City of Detroit
Master Plan of Policies

Neighborhoods and Neighborhood Clusters

1 Davison
2 Conner
3 Jefferson / Mack
4 Lower Woodward
5 Springwells
6 Rosa Parks
7 Brooks
8 Rosedale
9 Harmony Village
10 Bagley

Pembroke
Greenfield
Evergreen
Redford
Palmer Park
State Fair
Nolan
Pershing
Grant
Mt. Olivet
Burbank
Denby
Finney
Airport
Chandler Park
St. Jean
Foch
East Riverside
Kettering
Jefferson / Mack
Indian Village
Butzel
Middle East Central
Lower East Central
Near East Riverfront
Central Business District
Corktown
Upper East Central
Middle Woodward
Highland Park
Hamtramck
McNichols
Durfee
Winterhalter
Mackenzie
Cody
Rouge
Tireman
Jeffries
Condon
Chadsey
Vernor / Junction
Hubbard Richard
West Riverfront
Boynton
Cerveny / Grandmont
Brightmoor

8 Mile W
8 Mile E
7 Mile W
7 Mile E
Outer Drive W
Outer Drive E
McNichols
Davison
Puritan
Fenkell
Schoolcraft
Plymouth
Grand River
Joy
Warren W
Warren E
Forest
Mack
Jefferson W
Jefferson E
Grand Blvd W
Grand Blvd E
Michigan
Vernor
Dix
Larned
Houston Whittier
Harper
Chalmers
Conner
Moross
Kingsville
Kelly
Whittier
Warren
Mount Elliott
Van Dyke
Woodward
Conant
Dequindre
Mound
Ryan
Schoenherr
Outer Drive E
Grand Blvd E
Telegraph
Evergreen
Lahser
Schaefer
Wyoming
Livernois
Rosa Parks
Linwood
Trumbull
Dexter
Greenfield
Ford Rd
Fort
Ambassador Bridge
MacArthur Bridge

N

0 0.5 1 2 3 4 Miles

DETROIT PLANNING & DEVELOPMENT DEPARTMENT

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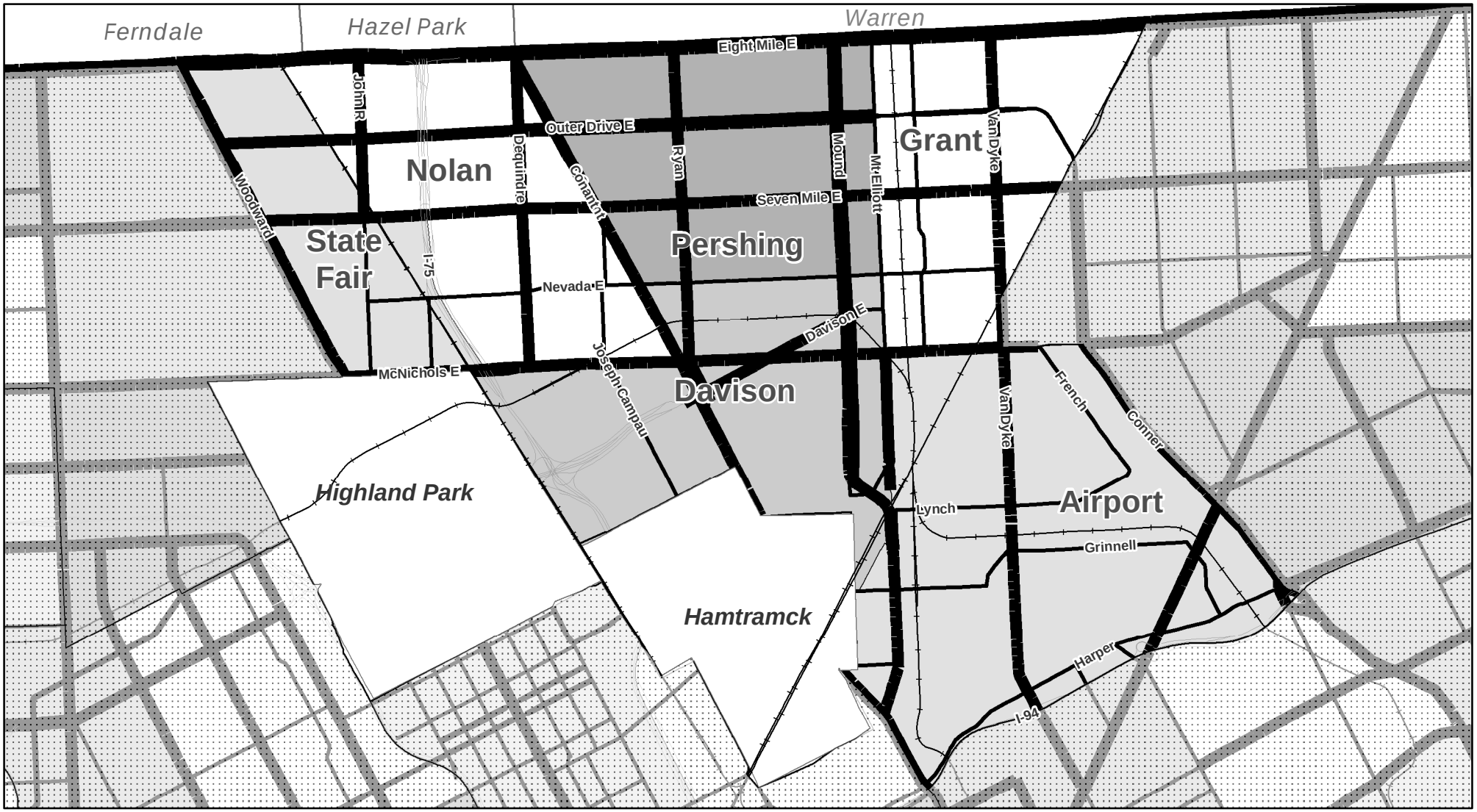


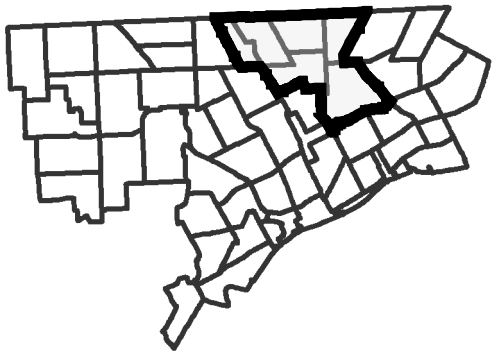
Map 1 A

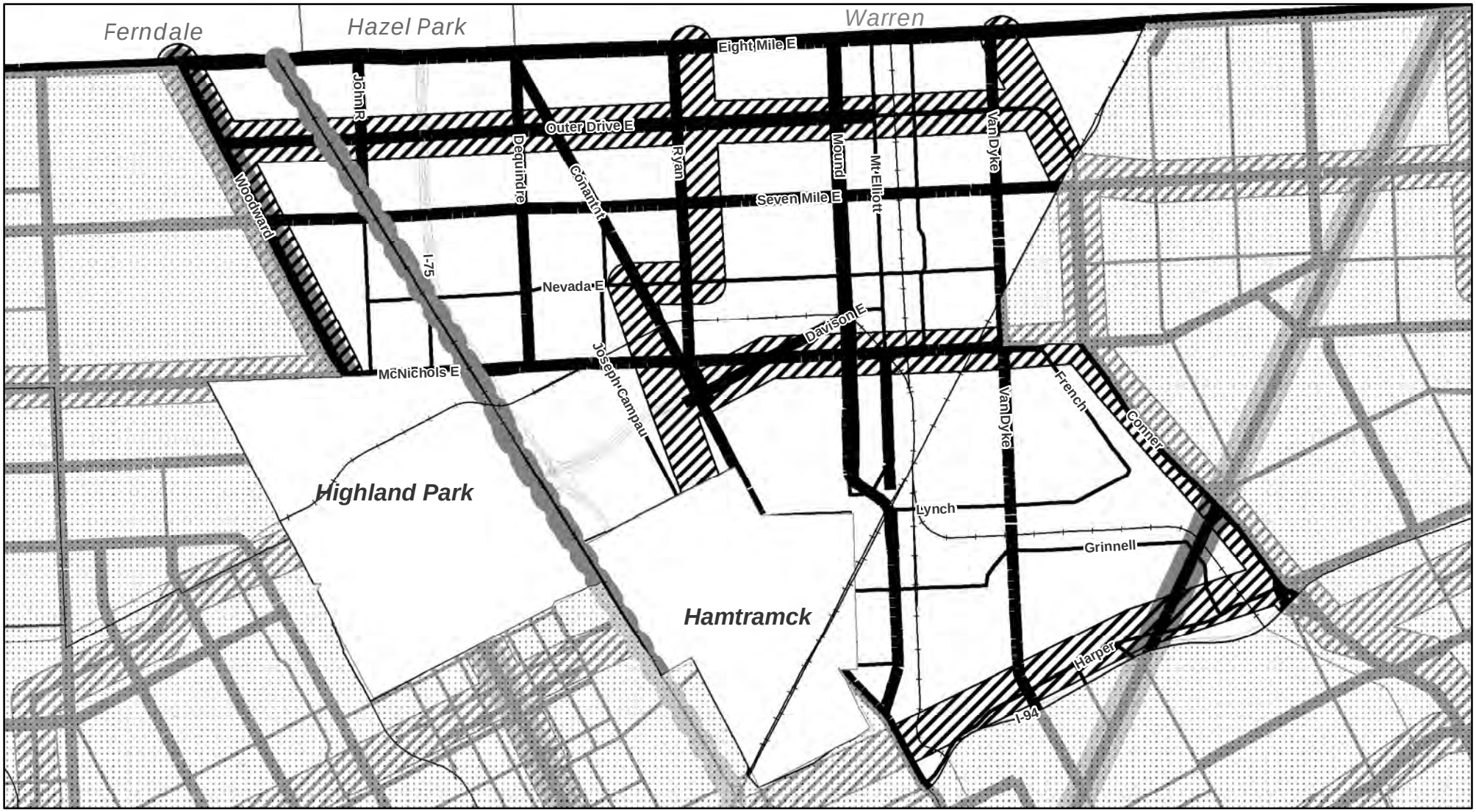
City of Detroit Master Plan of Policies

Neighborhood Cluster 1

Neighborhood Index

Airport
Davison
Grant
Nolan
Pershing
State Fair





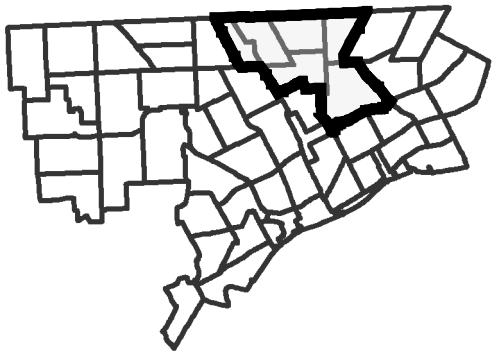
Map 1 B

City of Detroit Master Plan of Policies

Neighborhood Cluster 1

Transportation Network

- Secondary Streets
- Major Streets
- Mass Transit Route
- Passenger Rail Route
- Non-Motorized Route – Conceptual



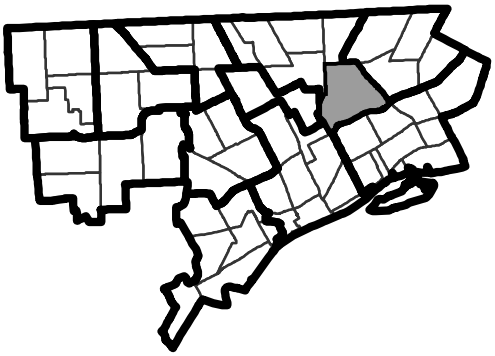


Map 1-1B

City of Detroit Master Plan of Policies

Neighborhood Cluster 1 Airport





Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)



Map 1-2B

City of Detroit Master Plan of Policies

Neighborhood Cluster 1
Davison

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
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- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
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- Recreation (PRC)
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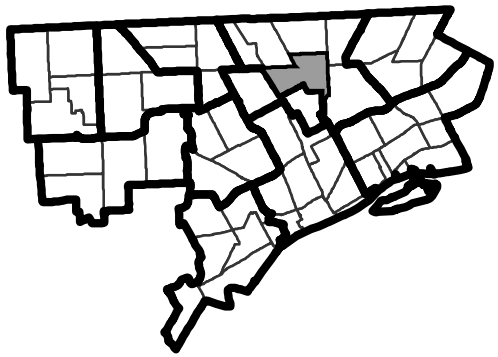
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)



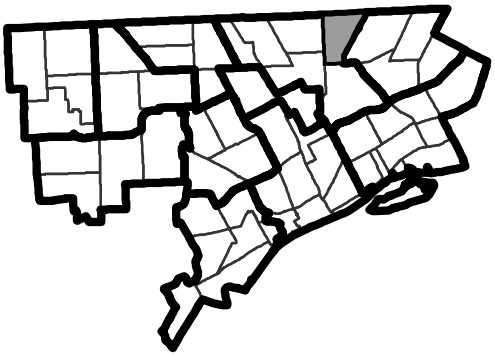


Map 1-3B

City of Detroit Master Plan of Policies

Neighborhood Cluster 1 Grant





Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
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- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)

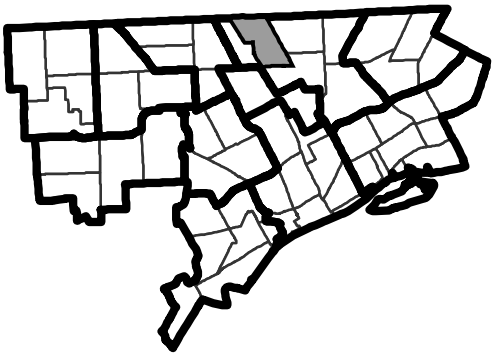


Map 1-4B

City of Detroit Master Plan of Policies

Neighborhood Cluster 1
Nolan





Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
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- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)



Map 1-5B

City of Detroit Master Plan of Policies

Neighborhood Cluster 1 Pershing

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
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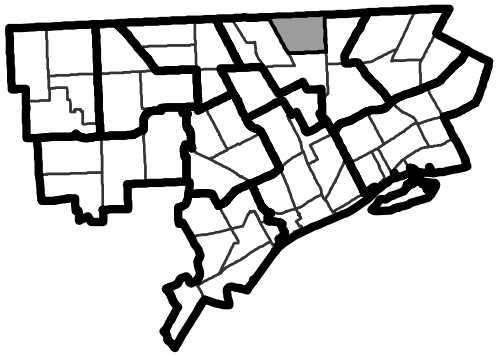
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)





Map 1-6B

City of Detroit Master Plan of Policies

Neighborhood Cluster 1
State Fair

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
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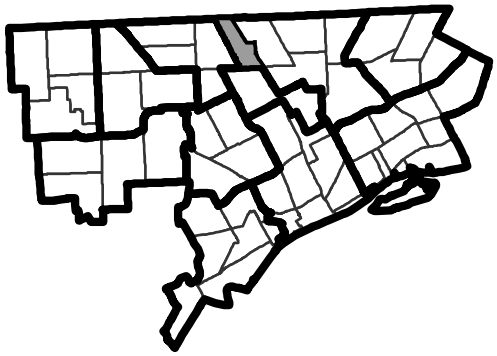
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)



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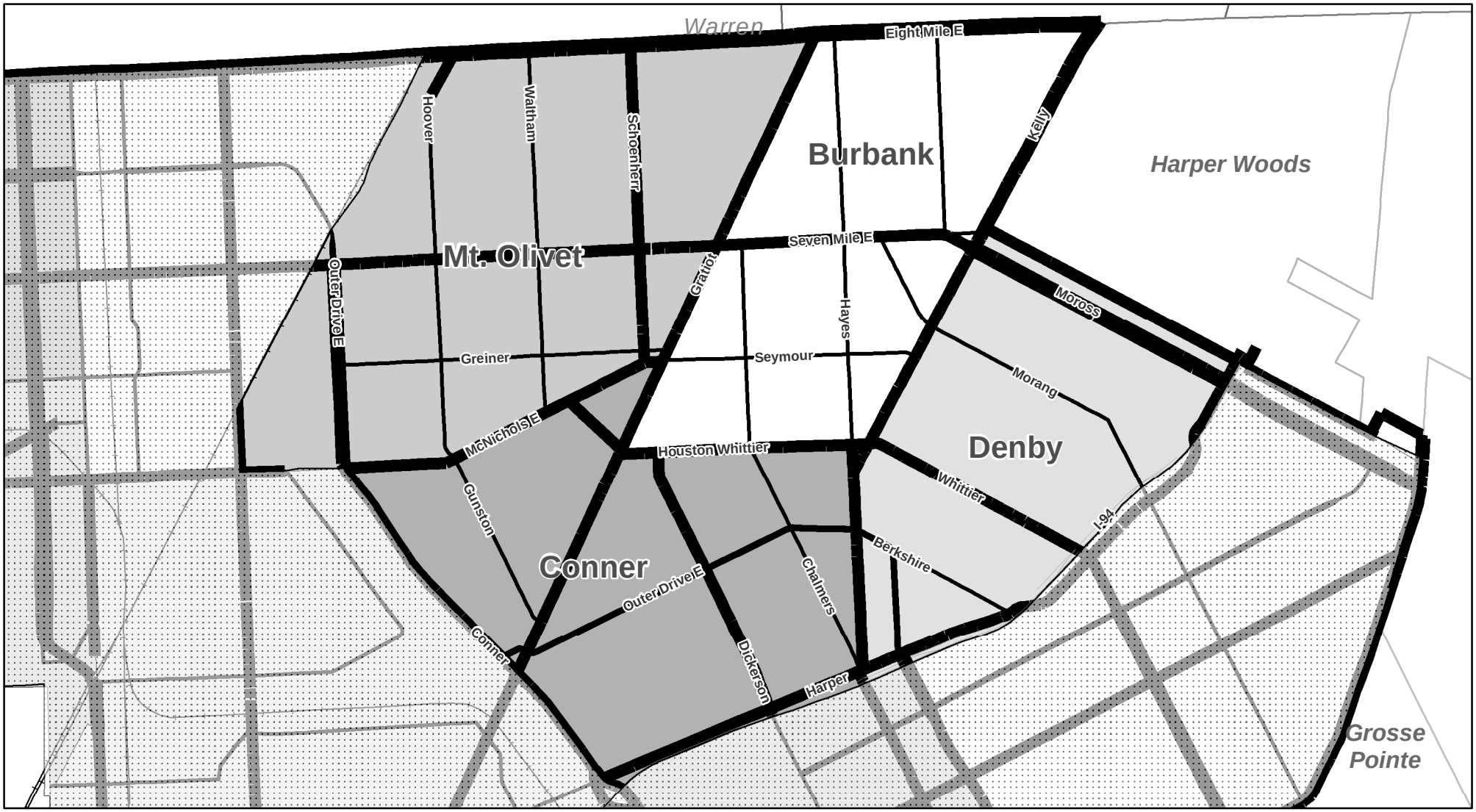


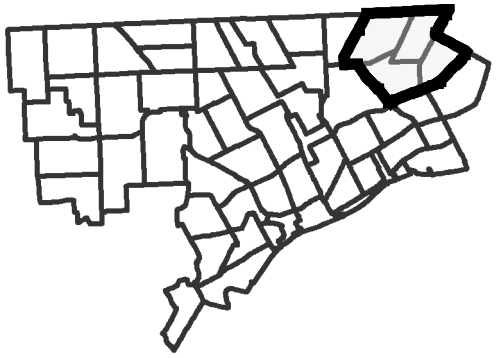
Map 2 A

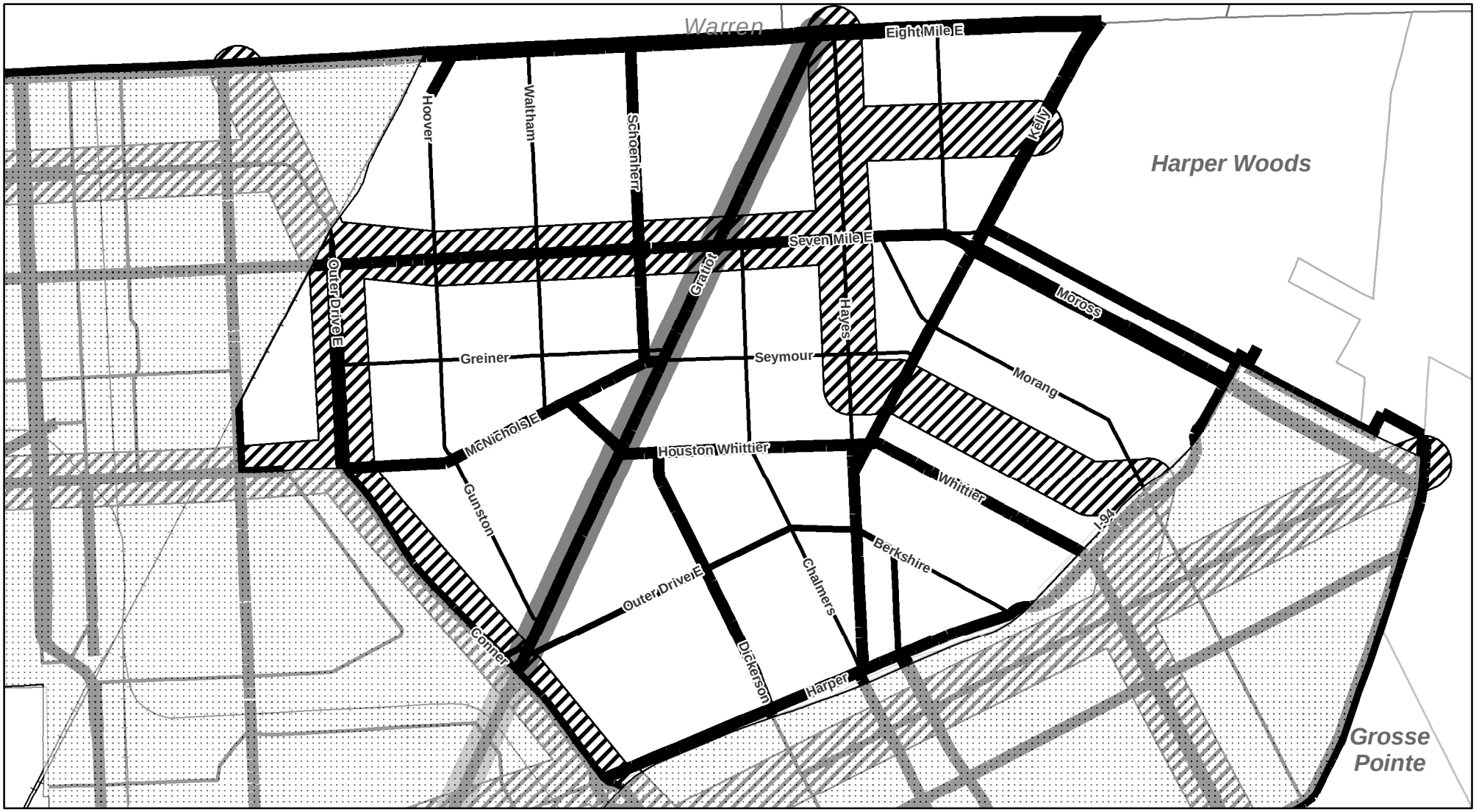
City of Detroit Master Plan of Policies

Neighborhood Cluster 2

Neighborhood Index

Burbank
Conner
Denby
Mt. Olivet





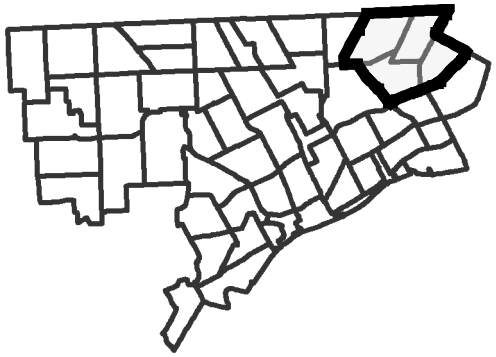
Map 2 B

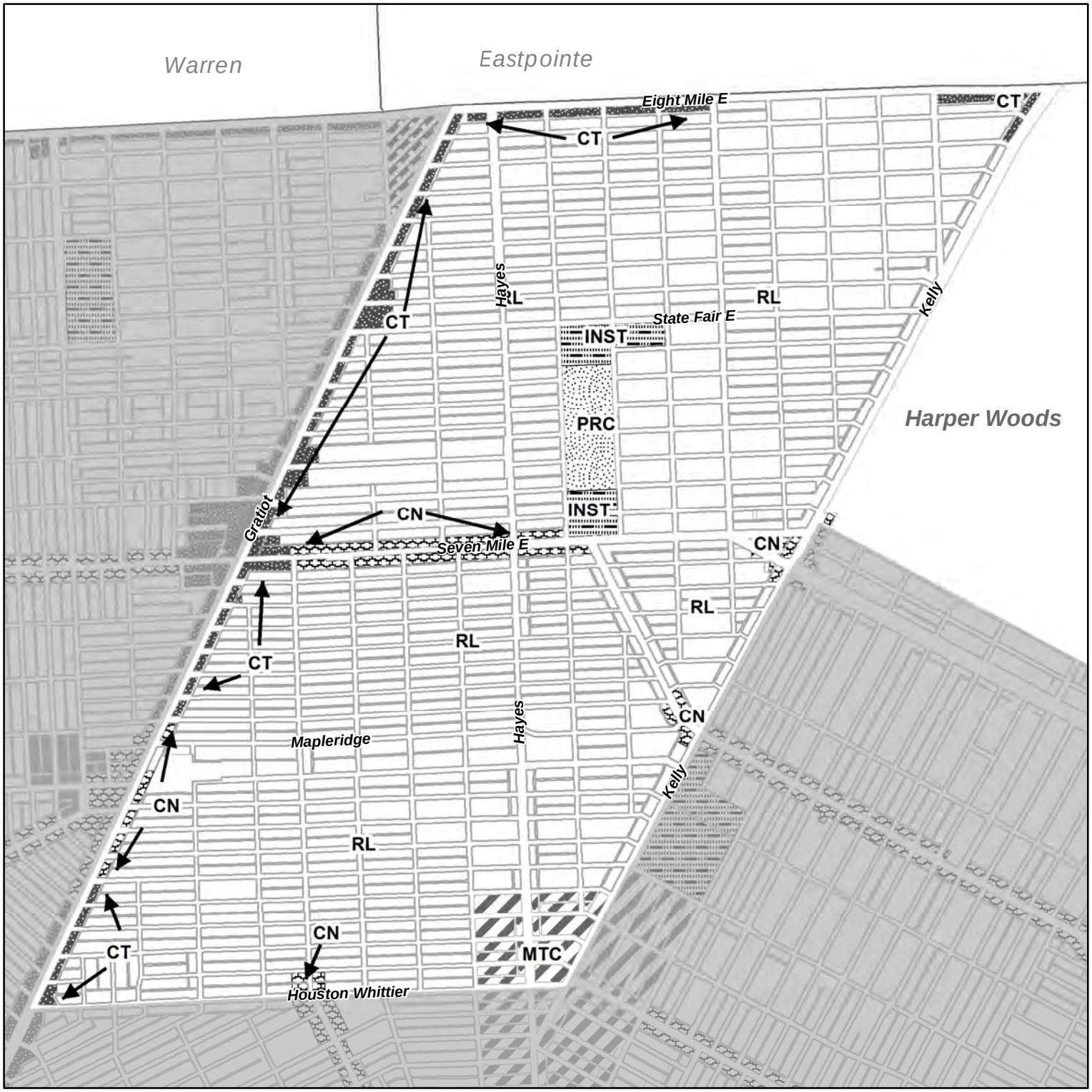
City of Detroit Master Plan of Policies

Neighborhood Cluster 2

Transportation Network

- Secondary Streets
- Major Streets
- Mass Transit Route
- Passenger Rail Route
- Non-Motorized Route – Conceptual





Map 2-1B

City of Detroit Master Plan of Policies

Neighborhood Cluster 2 Burbank

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
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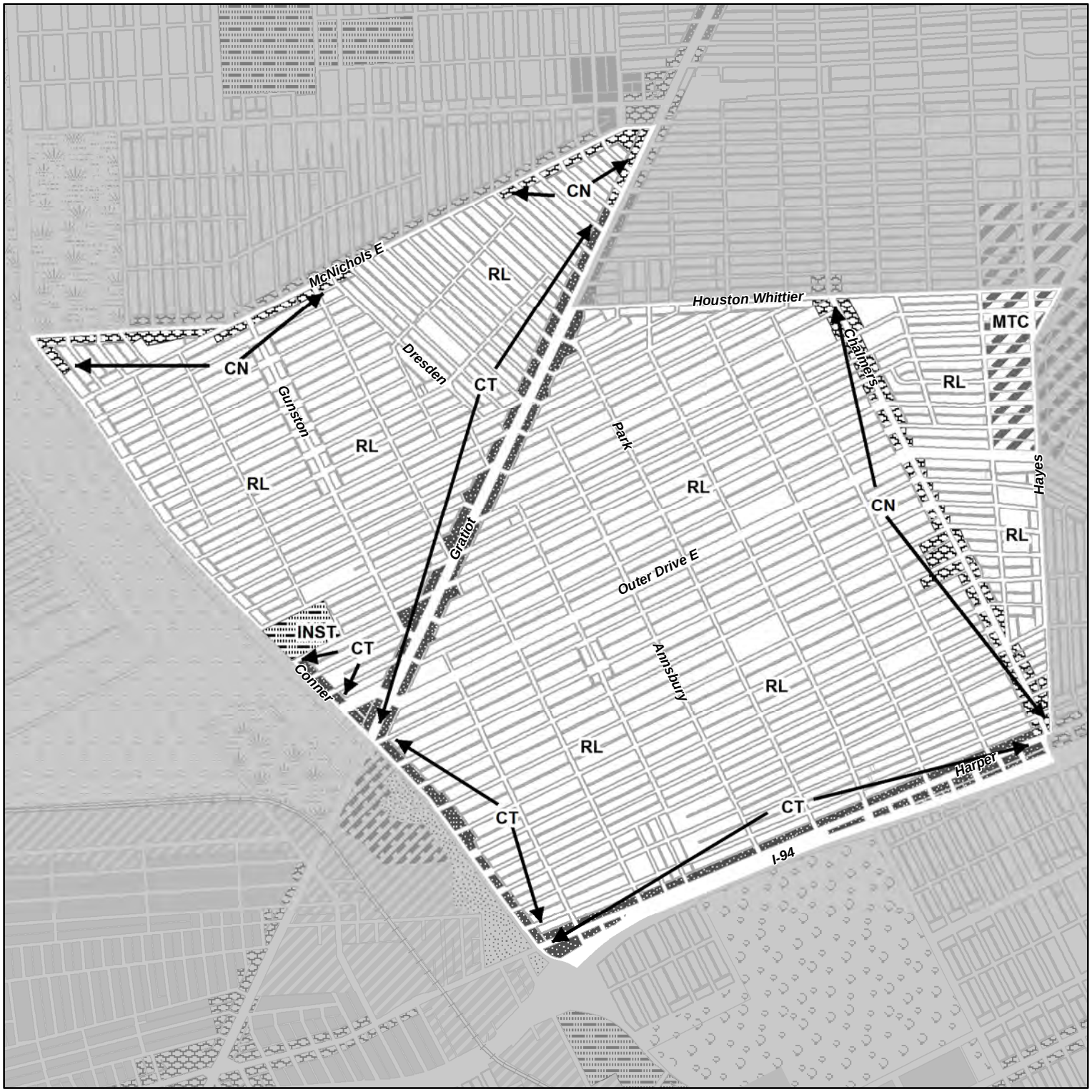
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)





Map 2-2B

City of Detroit Master Plan of Policies

Neighborhood Cluster 2 Conner

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
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- Recreation (PRC)
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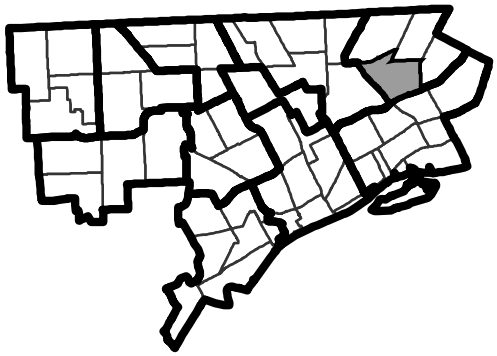
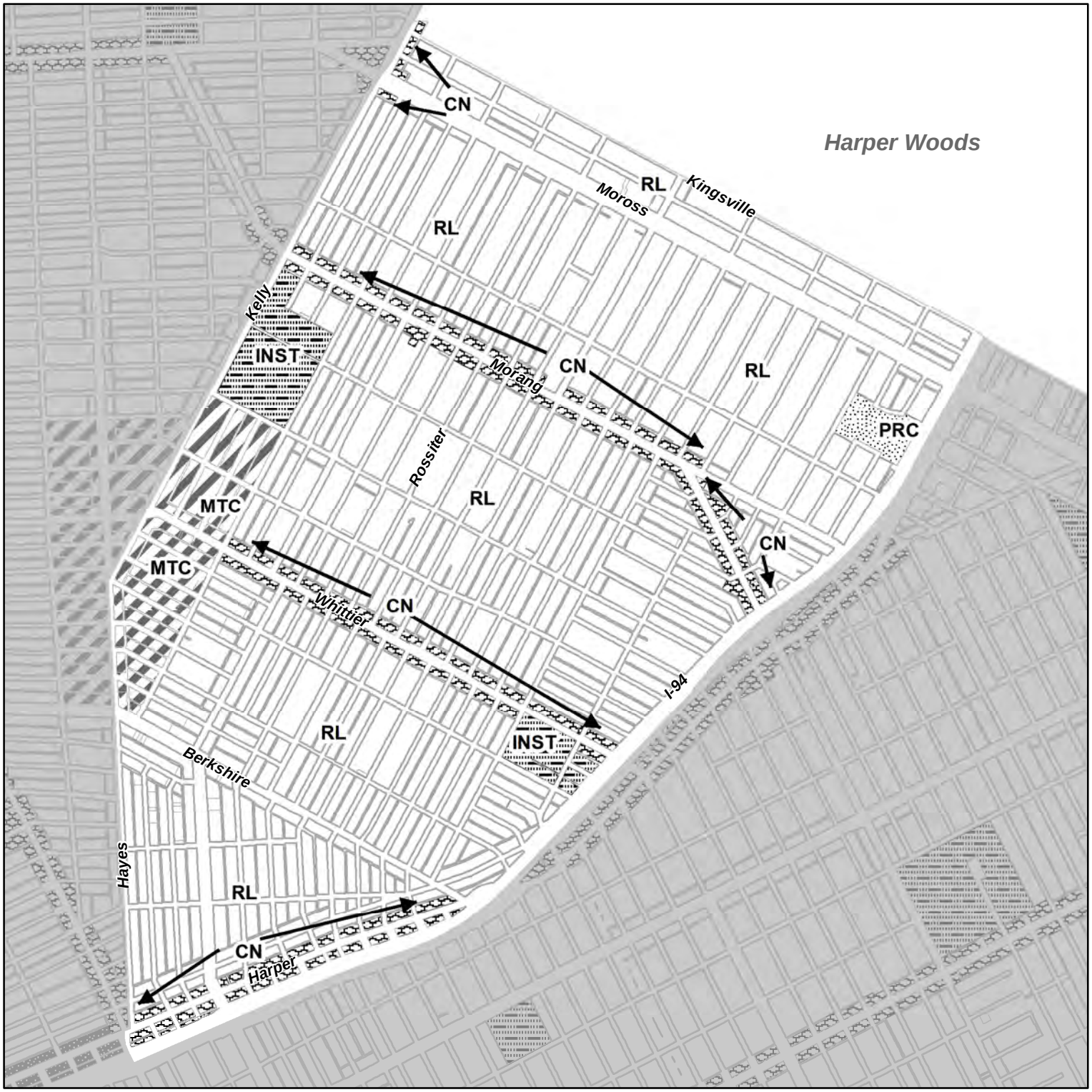
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)





Map 2-3B

City of Detroit Master Plan of Policies

Neighborhood Cluster 2 Denby

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
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- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)





Map 2-4B

City of Detroit Master Plan of Policies

Neighborhood Cluster 2
Mt. Olivet

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
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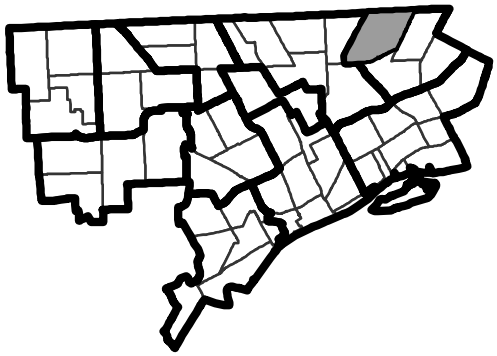
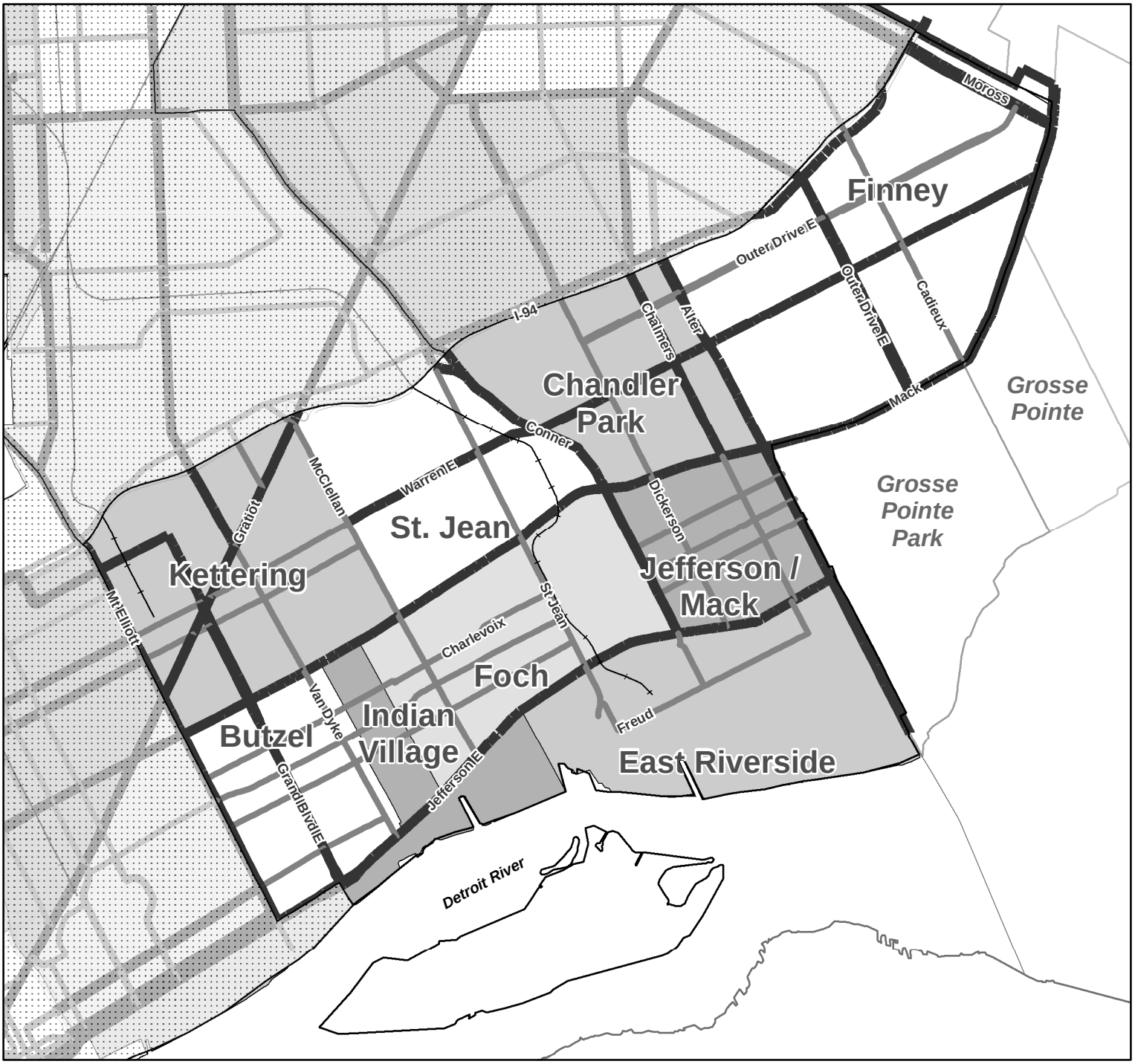




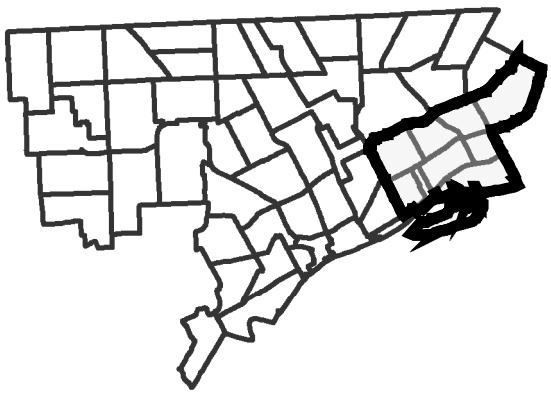
Map 3 A

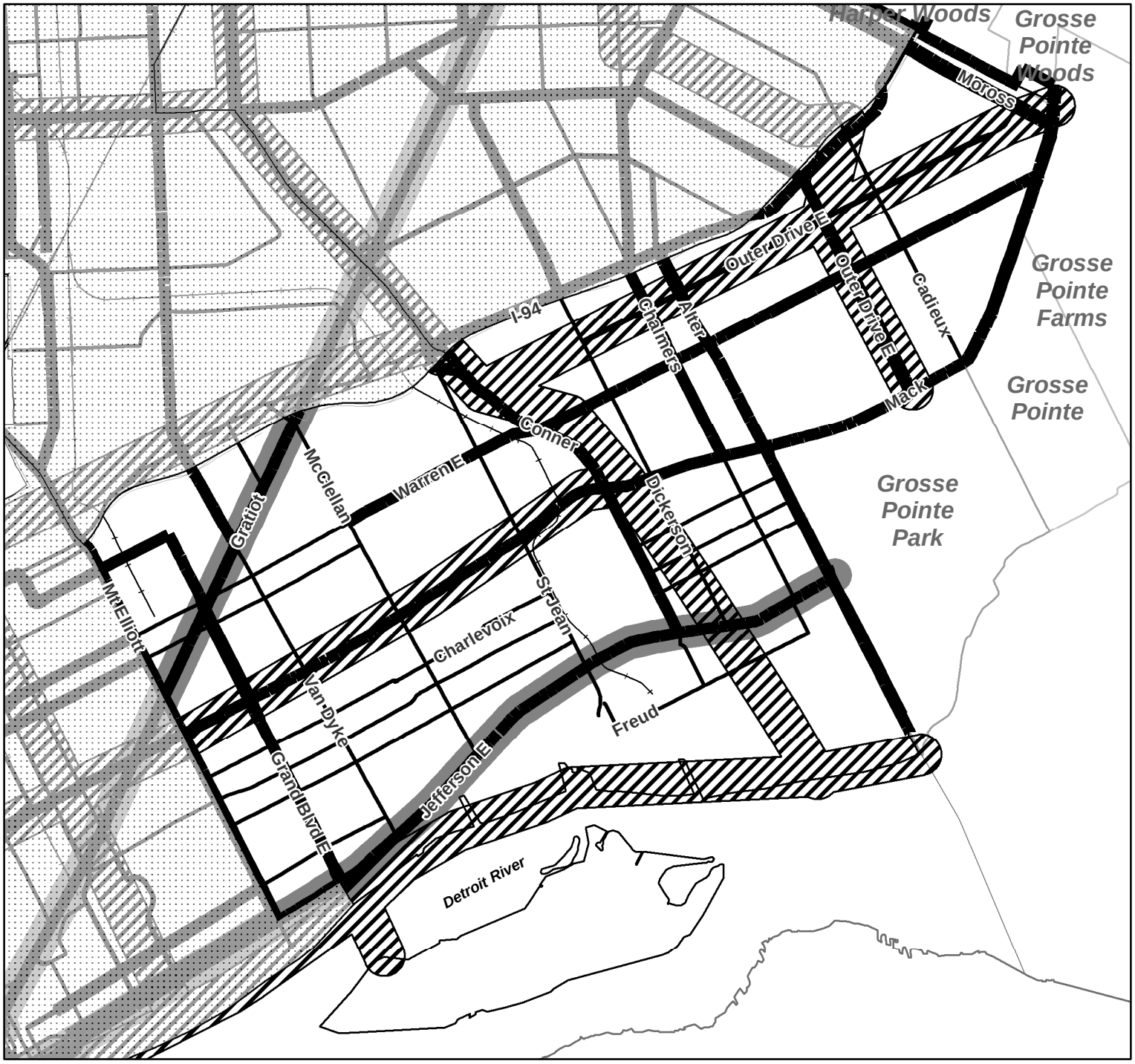
City of Detroit Master Plan of Policies

Neighborhood Cluster 3

Neighborhood Index

Butzel
Chandler Park
East Riverside
Finney
Foch
Indian Village
Jefferson / Mack
Kettering
St. Jean





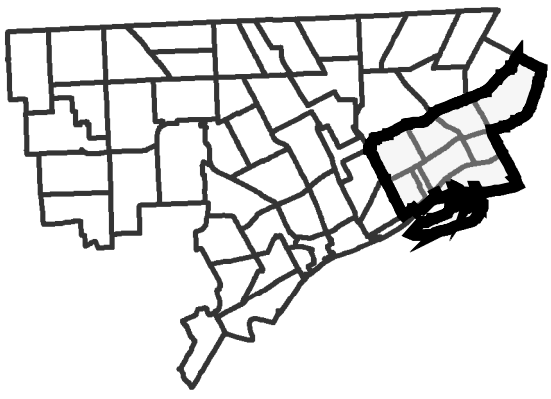
Map 3 B

City of Detroit Master Plan of Policies

Neighborhood Cluster 3

Transportation Network

- Secondary Streets
- Major Streets
- Passenger Rail Route
- Mass Transit Route
- Non-Motorized Route – Conceptual



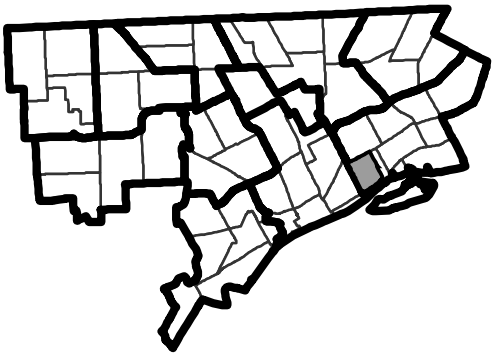


Map 3-1B

City of Detroit Master Plan of Policies

Neighborhood Cluster 3 Butzel





Future Land Use

- Low Density Residential (RL)
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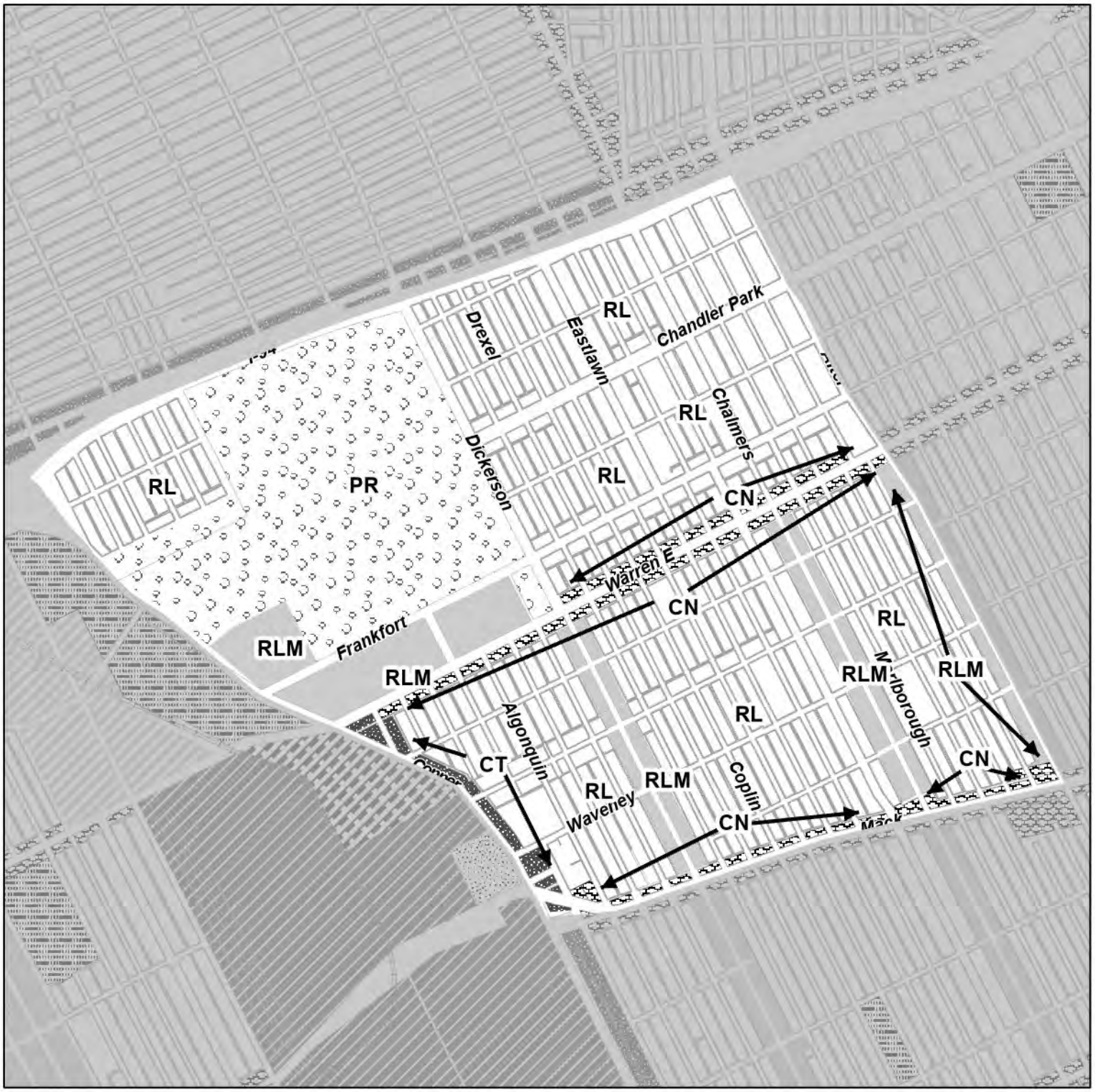

Map 3-2B

City of Detroit Master Plan of Policies

Neighborhood Cluster 3
Chandler Park

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
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- Major Commercial (CM)
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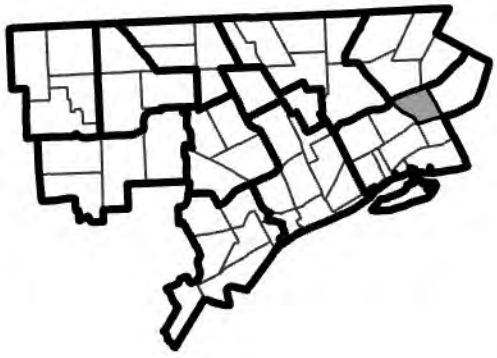

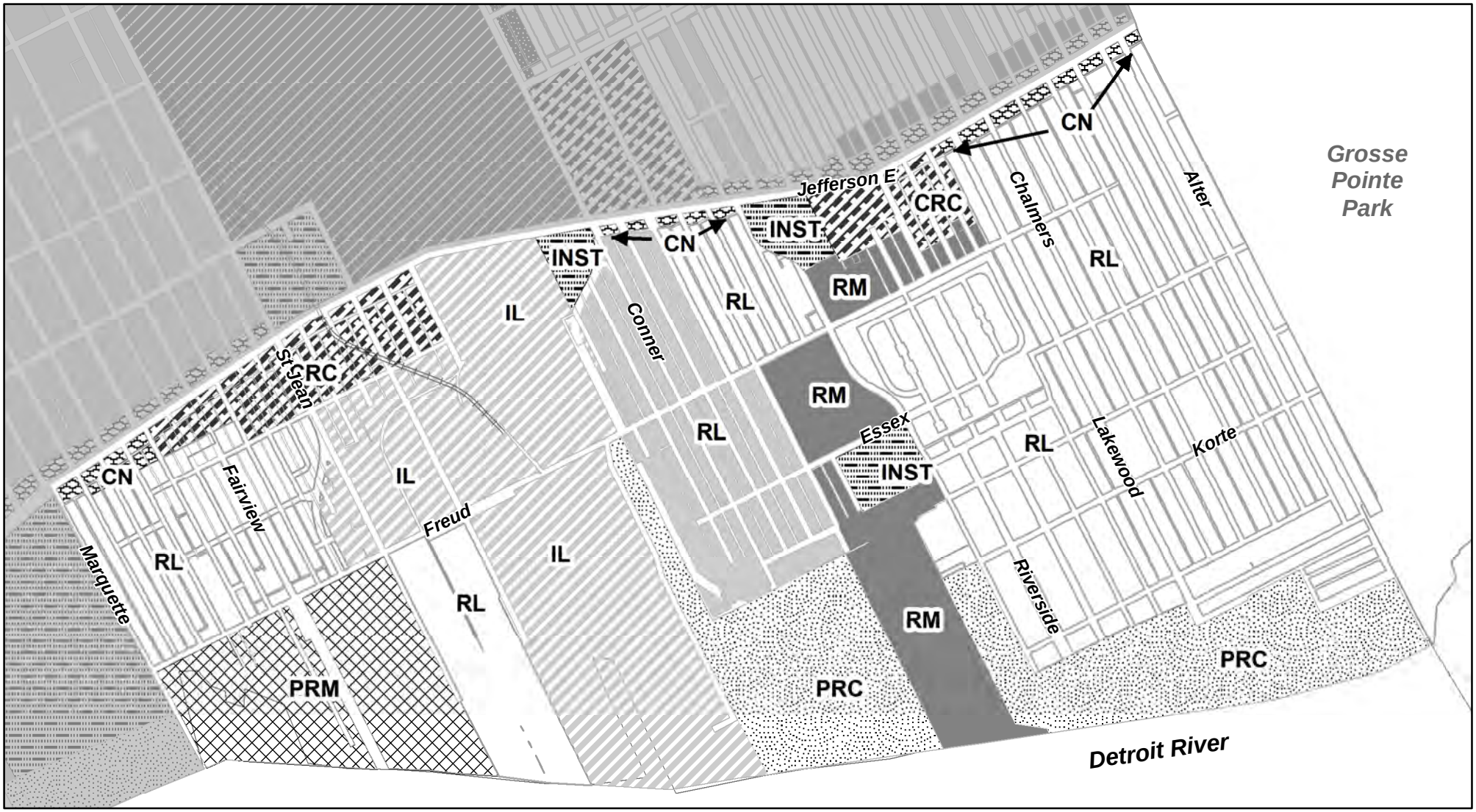

Map 3-3B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 3
East Riverside

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
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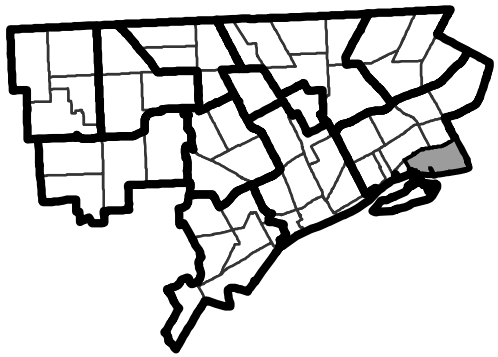

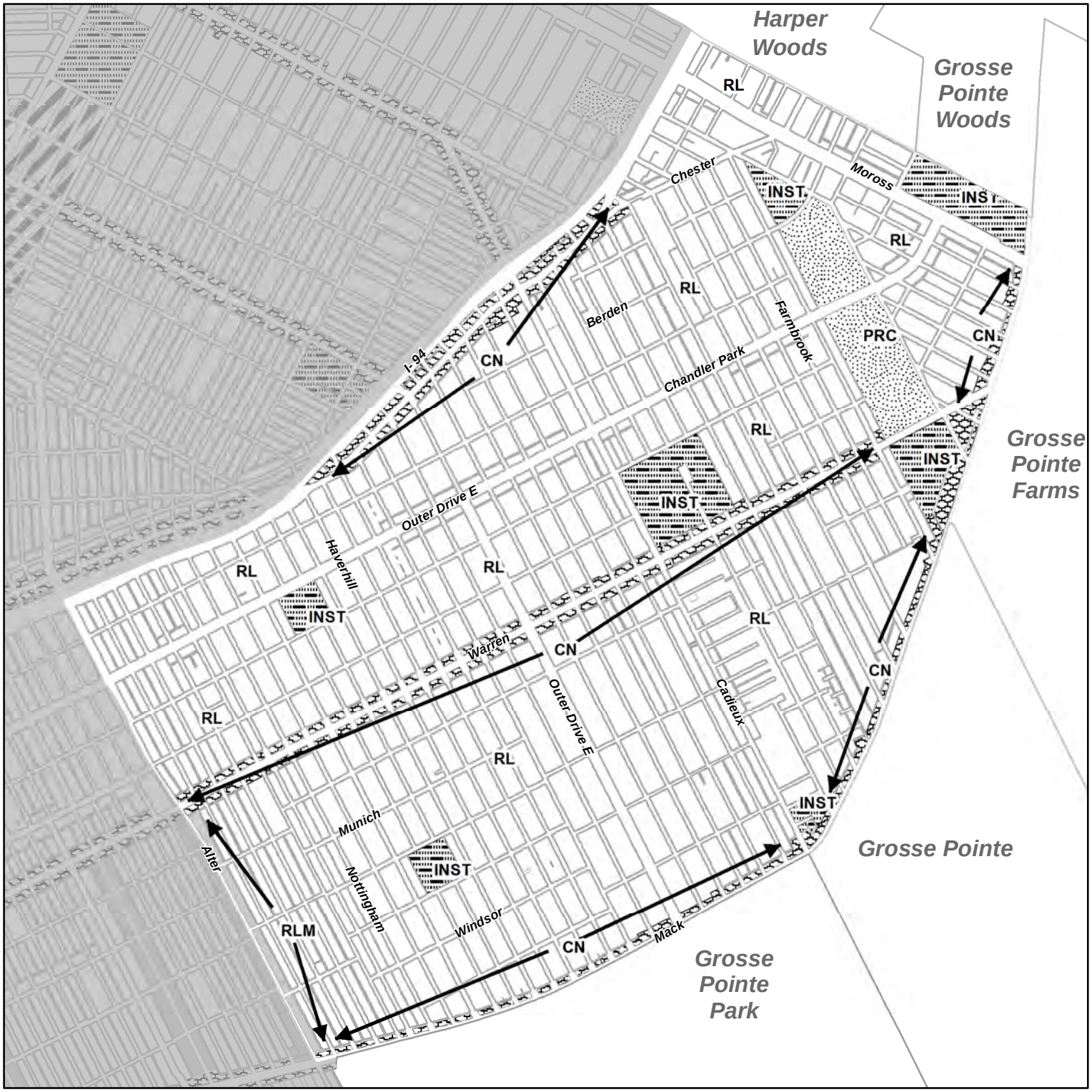

Map 3-4B

City of Detroit Master Plan of Policies

Neighborhood Cluster 3 Finney

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
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- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)





Map 3-5B

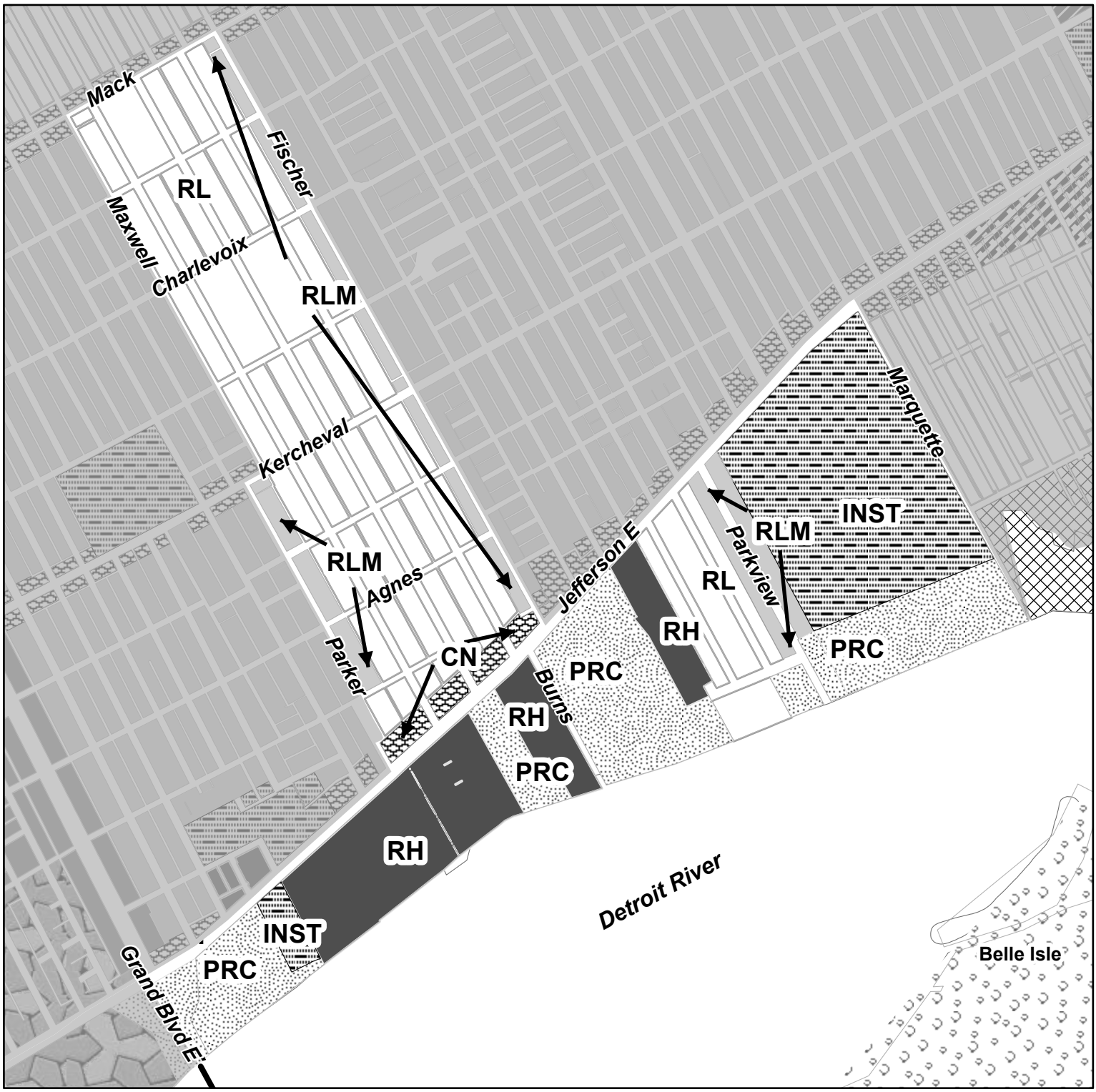
City of Detroit Master Plan of Policies

Neighborhood Cluster 3
Foch

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)





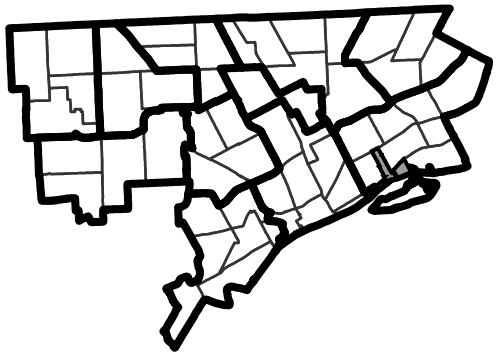
Map 3-6B

City of Detroit Master Plan of Policies

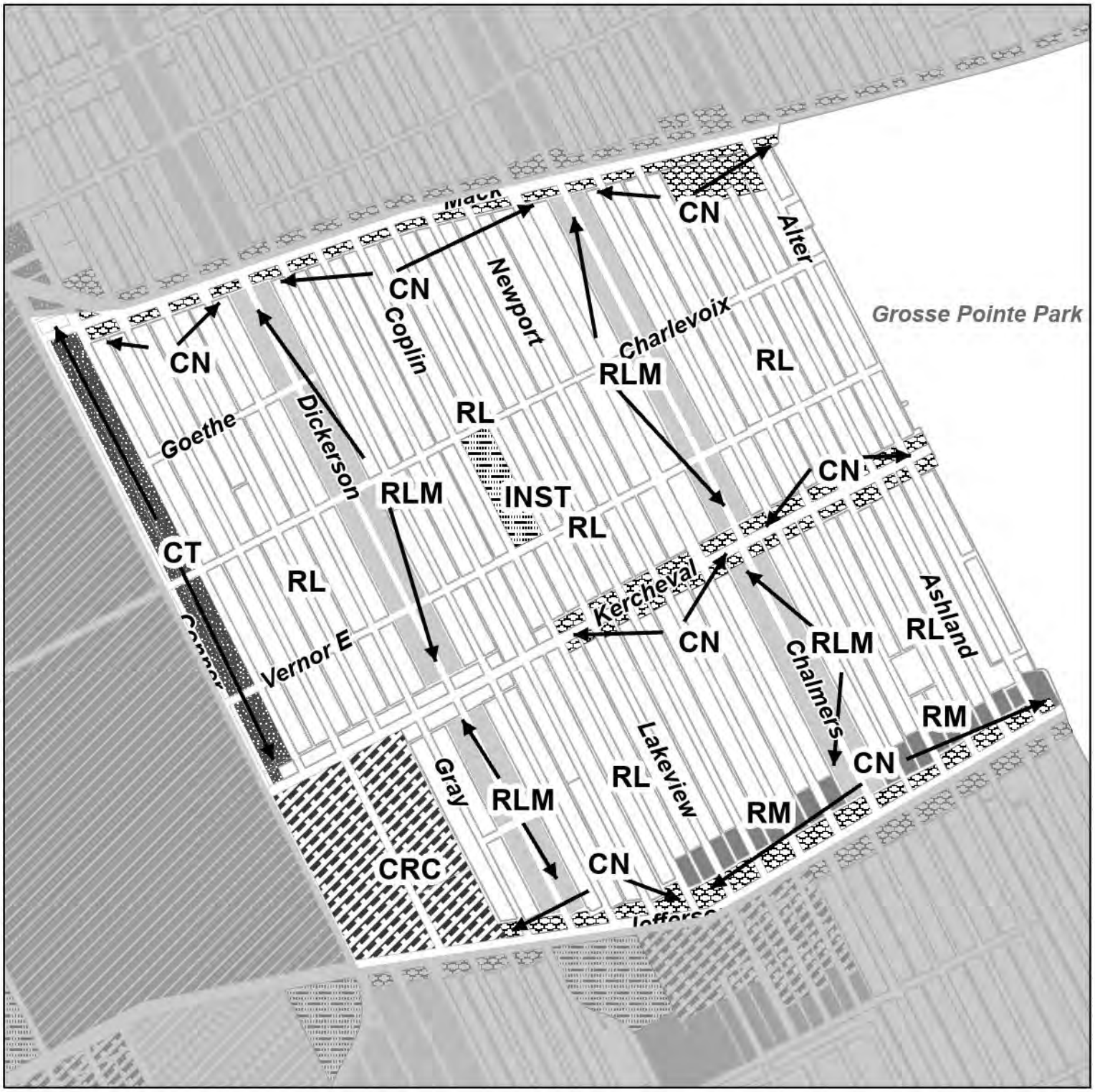
Neighborhood Cluster 3
Indian Village

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)



Amendment #30: 6/1/21 (PRC to INST)



Map 3-7B

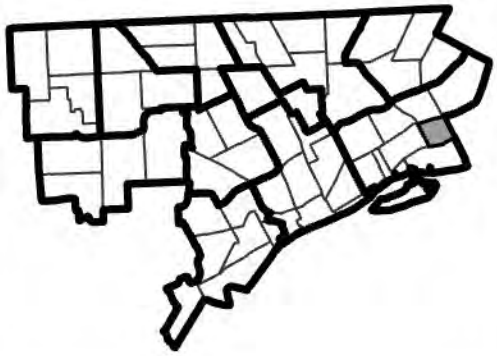
City of Detroit Master Plan of Policies

Neighborhood Cluster 3
Jefferson / Mack



Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)





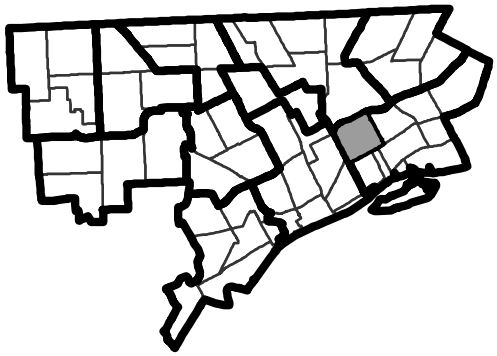
Map 3-8B

City of Detroit Master Plan of Policies

Neighborhood Cluster 3 Kettering

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)



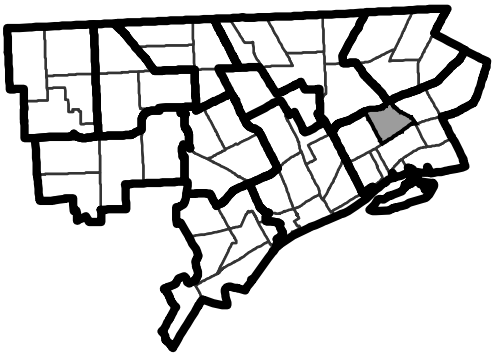


Map 3-9B

City of Detroit Master Plan of Policies

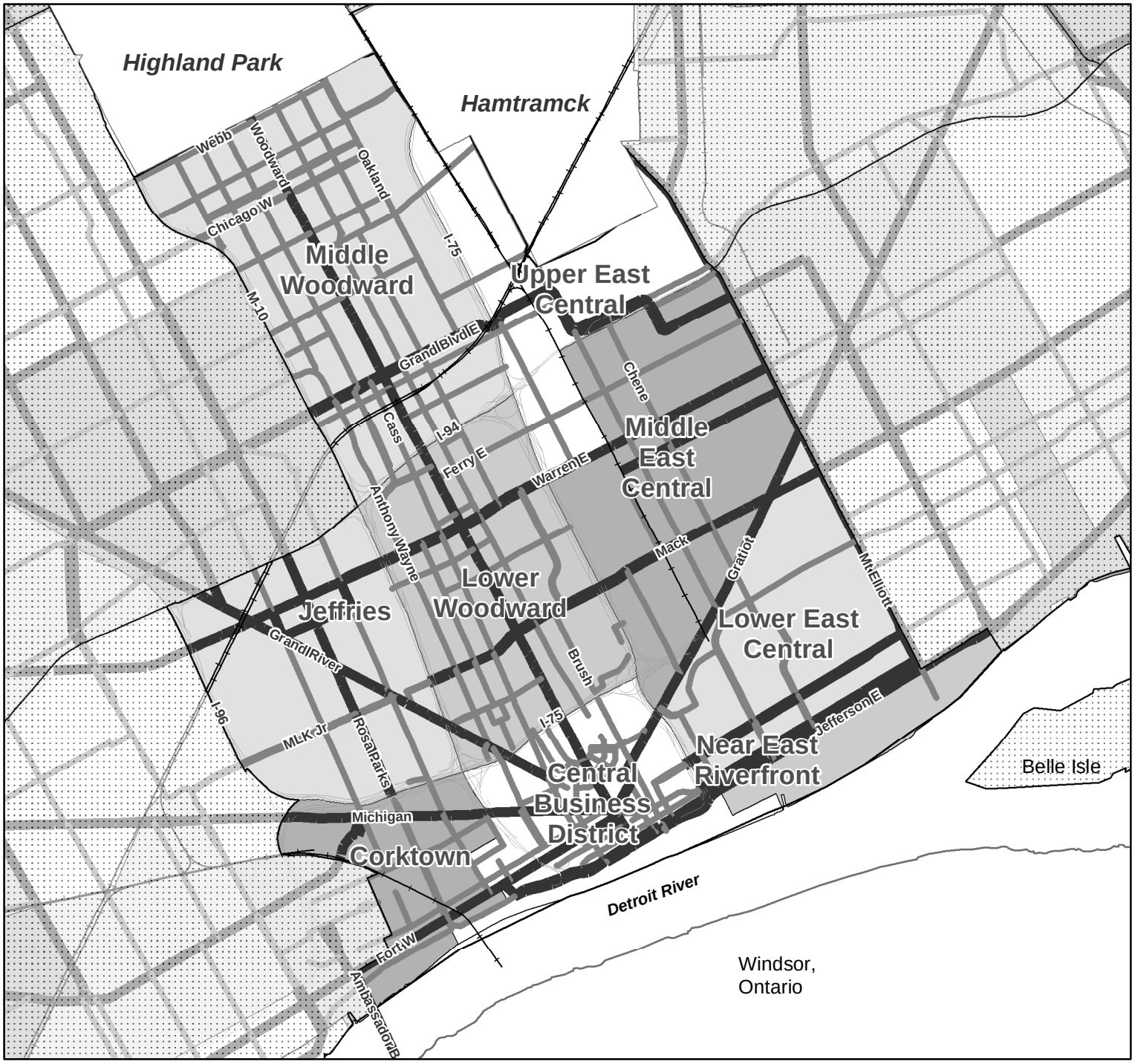
Neighborhood Cluster 3
St. Jean





Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)



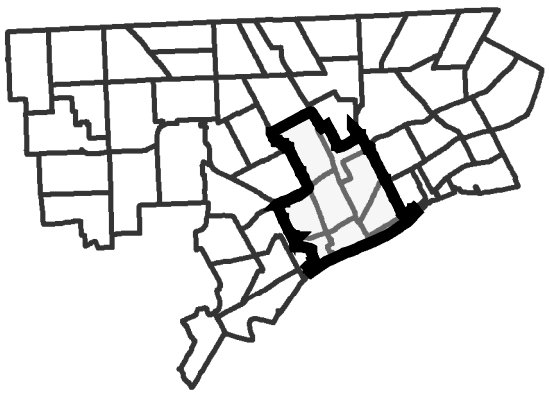
Map 4 A

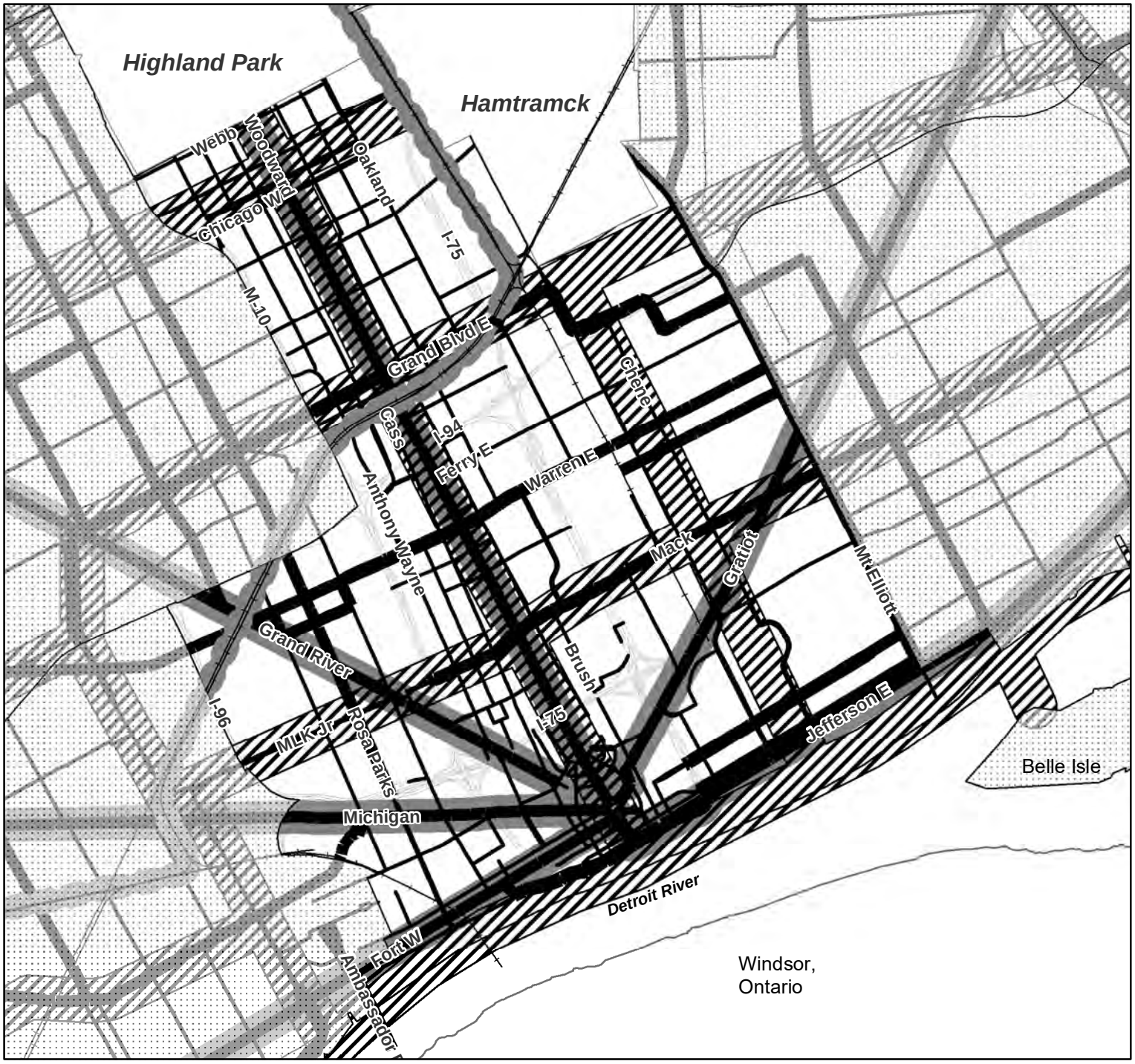
City of Detroit Master Plan of Policies

Neighborhood Cluster 4

Neighborhood Index

Central Business District
Corktown
Jeffries
Lower East Central
Lower Woodward
Middle East Central
Middle Woodward
Near East Riverfront
Upper East Central





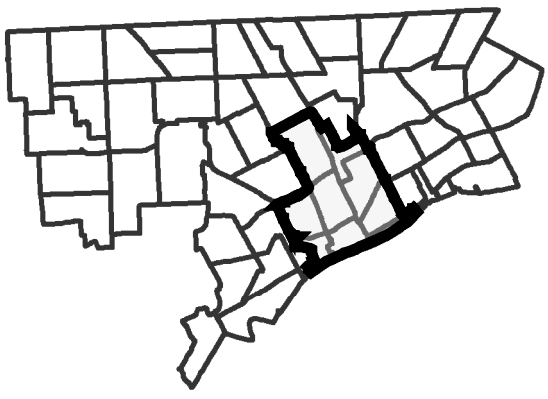
Map 4 B

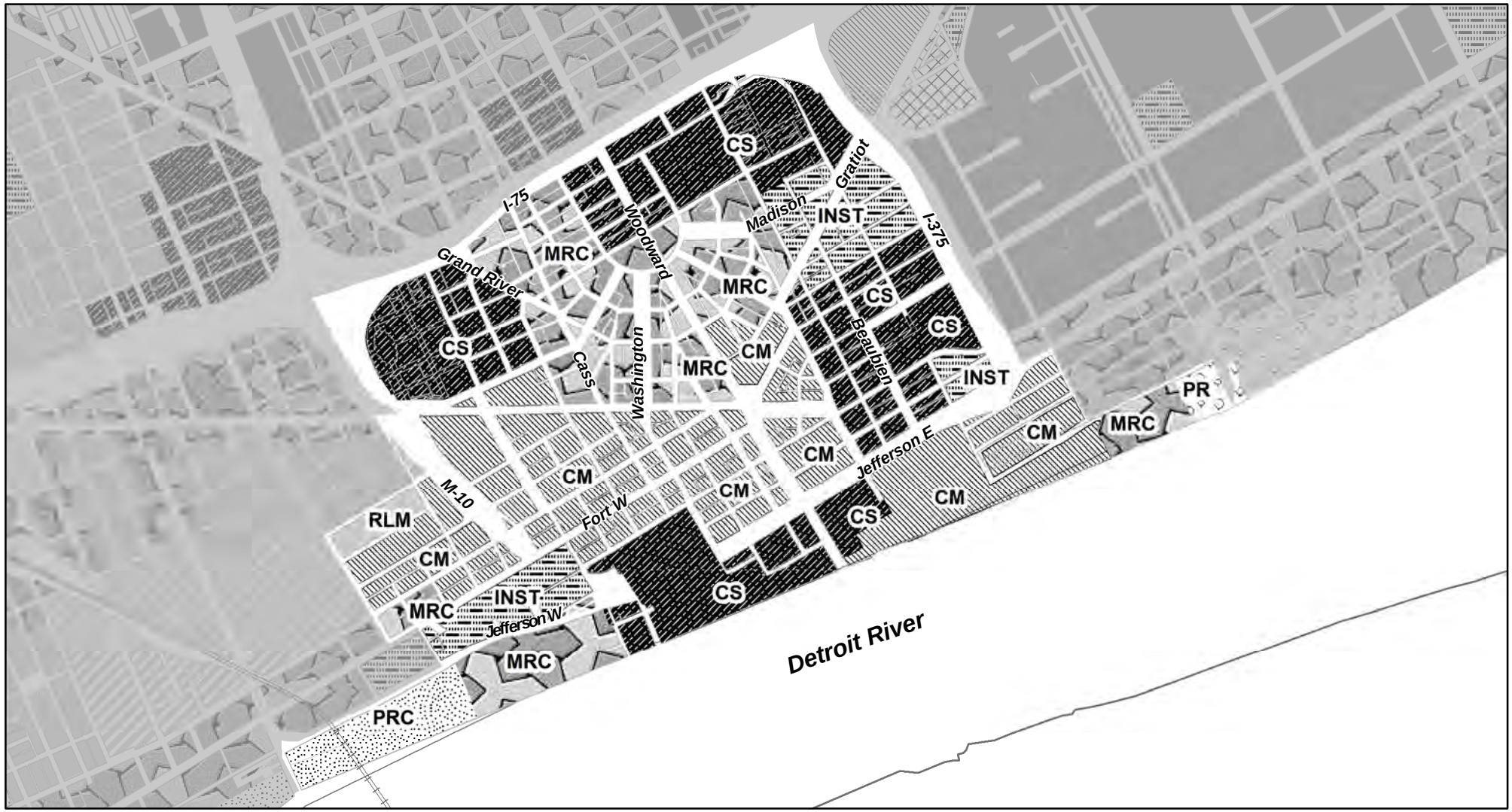
City of Detroit Master Plan of Policies

Neighborhood Cluster 4

Transportation Network

- Secondary Streets
- Major Streets
- Passenger Rail Route
- Mass Transit Route
- Non-Motorized Route – Conceptual





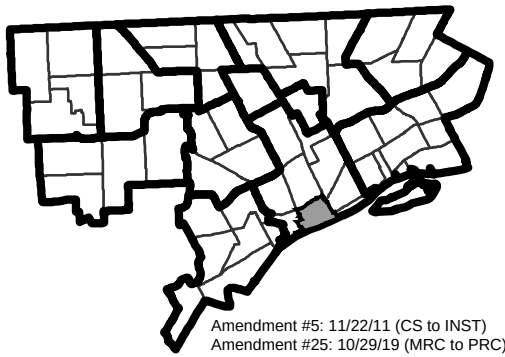
Map 4-1B

City of Detroit Master Plan of Policies

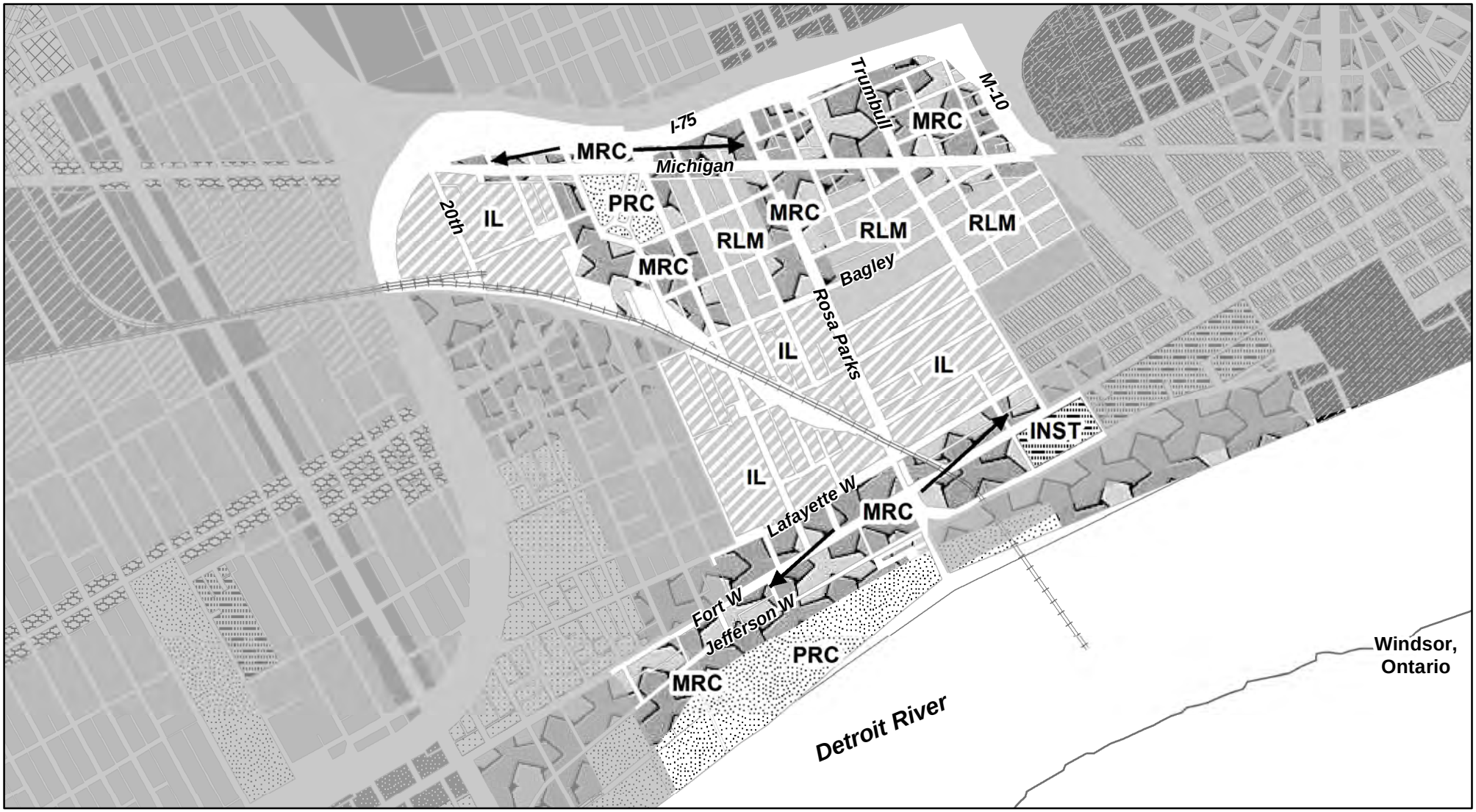
Neighborhood Cluster 4 Central Business District

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)



Amendment #5: 11/22/11 (CS to INST)
Amendment #25: 10/29/19 (MRC to PRC)



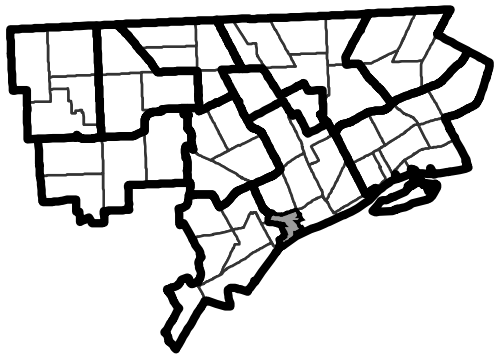
Map 4-2B

City of Detroit Master Plan of Policies

Neighborhood Cluster 4 Corktown

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)





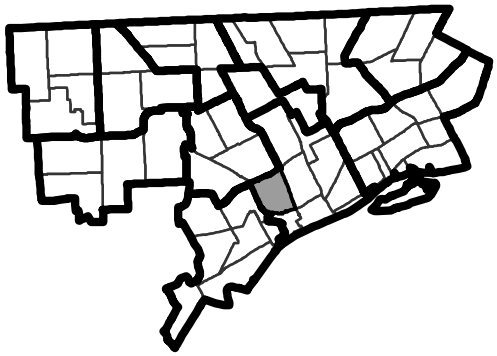
Map 4-3B

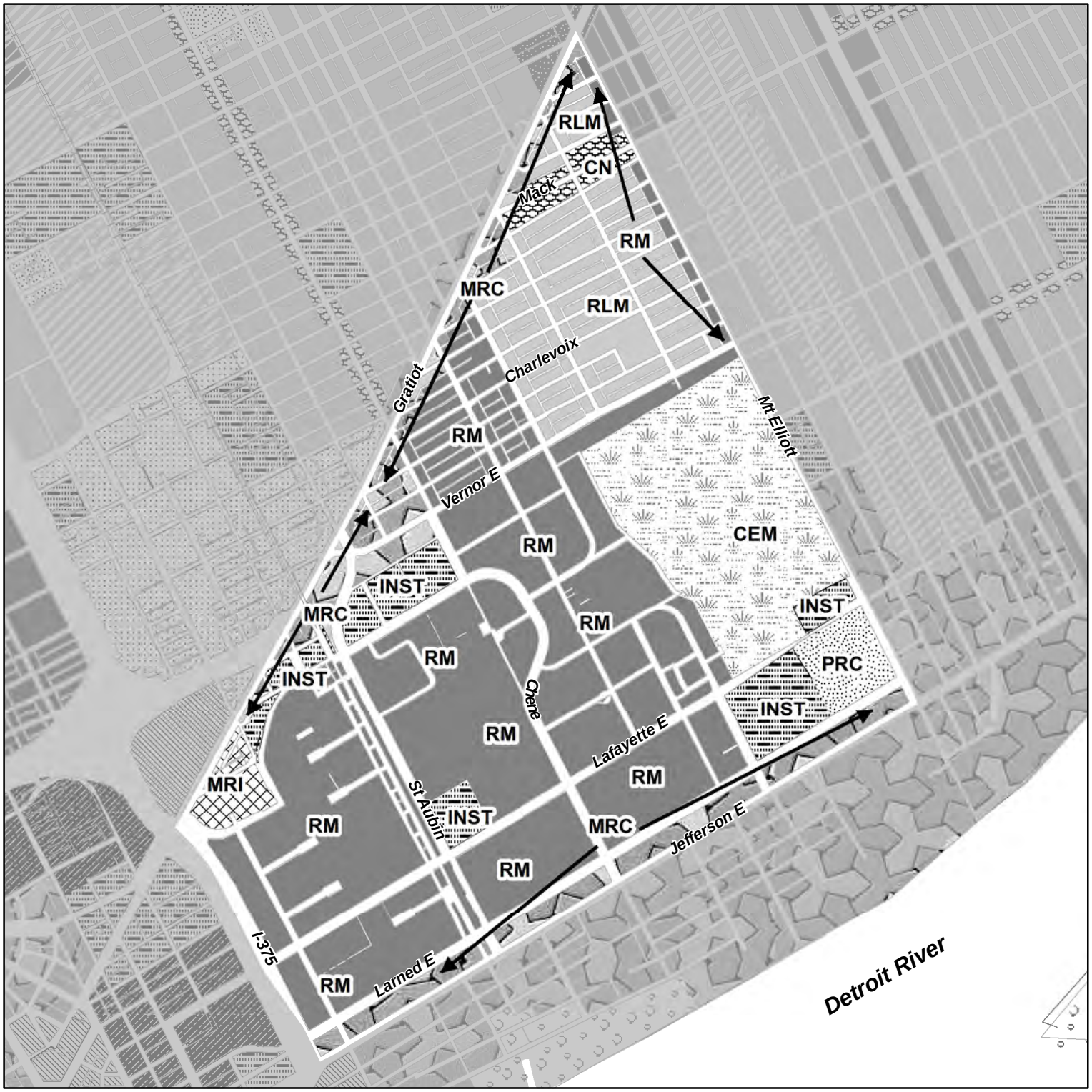
City of Detroit Master Plan of Policies

Neighborhood Cluster 4 Jeffries

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)





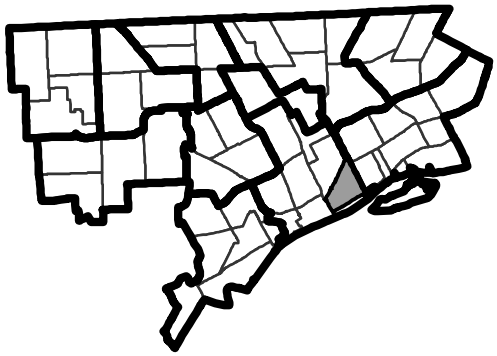
Map 4-4B

City of Detroit Master Plan of Policies

Neighborhood Cluster 4
Lower East Central

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)





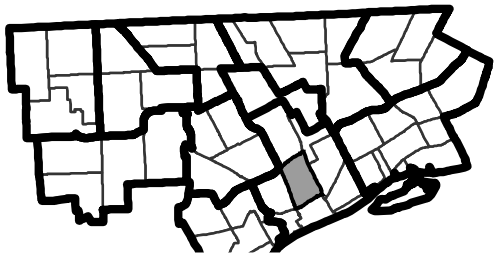
Map 4-5B

City of Detroit Master Plan of Policies

Neighborhood Cluster 4
Lower Woodward

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)



Amendment #1: 11/10/09 (PRC to INST)
Amendment #6: 10/14/14 (INST to RH, INST to MRC, RM to RH)
Amendment #9: 01/23/18 (MRC to CS)
Amendment #12: 03/29/16 (INST to MRC, RM to MRC)
Amendment #13: 11/14/17 (INST to MRC, RH to MRC)



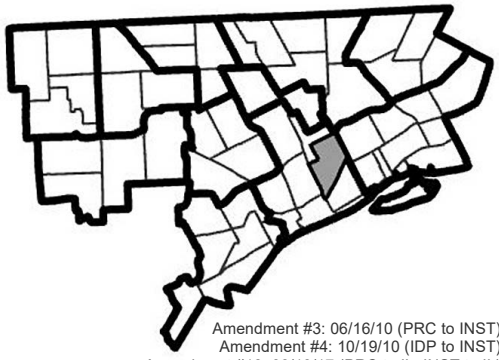
Map 4-6B

City of Detroit Master Plan of Policies

Neighborhood Cluster 4
Middle East Central

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)



Amendment #3: 06/16/10 (PRC to INST)
Amendment #4: 10/19/10 (IDP to INST)
Amendment #18: 06/13/17 (PRC to IL, INST to IL)
Amendment #26 9/13/22: CN, IL, MRC, and RLM to MRI

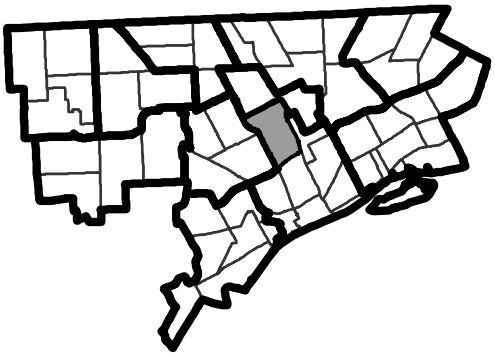


Map 4-7B

City of Detroit Master Plan of Policies

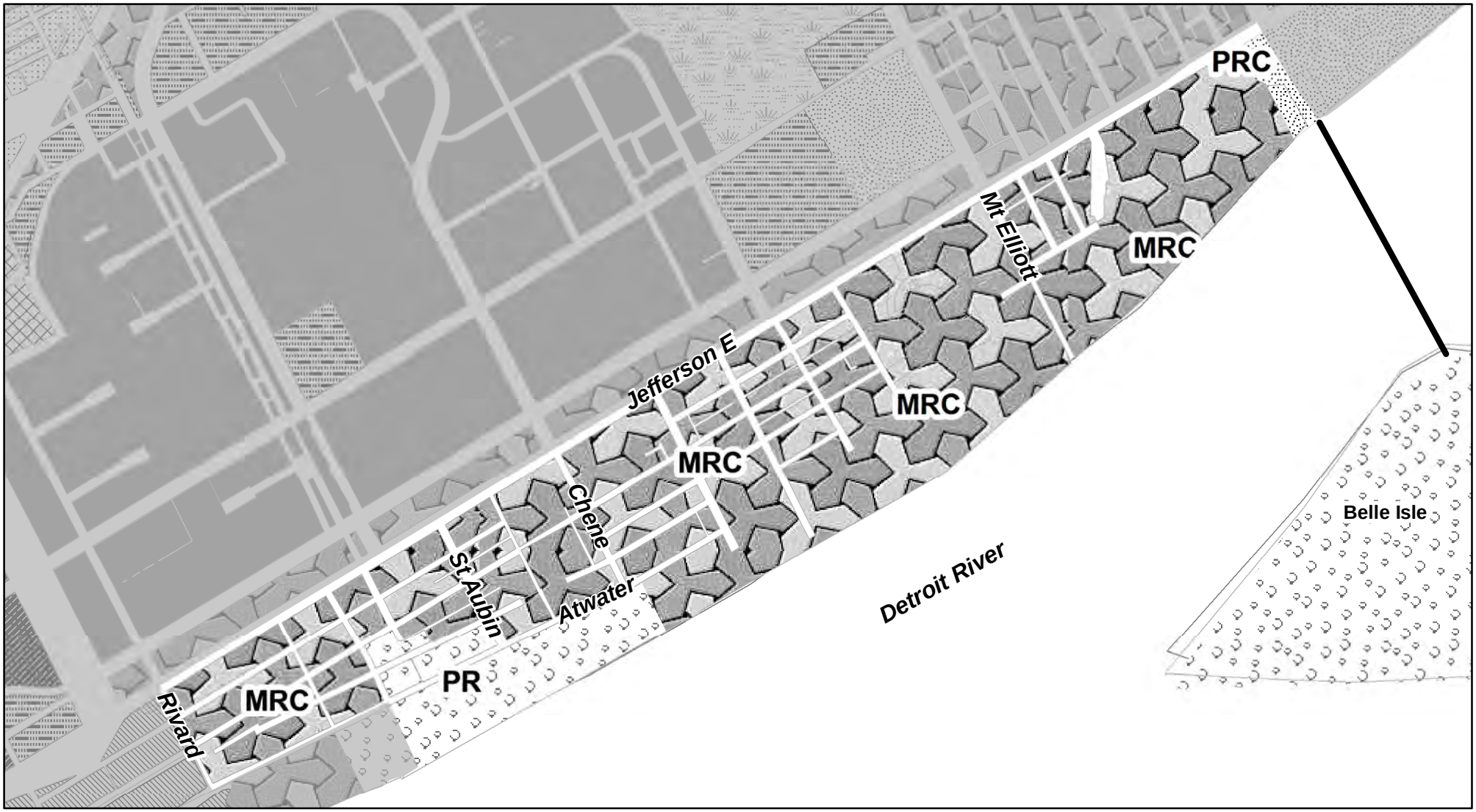
Neighborhood Cluster 4
Middle Woodward





Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)



Map 4-8B

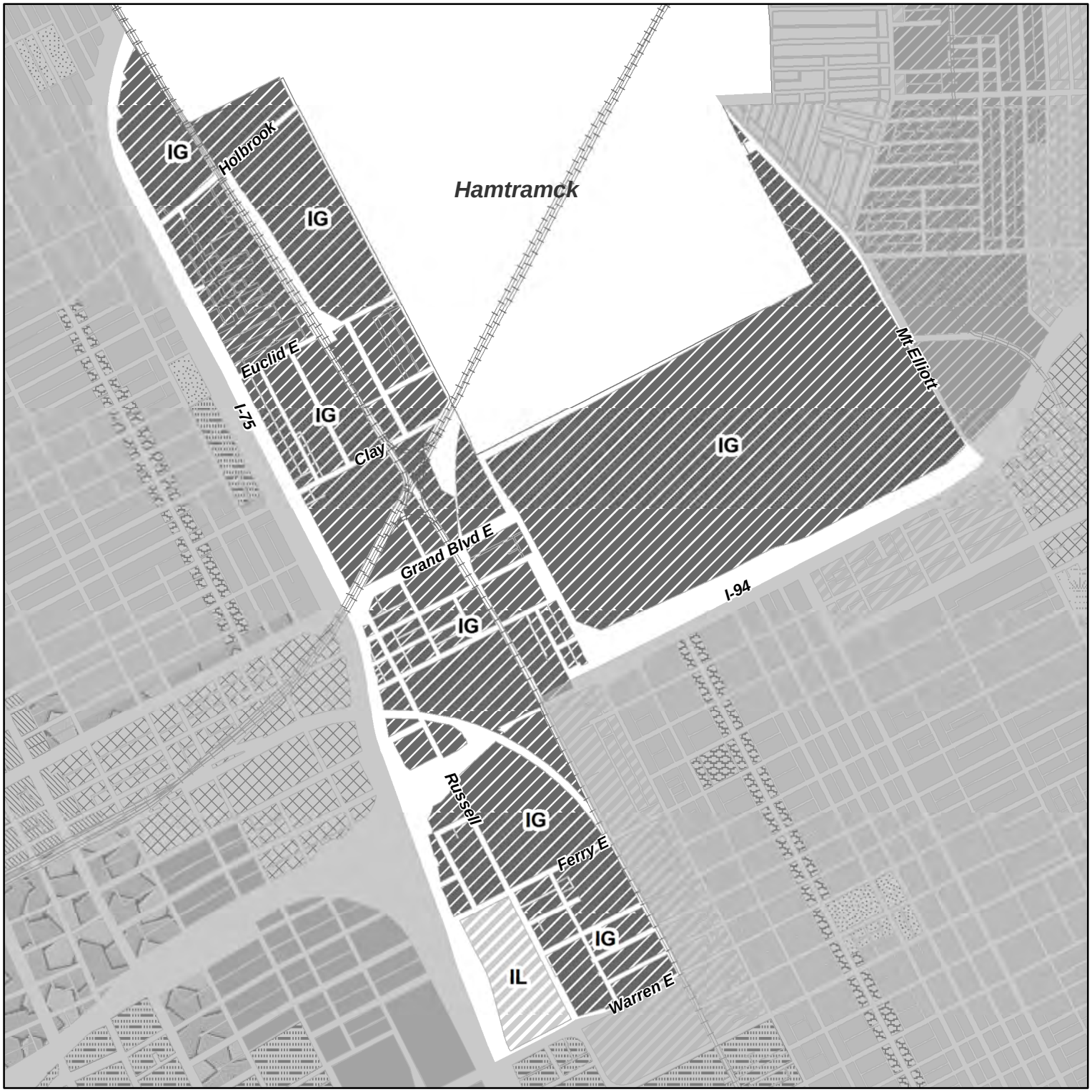
City of Detroit Master Plan of Policies

Neighborhood Cluster 4 Near East Riverfront

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)



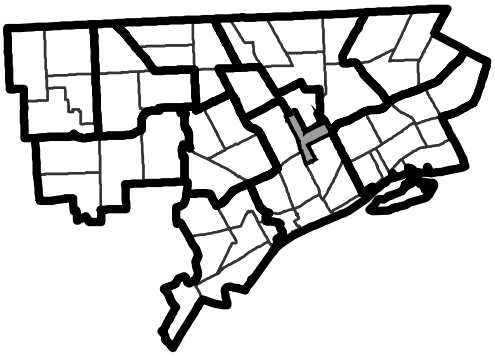


Map 4-9B

City of Detroit Master Plan of Policies

Neighborhood Cluster 4
Upper East Central





Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)



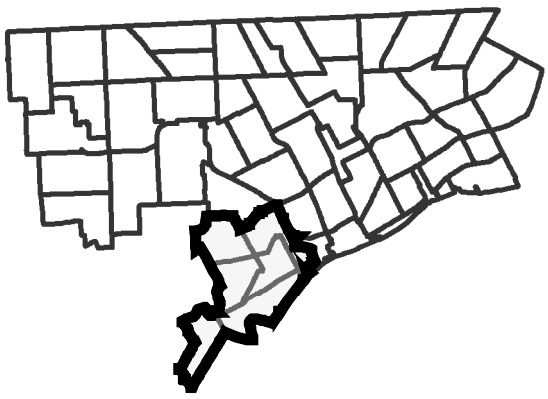
Map 5 A

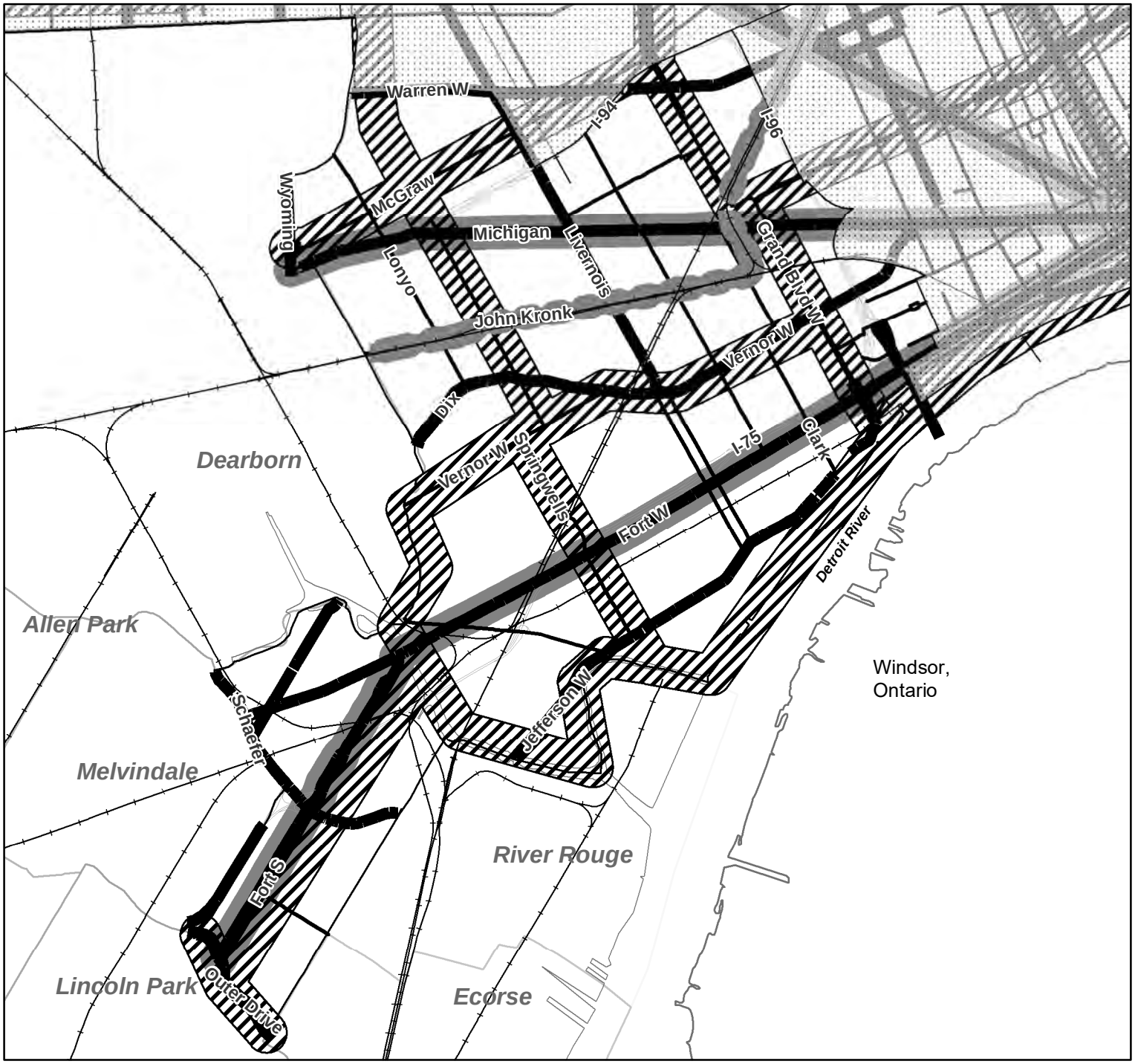
City of Detroit Master Plan of Policies

Neighborhood Cluster 5

Neighborhood Index

Boynton
Chadsey
Condon
Hubbard Richard
Springwells
Vernor / Junction
West Riverfront





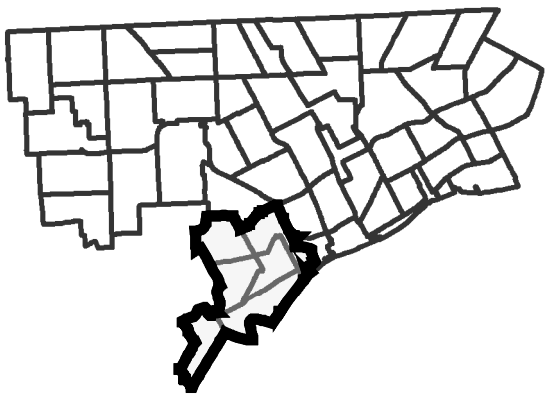
Map 5 B

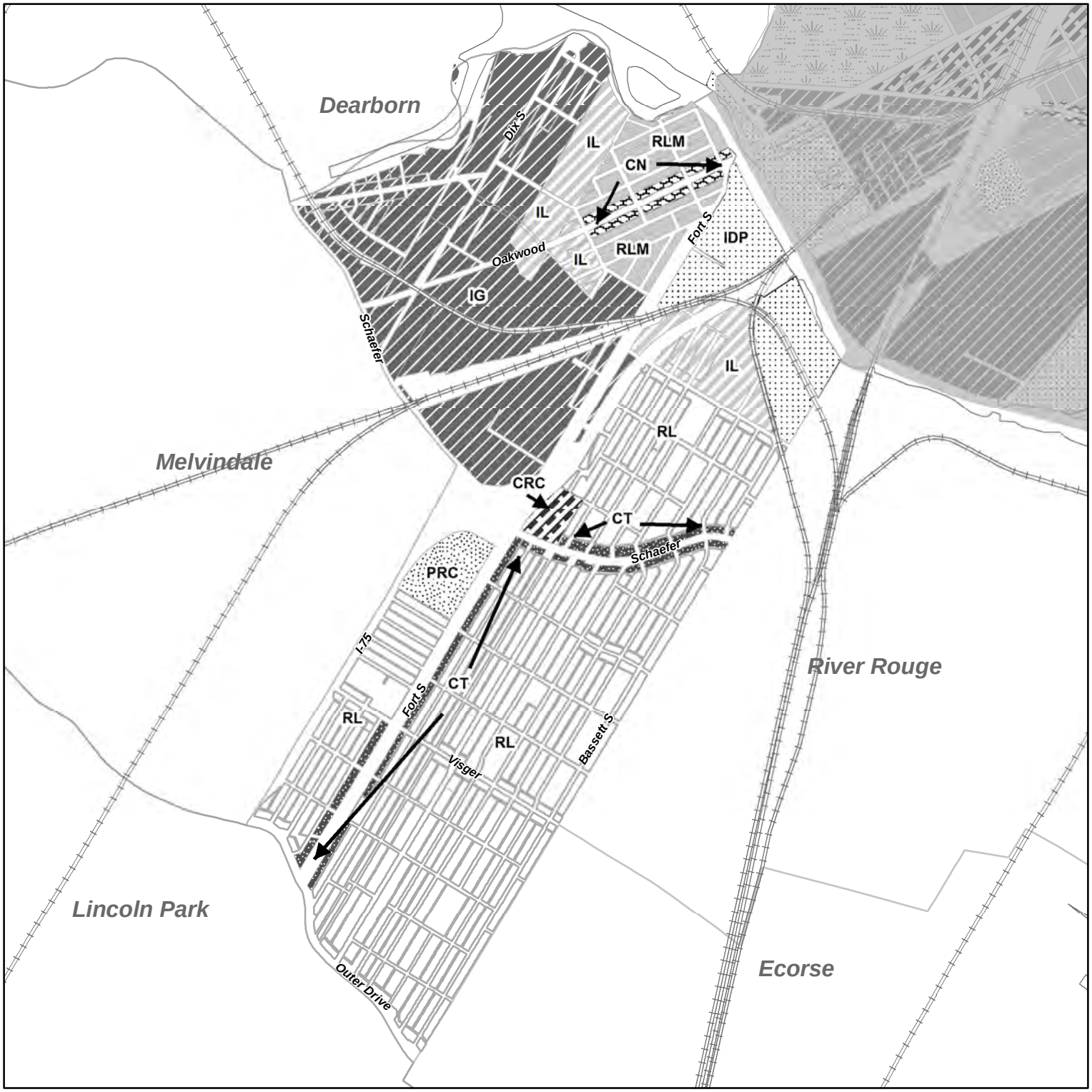
City of Detroit Master Plan of Policies

Neighborhood Cluster 5

Transportation Network

- Secondary Streets
- Major Streets
- Passenger Rail Route
- Mass Transit Route
- Non-Motorized Route – Conceptual





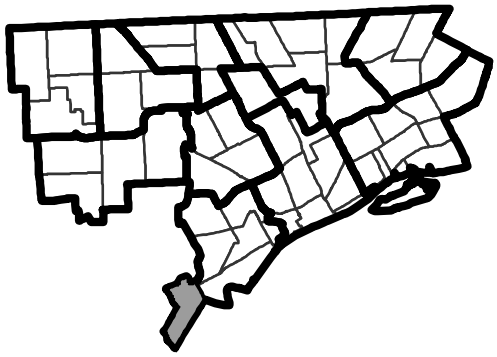
Map 5-1B

City of Detroit Master Plan of Policies

Neighborhood Cluster 5 Boynton

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)



Amendment #16: 10/3/17 (CN to IL, RLM to IL)



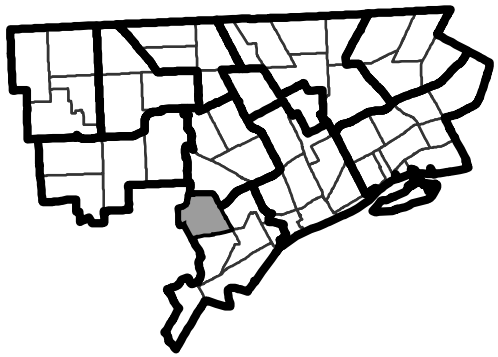
Map 5-2B

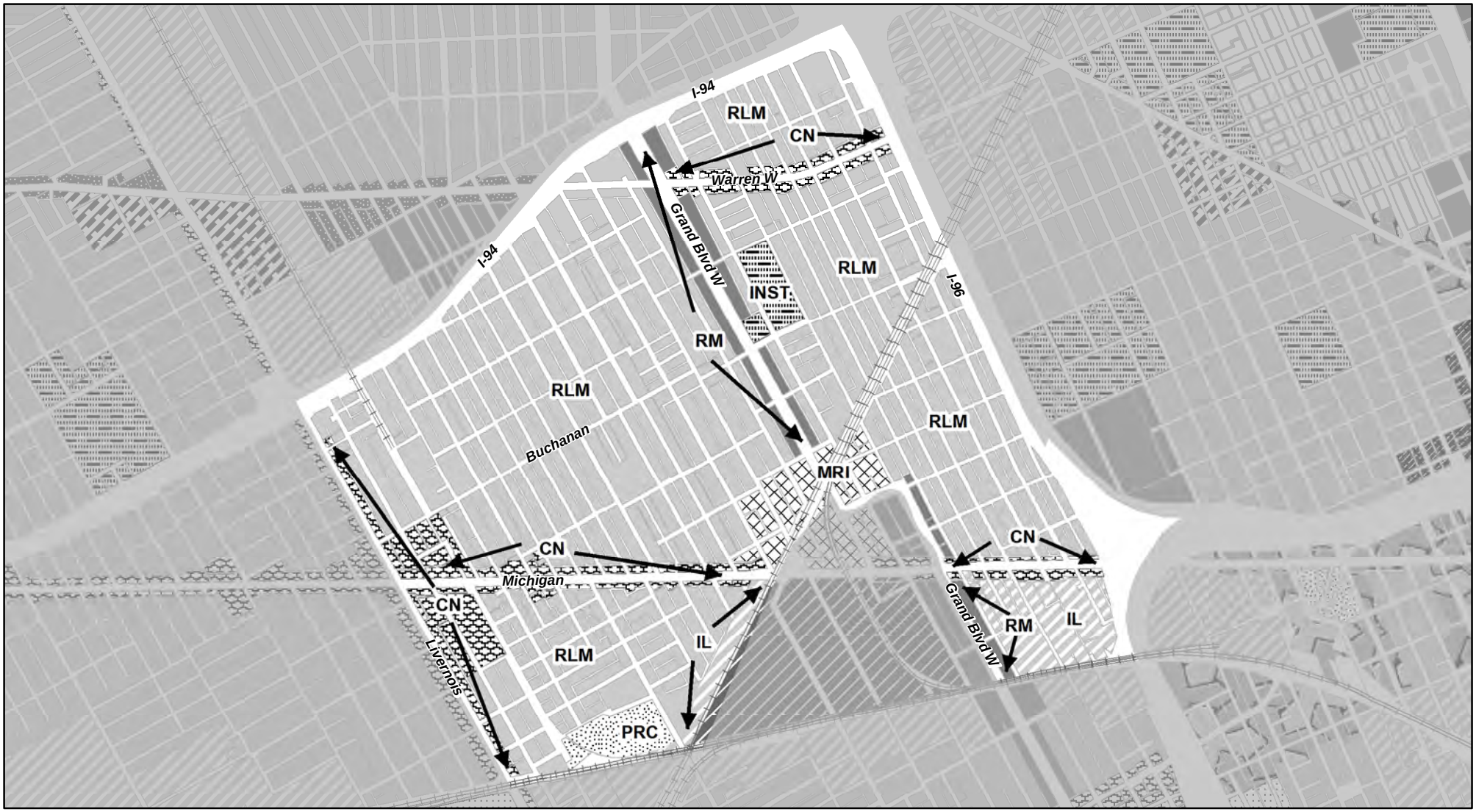
City of Detroit Master Plan of Policies

Neighborhood Cluster 5 Chadsey

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)





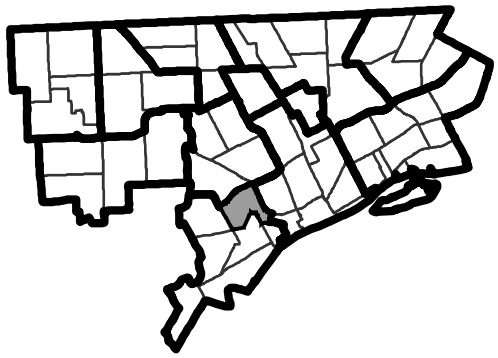
Map 5-3B

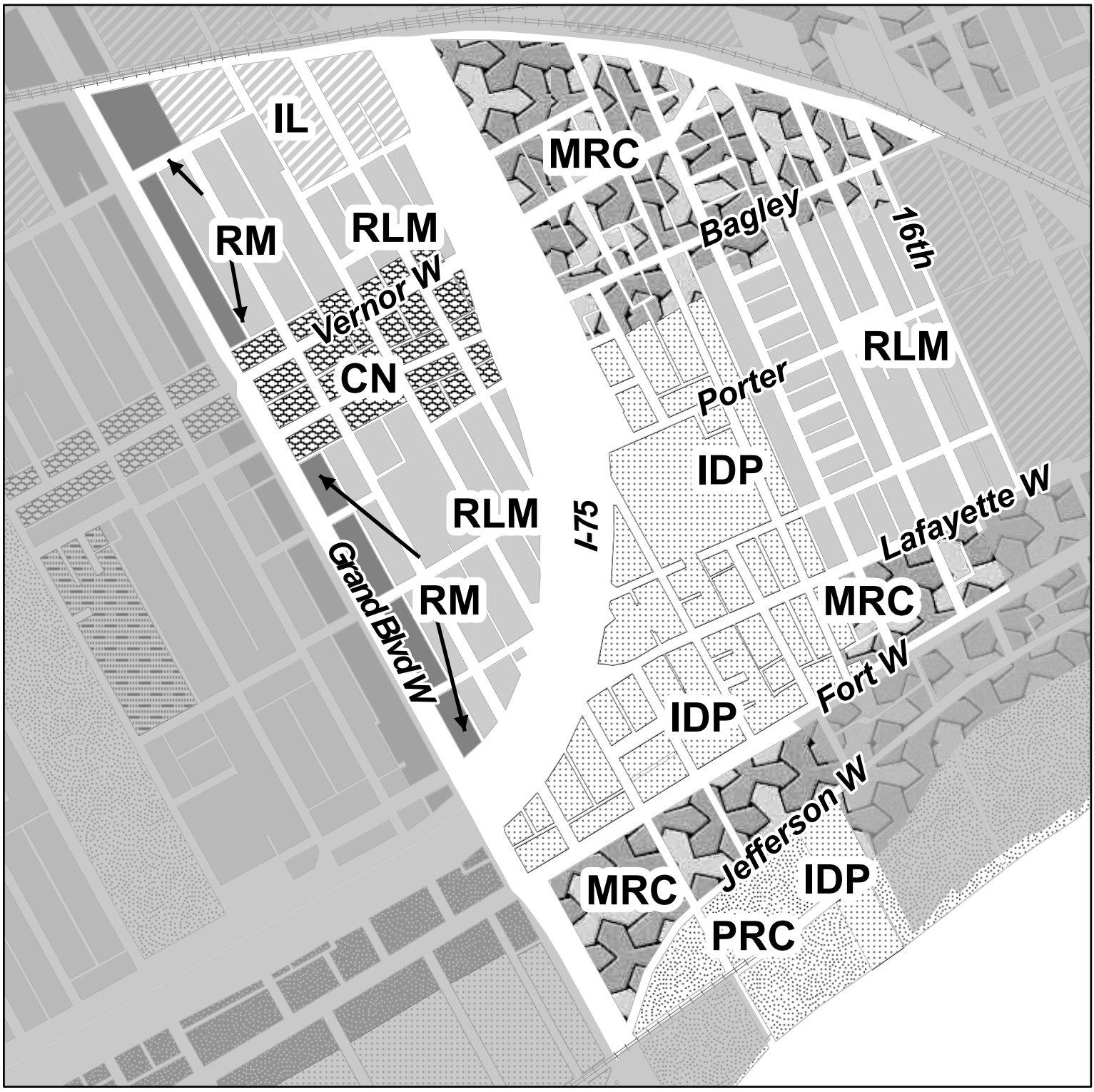
City of Detroit Master Plan of Policies

Neighborhood Cluster 5 Condon

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)





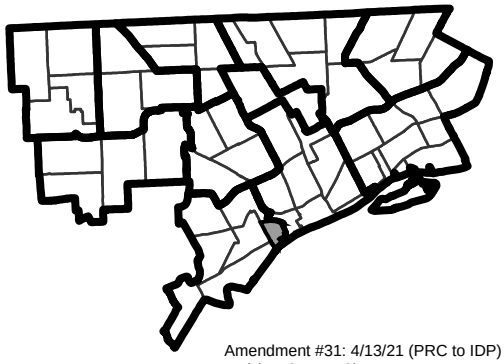
Map 5-4B

City of Detroit Master Plan of Policies

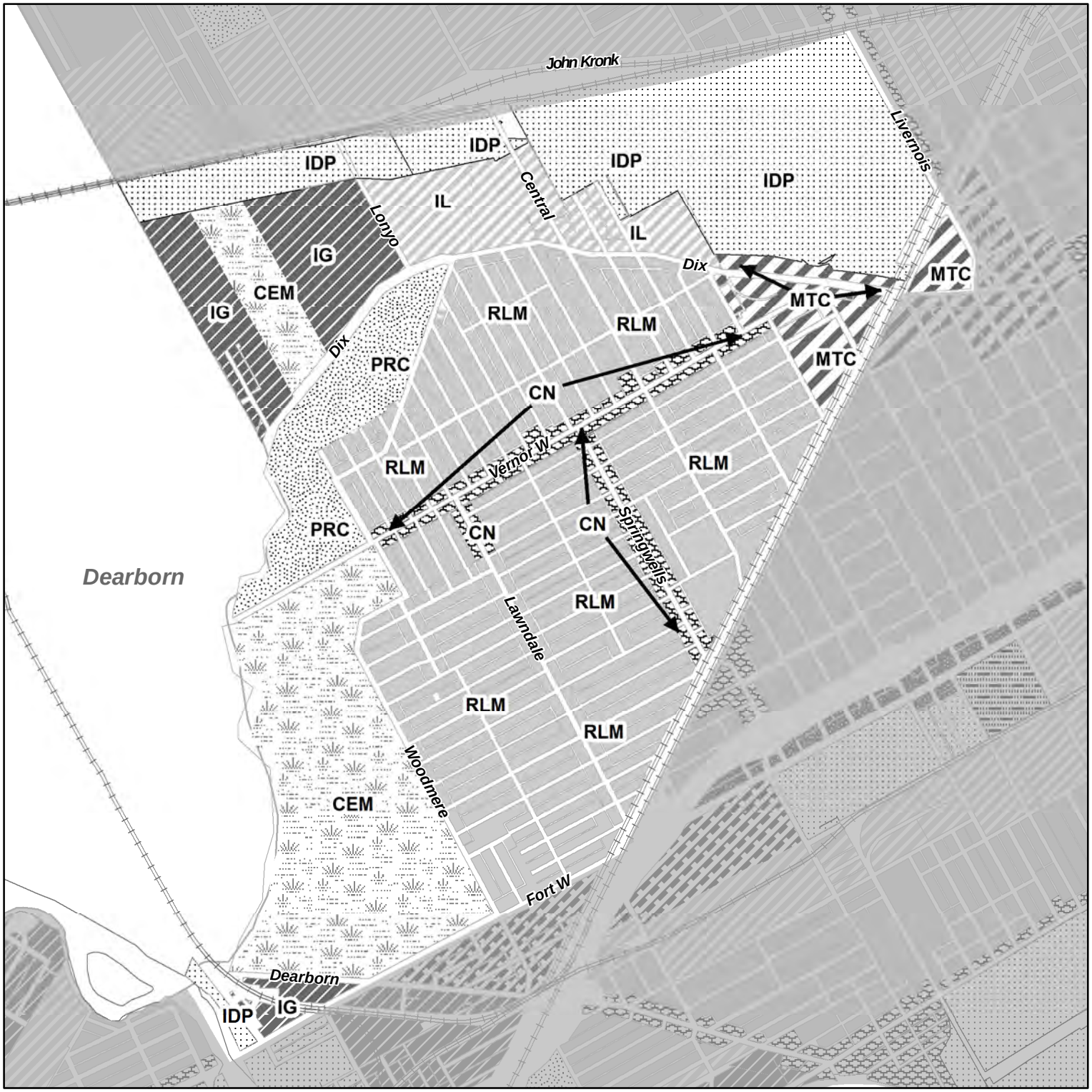
Neighborhood Cluster 5
Hubbard Richard

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)



Amendment #31: 4/13/21 (PRC to IDP) and (MRC to PRC)



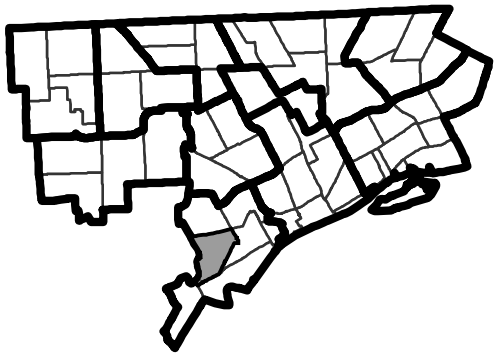
Map 5-5B

City of Detroit Master Plan of Policies

Neighborhood Cluster 5
Springwells

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)



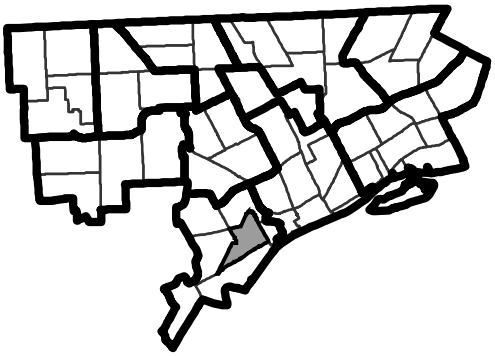


Map 5-6B

City of Detroit Master Plan of Policies

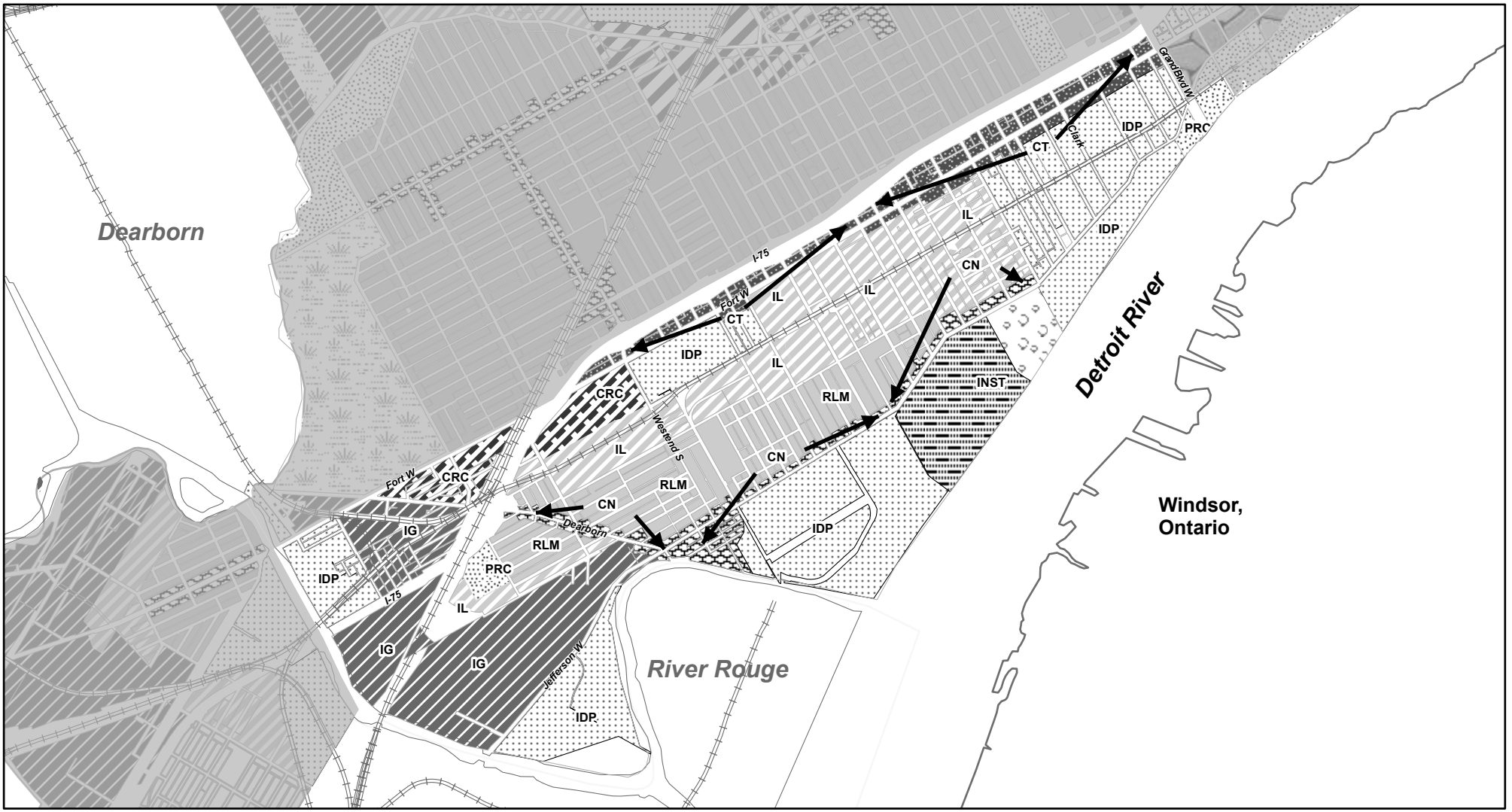
Neighborhood Cluster 5
Vernor / Junction





Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)



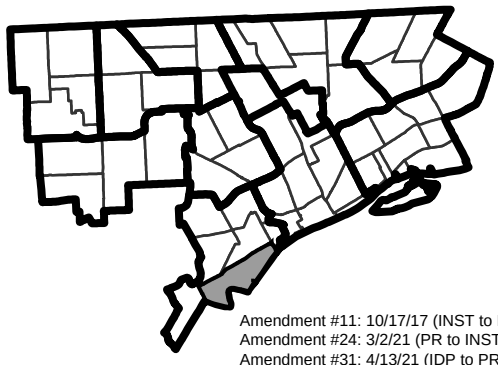
Map 5-7B

City of Detroit Master Plan of Policies

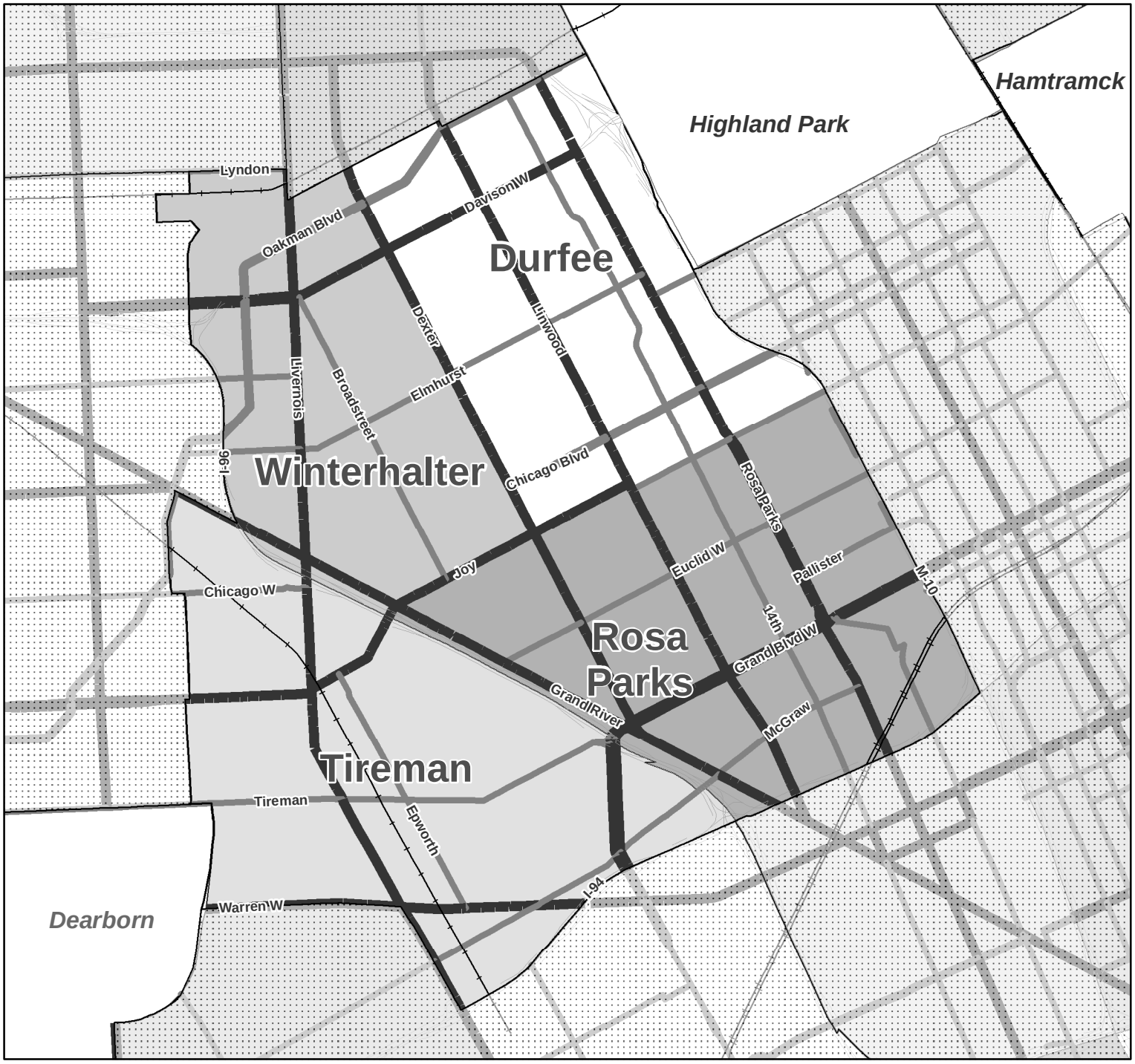
Neighborhood Cluster 5 West Riverfront

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)



Amendment #11: 10/17/17 (INST to IL)
Amendment #24: 3/2/21 (PR to INST)
Amendment #31: 4/13/21 (IDP to PRC)



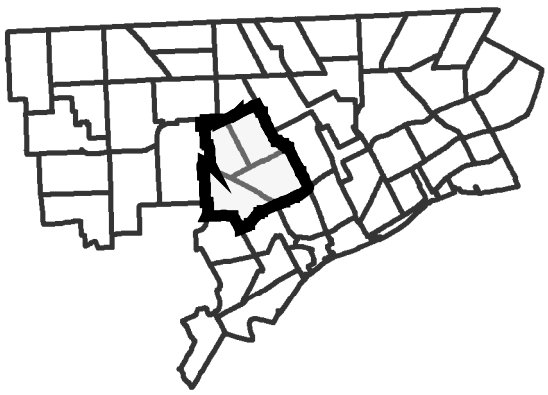
Map 6 A

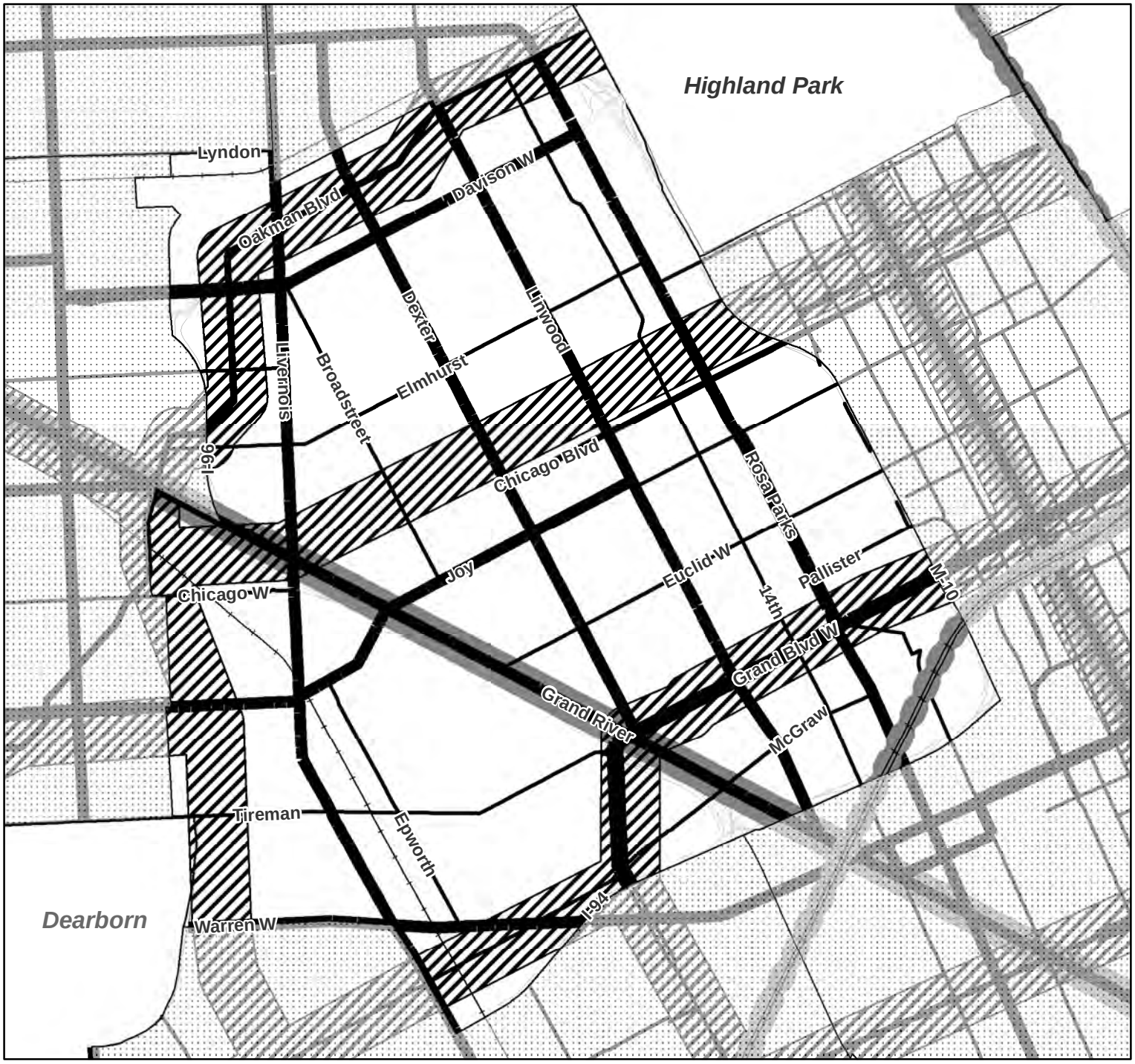
City of Detroit Master Plan of Policies

Neighborhood Cluster 6

Neighborhood Index

Durfee
Rosa Parks
Tireman
Winterhalter





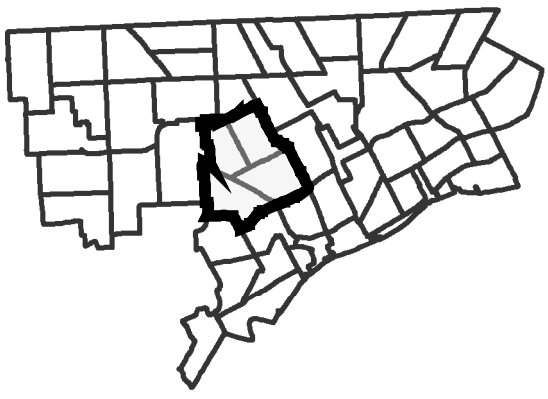
Map 6 B

City of Detroit Master Plan of Policies

Neighborhood Cluster 6

Transportation Network

- Secondary Streets
- Major Streets
- Passenger Rail Route
- Mass Transit Route
- Non-Motorized Route – Conceptual





Map 6-1B

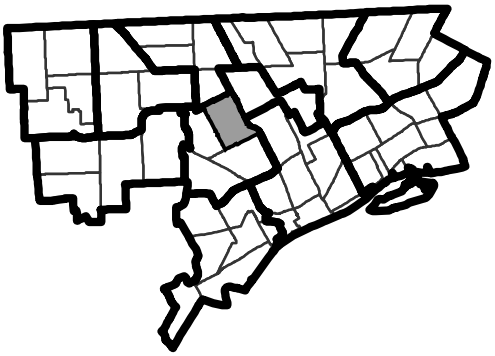
City of Detroit Master Plan of Policies

Neighborhood Cluster 6 Durfee



Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)





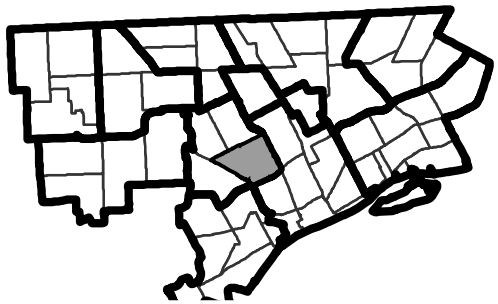
Map 6-2B

City of Detroit Master Plan of Policies

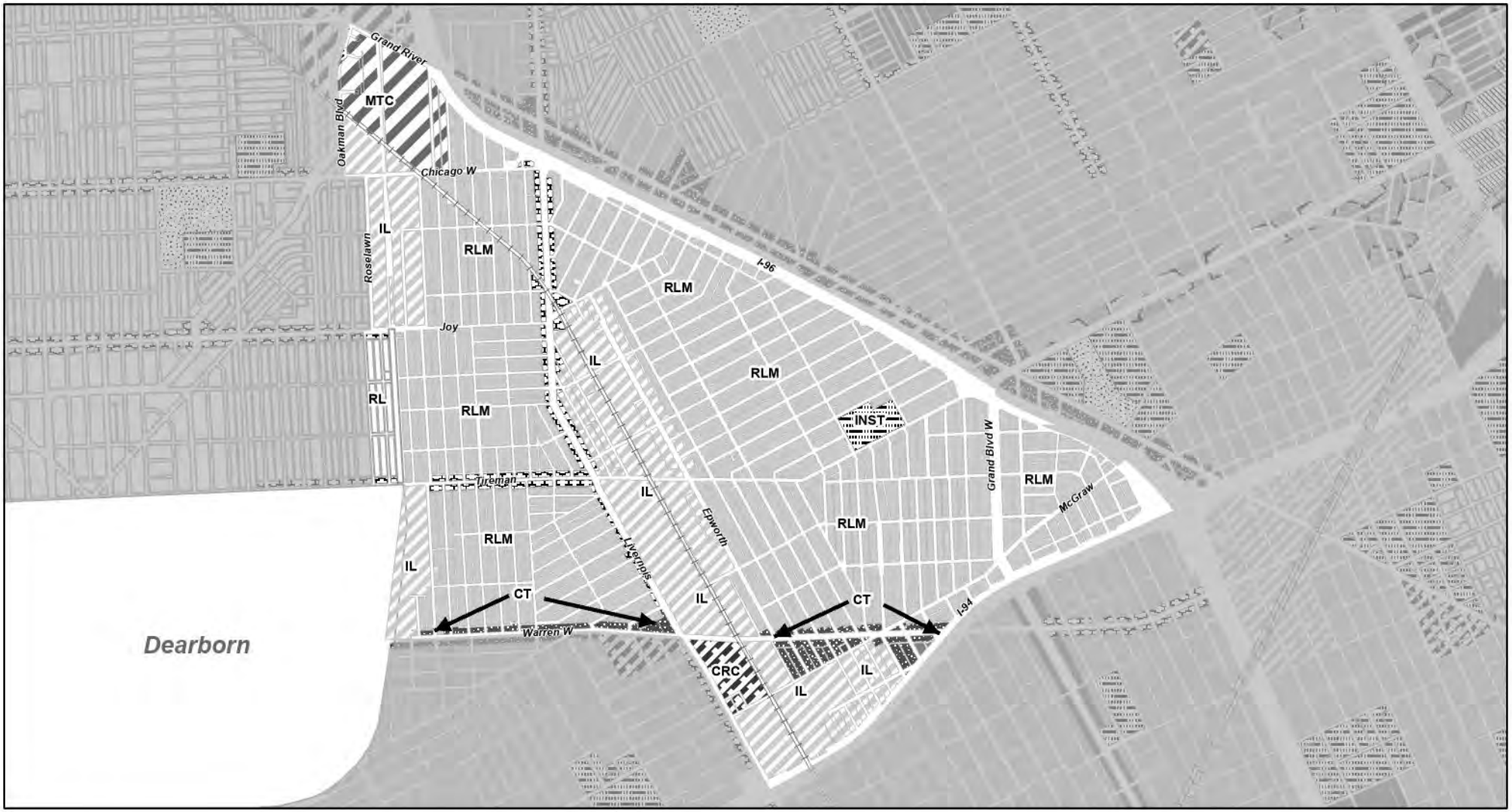
Neighborhood Cluster 6 Rosa Parks

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)



Amendment #8: 11/25/14 (RLM to MRC, IL to MRC, RLM to IL)
Amendment #10: 5/19/15 (INST to MRC, RLM to MRC)



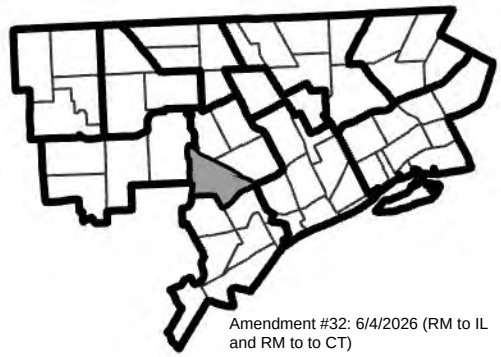
Map 6-3B

City of Detroit Master Plan of Policies

Neighborhood Cluster 6 Tireman

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)



Amendment #32: 6/4/2026 (RM to IL and RM to to CT)



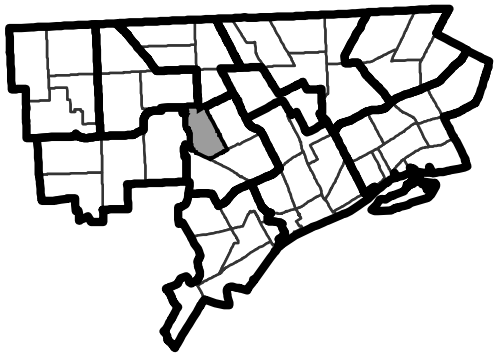
Map 6-4B

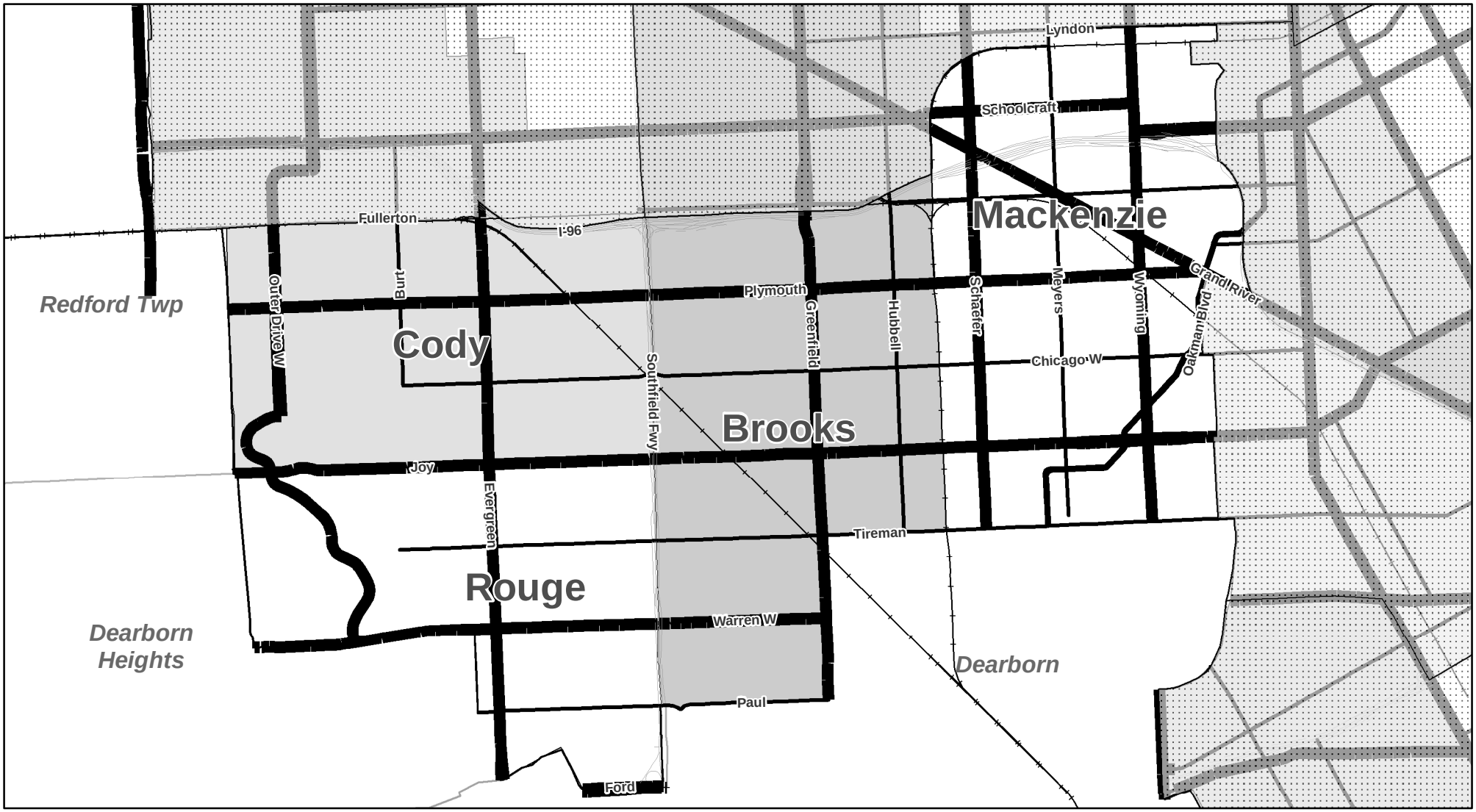
City of Detroit Master Plan of Policies

Neighborhood Cluster 6 Winterhalter

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)





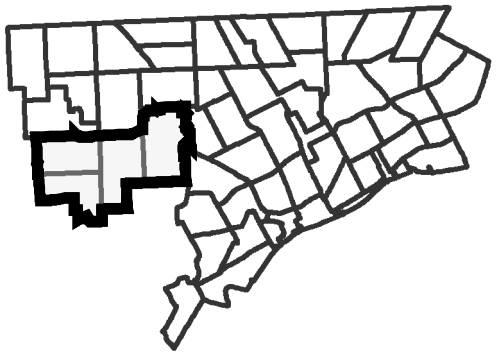
Map 7 A

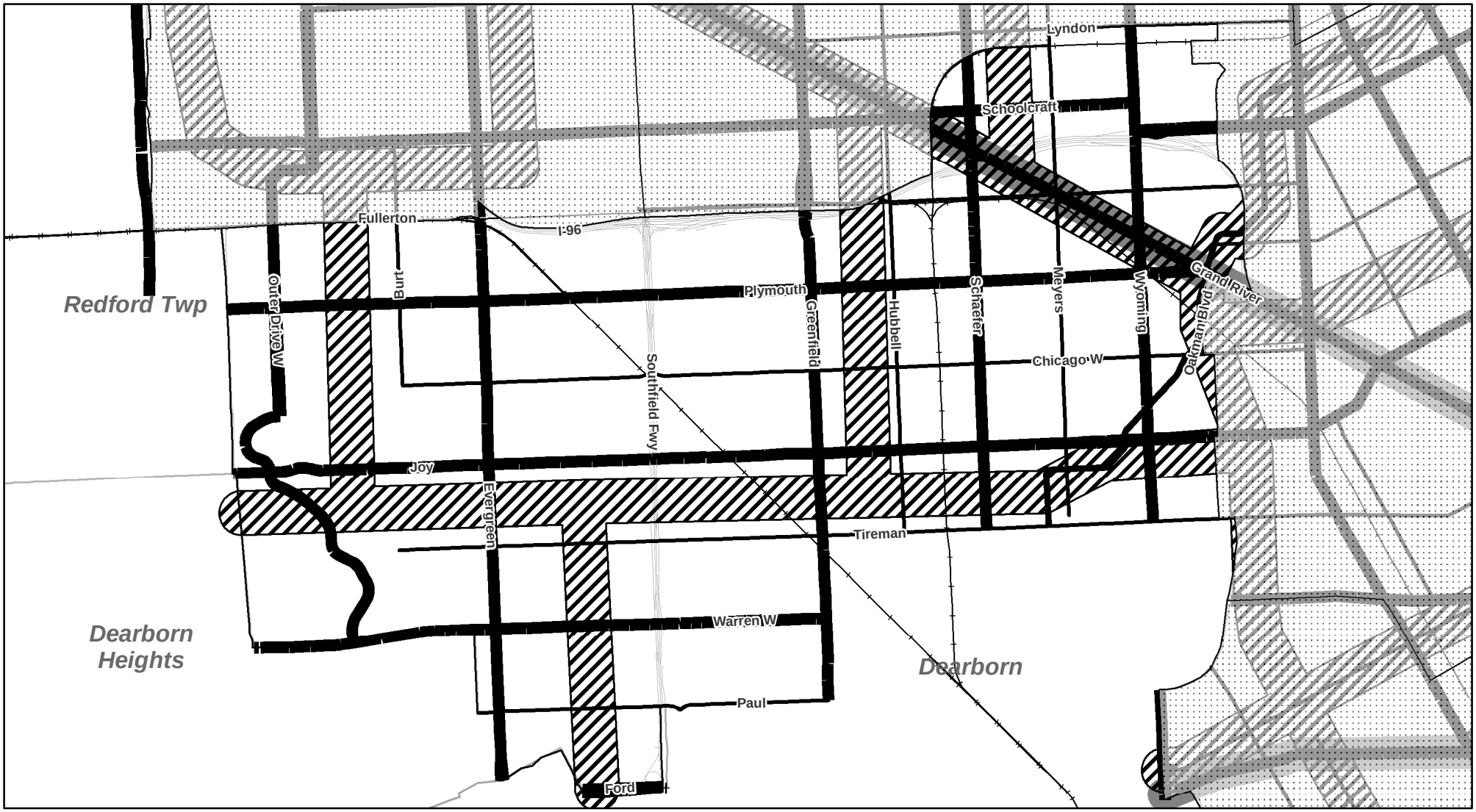
City of Detroit Master Plan of Policies

Neighborhood Cluster 7

Neighborhood Index

Brooks
Cody
Mackenzie
Rouge





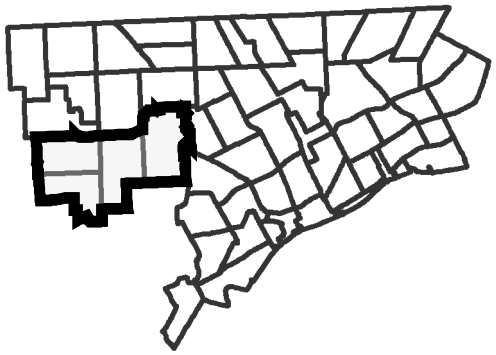
Map 7 B

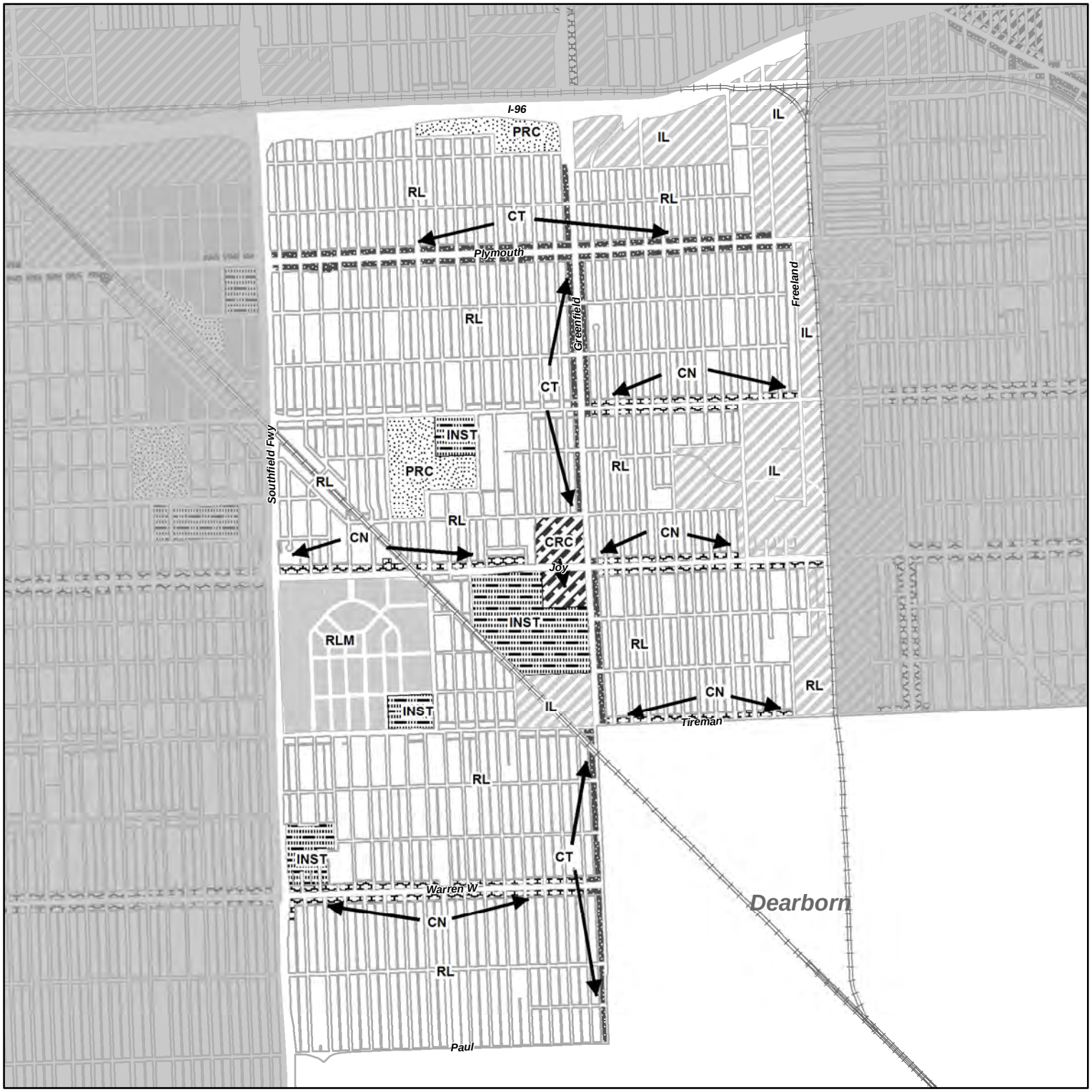
City of Detroit Master Plan of Policies

Neighborhood Cluster 7

Transportation Network

- Secondary Streets
- Major Streets
- Mass Transit Route
- Passenger Rail Route
- Non-Motorized Route – Conceptual





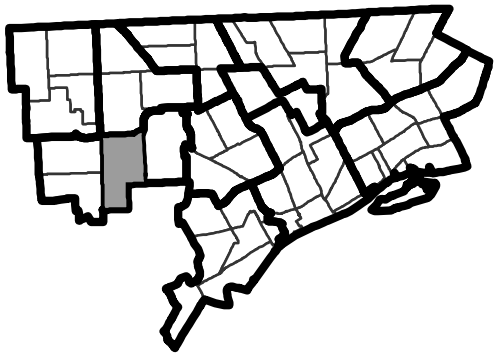
Map 7-1B

City of Detroit Master Plan of Policies

Neighborhood Cluster 7 Brooks

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)





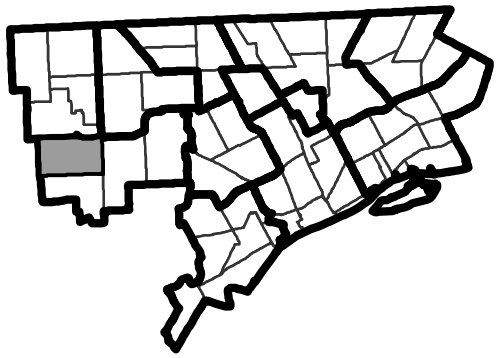
Map 7-2B

City of Detroit Master Plan of Policies

Neighborhood Cluster 7 Cody

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)





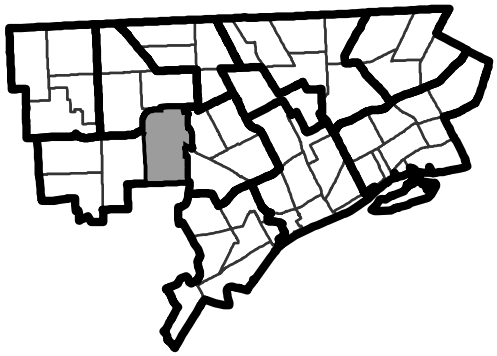
Map 7-3B

City of Detroit Master Plan of Policies

Neighborhood Cluster 7 Mackenzie

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)





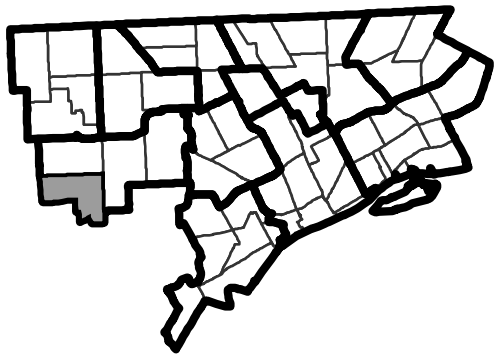
Map 7-4B

City of Detroit Master Plan of Policies

Neighborhood Cluster 7 Rouge

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)





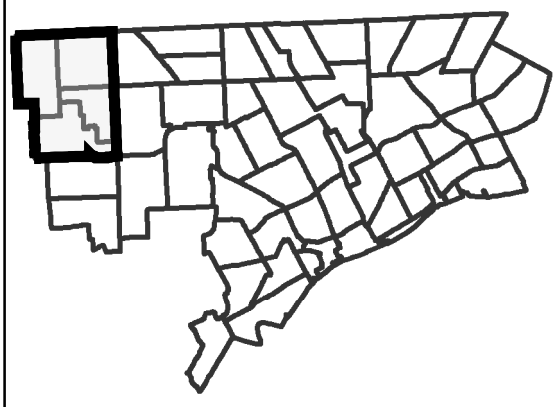
Map 8 A

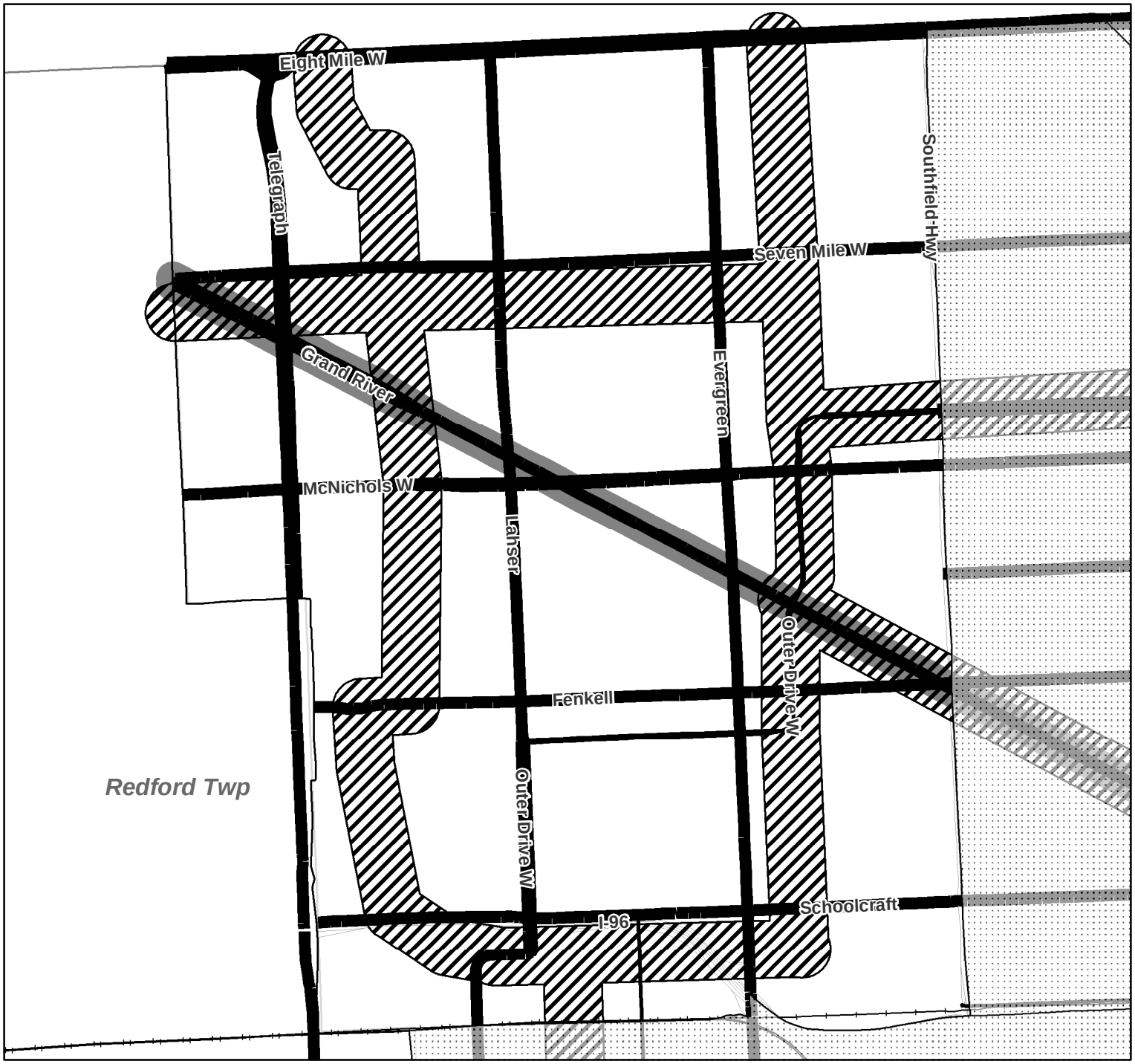
City of Detroit Master Plan of Policies

Neighborhood Cluster 8

Neighborhood Index

Brightmoor
Evergreen
Redford
Rosedale





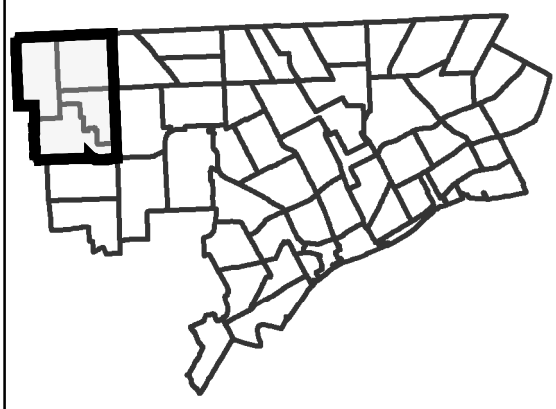
Map 8 B

City of Detroit Master Plan of Policies

Neighborhood Cluster 8

Transportation Network

- Secondary Streets
- Major Streets
- Passenger Rail Route
- Mass Transit Route
- Non-Motorized Route – Conceptual





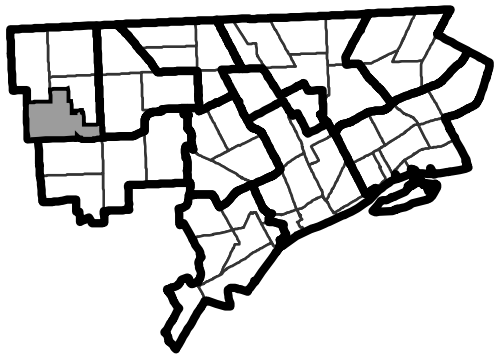
Map 8-1B

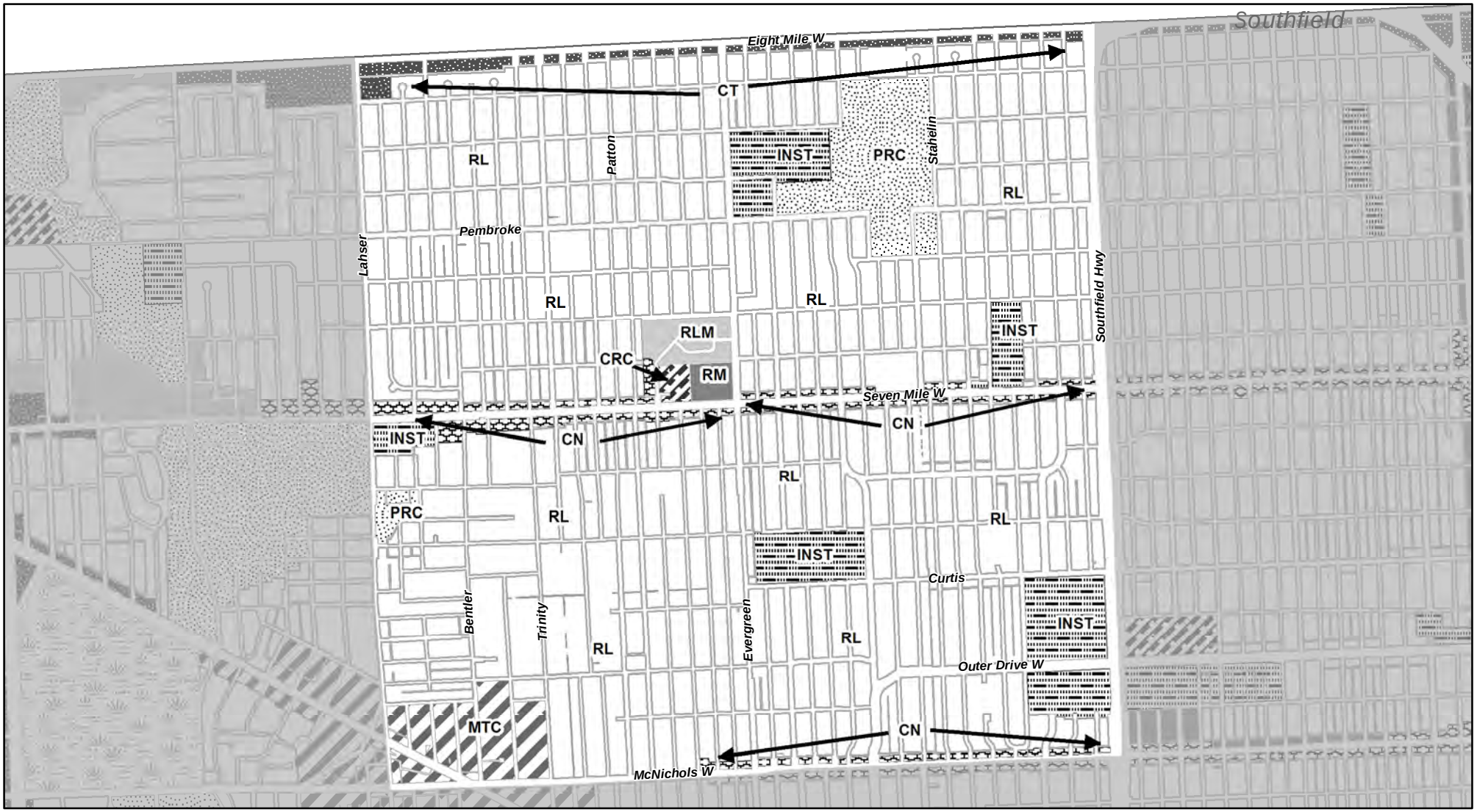
City of Detroit Master Plan of Policies

Neighborhood Cluster 8 Brightmoor

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)





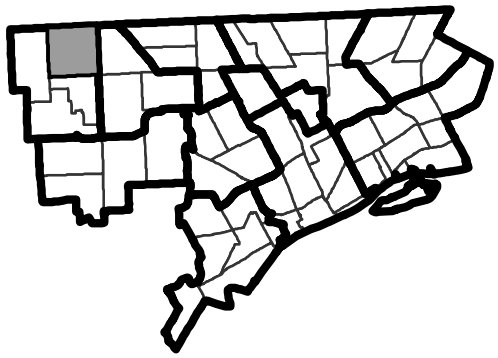
Map 8-2B

City of Detroit Master Plan of Policies

Neighborhood Cluster 8 Evergreen

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)





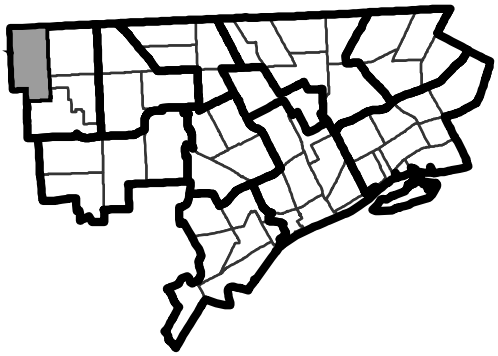
Map 8-3B

City of Detroit Master Plan of Policies

Neighborhood Cluster 8 Redford

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)



Amendment #2: 6/23/09 (PRC to CRC)



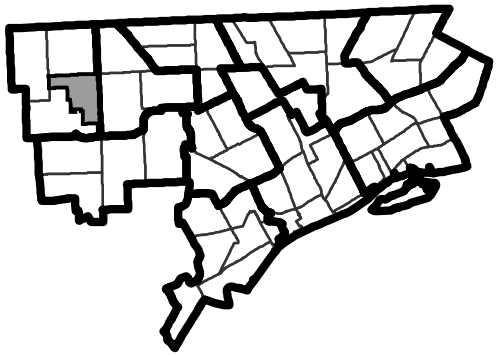
Map 8-4B

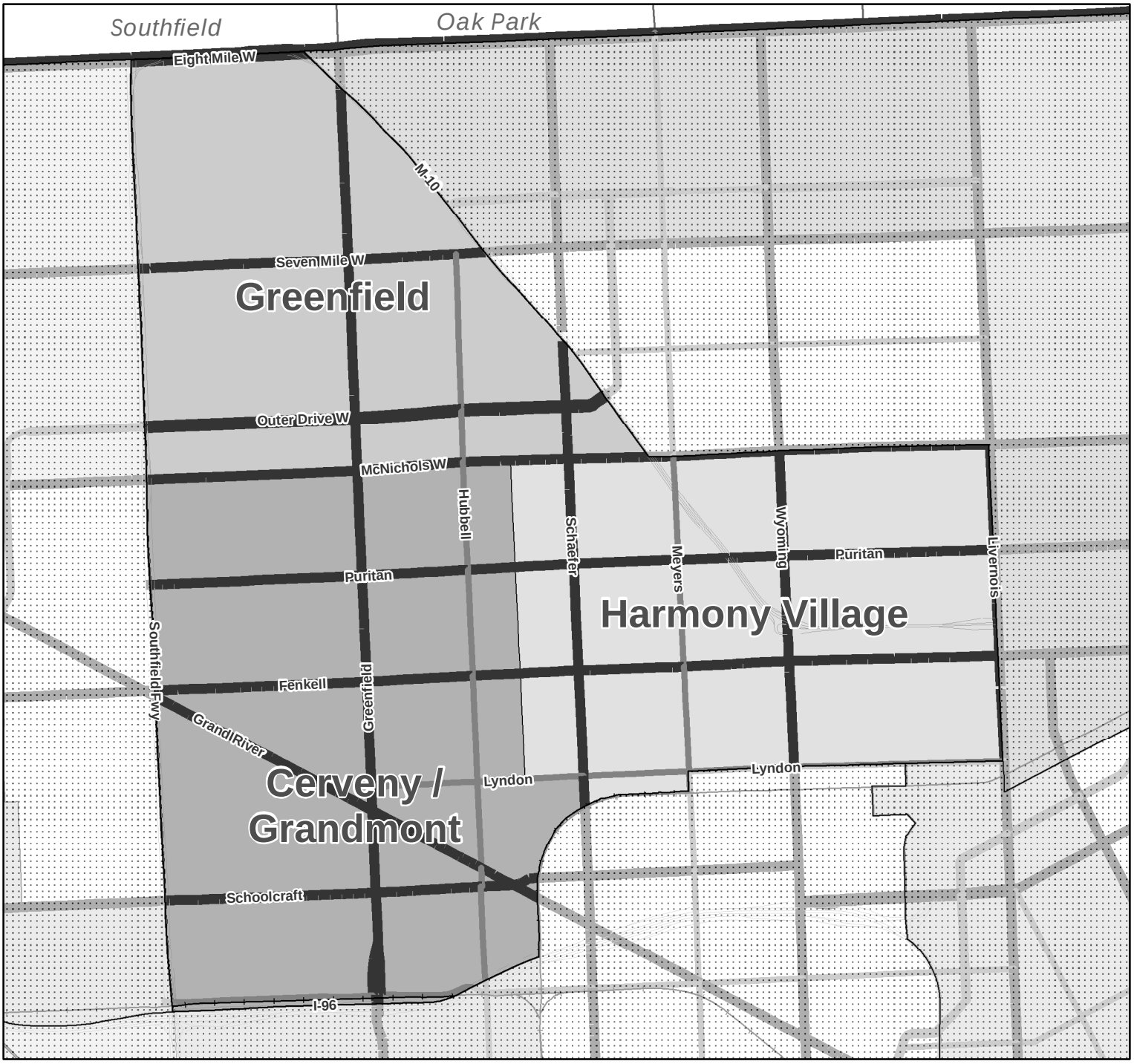
City of Detroit Master Plan of Policies

Neighborhood Cluster 8 Rosedale

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)

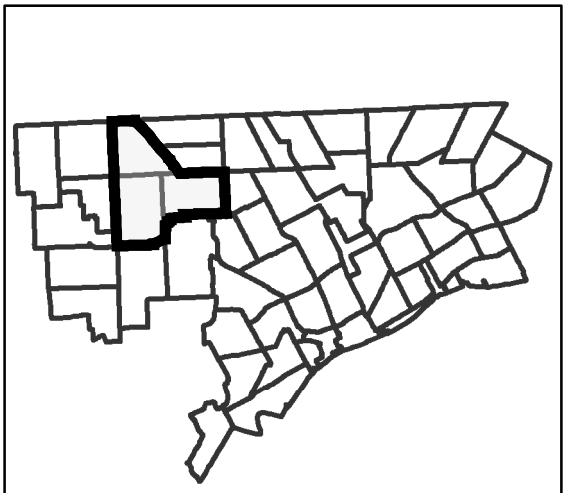




Map 9 A

City of Detroit Master Plan of Policies

Neighborhood Cluster 9



Neighborhood Index

Cerveny / Grandmont
Greenfield
Harmony Village



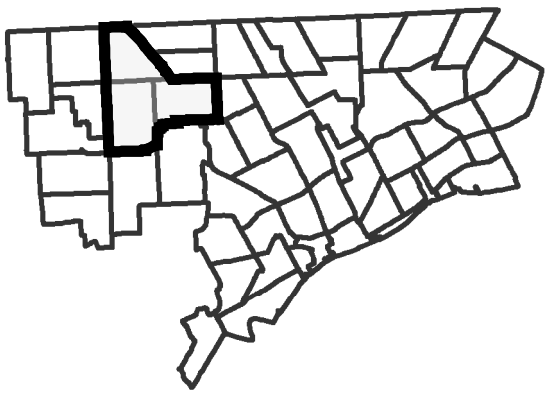
Map 9 B

City of Detroit Master Plan of Policies

Neighborhood Cluster 9

Transportation Network

- Secondary Streets
- Major Streets
- Passenger Rail Route
- Mass Transit Route
- Non-Motorized Route – Conceptual





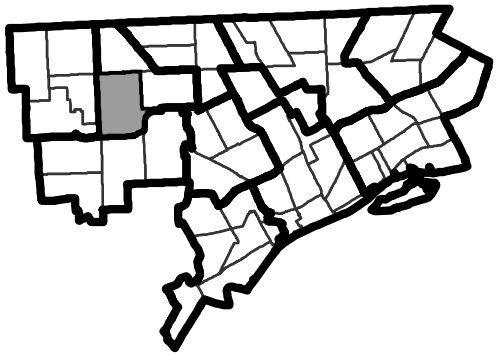
Map 9-1B

City of Detroit Master Plan of Policies

Neighborhood Cluster 9
Cerveny / Grandmont

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)





Map 9-2B

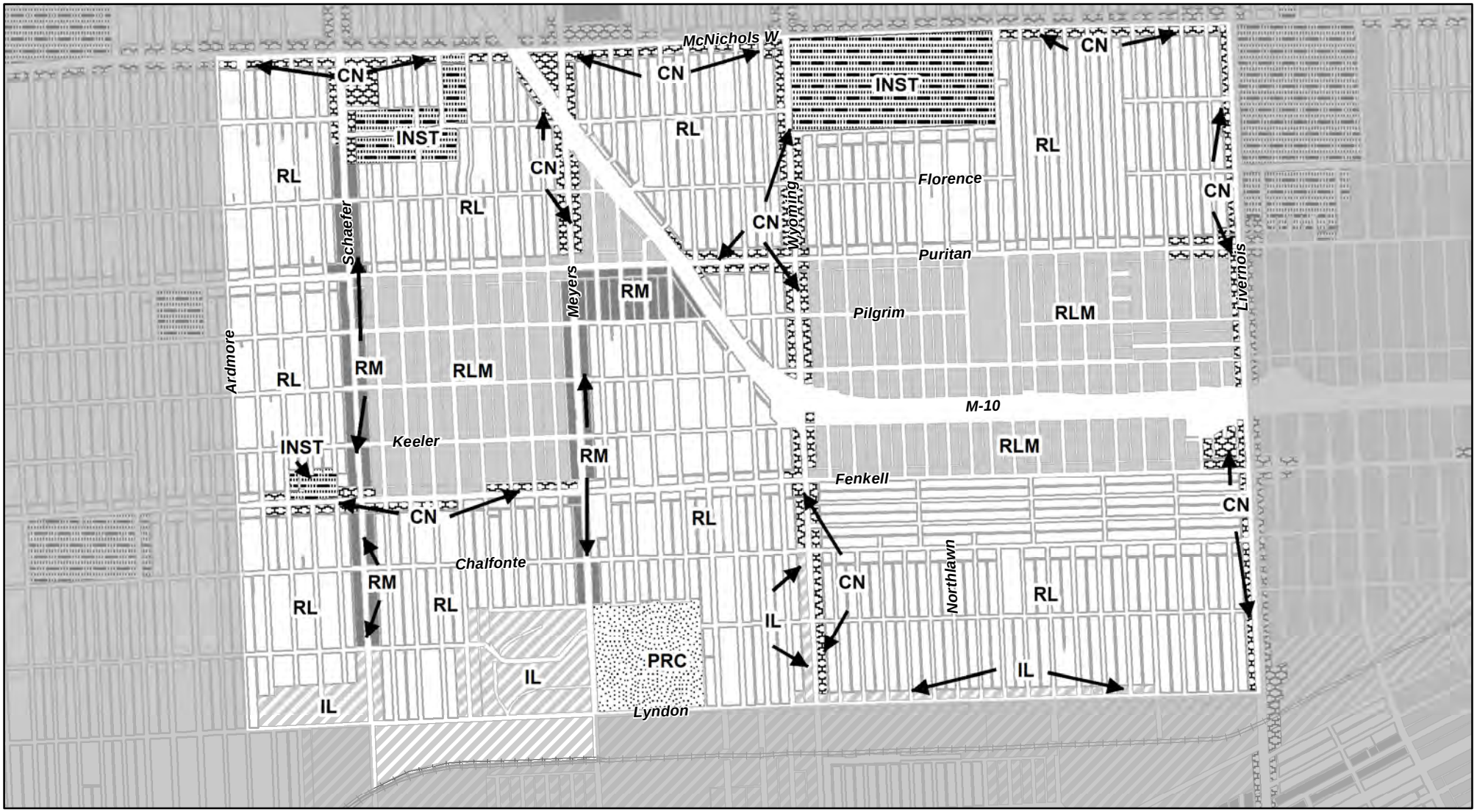
City of Detroit Master Plan of Policies

Neighborhood Cluster 9 Greenfield

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)





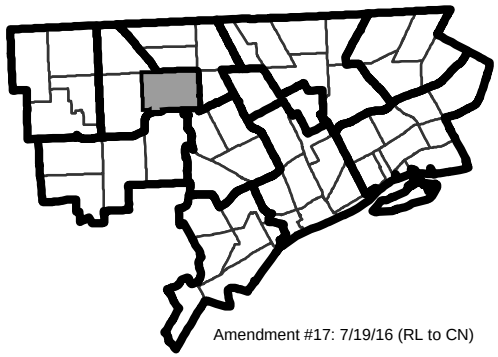
Map 9-3B

City of Detroit Master Plan of Policies

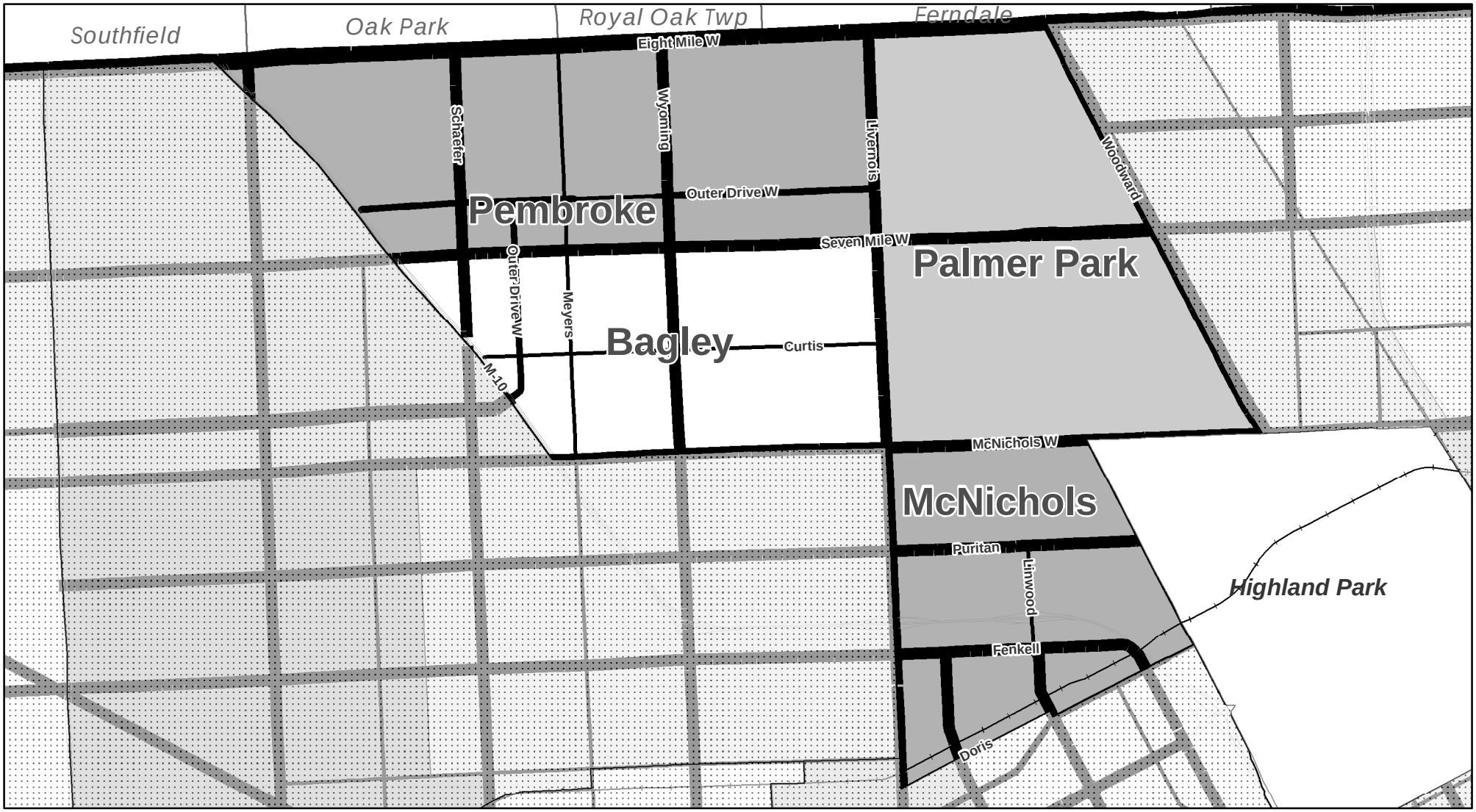
Neighborhood Cluster 9 Harmony Village

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)



Amendment #17: 7/19/16 (RL to CN)



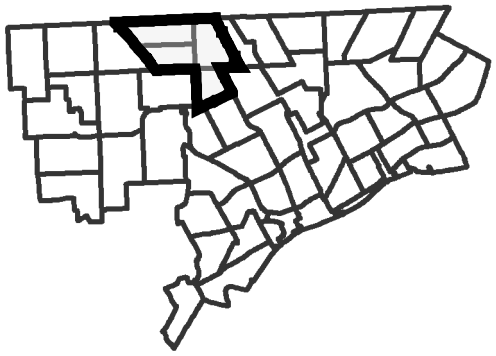
Map 10 A

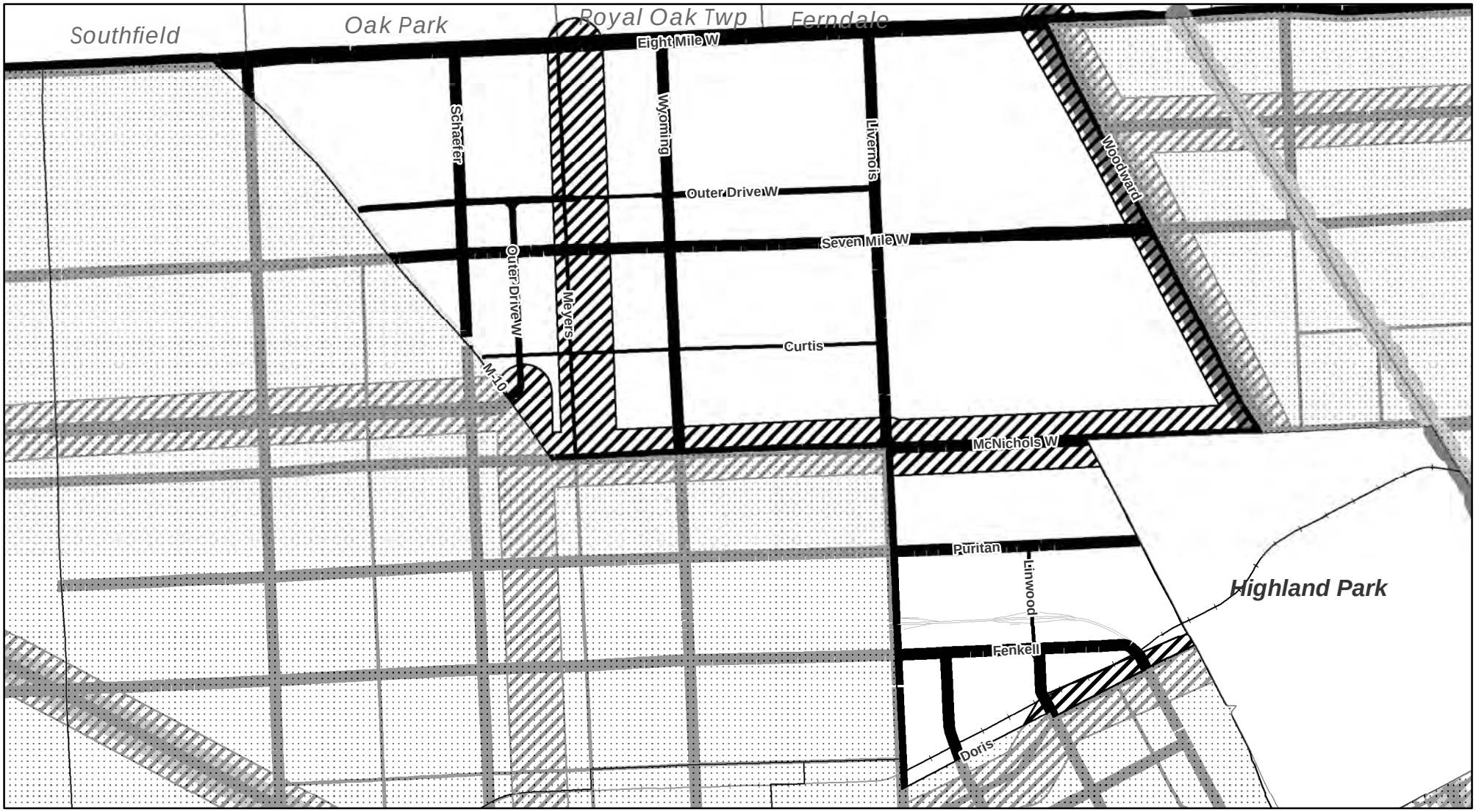
City of Detroit Master Plan of Policies

Neighborhood Cluster 10

Neighborhood Index

Bagley
McNichols
Palmer Park
Pembroke





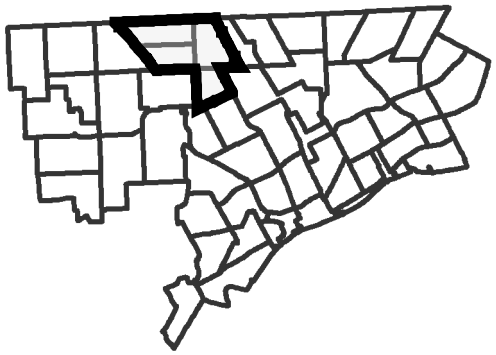
Map 10 B

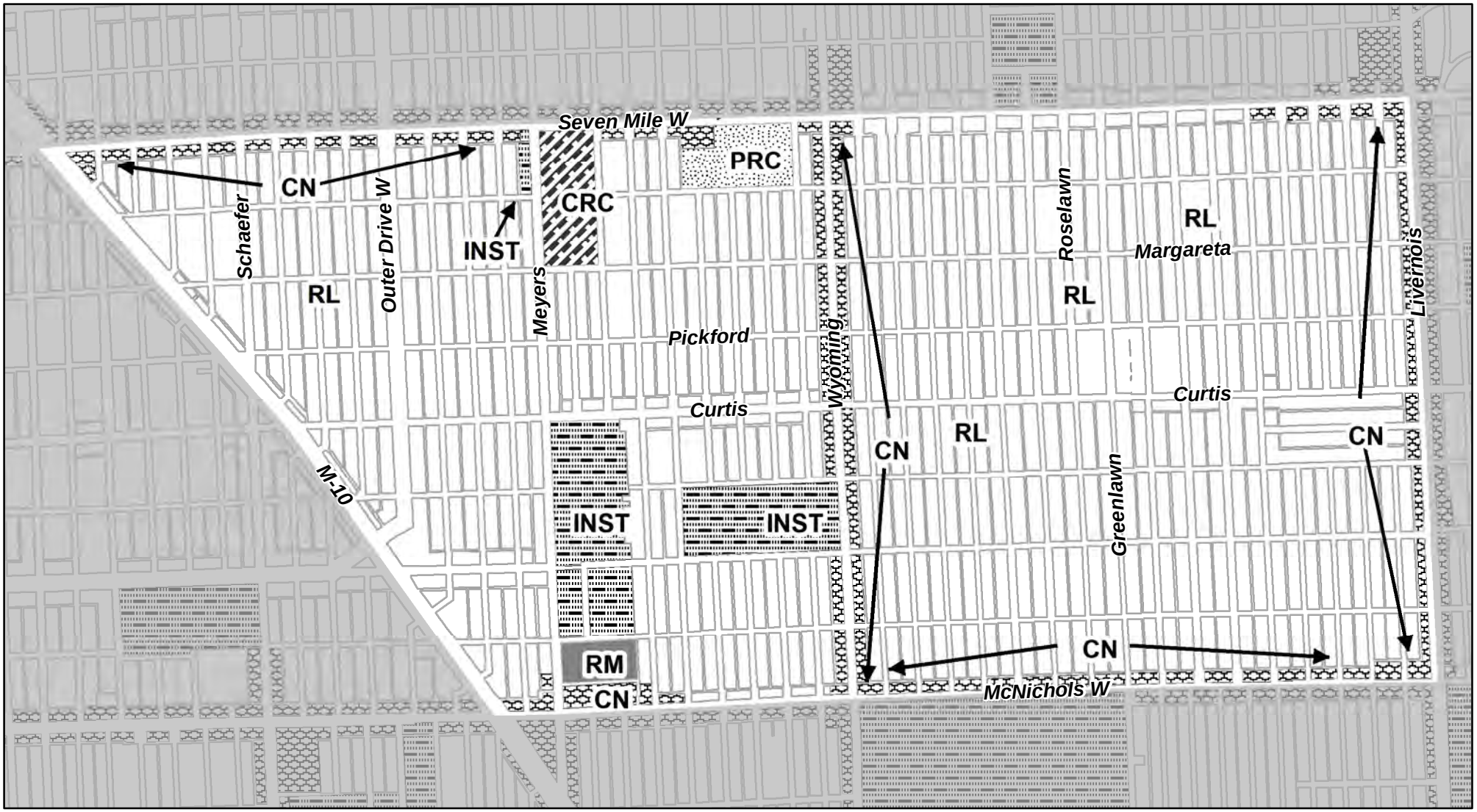
City of Detroit Master Plan of Policies

Neighborhood Cluster 10

Transportation Network

- Secondary Streets
- Major Streets
- Mass Transit Route
- Passenger Rail Route
- Non-Motorized Route – Conceptual





Map 10-1B

City of Detroit Master Plan of Policies

Neighborhood Cluster 10 Bagley

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
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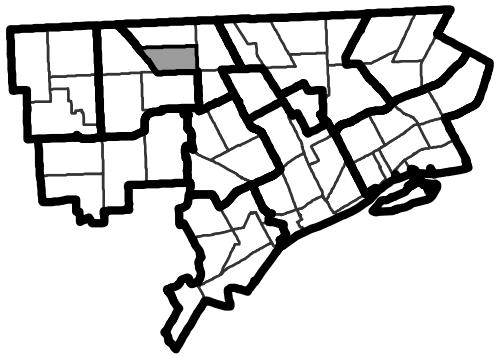
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)





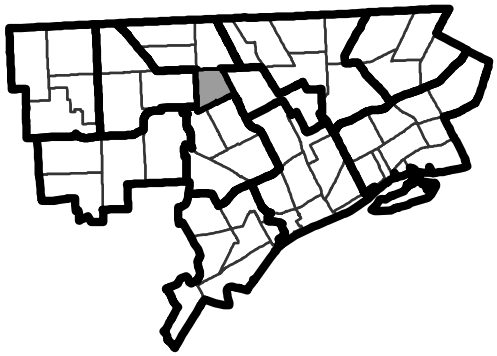
Map 10-2B

City of Detroit Master Plan of Policies

Neighborhood Cluster 10 McNichols

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)





Map 10-3B

City of Detroit Master Plan of Policies

Neighborhood Cluster 10
Palmer Park

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)
- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
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- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
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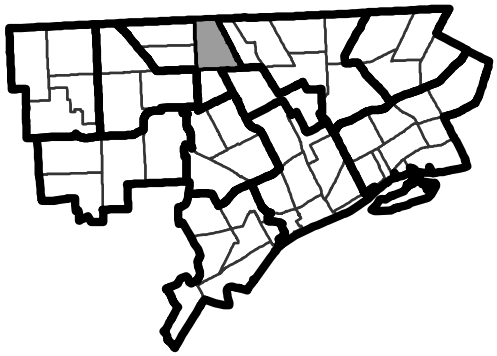



Map 10-4B

City of Detroit Master Plan of Policies

Neighborhood Cluster 10 Pembroke

Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
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- Recreation (PRC)
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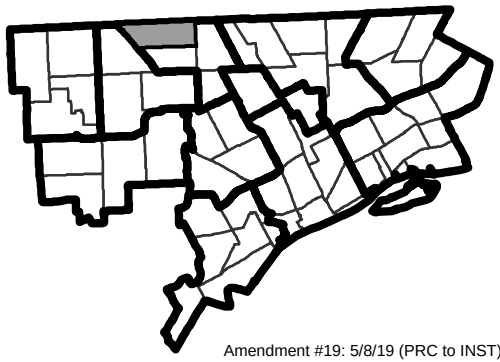

Amendment #19: 5/8/19 (PRC to INST)