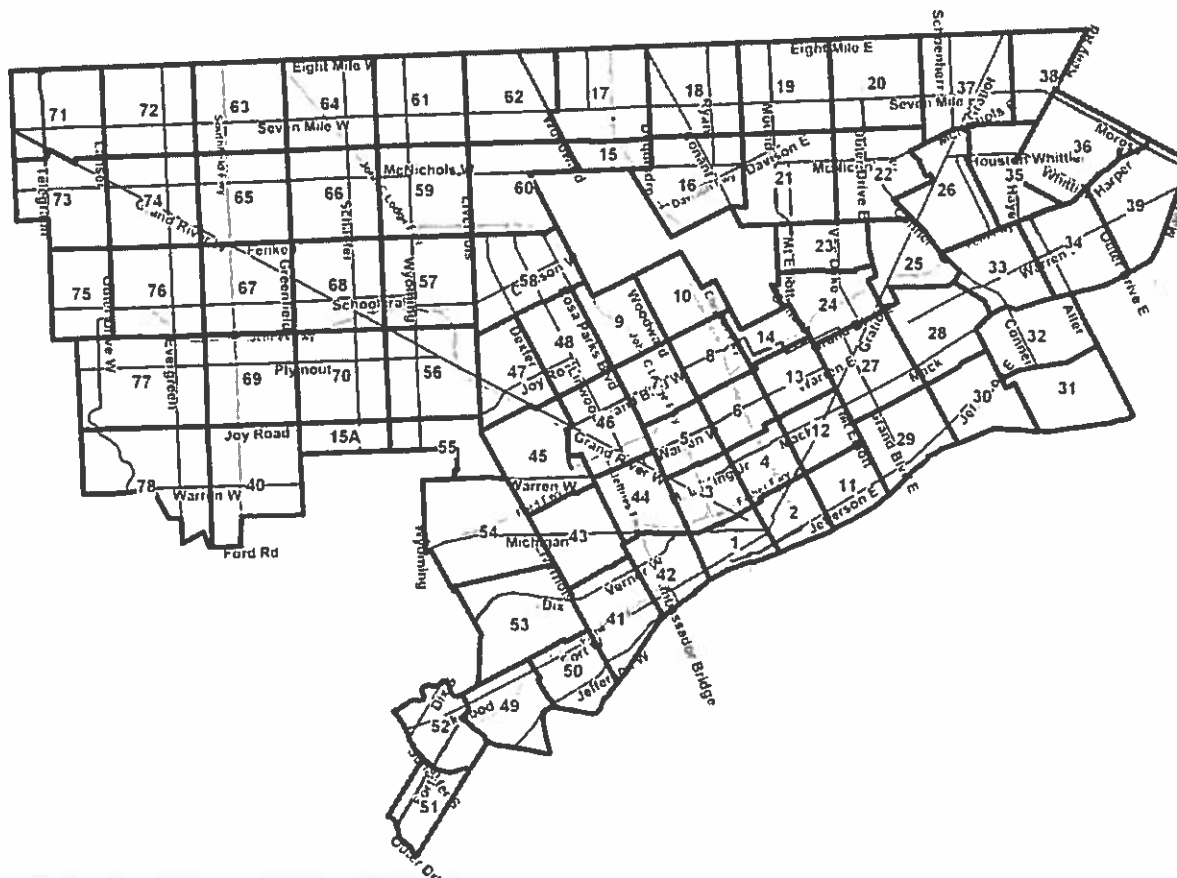


## ARTICLE XVII. ZONING MAPS

This article consists of Zoning District Maps Nos. 1 through 78, which, with all conditions, regulations, controls and requirements associated with special purpose zoning districts, were incorporated unaltered from Ordinance No. 390-G, as amended.

(Ord. No. 11-05, §1, 5-28-05; Ord. No. 19-05, §1, 5-28-05; Ord. No. 24-08, §1, 11-01-08)



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## ARTICLE VII. ZONING DISTRICTS (IN GENERAL)

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### **Sec. 61-7-1. Establishment of zoning districts.**

For the purpose of this Zoning Ordinance, the City of Detroit is hereby divided into the zoning districts that are delineated in Sec. 61-7-2 through Sec. 61-7-5 of this Code.

(Ord. No. 11-05, §1, 5-28-05)

### **Sec. 61-7-2. Residential Districts.**

- (1) R1 Single-Family Residential District
- (2) R2 Two-Family Residential District
- (3) R3 Low Density Residential District
- (4) R4 Thoroughfare Residential District
- (5) R5 Medium Density Residential District
- (6) R6 High Density Residential District

(Ord. No. 11-05, §1, 5-28-05)

### **Sec. 61-7-3. Business Districts.**

- (1) B1 Restricted Business District
- (2) B2 Local Business and Residential District
- (3) B3 Shopping District
- (4) B4 General Business District
- (5) B5 Major Business District
- (6) B6 General Services District

(Ord. No. 11-05, §1, 5-28-05)

### **Sec. 61-7-4. Industrial Districts.**

- (1) M1 Limited Industrial District
- (2) M2 Restricted Industrial District
- (3) M3 General Industrial District
- (4) M4 Intensive Industrial District
- (5) M5 Special Industrial District

(Ord. No. 11-05, §1, 5-28-05)

### **Sec. 61-7-5. Special Districts.**

- (1) PD Planned Development District
- (2) P1 Open Parking District
- (3) PC Public Center District

## Sec. 61-7-6 | Overlay Areas.

- (4) PCA Public Center Adjacent District (Restricted Central business district)
- (5) TM Transitional-Industrial District
- (6) PR Parks and Recreation District
- (7) W1 Waterfront-Industrial District
- (8) SD1 Special Development District, Small-Scale, Mixed-Use
- (9) SD2 Special Development District, Mixed-Use
- (10) SD3 Special Development District, Technology and Research
- (11) SD4 Special Development District, Riverfront mixed use
- (12) SD5 Special Development District, Casinos

(Ord. No. 11-05, §1, 5-28-05; Ord. No. 13-11, §1, 8-23-11; Ord. No. 38-14, §1, 10-16-2014)

**Sec. 61-7-6. Overlay Areas.**

As provided for in ARTICLE XI, DIVISION 14 of this Chapter, certain areas of the City of Detroit, while classified within certain zoning districts, are geographically sub-classified as overlay areas. Overlay areas include the following:

- (1) Gateway Radial Thoroughfare Overlay Areas;
- (2) Traditional Main Street Overlay Areas;
- (3) Major Corridor Overlay Areas;
- (4) Grand Boulevard Overlay Area;
- (5) Downtown and Riverfront Overlay Areas;
- (6) Development Improvement Area; and
- (7) Far Eastside Overlay Area.

(Ord. No. 11-05, §1, 5-28-05; Ord. No. 20-05, §1, 5-29-05; Ord. No. 13-11, §1, 8-23-11)

**Sec. 61-7-7. Flood hazard overlay areas.**

The boundaries of the flood hazard overlay areas are set out in Sec. 61-14-375 of this Code.

(Ord. No. 11-05, §1, 5-28-05)

**Sec. 61-7-8. Historic districts.**

Any area that has been designated by the City Council as a historic district shall be designated in this zoning ordinance with the addition of the suffix "H." When a district zoning designation is followed by the letter "H," such as, R1-H, the property within such area shall also comply with the requirements of Chapter 25 of this Code for the Preservation of Historic Landmarks and Districts. It is included solely for reference purposes and is not, and shall not be construed to be, a part of this Chapter. Historic districts are further identified on the zoning district maps by use of a pattern of dots.