

1 **BY COUNCIL MEMBER _____** :

2 **AN ORDINANCE** to amend Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’
3 commonly known as the Detroit Zoning Ordinance, by adding Secs. 61-3-128, 61-12-77, 61-12-
4 326, 61-12-327, 61-12-328, 61-12-329, 61-12-330, 61-12-331, 61-12-332, 61-12-333, 61-12-
5 334, 61-12-335, 61-12-336, 61-12-337, 61-12-338, 61-12-339, 61-12-411, 61-12-412, 61-12-
6 413, and 61-15-24 and by amending Secs. 61-3-113, 61-3-121, 61-8-18, 61-8-24, 61-8-38, 61-8-
7 44, 61-8-58, 61-8-64, 61-8-78, 61-8-98, 61-8-118, 61-9-18, 61-9-38, 61-9-58, 61-9-78, 61-9-84,
8 61-9-104, 61-9-118, 61-10-18, 61-10-24, 61-10-38, 61-10-44, 61-10-58, 61-10-64, 61-10-78, 61-
9 10-84, 61-10-98, 61-10-104, 61-11-11, 61-11-74, 61-11-94, 61-11-108, 61-11-114, 61-11-168,
10 61-11-174, 61-11-188, 61-11-194, 61-11-204, 61-11-230, 61-16-33, 61-16-53, 61-16-81, 61-16-
11 92, 61-16-103, 61-16-142, 61-16-143, 61-16-161, 61-16-182, and 61-16-191 to provide for the
12 following:

- 13 • Definitions of several terms—aquaculture, aquaponics, compost, farmers’ market,
14 farm stand, greenhouse, hoophouse or high tunnel, hydroponics, nursery, orchard,
15 rainwater catchment system, tree farm, urban farm, and urban garden.
- 16 • Specification of the permissibility of urban agricultural land uses in the several
17 zoning district classifications—whether permitted by right or on a conditional basis.
- 18 • Requirement that urban farms and any conditional urban agricultural use be subject to
19 site plan review; clarification as to appropriate site plan reviewers for urban
20 agricultural uses; specification of submittal requirements for urban agricultural site
21 plan review.
- 22 • Specific use standards for urban agricultural uses.
- 23 • Specification of standards for accessory uses and accessory structures.

- Recognition of certain pre-existing agricultural operations as nonconforming uses and procedures for confirmation of legal, nonconforming use status.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

Section 1. Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’ commonly known as the Detroit Zoning Ordinance, is amended by adding Secs. 61-3-128, 61-12-77, 61-12-326, 61-12-327, 61-12-328, 61-12-329, 61-12-330, 61-12-331, 61-12-332, 61-12-333, 61-12-334, 61-12-335, 61-12-336, 61-12-337, 61-12-338, 61-12-339, 61-12-411, 61-12-412, 61-12-413, and 61-15-24 and by amending Secs. 61-3-113, 61-3-121, 61-8-18, 61-8-24, 61-8-38, 61-8-44, 61-8-58, 61-8-64, 61-8-78, 61-8-98, 61-8-118, 61-9-18, 61-9-38, 61-9-58, 61-9-78, 61-9-84, 61-9-104, 61-9-118, 61-10-18, 61-10-24, 61-10-38, 61-10-44, 61-10-58, 61-10-64, 61-10-78, 61-10-84, 61-10-98, 61-10-104, 61-11-11, 61-11-74, 61-11-94, 61-11-108, 61-11-114, 61-11-168, 61-11-174, 61-11-188, 61-11-194, 61-11-204, 61-11-230, 61-16-33, 61-16-53, 61-16-81, 61-16-92, 61-16-103, 61-16-142, 61-16-143, 61-16-161, 61-16-182, and 61-16-191 as follows:

CHAPTER 61. ZONING.

ARTICLE III. REVIEW AND APPROVAL PROCEDURES (PART 1)

DIVISION 5. SITE PLAN REVIEW

Subdivision A. General.

Sec. 61-3-113. Applicability.

Applications for proposed developments that meet any one (1) or more of the applicability criteria in this section shall be reviewed through the site plan review process. Developments that do not meet any of the applicability criteria in this section shall be reviewed by the

1 Buildings, ~~and~~ Safety Engineering and Environmental Department through its permitting
2 process. However, site plan review is not required for the construction or alteration of an
3 individual single- or two-family dwelling.

4 (1) New construction that involves any one (1) of the following:

5 (a) Any new development that has more than twenty thousand (20,000) square feet
6 of gross floor area, except that on land zoned M1, M2, M3, M4, or M5, the
7 threshold for industrial uses shall be fifty thousand (50,000) square feet of gross
8 floor area; or

9 (b) Projects with multiple principal structures on one zoning lot; or

10 (c) Any multiple-family residential or loft development with more than twelve (12)
11 dwelling units; or

12 (d) Site Condominium developments; or

13 (e) Projects in a one hundred (100) year floodplain; or

14 (f) Any parking structure as defined in Sec. 61-16-151 of this Code.

15 (2) Additions and/or major structural alterations that involve any of the following:

16 (a) Any development that has not more than twenty thousand (20,000) square feet
17 of gross floor area where the addition or alteration results in a cumulative total
18 of more than twenty thousand (20,000) square feet of gross floor area,
19 considering existing floor area and proposed additions, except that on land

1 zoned M1, M2, M3, M4, or M5, the threshold for industrial uses shall be fifty
2 thousand (50,000) square feet of gross floor area; or

3 (b) An increase of twenty-five percent (25%) or more in gross square footage to an
4 existing building that contains more than twenty thousand (20,000) square feet
5 of gross floor area, except that on land zoned M1, M2, M3, M4, or M5, the
6 threshold for industrial uses shall be fifty thousand (50,000) square feet of gross
7 floor area;

8 (c) Projects in a one hundred (100) year floodplain.

9 (3) Any development with a lot area of more than one (1) acre in cumulative total
10 (considering existing lot area and any proposed additional lot area), except that on
11 land zoned M1, M2, M3, M4, or M5, the threshold for industrial uses shall be three
12 (3) acres;

13 (4) Substantial changes in use within any building that has more than twenty thousand
14 (20,000) square feet of gross floor area or of any use with a lot area of more than one
15 (1) acre, except that on land zoned M1, M2, M3, M4, or M5, the threshold for
16 industrial uses shall be fifty thousand (50,000) square feet of gross floor area and
17 three (3) acres. For purposes of site plan review, a substantial change in use is one
18 that involves the establishment of a use from one of the major land use
19 classifications that are set out in ARTICLE XII of this Chapter which are residential,
20 public/civic /institutional, retail/service/commercial, manufacturing/industrial, and
21 other, where the use immediately preceding the new use was from a different major
22 land use classification;

- 1 (5) Any Conditional, Regulated, or Controlled land use and any case before the Board of
2 Zoning Appeals as the body of first jurisdiction;
- 3 (6) Any use that has drive-up or drive-through facilities or a walk-up component;
- 4 (7) Animated signs as provided for in Sec. 61-6-71 of this Code;
- 5 (8) Projects within any PD, SD1, SD2, SD3, or SD5 District. However, in the SD1,
6 SD2, SD3, and SD5 Districts, alterations to an existing structure, that do not involve
7 additions or major structural alterations, qualify for “expedited review” as provided
8 for in Sec. 61-3-121 of this Code;
- 9 (9) Projects within the SD4 District that involve the following four (4) utility uses:
10 electric transformer station; gas regulator station; telephone exchange building; water
11 works, reservoir, pumping station, or filtration plant; or
- 12 (10) Projects seeking approval under the Alternative Residential Development Options
13 provisions of ARTICLE XIII, DIVISION 3 of this Chapter.
- 14 (11) All urban farms; all other agricultural uses specified as a conditional use in Sec. 61-
15 12-77 of this Code.
- 16 (Ord. No. 11-05, §1, 5-28-05; Ord. No. 20-05, §1, 5-29-05; Ord. No. 34-05, §1, 12-06-05)

17 **Subdivision B. Submission Requirements.**

18 **Sec. 61-3-121. Applicability; Expedited review.**

19 Urban farms and other agriculture uses requiring site plan review are subject only to the
20 submission requirements as specified in Sec. 61-3-128 of this Code.

1 Plans that are subject to review solely by virtue of the provisions of Sec. 61-3-113(5) and
2 Sec. 61-3-113(6) of this Code may be expedited by review limited to the Planning and
3 Development Department and the Buildings, ~~and~~ Safety Engineering and Environmental
4 Department, with the exception of farms and other agricultural uses, which shall always
5 include the City Planning Commission. Similarly, in the SD1, SD2, SD3, SD4, and SD5
6 Districts, plans which relate to alterations to an existing structure, that do not involve additions
7 or major structural alterations, may be expedited by review limited to the Planning and
8 Development Department or City Planning Commission, as appropriate. Advisory review by
9 other such departments as is usually undertaken pursuant to Sec. 61-3-141 of this Code is not
10 required in such cases of expedited review. The submittal requirements that apply in cases of
11 expedited review are limited to those specified in Sec. 61-3-122, Sec. 61-3-123, Sec. 61-3-125,
12 and Sec. 61-3-126 of this Code, with the exception of urban farms and other agricultural uses
13 which shall meet the submittal requirements as specified in Sec. 61-3-128 of this Code only.
14 The appropriate review body is authorized to tailor the information that is required by this
15 subdivision to the site under consideration.

16 (Ord. No. 11-05, §1, 5-28-05; Ord. No. 20-05, §1, 5-29-05)

17 **Sec. 61-3-128. Submittal requirements for Urban Farms and other agricultural**
18 **uses.**

19 Plans for urban farms and other agriculture uses shall include the following:

- 20 (1) Name, address, and telephone number of the applicant;
21 (2) Project name;
22 (3) Project address;

- 1 (4) Gross site area;
- 2 (5) Legal description with land area in square feet or acres;
- 3 (6) Location map showing:
- 4 (a) Site location;
- 5 (b) Current zoning designation of project area and properties adjacent and across
- 6 any alley; and
- 7 (c) Major roads and railroads.
- 8 (7) Existing conditions description indicating:
- 9 (a) Delineated locations and boundaries of wetlands;
- 10 (b) Locations of all lakes, streams, rivers, creeks, brooks, ponds;
- 11 (c) Location of all existing structures on subject parcel and all structures within one
- 12 hundred (100) feet of subject parcel;
- 13 (d) Delineated locations of sensitive land uses such as residences, schools, churches,
- 14 hospitals, convalescent homes, child care facilities, hotels or motels, public parks,
- 15 and similar community facilities within one hundred (100) feet of the subject
- 16 parcel;
- 17 (8) A site plan that depicts or discloses the following specific information where
- 18 applicable:
- 19 (a) Crop areas and general description of proposed crops;
- 20 (b) Location, description, and dimensions of proposed structures;
- 21 (c) Setbacks;

- 1 (d) Fencing or walls;
- 2 (e) Location of compost piles;
- 3 (f) Ingress and egress;
- 4 (g) Location of loading areas;
- 5 (h) Location of trash containers and/or dumpsters;
- 6 (i) Location of storage structures and items to be stored;

7 (9) A narrative that describes the following as applicable:

8 (a) The types, methods of application, and storage of proposed pesticides,
9 herbicides, fertilizers and any other chemicals that will be used as part of
10 the operation and processes;

11 (b) The type of machinery and equipment proposed or any other facet of the
12 proposed operation, especially as regards external emissions, such as
13 noise, vibration, smoke, odor, dust, dirt, or other externality that may be a
14 nuisance to adjacent surrounding land uses;

15 (c) Environmental impact of the proposed operation, especially with regard to
16 air quality, water quality, soil erosion and sedimentation;

17 (d) Types of vehicles, hours and frequency of use and the proposed access
18 routes;

19 (e) Waste-handling and disposal procedures for such as manure, organic and
20 non-organic matter, and waste water;

21 (f) The use of a stormwater management plan, dust management plan, soil
22 erosion plan, and other necessary plans and procedures;

1 (g) Evaluation of existing soil conditions and plans to mitigate soil issues, as
2 necessary, and/or demonstration of how methods of cultivation and crops
3 are protected from possible negative impacts;

4 (h) The applicant’s compliance with any existing land use grants at other
5 locations, and the operation’s compliance with environmental, zoning,
6 City of Detroit Master Plan, and any other applicable regulations, plans,
7 and policies.

8 **ARTICLE VIII. RESIDENTIAL ZONING DISTRICTS**

9 **DIVISION 2. R1 SINGLE-FAMILY RESIDENTIAL DISTRICT**

10 **Sec. 61-8-18. By-right other uses.**

11 (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this
12 Chapter

13 (2) Signs as provided for in ARTICLE VI of this Chapter

14 (3) Urban Garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
15 Chapter

16 (Ord. No. 11-05, §1, 5-28-05)

17 **Sec. 61-8-24. Conditional other uses.**

18 (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this
19 Chapter.

20 (2) Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
21 Chapter

1 (3) Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
2 Chapter

3 ~~(2)~~ (4) Railroad right-of-way, not including storage tracks, yards, or buildings

4 ~~(3)~~ (5) Signs as provided for in ARTICLE VI of this Chapter

5 (6) Urban Farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
6 Chapter

7 (Ord. No. 11-05, §1, 5-28-05)

8 **DIVISION 3. R2 TWO-FAMILY RESIDENTIAL DISTRICT**

9 **Sec. 61-8-38. By-right other uses.**

10 (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this
11 Chapter

12 (2) Signs as provided for in ARTICLE VI of this Chapter.

13 (3) Urban Garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
14 Chapter

15 (Ord. No. 11-05, §1, 5-28-05)

16 **Sec. 61-8-44. Conditional other uses.**

17 (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this
18 Chapter.

19 (2) Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
20 Chapter

21 (3) Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
22 Chapter

1 (5) Urban Farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of
2 this Chapter

3 (Ord. No. 11-05, §1, 5-28-05)

4 **DIVISION 5. R4 THOROUGHFARE RESIDENTIAL DISTRICT**

5 **Sec. 61-8-78. By-right other uses.**

6 (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this
7 Chapter.

8 (2) Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of
9 this Chapter

10 (3) Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of
11 this Chapter

12 ~~(2)~~ (4) Railroad right-of-way, not including storage tracks, yards, or buildings

13 ~~(3)~~ (5) Signs as provided for in ARTICLE VI of this Chapter

14 (6) Urban Farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of
15 this Chapter

16 (7) Urban Garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H
17 of this Chapter

18 (Ord. No. 11-05, §1, 5-28-05)

19 **DIVISION 6. R5 MEDIUM DENSITY RESIDENTIAL DISTRICT**

20 **Sec. 61-8-98. By-right other uses.**

21 (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this

1 Chapter

2 (2) Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

3 (3) Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

4 ~~(2)~~ (4) Railroad right-of-way, not including storage tracks, yards, or buildings

5 ~~(3)~~ (5) Signs as provided for in ARTICLE VI of this Chapter.

6 (6) Urban Farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

7 (7) Urban Garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
8 Chapter

9 (Ord. No. 11-05, §1, 5-28-05)

10 **DIVISION 7. R6 HIGH DENSITY RESIDENTIAL DISTRICT**

11 **Sec. 61-8-118. By-right other uses.**

12 (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this
13 Chapter

14 (2) Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
15 Chapter

16 (3) Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
17 Chapter

18 ~~(2)~~ (4) Railroad right-of-way, not including storage tracks, yards, or buildings

19 ~~(3)~~ (5) Signs as provided for in ARTICLE VI of this Chapter.

20 (6) Urban Farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
21 Chapter

1 (7) Urban Garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
2 Chapter

3 (Ord. No. 11-05, §1, 5-28-05)

4 **ARTICLE IX. BUSINESS ZONING DISTRICTS**

5 **DIVISION 2. B1 RESTRICTED BUSINESS DISTRICT**

6 **Sec. 61-9-18. By-right other uses.**

7 (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this
8 Chapter

9 (2) Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
10 Chapter

11 (3) Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
12 Chapter

13 ~~(2)~~ (4) Railroad right-of-way, not including storage tracks, yards, or buildings

14 ~~(3)~~ (5) Signs as provided for in ARTICLE VI of this Chapter.

15 (6) Urban Farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
16 Chapter

17 (7) Urban Garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
18 Chapter

19 (Ord. No. 11-05, §1, 5-28-05)

20 **DIVISION 3. B2 LOCAL BUSINESS AND RESIDENTIAL DISTRICT**

21 **Sec. 61-9-38. By-right other uses.**

1 (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this
2 Chapter.

3 ~~(2) Farmers' market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this~~
4 ~~Chapter~~

5 ~~(3) Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~
6 ~~Chapter~~

7 ~~(4) Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~
8 ~~Chapter~~

9 ~~(5) Railroad right-of-way, not including storage tracks, yards, or buildings~~

10 ~~(6) Signs as provided for in ARTICLE VI of this Chapter.~~

11 ~~(7) Urban Farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~
12 ~~Chapter~~

13 ~~(8) Urban Garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~
14 ~~Chapter~~

15 (Ord. No. 11-05, §1, 5-28-05)

16 **DIVISION 4. B3 SHOPPING DISTRICT**

17 **Sec. 61-9-58. By-right other uses.**

18 (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this
19 Chapter.

20 ~~(2) Farmers' market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this~~
21 ~~Chapter~~

1 (8) Urban Farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
2 Chapter

3 (9) Urban Garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
4 Chapter

5 (Ord. No. 11-05, §1, 5-28-05)

6 **Sec. 61-9-84. Conditional other uses.**

7 (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this
8 Chapter.

9 (2) Aquaculture as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
10 Chapter

11 (3) Aquaponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
12 Chapter

13 (4) Hydroponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
14 Chapter

15 ~~(5)~~ (5) Signs as provided for in ARTICLE VI of this Chapter.

16 ~~(6)~~ (6) Telecommunications building, private

17 (Ord. No. 11-05, §1, 5-28-05)

18 **DIVISION 6. B5 MAJOR BUSINESS DISTRICT**

19 **Sec. 61-9-104. Conditional other uses.**

20 (1) Aquaculture as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
21 Chapter

22 (2) Aquaponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
23 Chapter

1 (3) Farmers’ market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this
2 Chapter

3 (4) Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
4 Chapter

5 ~~(4)~~ (5) Heliports

6 (6) Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
7 Chapter

8 (7) Hydroponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
9 Chapter

10 ~~(7)~~ (8) Signs as provided for in ARTICLE VI of this Chapter.

11 (9) Urban Farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
12 Chapter

13 (10) Urban Garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
14 Chapter

15 (Ord. No. 11-05, §1, 5-28-05)

16 **DIVISION 7. B6 GENERAL SERVICES DISTRICT**

17 **Sec. 61-9-118. By-right other uses.**

18 (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this
19 Chapter.

20 (2) Aquaculture as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
21 Chapter

22 (3) Aquaponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
23 Chapter

1 (4) Farmers' market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this
2 Chapter

3 (5) Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
4 Chapter

5 (6) Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
6 Chapter

7 (7) Hydroponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
8 Chapter

9 ~~(8)~~ (8) Railroad right-of-way, not including storage tracks, yards, or buildings

10 ~~(9)~~ (9) Signs as provided for in ARTICLE VI of this Chapter.

11 ~~(10)~~ (10) Telecommunications building, private

12 ~~(11)~~ (11) Tunnel or bridge plaza and terminal, vehicular

13 (12) Urban Farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
14 Chapter

15 (13) Urban Garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
16 Chapter

17 (Ord. No. 11-05, §1, 5-28-05; Ord. No. 34-05, §1, 12-06-05)

18 **ARTICLE X. INDUSTRIAL ZONING DISTRICTS**

19 **DIVISION 2. M1 LIMITED INDUSTRIAL DISTRICT**

20 **Sec. 61-10-18. By-right other uses.**

21 (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this
22 Chapter.

23 (2) Aquaculture as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
24 Chapter

1 (3) Aquaponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

2 Chapter

3 (4) Farmers' market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this

4 Chapter

5 (5) Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

6 Chapter

7 (6) Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

8 Chapter

9 (7) Hydroponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

10 Chapter

11 ~~(8)~~ (8) Passenger transportation terminal

12 ~~(9)~~ (9) Railroad right-of-way, not including storage tracks, yards, or buildings

13 ~~(10)~~ (10) Signs as provided for in ARTICLE VI of this Chapter.

14 ~~(11)~~ (11) Telecommunications building, private

15 (Ord. No. 11-05, §1, 5-28-05)

16 **Sec. 61-10-24. Conditional other uses.**

17 (1) Aircraft landing areas for winged aircraft

18 (2) Ferry terminal

19 (3) Signs as provided for in ARTICLE VI of this Chapter.

20 (4) Urban Farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

21 (5) Urban Garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

22 Chapter

23 (Ord. No. 11-05, §1, 5-28-05)

24 **DIVISION 3. M2 RESTRICTED INDUSTRIAL DISTRICT**

1 **Sec. 61-10-38. By-right other uses.**

2 (1) Aircraft landing areas for winged aircraft

3 (2) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this
4 Chapter.

5 ~~(3) Aquaculture as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

6 ~~(4) Aquaponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

7 ~~(5) Farmers' market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this Chapter~~

8 ~~(6) Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

9 ~~(7) Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

10 ~~(8) Hydroponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

11 ~~(9) Passenger transportation terminal~~

12 ~~(10) Railroad right-of-way, not including storage tracks, yards, or buildings~~

13 ~~(11) Signs as provided for in ARTICLE VI of this Chapter.~~

14 ~~(12) Telecommunications building, private~~

15 (Ord. No. 11-05, §1, 5-28-05)

16 **Sec. 61-10-44. Conditional other uses.**

17 (1) Ferry terminal

18 (2) Heliports

19 (3) Signs as provided for in ARTICLE VI of this Chapter.

20 ~~(4) Urban Farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

21 ~~(5) Urban Garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
22 Chapter~~

23 (Ord. No. 11-05, §1, 5-28-05)

24 **DIVISION 4. M3 GENERAL INDUSTRIAL DISTRICT**

1 **Sec. 61-10-58. By-right other uses.**

2 (1) Aircraft landing areas for winged aircraft

3 (2) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this
4 Chapter.

5 ~~(3) Aquaculture as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

6 ~~(4) Aquaponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

7 ~~(5) Farmers' market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this Chapter~~

8 ~~(6) Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

9 ~~(7) Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

10 ~~(8) Hydroponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

11 ~~(9) Marinas~~

12 ~~(10) Passenger transportation terminal~~

13 ~~(11) Railroad right-of-way, not including storage tracks, yards, or buildings~~

14 ~~(12) Signs as provided for in ARTICLE VI of this Chapter.~~

15 ~~(13) Telecommunications building, private~~

16 (Ord. No. 11-05, §1, 5-28-05)

17 **Sec. 61-10-64. Conditional other uses.**

18 (1) Boat or ship yard: construction, repair, maintenance, dry dock

19 (2) Docks, waterway shipping/freighters

20 (3) Ferry terminal

21 (4) Heliports

22 (5) Signs as provided for in ARTICLE VI of this Chapter.

23 ~~(6) Urban Farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

1 (7) Urban Garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
2 Chapter

3 (Ord. No. 11-05, §1, 5-28-05)

4 **DIVISION 5. M4 INTENSIVE INDUSTRIAL DISTRICT**

5 **Sec. 61-10-78. By-right other uses.**

6 (1) Adult use/sexually oriented business, as provided in Sec. 61-3-344 of this Code

7 (2) Aircraft landing areas for winged aircraft

8 (3) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this
9 Chapter.

10 (4) Aquaculture as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

11 (5) Aquaponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

12 ~~(4)~~ (6) Boat or ship yard, construction, repair, maintenance, dry dock

13 ~~(5)~~ (7) Boat terminal, passenger

14 ~~(6)~~ (8) Docks, waterway shipping/freighters

15 (9) Farmers' market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this Chapter

16 (10) Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
17 Chapter

18 (11) Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

19 (12) Hydroponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
20 Chapter

21 ~~(7)~~ (13) Marinas

22 ~~(8)~~ (14) Passenger transportation terminal

23 ~~(9)~~ (15) Railroad right-of-way, not including storage tracks, yards, or buildings

24 ~~(10)~~ (16) Signs as provided for in ARTICLE VI of this Chapter.

1 ~~(14)~~ (17) Telecommunications building, private

2 (Ord. No. 11-05, §1, 5-28-05; Ord. No. 01-10, §1, 04-01-10)

3 **Sec. 61-10-84. Conditional other uses.**

4 (1) Ferry terminal

5 (2) Heliports

6 (3) Signs as provided for in ARTICLE VI of this Chapter

7 ~~(4) Urban Farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

8 ~~(5) Urban Garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~

9 Chapter

10 (Ord. No. 11-05, §1, 5-28-05)

11 **DIVISION 6. M5 SPECIAL INDUSTRIAL DISTRICT**

12 **Sec. 61-10-98. By-right other uses.**

13 (1) Adult use/sexually oriented business, as provided in Sec. 61-3-344 of this Code

14 (2) Aircraft landing areas for winged aircraft

15 (3) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this

16 Chapter.

17 ~~(4) Aquaculture as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

18 ~~(5) Aquaponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

19 ~~(4)~~ ~~(6)~~ Boat or ship yard, construction, repair, maintenance, dry dock

20 ~~(5)~~ ~~(7)~~ Boat terminal, passenger

21 ~~(6)~~ ~~(8)~~ Docks, waterway shipping/freighters

22 ~~(9)~~ Farmers' market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this Chapter

23 ~~(10)~~ Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

24 Chapter

1 most general category of land use, which are Residential, ~~Public/Civic/Institutional,~~
2 ~~Retail/Service/Commercial~~ and Local Services, ~~Manufacturing and Industrial,~~ Mixed Use,
3 Parks and Open Space and Other, proposed in the Master Plan for the area involved. Such
4 planned developments shall provide a desirable environment for the uses proposed and shall
5 not be out of harmony with their general surroundings. The regulations of the district are
6 designed to accomplish this by permitting flexibility in overall development while ensuring
7 adequate safeguards and standards for public health, safety, convenience, and general welfare
8 and, where applicable, encouraging historic preservation. Developers in both private and urban
9 renewal areas are advised to confer with the Planning and Development Department or the
10 City Planning Commission before investing large amounts of time and energy in preparing
11 plans and proposals. The review and approval procedures for developments on land zoned PD
12 are specified in ARTICLE III, DIVISION 4 of this Chapter.

13 (Ord. No. 11-05, §1, 5-28-05)

14 **DIVISION 4. PC PUBLIC CENTER DISTRICT**

15 **Sec. 61-11-74. Conditional other uses.**

16 (1) Farmers' market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this Chapter

17 ~~(2)~~ (2) Heliports

18 ~~(3)~~ (3) Signs as provided for in ARTICLE VI of this Chapter.

19 (Ord. No. 11-05, §1, 5-28-05)

20 **DIVISION 5. PCA PUBLIC CENTER ADJACENT DISTRICT**

21 **(RESTRICTED CENTRAL BUSINESS DISTRICT)**

22 **Sec. 61-11-94. Conditional other uses.**

23 (1) Farmers' market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this Chapter

1 ~~(4)~~ ~~(2)~~ Passenger transportation terminal

2 ~~(2)~~ ~~(3)~~ Signs as provided for in ARTICLE VI of this Chapter.

3 (Ord. No. 11-05, §1, 5-28-05)

4 **DIVISION 6. TM TRANSITIONAL-INDUSTRIAL DISTRICT**

5 **Sec. 61-11-108. By-right other uses.**

6 (1) Aircraft landing areas for winged aircraft

7 (2) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this
8 Chapter.

9 ~~(3)~~ Aquaculture as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

10 ~~(4)~~ Aquaponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

11 ~~(5)~~ Farmers' market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this Chapter

12 ~~(6)~~ Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

13 ~~(7)~~ Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

14 ~~(8)~~ Hydroponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

15 ~~(3)~~ ~~(9)~~ Passenger transportation terminal

16 ~~(4)~~ (10) Railroad right-of-way, not including storage tracks, yards, or buildings

17 ~~(5)~~ (11) Signs as provided for in ARTICLE VI of this Chapter.

18 ~~(6)~~ (12) Telecommunications building, private

19 (Ord. No. 11-05, §1, 5-28-05)

20 **Sec. 61-11-114. Conditional other uses.**

21 (1) All those uses permitted by right in the TM district having one (1) acre or more of
22 lot area

23 (2) Heliports

24 ~~(3)~~ Urban Farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

1 (4) Urban Garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this
2 Chapter

3 (Ord. No. 11-05, §1, 5-28-05)

4 **DIVISION 9. SD1—SPECIAL DEVELOPMENT DISTRICT,**
5 **RESIDENTIAL/COMMERCIAL**

6 **Sec. 61-11-168. By-right other uses.**

7 (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this
8 Chapter.

9 (2) Farmers' market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this Chapter

10 ~~(2)~~ (3) Marinas

11 ~~(3)~~ (4) Signs as provided for in ARTICLE VI of this Chapter.

12 (Ord. No. 11-05, §1, 5-28-05)

13 **Sec. 61-11-174. Conditional other uses.**

14 (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this
15 Chapter.

16 (2) Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

17 (3) Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

18 ~~(2)~~ (4) Signs as provided for in ARTICLE VI of this Chapter.

19 (5) Urban Farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

20 (6) Urban Garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

21 Chapter

22 (Ord. No. 11-05, §1, 5-28-05)

23 **DIVISION 10. SD2—SPECIAL DEVELOPMENT DISTRICT,**
24 **COMMERCIAL/RESIDENTIAL**

1 **Sec. 61-11-188. By-right other uses.**

2 (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this
3 Chapter.

4 ~~(2) Farmers’ market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this Chapter~~

5 ~~(2) (3) Signs as provided for in ARTICLE VI of this Chapter.~~

6 (Ord. No. 11-05, §1, 5-28-05)

7 **Sec. 61-11-194. Conditional other uses.**

8 ~~(1) Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

9 ~~(4) (2) Heliports~~

10 ~~(3) Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

11 ~~(2) (4) Passenger transportation terminal~~

12 ~~(3) (5) Signs as provided for in ARTICLE VI of this Chapter.~~

13 ~~(6) Urban Farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

14 ~~(7) Urban Garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~

15 ~~Chapter~~

16 (Ord. No. 11-05, §1, 5-28-05)

17 **DIVISION 11. SD3—SPECIAL DEVELOPMENT DISTRICT,**

18 **TECHNOLOGY AND RESEARCH**

19 **Sec. 61-11-204. Conditional uses.**

20 ~~(1) None Aquaculture as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~
21 ~~Chapter~~

22 ~~(2) Aquaponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

23 ~~(3) Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

24 ~~(4) Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

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Use Category	Specific Land Use	Residential						Business						Industrial					Special and Overlay										Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)			
		R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C A	T M	P R	W 1	S D 1	S D 2	S D 3		S D 4	S D 5	
	<u>Hydroponics</u>										<u>C</u>	<u>C</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>L</u>				<u>R</u>							<u>C</u>	<u>C</u>		
	<u>Urban farm</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>R</u>	<u>C</u>	<u>R</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>L</u>				<u>C</u>			<u>C</u>	<u>C</u>	<u>C</u>											
	<u>Urban Garden</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>C</u>	<u>R</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>L</u>				<u>C</u>			<u>C</u>	<u>C</u>						

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DIVISION 3. SPECIFIC USE STANDARDS

Secs. ~~61-12-322–61-12-340~~ 61-12-325. Reserved.

Subdivision H. Other Uses—~~Miscellaneous~~ Urban agriculture

Sec. 61-12-326. Farm products and uses; prohibited.

The following farm products shall be prohibited from being produced on an urban garden or urban farm:

- (1) Farm animals, as described in Chapter 6 of the Detroit City Code;
- (2) Prohibited tree species (Sec. 61-14-204) and any other plants deemed injurious or invasive by the Forestry Division of the General Services Department;
- (3) Oats, wheat, and rye, (in order to prevent rodents) except when used as a winter cover crop and not grown to full maturity.

Sec. 61-12-327. Sale of farm products.

Sale of farm products grown or produced at urban gardens and urban farms is allowed as an accessory use at a farm stand located on the property of the urban garden or urban farm from which the farm product is grown or produced as defined in Sec. 61-16-81. Sale of farm products grown or produced at urban gardens and urban farms is also allowed at farmers’ markets as defined in Sec. 61-16-81 and subject to the provisions of Sec. 61-12-77, or directly to public or private entities, retail or wholesale.

Sec. 61-12-328. Trash storage.

Trash containers shall be located to the rear of the property unless the Department of Public Works determines that another location creates less impact on the adjacent properties.

1 **Sec. 61-12-329. Setback and height requirements.**

2 Garden-, farm-, and other agriculture-related buildings and structures must comply
3 with the accessory structure setback and height requirements in ARTICLE XIII.
4 Division 1 of this Chapter, with the exception of rear yard requirements. Crop areas
5 must be set back at least five (5) feet from all property lines. The required setback must
6 be covered with ground plants, which may include grasses (including native species and
7 ornamental grasses).

8 **Sec. 61-12-330. Lighting.**

9 Lighting, if provided, shall be shielded so that all directly emitted light falls within
10 the property.

11 **Sec. 61-12-331. Signage.**

12 All signs are subject to ARTICLE VI of this Chapter.

13 **Sec. 61-12-332. Notice to abutting property owners and/or occupants.**

14 All urban gardens permitted on a conditional use basis and all urban farms shall
15 provide each abutting property owner or occupant, and/or the first nearest property
16 owner or occupant of an occupied dwelling or business, written notice of the garden or
17 farm owner's or owner's agent's name, address, and telephone number for the urban
18 garden or urban farm, no less than thirty (30) days prior to the start of any agricultural
19 development or site preparation. The notice shall include a description of the planned
20 agricultural use.

21 **Sec. 61-12-333. Property maintenance.**

- 22 (a) The property shall be maintained free of high grass (with the exception of
23 purposely cultivated native species, which shall be allowed), weeds or

1 ending at 8:00 P.M. Equipment, such as fans, necessary for the operation of
2 greenhouses is exempted from this provision.

3 **Sec. 61-12-337. Restroom facilities.**

4 If temporary restroom facilities are provided on site, they shall be screened on at
5 least three (3) sides from public view by an opaque impact-resistant fence of sufficient
6 height to screen the facility.

7 **Sec. 61-12-338. Compost piles.**

8 Compost piles, as defined in Sec. 61-16-53 of this Code, must be located as close as
9 is practicable to the rear crop setback (five [5] feet from the property line) and at least
10 twenty (20) feet from the nearest principal residential structure.

11 **Sec. 61-12-339. Compliance with other regulations.**

12 Agricultural operations shall comply with all applicable local, state, and federal
13 regulations.

14 **Sec. 61-12-340. Reserved.**

15 **Subdivision I. Other Uses—Miscellaneous.**

16 **[Sec. 61-12-341 and Sec. 61-12-342]**

17 **Secs. 61-12-343–61-12-350. Reserved.**

18 **DIVISION 5. ACCESSORY USES AND STRUCTURES**

19 **Subdivision C. Specific Accessory Use Standards.**

20 **Sec. 61-12-411. Farmers' markets.**

1 Farmers' markets shall be permitted as an accessory use where located on the same
2 zoning lot as religious institutions, schools, outdoor recreation facilities, and non-profit
3 neighborhood centers.

4 **Sec. 61-12-412. Urban Garden.**

5 Only the following accessory uses and structures shall be permitted on an urban
6 garden. All accessory structures shall be subject to the provisions of ARTICLE XII.
7 Division 5, and also require a building permit where applicable.

- 8 (1) Greenhouse;
- 9 (2) Farm Stand
- 10 (3) Hoophouse or high tunnel, and similar structures used to extend the growing
11 season;
- 12 (4) Signs; subject to the provisions in ARTICLE VI;
- 13 (5) Benches, bike racks, raised/accessible planting beds, compost bins, picnic tables,
14 garden art, rainwater catchment system;
- 15 (6) Tool sheds and shade pavilions;
- 16 (7) Garages.

17 **Sec. 61-12-413. Urban Farm.**

18 Only the following accessory uses and structures shall be permitted on an urban
19 farm. All accessory structures shall be subject to the provisions of ARTICLE XII.
20 Division 5, and also require a building permit where applicable.

- 21 (1) All those uses and structures permitted on an urban garden;
- 22 (2) Aquaculture;
- 23 (3) Aquaponics;

- 1 (4) Hydroponics;
- 2 (5) Barns and/or other buildings for storage;
- 3 (6) Structures for cold storage and processing.

4 **Secs. ~~61-12-411~~ 61-12-414—61-12-420. Reserved.**

5 **ARTICLE XV. NONCONFORMITIES**

6 **DIVISION 2. NONCONFORMING USES**

7 **Sec. 61-15-24. Pre-existing Agricultural Operations**

8 An agricultural operation that was present prior to the adoption of this provision and
9 does not conform to this chapter’s development standards for urban agriculture shall be
10 considered a legal non-conforming use for the purposes of scale and type of agricultural
11 use and are subject to the following provisions:

- 12 (1) Scale shall be measured by the total square footage of the agricultural operation,
13 including the square footage of structures,
- 14 (2) Type is defined by the variety of crop(s) produced,
- 15 (3) Requests for non-conforming use status will be reviewed and granted by the City
16 Planning Commission. Requests may be made by the owner of the subject
17 property, the owners’ authorized agent, or a person with a legal interest in the
18 subject property, such as a purchaser under contract. The City Planning
19 Commission will confirm the presence, scale, and type of agricultural operation
20 on the subject property before granting non-conforming use status.
- 21 (4) Legal non-conforming agricultural operations are subject to Article XV,
22 Nonconformities, of this chapter,

1 (5) Any change in scale or type will cause the non-conforming agricultural operation
2 to lose its legal non-conforming status, and

3

4 (6) Agricultural uses that are expressly prohibited elsewhere in the Detroit City Code
5 will not be given legal non-conforming status.

6 Agricultural uses that conform to this chapter's development standards for urban
7 agriculture shall be considered conforming uses and are not subject to this section.

8 **Secs. ~~61-15-24~~ 61-15-25–61-15-30. Reserved.**

9 **ARTICLE XVI. DEFINITIONS AND RULES OF**
10 **CONSTRUCTION**

11 **DIVISION 2. WORDS AND TERMS DEFINED**

Subdivision B. Letter "A"	
Sec. 61-16-33. Words and terms (An—As). (Ord. No. 11-05, §1, 5-28-05; Ord. No. 44-06, §1, 12-21-06)	
Antenna	Any system of wires, poles, rods, reflecting discs, or similar devices, together with any supporting structure, used for the reception and/or transmission of electromagnetic waves.
Antenna - Category A	Television antennas not twenty-eight (28) square feet in area or six (6) feet in dish diameter, customarily though not exclusively erected from residential use, such as microwave-receiving antennas, and dipole "rod and mast" VHF-UHF antennas, hereinafter referred to as "conventional" television antennas
Antenna - Category B	Radio antennas and antenna towers, such as amateur radio antennas for ham/shortwave operations, and fixed-station antennas for business-band radio, citizens band radio, general mobile radio service and two-way radio.
Antenna - Category C	Dish antennas, such as satellite television antennas, also known as satellite dishes, earth stations, television receive-only (TVRO) antennas, earth terminals, and earth terminal antennas; other parabolic dish antennas and parabolic reflectors exceeding six (6) feet in diameter including, but not limited to, microwave-receiving antennas and studio-to-transmitter-link (STL) antennas.
Antenna - Category D	Antenna towers and poles exceeding seventy-five (75) feet in height from established grade, customarily though not necessarily housing multiple antennas, such as radio broadcasting towers, television broadcasting towers, microwave

	antenna towers, studio-to-transmitter links, and other communications, antennas including antennas for cellular telephone systems.
Approach Surfaces	[1] Instrument approach surfaces and non-instrument approach surfaces having a runway at least five thousand (5,000) feet in length; and [2] non-instrument approach surface having a runway with a length of two thousand (2,000) feet or more up to, but not including, five thousand (5,000) feet in length. (See Sec. 61-16-112 and Sec. 61-16-142.)
<u>Aquaculture</u>	<u>The cultivation of marine or freshwater food fish, shellfish, or plants under controlled conditions.</u>
<u>Aquaponics</u>	<u>The integration of aquaculture with hydroponics, in which the waste products from fish are treated and then used to fertilize hydroponically growing plants.</u>
Arcade	A place, premises or establishment or room set aside in a retail or commercial establishment where three (3) or more coin-operated amusement devices are located, defined herein as a machine or device operated by means of the insertion of a coin, token or similar object, for the purpose of amusement or skill and for the playing of which a fee is charged. The term does not include vending machines in which are not incorporated gaming or amusement features, nor coin-operated mechanical music devices; nor mechanical motion picture devices. The definition shall not apply to coin-operated amusement devices owned or leased to establishments that are properly licensed for sale of beer or intoxicating liquor for consumption on the premises.
Arena	An enclosed structure with tiers of seats rising around a sports field, playing court or public exhibition area. Arenas are typically used for sports, entertainment and other public gathering purposes, such as athletic events, concerts, conventions, circuses and conferences.
Ash	The residue from the burning of wood, coal, coke or other combustible materials including incinerator ash and residue.
Assembly (Use Category)	Activities or structures, generally of a commercial nature that draw members of the general public to specific events or shows. Examples include the following uses: •Assembly hall •Dance hall, public •Private club •Private lodge •Rental hall
Assembly hall	An enclosed place of assembly for the exclusive use of the owners of the facility or by the members of the association or organization controlling the premises. Such facility shall not be available for rental to the general public. Assembly halls are typically accessory to private clubs and private lodges and are located in a non-residential building.
Assessed valuation (Ord. No. 44-06, §1, 12-21-06)	Assessed valuation means the assessed valuation in the records of the Assessor of the City of Detroit. With respect to exempt properties for which the assessed valuation is zero, an independent valuation from a reputable source, subject to review and acceptance by the Buildings, and Safety Engineering <u>and</u> <u>Environmental</u> Department, may be presented by the owner as the basis for determinations required by this Chapter.
Assisted Living Facility	A residential care facility designed primarily for older people who typically have no serious health problems but who may have chronic or debilitating conditions requiring assistance with daily activities. Permitted services include but are not

	limited to staff-supervised meals, housekeeping and personal care, medication supervision, and social activities. Both private and shared sleeping rooms may be provided. Facilities providing regular care under supervision of physicians are not considered assisted living facilities.
Subdivision D. Letter “C”	
Sec. 61-16-53. Words and terms (Cn-Cs)	
(Ord. No. 11-05, §1, 5-28-05)	
Coffee House	Any room, place, or building where the serving of coffee is the principal business and where tables and chairs are provided for the use of patrons to play table games and for other similar activities, but where alcoholic beverages are not provided.
Commercial Parking	See Parking, Commercial.
Commercial Vehicle	See Vehicle, Commercial.
Common Area, General	That portion of a site condominium project designed and intended for joint ownership and maintenance by the condominium association as described in the Condominium Master Deed.
Common Area, Limited	That portion of a site condominium project designed and intended for separate ownership, but outside the building setbacks for the zoning district the property is located in as described in the Master Deed.
Community Service (Use Category)	<p>Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community. Generally, they provide the service on-site or have employees at the site on a regular basis. The service is ongoing, not just for special events. Community Services or facilities that have membership provisions are open to the general public to join at any time, (for instance, any senior citizen could join a senior center). The use may provide special counseling, education, or training of a public, nonprofit or charitable nature.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> •Customs office •Fire or police station, post office, court house and similar public building •Governmental service agency •Neighborhood center, nonprofit •Substance abuse service facility <p>Private lodges, clubs and private or commercial athletic or health clubs are classified as Retail Sales and Service. Public parks and recreation are classified as Parks and Open Space.</p>
<u>Compost</u>	<u>Relatively stable decomposed organic matter for use in agricultural and other growing practices usually consisting of materials such as grass, leaves, yard waste, worms, and also including raw and uncooked kitchen food wastes, but specifically excluding bones, meat, fat, grease, oil, raw manure, and milk products.</u>
Concert café.	Any establishment, which provides food with music or entertainment, but does not provide alcoholic beverages. Concert cafés shall be regulated the same as

	"Theaters" for zoning purposes.
Condominium Act	MCL 559.101 <i>et seq.</i> , as amended.
Condominium Master Deed	The document recorded as part of a condominium subdivision to which are attached as exhibits and incorporated by reference the approved bylaws for the condominium subdivision and the condominium subdivision plan.
Condominium Project, Commercial, Office or Industrial	A plan or project consisting of not less than two (2) condominium units if established and approved in conformance with the Condominium Act, MCL 559.101 <i>et seq.</i>
Condominium Subdivision	A division of land on the basis of condominium ownership, pursuant to the Condominium Act and which is not subject to the provisions of the Land Division Act, MCL 560.191 <i>et seq.</i> , as amended. Also known as a site condominium.
Condominium Subdivision Plan	The drawings attached to the Condominium master deed for a condominium subdivision which describe the size, location, area, horizontal and vertical boundaries and volume of each condominium unit contained in the condominium subdivision, as well as the nature, location, and size of common elements.
Condominium Unit	Means that portion of a condominium project or condominium subdivision which is designed and intended for separate ownership and use, as described in the Condominium master deed, regardless of whether it is intended for residential, office, industrial, business, recreational, use as a time-share unit, or any other type of use. The owner of a condominium unit also owns a share of the common elements. The term "condominium unit" shall be equivalent to the term "lot", for purposes of determining compliance of the site condominium subdivision with the provisions of this Zoning Ordinance pertaining to minimum lot size, minimum lot width, and maximum lot coverage.
Conforming Land Uses	"Conforming land uses" mean any land use located in a zoning district where the land use is permitted either by-right or as a Conditional Use and not otherwise prohibited in that district.
Conical Surface	A surface sloping upward and outward to an altitude of one hundred fifty (150) feet above the established heliport elevation at a slope ratio of one to eight beginning at the heliport elevation on the perimeter of a circle of two hundred (200) feet radius centered on each heliport.
Construction Refuse	Waste from building construction, alteration, demolition or repair, and dirt from excavations.
Controlled Uses	Any or the following: [1] Arcades; [2] Specially designated merchant's (SDM) establishments and/or specially designated distributor's (SDD) establishments and [3] pool or billiard halls.
Convalescent, Nursing, or Rest Home	Establishments primarily engaged in the providing in-patient nursing care, other than a private home, where seven (7) or more older adults or disabled persons receives on-going care and supervision. Same as "convalescent home" or "rest home." These are facilities that provide a full range of 24-hour direct medical, nursing, and other health services by registered nurses, licensed practical nurses, and nurses aides prescribed by a resident's physician. They are designed for older adults or disabled persons who need health care supervision, but not hospitalization. Emphasis is on nursing care, but restorative therapies may be provided. Specialized nursing services such as intravenous feeds or medication, tube feeding, injected medication, daily wound care, rehabilitation services, and monitoring of unstable conditions may also be provided.
Council	The word, "Council," means the City Council of the City of Detroit.

Subdivision G. Letter “F”

Sec. 61-16-81. Words and terms (Fa-Fg)

(Ord. No. 11-05, §1, 5-28-05) (Ord. No. 34-05, §1, 12-06-05)

Family	<p>[1] One person, or a group of two (2) or more persons living together, and interrelated by bonds of consanguinity, marriage, legal adoption, or guardianship, and occupying the whole or part of a dwelling as a separate housekeeping unit with a common and a single set of culinary facilities. The persons thus constituting a family may also include domestic servants employed solely on the premises. It may also include not more than four (4) foster children provided that the home is licensed as a foster home by the State of Michigan. [2] Two persons, interrelated by bonds of consanguinity, marriage, legal adoption, or guardianship, and one person not so interrelated, occupying the whole or part of a dwelling as a separate housekeeping unit with a common and a single set of culinary facilities. [3] Two persons not interrelated by bonds of consanguinity, marriage, legal adoption, or guardianship, provided that such group lives together and occupies a dwelling as a single housekeeping unit with a single set of culinary facilities, and provided that both members of the group have full access to all portions of the dwelling.</p> <p>A dwelling occupied under the provisions of this definition shall not be operated as a rooming house or an adult foster care home or child caring institution. [See also “functional family”]</p>
Family Day Care Home (Ord. No. 34-05, §1, 12-06-05)	<p>A licensed day care center as an accessory use in a residential dwelling unit where at least one (1) but fewer than seven (7) minor children are received for care and supervision for periods of less than twenty-four (24) hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Family Day Care Home includes a home that gives care to an unrelated minor child for more than four (4) weeks during a calendar year. For the purpose of this definition, “Private Home” means a private residence where the licensee or registrant permanently resides as a member of the household, which residency shall not be contingent upon caring for children. Notwithstanding its status as an accessory use, a family day care home requires a permit. A family day care home may not operate unless also licensed by the Michigan Department of Human Services.</p>
Family, Functional	<p>A group of persons that does not otherwise meet the definition of “family,” living in a dwelling unit as a single housekeeping unit and intended to live together as a group for the indefinite future. This definition shall not include any club, fraternity, hotel, motel, rooming house or any other group of persons whose association is temporary or commercial in nature. (See Sec. 61-12-117 for specific use regulations that may apply to dwelling units occupied by a functional family.)</p>
<u>Farmers’ market</u>	<p><u>A pre-designed non-municipally owned or operated area, with or without temporary structures, where vendors and individuals who have raised the vegetables or produce or have taken the same on consignment for retail sale, sell vegetables or produce, flowers, orchard products, locally-produced packaged food products and/or animal agricultural products.</u></p>

Farm Stand	A temporary structure, accessory to an urban garden or urban farm for the display and sale of vegetables or produce, flowers, orchard products, locally-produced packaged food products and similar non-animal products grown or produced on the general property of the urban garden or urban farm upon which the stand is located.
Subdivision H. Letter “G”	
Sec. 61-16-92. Words and terms (Gn-Gz). (Ord. No. 11-05, §1, 5-28-05; Ord. No. 01-10, §1, 04-01-10)	
Governmental Service Agency	A facility, generally operated by an agency of the government, that provides assistance, benefits, licenses, or advisory services to members of the public. These services may include counseling, legal aid, vocational rehabilitation, aid to the handicapped, welfare, or other social services.
Grade, Established	For purposes of regulating and determining the height or bulk of a building or structure, the term “established grade” shall mean the elevation of the sidewalk grade as fixed by the City. In those cases where no sidewalk exists or when the natural level of the ground is higher or lower than the grade established by the City Engineer, the average natural level of the ground shall be taken as the established grade.
Grade, Existing or Natural	The vertical elevation of the existing ground surface prior to excavation or filling.
Grade plane	A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six (6) feet from the building, between the building and a point six (6) feet from the building.
Greenhouse	A building or structure whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of plants for personal use and/or for subsequent sale. A greenhouse may or may not be a permanent structure.
Gross Floor Area	The sum of the gross horizontal floor areas including: Areas occupied by fixtures and equipment for display or sale of merchandise, and mezzanines and other partial floor areas. Such area shall be measured from the exterior faces of exterior walls or from the centerline of walls separating two buildings or structures, excluding stairwells at each floor, elevator shafts at each floor, floors or parts of floors devoted exclusively to vehicular parking or loading, and all floors below the first or ground floor, except when used for or intended to be used for service by customers, patrons, clients, patients, or tenants.
Group “A” Cabaret.	An establishment open to the public which sells or serves alcoholic beverages for consumption on the premises with or without food, and either allows dancing with or without live entertainment, or provides three (3) or more live entertainers at one (1) time with or without dancing.

Group "B" Cabaret.	An establishment which sells or serves alcoholic beverages for consumption on the premises with or without food, and is a club, as define within Section 107 of the Michigan Liquor Control Act, being MCL 436.1107(3), which is licensed by the Michigan Liquor Control Commission.
Group "C" Cabaret.	An establishment open to the public which sells or serves alcoholic beverages for consumption on the premises with or without food, provides only one (1) or two (2) entertainers at one time, and does not allow dancing.
(Repealed) (Ord. No. 01-10, §1, 04-01-10)	
(Repealed) (Ord. No. 01-10, §1, 04-01-10)	
Group Day Care Home (Ord. No. 34-05, §1, 12-06-05)	An accessory use to a private home, licensed by the Michigan Department of Human Services, where more than six (6) but not more than twelve (12) minor children are given care and supervision for periods of less than twenty-four (24) hours a day unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Group day care home includes a home that gives care to an unrelated minor child for more than four (4) weeks during a calendar year. Notwithstanding its status as an accessory use, a group day care home requires a permit.
Group Living (Use Category)	Residential occupancy of a dwelling unit by a group of people who do not meet the definition of Household Living. The size of the group may be larger than the average size of a family. Tenancy is arranged on a monthly or longer basis. Uses where tenancy may be arranged for a shorter period are not considered residential. They are considered to be a form of transient lodging (see the Retail Sales and Service and Community Service categories). Generally, Group Living structures have a common eating area for residents. The residents may receive care, training, or treatment, as long as the care givers also reside at the site. Examples include the following uses: <ul style="list-style-type: none"> •Adult foster care facility •Assisted living facility •Convalescent, nursing, or rest home •Emergency shelter •Fraternity or sorority house •Residential substance abuse service facility •Rooming house •Shelter for victims of domestic violence Lodging where tenancy may be arranged for periods of less than thirty (30) days is to be considered a hotel or motel use and classified in the Retail Sales and Service category. Lodging where the residents meet the definition of a "family" and where tenancy is arranged on a month-to-month basis, or for a longer period is classified as Household Living. Facilities for people who are under judicial detainment and under the supervision of sworn officers are included in the Detention Facilities category.
Subdivision I. Letter "H"	
Sec. 61-16-103. Words and terms (Hn-Hz). (Ord. No. 11-05, §1, 5-28-05)	
Home Occupation	A business, profession, occupation or trade, conducted within a dwelling unit by a resident of the dwelling unit. Such occupation is incidental and subordinate to use of the dwelling for residential purposes.
Hoophouse or High Tunnel	An unheated structure whose roof and sides are made largely of transparent or

	<u>translucent material (not glass) for the purpose of the cultivation of plants for personal use and/or for subsequent sale.</u>
Horizontal Surface "A"	A circular plane, one hundred fifty (150) feet above the established airport elevation and having a radius of fifteen thousand (15,000) feet from the airport reference point.
Horizontal Surface "B"	A nearly rectangular plane, two hundred (200) feet above ground level, and longitudinally centered on the extended centerline of the major north-south runway at Detroit City Airport. Said plane begins at the periphery of horizontal surface "A", extends in both northerly and southerly directions to the City limits, and is four miles wide, <i>i.e.</i> , two miles on either side of the extended runway centerline.
Hospice	Facilities providing in-patient care for individuals suffering from a terminal illness.
Hospital (Use Category)	Uses providing medical or surgical care to patients and offering overnight care. Examples include medical centers, hospitals, and hospices. Uses that provide exclusive care and planned treatment or training for psychiatric, alcohol, or drug problems, where patients are residents of the program, are classified in the Group Living category. Medical clinics or offices that provide care where patients are generally not kept overnight are classified as Offices.
Hotel	A building, or part of a building, or a group of buildings, on a single zoning lot, designed for or primarily occupied by transients: that contains more than ten (10) rooming or dwelling units, and where fewer than twenty-five percent (25%) of said units are independently accessible from the outside without the necessity of passing through the main lobby of the building. The term includes any such building or building group that is designated by the operator as a motor lodge, motor inn, or any other title intended for identification as providing lodging for compensation, and that is with or without a general kitchen and public dining room for the use of the occupants. Hotels are subject to licensing by the Business License Center, subject to the provisions of Chapter 44 of this Code.
House Trailer	Same as Trailer Coach. See "Recreational Vehicle" (See Sec. 61-16-161.)
Household Living (Use Category)	Residential occupancy of a dwelling unit by a "family." Tenancy is arranged on a month-to-month or longer basis. Uses where tenancy may be arranged for a shorter period are not considered residential. Examples include the following uses: <ul style="list-style-type: none"> •Loft •Mobile home park •Multiple-family dwelling •Residential use combined in structures with permitted commercial uses •Single-room-occupancy housing (SRO), nonprofit •Single-family detached dwelling •Single- or two-family dwelling combined in structures with permitted commercial uses •Town houses •Two-family dwelling Lodging in a dwelling unit or where less than two-thirds (2/3) of the units are rented on a monthly or longer basis is considered a hotel, motel, public lodging house or rooming/boarding house use.
<u>Hydroponics</u>	<u>A method of growing plants without soil, using mineral nutrient solutions or</u>

	water, or in an inert medium such as perlite, gravel, or mineral wool.
Subdivision M. Letters “N” Through “O”	
Sec. 61-16-142. Words and terms (Nn-Nz).	
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 01-10, §1, 04-01-10)	
Non-instrument Approach Surface Having a Runway with a Length of two thousand (2,000) Feet or More up To, but Not Including, five thousand (5,000) Feet in Length	A plane longitudinally centered on the extended runway centerline beginning at each end of the runway and extending five hundred (500) feet outward at the elevation of the approach end of the runway and then sloping upward at a slope ratio of one (1) to forty (40) to an altitude of one hundred fifty (150) feet above the established airport elevation. The non-instrument approach area surface is five hundred (500) feet wide for the first five hundred (500) feet and then expands uniformly to a width of 2,600 feet at a distance of six thousand five hundred (6,500) feet from the end of the runway.
Nonconforming Lots	Lots or land parcels that were legally created but which no longer comply with the minimum area or width standards of the underlying zoning district (See ARTICLE XIII).
Nonconforming Structure	Structures that were legally established but which no longer comply with the Intensity and Dimensional Standards in ARTICLE XIII of this Chapter.
Nonconforming Use	Uses that were legally established but which do not appear in, or are specifically excluded from, the listings of uses permitted by right or conditionally in the zoning district where they are located. Also, uses that were legally established but were subsequently prohibited through the provisions of an overlay area as indicated in Article XI, DIVISION 14 of this Chapter shall be considered nonconforming uses
Nonconformity	A “nonconforming use,” nonconforming structure,” or “nonconforming lot.”
Non-profit	See “Not-for-Profit”
Non-Profit Neighborhood Center	See “Neighborhood Center (Non-Profit)”
Not-For-Profit	An organization recognized by the United States Internal Revenue Service as holding a non-profit tax-exempt status.
Nudity (Ord. No. 01-10, §1, 04-01-10)	The showing of the human male or female genitals, pubic area, vulva, anus, or anal area with less than a fully opaque covering.
<u>Nursery</u>	<u>Land used to raise flowers, shrubs and plants for sale.</u>
Nursing Home	See “Convalescent, Nursing or Rest Home.”
Sec. 61-16-143. Words and terms (Oa-Os).	
Office (Use Category)	Uses characterized by activities conducted in an office setting and generally focusing on business, government/public, professional, or health care, services. Examples include the following uses: •Massage therapy clinic •Medical, dental or physical therapy clinic

	<ul style="list-style-type: none"> •Office, business or professional •Plasma donation center •Radio or television station •Recording studio or photo studio or video studio, no assembly hall <p>Offices that are part of and located with a principal use in another category are considered accessory to the firm's primary activity. Headquarters offices, when in conjunction with, or adjacent to, a principal use in another category, are considered part of the other category.</p>
(Ord. No. 34-05, §1, 12-06-05)	
Open Space	An area on a zoning lot not covered by a principal or accessory building.
Orchard	<p>The establishment, care, and harvesting of a group of fruit or nut bearing trees.</p> <p>The products of an orchard may or may not be for commercial purposes. An orchard as a principal use is considered an urban farm.</p>
Ordinance No. 390-G	The Official Zoning Ordinance of the City of Detroit, adopted December 22, 1968, which this Chapter replaces.
Subdivision O. Letters "Q" Through "R"	
Sec. 61-16-161. Words and terms (Qa-Qz and Ra-Rec).	
(Ord. No. 11-05, §1, 5-28-05)	
Race track, motor vehicle	An unenclosed facility, having a permanent track or course or oval for the racing of motor vehicles. The term, "motor vehicle race track," does not include go-cart tracks.
Radial measurement	<p>Radial measurement between two points is a straight line connecting two points, drawn irrespective of intervening property lines, rights-of-way or natural or built environment.</p> <p>When notification is required to be given within a three hundred (300) foot radius of a rectangular zoning lot, for example, all points three hundred (300) feet distant from the lot lines are connected to create an oval-like shape. Similarly when a land use is prohibited within a specified distance from a given point all points at the specified distance are connected to create an oval-like shape, as illustrated in Figure 61-12-87.</p>
Railroad Facility (Use Category)	<p>Facilities owned or operated by railroad companies or rail companies.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> •Railroad right-of-way, not including storage tracks, yards, or buildings
Rainwater Catchment System	A method of catching rainwater runoff from the roof of a structure into rain gutters that channel into a rain barrel, drum, or cistern.
Reception Window	That area within the direct line between a land-based antenna and an orbiting satellite; that area within the direct line between a microwave-receiving antenna and a terrestrial transmitter.
Recreation, Indoor Commercial	Indoor commercial uses such as bowling centers, basketball courts, archery ranges, golf domes and ranges, tennis facilities, ice/roller skating rinks, laser tag facilities, paint ball facilities, and the like. Although part of the use category, indoor recreation and entertainment, indoor firearms target practice ranges shall

	not be regulated as the land use known as indoor commercial recreation.
Recreation and Entertainment, Indoor (Use Category)	<p>Commercial uses that provide continuous recreation or entertainment-oriented activities in an enclosed setting. Such uses are distinguished from “assembly” uses by the fact that they are operated on a continuous basis, rather than for specific events.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> •Arcade •Cabaret •Casinos •Casino complex •Commercial recreation (Indoor) •Firearms target practice range, indoor •Health club •Pool or billiard hall •Theater and concert café, excluding drive-in theaters
Recreation and Entertainment, Outdoor (Use Category)	<p>Large, generally commercial uses that provide continuous recreation or entertainment-oriented activities. They primarily take place outdoors. They may take place in a number of structures that are arranged together in an outdoor setting.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> •Amusement park •Baseball/softball/soccer or other athletic complexes that include outdoor lighting of playing or activity areas •Drive-in theater •Go-cart track •Golf course, miniature •Rebound tumbling center •Golf driving range <p>Golf courses are classified as Parks and Open Space. Uses that draw large numbers of people to periodic events, rather than on a continuous basis, are classified as Major Entertainment Events (See “Auditorium or Stadium” use category).</p>
Recreational Equipment	Items such as boats, snowmobiles, off-road vehicles, dune buggies, jet skis, or other similar items.
Recreational Space Ratio	The total recreational space on a zoning lot divided by the gross floor area of all structures on the zoning lot. (See <i>also</i> Sec. 61-13-159.)
Recreational Vehicle	<p>Includes motor homes, pickup campers, and trailer coaches.</p> <p>Motor home means a motor vehicle constructed or altered to provide living quarters, including permanently installed cooking and sleeping facilities, and is used for recreation, camping, or other noncommercial use.</p> <p>Pickup camper means a nonself-propelled recreational vehicle, without wheels for road use, that is designed to rest all of its weight upon, and be attached to, a motor vehicle, and is primarily intended for use as temporary living quarters in connection with recreational, camping, or travel purposes. A pickup camper does not include truck covers or caps consisting of walls and a roof but that do not have floors and facilities for using the camper as a dwelling.</p> <p>Trailer coach means every vehicle primarily designed and used as temporary living quarters for recreational, camping, or travel purposes and drawn by another vehicle.</p>

Recycling center	<p>A lot or parcel of land, with or without buildings, upon which wastes are recovered in a process designed to provide an acceptable reuse of all or part of the waste. This use includes, but is not limited to, facilities for processing or recycling metal, wire, concrete, roofing materials, drywall, asphalt, siding, insulation, wood, demolition debris, paper, and glass.</p> <p>A recycling center does not include storage containers or processing activity located on the premises of a residential, commercial, or manufacturing use that are used solely for the recycling of material generated by that property, business or manufacturer.</p>
Subdivision Q. Letter “T”	
Sec. 61-16-182. Words and terms (Tn-Tz). (Ord. No. 11-05, §1, 5-28-05; Ord. No. 20-05, §1, 5-29-05; Ord. No. 04-12, §1, 3-30-12)	
Towing Service Storage Yard (Ord. No. 04-12, §1, 3-30-12)	<p>Any private storage lot or yard of a towing enterprise where inoperable or distressed motor vehicles are temporarily held for retrieval or redemption by their owner, whether such enterprise is a contractor for a Police Department precinct or not. Such storage yards shall not function as a junkyard; no stripping or dismantling or outdoor storage of parts is permitted; no sale of used auto parts is permitted; no stacking of vehicles is permitted. Towing service storage yards shall be considered a principal use of the land except when same vehicles are awaiting repairs or service at a facility located on the same zoning lot, in which case they operate as an accessory use of the land.</p> <p>Any land use previously classified as a “Police Department authorized abandoned vehicle storage yard” shall now be considered a “Towing service storage yard” without need for issuance of any additional permit or change of use.</p>
Town house	<p>One of three or more attached single-family dwelling units, each having its own entrance, and each extending from the basement to the roof and having no side yards except end units which have one (1) side yard.</p>
Toxic Substance Disposal Facility (Ord. No. 20-05, §1, 5-29-05)	<p>A facility that disposes of, destroys, or incinerates “PCB,” or “PBB” substances, as defined in the Toxic Substances Control Act (TSCA) and applicable Michigan law.</p>
Trade Services, General	<p>Offices or shops for plumbing, electrical, heating or air conditioning, furniture repair or upholstery, cabinet making, carpenter’s shops, furniture and/or carpet and/or rug cleaning establishments, and similar uses.</p>
Traditional Main Street Overlay Area (Ord. No. 20-05, §1, 5-29-05)	<p>An area, designated by ordinance, as being or having the potential to be, a high quality, pedestrian-scale, walkable area with a traditional urban atmosphere.</p>
Transfer station	<p>An intermediate destination for nonhazardous solid waste materials where refuse awaiting transportation to a disposal site is transferred from one type of vehicle to another. May include the separation of different types of waste and aggregation of smaller shipments with larger ones, and compaction to reduce the bulk of the waste.”</p>
Trailer	<p>Every vehicle, without motive power, other than a pole-trailer, which is designed for carrying property or persons and for being drawn by a motor vehicle, and is so constructed that no part of its weight rests upon the towing vehicle.</p>
Transitional housing	<p>Transitional housing typically refers to rental housing for persons whose most recent address has been a homeless shelter and who anticipate finding a</p>

	<p>permanent residence after leaving the transitional housing facility and after accumulating funds for a rental security deposit. Unlike residents of emergency shelters who may move after thirty days, transitional housing residents may spend many months before relocating.</p> <p>Transitional housing may differ from typical apartment house living insofar as the residents may be expected or may be able to avail themselves of counseling or life skills training or job training on the premises.</p> <p>When transitional housing offers space for three or more families and provides separate housekeeping and cooking facilities for each, it should be regulated as any other multiple-family dwelling.</p> <p>However, when residents are not free to come and go because the program is part of a correctional program, the facility should be regulated as a pre-release adjustment center.</p> <p>When residents require supervision, assistance, protection or personal care, the facility should be regulated as an adult foster care facility.</p> <p>When the facility offers congregate style temporary lodging primarily to the homeless, it should be regulated as an emergency shelter.</p> <p>When the facility offers sleeping quarters in the form of cots or beds in the same room, it should be regulated as a public lodging house.</p> <p>When the transitional housing facility includes a residential substance abuse treatment program, it shall be regulated as a "residential substance abuse service facility."</p> <p>When the facility provides sleeping accommodations in ten or fewer rooms or dwelling units that lack separate housekeeping and cooking facilities in each unit, it should be regulated as a rooming house.</p>
Transitional Surfaces	<p>Transitional surfaces exist adjacent to each runway as indicated on the Flight Obstruction Area Map on file at the Buildings, and Safety Engineering <u>and</u> <u>Environmental</u> Department. These surfaces begin at the centerline of the runways and extend outward, at the elevation of the runway, for five hundred (500) feet in the case of instrument runways, and for two hundred fifty (250) feet in the case of non-instrument runways, and then slope upward and outward one foot vertically for each seven (7) feet horizontally to the point where they intersect horizontal surface "A". Further, transitional surfaces exist adjacent to all approach surfaces and extend the entire length of the approach surfaces, beginning at the edges and extending upward and outward at the same one to seven slope ratio to the point where they intersect horizontal surface "A".</p>
Tree	<p>A large woody plant having one or several self supporting stems or trunks and numerous branches. May be classified as deciduous or evergreen.</p>
Tree Farm	<p>Any parcel of land used to raise or harvest trees for wood products or Christmas trees, where forest products are sold on-site or transported to market. An tree farm as a principal use is considered an urban farm.</p>
Two-family Dwelling	<p>A structure, located on one lot, containing two (2) dwelling units, each of which is designed for or occupied by one (1) family only, with separate housekeeping and cooking facilities for each.</p>
Tunnel plaza and terminal, vehicular	<p>That property immediately contiguous to a vehicular tunnel where motor vehicles enter and exit the tunnel. Certain uses and activities, if oriented and available exclusively to tunnel traffic, shall be considered incidental and accessory to the</p>

	vehicular bridge plaza and terminal: toll booths, inspection and weigh stations, customs and immigration facilities, duty-free retail stores, motor vehicle filling stations, and uses similar to the preceding. Advertising signs that are visible to traffic outside the plaza and terminal property shall not be considered as incidental and accessory.
Subdivision R. Letter “U”	
Sec. 61-16-191. Words and terms (Ua-Us). (Ord. No. 11-05, §1, 5-28-05)	
Underground Storage Tank	A tank or combination of tanks, including underground pipes connected to the tank or tanks, which is, was, or may have been used to contain hazardous substances, and the volume of which, including the volume of the underground pipes connected to the tank or tanks, is ten percent (10%) or more beneath the surface of the ground.
Urban Farm	<u>A zoning lot, as defined in this article, over one acre, used to grow and harvest food crops and/or non-food crops for personal or group use. An orchard or tree farm that is a principal use is considered an urban farm. An urban farm may be divided into plots for cultivation by one or more individuals and/or groups or may be cultivated by individuals and/or groups collectively. The products of an urban farm may or may not be for commercial purposes.</u>
Urban Garden	<u>A zoning lot as defined in this article, up to one acre of land, used to grow and harvest food or non-food crops for personal or group use. The products of an urban garden may or may not be for commercial purposes.</u>
Use	The purpose or activity for which land, or any structure thereon, is designed, arranged, or intended, or for which it is occupied or maintained.
Use, Accessory	See “Accessory Use”
Use, Principal	See “Principal Use”
Used auto parts sales	An auto parts sales facility shall be deemed a “Used auto parts sales” facility, and not a retail store, when used auto parts comprise more than ten percent (10%) of the facility’s inventory.

1 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are
2 repealed.

3 **Section 3.** This ordinance is declared necessary for the preservation of the public
4 peace, health, safety, and welfare of the people of the City of Detroit.

1 **Section 4.** This ordinance shall become effective on the eighth (8th) day after
2 publication in accordance with MCL 125.3401(6) and Section 4-118, paragraph 3., of the
3 2012 Detroit City Charter.

Approved as to Form Only:

Krystal A. Crittendon
Corporation Counsel