



## **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 other 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.

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

## **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 (new materials, changing doors or windows, changing the sign, etc.). 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.

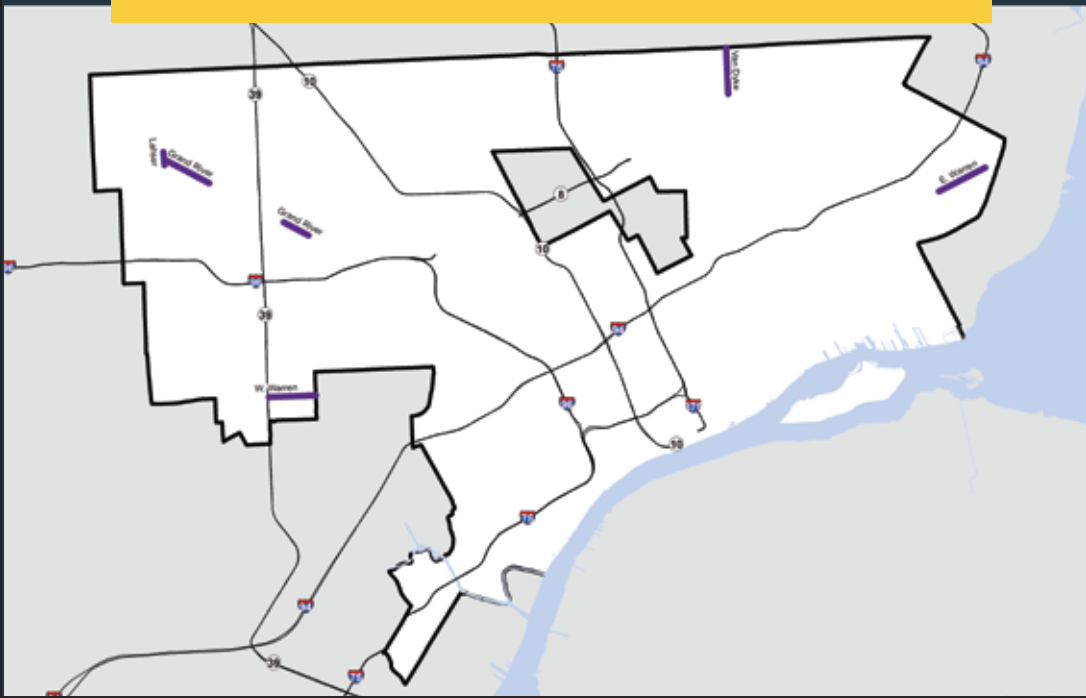


**PILOT TRADITIONAL MAIN  
STREET OVERLAY AREAS**



## WHAT IS IT?

The Detroit Zoning Ordinance was recently amended by City Council to make certain areas of the City (shown on the map below) as Traditional Main Street Overlay (TMSO) Areas. These areas have 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 street-level pedestrian-generating uses. The design of buildings should be pedestrian oriented, being built with the front on the sidewalk with doors and lots of windows facing the street.



## DESIGN 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 facade between 2 and 8 feet that faces a street other than a "local" street has to be transparent doors or windows. At least one entrance door has to be on the street or at the corner. (Zoning Ordinance Sec. 50-14-446 and 439)

### •Drive-up/drive-through

- New 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](http://Detroitmi.gov/zoninginnovation)

**FOR QUESTIONS PLEASE CONTACT:**  
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