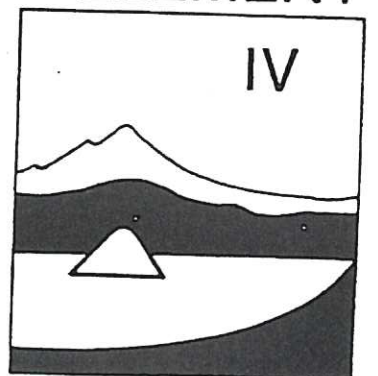


LAND USE
ELEMENT

IV



Detroit
comprehensive plan

IV: LAND USE

INTRODUCTION

A land use plan indicates the area into which various types of activities are expected to occur. Detroit designates five categories of land uses. There is currently no land designated Industrial Commercial.

1. Single-Family Residential. Areas designated as single-family residential shall have a minimum lot size of 12,000. New subdivisions and planned unit developments shall have a minimum density of 3 to 4 units per acre.
2. Multi-Family Residential. Areas designated as multi-family residential shall have a maximum lot density of one (1) dwelling unit per 1,500 square feet of gross area.
3. Commercial General. Commercial uses include all activities of a commercial nature.

There is no distinction between what kinds of commercial activities the city allows. The specific zoning regulates uses.

4. Industrial Commercial. Industrial uses cover the range of manufacturing, warehousing, and wholesaling activities. Manufacturing activities are limited to light industrial uses.

Detroit does not contain any land zoned for industrial uses.

5. Public. Public uses include all government and semi-public lands and uses.
6. Schools and Parks.

The land use designations in the Comprehensive Plan are of a general nature and are intended to indicate the expected community growth pattern. Implementation of the plan occurs through more specific actions such as zoning, subdivision control, annexation review, Urban Growth Boundary administration and public facilities planning. Although

the plan is designed to be somewhat flexible, it must be understood that it is a significant policy statement and a great deal of responsibility must be exercised in its use and updating.

In 2001, the city conducted a buildable lands inventory. **Table 7** shows the amount of developed acreage by zoning designation within the city.

**Land Use Element - Table 7
Developed Land Uses within the Detroit UGB
By Zone, 2000**

Zoning Designation	Acres¹	Percent of Total Area
Single-family Residential (SF)	152.9	81.4%
Multi-family Residential (MF)	2.9	1.5%
Commercial General (CG)	14.9	7.9%
Industrial Commercial (IC)	0	0%
Public (P)	6.9	3.7%
Schools and Parks (SP)	10.3	5.5%
Total	187.8	100%

Source: MWVCOG, 2001.

¹ Acreage data is from the Marion County Assessor and does not include public rights-of-way.

BUILDABLE LANDS INVENTORY

The analysis of residential lands includes totals for land that is completely vacant, partially vacant, and redevelopable. The analysis of commercial and industrial land includes totals for land that is completely vacant and redevelopable.

The following parameters are used to determine whether land is partially vacant and/or redevelopable.

- Vacant land includes all parcels that are at least 5,000 square feet (0.11 acres) in size with improvement values of less than \$5,000. The minimum lot size for residential parcels in Detroit at the time of the 2001 inventory was 5,000.
- Within the city limits, partially vacant land at the time of the inventory consisted of residential parcels that are at least 0.50 acre in size with an improvement value of at least \$5,000. This analysis assumed that 0.25-acre was devoted to the existing house, with the remainder considered vacant. This amount was added to the amount of gross buildable land.

- Redevelopable land includes parcels in all zones where some limited improvements were made, but where potential for redevelopment for more intense uses is high. For the purpose of the 2001 analysis, redevelopable land was defined as parcels in all zones with improvement values of at least \$5,000, where the ratio of land value to improvement value is 1:1 or greater. For residential parcels, this land was classified as partially vacant. The area of redevelopable parcels was added to the amount of gross buildable land.

The analysis also includes an assessment of land that is not buildable due to physical constraints such as steep slopes, riparian buffers, floodways, and wetlands. This analysis subtracts these areas from the amount of gross acreage that is considered buildable.

This analysis also assumes that 25 percent of the gross buildable residential land will be dedicated for use as public facilities (rights-of-way, parks, etc). This analysis subtracts this percentage from the gross amount of buildable residential land.

Based on these refinements, the total amount of buildable land shown in each category (residential, commercial, industrial) represents the net amount of buildable land.

Figure 2 shows vacant, partially vacant, and redevelopable land within the Detroit urban area¹ by zoning designation.

Residential Land

Table 8 shows the amount of buildable land for each residential zoning district within the Detroit city limits as assessed in a land inventory conducted in 2001. At that time, approximately 58.1 net buildable acres were available for residential development within the city. In Detroit, approximately 12.63 acres designated for residential use were then considered redevelopable. The data collected in early 2000 indicated that approximately 155.8 acres within the Detroit UGB were developed for residential use.

¹ The Urban Growth Boundary (UGB) and city limits are the same for Detroit. The terms: “urban area”, “UGB” and “city limits” were used interchangeably in the 2001 report.

**Land Use Element - Table 8
Buildable Residential Land
Detroit, 2001**

Zone/Plan Designation	Vacant (acres)	Partially Vacant	Redevelopable	Total¹
Single-Family Residential (SF)	40.9	3.3	10.9	55.1
Multi-Family Residential (MF)	0.6	0.4	1.7	3.0
Net Buildable Acres Within the City Limits¹	41.7	3.8	12.6	58.1

Source: Marion County Assessor data, MWVCOG, 2001.

¹ Numbers may not total exactly due to rounding.

Commercial Land

Table 9 shows that approximately 7.7 net vacant acres were available in 2001 for commercial development within the Detroit city limits. Approximately 3.6 acres designated for commercial use were considered redevelopable. Approximately 20.2 acres within the Detroit UGB are currently developed for commercial use.

**Land Use Element - Table 9
Buildable Commercial Land¹
Detroit, 2001**

Zone/Plan Designation	Vacant (acres)	Redevelopable	Total¹
Within City Limits			
Commercial General (CG)	4.0	3.6	7.7
Net Buildable Acres Within the City Limits¹	4.0	3.6	7.7

Source: Marion County Assessor data, MWVCOG, 2001.

¹ Numbers may not total exactly due to rounding.

Industrial Land

The Detroit Development Code includes a zoning designation for Industrial Commercial uses. No land is currently allocated to this zoning designation. Some light industrial uses are permitted as a conditional use in the Commercial General zone. Should the city determine that a need exists for industrial land, the city can allocate land to this zone later.

LAND NEEDS ANALYSIS

The buildable lands inventory is used in conjunction with the 2020 population projection to determine if adequate land is available for future residential, commercial, and industrial development.

FUTURE RESIDENTIAL LAND NEEDS

Average Net Density

To determine the amount of land needed for future residential development, it is necessary to calculate the average net density for the various types of housing developments including single-family and multi-family.

Residential areas in Detroit have developed at relatively low densities due to the lack of a sewer system. All residential dwellings are served by on-site septic systems that require a large lot size for adequate drain fields. The current average density for single-family residential areas is approximately 1.3 units per acre. Multi-family residential areas have an average density of approximately 0.5 units per acre.

The housing needs analysis completed in 2001 (see **Table 10**) identified 147 new residential units needed to accommodate the projected 2020 population of 535 persons. Of the 147 new residential units, 54 percent, or about 79 units, are needed to meet projected need for rental units. Based on 2000 Census figures, about 81 percent of the local rental market is comprised of single-family residences. Therefore, of the additional 79 rental units, it is assumed that 19 percent will be multifamily housing units. Based on this assumption, then, approximately fifteen (15) new multifamily residences will be needed to meet the projected need in 2020. In addition, as shown in **Table 8**, the current rental market supply in 2001 was about 24 units short of meeting the existing need. Consequently, the analysis determined that in order to meet existing and projected need for such housing, 20 additional multifamily units will be needed to meet the demand for the year 2020.

Land Use Element - Table 10
Projected Housing Mix and Residential Land Needs
Detroit, 2020

Housing Type	Existing Units 2000	Units Needed 2020	Percent of New Units	Net Density (units/acre)	Acres Needed 2020
Single Family	133	127	86.4	6.22	20.2
Multi-Family	5	20	13.6	14.52	1.4
Total	138	147			21.6

Source: MWVCOG, 2001.

Based upon that analysis completed in 2001 and looking back at **Table 8**, adequate vacant, partially vacant, or redevelopable land is available to accommodate future housing needs within the existing urban growth boundary. The buildable lands analysis found that approximately 58.1 acres were available for residential development within the entire urban area. The analysis concluded that an estimated 21.6 acres will be needed to accommodate residential growth through 2020.

As determined in the year 2001, about 1.4 acres of land designated for multi-family development will be needed by 2020. Table 8 shows that about 3.0 acres of land zoned MF are currently available for development within the city limits.

Approximately 20.2 acres will be needed (according to the assessment in 2011) for single-family development through 2020. In 2001, about 55.1 acres zoned SF were available to accommodate single-family residential development within the city limits.

FUTURE COMMERCIAL and INDUSTRIAL LAND NEEDS

Population projections and need for commercial/industrial land. The 1986 General Plan update used the 1986 update ratio of .009 acres per person to identify the amount of land needed for commercial use, and a ratio of .04 acres per person to identify the amount of land to reserve for industrial development. **Table 11** reflects use of the ratio using the lowest population projection.

Table 11
Industrial and Commercial Land Needs

Zone	Acres per person	2020 population	Acres needed	Acres Developed	Acres Available	Surplus (Deficit)
Com.	.009	535	4.8	20.2	7.7	2.9
Ind. ¹	.04	535	21.4	0	0	(21.4)

Source: MWVCOG and Detroit General Plan

Note: The “acres per person” are from the 1986 General Plan.

1. Some light industrial uses are conditional uses in the Commercial General zone. Surplus commercial land could be used to accommodate some of the industrial land deficit.

Land Use Element
Goals and Policies

GOAL: To provide adequate lands to service the needs of the projected population to the year 2020, and to ensure the conversion of property to urban uses in an orderly and timely manner

Policies: General:

1. Zoning is an important means of regulating land uses. Future zoning and rezoning should be in conformance with this plan and its policies.
2. The Planning Commission and City Council should make amendments or changes to the Comprehensive Plan only after holding public hearings and approving official actions.
3. Development should occur as extensions of existing city services.
4. The city will establish and maintain a buildable lands inventory at intervals requested by the City Council.
5. Development of vacant lands within the city with full urban services will be encouraged over annexation of additional lands.
6. The City of Detroit will consider urban growth boundary expansions based upon consideration of the following factors:
 - a. Accommodation of additional population;
 - b. Housing, employment opportunities, and livability;
 - c. Orderly and economical provision of public facilities and services;
 - d. Maximum efficiency of land uses within and on the fringe of the existing urban area;

- e. The long term environmental, energy, economic, and social consequences of the locality, the region, and the state as the result of allowing Land Use and not preserving and maintaining the land for other uses; and
 - f. Compatibility of the proposed urban use with nearby activities.
7. Development shall not be permitted in areas identified as having severe development restrictions. To help determine one category of severe development restrictions, the City adopted a slope map in 2009,. Development within the areas shall provide an engineering analysis toward assessing the suitability for development.

Residential Land:

1. The City of Detroit will encourage residential development of a density at or near the maximum densities as described in the Development Code.
2. Residential development should be diversified to provide for a variety of housing opportunities.
3. The planned unit approach to residential development will be encouraged.
4. Multi-family housing development should be located close to shopping facilities and arterial or collector streets and interspersed with single-family residential housing when new subdivisions are developed.
5. Houses and structures of historical value should be preserved and protected from encroachment by other non-compatible uses.

6. Open spaces and parks will be encouraged in larger subdivisions and multi-family developments.

Commercial Land:

1. Commercial development should be located to provide adequate and convenient services to residents as well as visitors.
2. Commercial centers should be oriented toward pedestrians.
3. The mixing of uses in the commercial area will provide a means of access to transportation, housing and shopping to those persons who need to locate near the various facilities. Residential uses shall be permitted only in conjunction with non-residential uses within the commercial areas.
4. The City of Detroit supports maintaining existing businesses and encouraging a variety of new business activities to locate in the city.
5. The City of Detroit shall work with business owners to promote structural and visual enhancement of the business centers.

Industrial Land:

1. The City of Detroit shall investigate the possibility of providing Industrial-zoned land if it is determined that a need for such land exists.

Public and Schools and Park Land:

1. The City of Detroit shall encourage a high level of cooperation and coordination between the school district, Marion County and various State agencies, and the City of Detroit.
2. Open spaces and recreational sites and facilities should be encouraged to provide for the leisure time needs of the resident and visitor.

