

## **\*\*CITY OF DETROIT**

### **PROPOSED AMENDMENTS TO CHAPTER 50 – ZONING CODE\*\***

#### **Article \_\_\_\_: Adaptive Reuse of Former School Buildings and Places of Worship**

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##### **Section 1. Purpose and Intent**

The purpose of this Article is to establish standards for the adaptive reuse of former school buildings and places of worship located within residential zoning districts. These standards are intended to:

- 1. Protect neighborhood character and residential stability.**
  - 2. Prevent adverse impacts related to traffic, stormwater, and public infrastructure.**
  - 3. Ensure compatibility between new uses and surrounding homes.**
  - 4. Promote community-beneficial redevelopment that aligns with neighborhood plans.**
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##### **Section 2. Applicability**

**A. This Article applies to all vacant or former school buildings and places of worship located in districts zoned R1, R2, R3, R4, and R5.**

**B. Any proposed change in use for such structures must comply with the requirements of this Article in addition to all other applicable portions of the Zoning Code.**

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##### **Section 3. Use Regulations**

###### **A. Prohibited Uses by Right**

The following uses shall not be permitted by right in residential districts when located within former schools or places of worship:

- 1. High-density multifamily housing exceeding \_\_\_\_ units.**
- 2. Emergency shelters, transitional housing, or similar congregate living facilities.**

3. **Commercial uses that generate medium or high traffic volumes or extended evening operating hours.**

#### **B. Conditional Uses**

The following uses may be approved only after a Conditional Use Hearing and Neighborhood Impact Review:

1. **Multifamily housing does not exceed \_\_\_ units.**
2. **Shelters or transitional housing that meet stringent management, security, and compatibility standards.**
3. **Low-impact commercial or institutional uses that are neighborhood-serving in nature.**

#### **C. Preferred Uses**

The City shall prioritize reuse proposals including, but not limited to:

1. **Community centers, youth programs, senior centers, and educational facilities.**
2. **Arts, cultural, and recreational uses.**
3. **Small business incubators, coworking spaces, and nonprofit offices.**
4. **Urban agriculture or green-infrastructure programs.**
5. **Low-density senior housing or live-work units not exceeding prescribed limits.**

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### **Section 4. Neighborhood Compatibility Standards**

#### **A. Architectural Character**

**Any exterior alteration must maintain scale, massing, materials, and visual character compatible with surrounding residential properties.**

#### **B. Parking, Traffic, and Noise**

1. **Traffic impacts shall not exceed local residential street capacity.**
2. **Parking must be fully screened and located away from adjacent homes.**
3. **Outdoor noise-generating activities are prohibited after 8:00 p.m.**

#### **C. Lighting and Signage**

**Lighting shall be shielded from neighboring homes. Signage must remain residential in scale.**

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## **Section 5. Stormwater and Site Infrastructure Requirements**

A. A **Stormwater Impact Assessment** is required for all redevelopment proposals.

B. Applicants must provide a **Green Infrastructure Plan**, which may include:

- **Bioretention gardens**
  - **Permeable pavement**
  - **Detention basins**
  - **Green roofs**
- C. No project may increase stormwater discharges into public systems.**

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## **Section 6. Community Impact Statement**

Applicants must submit a Community Impact Statement that includes:

- 1. Anticipated traffic, parking, and noise impacts.**
- 2. Effects on neighborhood character.**
- 3. Proposed mitigation measures.**
- 4. Documentation of community engagement.**

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## **Section 7. Enforcement**

**Failure to comply with any section of this Article shall constitute grounds for denial or revocation of zoning approval.**