

An aerial, grayscale photograph of a city grid. The image shows a dense arrangement of buildings, streets, and green spaces. The buildings vary in size and style, with some having flat roofs and others with more complex structures. The streets are clearly defined, forming a grid pattern. There are several large, open areas that appear to be parks or undeveloped lots. The overall scene is a detailed view of an urban environment.

BRUSH PARK

FORM-BASED CODE

Community Engagement Over the years

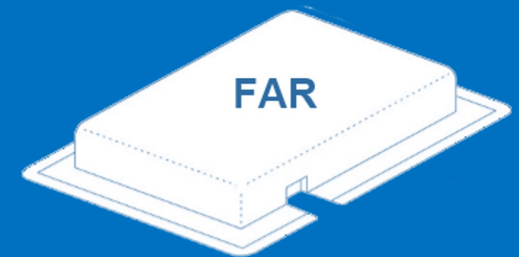
- The Brush Park Rehabilitation Project that was **Third Modified Development Plan** adopted by the Commission and City Council in **2002** set a density for 50 units per acre (UPA).
- The **Transit Oriented Development Plan (TOD)** for the Woodward Corridor supported the increase in density in **2011**.
- The **Fourth Modified Development Plan** that was approved by the Commission in **2014** that support this density but, was never legally adopted due to the emergency manager order 36.
- In **2017-2021 Form-Based Code** initiative was kicked off in order to establish an ordinance that would implement the work of the fourth modified plan while helping to regulate development through building form.

Form-Based vs Traditional Zoning

Typical zoning throughout The City of Detroit

USE-BASED ZONING

Separates different land uses and organizes similar uses into distinct areas (zones)



Brush Park is a Planned Development Classification

NEGOTIATED ZONING

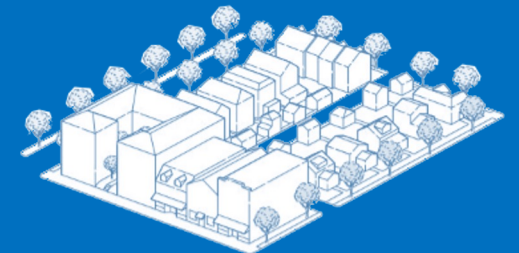
Allows landowners to vary uses and development standards in a zoning ordinance through a negotiated process, regulating the development of the site.



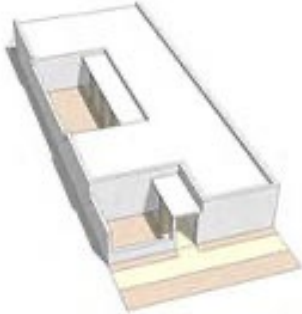








Brush Park has been selected as a pilot neighborhood for

FORM-BASED ZONING

A land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code.

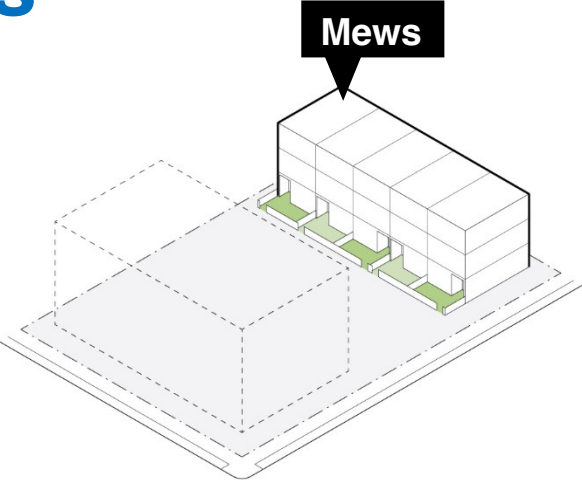


Building Form

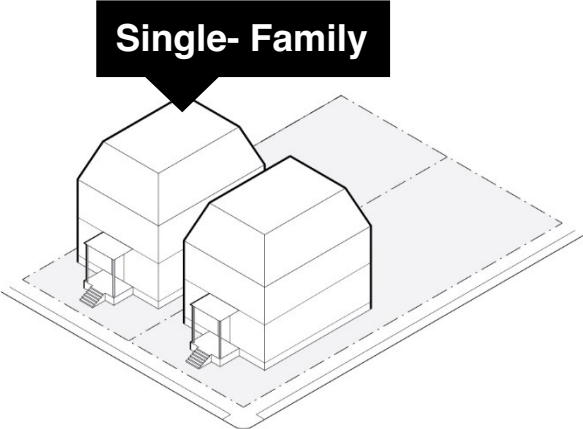
	BUILDING TYPE	MODERN TRANSLATION	TRADITIONAL TRANSLATION
COURTYARD HOUSE			
TOWNHOUSE			
4-PACK			

Building Types

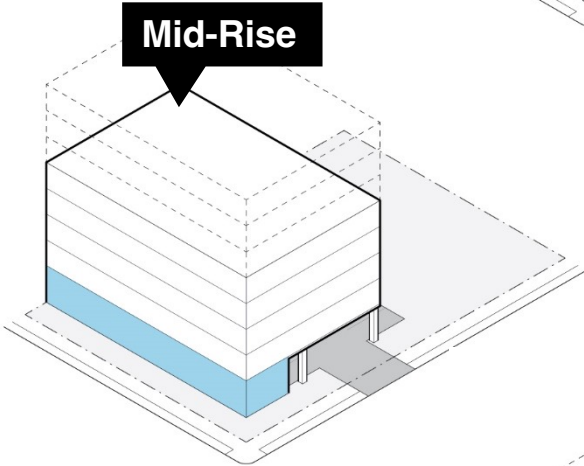
Mews



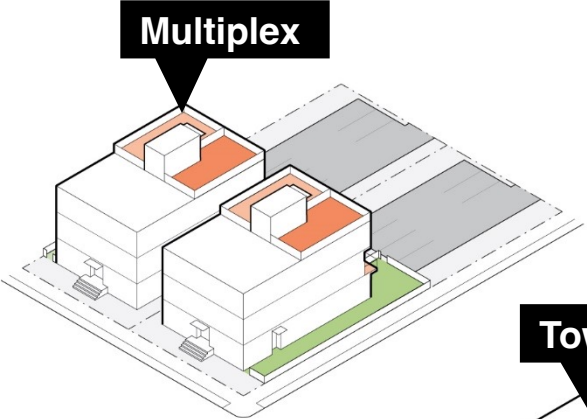
Single-Family



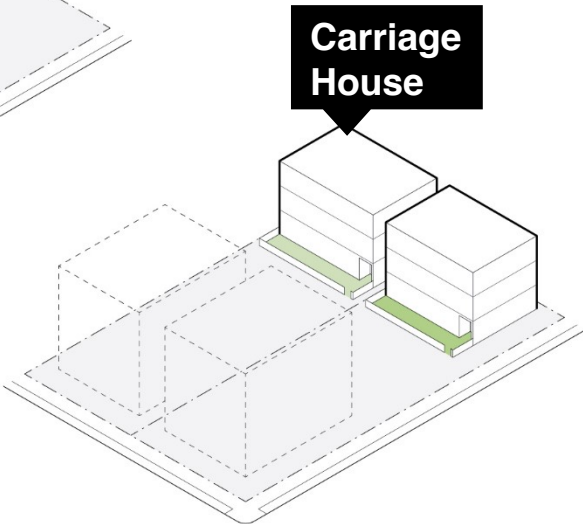
Mid-Rise



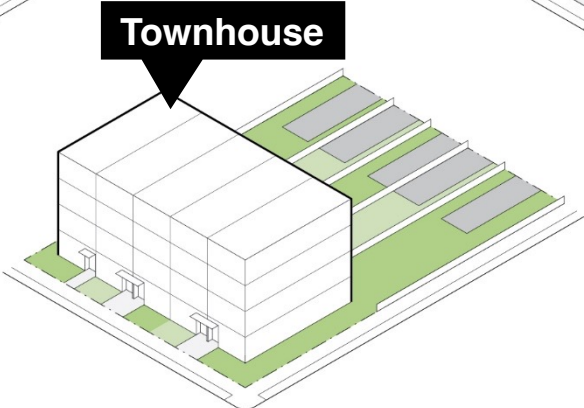
Multiplex



Carriage House



Townhouse

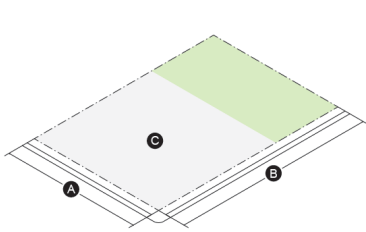


Building Types

(g) MID-RISE BUILDING

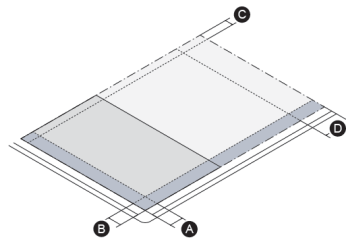
1. Zoning Lot Standards

(Additional standards found in Sec. 9 (b))



2. Building Placement

(Additional standards found in Sec. 9 (c))



Frontage	
Permissible Street Frontage ¹	A or B Street
Lot Dimensions	
A Width	50' min
B Depth	85' min
Lot Development	
C Building Coverage	No max

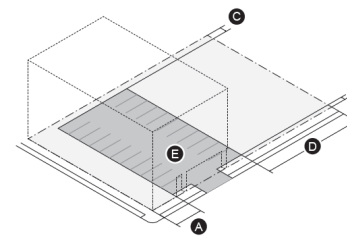
¹Additional standards found in Sec. 7

Building Setbacks		
A Primary Front Setback ²	0' min	10' max
I-75 Service Dr.	25' min	35' max
B Secondary Front Setback ²	0' min	10' max
C Side Setback	--	
A Street	0' min	
B or C Street	5' min	
D Rear Setback	20' min	

²Additional standards found in Sec. 9 (c) 5

3. Access and Parking

(Additional standards found in Sec. 10)



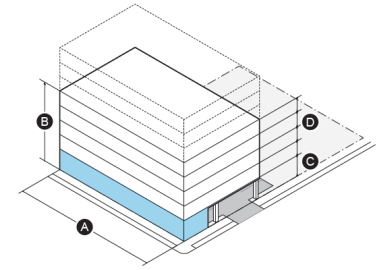
Parking Setbacks		
A Primary Front Setback	20' min	
B Secondary Front Setback	20' min	
C Side Setback	0' min	
D Rear Setback	0' min	
Parking Ratio		
E Parking Spaces	0.5/DU min	1.5/DU max
Residential	1.5/1000 sf min	2.0/1000 sf max
Commercial and Other Uses	1.5/500 sf min	2.0/500 sf max
Food and Beverage Service	1.5/500 sf min	2.0/500 sf max

Parking Access	
Abutting an Alley	Permissible
Primary Frontage	Not Permissible
Secondary Frontage	B or C Street Only
Vehicular Entrance Width	24' max

Lot Perimeter Definition (Additional standards found in Sec. 11)	
Side & Rear Fencing or Hedge Row	Required where screening parking
Fence or Hedge Height	3' min 6' max

4. Building Standards

(Additional standards found in Sec. 9 (d))



Massing		
Facade Build Out		80% min
A Width	30' min	200' max
B Number of Stories ³		8 max
Ground Story Height		14' min
Upper Story Height		10' min
Building Height, Feet		90' max

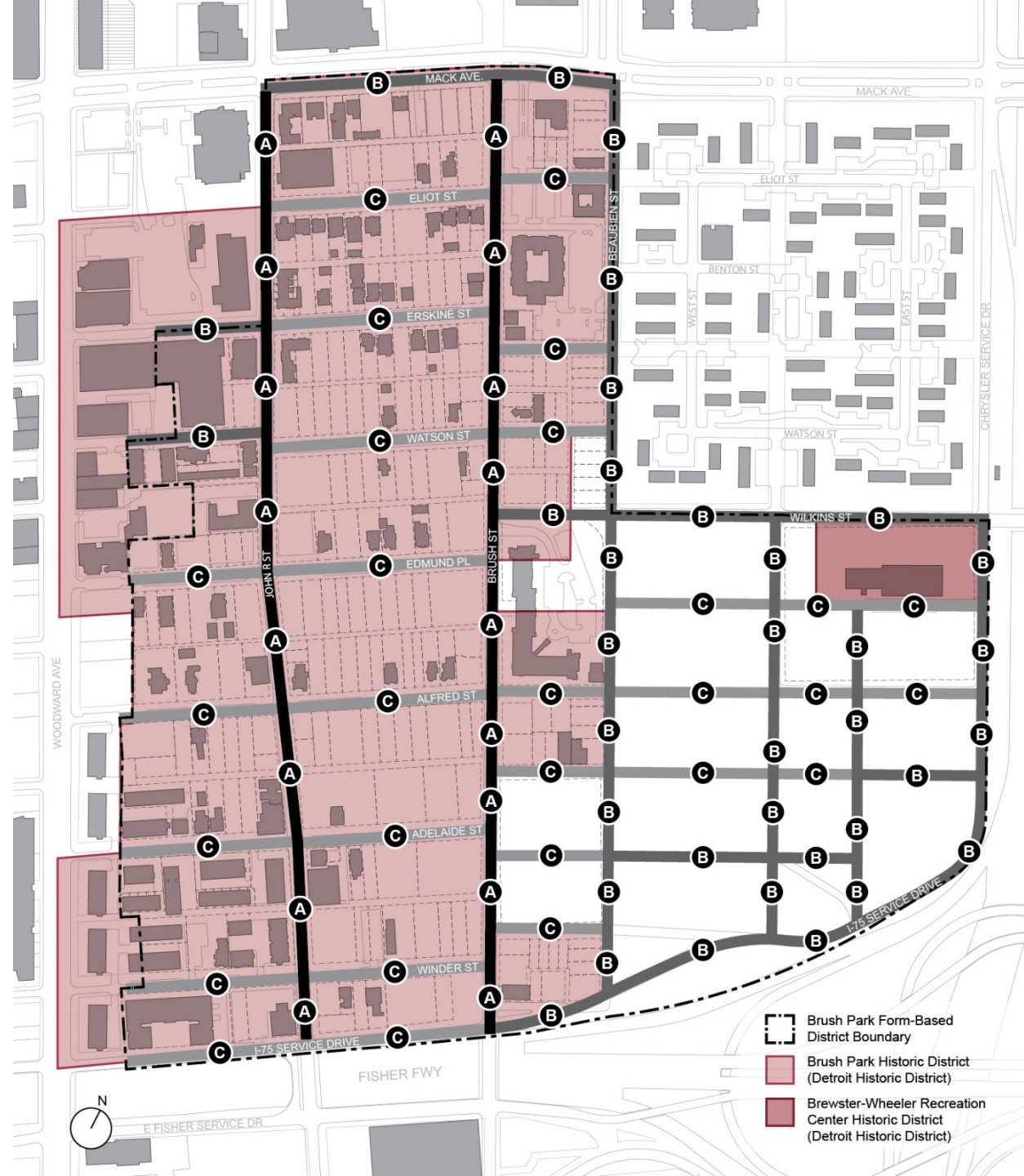
³Additional standards found in Sec. 9 (d) 9 and Sec. 9 (d) 10

Fenestration		
C Ground Story Fenestration		--
Residential	20% min	70% max
Commercial		70% min
D Upper Story Fenestration	20% min	70% max
Blank Wall		20' max

Use & Occupancy	
Outdoor Amenity Space	1/DU min

Regulating Plan

- Sets Predictability
- Uniform Development
- Allows for more density and housing opportunities
- Scale of buildings fit in with the historic character of the neighborhood.
- Promotes a walkable neighborhood



Form-Based Example

An architectural rendering of a form-based development. The scene shows a dense urban layout with a variety of building types. In the foreground, there are several rows of townhomes and small apartment buildings. A prominent red brick building is on the left. The middle ground features a mix of multi-story apartment buildings and smaller structures. The background shows a city skyline with tall skyscrapers under a clear sky. The overall design emphasizes walkability and integration with the surrounding historic neighborhood.

Interior buildings scaled to fit within the context of the historic neighborhood.

New building types that allow for more density and affordable options.

Five different housing typologies. Provides opportunities for every kind of resident, from singles to families.

Walkable friendly streets. No dead zones; walking distance to local retail.

Apartment buildings with ground floor retail designated along a main corridor.

Form-Based Code Entitlement Process

01

Pre-application Conference with CPC & P&DD

02

Submit completed application and drawings to CPC staff and the City Clerk. Obtain petition number.

03

CPC Public Hearing.

04

CPC takes

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... recommendation to
... ed by HDC

07

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08

Law department reviews ordinance, then its signed by the Corporation Counsel and approved.

06

Legal description submitted to City Engineering for sign-off.

10

Clerk sends ordinance to Mayor for review and sign off

11

Once received back, the Clerk publishes the ordinance notice of enactment and the development is legal 8 days after

12

Developer submits application. CPC reviews submittal and issues preliminary approval.

13

CPC reviews final construction drawings. Permits are Issued and Development can begin construction

1 to 2 Months

**Form-Based District
APPROVED BY CPC & COUNCIL
on the front end**

Approved Development Projects



Brush + Watson

Retail + Apartments
310 Units Total
(155 Affordable)
Under Construction



Approved Development Projects



Elementa

12 Townhomes
Minority Led Development



Approved Development Projects



112 Edmund

12 Townhomes + 4 Apartments

16 Units Total

Approved Development Projects



MHT Affordable Housing

Apartments

100% Affordable (53 Units)

Approved Retail Projects



Bodega
Convenience
Market

Approved Retail Projects



Saucy Brew Works

Restaurant/Cafe



FBC Amendments

Code Amendments Building Standards

1. Administrative Adjustments: Adding language to allow the ground floor elevation minimum may be waived if CPC staff authorizes. *(There are instances where it may be appropriate to waive the requirement that there be a ground floor elevation.)*

2. Administrative Adjustments: Adding language to allow staff to authorize 50% of principal entrances to a building or structure to be located on a facade other than the front facade where staff deems appropriate. *(The original intent of this is that a building's units should be street facing, however there are instances where it is feasible for some of those units to not face the street.)*

3. Mews Typology: Lowering the Façade Build-Out minimum percent from 80% to 60%. *(This lowers the required building width, giving more flexibility to develop a Mews Building.)*

4. Townhouse: Increasing townhouse maximum unit width from 19' to 25'. *(This increases the maximum width of a unit to be similar to national standards and gives more opportunity for various unit sizes.)*

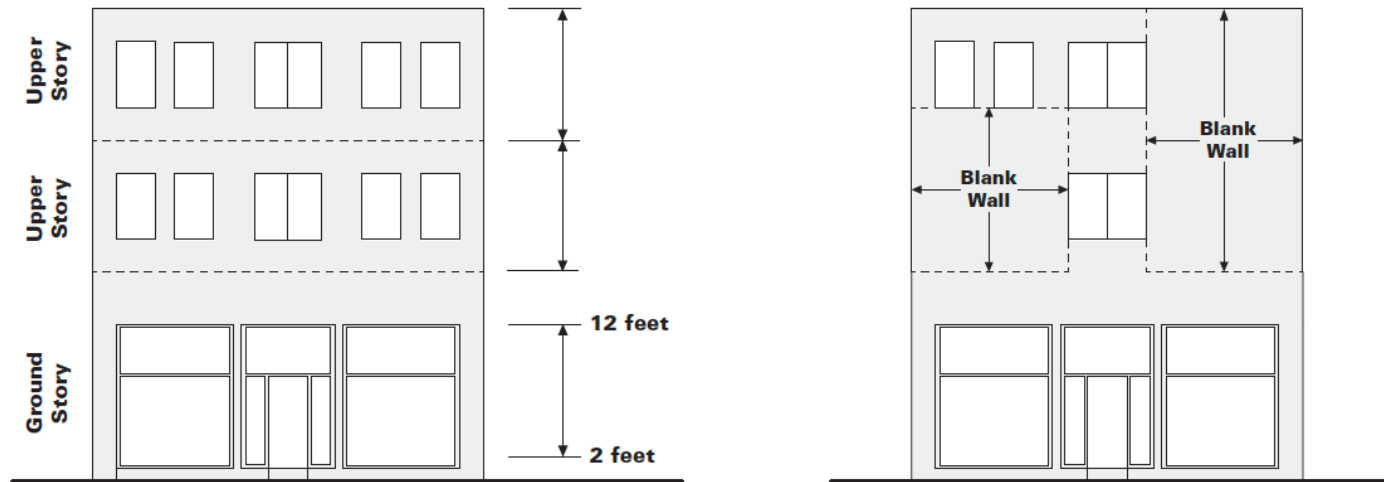


Code Amendments

Building Standards, cont'd

5. Development Standards-Blank Wall Area: Blank wall area standards will be changed to apply only to building facades that are street facing. *(The original intent of this provision is to require a certain percentage of a building to contain architectural features, so that a building avoids blank walls and has visual points of interest. This update will only require facades that are street-facing to meet this standard.)*

FIGURE 9 (e): Fenestration.



Code Amendments Parking

6. Access/Parking: The 150% parking maximum will be eliminated. *(This particular provision will be eliminated, but maximums will still be in place and found under specific building typologies, instead of the Access and Parking section.)*

7. Historic House Parking Standard Minimum: The .5 parking space per dwelling unit minimum is eliminated. *(We've found that parking minimums and maximums for building typologies that have a low number of units is not necessary as the nature of these types of developments have a minimal number of units and the sites have limited capacity regardless. The parking min and max for these smaller building typologies has been problematic for some developers to meet. Given the capacity limits that area already present for these small developments, the parking requirements are proposed to be eliminated to allow developers a better chance of making a project work.)*

8. Multiplex Typology: A parking maximum of 1.5 is added. *(Since the 150% parking max is eliminated under the Access and Parking section, a maximum is added to this specific typology. The Multiplex and Mid-rise building are the two typologies that do still need parking standards due to their capacity to produce much larger parking areas.)*

9. Rear Building Setbacks: Revising to newly require setbacks for rear building topologies to ensure adequate space for electric and other utility infrastructure. Allows CPC staff to waive or administratively adjust where setbacks are not necessary. *(DTE Energy has requested this consideration due to new safety guidelines required for utility pole installation and required maintenance.)*