

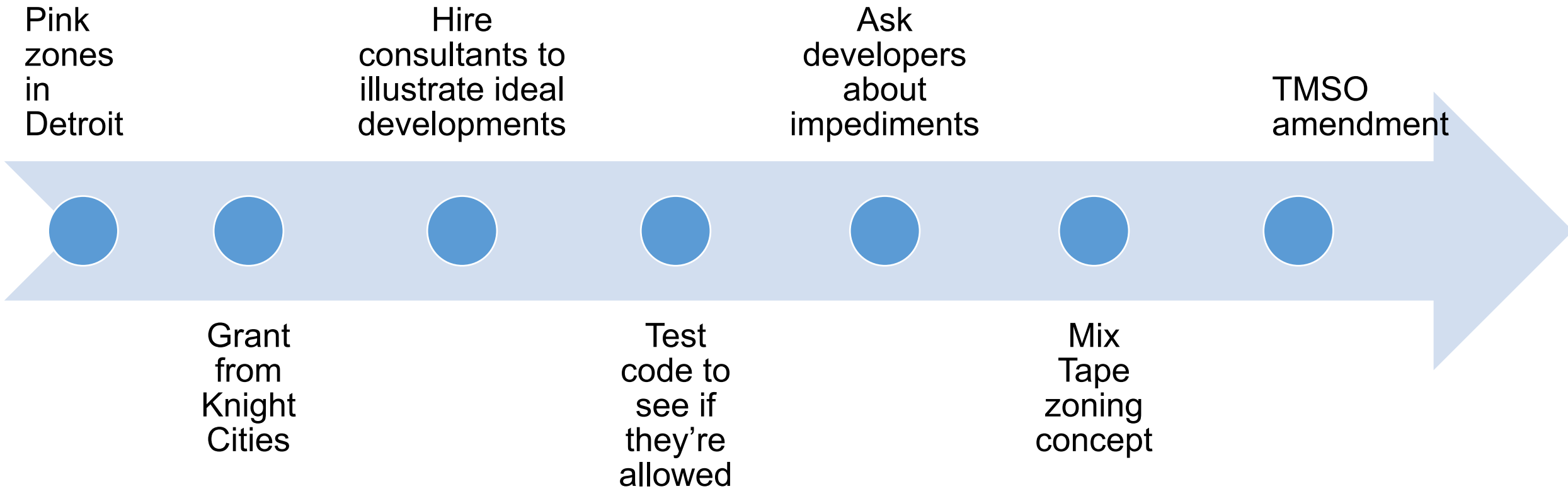
# Making Better Development Easier

From Pink zones to Zoning Overlay in Detroit



Greg Moots, Detroit Planning and Development Dept.

# Evolution

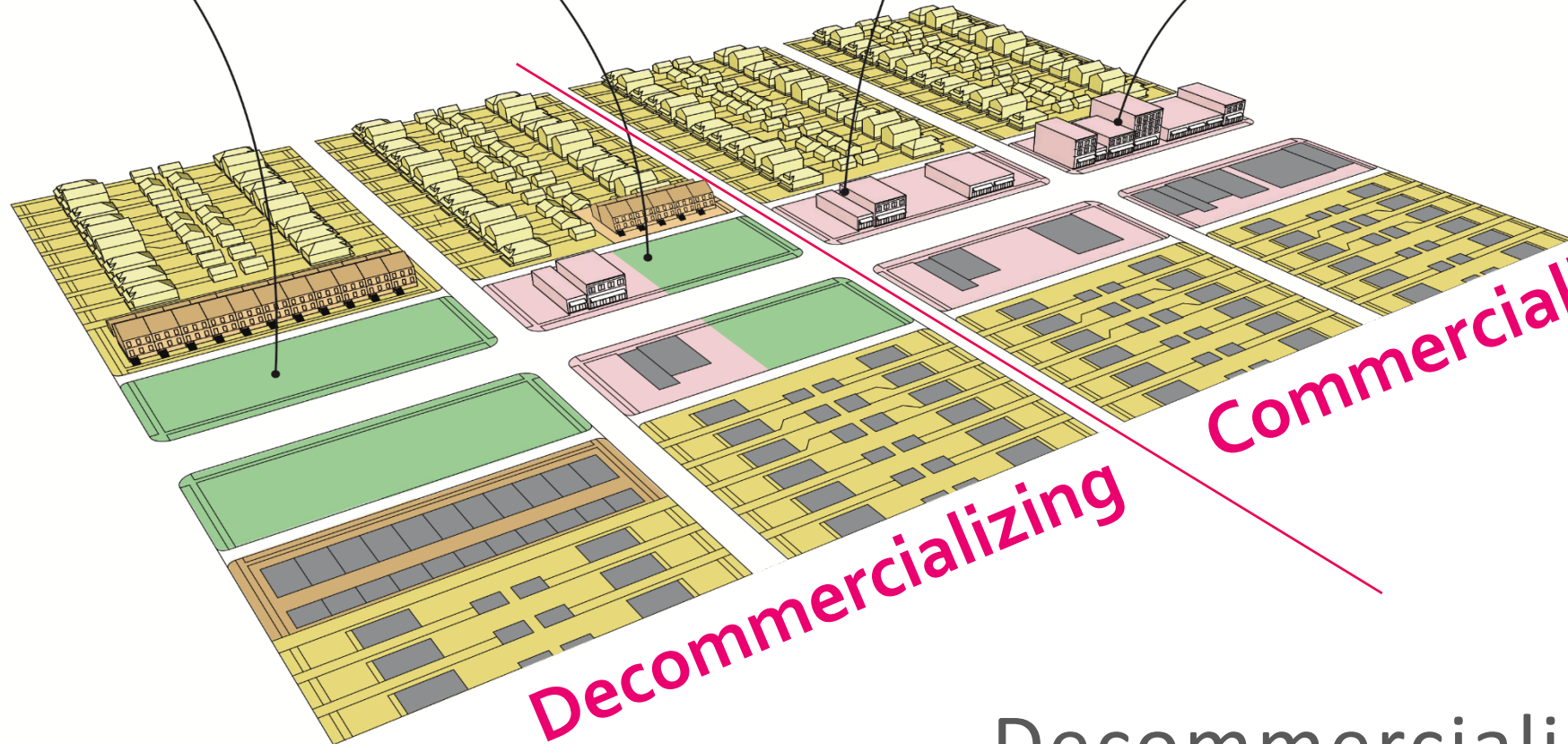
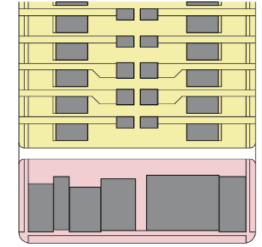
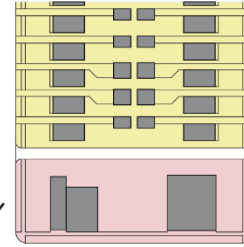
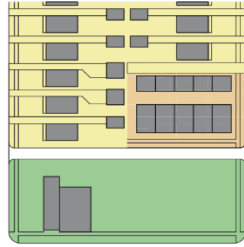
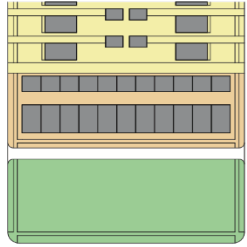


OPEN  
SPACE

TRANSITIONAL

ENTREPRENEURIAL

MAIN  
STREET



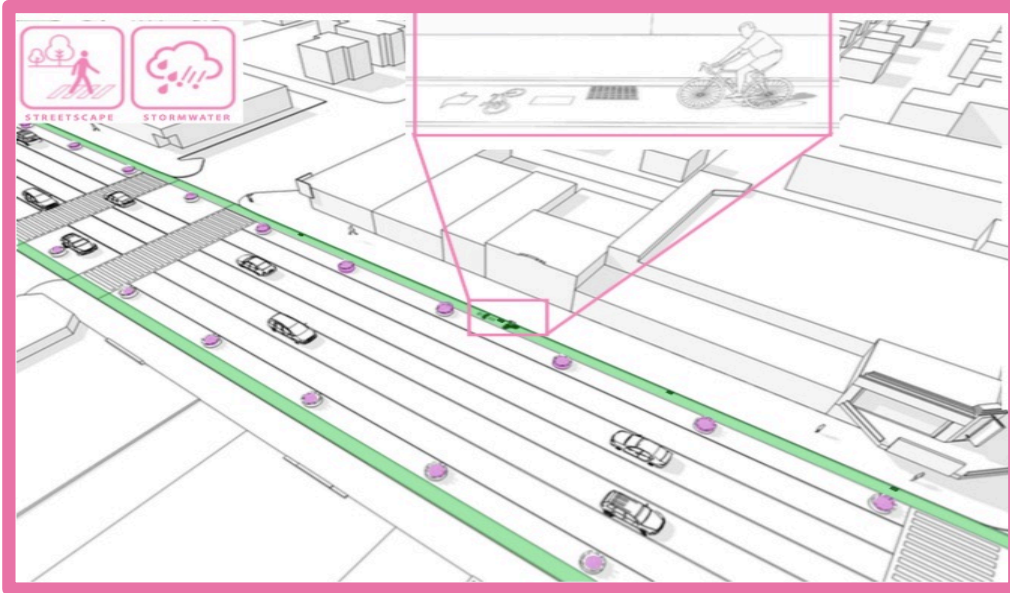
*Decommercializing*

*Commercializing*

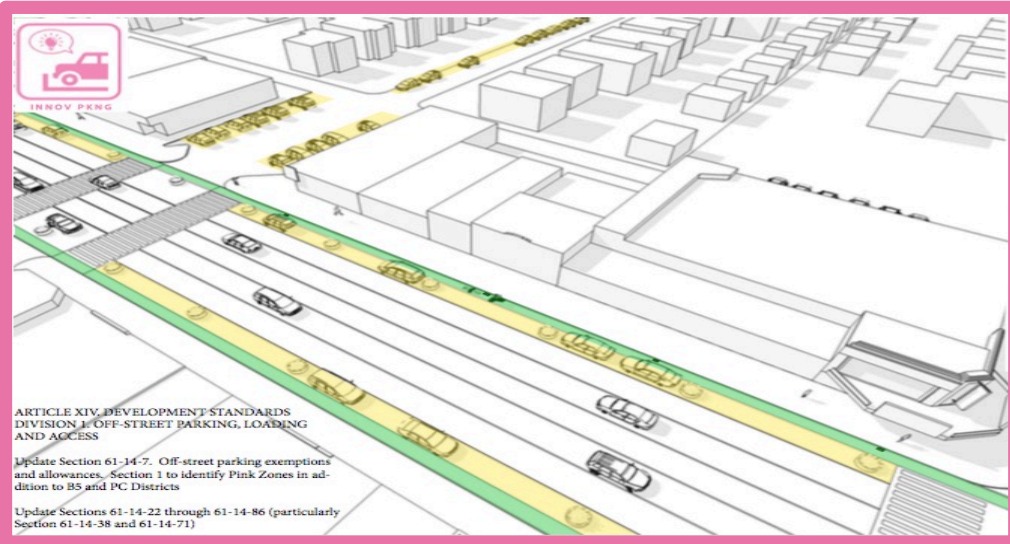
Decommercialized Strip

# EAST WARREN: SHORT TERM

## 1 Make the Street Work



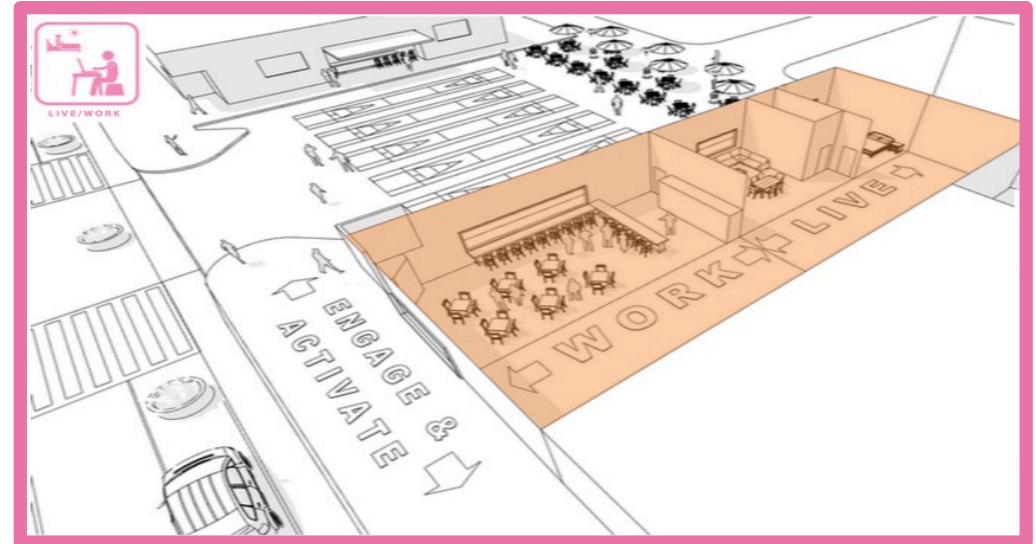
## 2 Remove Parking Encumbrances



## 3 Activate Leftover Spaces



## 4 Introduce Live/Work Shared Uses





### DEVELOPMENT / REGULATION

How can existing regulation be modified to better enable catalytic small-scale development intrinsic to neighborhood stabilization and healthy neighborhoods through 20 minute neighborhoods?

How can these “loosened” or modified regulations accommodate long-term changes in uses, economies, and needs?

How can these actions accommodate more participants in neighborhood development?

# “Low Hanging Fruit” zoning changes

Theme	Title	Problem	Suggestions	issue	Working group outcome	Recommendation
Commercial	Entry facing street	Many building entries face a side parking lot rather than the street	Require street-facing entries	zoning - design	should we do an overlay for PZ areas or implement via City-wide design standards?	have design standards for overlays for target commercial areas
Parking	Parking in rear	Many strip malls feature front parking lots	Require parking to be on the side or in the rear and accessed from the alley. Don't allow new new driveways and amortize existing driveways	zoning - design	should we do an overlay for PZ areas or implement via City-wide design standards?	have design standards for overlays for target commercial areas
Parking	reduce parking in front of building	many uses have large parking lots between the building and the street. However, many patrons won't park in the rear due to fear of crime	Allow single-loaded angled single-loaded parking in front of the building as a conditional use	zoning - design		
Parking	Parking maximums	Excessive off street parking is often provided	Set a parking maximum to allow landowners to build on land used for parking	zoning - parking		keep, low impact if changed. Not many buildings more than required. Would make statement, though
Parking	Off-Street requirements	Eliminate off-street parking requirements for buildings under 3000 sq. ft., of any age	current code restricts this to buildings built before 1998	zoning - parking		change to apply to all buildings in overlay under 3,000 sq. ft. Put change in 61-14-103
Parking	Off-Street minimums	B4 requires too much off-street parking = impedes density/walkability and Conventional Off-Street Parking Req. / Min. inappropriate	Eliminate or lessen to ...	zoning - parking		change retail to 1sp /300 sq. ft., revisit residential
Commercial	Light Industrial	Small scale manufacturing/light industrial [not?]allowed in B4		zoning B4	use the SD2 industrial uses list	use the SD2 industrial uses list
Residential	By-Right Residential	By-right residential use only permitted in Trad. Main St. Overlays (and only when paired w/ specific retail)		zoning B4	multi-family as MOR	Make multi-family MOR
commercial	B4/B2 housing	front and rear setback required for residential in B2 and B4	remove setback requirement	zoning		
Stormwater	Pervious pavers	Paved parking is impervious	Permit/require pervious pavers for new parking lots	zoning, DWSD		5GTC proposes to allow pervious pavers to be considered
Residential	Adaptable coding	Adaptable mixed-use zoning and building codes to accommodate contemporary changing uses		zoning, Code		

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# Parking study results

Use	Peak Range	Day(s) Studied	Max Avg
Breweries	9-10pm	Friday	91%
Multi-Family	6:30-9pm	Monday, Wednesday	77%
Retail	3-6:30 PM		60%
Restaurants	<b>Variable Range</b>	Sunday, Friday, Monday	88%

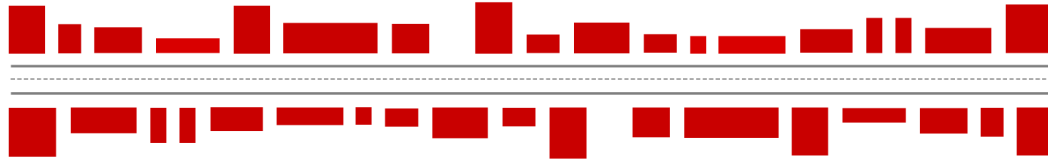


# “Low Hanging Fruit” non-zoning changes

Theme	Title	Problem	Su
Finance	Anchor Coordination	Need targeted / coordinated anchor institution investments outside of the CBD/Midtown	
Finance	Supplementing Vision	Supplement to current Zoning / MP needs to include development finance tool / access (especially less conventional forms)	
Stormwater	Swaps	Need ability to do large-scale stormwater management swaps, allowing City to sink management	
Vision	Master planning	Unusable Master Plan to provide an overarching vision in which regulatory measures can be interpreted	
Parking	Parking Revenue	Localized (and redistributed) revenue sharing from parking meters to support future development	

## CURRENT ZONING

Thoroughfare that has same zoning regardless of residents needs



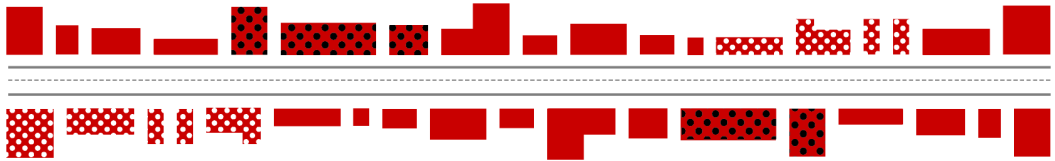
## STEP 1 : CREATE OVERLAY

Allow easier reuse of existing buildings and better mix of new uses



## STEP 2 : UPGRADE B4

Modifying B4 to better accommodate the quantitative outcomes for the commercial corridor



## STEP 3 : MIX TAPE ZONING

Thoroughfare that has multiple zoning types B1-B6 within each corridor



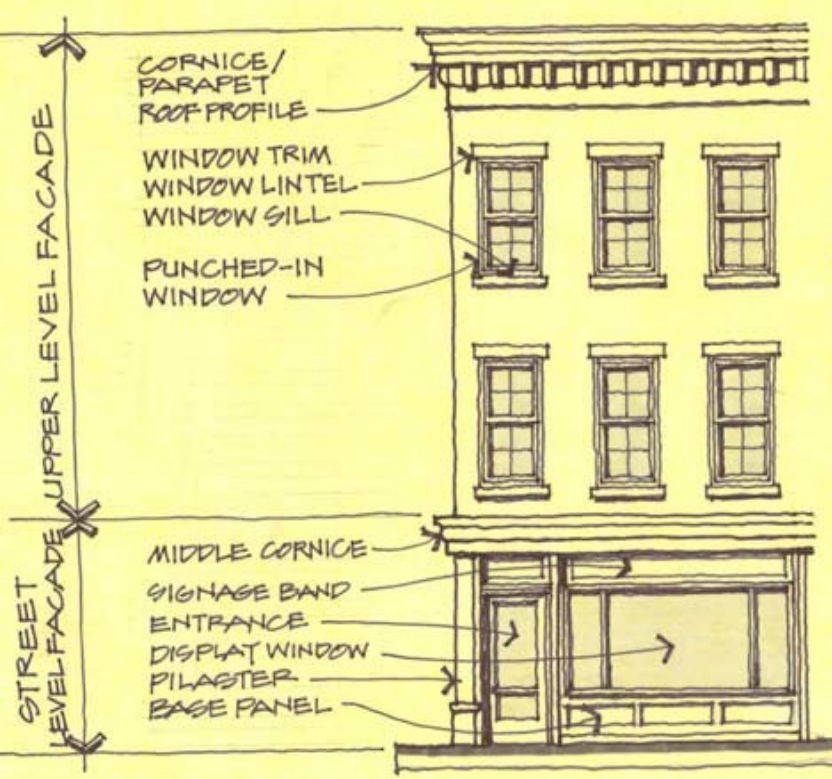
**B4:** child caring; convalescent, nursing, adult day care, armory, auditorium, hospital, library, animal grooming, art gallery, bank w/out drive thru, barber shop, beauty shop, office, restaurant, stores, farmers market, new car sales, nail salon, used car lots, car repair, body shops

**B4 MODIFIED:** Include more uses. For example: allow residential above art gallery; light industrial uses, apartment buildings with no hearings. **Remove** the most auto-centric uses (car sales and repair).

**MIX OF ZONING TYPES:** Long term goal to have zoning appropriate for different neighborhood types

# THE SOLUTION: Mix tape Overlay



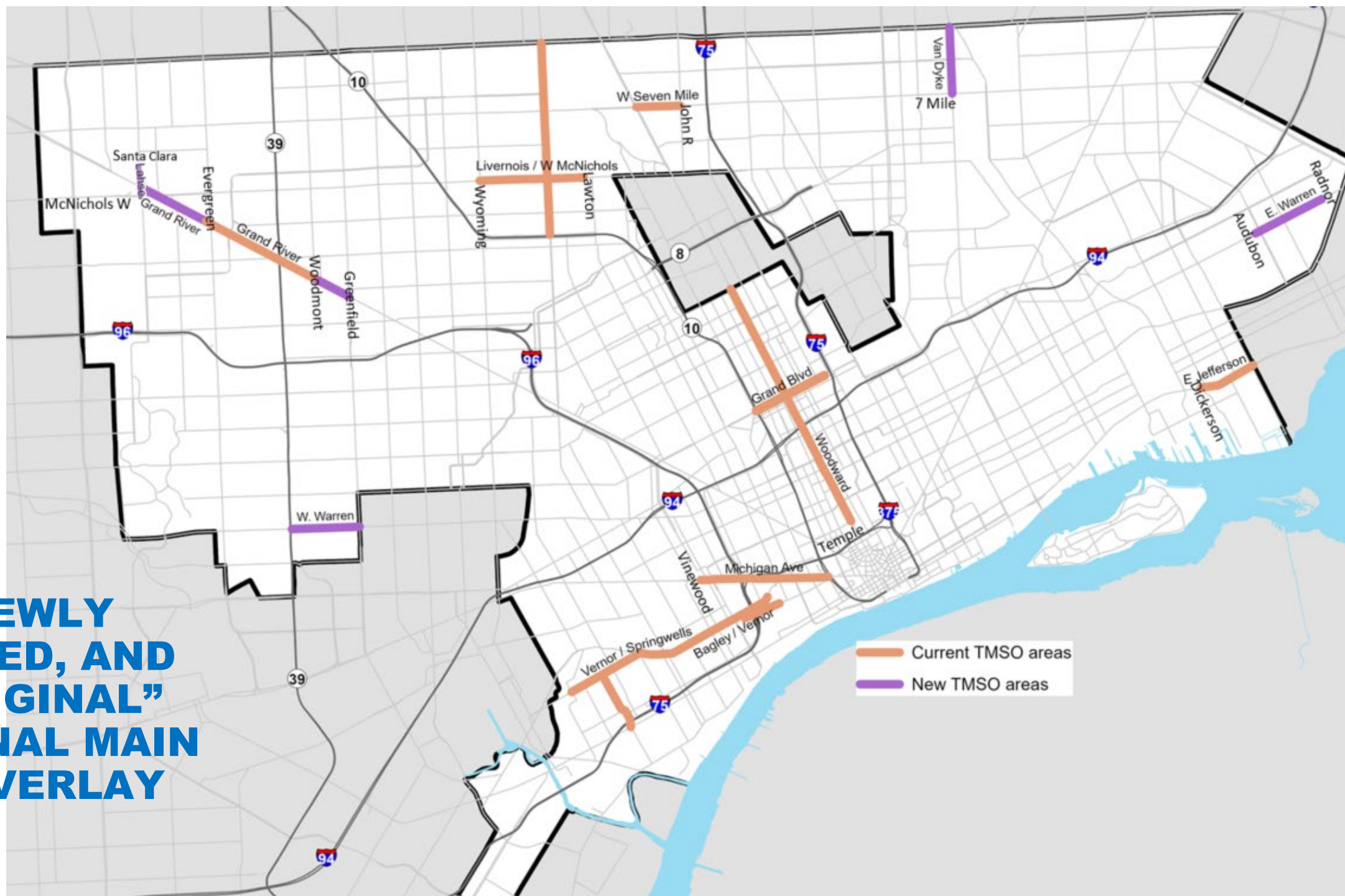


# TRADITIONAL MAIN STREET OVERLAY AREAS

Celebrating attractive, pedestrian-friendly commercial corridors



**5 MILES NEWLY DESIGNATED, AND 20 OF “ORIGINAL” TRADITIONAL MAIN STREET OVERLAY AREAS**



# USES

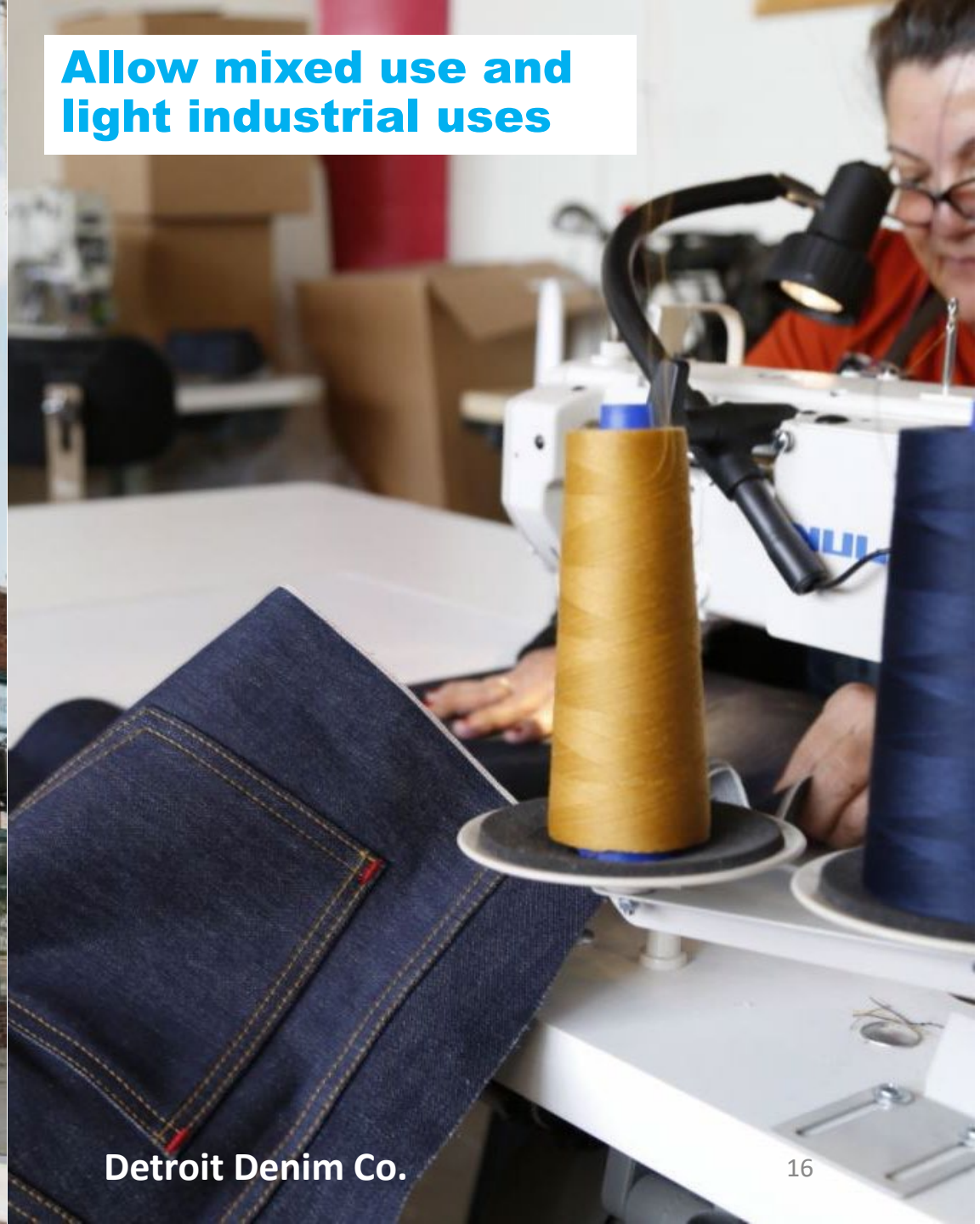
**Allow residential  
as a matter-of-right**



**Allow residential as  
a matter-of-right**



**Allow mixed use and  
light industrial uses**



**Detroit Denim Co.**



## No hearing for maker uses under 4,000 sq feet where also have retail sales

Confection manufacturing

Glass blowing

Food catering

Leather goods manufacture or fabrication

Art needlework

Jewelry manufacture

Cigar or cigarette manufacture

Lithographing, and sign shops

Clock or watch manufacture

Trade services, general (plumbing, electrical, HVAC, upholstery, ...), with the exception of cabinet making

Coffee roasting

Wearing apparel manufacture

Door, sash, or trim manufacture

Canvas, knit goods, flags and draperies manufacture

## Hearing for potentially more intense uses

Furniture making

Cabinet making

Machine shop

# No Hearing for outdoor eating areas for restaurants

- No hearing for outdoor eating where in or on front of building in B2-B4 in TMSO



# **DESIGN STANDARDS FOR NEW TMSO AREAS**

## DESIGN STANDARD #1

# REQUIRE ADDITIONAL TRANSPARENCY ON STREET



# REQUIRE ADDITIONAL TRANSPARENCY ON STREET



## DESIGN STANDARD #2

# REQUIRE ENTRANCE ON STREET



# REQUIRE ENTRANCE ON STREET



# REQUIRE PARKING TO REAR OR SIDE

**BAGLEY AVE.**





**DESIGN STANDARD #4**

**BUILD TO THE LOT  
LINE - CREATE  
STREET WALL**



# SETBACK

## REDUCE OR REMOVE REAR SETBACK

- For buildings with dwelling units, 20' if no street or alley, 10' if street or alley



**PARKING**

# **PARKING STUDY RESULTS**

## **WHAT WE HEARD FROM DEVELOPERS...**

- **Reduce Retail and Residential Requirements**
- **Allow Parking to be Provided further away**

# PARKING STUDY RESULTS

## WHAT WE HEARD FROM DEVELOPERS...

- Reduce Retail and Residential Requirements
- Allow Parking to be Provided further away

## WHAT WE DID

### MULTI-FAMILY

1.25 spaces/ unit to .75

### RETAIL

Reduced broad range of commercial uses by 25%

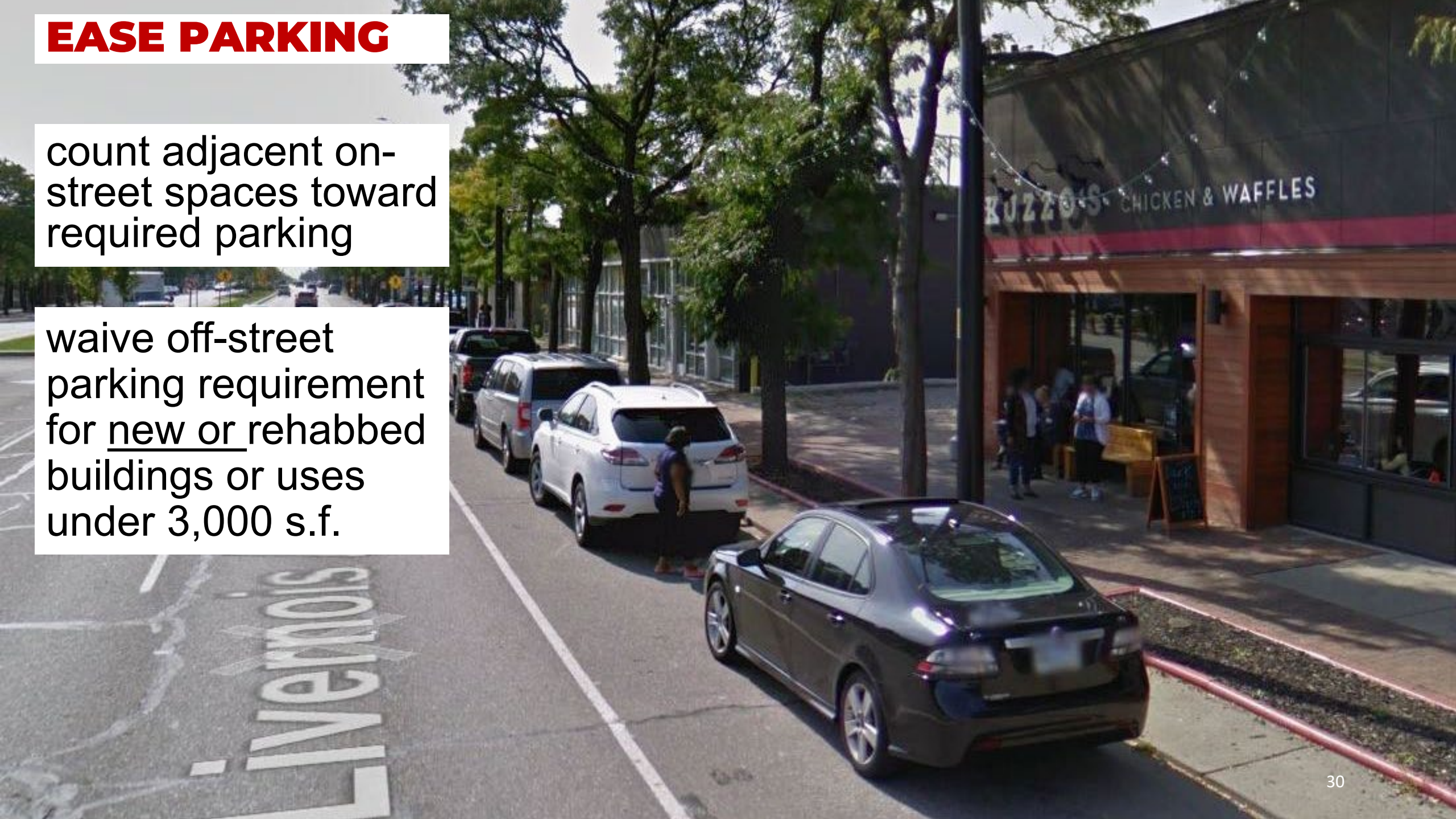
### PARKING DISTANCE

Proposing parking can be provided w/in  $\frac{1}{4}$  mile of **business** instead of 100'

# EASE PARKING

count adjacent on-street spaces toward required parking

waive off-street parking requirement for new or rehabbed buildings or uses under 3,000 s.f.



# **SUMMARY & BENEFITS**



## **WHAT COULD YOU DO WITH THE PROPOSED CHANGES?**

- Add residential above the 1<sup>st</sup> floor commercial use w/o hearing
- Not need as much parking
- Do light industrial w/ retail
- Less setback to rear for residential



# SUMMARY

- Allow for mix of uses
- Require and amend design standards
- Ease parking requirements

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