

ZONING ORDINANCE UPDATE: SD1/SD2 MIXED USE ZONING

OVERVIEW

The City of Detroit's Zoning Ordinance does not currently have zoning designations that support and encourage the type of mixed-use development envisioned in DFC's District Center and Neighborhood Center land use typologies.

The SD1 District is designed to encourage a complementary mixture of small-scale uses including residential, local business, and office uses that are compatible in a neighborhood setting. This zone serves surrounding residential areas with day-to-day consumer goods and services and promotes pedestrian activity. SD1 is an appropriate zoning designation for DFC's Neighborhood Center land use typology and therefore helps implement the vision for these areas.

The SD2 District is designed to encourage a somewhat more intensive mixture of uses including residential, business, and office uses while promoting pedestrian activity. SD2 is an appropriate zoning designation for the implementation of DFC's District Center land use typology.

OBJECTIVE

- Support and endorse the proposed changes to the City's Zoning Ordinance to facilitate the implementation of the Neighborhood Center and District Center land use typologies

IMPLEMENTATION STRATEGIES

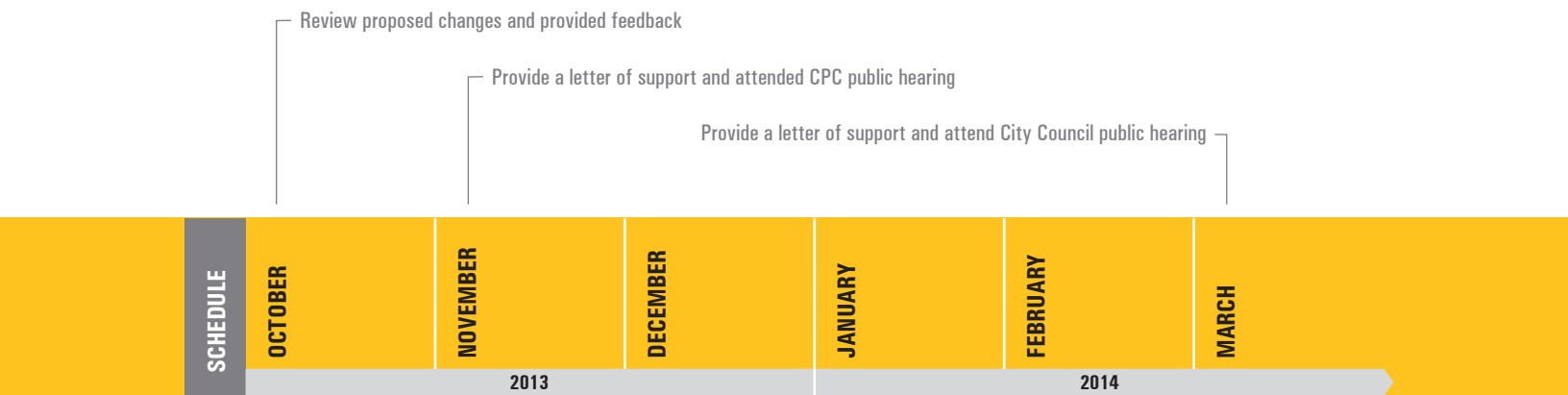
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| B | USE A PLACED-BASED STRATEGY FOR GROWTH |
| A | CREATE A CITYWIDE FRAMEWORK FOR GROWTH AND INVESTMENT |
| B | SUPPORT A NETWORK OF NEW AND EXISTING NEIGHBORHOOD TYPES |
| C | INTRODUCE NEW FORMS OF DEVELOPMENT |
| F | ENACT INNOVATIVE REGULATORY REFORM |
| B | CREATE DENSE, WALKABLE, MIXED-USE NEIGHBORHOODS |

RESOURCES

- DFC Implementation Office

EVALUATION METRICS

- Adoption of text amendments to the City of Detroit's Zoning Ordinance
- Adoption of map amendments to the City of Detroit's Zoning Ordinance



INITIATIVE VITALS

CONTRIBUTING ORGANIZATIONS:
City of Detroit, Midtown Inc, DFC

DFC INITIATIVE TYPE: Endorse

DFC REPRESENTATIVE: Dara O'Byrne

INITIATIVE SCALE: District Centers and Neighborhood Centers throughout the City

INITIATIVE DURATION: October 2013 – March 2014

RELEVANT PLANNING ELEMENTS:
Economic Growth, Land Use, Neighborhoods

DFC APPROACH

- Review the proposed changes to the Zoning Ordinance and provided feedback to City staff
- Provide a letter of support to the City Planning Commission and attend the public hearing
- Provide a letter of support to the Detroit City Council and attend the public hearing



Image Credit: Marvin Shaouni