

Detroit Council - District 4

2024 Developers Summit

Kevin Ramos
Zoning Inspector
City of Detroit, BSEED, Zoning



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Opportunity Rising



**Where do I check
my Zoning?**

**Do I need to change
my Zoning?**

What is Zoning?

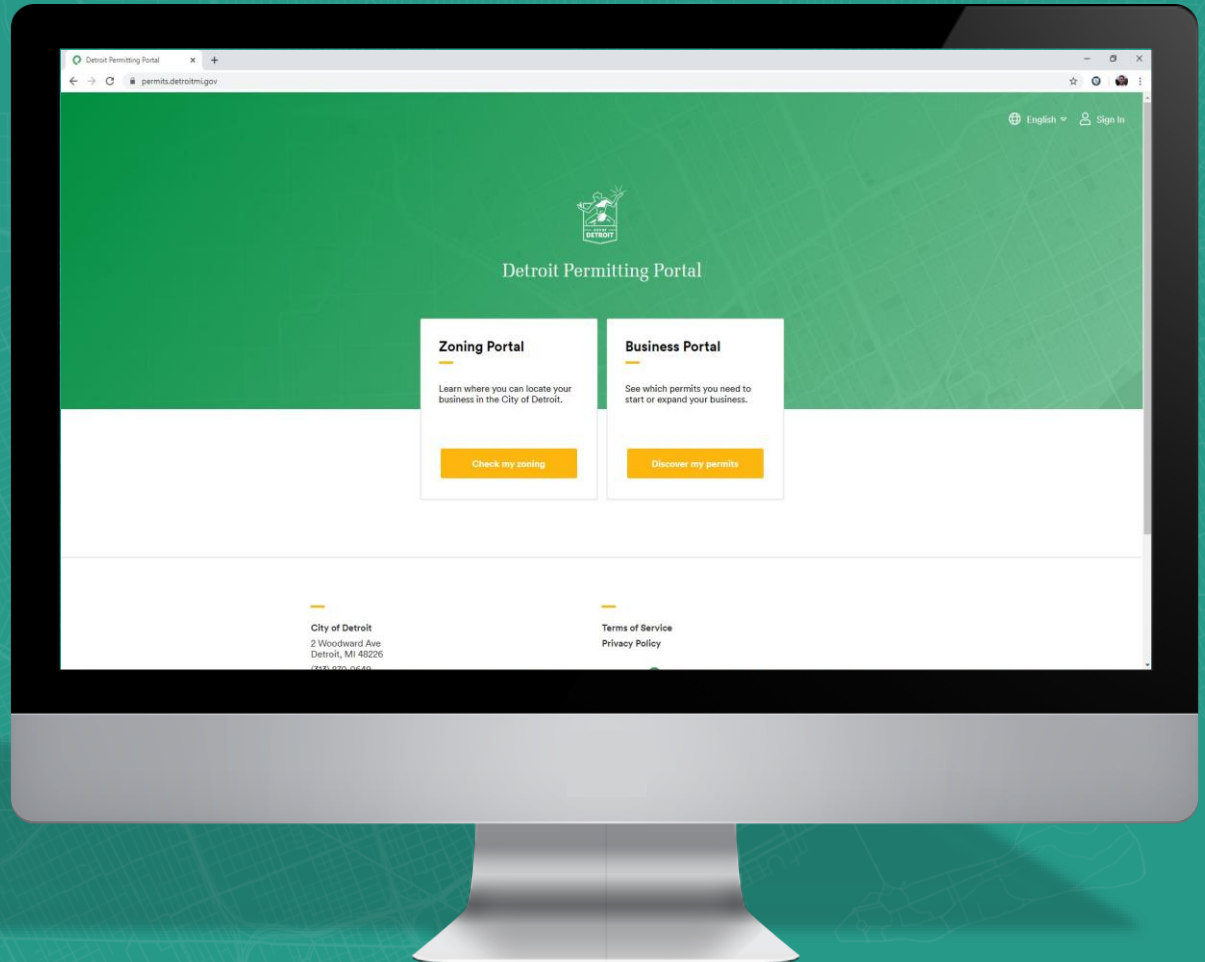
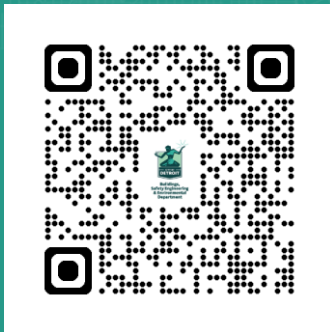
***Is this allowed in
my Zoning?***

**How do I find
Zoning?**

ZONING RESOURCES

permits.detroitmi.gov

- Detroit's Destination for Digital Permitting
- Understand the full scope of your project before you get started, with our helpful online permitting tools.
- Learn where your project is allowed, see which permits you need, and at what cost.




Summary Reports Zoning

* A FREE service to provide the development of your project successfully


GENERATED APRIL 29, 2022

A service brought to you by the [City of Detroit](https://detroitmi.gov/) <https://detroitmi.gov/>




Zoning Portal

Generated April 29, 2022
Project# 836



Your project is permitted by right at this location.



ZONING DETAILS

Zoning Clearance

Permitted by right

This use category or specific land use is allowed as a matter-of-right in the respective zoning district.

Zoning District

1 OF 4

GENERATED APRIL 30, 2022

General Industrial District (M3)

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.

Land Use Code

Rental hall

Any enclosed hall, building or portion of any building regularly available for rental, lease or loan for the purpose of public assembly, banquets, luncheons, entertainment or sports events, whether such assemblies are public or private or subject to an admission fee. The term "rental hall" does not include "public dance halls."

Overlay Districts

- Within 1000 linear feet of Two-Family Residential District (R2)
- Outside Central Business District
- Neighborhood: New Center
- Empowerment Zone
- Opportunity Zone: Census Tract 5339
- Grand Boulevard Overlay Areas
- Within 2000 feet of two (2) or more Controlled Uses
- Within 1000 feet of a controlled use
- Located on a zoning lot within 1,000 feet of a Drug-Free Zone
- Located on a zoning lot which is within 2,500 feet of a residential zoning district or residential Planned Development
- Within 1000 feet of an existing used auto sales business

PARCEL DETAILS

The parcel ID is the City's classification system for divisions of buildable land. Parcels are more flexible for permitting processes than street addresses and also used to track assessed value for property taxes and title processes.

2 OF 3

Village of Euclid v. Ambler Realty Co.

Supreme Court (1926) case

“Zoning is constitutional under the police power of local governments
(as long as they have some relation to...
public health, safety, morals, or general welfare)”

Michigan
Zoning Enabling Act

Zoning Designation

- Residential (R1, R2, R3, R4, R5)
- Business (B1, B2, B3, B4, B5)
- Industrial (M1, M2, M3, M4, M5)
- Others: PR, MKT, SD1, SD2, SD4, PD, etc.



Based on your current answers, the zoning clearance for your project is "Permitted" in this location. Please answer the remaining 1 question, which could alter this result.

Permitted

- By-Right
- Conditionally
- Not Allowed

**Can I add
“residential” to my
current commercial
and/or office use
building?**

(Apply for Zoning Verification)

Sec. 50-12-22. Household living.

Regulations regarding household living uses are as follows:

Use Category	Specific Land Use	Residential						Business					Industrial					Special and Overlay										Standards General (Art. XII, Div. 2)		Standards Specific (Art. XII, Div. 3)								
		R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	P	P1	P2	P3	P4	P5	T	M	P	W	M	S	S	S	S	K	D	D	D	D
Household living	Loft			R	R	R	R	C	C/R	C/R	C/R	R	C	C	C	C	C	L				R					R	R	R	R			Sections 50-12-157, 50-12-159					
	Mobile home park					C												L															Section 50-12-160					
	Multiple-family dwelling		C	C/R	R	R	R	C	C		C	R/C						L				R/C					R	C/R	R			Sections 50-12-157, 50-12-161, 50-12-162						
	Residential use combined in structures with permitted commercial uses					R	R	C	C/R	C/R	C/R	C	C	C	C	C	C	L				R					R	R	R			Section 50-12-159						
	Residential use combined in structures with permitted commercial or industrial uses																									C						Section 50-12-159						
	Single-family detached dwelling	R	R	R	R	R	C	C	C		C							L									C					Sections 50-12-157, 50-12-159						
	Single-room-occupancy (SRO) housing, non-profit				C	C	C	C	C		C	C						L									C	C				SPC; Section 50-12-166						
	Townhouse		C	R	R	R	R	C	C		C	C						L									C	C	R			Sections 50-12-157, 50-12-167						
	Two-family dwelling		R	R	R	R	C	C	C		C							L									C					Sections 50-12-157, 50-12-159						
	All other				C	C	C	C	C		C	C															C					Sections 50-12-157, 50-12-159						

C = Conditional Use / R = By-Right Use / L = Subject to approval by the Legislative Body / Blank Cell = Not Allowed / Final Column Abbreviations: CU = Subject to "Controlled Use" Standards / GRT = Use restrictions on Gateway Radial Thoroughfare / IRC = Subject to Industrial Review Committee / P = Requires petition signed by nearby property owners / RU = Subject to "Regulated Use" Standards / SPC = Subject to Spacing

Zoning . Detroit mi . Gov/

[Check My Zoning]

...

[Search Project Type]

→

{Select from official list}

...

[Search location address]

...



Detroit Zoning Portal

simplifies the site selection process and shows
your project is allowed.

[Check my zoning](#)



3/1/2024

(left) view
 Original
 Right of Way Street and Alley Voids
 Vacations
 Contours
 Also Released from Feb 2022
 REMARKS/SERVICES

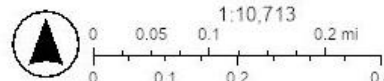
Zoning
 01 - Single-Family Residential District
 02 - Two-Family Residential District
 03 - Low-Density Residential District

04 - Medium-Density Residential District
 05 - High-Density Residential District
 06 - Local Business and Residential District
 07 - General Business District
 08 - Major Business District
 09 - Restricted Industrial District
 10 - General Industrial District

11 - Medium Industrial District
 12 - Open-Park District
 13 - Planned Development District
 14 - Special Development District, Small Area Warehouse
 15 - Special Development District, Warehouse
 16 - Rest - Base, 1

17 - Green - Base, 2
 18 - Blue - Base, 3
 19 - World Imagery
 20 - Low Resolution, 30m Imagery
 21 - High Resolution, 60m Imagery
 22 - High Resolution, 30m Imagery
 23 - Copyright

24 - Green - Base, 2
 25 - Blue - Base, 3
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 27 - Low Resolution, 30m Imagery
 28 - High Resolution, 60m Imagery
 29 - High Resolution, 30m Imagery
 30 - Copyright



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Accele/ eLAPS Detroit

- Make an account
- [Planning] Tab
 - [Create an Application]
- [Check box]
 - [Continue Application]
- [Hearings] Tab
 - [Special Land Use]
- [Planning] Tab
 - [Create an Application]

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(Electronic Licensing and Permitting System)

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Advanced Search ▾

 **Notice:**
This feature requires registration and/or login, please login to continue.

Please Login

Many online services offered by the Agency require login for security reasons. If you are an existing user, please enter your user name and password in the box on the right.

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Select a Record Type

Choose one of the following available record types. For assistance or to apply for a record type not listed below please contact us.



Search

▼ Hearings

Special Land Use

▼ Project / Plan Review

Preliminary Project Review

Site Plan Review

▼ Zoning Verifications

Zoning Verification

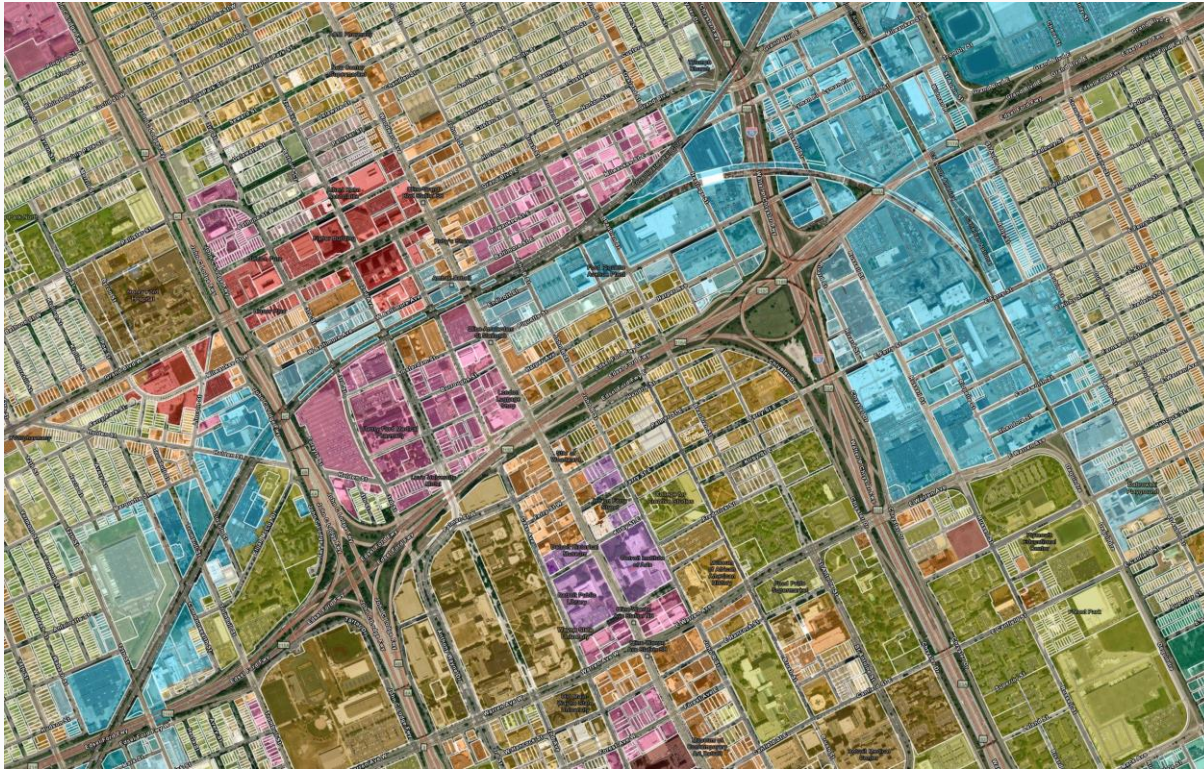
▼ Planning

Fire Plan Review



Board of Zoning Appeals

- Variances
- Legal Non-conforming



Office Hours

Monday through Friday,
8:30 AM – 4:30 PM

Coleman A. Young Municipal Center
Suite 407



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Thank you!

 2 Woodward Ave. Detroit, MI 48226

 (313) 224-1317

 Zoning@DetroitMI.Gov

 [/bseed-divisions/zoning-special-land-use](https://www.detroitmi.gov/bseed-divisions/zoning-special-land-use)



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