

ZONING DISTRICT CLASSIFICATIONS

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- TM Transitional-Industrial District
- PR Parks and Recreation District
- W1 Waterfront-Industrial District
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- SD2 Special Development District—Mixed-Use
- SD3 Special Development District, Technology and Research
- SD4 Special Development District, Riverfront mixed use
- SD5 Special Development District, Casinos

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RESIDENTIAL ZONING DISTRICTS

R1 SINGLE-FAMILY RESIDENTIAL DISTRICT

This district is designed to protect and preserve quiet, low-density residential areas now primarily developed and those areas which will be developed with single-family detached dwellings and characterized by a high ratio of home ownership. The regulations for this district are designed to stabilize and protect the essential characteristics of the district and to promote and encourage a suitable environment for activities associated with family life. To these ends, development is limited to a relatively low concentration and uses permitted by right are limited to single-family detached dwellings which provide homes for the residents of the area. Additional residential uses such as religious institutions, neighborhood centers, and utility uses necessary to serve the immediate area may be permitted on a conditional basis.

R2 TWO-FAMILY RESIDENTIAL DISTRICT

The district is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings. Additional uses are conditional.

R3 LOW DENSITY RESIDENTIAL DISTRICT

This district is designed as a low-density multi-family district. The regulations are designed to promote and encourage town and terrace house development, courts, and garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Among others, uses permitted by right include single and two-family dwellings, town houses, multi-family dwellings, and community facilities necessary to serve a residential district.

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R4 THOROUGHFARE RESIDENTIAL DISTRICT

This district is designed to be used primarily on major or secondary thoroughfares where the major use of the property is for low-medium density residential dwellings characterized, primarily, by rental apartment dwellings. Among others, uses permitted by right include multiple-family dwellings, single- and two-family dwellings, and certain other residentially related uses which can function most advantageously where located on these thoroughfares. Medical and dental clinics, motels or hotels, and certain types of non-profit uses may be permitted on a conditional basis subject to appropriate findings and compliance with required standards.

R5 MEDIUM DENSITY RESIDENTIAL DISTRICT

This district is designed to provide for a range of residential development from the single-family detached dwelling to medium-density multiple-family dwellings. The primary use in this district will be the rental apartment structure. In addition to permitted residential uses, certain specified non-residential uses which can be properly blended into this district may be permitted.

R6 HIGH DENSITY RESIDENTIAL DISTRICT

The district is designed as a high-density multiple-dwellings district to be used primarily in areas adjacent to the Central business district, the New Center Area, the Cultural Center, the waterfront, certain large city parks, and other areas which have a high concentration of persons and land values. This district will permit a range of living accommodations, from the low-density dwelling up to very high-density dwellings, including institutions and residentially related uses, and will permit certain specified service and convenience-type commercial uses of a character unlikely to develop excessive traffic but which will serve the residents of the immediate area. Single-family detached and two-family dwellings will not be permitted in this district by-right but may be allowed as Conditional Uses.

BUSINESS ZONING DISTRICTS

B1 RESTRICTED BUSINESS DISTRICT

The B1 District is designed to provide an adequately controlled transition in land use from residential to business and commercial uses and is mapped accordingly. Permitted uses are limited to those which are desirable and can be fitted into such a transitional pattern of land use. Front, side, and rear setbacks are required of all permitted residential and commercial uses. To protect housing adjacent or across an alley, a lot line wall is required of nonresidential uses where adjacent to, or across an alley from, residential property.

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B2 LOCAL BUSINESS AND RESIDENTIAL DISTRICT

The B2 Local Business and Residential District provides for the day-to-day consumer goods and services required to serve a small residential area. High-traffic generating and traffic-oriented uses are restricted because of their obvious undesirable influence on adjacent residential areas.

B3 SHOPPING DISTRICT

The B3 Shopping District provides for a range of convenience and comparison shopping goods stores, which are generally grouped into neighborhood and community shopping centers, depending on the size of the area so mapped. Uses permitted are inclusive enough to allow for the provisions of a broad range of goods and services for the consumer, and to allow for as much freedom and healthy competition in the commercial real estate market and commercial activities as is commensurate with other community values.

B4 GENERAL BUSINESS DISTRICT

The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.

B5 MAJOR BUSINESS DISTRICT

This district is designed to provide adequate regulations within the Central Business District, the New Center Area, and may be successfully utilized in other regionally-oriented shopping and office areas.

B6 GENERAL SERVICES DISTRICT

This district provides for wholesaling, transport, food services, and similar activities essential to the commerce and health of the City. Office, retail, service, and other uses normally desiring to locate in this type of district are also permitted.

INDUSTRIAL ZONING DISTRICTS

M1 LIMITED INDUSTRIAL DISTRICT

This district is used primarily along major and secondary thoroughfares in blocks which contain older, vacant structures, mixed land uses, or other deficiencies, and where the Master Plan indicates industrial development to be the desirable ultimate use. The purpose of the

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district is to permit these vacant structures to be used for necessary economic activities, and to encourage the transition of the area to warehousing, wholesaling, and light industrial uses.

M2 RESTRICTED INDUSTRIAL DISTRICT

This district is designed for a wide range of industrial and related uses which can function with a minimum of undesirable effects. Industrial establishments of this type provide a buffer between residential districts and intensive industrial districts. New residential construction is excluded from this district with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are both to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

M3 GENERAL INDUSTRIAL DISTRICT

This district is composed of property so situated as to be suitable for industrial development, but where the modes of operation of the industry may affect any nearby residential uses. The purpose of this district is to permit the normal operation of a majority of industries, subject only to those regulations needed to control congestion and to protect nearby residential districts. No new residential construction is permitted in this district with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

M4 INTENSIVE INDUSTRIAL DISTRICT

This district will permit uses which are usually objectionable and, therefore, the district is rarely, if ever, located adjacent to residential districts. A broad range of uses is permitted in this district. New residences are prohibited with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

M5 SPECIAL INDUSTRIAL DISTRICT

This district is composed primarily of property located deep within other industrial districts and indicates areas of the City which are best suited for development with intensive uses and are or can be objectionable or hazardous. Inasmuch as this district also permits less intensive industrial uses, the potentially objectionable or hazardous uses are placed under the "Conditional" category in order to guarantee a review of their operating characteristics to ensure that other industrial uses will not be unduly injured by the establishment of a potentially objectionable use in the same area. Even though some of these objectionable or hazardous uses may also be permitted in other districts, every attempt will be made to assure their location in an M5 District. In addition, hazardous waste facilities are, as required by the Michigan Natural Resources and Environmental Protection Act (NREPA) being MCL 324.101 *et seq.*, subject to

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approval by the Michigan Department of Environmental Quality and the Hazardous Waste Site Review Board. As such the Hazardous Waste Facility Review Committee shall review applications for such facilities and forward respective reports with recommendations to the Michigan Department of Environmental Quality and Hazardous Waste Site Review Board.

SPECIAL PURPOSE ZONING DISTRICTS AND OVERLAY AREAS

PD PLANNED DEVELOPMENT DISTRICT

This district will permit planned developments throughout the City and will be particularly useful in urban renewal areas. Such planned developments shall be substantially in accord with the goals and objectives of the Master Plan, by having a major land use that corresponds to the most general category of land use, which are Residential, Retail and Local Services, Industrial, Mixed Use, Parks and Open Space, and Other, proposed in the Master Plan for the area involved. Such planned developments shall provide a desirable environment for the uses proposed and shall not be out of harmony with their general surroundings. The regulations of the district are designed to accomplish this by permitting flexibility in overall development while ensuring adequate safeguards and standards for public health, safety, convenience, and general welfare and, where applicable, encouraging historic preservation. Developers in both private and urban renewal areas are advised to confer with the Planning and Development Department or the City Planning Commission before investing large amounts of time and energy in preparing plans and proposals. The review and approval procedures for developments on land zoned PD are specified in ARTICLE III, DIVISION 4 of this Chapter.

P1 OPEN PARKING DISTRICT

This district is designed for off-street parking of private passenger vehicles on property which abuts, or is separated by an alley or easement from, a non-residential district. The regulations permit the establishment of parking facilities to serve the non-residential uses, and at the same time do not permit the non-residential uses themselves to extend into residential areas. The district will assist in reducing traffic congestion caused by non-residential uses and at the same time will protect abutting residential areas from the deleterious effects of adjacent vehicular parking areas.

PC PUBLIC CENTER DISTRICT

This district includes areas used or to be used for governmental, recreational, and cultural purposes of particular or special civic importance. All construction or other improvement within this district requires that the Planning and Development Department and the City Planning Commission review and make recommendation to City Council so as to ensure a completely harmonious, pleasing, and functional public center.

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PCA PUBLIC CENTER ADJACENT DISTRICT (RESTRICTED CENTRAL BUSINESS DISTRICT)

The Public Center Adjacent District (Restricted Central business district) includes property in close proximity to the Public Center District, and the controls specified in this division are designed to prevent any uses or structures within the district from having a deleterious effect upon the public center. Uses in this district shall include, to the maximum extent possible, ground-floor commercial space or other space oriented to pedestrian traffic, to enhance the public streetscape and street-level activity.

TM TRANSITIONAL-INDUSTRIAL DISTRICT

This district is a special transitional district covering areas currently developed with a mixture of uses, which, among others, is a relatively large number of residential uses and which the Master Plan of Land Use Policies indicates is to be developed eventually into industrial uses. The district regulations provide for a guided change to the terminal land use while, at the same time, protecting, as much as possible, the existing residential development. No new residential development will be permitted in this district. However, the existing residential development will not be considered non-conforming. As the area changes from a residential to a non-residential character, a rezoning to the appropriate industrial classification should be effectuated.

PR PARKS AND RECREATION

The intent of the Parks and Recreation District is to retain, insofar as is practicable and desirable, publicly owned lands in excess of four (4) acres in size already improved for or intended to be improved for recreational uses and/or to be preserved as open space. The restrictions of this classification are intended to encourage preservation of these lands and to permit development in keeping with the natural amenities of these areas. In addition to those uses allowed by right, commercial recreational facilities may be permitted upon approval of the City Council.

W1 WATERFRONT-INDUSTRIAL DISTRICT

Because of the limited amount of water frontage, and the even more limited amount of frontage that is suitable or adaptable to shipping activities or other water-oriented uses, these areas will be subject to controls which will provide for their development with uses that must rely on or that will be benefited most by such a location.

SD1—SPECIAL DEVELOPMENT DISTRICT—SMALL-SCALE, MIXED-USE

This district is designed to encourage a complementary mixture of small-scale, pedestrian- and transit-oriented uses that are compatible in a neighborhood setting. It is intended to ensure a neighborhood character and place a proper balance of activities within walking distance of one another while serving the day-to-day needs of residents. Parking requirements

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are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

SD2—SPECIAL DEVELOPMENT DISTRICT, MIXED-USE

This district is designed to encourage a complementary mixture of more intensive pedestrian- and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

SD3—SPECIAL DEVELOPMENT DISTRICT, TECHNOLOGY AND RESEARCH

The SD3 District is designed for areas of the City where research facility development in a campus-like setting is practicable. In addition, the district is designed for areas of the City where the future general land use map of the Master Plan indicates usage other than “Residential.”

Advances in industry and technology have created uses, which are related to industry and office or commercial uses, but may not be appropriate or function adequately in a typical industrial or business zoning district. The SD3 District provides an environment where “high technology” uses such as engineering, design, research and development, photonics/optics, computer assisted design, robotics research, numerical control equipment (CAD/CAM), prototype development and limited manufacturing, biotechnology lasers, medical research, food and materials testing, telecommunications, and related storage, warehousing and limited assembly operations associated with principal permitted uses can be located. The SD3 District will be located in a campus-type environment and so situated that uses will be developed without being negatively impacted by elements and conditions which are commonly found in a traditional industrial district and without negatively impacting uses found in a business district.

SD4—SPECIAL DEVELOPMENT DISTRICT, RIVERFRONT MIXED USE

The SD4 District is intended for areas indicated in the Detroit Master Plan as appropriate for high intensity residential and commercial mixed-use development due to regional significance and unique locational attributes and amenities, such as the Riverfront. While recognizing that, although it may be desirable to retain in such areas a mix of existing uses, such as offices, lofts, and certain industrial establishments, due to the local ambience it provide, increased industrialization of such areas by very intense and abrasive land uses is considered inappropriate.

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SD4 regulations are intended to promote the public health, safety and general welfare, to encourage the use of the land in accordance with its character and adaptability, to avoid the overcrowding of population, to control congestion of the public roads and streets, to reduce hazards to life and property, to facilitate land use and development, and to encourage innovative, high intensity developments while simultaneously protecting those attributes and amenities which make such areas unique. These objectives shall be accomplished by a system of flexible regulations, performance requirements, and review procedures.

SD5—SPECIAL DEVELOPMENT DISTRICT, CASINOS

The SD5 Special Development District is designed to facilitate the location of licensed casinos and casino complexes within the boundaries established by the City of Detroit for casino gaming activities. The SD5 District focuses on urban entertainment and recreational activities that will enhance the area as a desirable location for tourists, conventions, and urban life. The provisions of the district encourage pedestrian and transit-oriented linkages between casinos and casino complexes and other activity areas within the City. Because of the special characteristics of casinos and casino complexes, the requirements applicable to development in this district include submittal requirements and criteria that are specified in this division. These regulations are designed to ensure that casinos and casino complexes contribute positively to the built environment, that the operation of casinos and casino complexes will help to enhance, expand, and stabilize employment and the local economy while simultaneously ensuring effective public services and a high quality of life for nearby businesses, institutions and residents.

After review and recommendation by the Planning and Development Department and the City Planning Commission, the City Council shall review and approve site plans and design features for all casinos and casino complexes.

OVERLAY AREAS

Gateway Radial Thoroughfare Overlay Areas.

The Gateway Radial Thoroughfare Overlay Areas consist of property abutting those major radial streets, within and leading to the Central Business District, upon which the Master Plan of Policies has generally proposed a rezoning from B4, General Business, district to a Special Development zoning district.

Traditional Main Street Overlay Areas.

Certain commercial areas of the City are, or have the potential to be, high quality, pedestrian-scale, walkable areas with a traditional urban atmosphere. Areas designated by City Council as Traditional Main Street Overlay Areas are listed in Sec. 61-11-312 of this Code.

Development within Traditional Main Street Overlay Areas should be geared, as much as possible, toward street-level pedestrian-generating uses. Ground level treatment of buildings should be pedestrian scale.

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Designated Traditional Main Street Overlay Areas are subject to additional development standards as specified in Sec. 61-14-281 through Sec. 61-14-300 of this Code in order to address pedestrian needs and to enhance pedestrian interest, access, and enjoyment.

Major Corridor Overlay Areas.

Certain wide major thoroughfares of the City of Detroit, typically zoned B4, pass through neighborhoods undertaking commercial revitalization efforts. Similarly, certain major thoroughfares pass through both Detroit and neighboring cities and townships that participate in multi-jurisdictional improvements to the vehicular corridor. In all such areas, the character and design of development is important to the attraction of additional development and to the improvement of environmental aesthetics. The Major Corridor Overlay Area provides the opportunity for more detailed review of proposed development.

Grand Boulevard Overlay Area

The Grand Boulevard Overlay Area includes all zoning lots abutting or bounded by East Grand Boulevard, the Detroit River, and West Grand Boulevard.

Downtown and Riverfront Overlay Areas.

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Far Eastside Overlay Area.

Certain areas of the City of Detroit are characterized by a high concentration of vacant land once occupied by dwellings on small lots. East Warren Avenue, Alter Road and the Grosse Pointe Park city limits, East Jefferson Avenue, and Conner Avenue generally bound one such broad area, which has been found to be ripe for infill housing development.

To facilitate residential infill development within this broad area, a Far Eastside Overlay Area is created, the boundaries of which are specified in Sec. 61-11-382 of this Chapter. The provisions in this Subdivision for the Far Eastside Overlay Area will allow for the reestablishment of dwellings similar in placement, character, and massing to the dwellings originally built on the lots of this broad area and will further allow for an even greater density of such dwellings, notwithstanding the intensity and dimensional standards that govern such construction elsewhere in the City. However, where no special provision is recited in this Subdivision, the standard provisions of ARTICLE XIII of this Chapter that apply citywide shall govern development within the overlay area.

This overlay area is created in the spirit of the Alternative Residential Development Options of Article XIII, ARTICLE XIII.DIVISION 3 of this Chapter, however, the provisions of this Subdivision shall apply in lieu of Article XIII, ARTICLE XIII.DIVISION 3 of this Chapter.

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As the Planning and Development Department identifies contiguous neighborhoods within this broad area for concentrated redevelopment, the boundaries of the overlay area may be expanded only by amendment of this Chapter.

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