

City of Detroit

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June 7, 2019

HONORABLE CITY COUNCIL

RE: Zoning Ordinance Text Amendment (Maximum lot coverage, Governmental Service Agency, Parks and Recreation - incidental retail sales, high-frequency transit corridors, Assembly-, Banquet- and Rental Halls) (RECOMMEND APPROVAL)

The City Planning Commission (CPC) has completed its review and deliberations of the several enclosed proposed text amendments. The proposals include amendments to the use lists of various zoning classifications as well as dimensional standards as outlined in the report below. On April 18, 2019 the CPC voted to recommend approval of the proposed text amendments to the Detroit Zoning Ordinance, Chapter 61, of the 1984 Detroit City Code.

SCOPE OF ORDINANCE

- 1) With the passage of Ordinance No. 37-17, the Fifth General text amendment, Sec. 61-13-102 was inadvertently left unchanged in regards to the language specifying an R5 conditional retail, service, and commercial use; uses occupying not more than 3,000 square feet of gross floor area and not having drive-up or drive-through facilities, where located in a building constructed prior to January 1, 2017 and located on a zoning lot not farther than one-half (1/2) mile from bus rapid transit, streetcar / trolley or light rail line, strictly limited to...

It was the intent of Ordinance No. 37-17 to amend this section by striking the language "...bus rapid transit, streetcar / trolley or light rail line..." and replacing it with "a high-frequency transit corridor as defined in Sec. 61-16-102 of the Code,"

- 2) With the pending redevelopment of the former Arnold Home site located at W. Seven Mile Road and Greenview Avenue, slated to house a new Health and Human Services Governmental Service Agency Office and additional retail offerings, Secs. 61-9-15 and 61-9-35 are proposed to be amended to include "Governmental service agency" as a by-right use in both the B1 (Restricted Business District) zoning classification and the B2 (Local Business and Residential District) zoning classification.
- 3) With the continued development of the Detroit riverfront in conjunction with the non-profit organizations and other governmental entities, which exist to manage and maintain public assets such as Campus Martius, Mt. Elliot Park and Milliken State Park, staff is initiating the proposed text amendment to expand the by-right retail, service, and commercial use related to retail sales clearly incidental and accessory to uses permitted in the PR district to include other

Association on Tuesday, March 19, 2019, at which time support for the proposed text amendment and rezoning of the former Arnold Home site located at 18520 W. Seven Mile Road was offered.

To date, the Commission has received no additional communications via mail or telephone either in opposition or support of the requested text amendments.

CONCLUSION

The CPC recommends approval of the accompanying text changes related to the R5, B1, B2, SD1, SD2 and the PR zoning classifications.

Respectfully submitted,

ALTON JAMES,
CHAIRPERSON



Marcell R. Todd, Jr, Director
George A. Etheridge, Staff

Attachment

cc: Maurice Cox, Director PDD
Dave Walker, Western District Design Director, PDD
Karen Gage, PDD
Esther Yang, PDD
David Bell, Director, BSEED
Lawrence Garcia, Corporation Counsel

SUMMARY

AN ORDINANCE to amend Chapter 61 of the 1984 Detroit City Code, '*Zoning*,' commonly known as the Detroit Zoning Ordinance, by amending Sec. 61-8-102 to strike "bus rapid transit, streetcar / trolley, or light rail line" and add "a high-frequency transit corridor;" by amending Secs. 61-9-15, 61-9-35, and 61-12-22 to allow for governmental service agency in B1 (Restricted Business District) and B2 (Local Business and Residential District) zoning classifications; by amending Sec. 61-11-126 to allow for other governmental agencies or non-profit agencies with duly recognized authority over land zoned PR to engage in incidental and accessory retail sales; by amending Secs. 61-11-166, 61-11-172, 61-11-186, 61-12-42, and 61-12-227 to allow for assembly hall, banquet hall, and rental hall uses in SD1 (Special Development District – Small-Scale, Mixed Use) and SD2 (Special Development District – Mixed Use) zoning classifications; and by amending Sec. 61-13-69 to remove the maximum lot coverage requirement for mixed-use development on land zoned SD1.

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 amending Sec. 61-8-102 to strike “bus
4 rapid transit, streetcar / trolley, or light rail line” and add “a high-frequency transit corridor;” by
5 amending Secs. 61-9-15, 61-9-35, and 61-12-22 to allow for governmental service agency in B1
6 (Restricted Business District) and B2 (Local Business and Residential District) zoning
7 classifications; by amending Sec. 61-11-126 to allow for other governmental agencies or non-
8 profit agencies with duly recognized authority over land zoned PR to engage in incidental and
9 accessory retail sales; by amending Secs. 61-11-166, 61-11-172, 61-11-186, 61-12-42, and 61-12-
10 227 to allow for assembly hall, banquet hall, and rental hall uses in SD1 (Special Development
11 District – Small-Scale, Mixed Use) and SD2 (Special Development District – Mixed Use) zoning
12 classifications; and by amending Sec. 61-13-69 to remove the maximum lot coverage requirement
13 for mixed-use development on land zoned SD1.

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

15 **Section 1.** Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’ commonly known as the
16 Detroit Zoning Ordinance, is amended by amending Secs. 61-8-102, 61-9-15, 61-9-35, 61-11-126,
17 61-11-166, 61-11-172, 61-11-186, 61-12-22, 61-12-42, 61-12-227, and 61-13-69 as follows:

18

19

CHAPTER 61. ZONING

20

ARTICLE VIII. RESIDENTIAL ZONING DISTRICTS

21

DIVISION 6. R5 HIGH DENSITY RESIDENTIAL DISTRICT

22

Sec. 61-8-102. Conditional retail, service, and commercial uses.

23

(1) Bed and breakfast inn

- 1 (2) Hotel
- 2 (3) Motel
- 3 (4) Parking structure
- 4 (5) Private club, lodge, or similar use, non-profit
- 5 (6) Retail sales and personal service in multiple-residential structures, as provided for in Sec. 61-12-231
- 6 of this Code
- 7 (7) School building adaptive reuses—retail, service, and commercial
- 8 (8) Youth hostel/hostel
- 9 (9) All of those uses specified in Sec. 61-11-166 of this Code where located on a zoning lot within one-
- 10 half (1/2) mile of ~~bus rapid transit, streetcar/trolley, or light rail line~~ a high-frequency transit corridor
- 11 (10) The following uses, occupying not more than 3,000 square feet of gross floor area and not having
- 12 drive-up or drive-through facilities, where located in a building constructed prior to January 1, 2017
- 13 and located on a zoning lot not farther than one-half (1/2) mile from ~~bus rapid transit,~~
- 14 ~~streetcar/trolley, or light rail line~~ a high-frequency transit corridor, strictly limited to:
- 15 (A) Animal-grooming shop
- 16 (B) Art gallery
- 17 (C) Automated teller machine not accessory to another use on the same zoning lot
- 18 (D) Bank
- 19 (E) Bake shop, retail
- 20 (F) Business college or commercial trade school, other than truck driving school
- 21 (G) Office, business or professional
- 22 (H) Personal service establishments, as defined in Sec. 61-16-151 of this Code

- 1 (I) Printing or engraving shops
- 2 (J) Radio, television, or household appliance repair shop
- 3 (K) Restaurants, carry-out and restaurants, fast-food and restaurants, standard as defined in Sec. 61-16-
- 4 162 of this Code, without beer or intoxicating liquor for consumption on the premises
- 5 (L) School or studio of dance, gymnastics, music, art, or cooking
- 6 (M) Tattoo and/or piercing parlor
- 7 (N) Veterinary clinic for small animals

8 **ARTICLE IX. BUSINESS ZONING DISTRICTS**

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

10 **Sec. 61-9-15. By-right public, civic, and institutional uses.**

- 11 (1) Adult day care center
- 12 (2) Child care center
- 13 (3) Educational institution
- 14 (4) Governmental service agency
- 15 ~~(4)~~(5) Hospital or hospice
- 16 ~~(5)~~(6) Library
- 17 ~~(6)~~(7) Museum
- 18 ~~(7)~~(8) Neighborhood center, nonprofit
- 19 ~~(8)~~(9) Outdoor recreation facility
- 20 ~~(9)~~(10) Religious institution
- 21 ~~(10)~~(11) School, elementary, middle/junior high, or high

22 **ARTICLE IX. BUSINESS ZONING DISTRICTS**

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

2 **Sec. 61-9-35. By-right public, civic, and institutional uses.**

3 (1) Adult day care center

4 (2) Child care center

5 (3) Educational institution

6 (4) Governmental service agency

7 ~~(4)(5)~~ Hospital or hospice

8 ~~(5)(6)~~ Library

9 ~~(6)(7)~~ Museum

10 ~~(7)(8)~~ Neighborhood center, nonprofit

11 ~~(8)(9)~~ Outdoor art exhibition grounds; sculpture gardens

12 ~~(9)(10)~~ Outdoor recreation facility

13 ~~(10)(11)~~ Religious institution

14 ~~(11)(12)~~ Schools, elementary, middle/junior high, or high

15 **ARTICLE XI. SPECIAL PURPOSE ZONING DISTRICTS AND**

16 **OVERLAY AREAS**

17 **DIVISION 7. PR PARKS AND RECREATION**

18 **Sec. 61-11-126. By-right retail, service, and commercial uses.**

19 (1) Commercial recreation facilities, outdoor and indoor, subject to Sec. 61-11-136 of this Code and
20 upon resolution of City Council.

(2) Retail sales clearly incidental and accessory to uses permitted in the PR district, such as food service concession stands under contract to the Recreation Department or other governmental agency or non-profit agency with duly recognized authority over the land zoned PR.

ARTICLE XI. SPECIAL PURPOSE ZONING DISTRICTS AND OVERLAY AREAS

DIVISION 9. SD1—SPECIAL DEVELOPMENT DISTRICT—SMALL-SCALE, MIXED-USE

Sec. 61-11-166. By-right retail, service, and commercial uses.

(1) Animal-grooming shop

(2) Art gallery

(3) Assembly hall

~~(3)~~(4) Automated teller machine without drive-up, drive-through facilities

~~(4)~~(5) Bake shop, retail

~~(5)~~(6) Banks without drive-up or drive-through facilities

~~(7)~~ Banquet hall

~~(6)~~(8) Barber or beauty shop

~~(7)~~(9) Brewpub or microbrewery or small distillery or small winery, not exceeding three thousand (3,000) square feet and not located adjacent to or across an alley from a lot containing a single- or two-family dwelling that is located on a street other than a major thoroughfare

~~(8)~~(10) Dry cleaning, laundry, or Laundromat

~~(9)~~(11) Establishment for the sale of beer or intoxicating liquor for consumption on the premises, not exceeding three thousand (3,000) square feet and not located adjacent to or across an alley from a lot containing a single- or two-family dwelling that is located on a street other than a major thoroughfare

~~(10)~~(12) Medical or dental clinic, physical therapy clinic, or massage therapy clinic

- 1 ~~(44)~~(13) Nail salon
- 2 ~~(42)~~(14) Office, business or professional
- 3 ~~(43)~~(15) Parking lots or parking areas, accessory for operable private passenger vehicles, not farther than
- 4 the maximum distance specified in ARTICLE XIV, DIVISION 1 of this Chapter.
- 5 ~~(44)~~(16) Pet shop
- 6 ~~(45)~~(17) Printing or engraving shops not exceeding four thousand (4,000) square feet of gross floor area
- 7 with a minimum of ten percent (10%) of the gross floor area being used as a retail store for the sale of
- 8 the goods produced
- 9 ~~(46)~~(18) Recording studio or photo studio or video studio, no assembly hall
- 10 ~~(47)~~(19) Recreation, indoor commercial and health club
- 11 (20) Rental hall, not exceeding 3,000 square feet
- 12 ~~(48)~~(21) Restaurant, carry-out or fast-food, without drive-up or drive-through facilities
- 13 ~~(49)~~(22) Restaurant, standard, without drive-up or drive-through facilities not located adjacent to or
- 14 across an alley from a lot containing a single- or two-family dwelling that is located on a street other than
- 15 a major thoroughfare
- 16 ~~(20)~~(23) School or studio of dance, gymnastics, music, art or cooking
- 17 ~~(21)~~(24) Shoe repair shop
- 18 ~~(22)~~(25) Stores of a generally recognized retail nature whose primary business is the sale of new
- 19 merchandise, without drive-up or drive-through facilities
- 20 ~~(23)~~(26) Veterinary clinic for small animals

**ARTICLE XI. SPECIAL PURPOSE ZONING DISTRICTS AND
OVERLAY AREAS**

**DIVISION 9. SD1—SPECIAL DEVELOPMENT DISTRICT—SMALL-SCALE,
MIXED-USE**

1 **Sec. 61-11-172. Conditional retail, service, and commercial uses.**

2 (1) Bed and breakfast inn

3 (2) Brewpub or microbrewery or small distillery or small winery that exceeds three thousand (3,000)
4 square feet or that is located adjacent to or across an alley from a lot containing a single- or two-family
5 dwelling that is located on a street other than a major thoroughfare

6 (3) Establishment for the sale of beer or intoxicating liquor for consumption on the premises that
7 exceeds three thousand (3,000) square feet or that is located adjacent to or across an alley from a lot
8 containing a single- or two-family dwelling that is located on a street other than a major thoroughfare

9 (4) Hotel

10 (5) Kennel, commercial

11 (6) Parking lots or parking areas, commercial and accessory parking farther than the maximum distance
12 specified in ARTICLE XIV, DIVISION 1 of this Chapter

13 (7) Parking structure having at least sixty percent (60%) of the ground floor level façade abutting a public
14 street dedicated to commercial space or other space oriented to pedestrian traffic

15 (8) Pool or billiard hall

16 (9) Private club, lodge, or similar use

17 (10) Radio or television station

18 (11) Radio, television, or household appliance repair shop

19 (12) Rental hall that exceeds 3,000 square feet

20 ~~(12)~~(13) Restaurant, standard located adjacent to or across an alley from a lot containing a single- or two-
21 family dwelling that is located on a street other than a major thoroughfare

22 ~~(13)~~(14) Secondhand store and secondhand jewelry store

23 ~~(14)~~(15) Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment

24 ~~(15)~~(16) Theater, excluding concert café and drive-in theater, not exceeding one hundred fifty (150) fixed
25 seats

1 ~~(16)~~(17) Youth hostel/hostel

2 **ARTICLE XI. SPECIAL PURPOSE ZONING DISTRICTS AND**
3 **OVERLAY AREAS**

4 **DIVISION 10. SD2—SPECIAL DEVELOPMENT DISTRICT, MIXED-USE**

5 **Sec. 61-11-186. By-right retail, service, and commercial uses.**

6 (1) Animal-grooming shop

7 (2) Art gallery

8 (3) Assembly hall

9 ~~(3)~~(4) Automated teller machine not accessory to another use on the same zoning lot, which is stand-
10 alone, without drive-up or drive-through facilities

11 ~~(4)~~(5) Bake shop, retail

12 ~~(5)~~(6) Bank without drive-up or drive-through facilities

13 (7) Banquet hall

14 ~~(6)~~(8) Barber or beauty shop

15 ~~(7)~~(9) Brewpub or microbrewery or small distillery or small winery

16 ~~(8)~~(10) Dry cleaning, laundry, or laundromat

17 ~~(9)~~(11) Establishment for the sale of beer or intoxicating liquor for consumption on the premises

18 ~~(10)~~(12) Medical or dental clinic, physical therapy clinic, or massage therapy clinic

19 ~~(11)~~(13) Mortuary or funeral home, including those containing a crematory

20 ~~(12)~~(14) Nail salon

- 1 ~~(13)~~(15) Office, business or professional
- 2 ~~(14)~~(16) Parking lots or parking areas, accessory, for operable private passenger vehicles, not farther than
- 3 the maximum distance specified in ARTICLE XIV.DIVISION 1 of this Chapter
- 4 ~~(15)~~(17) Pet shop
- 5 ~~(16)~~(18) Printing or engraving shops not exceeding five thousand (5,000) square feet of gross floor area
- 6 with a minimum of ten percent (10%) of the gross floor area being used as a retail store for the sale of
- 7 the goods produced
- 8 ~~(17)~~(19) Radio or television station
- 9 ~~(18)~~(20) Recording studio or photo studio or video studio, no assembly hall
- 10 ~~(19)~~(21) Recreation, indoor commercial and health club, excluding golf dome
- 11 (22) Rental hall
- 12 ~~(20)~~(23) Restaurant, carry-out or fast-food, located in a multi-story building and integrated into a mixed-
- 13 use or multi-tenant development, and without drive-up or drive-through facilities
- 14 ~~(21)~~(24) Restaurant, standard without drive-up or drive-through facilities
- 15 ~~(22)~~(25) Retail sales and personal service in business and professional offices
- 16 ~~(23)~~(26) Retail sales and personal service in multiple-residential structures, as provided for in Sec. 61-12-
- 17 231 of this Code
- 18 ~~(24)~~(27) School or studio of dance, gymnastics, music, art, or cooking
- 19 ~~(25)~~(28) Shoe repair shop
- 20 ~~(26)~~(29) Stores of a generally recognized retail nature whose primary business is the sale of new
- 21 merchandise, without drive-up or drive-through facilities

1 ~~(27)~~(30) Theater, excluding concert café and drive-in theaters, not exceeding one hundred fifty (150)
2 fixed seats

3 ~~(28)~~(31) Veterinary clinic for small animals

4 **ARTICLE XII. USE REGULATIONS**

5 **DIVISION 1. USE TABLE**

6

Use Category	Residential						Business						Industrial						Special and Overlay						Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)										
	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	1		2	3	4	5						
Specific Land Use	R	R	R	R	R	R	B	B	B	B	B	B	M	M	M	M	M	M	P	P	P	P	P	P	T	P	W	S	S	S	S	S	S		
	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	1	2	3	4	5							
Subdivision C. Public, Civic and Institutional Uses																																			

1 **ARTICLE XII. USE REGULATIONS**

2 **DIVISION 3. GENERAL USE STANDARDS**

3 **Subdivision E. Retail, Service and Commercial Uses; Generally,**

4 **continued**

5 **Sec. 61-12-227. Rental halls.**

6 Rental halls shall be subject to the following provisions:

7 (1) Rental halls shall be prohibited within five hundred (500) feet of land zoned R1, R2, R3, R4, R5,
8 R6, or residential PD. Said prohibition shall be waived upon presentation to the Buildings, Safety
9 Engineering and Environmental Department of a verified petition requesting such waiver, signed
10 by two-thirds (2/3) of those person owning, residing, or doing business on land, other than vacant
11 land that is designated by the City Assessor as "unimproved," within five hundred (500) feet of the
12 proposed location;

13 (2) In the Central Business District, rental halls shall be prohibited within one thousand (1,000) feet of
14 any other rental hall or public dance hall; ~~and~~

15 (3) Rental halls are subject to the licensing requirements of Chapter 46 of this Code; and

16 (4) Rental halls, not exceeding 3,000 square feet are permitted by-right in the SD1 District; rental halls
17 that exceed 3,000 square feet are permitted on a conditional basis in SD1. This provision may not be
18 waived by the Board of Zoning Appeals.

19 **ARTICLE XIII. INTENSITY AND DIMENSIONAL STANDARDS**

20 **DIVISION 1. TABLES OF INTENSITY AND DIMENSIONAL STANDARDS**

21 **Subdivision G. Special Purpose Zoning Districts**

22

Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
	Area (sq ft)	Width (feet)	Front	Side*	Rear				
Section Reference	Sec. 61-113-142		Sec. 61-16-172	Sec. 61-16-172	Sec. 61-13-151	Sec. 61-13-152	Sec. 61-13-156 Sec. 61-13-157		
Sec. 61-13-69 SD1.									
Gas regulator stations, electric transformer stations, telephone exchange buildings.			See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175				
Establishment for the sale of beer or intoxicating liquor for consumption on the premises			See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175			
Fraternity or sorority houses	7000	70	See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175			
Hotels	7000	70	See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175			
Libraries or museums	10000	70	See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175			
Marinas			20	20					Sec. 61-13-91
Multiple-family dwellings	7000	70	See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175	(0.07 RSR)		
Neighbor-hood centers (nonprofit)	7000	70	See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175			
Outdoor recreation facilities									Sec. 61-13-131
Parking lots or parking areas			See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175				Article XIV, Division 1, Subdivision I
Parking structures			See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175			Sec. 61-13-103
Personal service establishment as defined in Sec. 61-16-151			See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175			

Radio, television, or			See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175			
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household appliance repair shop									
Religious institutions	10000	70	See: Sec. 61-11-175	See: Sec. 61-11-175	See See: Sec. 61-11-175	See: Sec. 61-11-175			
Residential use combined in structures with permitted (first floor) commercial uses			See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175	50, not to exceed 4 stories; See: Sec. 61-11-175			
Restaurants			See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175			
Rooming houses	7000	70	See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175	(0.07 RSR)		
Schools	10000	70	See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175			
Single-family dwellings; religious residential facilities	5000	50	20	4 ft minimum/ 14 ft combined	30	35			
Specially designated distributor's (SDD) establishment			See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175			
Specially designated merchant's (SDM) establishment			See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175			
Stores of a generally recognized retail nature whose primary business is the sale of new merchandise			See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175			
Town houses (attached group)	7000	70	20	Formula A	30		35	1.50	Sec. 61-13-106
Agricultural uses			See: Sec. 61-12-329				Sec. 61-12-338		
All mixed use			See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175	50, not to exceed 4 stories; See: Sec. 61-11-175	35		
All other uses, other than mixed use	7000	70	See: Sec. 61-11-175	See: Sec. 61-11-175	See: Sec. 61-11-175	35			

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

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

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

7 **Approved as to Form Only:**

8

9 _____

10 **Lawrence T. Garcia**

11 **Corporation Counsel**