

# ZONEDTROT



City Planning Commission  
Public Meetings  
2019

# **What is Zoning?**

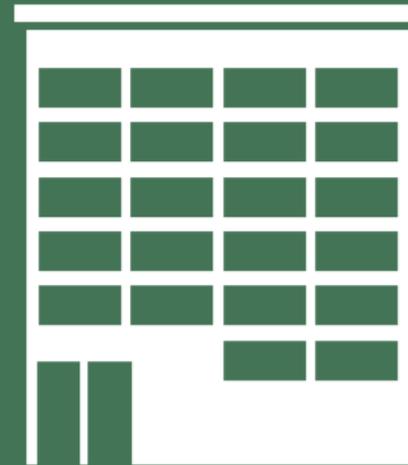
**ZONING** is how cities divide up land by zones to regulate the uses that can take place on a property



Residential



Retail

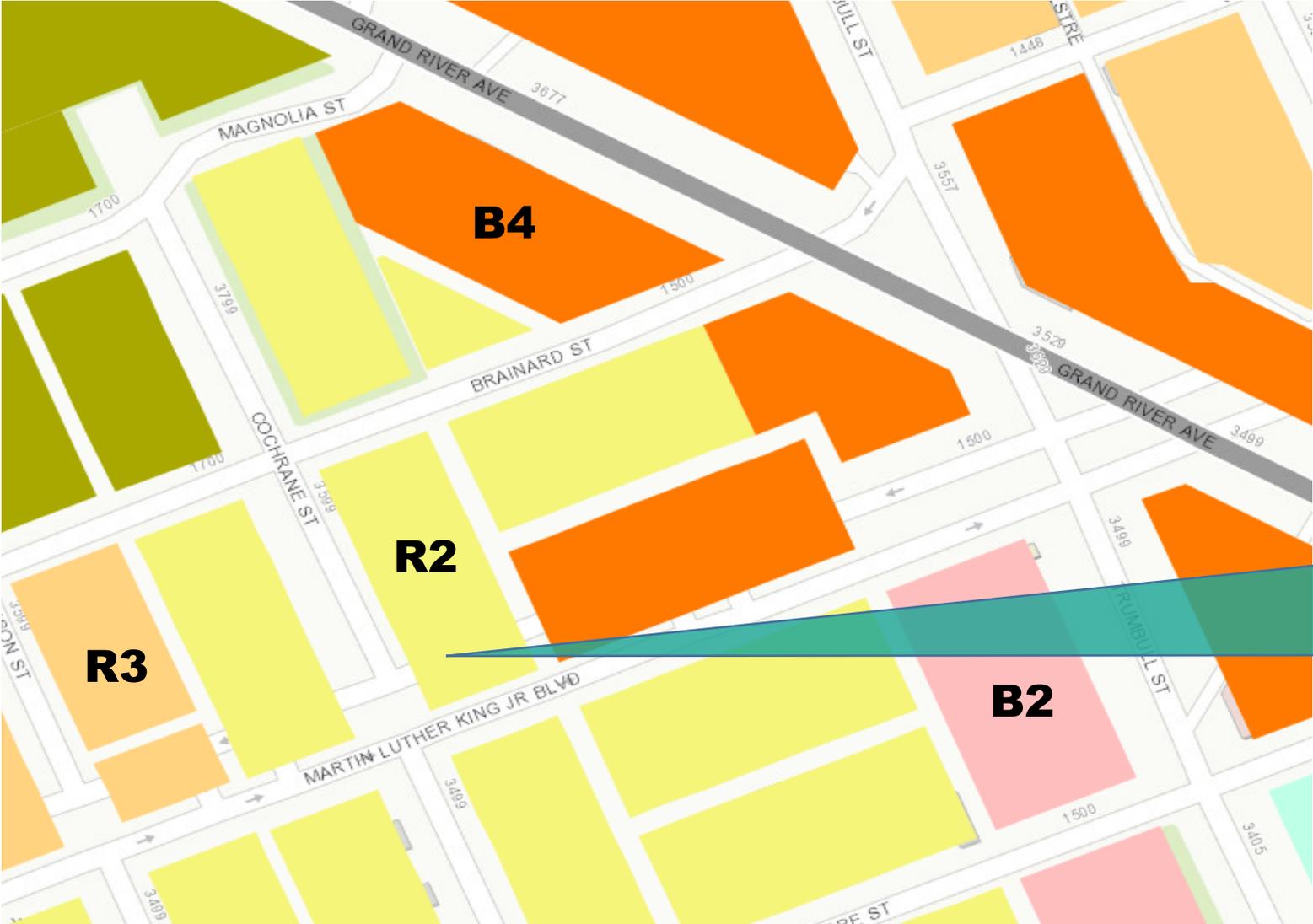


Business



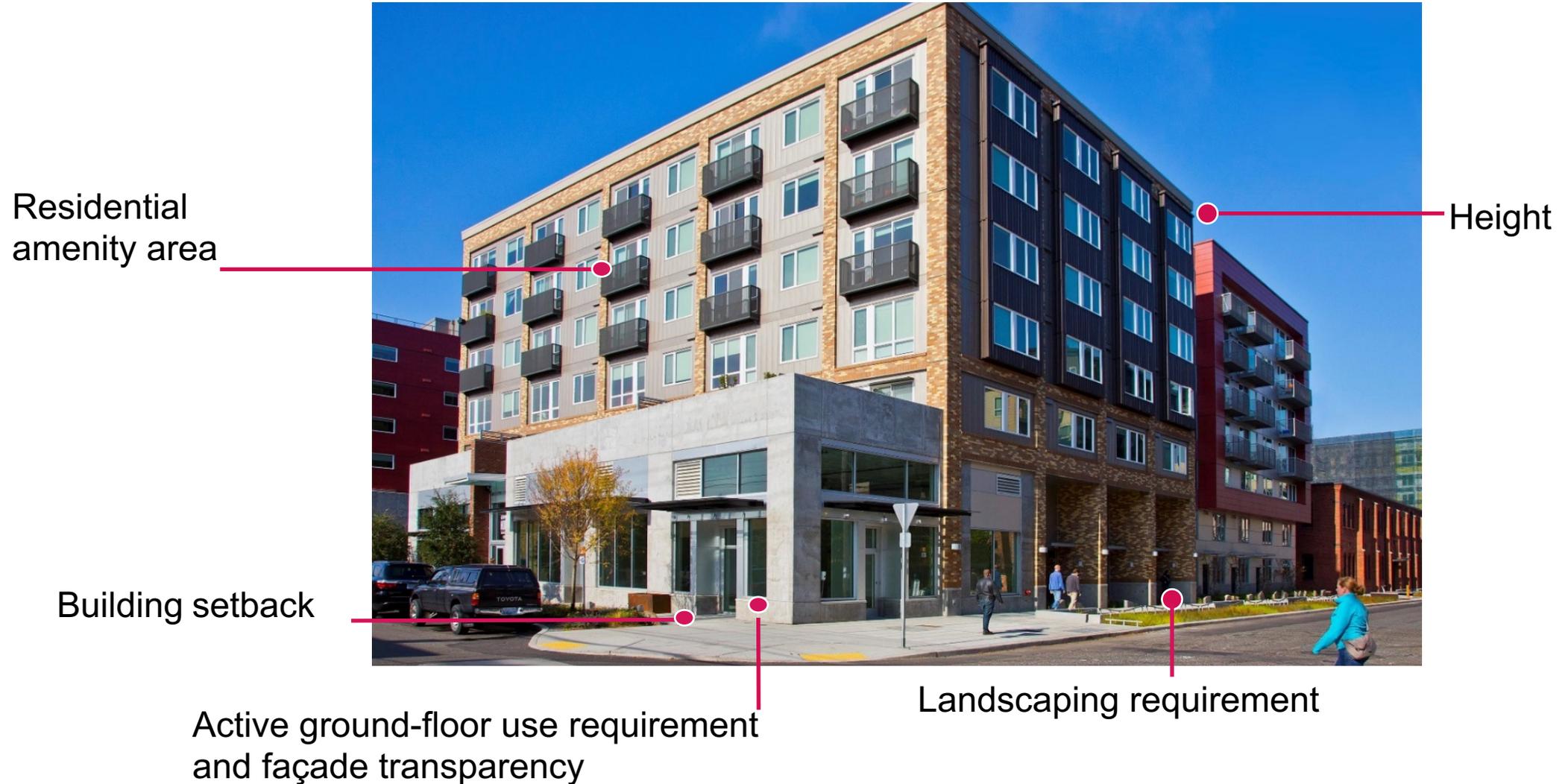
Industrial

# Cities use **Zones** to designate a type and use of an area of land



On a zoning map a residential zone, for example, can specify a particular area of land where people will live and build their homes

# ZONING regulates how buildings look

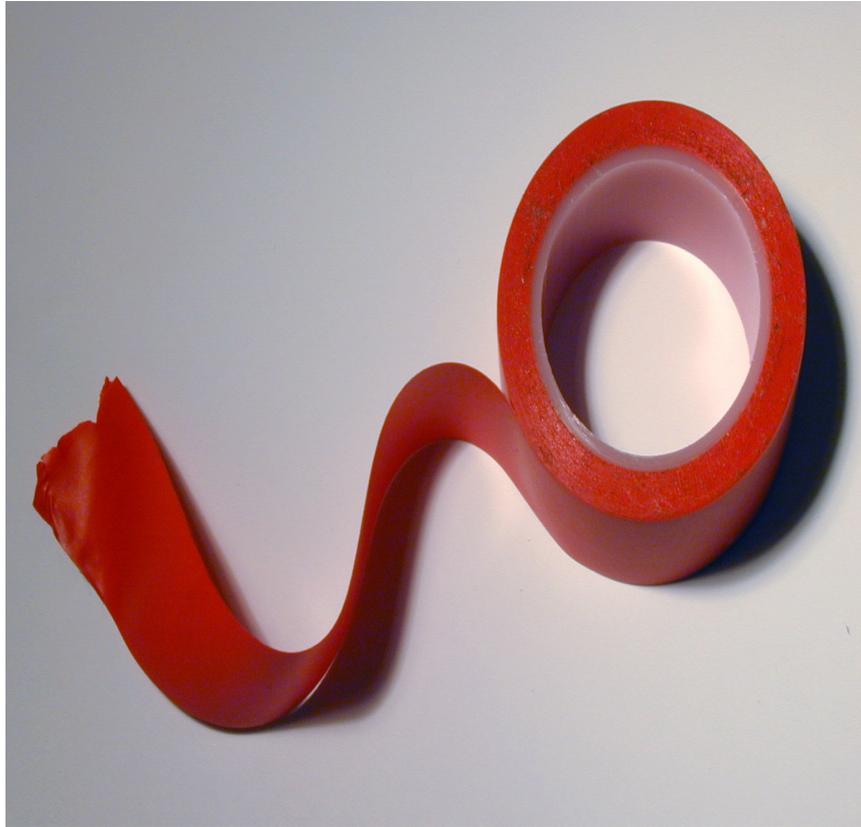


# What **Zoning** is **NOT**:

- **IS NOT** the broader plan for a community (Master Plan)
- **IS NOT** related to water rates
- **IS NOT** grant funding
- **IS NOT** home repair funding
- **IS NOT** street parking and ticketing
- **IS NOT** related to truck routes

# WHY SHOULD I CARE?

(How Zoning can **HARM** me)



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

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

# WHY SHOULD I CARE?

(How Zoning can **HELP** me)



**If zoning is crafted thoughtfully and intentionally, it can:**

- **Preserve your area's unique character to achieve a community's vision for the future**
- **Protect parks, recreational and open space**
- **Prevent incompatible uses in a neighborhood**
- **Help communities to know what is and is not permitted in their neighborhood**

**What is ZONEDETROIT ?**

# refresh. rethink. Detroit.

A ZONING UPDATE FOR THE CITY'S RESURGENCE

[www.ZoneDetroit.com](http://www.ZoneDetroit.com)



OFFICIAL  
**ZONING ORDINANCE**  
OF THE CITY OF  
**DETROIT**

Nº 1264

EFFECTIVE DECEMBER 25, 1940

AMENDED TO FEBRUARY 1, 1963

F. DEL ROSARIO



*Marcell Todd, Jr.*  
**Detroit Zoning Ordinance**  
**Chapter 61 of the 1984 Detroit City Code**

- Ordinance No. 1264, effective 28 May 2005
- Ordinance No. 1265, effective 28 May 2005
- Ordinance No. 1266, effective 28 May 2005
- Ordinance No. 1267, effective 28 May 2005
- Ordinance No. 1268, effective 28 May 2005
- Ordinance No. 1269, effective 28 May 2005
- Ordinance No. 1270, effective 28 May 2005
- Ordinance No. 1271, effective 28 May 2005
- Ordinance No. 1272, effective 28 May 2005
- Ordinance No. 1273, effective 28 May 2005
- Ordinance No. 1274, effective 28 May 2005
- Ordinance No. 1275, effective 28 May 2005
- Ordinance No. 1276, effective 28 May 2005
- Ordinance No. 1277, effective 28 May 2005
- Ordinance No. 1278, effective 28 May 2005
- Ordinance No. 1279, effective 28 May 2005
- Ordinance No. 1280, effective 28 May 2005
- Ordinance No. 1281, effective 28 May 2005
- Ordinance No. 1282, effective 28 May 2005
- Ordinance No. 1283, effective 28 May 2005
- Ordinance No. 1284, effective 28 May 2005
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- Ordinance No. 1287, effective 28 May 2005
- Ordinance No. 1288, effective 28 May 2005
- Ordinance No. 1289, effective 28 May 2005
- Ordinance No. 1290, effective 28 May 2005
- Ordinance No. 1291, effective 28 May 2005
- Ordinance No. 1292, effective 28 May 2005
- Ordinance No. 1293, effective 28 May 2005
- Ordinance No. 1294, effective 28 May 2005
- Ordinance No. 1295, effective 28 May 2005
- Ordinance No. 1296, effective 28 May 2005
- Ordinance No. 1297, effective 28 May 2005
- Ordinance No. 1298, effective 28 May 2005
- Ordinance No. 1299, effective 28 May 2005
- Ordinance No. 1300, effective 28 May 2005

103  
108  
112  
115  
120  
121  
123

# What's the timeline?

Phase 1: **Assessment**

AUGUST 2018

Phase 2: **Approach**

JANUARY 2019

Phase 3: **Drafting**

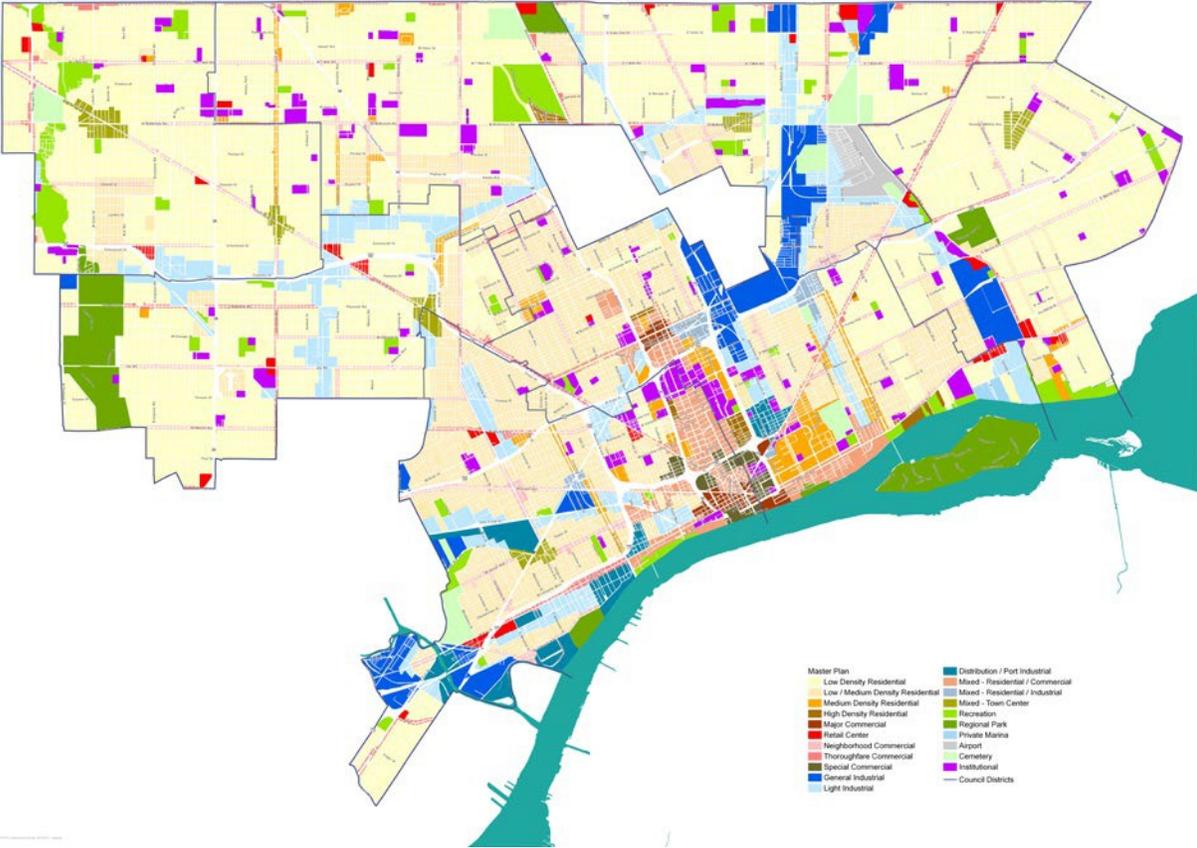
JUNE 2019

Phase 4: **Adoption**

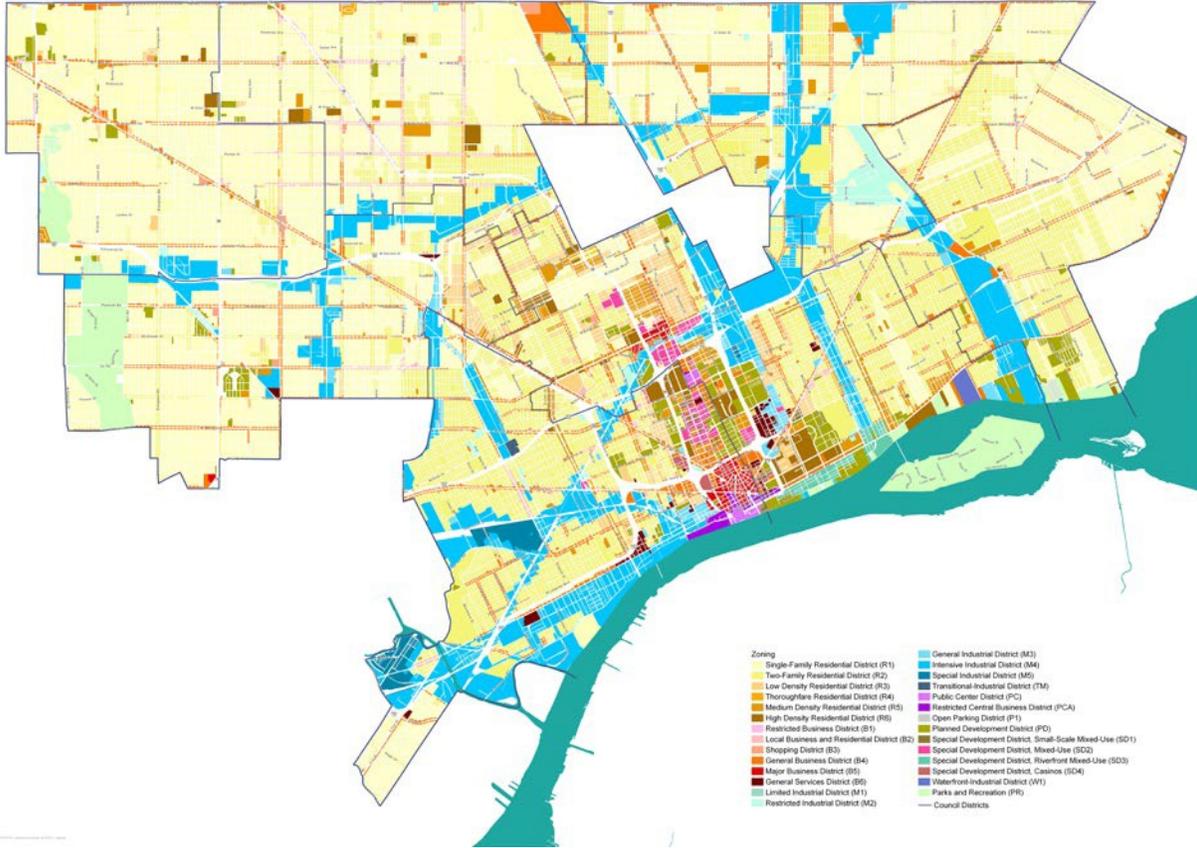
JULY 2020



# MASTER PLAN



# ZONING MAP



# MASTER PLAN

## City of Detroit Master Plan of Policies



Dave Bing, Mayor

**Detroit City Council:**  
Kenneth V. Cockrel, Jr, President  
JoAnn Watson, President Pro Tem  
Sheila M. Cockrel  
Barbara-Rose Collins  
Brenda Jones  
Kwame Kenyatta  
Martha Reeves  
Alberta Tinsley-Talabi

# NEIGHBORHOOD PLANS

**WEST VERNOR CORRIDOR/ CARRETERA DE WEST VERNOR**  
Neighborhood Framework  
Planning and Development Department  
City of Detroit May 2018

ENGLISH LANGUAGE

**Russell Woods / Nardin Park Neighborhood Framework**  
Community Meeting  
April 17<sup>th</sup>, 2018

**GREATER CORKTOWN FRAMEWORK**  
MONDAY JULY 2, 2018

IBEW  
1550 Abbott Street  
Detroit, MI 48226

# ZONING ORDINANCE

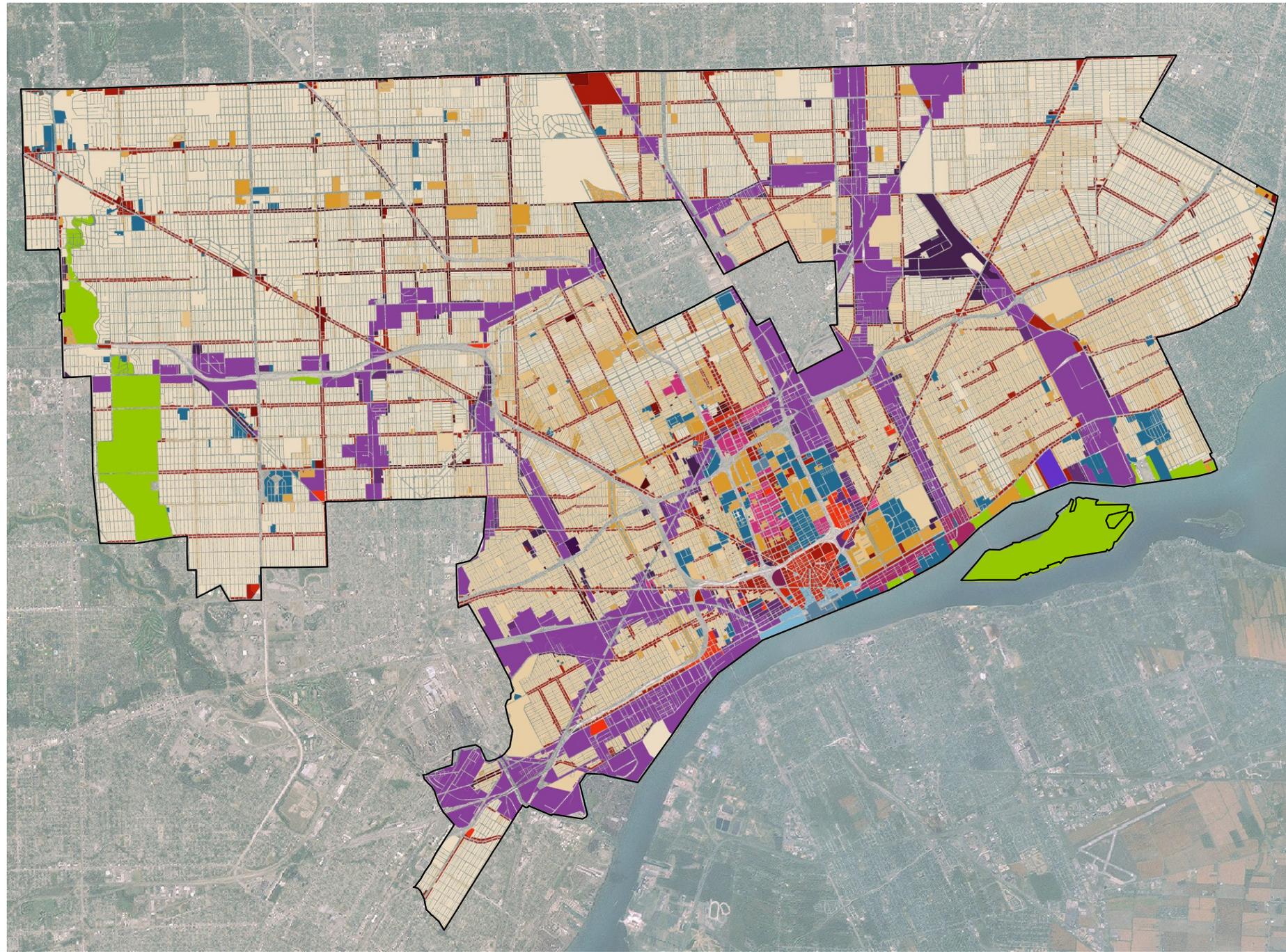


## Detroit Zoning Ordinance Chapter 61 of the 1984 Detroit City Code

Ordinance No. 11-01, Effective 28 May 2005  
Ordinance No. 19-05, Effective 28 May 2005  
Ordinance No. 20-05, Effective 29 May 2005  
Ordinance No. 24-01, Effective 06 December 2005  
Ordinance No. 20-06, Effective 10 August 2006  
Ordinance No. 44-06, Effective 21 December 2006  
Ordinance No. 24-07, Effective 24 July 2007  
Ordinance No. 24-08, Effective 01 November 2008  
Ordinance No. 13-09, Effective 21 August 2009  
Ordinance No. 01-10, Effective 01 April 2010  
Ordinance No. 13-11, Effective 23 August 2011  
Ordinance No. 34-11, Effective 22 December 2011  
Ordinance No. 04-12, Effective 30 March 2012  
Ordinance No. 08-12, Effective 05 June 2012  
Ordinance No. 21-12, Effective 02 November 2012  
Ordinance No. 26-12, Effective 21 November 2012  
Ordinance No. 06-13, Effective 20 March 2013  
Ordinance No. 10-13, Effective 16 April 2013  
Ordinance No. 23-13, Effective 28 August 2013  
Ordinance No. 31-13, Effective 21 December 2013  
Ordinance No. 23-14, Effective 24 July 2014  
Ordinance No. 38-14, Effective 16 October 2014  
Ordinance No. 11-15, Effective 11 July 2015  
Ordinance No. 30-15, Effective 01 March 2016  
Ordinance No. 13-16, Effective 20 May 2016  
Ordinance No. 20-16, Effective 16 June 2016  
Ordinance No. 23-16, Effective 22 July 2016  
Ordinance No. 26-16, Effective 11 August 2016  
Ordinance No. 15-17, Effective 16 June 2017  
Ordinance No. 37-17, Effective 06 February 2018  
Ordinance No. 18-18, Effective 30 August 2018

# Existing Zoning

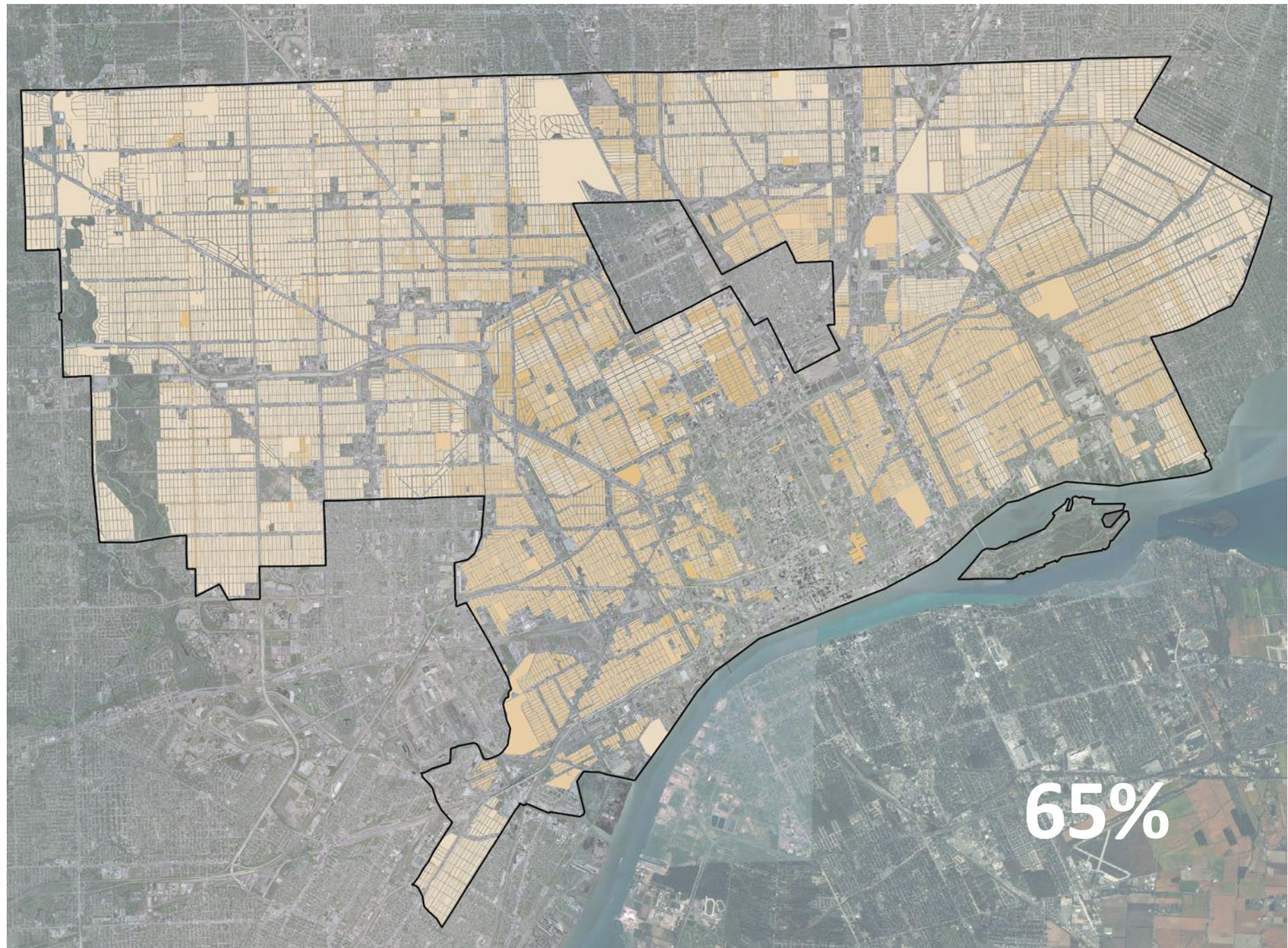
- R1 – Single-family residential
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- R6 – High-density residential
- B1 – Restricted business
- B2 – Local business and residential
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- M1 – Limited industrial
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- PD – Planned development
- P1 – Open parking
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- SD1 – Special dev., small-scale mixed-use
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- W1 – Waterfront industrial



Existing zoning

# Single/Two-Family

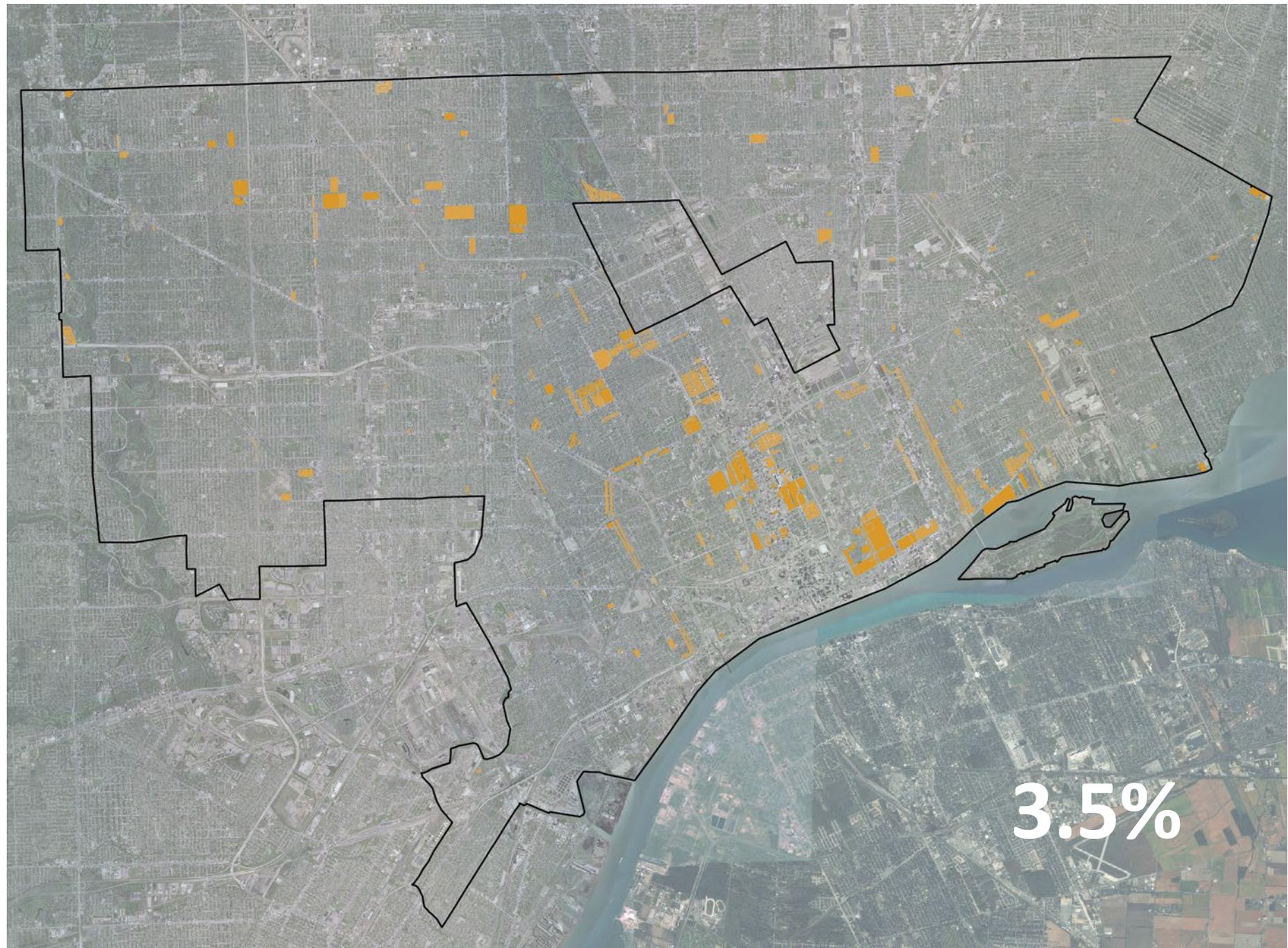
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Existing zoning

# Multi-family

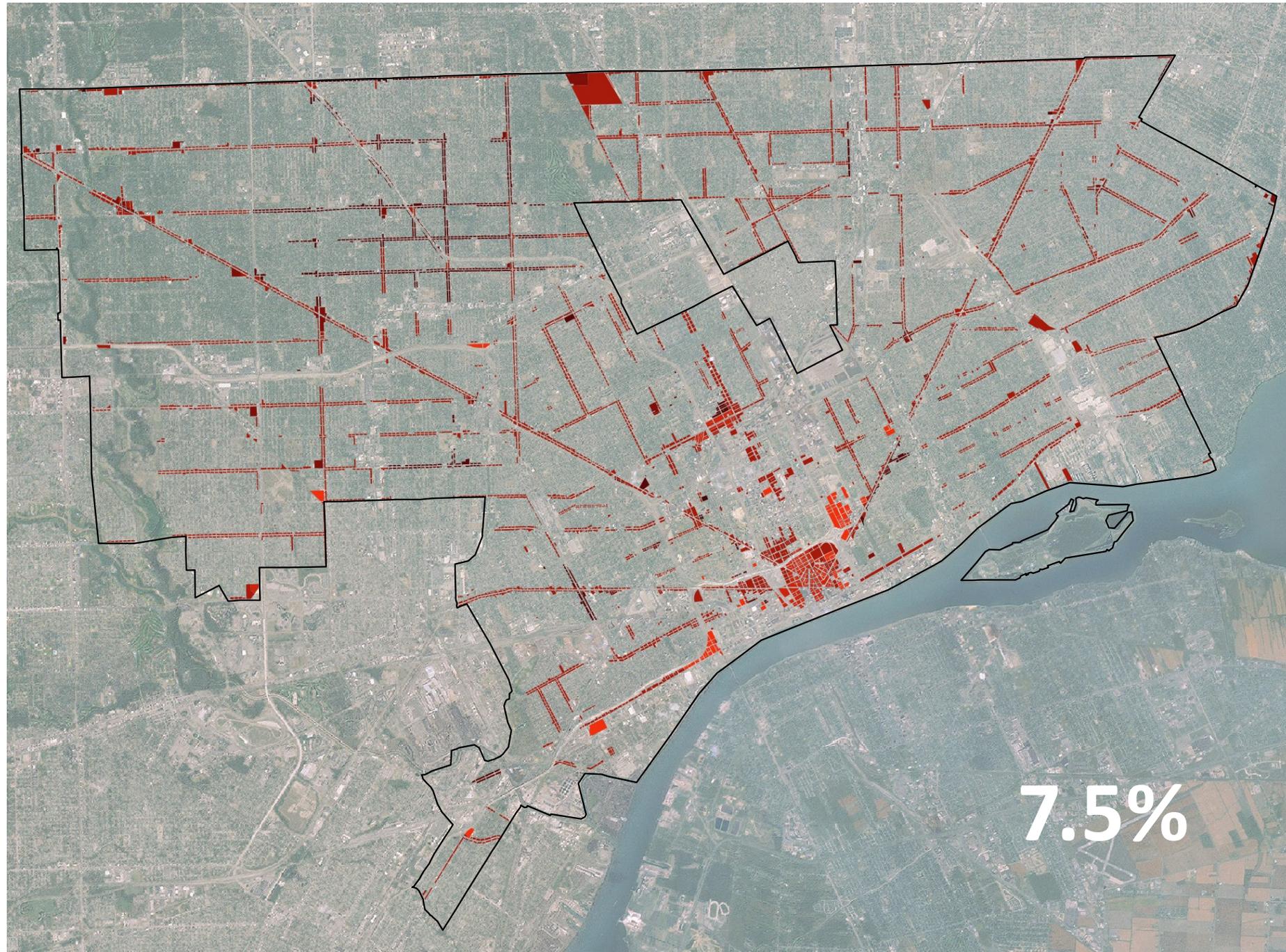
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Existing zoning

# Commercial

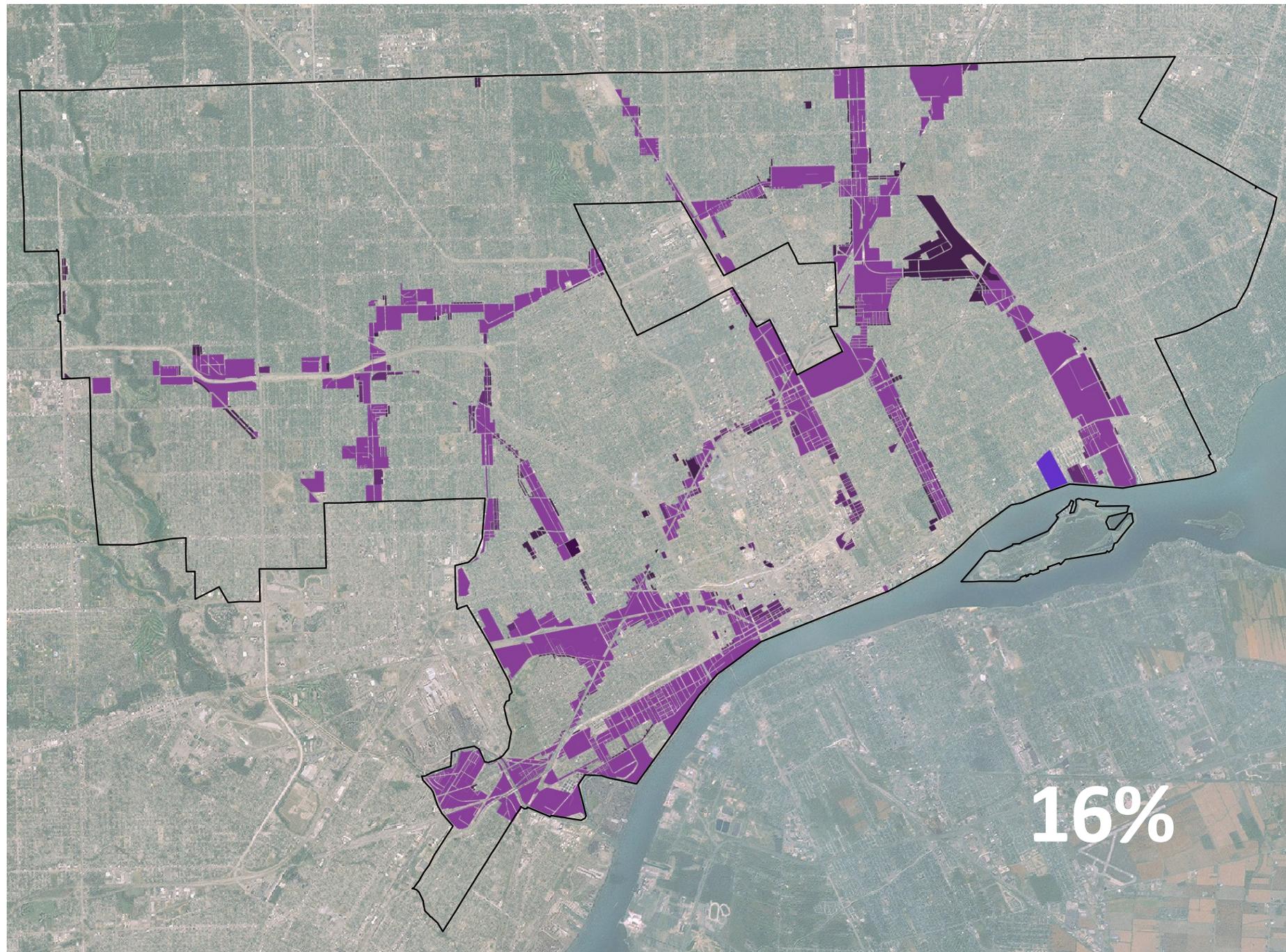
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Existing zoning

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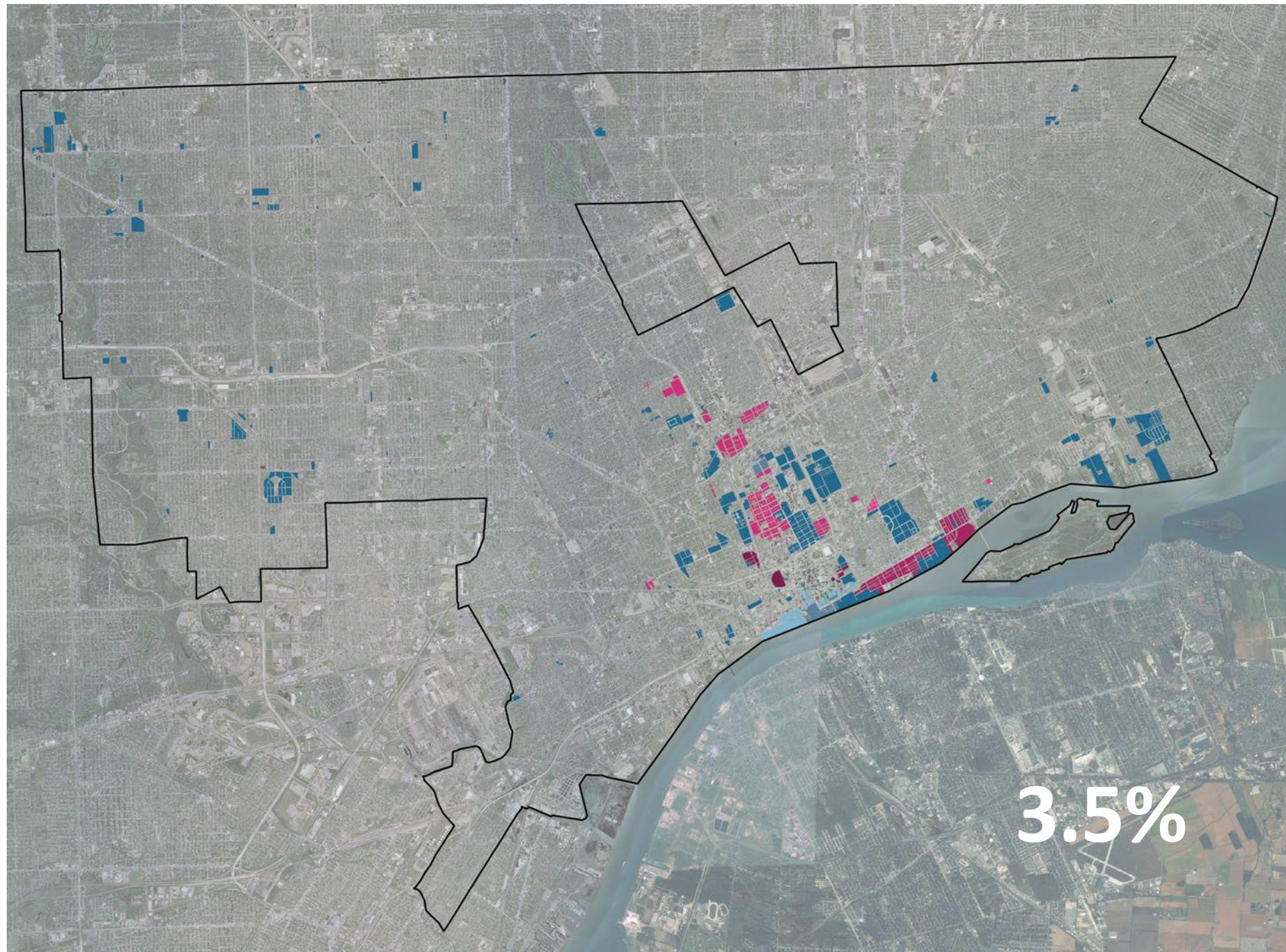
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Existing zoning

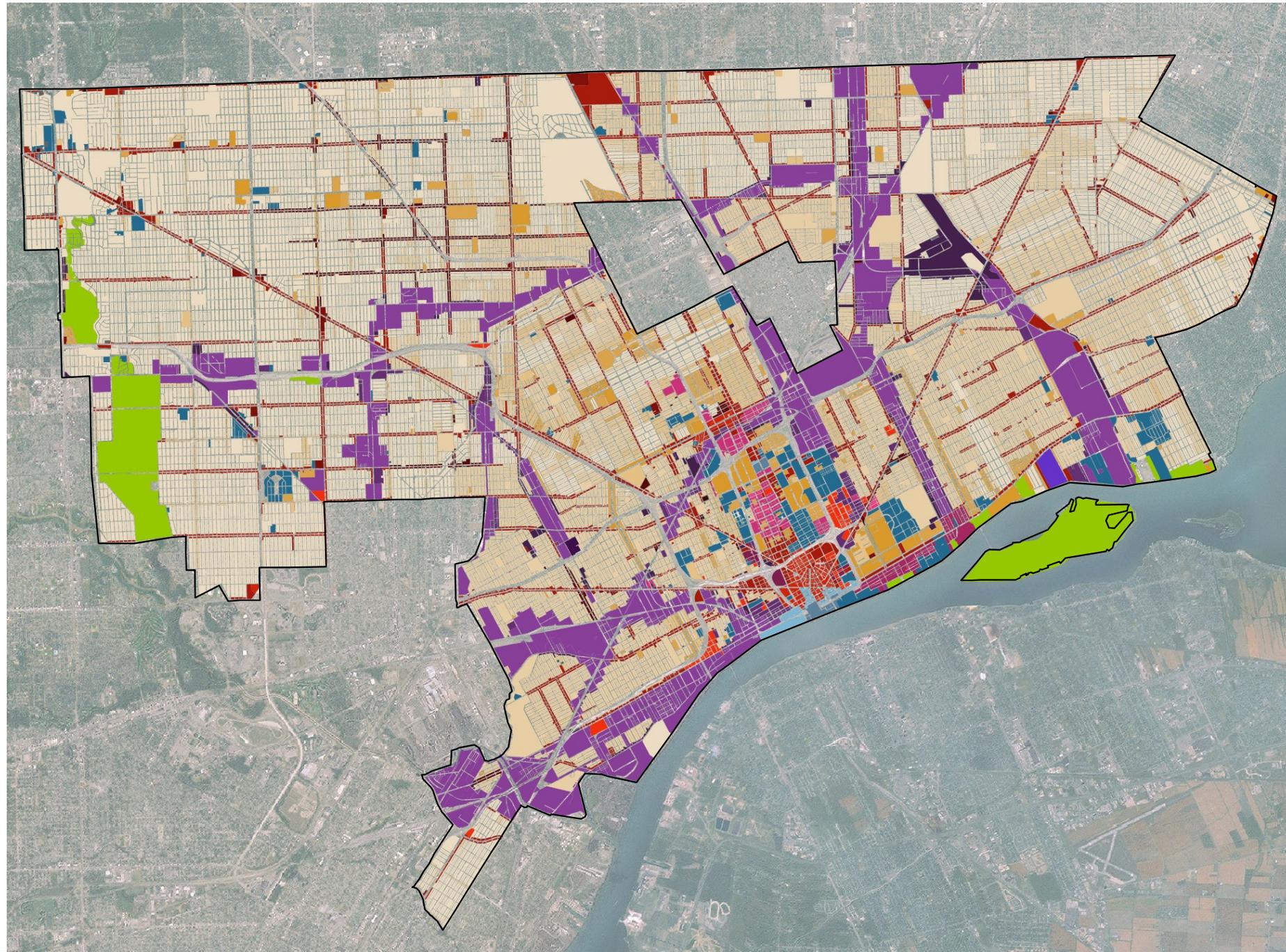
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# refresh. rethink. Detroit.

A ZONING UPDATE FOR THE CITY'S RESURGENCE

# Modernize, Reformat, Reorganize

ARTICLE XIII INTENSITY AND DIMENSIONAL STANDARDS

Sec. 61-13-24 | B3.

Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
	Area (sq ft)	Width (feet)	Front	Side*	Rear				
Religious institutions	10000	70	20	Formula B	30	35			Sec. 61-13-32; Sec. 61-13-104
Schools	10000	70	20	Formula B	30	35			
Single-family dwellings; Religious residential facilities	5000	50	20	4 ft minimum / 14 ft combined Formula A	30	35			Sec. 61-13-106
Two-family dwellings	6000	55	20	Formula A	30	35			Sec. 61-12-338
Town houses (attached group)	7000	70	20	Formula A	30	35			Sec. 61-13-32
Agricultural uses	7000	70	20	Formula A	30	35			
All other uses									

Sec. 61-13-23. B2.  
(Ord. No. 11-05, 51, 5-28-05; Ord. No. 34-05, 51, 12-06-05; Ord. No. 37-17, 51, 2-6-2018)

Use	Area (sq ft)	Width (feet)	Front	Side*	Rear	Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
Accessory buildings/structures	7000	70	20	Formula A	30	35			Sec. 61-13-124
Hotel/motel	10000	70	20	Formula B	30	35			Sec. 61-13-32
Libraries or museums	7000	70	20	Formula A	30	35			Sec. 61-13-32(a)
Multiple-family dwellings (not mixed-use)	7000	70				30	35		Sec. 61-13-32
Multiple-family dwellings (part of mixed-use development)	7000	70				30	35		Sec. 61-13-102; Article XIV, Division 1, Subdivision 1
Neighborhood centers (nonprofit)	7000	70	20	Formula B	30	35			
Parking lots or parking areas							35		Sec. 61-13-32
Private club, lodge, or similar use	7000	70							Sec. 61-13-32; Sec. 61-13-104
Public utilities									Sec. 61-13-32
Religious institutions	10000	70	20	Formula B	30	35			
Schools	10000	70	20	Formula B	30	35			
Single-family dwellings; Religious residential facilities	5000	50	20	4 ft minimum / 14 ft combined Formula A	30	35			Sec. 61-13-106
Two-family dwellings	6000	55	20	Formula A	30	35			
Town houses (attached group)	7000	70	20	Formula A	30	35			

537

Detroit Zoning Ordinance (30 August 2018)



Corridors & Nodes | Shopfront Mixed Use (SX-)

## Div. 4.5. Shopfront Mixed Use (SX-)

### SEC. 4.5.1. LOT PARAMETERS

- Lot**
  - A Area**: All allowed uses
  - B Width**: All allowed uses
- Coverage**
  - C Lot coverage**
  - D Outdoor amenity space**

### SEC. 4.5.3. HEIGHT AND MASS

- Building Height**
  - A Maximum height**
    - SX-3: 3 stories/40' max
    - SX-4: 4 stories/55' max
    - SX-6: 6 stories/85' max
  - B Minimum height**: 2 stories min
  - C Within a transition area**: 2 stories/24' max
- Story Height**
  - D Ground floor elevation**: 0' min/2' max
  - E Ground story**: 15' min
  - F Upper story**: 10' min
- Building Mass**
  - G Street-facing building length**: 300' max

### SEC. 4.5.4. ACTIVATION

- Transparency**
  - A Ground story**
  - B Upper story**: 70% min
  - C Blank wall length**: 20% min
- Pedestrian Access**
  - D Entrance facing primary street**: 20' max
  - E Entrance spacing along primary street**: Required
  - F Entrance spacing along primary street**: 50' max

4-10 Sandy Springs Deve

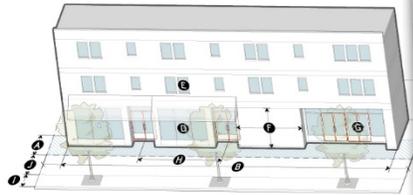
City Council Adopted August 15, 2017

Sandy Springs Development Code | Sandy Springs, Georgia 4-11



# Modernize, Reformat, Reorganize

## Sec. 7.3.3. Village Frontage



### BUILDING SETBACKS

A Build-to zone	0' min/10' max
B Lot frontage	90% min
C Street	20' min

### TRANSPARENCY

- D Ground story
- E Upper story
- F Blank wall

### PEDESTRIAN ACCESS

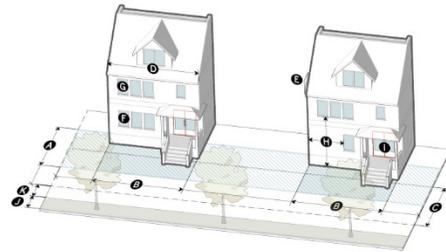
- G Street-facing entrance
- H Entrance spacing

### STREETSCAPE

- I Curb zone
- J Street tree planting
- K Tree spacing
- L Clear pedestrian zone

Draft December 25, 2017

## Sec. 7.3.5 Residential Frontage



### BUILDING SETBACKS

A Build-to zone	10' min/30' max
B Lot frontage	30% min
C Street	20' min

### PARKING SETBACKS

D Street	20' min
----------	---------

### BUILDING MASS

E Street-facing building length	40' max
F Roof pitch	4:12 min/ 18:12 max

### TRANSPARENCY

- G Ground story
- H Upper story
- I Blank wall

### PEDESTRIAN ACCESS

- J Street-facing entrance
- K Entrance spacing

### STREETSCAPE

- L Curb zone
- M Street tree planting type
- N Tree spacing
- O Clear pedestrian zone

Mixed Use Districts | Amherst

Draft December 25, 2017

Traditional Frontage

## Streets & Improvements | Street Standards

### Sec. 10.4.11. Mount Vernon Highway



### Public Realm

A Right-of-way, total	76' to 96' min
B Right-of-way to centerline	38' to 48' min

### Streetscape

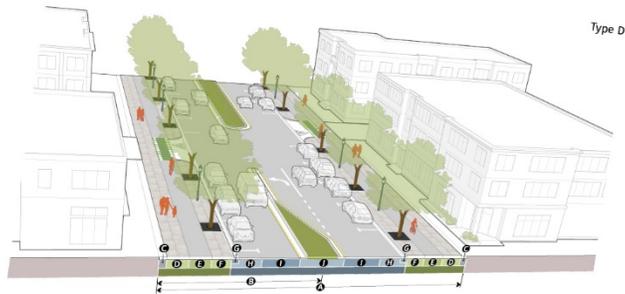
- C Maintenance strip
- D Walkway width
- E Bike facility
- F Street tree planting zone
- G Curb to Curb
- H Curb and gutter
- I Collector
- J Arterial
- K On-street parking
- L Transit lane (reserved)
- M Travel lane
- N Turn lane/median (including curb and gutter)

10-18 Sandy Springs Development Code | Sandy Springs, Georgia

### Sec. 10.4.6. Two-Lane, Median, Parking

## Street Standards | Streets & Improvements

Type D



### Public Realm

A Right-of-way, total	94' to 110' min
B Right-of-way to centerline	47' to 55' min

### Streetscape

- C Maintenance strip
- D Walkway width
- E Bike facility
- F Street tree planting zone
- G Curb to Curb
- H Curb and gutter
- I Collector
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- K On-street parking
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City Council Adopted August 15, 2017

Sandy Springs Development Code | Sandy Springs, Georgia 10-13

# refresh. **rethink. Detroit.**

A ZONING UPDATE FOR THE CITY'S RESURGENCE

# Zoning Rethink

**Provide the City with new zoning tools for the future:**

- Improved approval process
- Enhanced landscaping and buffering
- Increased green infrastructure
- Right-sized parking
- Opportunities for repurposed industrial buildings
- Future use of vacant land – open space, urban agriculture, solar farms, and small commercial
- Improved housing options – “Missing Middle”
- Focus on urban form over land use



# Alternative Structures?



# Urban Agriculture?



# Creative Reuse?



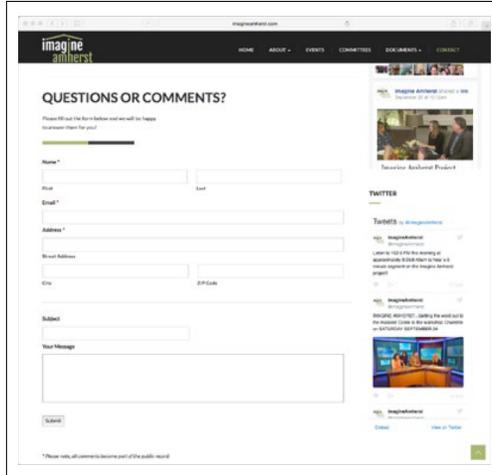
# Productive Uses?



**How are we reaching  
people?**

# Community Engagement Plan

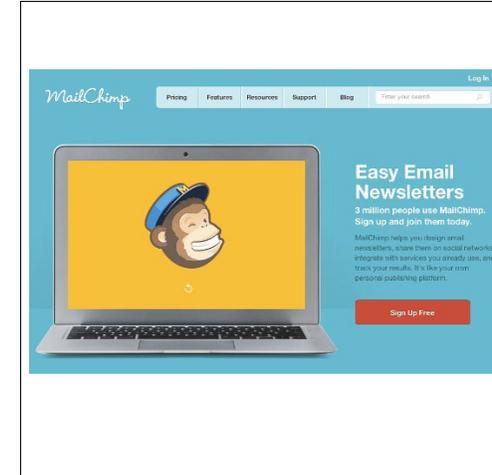
## Project Website



## Social Media



## E-Blast and Text Messaging



## Community Meetings



## Stakeholder Interviews



## Surveys



# Zoning Advisory Group & Internal Working Group



Alton James  
Presidente  
Lauren Hood, MCD  
Vicepresidenta/Secretaria

**Ciudad de Detroit**  
**COMISION DE PLANEAMIENTO URBANO**  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Teléfono: (313) 224-6225 Fax: (313) 224-4336  
Correo electrónico: [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov)

## COMUNICADO DE PRENSA

PARA PUBLICACIÓN INMEDIATA  
6 de septiembre de 2018

**La Comisión de Planeamiento Urbano de la Ciudad de Detroit anuncia el Proyecto de actualización de la Ordenanza de zonificación con la realización de tres reuniones comunitarias el Martes, 11 de septiembre de 2018, de 5:30 PM a 7:30 PM en Greater Grace Temple, 23500 W. Seven Mile Rd. Detroit, MI 48219. El Miércoles, 12 de septiembre de 2018, de 3:00 PM a 5:00 PM en IBEW Local 58, 1358 Abbott St. Detroit, MI 48226. El Jueves, 13 de septiembre de 2018, de 5:30 PM a 7:30 PM en Perfecting Church, 7616 Nevada Ave. Detroit, MI 48234.**

La Comisión de Planeamiento Urbano de la Ciudad de Detroit tiene el honor de anunciar el lanzamiento del Proyecto de actualización de la Ordenanza de zonificación, actualmente el Capítulo 61 del Código de la Ciudad de Detroit. Este proyecto de zonificación es una revisión completa que comenzó en 2005. Ahora ha llegado el momento de reconsiderar, actualizar y adoptar la Ordenanza de zonificación. Estamos buscando la participación del público al comenzar este proceso. La Comisión de Planeamiento ha contratado a un equipo de consultores para trabajar con la Comisión en este proyecto. La semana del 10 al 14 de septiembre de 2018, el equipo consultor se reunirá en Detroit para recorrer partes del proyecto y realizar tres reuniones en la comunidad con los interesados y realizar tres reuniones en la comunidad con el fin de conocer sobre el proyecto, conocer al equipo y comparar las opciones de zonificación con la zonificación actual. El sitio web del proyecto: [ZoneDetroit.com](http://ZoneDetroit.com). La actual Ordenanza de zonificación se encuentra en: [http://www.detroitmi.gov/Portals/0/docs/Legislative%20Policy%20Reports/City%20Planning%20Commission/2018/Ch%2061%20August%2030%202018\\_1.pdf?ver=2018-08-31-160510-587](http://www.detroitmi.gov/Portals/0/docs/Legislative%20Policy%20Reports/City%20Planning%20Commission/2018/Ch%2061%20August%2030%202018_1.pdf?ver=2018-08-31-160510-587)

Si tuviera alguna pregunta, comuníquese con nuestro correo electrónico (consulte los contactos indicados en el sitio web del proyecto: [ZoneDetroit.com](http://ZoneDetroit.com)).

التون جيمس  
الرئيس  
نورين هود، ماجيستري في  
تنمية المجتمع

**مدينة ديترويت**  
لجنة تخطيط المدينة  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
هاتف: (313) 224-6225، فاكس: (313) 224-4336  
البريد الإلكتروني: [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov)

بريندا جوس أندروز  
ليزا وايتور ديفيس  
ديفيد اسبارزا، AIA, LEED  
غريغوري باولوسكي  
فريدريك إي. راسل، الابن.  
انجي ويب

## بيان صحفي

للاتصال  
مارسيل ر. تود، الابن، المدير  
[marcell@detroitmi.gov](mailto:marcell@detroitmi.gov)  
كريستوفر جولوك، فريق العمل  
[gulock@detroitmi.gov](mailto:gulock@detroitmi.gov)  
313 224-6225

للنشر الفوري  
6 أيلول (سبتمبر) 2018

تستعد لجنة تخطيط مدينة ديترويت لإطلاق مشروع تحديث قانون تنظيم المناطق من خلال ثلاثة لقاءات مجتمعية:

الثلاثاء، 11 أيلول (سبتمبر) 2018، من الساعة 5:30 مساءً حتى 7:30 مساءً  
في Greater Grace Temple, 23500 W. Seven Mile Rd. Detroit, MI 48219

الأربعاء، 12 أيلول (سبتمبر) 2018، من الساعة 03:00 مساءً حتى 05:00 مساءً  
في IBEW Local 58, 1358 Abbott St. Detroit, MI 48226

الخميس، 13 أيلول (سبتمبر) 2018، من الساعة 5:30 مساءً حتى 7:30 مساءً  
في Perfecting Church, 7616 Nevada Ave. Detroit, MI 48234

يسر لجنة تخطيط مدينة ديترويت أن تعلن عن إطلاق مشروع تحديث قانون تنظيم المناطق. خضع قانون تنظيم المناطق، وهو الفصل 61 حاليًا من مدونة قوانين مدينة ديترويت، لعملية إصلاح شاملة بدأت في عام 1997 وتوجت باعتماد قانون جديد في عام 2005. لقد حان الوقت الآن لإعادة النظر في القانون الحالي وتحديثه وإعادة التفكير فيه ونسعى إلى المشاركة العامة ونحن نبدأ هذه العملية.

تعاقدت لجنة التخطيط مع فريق استشاري، بقيادة "كود ستوديو" (Code Studio)، للعمل مع اللجنة في هذا المشروع. في الأسبوع الذي يبدأ في 10 أيلول (سبتمبر) 2018، سيقيم الفريق الاستشاري بالتجمع في ديترويت للقيام بجولة في أجزاء من المدينة، والالتقاء بالعديد من أصحاب المصالح وعقد ثلاثة لقاءات مجتمعية مع اللجنة. وستكون هذه فرصتك لمعرفة المزيد عن المشروع، والالتقاء بالفريق ومشاركة القضايا والذغيات المتعلقة بتنظيم منطقتك.

الموقع الإلكتروني للمشروع: [ZoneDetroit.com](http://ZoneDetroit.com). قانون تنظيم المناطق الحالي متاح في:

[http://www.detroitmi.gov/Portals/0/docs/Legislative%20Policy%20Reports/City%20Planning%20Commission/2018/Ch%2061%20August%2030%202018\\_1.pdf?ver=2018-08-31-160510-587](http://www.detroitmi.gov/Portals/0/docs/Legislative%20Policy%20Reports/City%20Planning%20Commission/2018/Ch%2061%20August%2030%202018_1.pdf?ver=2018-08-31-160510-587)

يرجى الاتصال بمكتبنا إذا كان لديك أي أسئلة على الرقم (313) 224-6225 أو عبر البريد الإلكتروني (راجع جهات الاتصال أعلاه).

###

###

**Ville de Detroit**  
**COMMISSION DE PLANIFICATION URBAINE**  
Centre municipal Coleman A. Young Municipal, bureau 208  
Téléphone : (313) 224-6225 Télécopieur : (313) 224-4336  
courriel: [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov)

Brenda Goss Andrews  
Lisa Whitmore Davis  
David Esparza, AIA, LEED  
Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb

## COMMUNIQUÉ DE PRESSE

CONTACT  
Marcell R. Todd, Jr., Directeur  
[marcell@detroitmi.gov](mailto:marcell@detroitmi.gov)  
Christopher Gulock, permanent  
[gulock@detroitmi.gov](mailto:gulock@detroitmi.gov)  
313 224-6225

La Commission de planification urbaine de la Ville de Detroit lancera une mise-à-jour des règlements de zonage consistant en trois consultations populaires :

Mardi, 11 septembre 2018, de 17h30 à 19h30  
en Greater Grace Temple, 23500 ch. W. Seven Mile, Detroit, MI 48219

Mardi, 12 septembre 2018, de 15h à 17h  
en IBEW Local 58, 1358 rue Abbott, Detroit, MI 48226

Mercredi, 13 septembre 2018, de 17h30 à 19h30  
en Perfecting Church, 7616 av. Nevada, Detroit, MI 48234

La Ville de Detroit est heureuse d'annoncer le lancement de la mise-à-jour des règlements de zonage. La dernière refonte des règlements de zonage de la Ville de Detroit, a débuté en 1997 pour répondre aux besoins de la communauté et repenser ces règlements et leur impact sur l'environnement communautaire alors que nous démarrons une nouvelle ère.

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# Other Outreach Methods



**ENVISION CAMBRIDGE Newspaper**  
A Newspaper Covering the Cambridge Citywide Plan

**ABOUT ENVISION CAMBRIDGE**  
Envision Cambridge is a community newspaper that provides information about the Citywide Plan and the City of Cambridge. It is published quarterly and is available to all residents of Cambridge.

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**Welcome Bienvenidos 欢迎**  
Cambridge is a diverse and vibrant city. We welcome everyone to our community. Whether you are a new resident or a long-time resident, we are glad to have you here.

**Did You Know?**  
Cambridge is the only city in the world to have a citywide plan. This plan will guide the city's growth and development for the next 20 years.

**CITY LENS**

**FIVE VIEWS ON CENTRAL SQUARE**  
A walk around the same block with five different people can feel like a walk around five different blocks. What is remarkable or even invisible to one person might be of great importance to another. What is known to one person might be another person's secret. For this issue, we walk around Central Square with five Central Square neighbors to see the neighborhood through different eyes.

**Pauline Park**  
Pauline Park is a beautiful park in the heart of Cambridge. It is a great place to walk, jog, and play. The park is surrounded by trees and flowers, and it has a playground for children.

**Guests Pauline**  
Pauline is a resident of Cambridge who has lived in the area for many years. She has a lot of love for the neighborhood and she is happy to share her thoughts on Central Square.

**Leah**  
Leah is a resident of Cambridge who has lived in the area for many years. She has a lot of love for the neighborhood and she is happy to share her thoughts on Central Square.

**Clark Peres Loren**  
Clark Peres Loren is a resident of Cambridge who has lived in the area for many years. He has a lot of love for the neighborhood and he is happy to share his thoughts on Central Square.

**Zoe**  
Zoe is a resident of Cambridge who has lived in the area for many years. She has a lot of love for the neighborhood and she is happy to share her thoughts on Central Square.

**FUN AND GAMES**

**THE ZONING ZONE**  
ONE (OR MORE) OF THESE THINGS ISN'T ALLOWED

**What are the rules for each zone?**  
The rules for each zone are listed on the right side of the page. They include things like the number of stories a building can be, the height of the building, and the type of business that is allowed in the zone.

**Match the character to the zone.**  
Match the character to the zone that they would most likely live in. The character's name and a short description of their personality are listed on the left side of the page.

**The Grid is for Kids!**  
A Guide to the Grid for Kids Ages 1-99

**The Grid As It Is.**  
The Grid is a way of organizing things. It is a grid of lines that divide a space into smaller sections. The Grid is used in many different ways, from organizing a classroom to organizing a city.

**Characteristics of the Grid:**  
The Grid is a way of organizing things. It is a grid of lines that divide a space into smaller sections. The Grid is used in many different ways, from organizing a classroom to organizing a city.

**Interboro Partners for The Architectural League of New York**

**MANHATTAN SUPERLATIVES**

Match the character to the zone that they would most likely live in. The character's name and a short description of their personality are listed on the left side of the page.

**Match the character to the zone.**  
Match the character to the zone that they would most likely live in. The character's name and a short description of their personality are listed on the left side of the page.

**THE HONORARY STREET NAME GAME**

Match the character to the zone that they would most likely live in. The character's name and a short description of their personality are listed on the left side of the page.

**Match the character to the zone.**  
Match the character to the zone that they would most likely live in. The character's name and a short description of their personality are listed on the left side of the page.

**What should happen  
here?**

# What should happen on commercial corridors?



# What should happen in industrial areas?



# What should happen in neighborhoods?



# What should happen on open space/vacant land?



# Auto-Oriented Uses



# Housing Types



# Rehabilitation



# Renovation



# Renovation

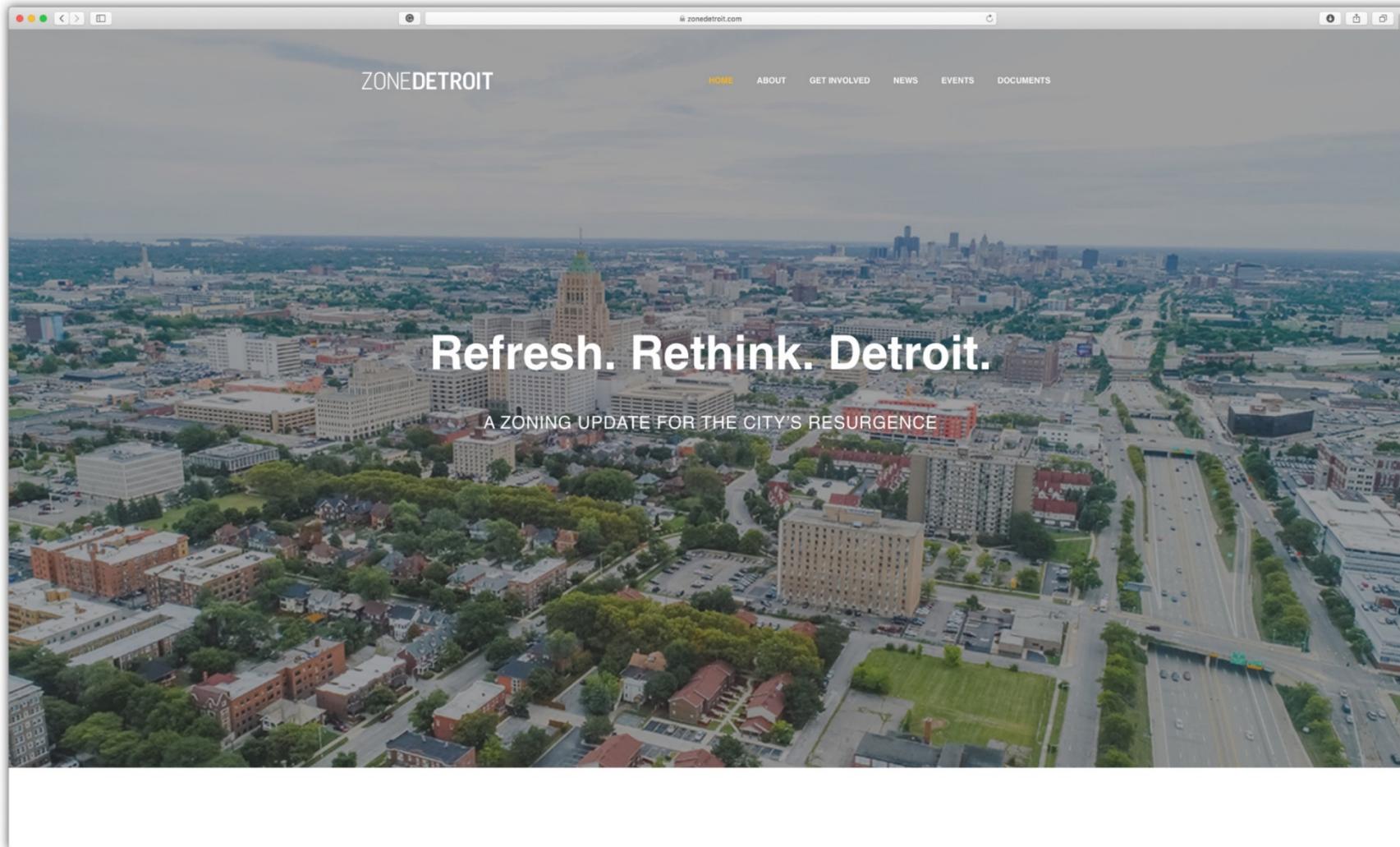


# You Can Help Decide!



**Please take our survey and let's talk**

# www.ZoneDetroit.com



**@ZoneDetroit**