercial corridors



Reform Parking

The parking requirements need rethinking in both commercial and residential areas



Improve Transitions

More appropriate rules are needed between commercial corridors and neighborhoods and between industrial and residential uses



Fix Code Enforcement

Clearer, more consistent rules will be easier to administer and enforce



Tools for Vacant Lands

More options are needed to improve access to and use of vacant lands



Make it Easier to Reuse Existing Buildings

Remove the barriers that make it difficult to re-inhabit existing buildings and spaces



Don't Forget About the Neighborhoods

Do a better job at accommodating all the neighborhoods - not just the growth areas



Place More Emphasis on the Built Environment

Provide a greater emphasis on the form of new buildings - how buildings shape public spaces

Who We've Heard From So Far.....

21 Stakeholder INTERVIEWS

Internal Groups
City Planning Commission (CPC)
Planning & Development Department (PDD)
Board of Zoning Appeals (BZA)
Buildings, Safety Engineering & Environmental Department (BSEED)
Law Department
Mayors Office

External Groups
Development Professionals
Small Business Owners
Citywide Advocacy Groups
Community-Based Organizations
Economic Development Professionals

10 Phone INTERVIEWS

4 Zoning Groups

10 Public MEETINGS



Implement Neighborhood Plans

The new zoning must have the tools to implement recent and future planning efforts



Streamline the Approval Process

The approval process is complicated and difficult to navigate - this has to be fixed



Expand Uses in Neighborhoods Experiencing Disinvestment

Allow for opportunities in support of the continued viability of single-family neighborhoods



Provide Additional Housing Options

A greater choice of housing types, beyond single-family and large apartment complexes, is needed



Make it Easier to Mix Land Uses

A number of zones don't allow mixed use - today, most projects are mixed use



MAKING ZONING EASIER FOR EVERYONE

Not only is it challenging to use the current Zoning Ordinance, it's difficult to enforce and it's missing important tools for implementation.

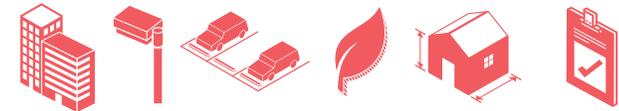


OUR SUGGESTIONS:

- + Provide a More Accessible and User-friendly Code
- + Reduce the Complexity and Provide More Predictable Outcomes
- + Improve the Review and Approval Process
- + Make the Zoning Ordinance Easier to Enforce
- + Create a Complete Toolkit to Implement Neighborhood Plans

GROWTH AND COMMERCIAL AREAS

Current Zoning Ordinance regulations are not producing pedestrian and environmentally-sensitive development in commercial areas.



OUR SUGGESTIONS:

- + Make it Easier to Mix Uses
- + Improve Site Development Standards
- + Right-size the Approach to Parking
- + Remove Barriers to Green Solutions
- + Place Greater Emphasis on the Built Environment
- + Use Design Review in Limited Settings

FOR THE NEIGHBORHOODS

Housing limitations, undesired uses and green space requirements are impacting the overall quality of life in Detroit's neighborhoods.



OUR SUGGESTIONS:

- + Expand the Available Housing Options
- + Provide Incentives for Affordable Housing
- + Better Rules are Needed Between Residential and Commercial/Industrial Areas
- + Reduce the Impact of Auto-Related Uses
- + Promote Access to Parks and Open Space

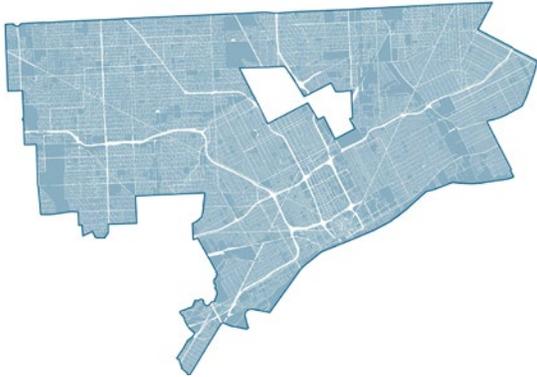
JOBS, JOBS AND JOBS

The current Zoning Ordinance lacks diversity in its allowed uses, making it challenging to reuse and adapt existing development for new purposes.



OUR SUGGESTIONS:

- + Utilize Vacant Land for More Productive Land Uses
- + Expand Uses in Neighborhoods Experiencing Disinvestment
- + Make it Easier to Reuse Existing Buildings
- + Allow Makerspace in All Commercial Areas
- + Rethink the Use of Excess Industrial Land



MAKING ZONING EASIER FOR EVERYONE

Provide a More Accessible and User-friendly Code: The Zoning Ordinance should be more understandable, easier to use and more accessible.

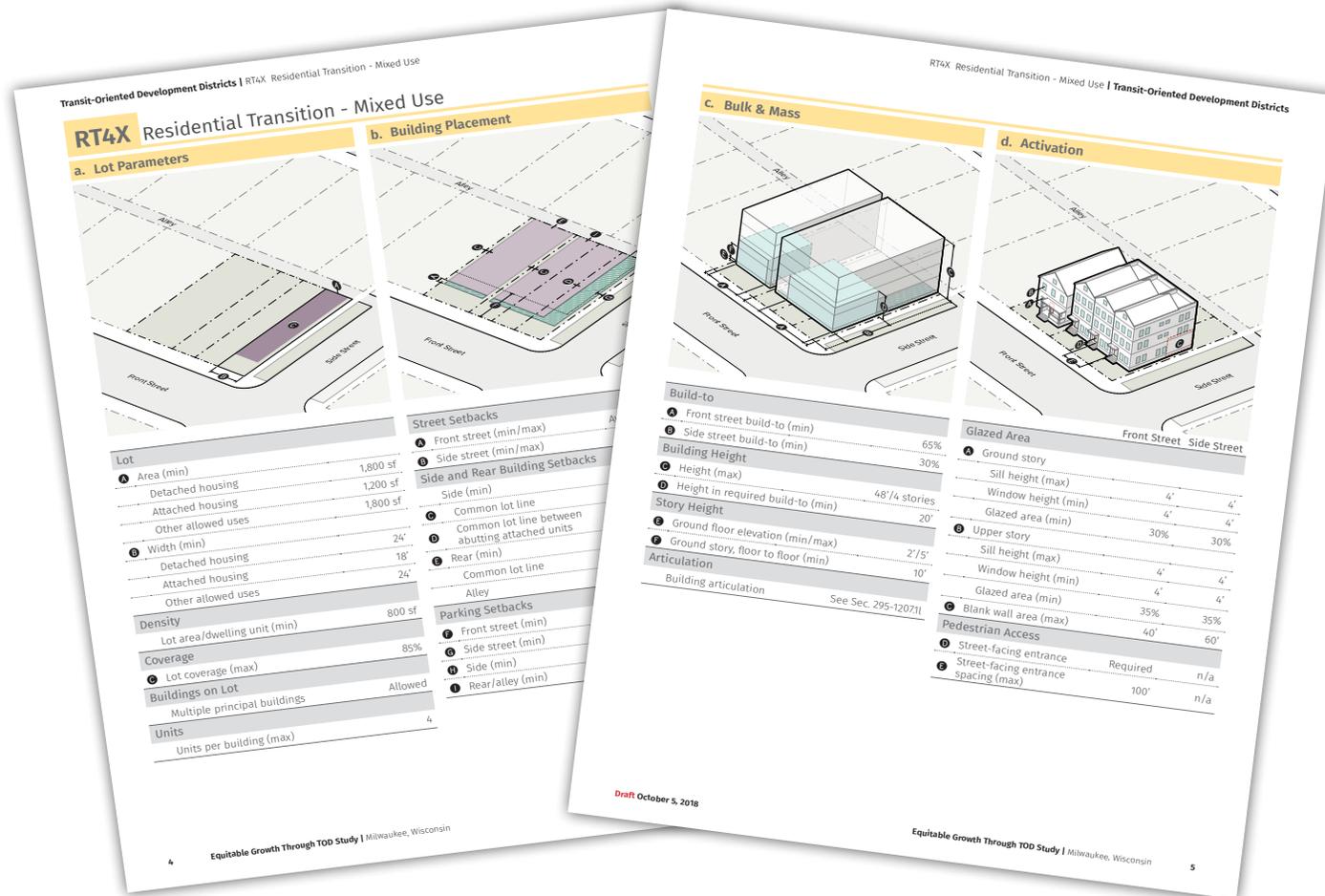
Reduce the Complexity and Provide More Predictable Outcomes: The Zoning Ordinance needs to do a better job at helping residents and developers understand what to expect on any given site.

Improve the Review and Approval Process: For the Zoning Ordinance to be effective, the review process must be efficient, and the planning and development goals must be embedded in the review process.

Make the Zoning Ordinance Easier to Enforce: Reducing reliance on case-by-case approvals yields a Zoning Ordinance that is easier to enforce.

Create a Complete Toolkit to Implement Neighborhood Plans: The Zoning Ordinance doesn't currently contain the tools necessary to successfully implement all of the City's recent and on-going planning work.

PROVIDE A MORE ACCESSIBLE AND USER-FRIENDLY CODE



Key Recommendations:

- ▶ Eliminate legalese
- ▶ Modernize the look and feel
- ▶ Design for print and digital formats - especially mobile
- ▶ Improve the web access of the Zoning Ordinance and the Zoning Map

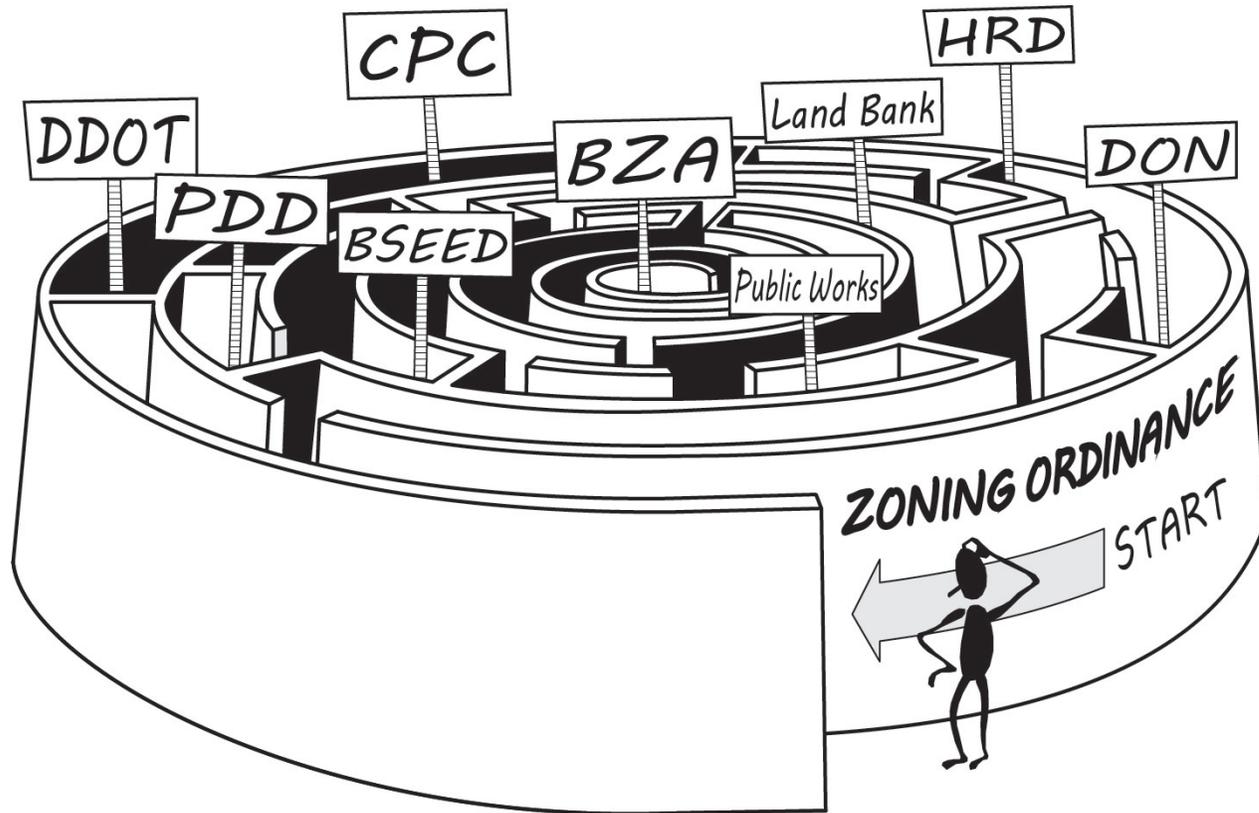
REDUCE THE COMPLEXITY AND PROVIDE MORE PREDICTABLE OUTCOMES



Key Recommendations:

- ▶ Reorganize the document, remove underused zoning districts, remove duplicative material
- ▶ Consolidate material (overlays, allowed uses, dimensional standards)
- ▶ Make updates to reflect changes in the law

IMPROVE THE REVIEW AND APPROVAL PROCESS



Key Recommendations:

- ▶ Improve the review and approval process
- ▶ Review thresholds for site plan review
- ▶ Clarify which departments are responsible for site plan review and when, review thresholds against contemporary best practices (CPC, PDD or BSEED)
- ▶ Consider which departments should administer and interpret the Zoning Ordinance (CPC, PDD or BSEED)

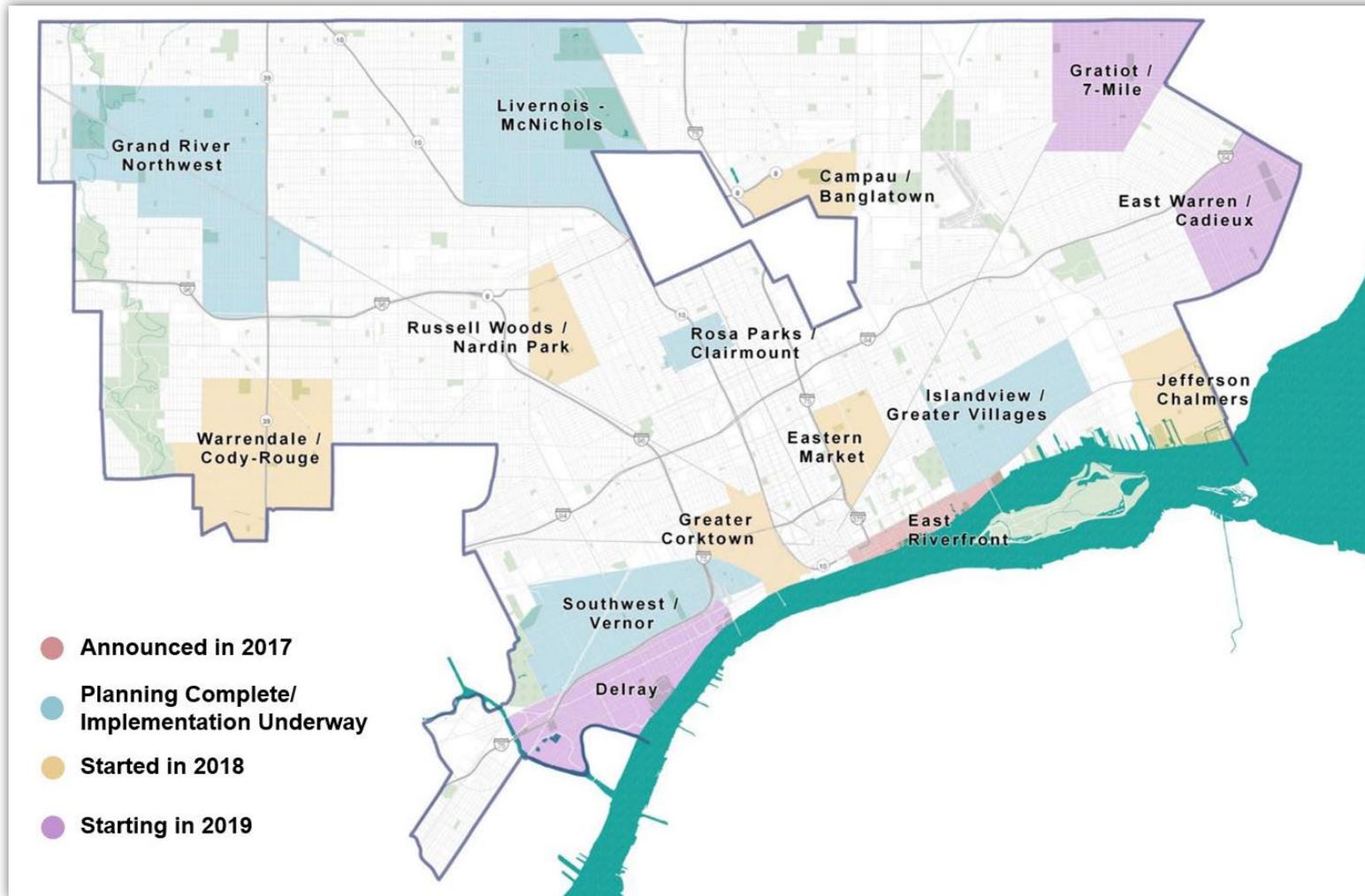
MAKE THE ZONING ORDINANCE EASIER TO ENFORCE



Key Recommendations:

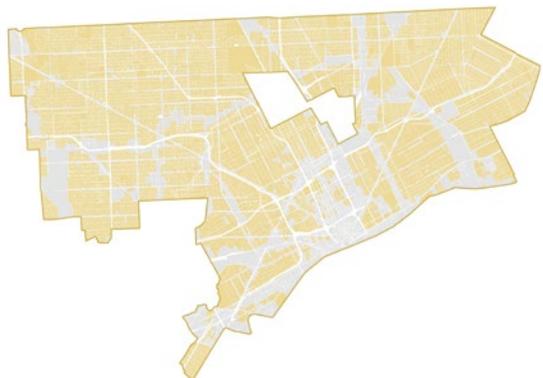
- ▶ Reduce reliance on special districts such as Planned Developments and Overlays
- ▶ Consider hiring additional personnel specifically trained to enforce the Zoning Ordinance

CREATE A COMPLETE TOOLKIT TO IMPLEMENT NEIGHBORHOOD PLANS



Key Recommendations:

- ▶ Create a new set of districts that can implement the City's current and future planning efforts
- ▶ Put all neighborhood planning material on-line as soon as possible



FOR THE NEIGHBORHOODS

Expand the Available Housing Options: The Zoning Ordinance needs to do a better job at promoting and accommodating a greater variety of housing options.

Provide Incentives for Affordable Housing: Waivers from zoning requirements should be allowed for projects that meet specific affordability thresholds.

Better Rules are Needed Between Residential and Commercial/Industrial Areas: Set better standards for commercial and industrial development abutting residential areas.

Reduce the Impact of Auto-Related Uses: Enhanced standards for auto-related uses must be developed.

Promote Access to Parks and Open Space: Provide for the continued long-term viability of parks and open space for residents to access and enjoy.

EXPAND THE AVAILABLE HOUSING OPTIONS



- | | | | |
|----------------------------------|-------------------------------|------------------------|------------------------------|
| A Secondary Dwelling Unit | C Duplex: Back to Back | E Cottage Court | G Garden Apartment |
| B Duplex: Side by Side | D Fourplex | F Townhouse | H Single-family House |

Key Recommendations:

- ▶ Create a residential district that allows new lots under 5,000 square feet
- ▶ Allow ADU's in all districts that allow single- or two-family units
- ▶ R2 - key "missing middle" district - loosen the rules for R2 (number of units, lot size, lot coverage, parking)
- ▶ Require improved form and pedestrian standards for residential districts (required entry features, limits on blank walls facing the street)

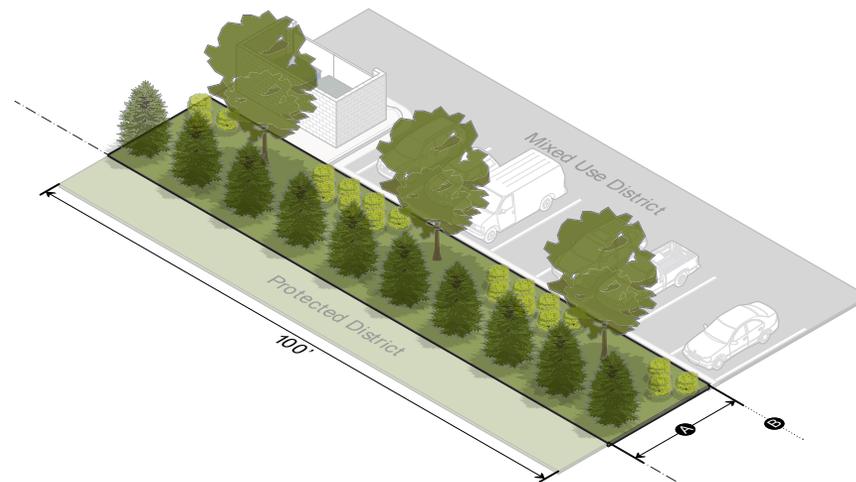
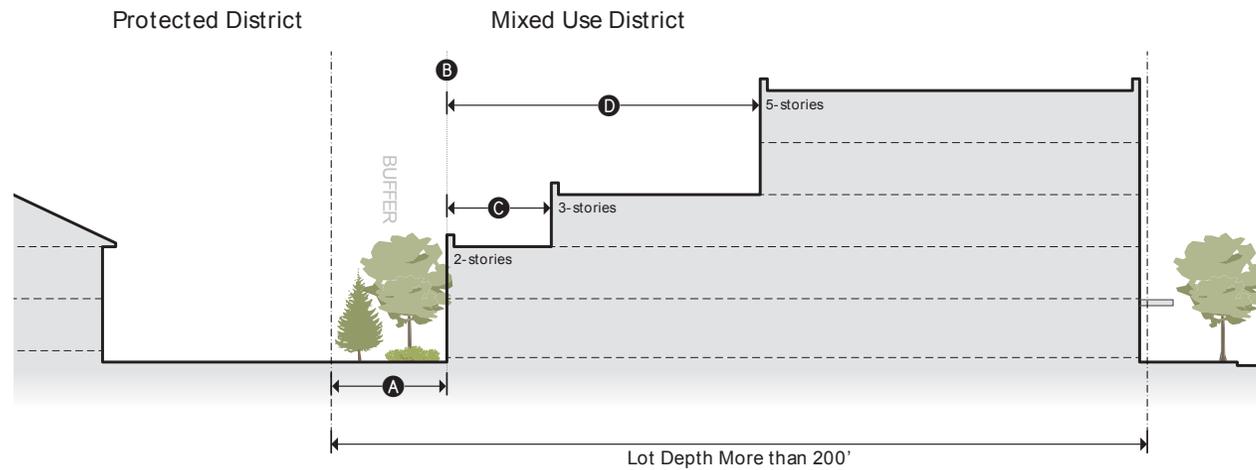
PROVIDE INCENTIVES FOR AFFORDABLE HOUSING



Key Recommendations:

- ▶ Consider creating an incentive system for projects that provide deed-restricted affordable housing at certain income levels
 - ▶ Minimum lot area, lot width, minimum setbacks, parking, recreational space
 - ▶ Maximum lot coverage, height, number of units
 - ▶ Relaxed or reduced compatibility standards, expedited review

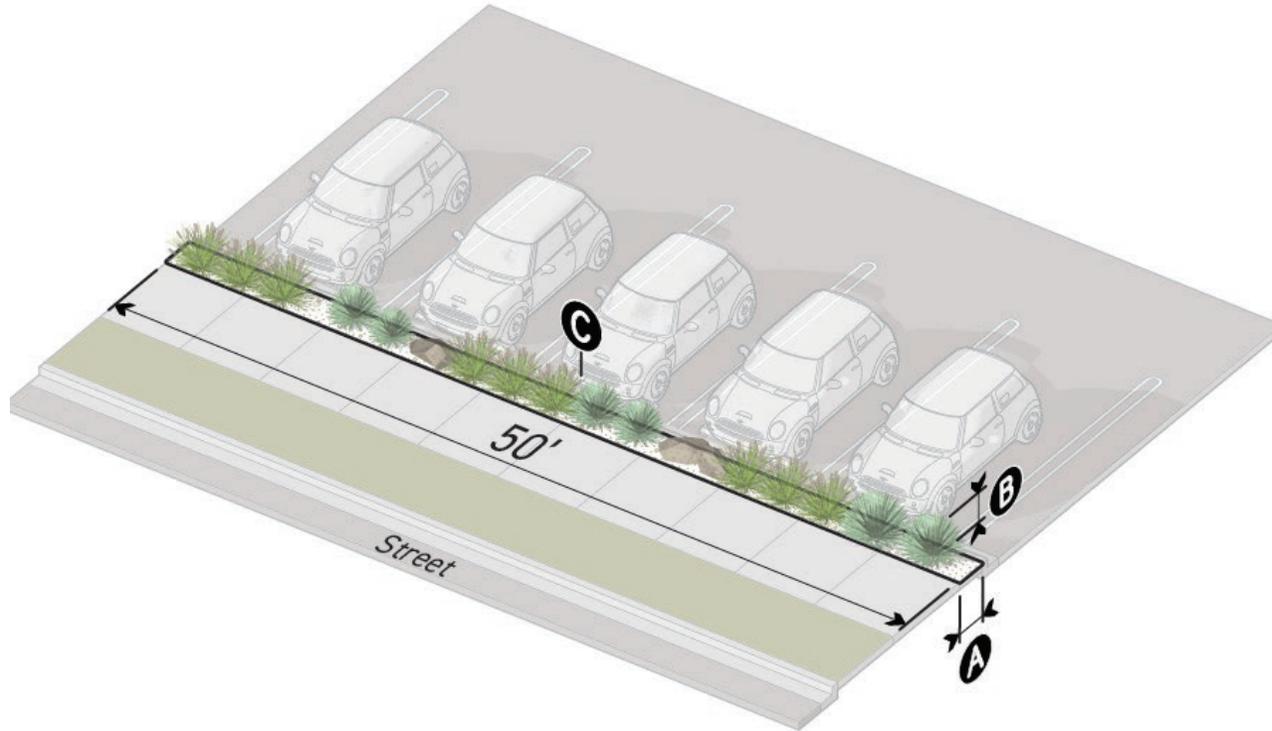
BETTER RULES BETWEEN RESIDENTIAL AND COMMERCIAL/INDUSTRIAL AREAS



Key Recommendations:

- ▶ Include a series of buffers that screen non-residential uses from single-family uses
- ▶ Set back upper stories of buildings when adjacent to single-family
- ▶ Ensure that upper-level outdoor spaces are oriented away from single-family uses
- ▶ Use “missing middle” housing as a transition where appropriate

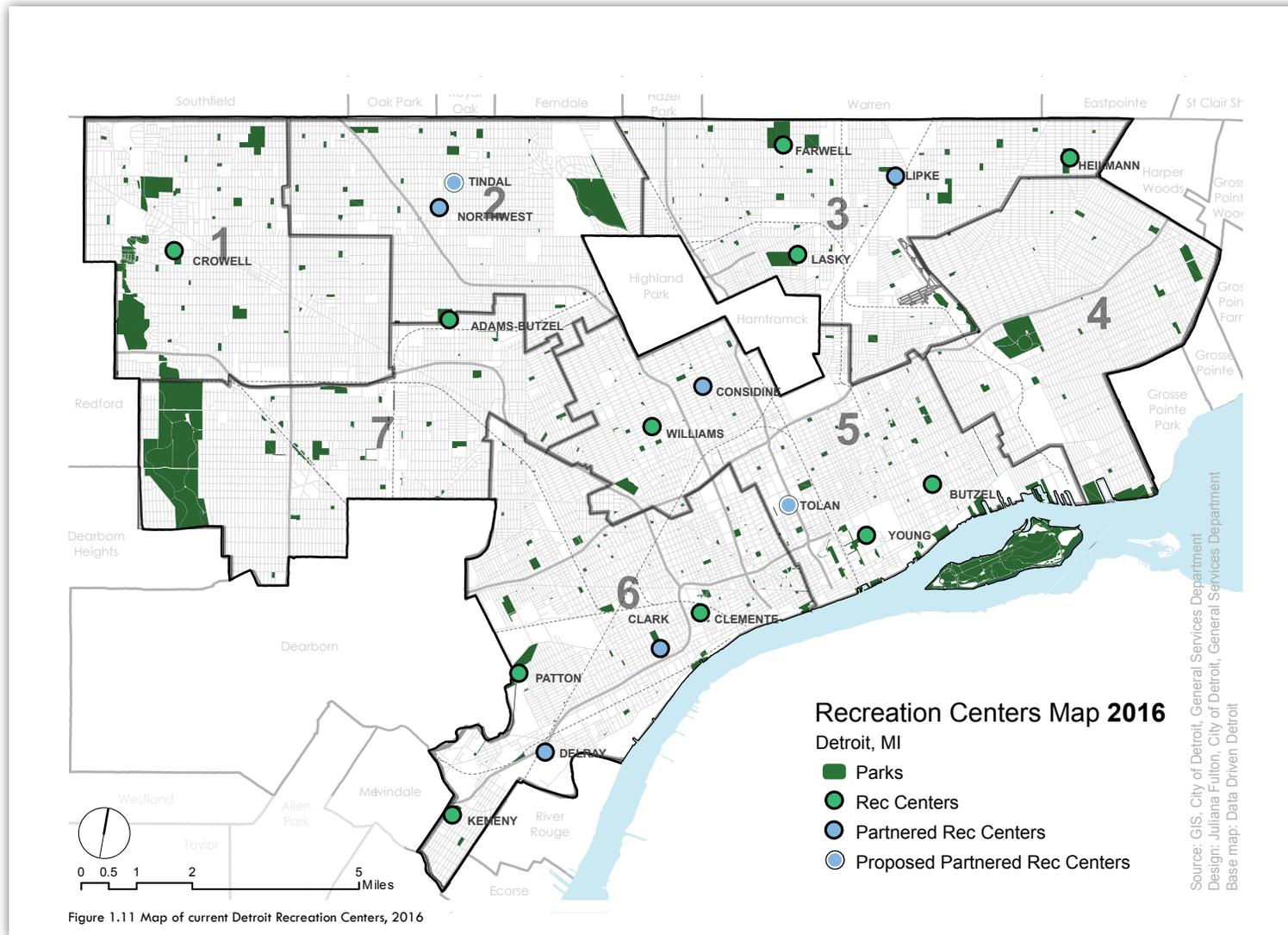
REDUCE THE IMPACT OF AUTO-RELATED USES



Key Recommendations:

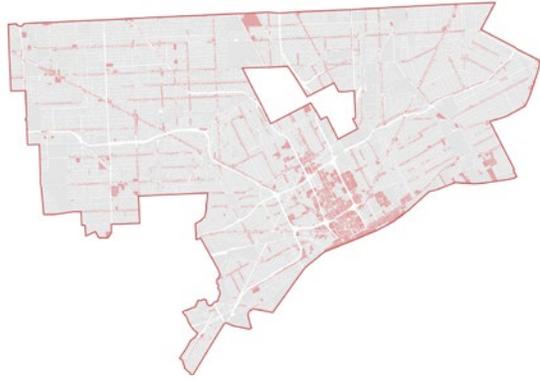
- ▶ Consider a new auto-related uses zoning district
- ▶ Require enhanced landscape screening/buffering
- ▶ Add less expensive alternatives to masonry wall screening for junkyards
- ▶ Expand spacing requirements to all auto-related uses
- ▶ Require new auto-related uses to be located away from residential districts
- ▶ Increase the minimum lot area for used motor vehicle sales

PROMOTE ACCESS TO PARKS AND OPEN SPACE



Key Recommendations:

- ▶ Reduce or eliminate the minimum 4-acre lot size for the PR zoning district
- ▶ Future Phase - rezone all parks under the City's control to PR in order to:
 - ▶ Help identify parks on the Zoning Map
 - ▶ Create a sense of security that a park will remain a park
 - ▶ Improve transparency to the park acquisition and planning process



GROWTH & COMMERCIAL AREAS

Make it Easier to Mix Uses: Allow for multifamily and townhouses by-right in B4 and SD2.

Improve Site Development Standards: Modernize the requirements for parking lots, landscaping, screening and outdoor lighting.

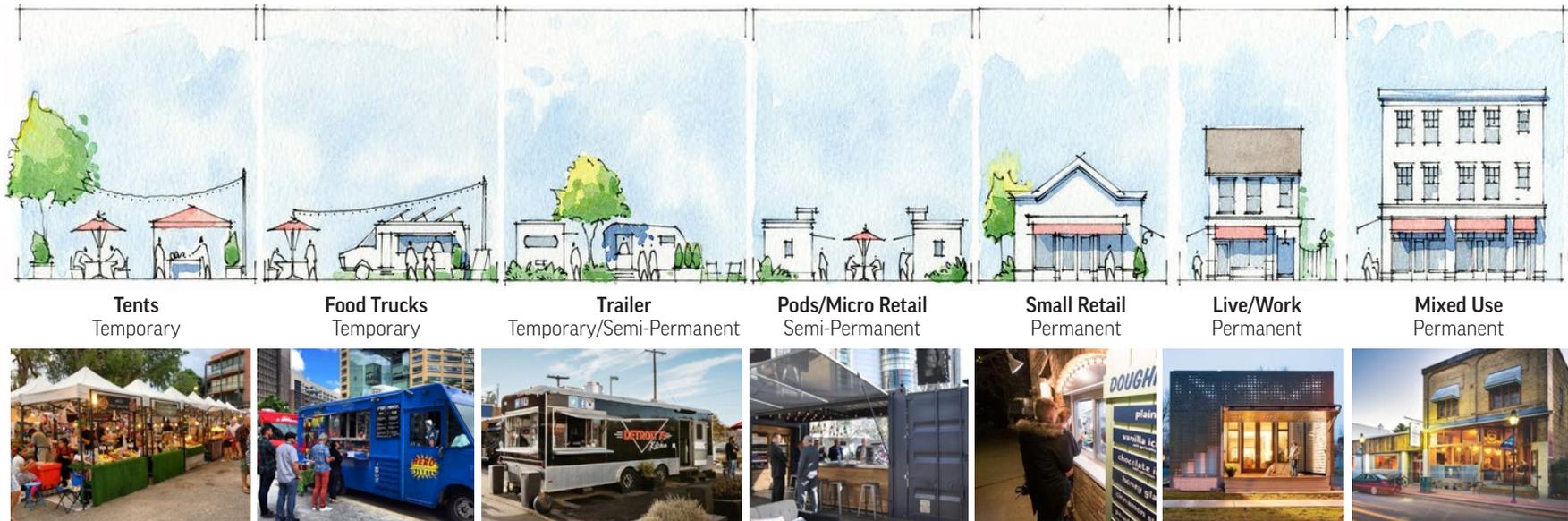
Right-Size the Approach to Parking: Required parking can be a significant development constraint, the new Zoning Ordinance provides the opportunity to study and comprehensively right size the parking requirements.

Remove Barriers to Green Solutions: Remove barriers to modern day sustainable practices such as energy production and stormwater management.

Place Greater Emphasis on the Built Environment: In order to create a mixed use, pedestrian-friendly environment with a balance of mobility options, the current approach to zoning must be reconsidered.

Use Design Review in Limited Settings. Focus on improved standards that are easily administered at the counter; only use design review in limited settings where a unique outcome is desired that would otherwise be hard to achieve using just standards.

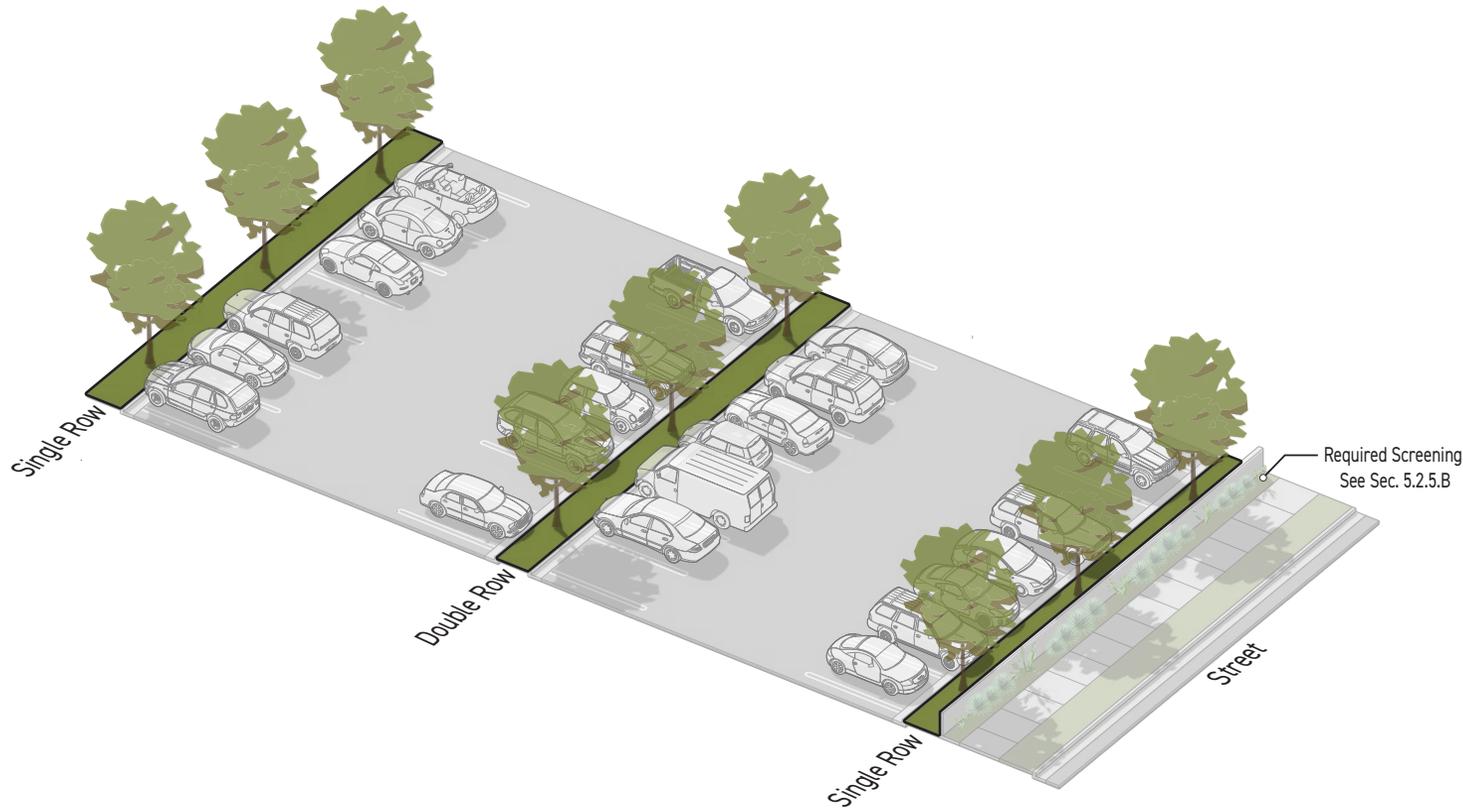
MAKE IT EASIER TO MIX USES



Key Recommendations:

- ▶ Add residential uses to the B- districts and along commercial corridors
- ▶ Add “makerspace” light industrial uses to commercial districts
- ▶ Allow for corner stores in appropriate residential areas
- ▶ Encourage incremental approaches to commercial development
- ▶ Reduce number of uses that require conditional approval

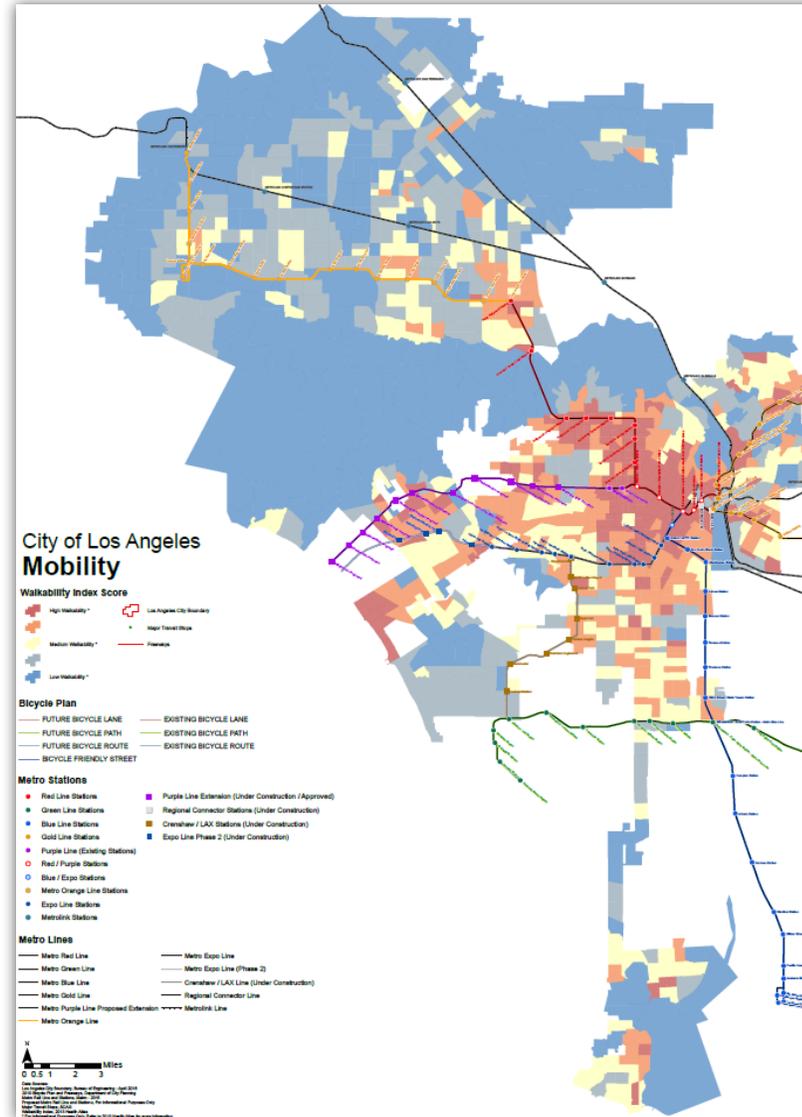
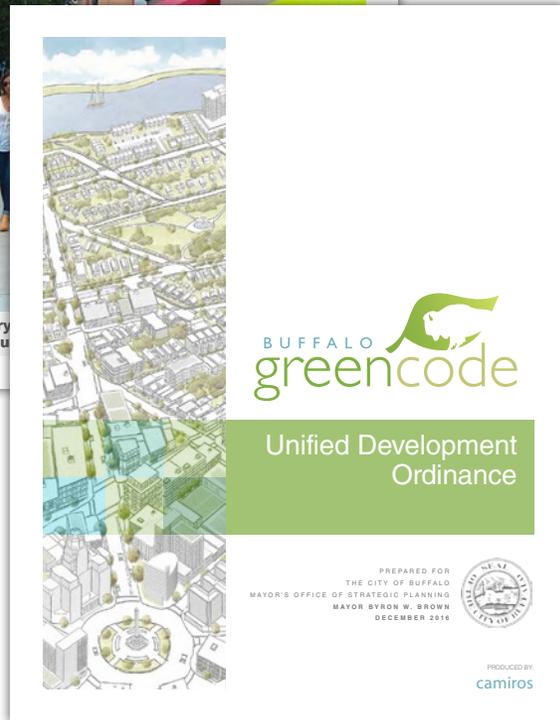
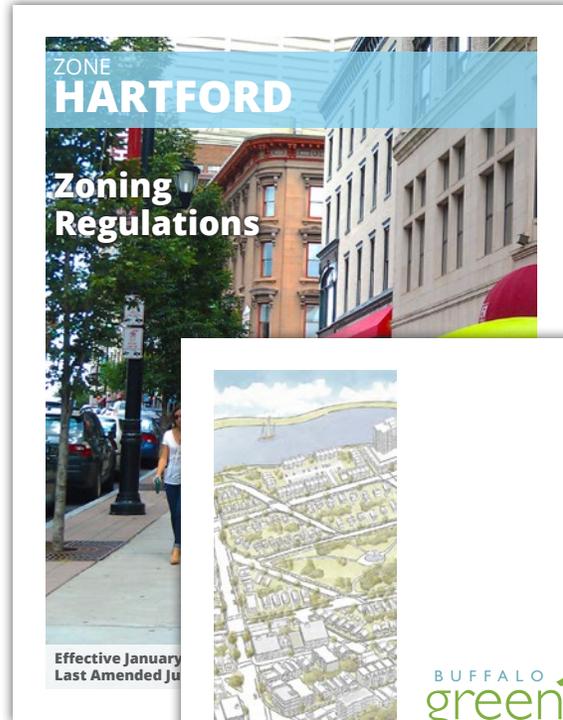
IMPROVE SITE DEVELOPMENT STANDARDS



Key Recommendations:

- ▶ Consolidate development standards by topic and ensure they do not internally conflict
- ▶ Create a new set of outdoor lighting standards
- ▶ Review triggers for each type of standard and use the same triggers where possible

RIGHT-SIZE PARKING



Key Recommendations:

- ▶ Expand the CBD minimum parking requirement exemption to other transit-served and pedestrian-oriented areas of the City
- ▶ For areas with parking ratios recalibrate ratios based on current best practices; and
- ▶ Allow parking reductions for:
 - ▶ Car, scooter and bike share access
 - ▶ Bicycle spaces are provided
 - ▶ Transit is available
 - ▶ Space is available for ride-hailing pick-up and drop-off
 - ▶ Public parking lots are available
 - ▶ Street parking spaces abutting the property
 - ▶ Existing buildings built prior to 1999

REMOVE BARRIERS TO GREEN SOLUTIONS



Key Recommendations:

- ▶ Amend the Zoning Ordinance so it clearly defines and addresses modern sustainable practices (solar panels, green roofs, wind turbines, cisterns, rain barrels and rain gardens)
- ▶ Allow permeable surface material options for parking areas in residential districts

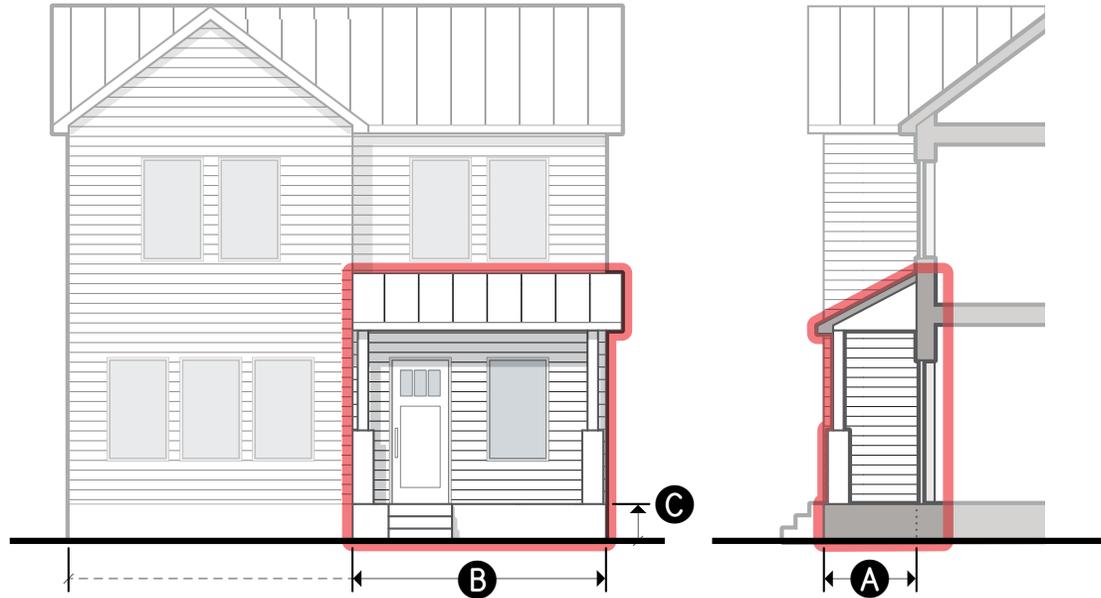
PLACE GREATER EMPHASIS ON THE BUILT ENVIRONMENT



Key Recommendations:

- ▶ Review TMSO design standards for inclusion in other B- and SD districts
- ▶ Add form-based standards to the Zoning Ordinance
- ▶ Delete guideline language from the Zoning Ordinance, except where it's applied through discretionary review
- ▶ Expand and amend the SD districts, or create a new set of districts to implement existing and future mixed-use areas

USE DESIGN REVIEW IN LIMITED SETTINGS

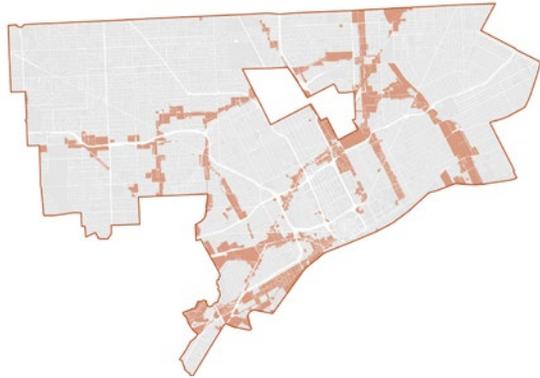


Key Recommendations:

- ▶ Improve the zoning districts to include basic design and form standards so that design review is not necessary community-wide.
- ▶ Use design review in limited locations where new neighborhood plans require it due to characteristics not amenable to design or form standards.

Sec. 61-14-284. Building design: Style.

In support of the standards of this subdivision, it is the policy of the City to encourage design styles that are dominant and representative of, and relevant to, the architectural history, culture, and regional significance of the area without compromising innovative and contemporary interpretations of these styles.



JOBS, JOBS AND JOBS

Utilize Vacant Land for More Productive Land Uses: Allow for a variety of non-traditional activity on vacant land such as urban farming, stormwater retention, energy production and open space preservation.

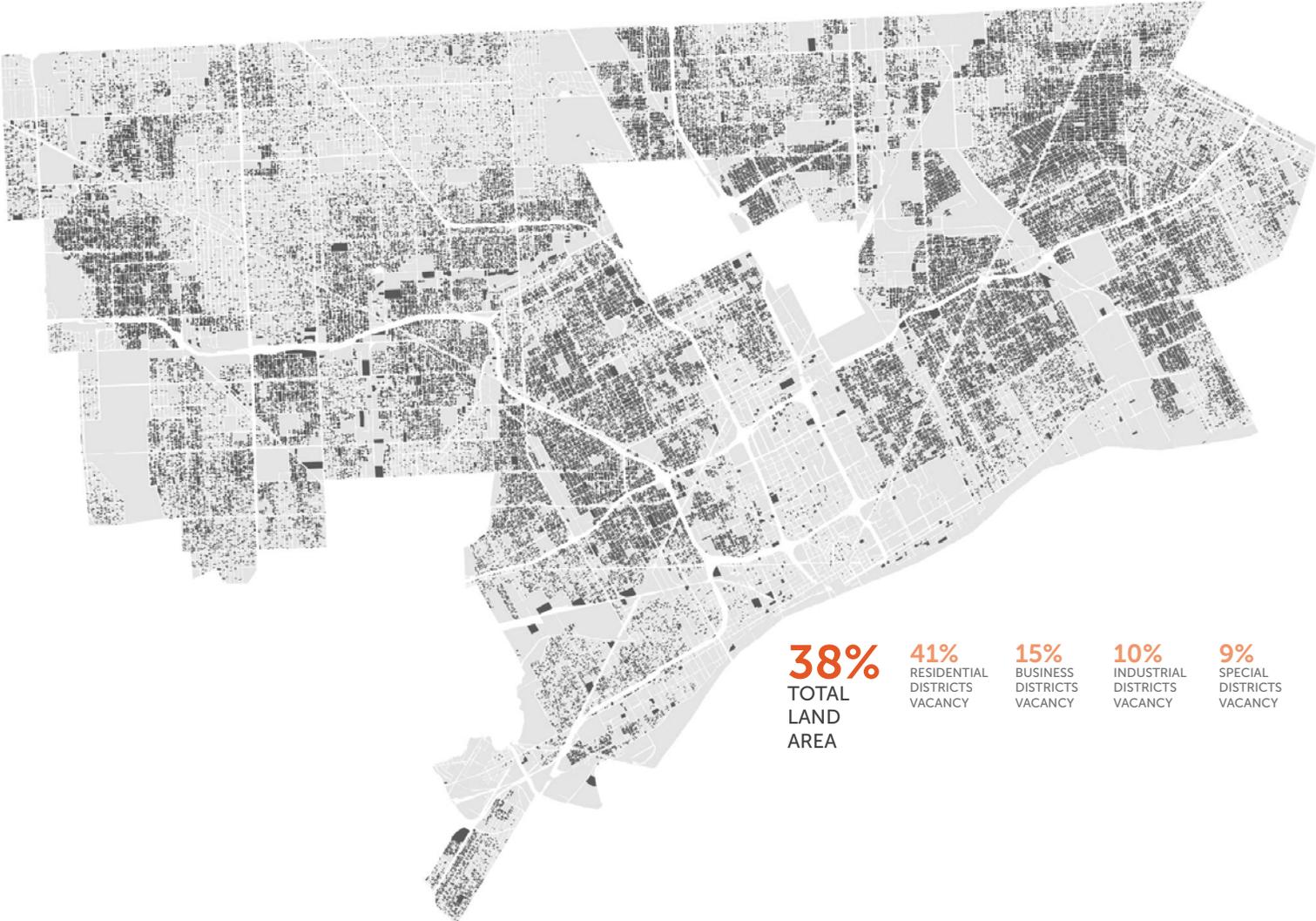
Expand Uses in Neighborhoods Experiencing Disinvestment: Expand the variety of allowed nonresidential uses in under-served and under-invested residential neighborhoods.

Make it Easier to Reuse Existing Buildings: Eliminate the obstacles for adaptive reuse and temporary use of historic buildings (such as parking and triggers for full compliance).

Allow Makerspace in All Commercial Areas: Expand the options for low-, medium- and high-impact manufacturing uses into more commercial around the City.

Rethink the Use of Excess Industrial Land: Rezone vacant industrial land to existing or new zoning districts more compatible with residential uses.

UTILIZE VACANT LAND FOR MORE PRODUCTIVE USES



Key Recommendations:

- ▶ Change the Zoning Ordinance to facilitate transformation of vacant lots into green spaces (like parks and urban forests) and blue spaces (rainwater retention basins, artificial wetlands).
- ▶ Allow renewable energy production on vacant land
- ▶ Embrace urban agriculture (including silviculture and apiculture)

EXPAND USES IN NEIGHBORHOODS EXPERIENCING DISINVESTMENT



Key Recommendations:

- ▶ Reconsider allowed uses in residential districts
- ▶ Develop a hierarchy of home occupation types based on intensity of use, with standards for each type
- ▶ Allow home occupations in accessory structures in R1 and R2 zones
- ▶ Allow for temporary uses on empty lots and abandoned buildings using art and other uses

MAKE IT EASIER TO REUSE EXISTING BUILDINGS



Key Recommendations:

- ▶ Encourage tactical preservation
- ▶ Reduce barriers to adaptive reuse
- ▶ Work through building code issues with BSEED

ALLOW MAKERSPACE IN ALL COMMERCIAL AREAS



Key Recommendations:

- ▶ Reevaluate the definitions for low- and low/medium- impact manufacturing or processing facilities
- ▶ Expand SD districts' treatment for low-, medium- and high-impact manufacturing uses to B4

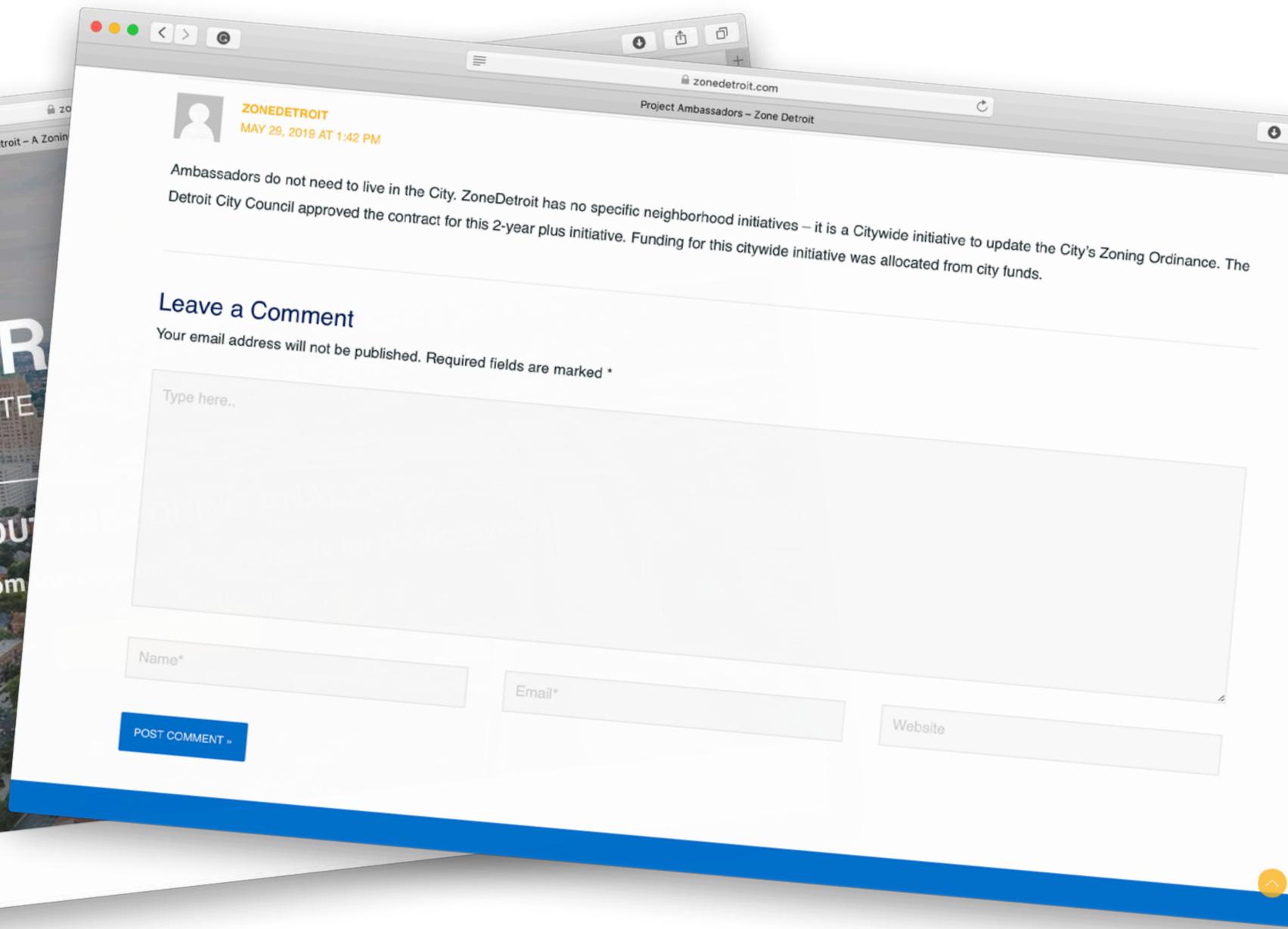
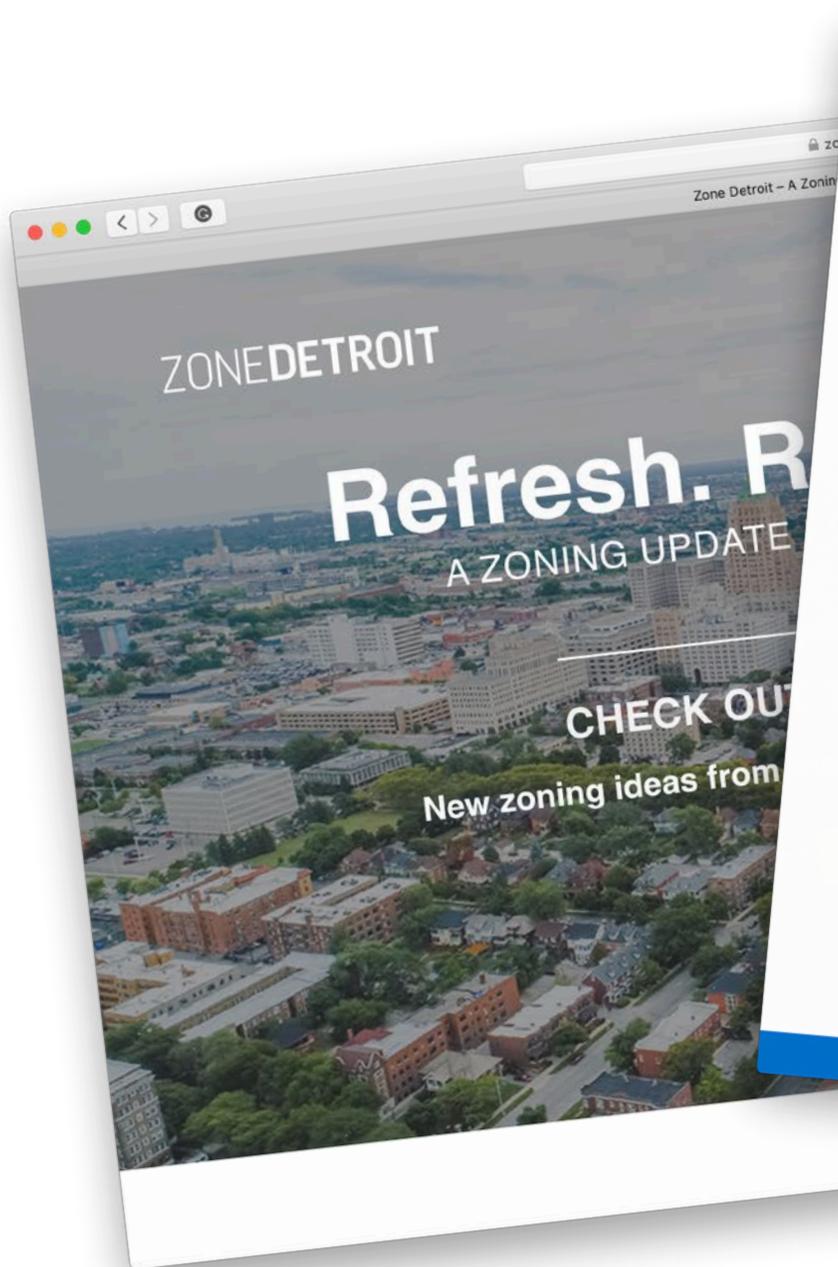
RETHINK THE USE OF EXCESS INDUSTRIAL LAND



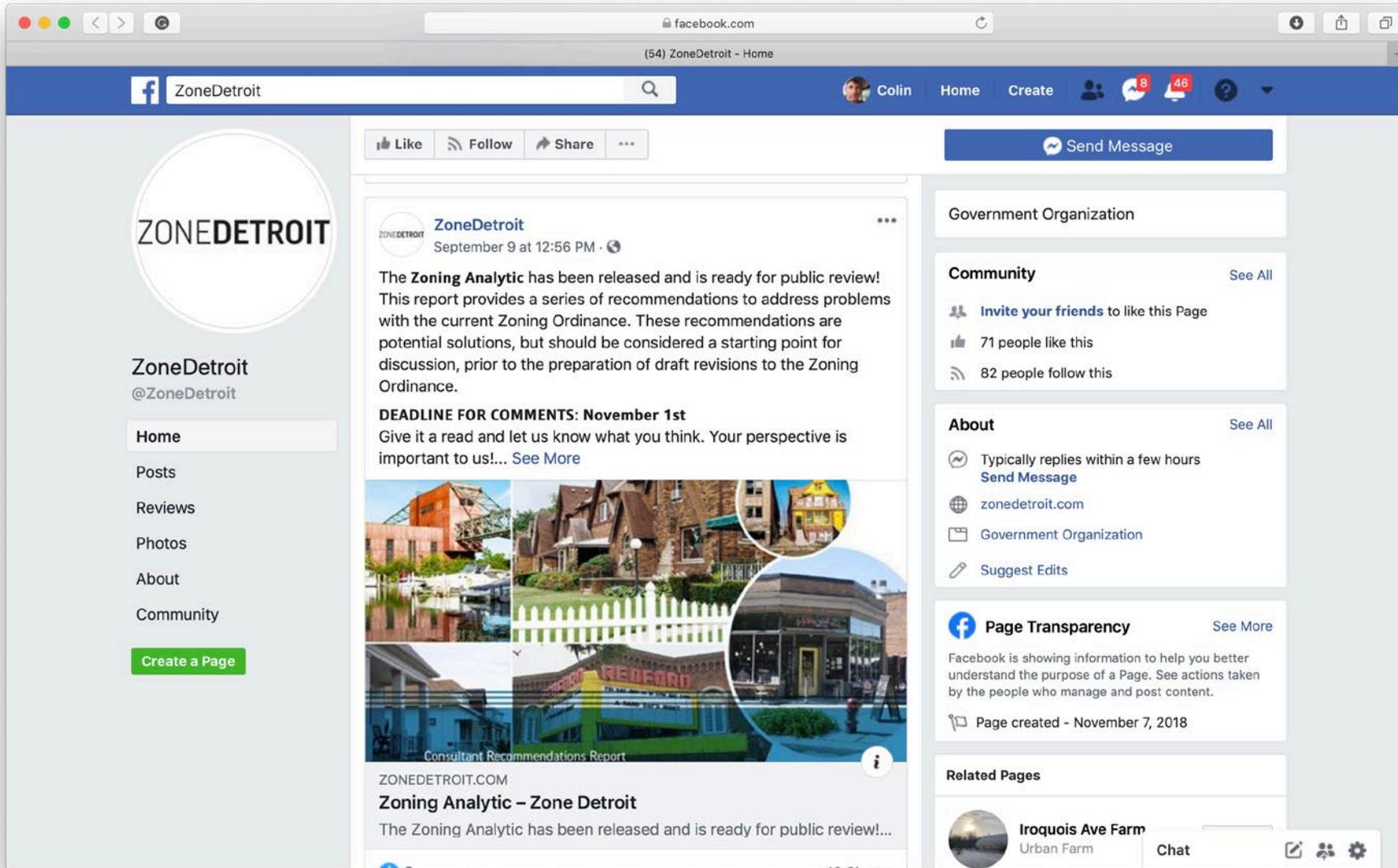
Key Recommendations:

- ▶ Create a new zoning district that allows for mixed light industrial, office and residential uses (and perhaps limited retail/restaurant)

HOW TO COMMENT?



www.zonedetroit.com



www.facebook.com/ZoneDetroit

Zoning Analytic Comment Card

For additional space, please use the back of this sheet —>

OPTIONAL:

(Name) _____ (Email) _____ (ZIP Code) _____

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