



BRUSH PARK
FORM-BASED CODE UPDATE

AGENDA

A. TIMELINE

B. FBC OVERVIEW

C. UPDATES & CHANGES

D. QUESTIONS?

Updates & Last Steps

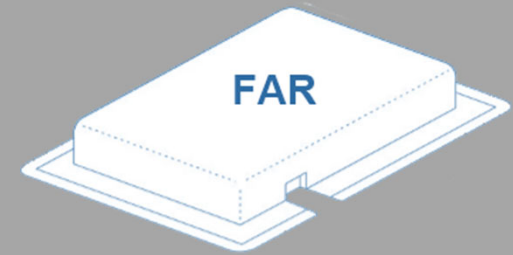
- A. RECEIVED HDC SUPPORT + CPC SUPPORT**
- B. BRUSH PARK CDC FINAL MEETING 5/21**
- C. BRUSH PARK CDC LETTER OF SUPPORT**
- D. LAW DEPARTMENT**
- E. CITY COUNCIL**

Zoning Approaches

Typical zoning throughout The City of Detroit

USE-BASED ZONING

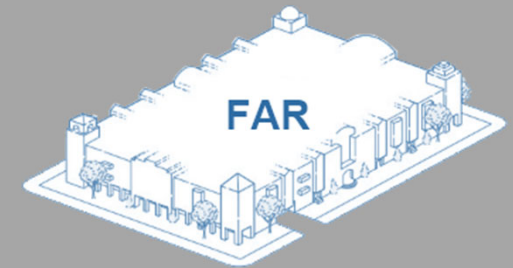
Separates different land uses and organizes similar uses into distinct areas (zones)



Brush Park is a Planned Development Classification

NEGOTIATED ZONING

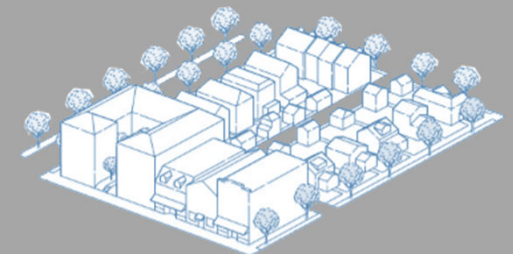
Allows landowners to vary uses and development standards in a zoning ordinance through a negotiated process, regulating the development of the site.



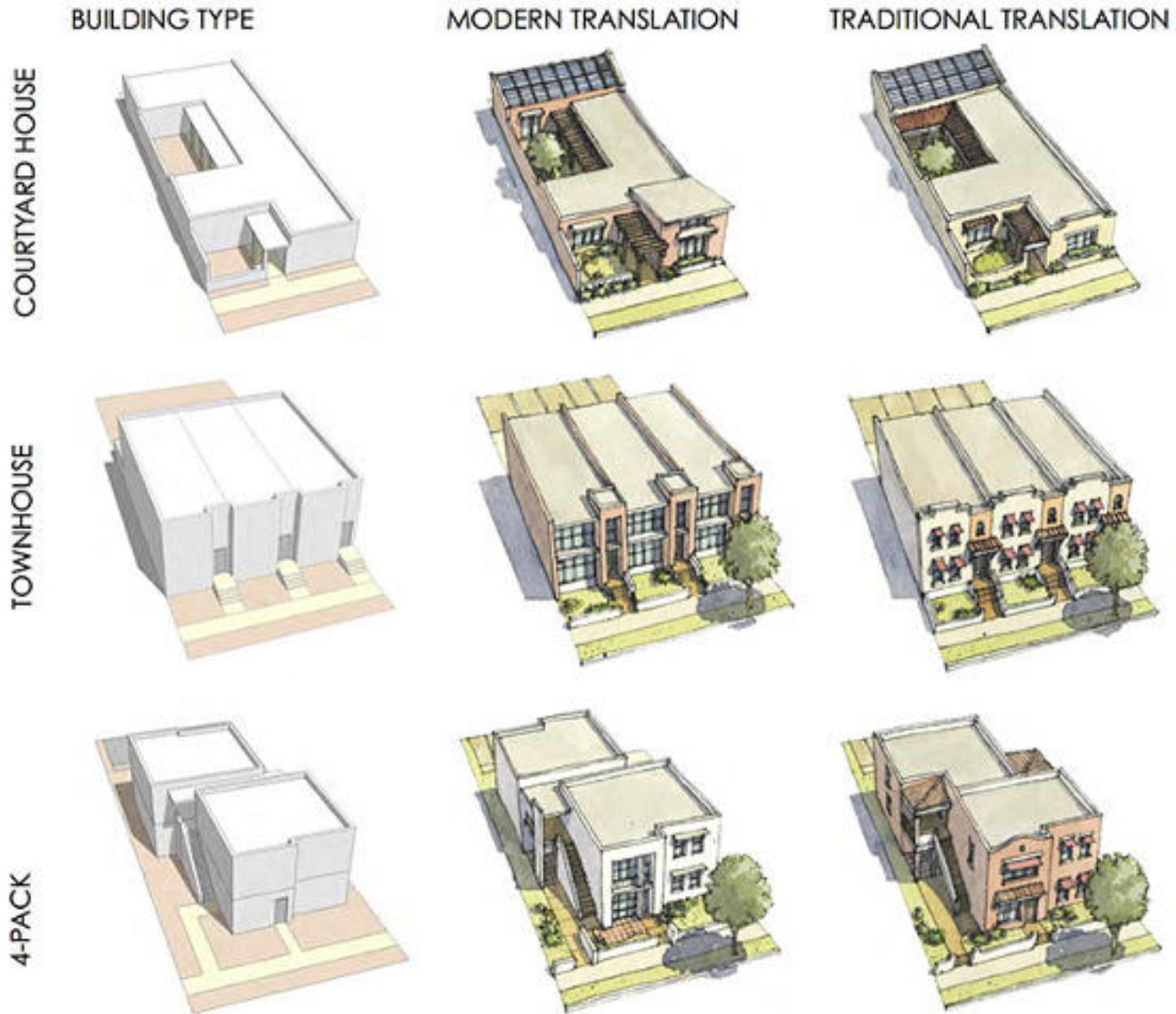
Brush Park has been selected as a pilot neighborhood for

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



Community Supported

Brush Park Planning and Form-based Code

Community Meeting May 9th 2017

Do you feel you have a basic understanding of what a Form-based Code is?

Place sticker in the appropriate box



In general, after attending this meeting, is the purpose of this effort clear?

Place sticker in the appropriate box



Are you supportive of the Form Based Code initiative that is underway?

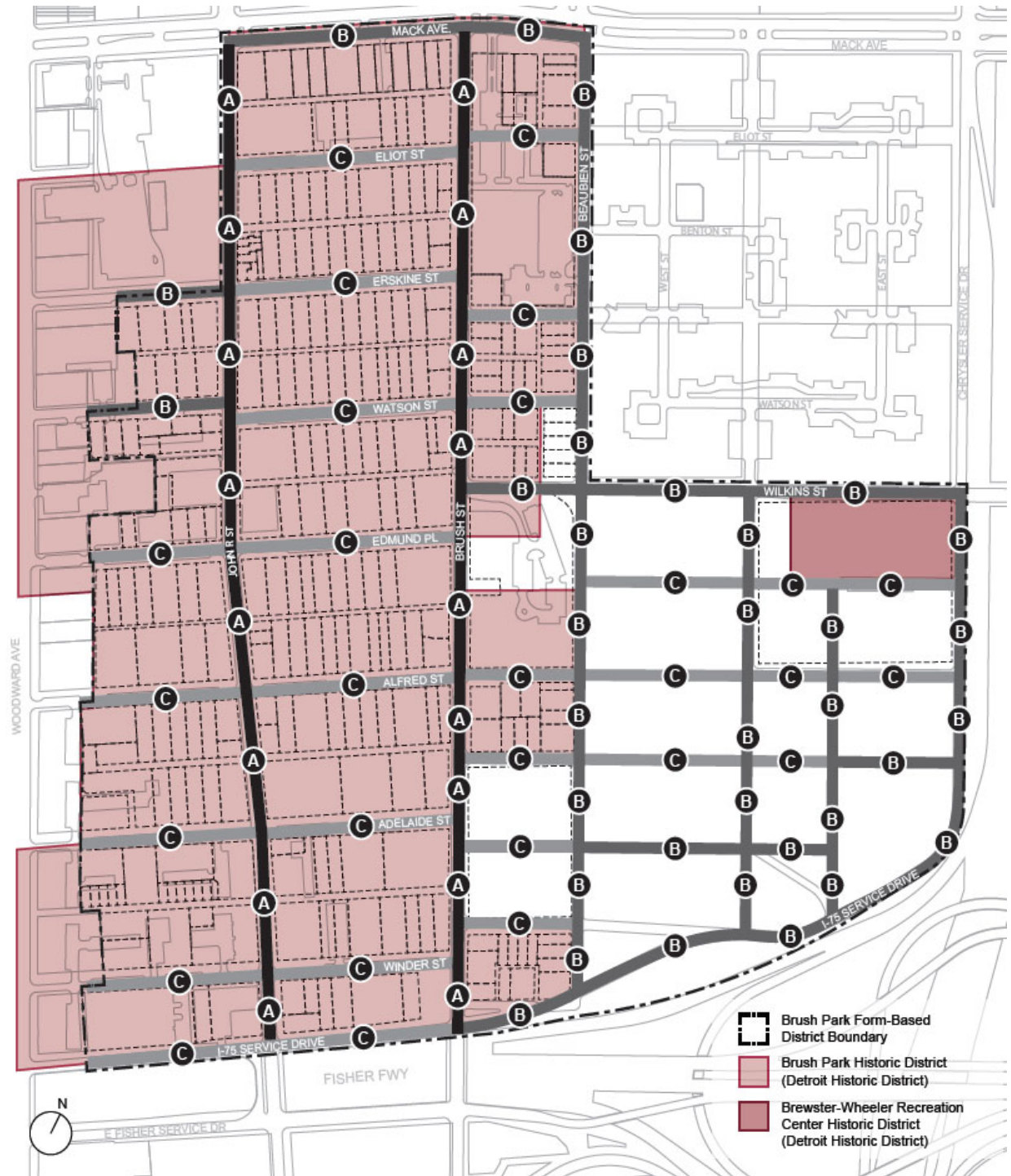
Place sticker in the appropriate box



FORM-BASED CODE
MAJOR COMPONENTS

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



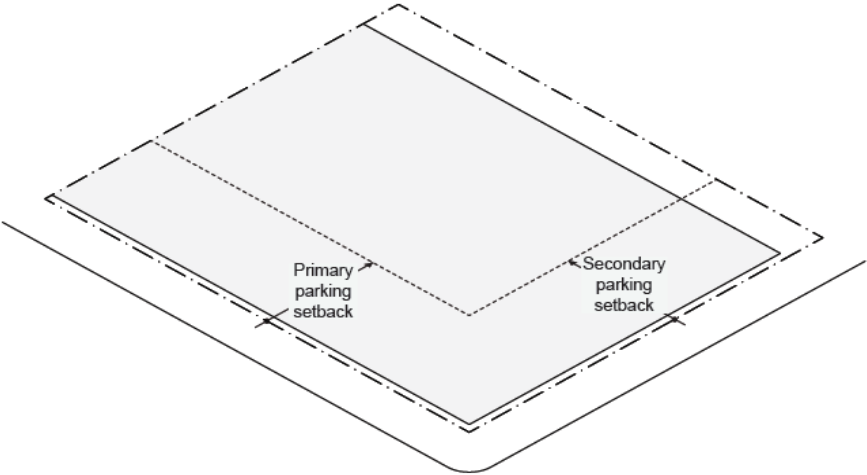
Regulating Plan-Civic Space

MAP 407 (c) Civic Spaces



Access/Parking

FIGURE 410 Parking Setbacks



Development Standards

FIGURE 409 (c) Facade Build-Out

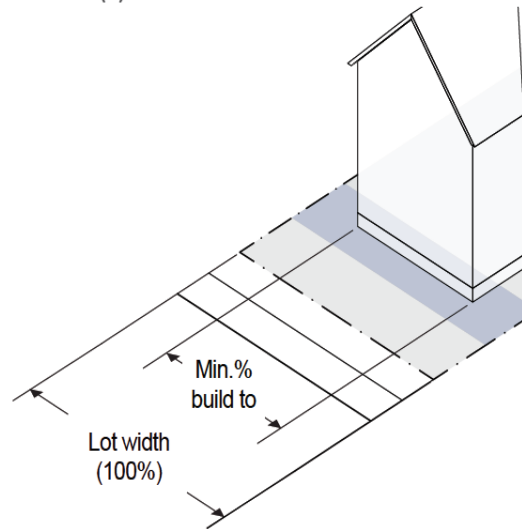


FIGURE 409 (d) Building Stories

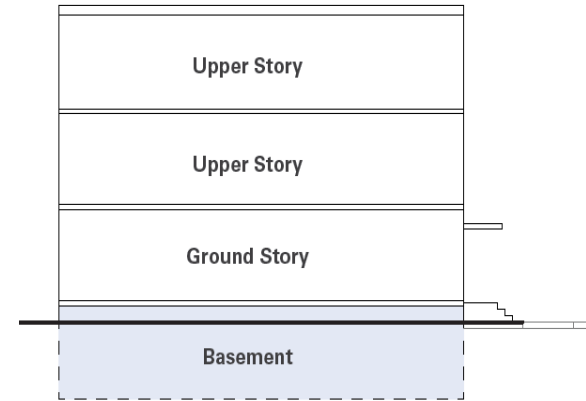
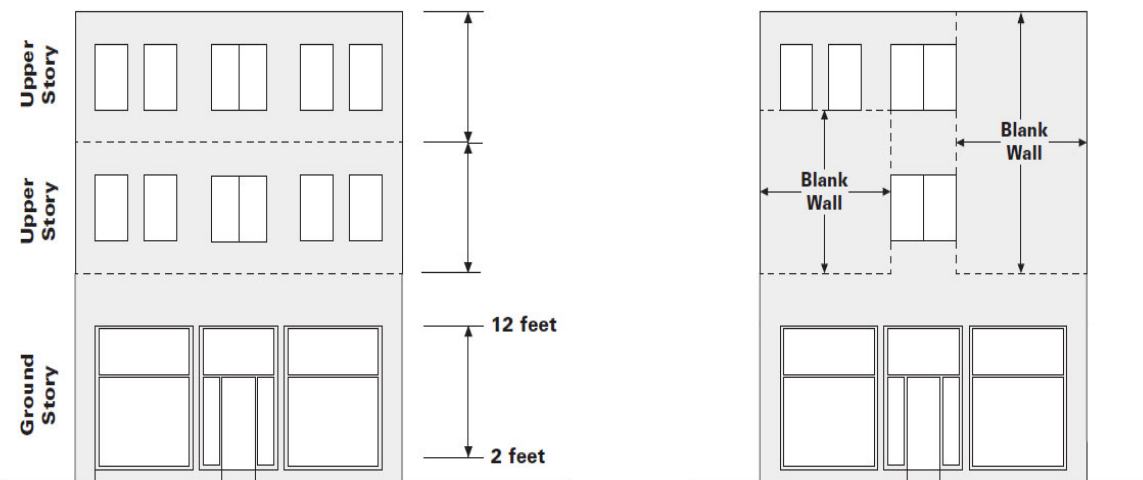


FIGURE 409 (e) Fenestration



Use Standards

TABLE 413 Permitted Uses

Use Category Specific Use Type	Street Designation			Standards General (Art. XII, Div. 2) Standards Specific (Art. XII, Div. 3)
	A-Street	B-Street	C-Street	
Residential Uses				
Household Living				
Loft	R	R	R	Sec. 61-12-117; Sec. 61-12-118
Multiple-family dwelling	R	R	R	Sec. 61-12-117; Sec. 61-12-120; Sec. 61-12-121
Single-family detached	N	Historic House Only	R	Sec. 61-12-117; Sec. 61-12-118
Town house	R	R	R	Sec. 61-12-117; Sec. 61-12-126
Two-family dwelling	N	R	R	Sec. 61-12-117; Sec. 61-12-118
Public, Civic, and Institutional Uses				
Community Service				
Fire or police station, post office, courthouse, and similar public building	R	N	N	Sec. 61-12-136
Neighborhood center, nonprofit	R	R	R	Sec. 61-12-138
Day Care				
Adult day care center	R	R	R	Sec. 61-12-131
Child care center	R	R	R	Sec. 61-12-133; Sec. 61-12-402
Family day care home	R	R	R	Sec. 61-12-135
Library	R	R	N	
Museum	R	R	N	
Outdoor art exhibition grounds; sculpture gardens	R	R	R	
Park & Open Space				
Outdoor recreation facility	R	R	R	Sec. 61-12-139; Sec. 61-13-131(4)
Religious Institution				
All	R	R	R	
Schools				
Educational institution	R	R	R	Sec. 61-12-134
School, elem, middle/junior high, or high	R	R	N	Sec. 61-12-139.5
Retail, Service and Commercial Uses				
Assembly				

R - By-Right N - Not Permitted

Building Types

SEC. 61-11-412 PRINCIPAL AND REAR BUILDING TYPES

TABLE 412 (a) Principal Building Types and Example Variations

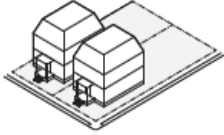
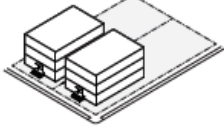
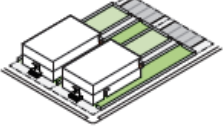
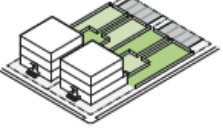
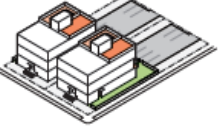

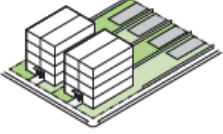
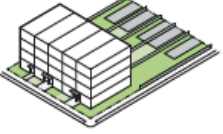
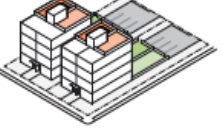
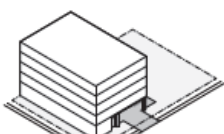
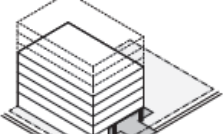
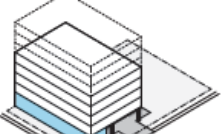
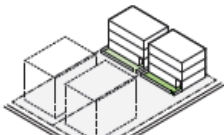
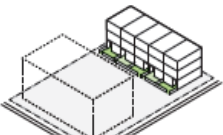
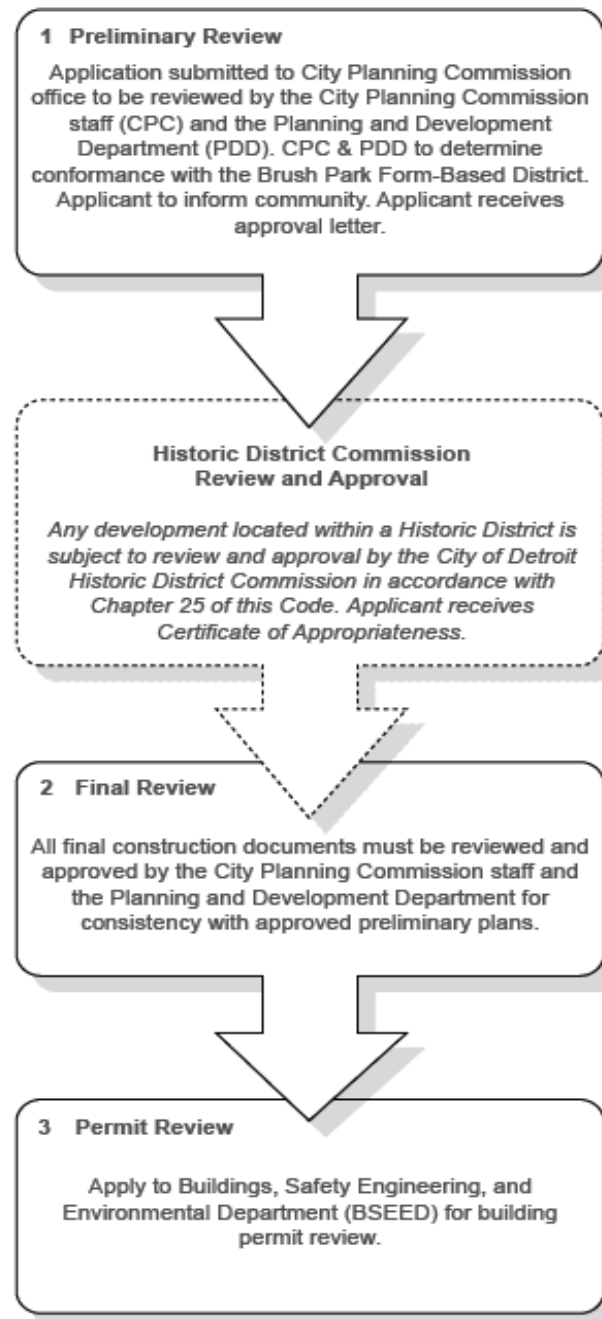
Principal Building Types	Example Variations		
Single-Family House			
			
Multiplex	Duplex	Triplex	Sixplex
			
Townhouses	Side by Side Townhouses	Attached Townhouses	Stacked Townhouses
			
Mid-Rise Building	Apartment Building	Mixed-use Building	
			

TABLE 412 (b) Rear Building Types

Rear Building Types			
Carriage House	Mews Building		
			

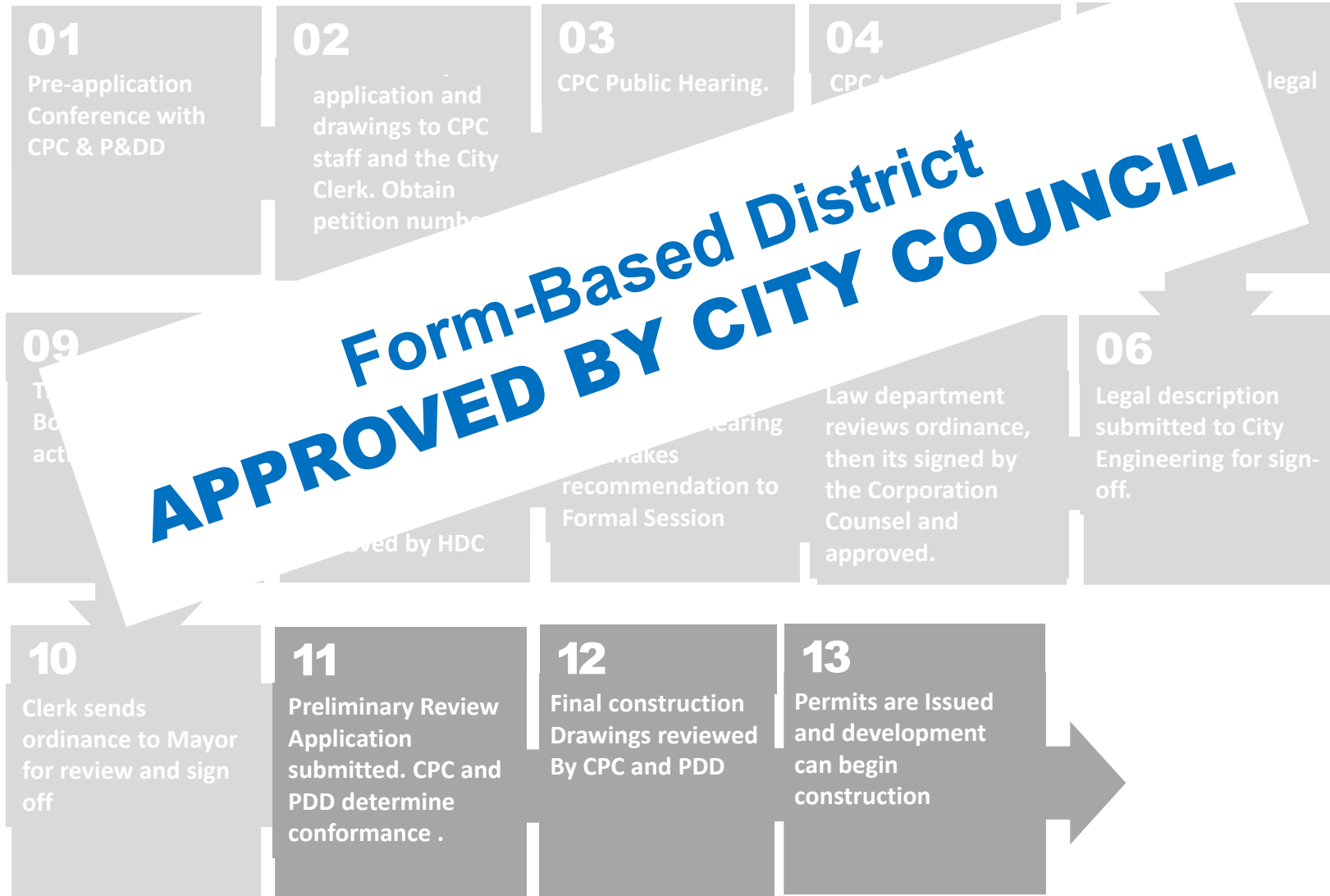
Review Process

FIGURE 405 Brush Park Development Review Process Diagram



Proposed Form-Based Code Zoning Process

1 to 2 Months



FORM-BASED CODE
UPDATES & CHANGES

FORM-BASED CODE

UPDATES

► Mid-Rise Building

Allows up to **8 STORIES MAX.** with sublevel parking.
Building height at **90 FT. MAX.**

► Fredrick Douglass Site

Max of 15 stories

► Shared Parking

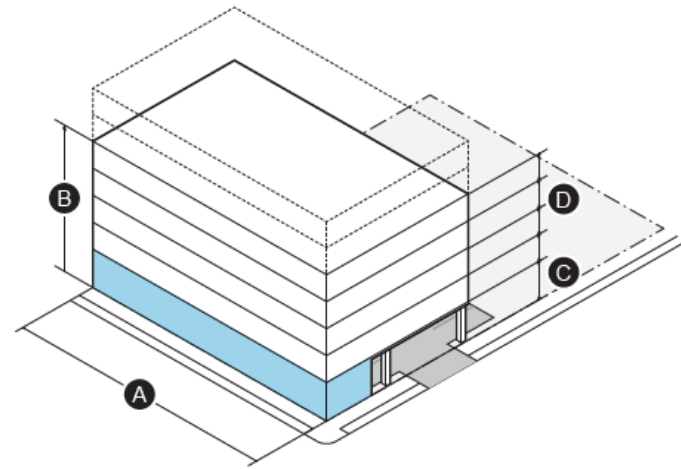
Shared parking language added.

► ON-STREET PARKING

Counts toward required parking

4. Building Standards

(In accordance with Sec. 61-11-409 (d))



Massing	
Facade Build Out	80% min
A Width	30' min 200' max
B Number of Stories ²	8 max
Ground Story Height	14' min
Upper Story Height	10' min
Building Height, Feet	90' max

FORM-BASED CODE

UPDATES

- ▶ **Parking Waiver**
Similar to SD1, First 3,000 sqft of commercial / retail will be waived for new development.

Parking Ratio

- .5 min for residential units
- ▶ **Commercial and Other Uses 1.5/1000 sf min**
- Food and Beverage Service 1.5/500 sf min**

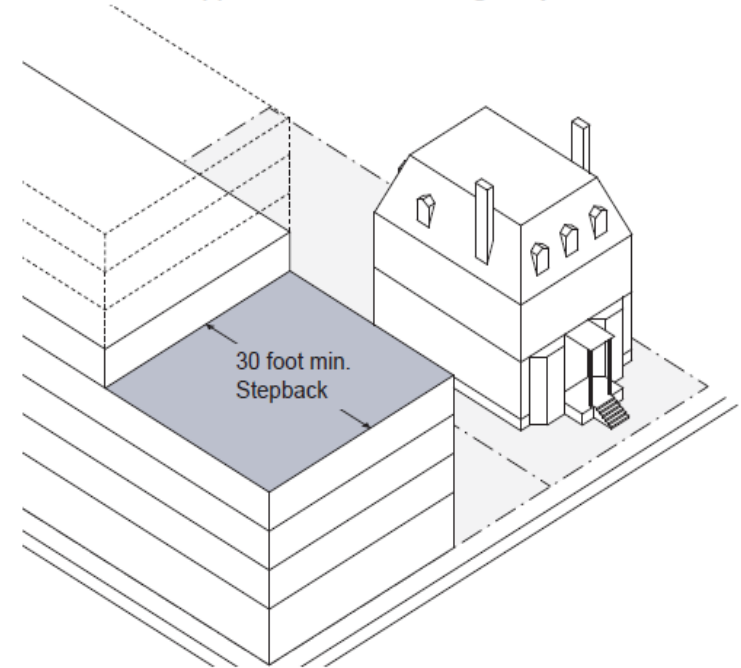
On Street Parking

- ▶ **Allow on street parking to count towards new development.**

Step Back

- ▶ **Adjacent to an existing historic house; (4) stories max or provide a fifth story step back minimum of thirty (30) feet from the front facade of the abutting building.**

FIGURE 409 (f) Mid-Rise Building Stepback



THANK YOU.

QUESTIONS?