

# Traditional Main Street Overlay Areas

Detroit City Planning Commission

August 1, 2019





**USES**



**DESIGN STANDARDS**



**PARKING**



**SUMMARY**

**USES**

**USE CHANGE**

**allow mixed-use  
w/ residential as  
a matter-of-right**



**Trumbull & Bagley**

Proposed conditions, typ. / Credit: Hamilton And

**USE CHANGE**

**allow mixed-use  
w/ residential as  
a matter-of-right**

**allow mixed use  
and light  
industrial  
“maker” uses**



**Trumbull & Bagley**

Proposed conditions, typ. / Credit: Hamilton And

## 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

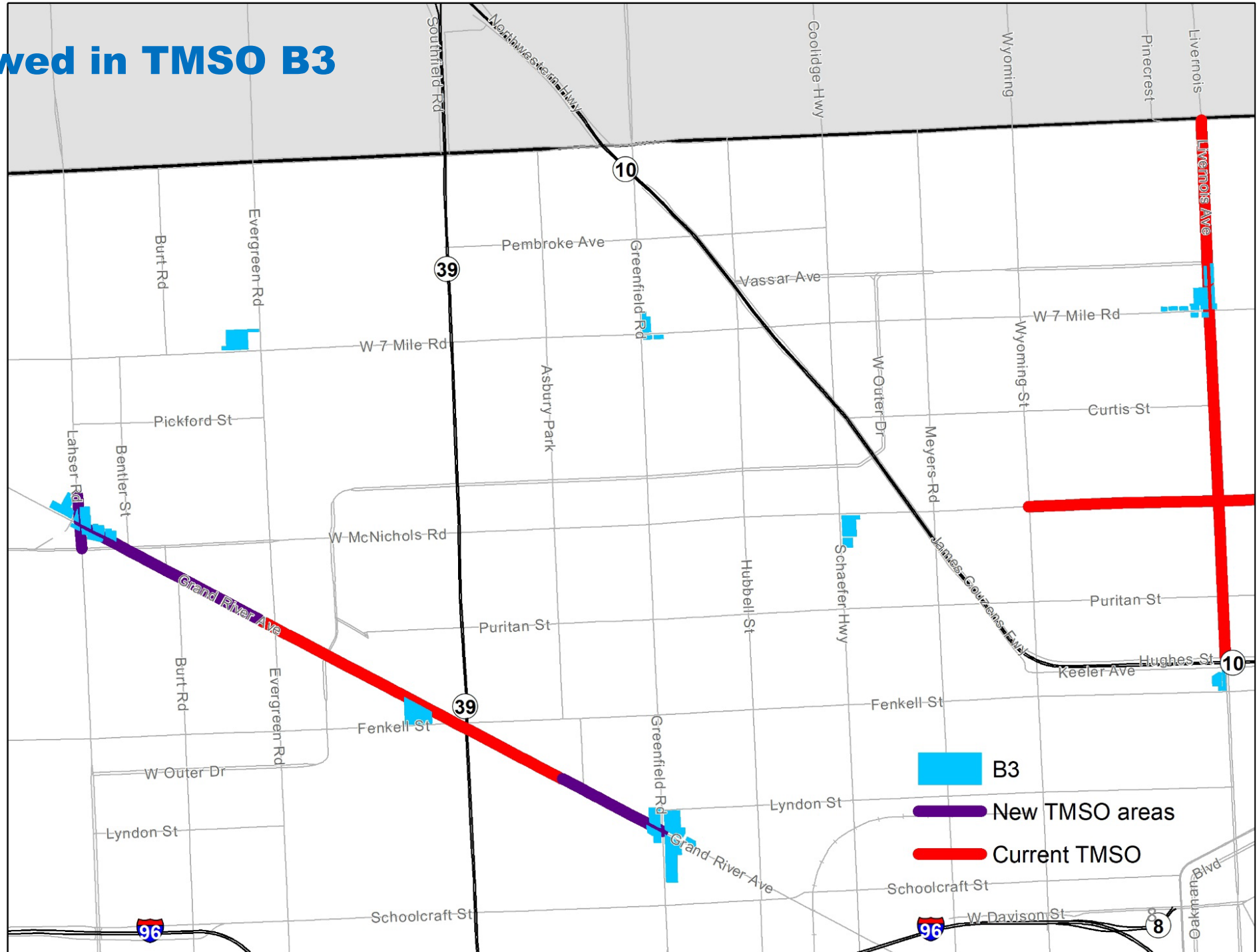
Furniture making

Cabinet making

Machine shop

# Change uses allowed in TMSO B3

- Allow multi-family with commercial and lofts without a hearing
- Allow brewpubs with a hearing
- Allow maker uses when in TMSO



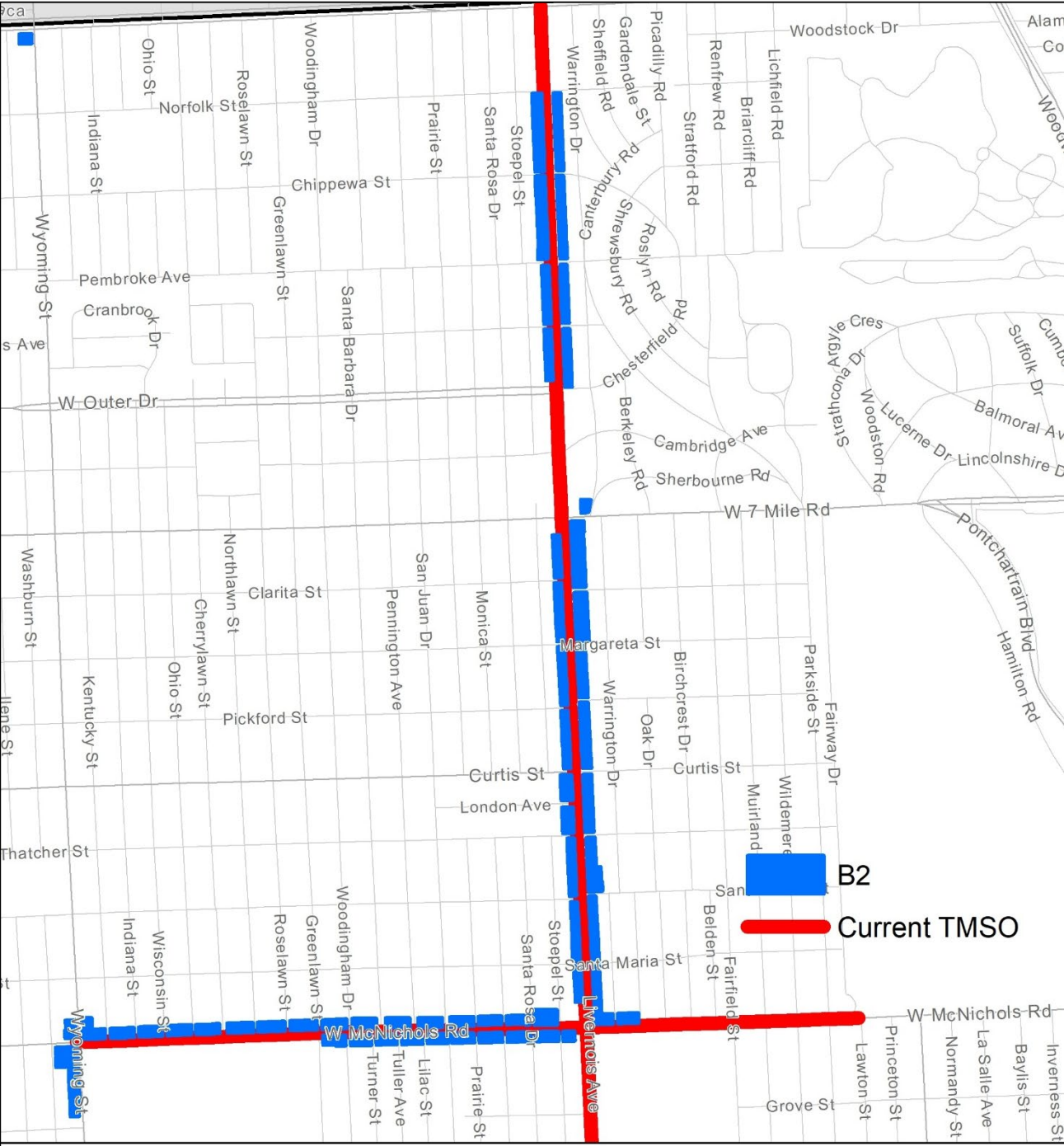


## Change uses allowed in TMSO B2

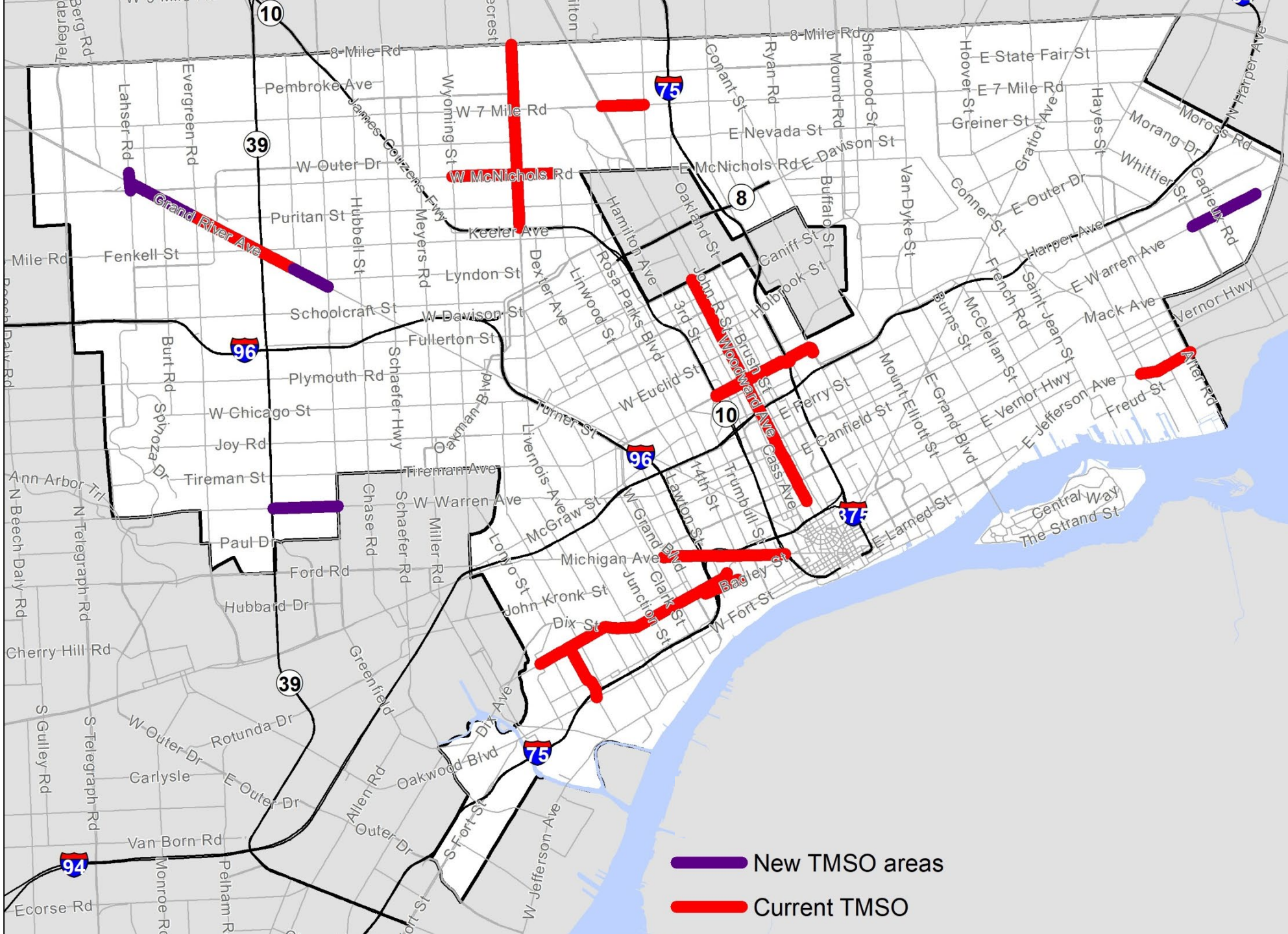
Allow Cabarets  
(entertainers  
with or  
without  
alcohol) as  
conditional use  
in B2 in TMSO





# B2/TMSO Zoning



# **DESIGN STANDARDS FOR NEW TMSO AREAS**



-  New TMSO areas
-  Current TMSO

**DESIGN STANDARD #1**

**Require additional  
transparency on street**



**DESIGN STANDARD #1**  
**Require additional  
transparency on street**



**DESIGN STANDARD #2**

**Require entrance on street**



**DESIGN STANDARD #3**  
**require parking**  
**to rear or side**

**BAGLEY AVE.**



**DESIGN STANDARD #4**

**build to the lot line – create street wall**



**MICHIGAN AVE.**



# **DESIGN STANDARD CHANGE FOR ALL TMSO AREAS**

SETBACK

Reduce  
or  
remove  
rear  
setback



J&J Coneys Island Iii

A & G Dollar

CORINESS PETRO

Stair St

Sisters Beauty Salon

Vernor Hwy

Vernor Hwy

Green St

Vernor Hwy

Green St

Google

**PARKING**

## **Parking requirements are reduced**

- Up to 45 spaces waived for multiple <3,000 sq ft uses in new buildings that meet design standards and in reused existing buildings
- Treat Livernois and McNichols as High Frequency Transit Corridors, so apartment parking req. reduced by 40% and many commercial uses by 25%
- As pilot, adjacent on-street parking will be credited toward required parking on Woodward and Grand River in TMSOs

# SUMMARY

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

# OTHER TEXT CHANGES

- Delete unused Far Eastside Overlay Area
- Amend rear setback requirements for SD1 and SD2 to address through-lots and commercial vs residential developments
- Remove second-hand stores from list of regulated uses, removing spacing requirements.