

ADDITIONAL USES ALLOWED

Properties in the TMSO areas are permitted to have some uses that otherwise wouldn't be permitted and some uses are permitted without a hearing.

Uses without a hearing include:

- Residential if combined with another use
- Production uses under 4,000 sq ft where the goods made are sold there, including candy, clothing, furniture, and jewelry making, and carpenter shops.

WHEN DO STANDARDS APPLY & HOW ARE PERMITS REVIEWED?

These standards apply when a new building or addition is being built or when the façade is being redone (Changing doors or windows or materials). The City won't require changes in anything that already legally exists. The Planning and Development Department and the area business association reviews building permits to ensure that the standards are being followed. If they are, the review only takes a few days.

THE CITY OF DETROIT
**PLANNING & DEVELOPMENT
DEPARTMENT**

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**TRADITIONAL MAIN
STREET OVERLAY AREAS**



WHAT IS IT?

The Detroit Zoning Ordinance was amended in 2005 to designate certain areas of the City (shown on the map on the back) as Traditional Main Street Overlay (TMSO) Areas, in partnership with the business groups for those areas. It was felt that these areas had, or had the potential to be, pedestrian-scale, walkable areas with a traditional urban feel. Future development within these area should be geared, as much as possible, toward mixed-use buildings with first-floor pedestrian-generating uses. The design of buildings should be people (as opposed to passing cars)- oriented, being built with the front on the sidewalk with doors and lots of windows facing the street and be made of quality materials. More uses are allowed in these areas than on other commercial streets, such as allowing mixed-use residential and outdoor seating for restaurants without hearings and small “maker” uses who sell what’s made there.

MOST COMMONLY APPLIED STANDARDS



•Building and parking location

- New buildings must be built on the front property line, unless there is an outdoor seating area, in which case it can be set back up to 10 feet. New parking cannot be between the building and street. If it can’t be to the rear, then it can be on the side if it isn’t wider than half of the total development site.

(Zoning Ordinance Sec.50--14-449)

•Transparency and entrances

- At least 50% of the building between 2 and 8 feet that faces a street other than a “local” street has to be transparent doors or windows. Atleast one entrance door has to be on the street or at the corner. (Zoning Ordinance Sec. 50-14-446 and 439)

•Materials

- Within the Grand River, Livernois/West McNichols, East Jefferson, Woodward, Grand Boulevard, Michigan Avenue, and Vernor/Springwells Overlay Areas, a minimum of 80 percent of any building façade that faces a public street, excluding window and door openings, shall consist of the following building materials: masonry (preferably brick), stone, or porcelain;

- Within the West Seven Mile and the Bagley/Vernor Overlay Areas, a minimum of 30 percent shall consist of those materials

- Except where facing a local residential street, the following materials are prohibited: vinyl or plywood siding, corrugated fiberglass, non-corrugated and highly reflective sheet metal, painted or unfinished concrete block, rough-textured concrete block, and splitface block. (Zoning Ordinance Sec. 50-14-440)

•Signs

- MATERIALS: Sign materials must consist of, but are not limited to, painted metal, glass, finished wood or other architectural metal such as copper, bronze, stainless steel or cast aluminum. Dimensional letters must be made of metal such as copper, bronze, stainless steel, cast aluminum, or durable non-glare acrylic.



- LIGHTING: Signs must be lit by external lighting, including halo lighting. Animated signs are not allowed. Internal illumination of signs is prohibited, with the following exceptions:

- One neon window sign is allowed per business, but can’t exceed the overall size allowed for window signs, needs a permit and can’t flash on and off, and can’t be used for the advertisement of products.
- LED lighting shall only be allowed for gas station pricing signs.
- Within the Grand River, Bagley/Vernor, and East Jefferson overlay areas, signs with internally illuminated channel letters are allowed.
- Within the Woodward Avenue overlay area, neon wall signs may be allowed.

- New pole signs are prohibited. (Zoning Ordinance Sec. 50-14-450)

•Drive-up/drive-through

- Drive-up and drive-through facilities (including, but not limited to, restaurants and banks) are prohibited on zoning lots abutting a Traditional Main Street except where the Planning and Development Department determines that the proposed development complies with all of the other requirements of the TMSO standards and is allowed by the property’s zoning. Driveways or vehicle stacking areas shall not be located between the building and the Traditional Main Street. No more than one driveway/curb cut is allowed on the Traditional Main Street. (Zoning Ordinance Sec. 50-14-437)

FOR MORE INFORMATION PLEASE VISIT:
Detroitmi.gov/zoninginnovation

FOR QUESTIONS PLEASE CONTACT:
Greg Moots at greg@detroitmi.gov

