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February 9, 2021

HONORABLE CITY COUNCIL

RE: Zoning Ordinance text amendment, Chapter 50 of the 2019 Detroit City Code—Bulk solid materials facilities, including “pet coke,” and miscellaneous unrelated revisions and updates (Traditional Main Street Overlay Area standards; SD2 District height limitation; and definitions of brewery, brewpub, and microbrewery for consistency with state of Michigan definitions)—RECOMMEND APPROVAL

BACKGROUND

In recent years, significant complaints, related to fugitive dust and material from riverside stockpiles of petroleum coke (or “pet coke”), have been before City Council and in the media. “Pet coke” is a bi-product of petroleum refining at the recently expanded petroleum refinery in southwest Detroit.

In response to these complaints and concerns and as requested by Council Member Raquel Castaneda-Lopez (District 6), Your Honorable Body adopted an ordinance (Ord. No. 32-17), which defined and regulated the storage and transport of bulk solid material, including petroleum coke (or “pet coke”). Those 2017 provisions are recited in Chapter 42 of the 2019 Detroit City Code. The attached text amendment to Chapter 50, *Zoning*, is the belated companion piece to that 2017 ordinance.

The Detroit Zoning Ordinance has long regulated the land use, “coal or coke yard.” In the current Zoning Ordinance, “coal or coke yards” are found within the use category, “Manufacturing and Production,” and grouped together with thirty-nine (39) other uses classified as “Very High-Impact Manufacturing or Processing.” These “Very High-Impact” uses have been prohibited everywhere except on land zoned M4 (Intensive Industrial District), M5 (Special Industrial District), W1 (Waterfront Industrial District), and in those Planned Development (PD) Districts where the city’s Master Plan identifies an area’s future land use as “Industrial.”

MEANING OF TERMS

Before examining the scope of the proposed ordinance a review of pertinent terms is provided:

Bulk solid material

When the proposed ordinance and this report refer to “bulk solid material” it means the following:

[1] Any solid substance or material that can be used as a fuel or as an ingredient or component in a manufacturing process, that may create **fugitive dust**, and that is accumulated in an amount of 50 cubic yards or more at any one time, including, but not limited to, asphalt millings, ores, iron and steel slag, gravel, sand, and limestone, but does not mean salt, grains, commercial solid waste, or garbage; and

[2] Any carbonaceous material regardless of the amount but does not mean material stored in nurseries, garden centers, and farm supply stores.

Carbonaceous material

References to “carbonaceous material” mean the following:

A solid substance that occurs naturally or exists as a result of a human-made process that is rich in **carbon**, and includes, but is not limited to, coal, and coke in its various forms, including but not limited to, nut coke, coke breeze, petroleum coke, and metallurgical coke, but excluding asphalt millings.

Carbonaceous bulk solid material facility

The land use, “carbonaceous bulk solid material facility” is:

A source, site, or facility where carbonaceous bulk solid material is stored, loaded, unloaded, stockpiled, handled on-site, blended, processed, or otherwise managed.

All of these terms are copied from Ordinance No. 32-17—the non-zoning ordinance from 2017 which defined and regulated the storage and transport of bulk solid material, including petroleum coke (or “pet coke”).

SCOPE OF THE ORDINANCE

This proposed text amendment to Chapter 50 contains five important provisions related to bulk solid material:

- Replaces the land use label, “Coal or coke yard,” with two labels: “Bulk solid material outdoor storage facility” and “Carbonaceous bulk solid material facility.” The land use remains classified as a “very high-impact manufacturing or processing use,” permissible only on a conditional basis on land zoned M4, Intensive Industrial District and M5, Special Industrial District (*Secs. 50-2-104(a), 50-16-441, Appendix A, Divisions 2 and 3*).
- Requires review of the land use by the inter-departmental Industrial Review Committee (*Sec. 50-2-104*).
- Removes the land use from the list of permitted uses in the W1 District (*Sec. 50-11-183*). (The only land currently zoned W1 in the City is Waterworks Park on East Jefferson.)
- Provides or amends definitions for eight terms, consistent with Chapter 42:

- Bulk solid material (*Sec. 50-16-132*);
 - Bulk solid material outdoor storage facility (*Sec. 50-16-132*);
 - Carbonaceous bulk solid material (*Sec. 50-16-151*);
 - Carbonaceous bulk solid material facility (*Sec. 50-16-151*);
 - Carbonaceous material (*Sec. 50-16-151*);
 - Coal (*Sec. 50-16-153*);
 - Coke (*Sec. 50-16-153*);
 - Very high-impact manufacturing or processing (*Sec. 50-16-441*).
- Cross-references the applicable non-zoning provisions of Chapter 42 of the 2019 Detroit City Code (*Sec. 50-12-365*)

PREVIOUS REVIEW BY THE CITY PLANNING COMMISSION (CPC)

This attached Zoning text amendment is the third proposed ordinance recommended by the CPC to City Council. The CPC held a hearing and voted to recommend approval of a “pet coke” ordinance in the autumn of 2014. However the zoning (Chapter 61 of the then 1984 Detroit City Code) and the regulatory ordinances (Chapter 22 of the then 1984 Detroit City Code) were held back from a vote by Council in 2015 pending the Administration’s analysis of additional, pertinent information.

Following that analysis, a second version of the text amendment was presented to the CPC in 2016, containing expanded and added definitions. In February 2016, the CPC held a public hearing on the revised text amendment. No member of the public spoke in favor or against the text amendment and the Commission voted to recommend approval of the amendment to City Council. Again, the ordinance was held back from a vote at the request of the Administration. Further revisions to the non-zoning regulations were delegated to outside counsel, which led to the preparation of the regulatory ordinance that is now part of Chapter 42 of the recodified Detroit City Code.

The attached ordinance, which was the subject of a CPC public hearing on July 8, 2021, differs from the versions approved by the CPC in 2014 and 2016 with the addition of new, refined, and more precise definitions related to bulk solid materials; it also includes unrelated revisions related to recently adopted text amendments.

OTHER PROVISIONS IN THE TEXT AMENDMENT

Traditional Main Street Overlay Areas—Applicability (Secs. 50-11-385 and 50-14-431)

When Traditional Main Street Overlay (TMSO) Areas were first established in the Zoning Ordinance in 2005, the related design standards were meant to improve the appearance of storefronts and other buildings along significant commercial strips. Shortly after the adoption of recent amendments to TMSOs in 2020 (Ordinance No. 2020-21) an unintended consequence of the design standards caught the University of Detroit Mercy (UDM) and city staff by surprise. UDM is located on land zoned R6 (High-Density Residential) at the corner of West McNichols

and Livernois—designated TMSOs.

At the request of the Planning and Development Department, the applicability of TMSO design standards is proposed to be limited to land other than that zoned R1, R2, R3, R4, R5, R6, and residential PD. Such a change would save land uses, such as UDM, from having to go to the Board of Zoning Appeals for a variance of standards that were never originally intended for them.

Traditional Main Street Overlay Areas—Fence standard (Sec. 50-14-433)

The recent amendment to TMSO design standards (Ord. No. 2020-21) was adopted before the scope and design standard for “fencing” could be incorporated into the amendment. At the request of the Planning and Development Department (P&DD), the objective of the “fencing” standard is expanded:

- To provide for an enjoyable pedestrian experience; and
- To architecturally integrate fences and screens to enhance the design of the main buildings associated with the project to the greatest extent possible. Fences should be similar or complementary to the color and finishes of the exterior of the associated building.

The expanded objectives are addressed in the proposed new or revised design standards:

- A clear view of oncoming vehicular and pedestrian traffic must be maintained at street corners, driveways, alleys, or similar locations;
- Fences exceeding three feet in height along street frontages at the front lot line are required to provide a three-foot wide landscaped area with trees and landscaping between the sidewalk and the fence facing the street;
- The prohibitions on certain fence types—chain link, plywood, vinyl, recycled materials, sheet metal, plastic, picket-style—are called out and P&DD is authorized to allow for exceptions to the prohibitions where deemed appropriate and compatible with the buildings nearest the fence.

SD2 District—height limitation (Sec. 50-11-245(5))

The SD2 District (Special Development District, Mixed-Use) was just revised and updated with the adoption of Ordinance No. 2020-21. That text amendment unfortunately omitted a height provision for SD2 that was addressed in the SD1 District (Special Development District, Small-Scale Mixed-Use) leaving an inconsistent treatment of intensity and dimensional standards for the special development districts.

At the request of the Planning and Development Department, a 60-foot height limitation is specified for mixed-use buildings. The maximum height for non-mixed-use buildings is already specified appropriately as 45 feet.

Definitions, Article XVI—Brewery; Brewpub (Sec. 50-16-132)

CPC staff became aware of changes in state law, specifically the Michigan Liquor Control Act, which have an impact on Chapter 50, Article XVI (*Rules of Construction and Definitions*).

- When the Detroit Zoning Ordinance first regulated “brewpubs,” the definition of the land use was copied from state law—an establishment that manufactures and sells not more than 2,000 barrels of beer for consumption on the premises. Now that the state definition has changed “2,000 barrels” to “18,000 barrels” of beer, the Chapter 50 definition of “brewpub” is proposed to be changed to “18,000 barrels” for consistency with state law.
- Breweries have long been regulated by Detroit’s zoning, but the land use was never defined until micro-breweries emerged as a new and attractive land use. The Zoning Ordinance adopted the state’s definition of “brewery” as a facility that manufactures more than 20,000 barrels of beer. The revised state definition has changed “20,000 barrels” to “60,000 barrels” of beer. The Chapter 50 definition of “brewery” is proposed to be changed to “60,000 barrels” for consistency with state law.

Definitions, Article XVI—Microbrewery (Sec. 50-16-302)

Also changed in state law is the definition of “microbrewery.”

- When the Detroit Zoning Ordinance first regulated “micro-breweries, it adopted the state’s definition—a facility that produces less than 20,000 barrels of beer that may include on-premises consumption. The revised state definition has changed “20,000 barrels” to “60,000 barrels” of beer. The Chapter 50 definition of “microbrewery” is proposed to be changed to “60,000 barrels” for consistency with state law.

RESULTS OF JULY 8TH CPC PUBLIC HEARING

At the July 8, 2021 meeting of the City Planning Commission, a statutory public hearing was held to consider the attached text amendment to Chapter 50 of the 2019 Detroit City Code, *Zoning*. The public hearing included staff from the Environmental division of the Buildings, Safety Engineering and Environmental Department (BSEED), Planning and Development Department (P&DD), the Law Department, and of the CPC itself.

The sponsor of the 2017 “bulk solid” ordinance and of this zoning amendment is Council Member Raquel Castaneda-Lopez. At the public hearing, the Council Member provided historical background to the legislative initiative and brought forward two amendments to Sec. 50-12-365 of the draft ordinance for the Commission’s consideration (See attachment):

- The first amendment was to reduce the maximum height of unenclosed piles of non-carbonaceous bulk solid material from 50 feet to 30 feet;
- The second amendment was to increase the minimum setback of unenclosed outdoor storage of non-carbonaceous bulk solid material from a waterway from 25 feet to 100 feet.

Testimony from the public was offered remotely by four individuals:

Simone Sagovac, resident and representative of Southwest Detroit Community Benefits Coalition, who recommended additional amendments to the Bulk Solid/Fugitive Dust Ordinance, to include industrial businesses operating on unpaved ground where the operations generate fugitive dust by truck activity or other manipulations on the site—specifically junkyards, scrap yards, and freight container yards. She indicated that residents fear the depreciation of their property, health, and welfare and noted residents’ inability to enjoy property and quality of life; that residents cannot open windows, they experience increased asthma, and other health conditions; she reported that current street sweeping is highly inadequate, briefly tamping down the dust only on the immediate area streets. Ms. Sagovac submitted a written copy of her comments to Director Todd. (See attachment)

Adam Patton, an environmental consultant, representing the Revere Dock, said he was not aware of the proposed bulk storage zoning ordinance; found out only the previous day as did others in the regulated community or in a similar position; he urged the Planning Commission to allow the regulated community more time to review and provide comments on the proposed bulk storage zoning ordinance, especially given the additional comments and proposed amendments, prior to its adoption.

Beth Gotthelf, an attorney with Butzel Long, had been very active with the drafting and passage of the 2017 bulk solid material ordinance. She reported having learned about this proposed amendment only the previous day and provided this information to a few companies that could be impacted and to the Detroit Chamber of Commerce where she is a leader in their environmental and energy committee. She suggested there appears to be issues with the zoning ordinance being used to override specific requirements in another chapter of the code. The two just-proposed amendments of the 50 feet to 30 feet and the setback to 100 feet would have an enormous impact on a number of companies; she cautioned that that really needs to be flushed out. It could be inconsistent with the current bulk material storage ordinance; she also pointed out that there's a work group that was formed, which includes the Detroit Chamber that has been working with City Council and Council Member Castaneda-Lopez’s proposed “shoreline ordinance” that focuses on bulk material storage. She proposed, alternatively, adding some zoning and bulk material language for the “shoreline ordinance” ordinance that is currently being proposed.

Otis Mathis, a resident of Southwest Detroit, sought clarity relative to fugitive dust in his neighborhood coming from the Marathon Plant.

Unrelated to the issue of bulk solid material and subsequent to the meeting's adjournment, CPC staff received written correspondence, dated July 21, 2021, from **Antoine Garibaldi**, President of University of Detroit Mercy relative to, and in support of, the proposed revisions to the Traditional Main Street Overlay standards.

No one spoke in favor or against the proposed changes to definitions related to **liquor** establishments. The revisions are being included so as to reconcile city and state definitions of terms.

FOLLOW-UP TO CPC PUBLIC HEARING

The Planning Commission directed staff to go forward and hold the necessary meetings with stakeholders relative to the suggested amendments and to set a public hearing on matters beyond the scope of the proposed ordinance for the September meeting. Further discussions within CPC staff and with the Law Department were held to review substantive and procedural matters related to the comments from the public hearing.

On July 30th, CPC staff conferred with Ms. Gotthelf of Butzel Long and with Bernard Parker, Jr of the Detroit Chamber for a fuller briefing on concerns raised at the public hearing and concerning their ongoing work with Council Member Castaneda-Lopez related to shoreline protection.

These same parties were included in a zoom call initiated by Council Member Castaneda-Lopez on August 4th. At that time, CPC staff shared its conclusion, subsequent to conferring with the Law Department and among planning staff, that it would be preferable to omit the proposed "friendly amendments" on pile height and waterway setback from Sec. 50-12-365(b) of Chapter 50, Zoning.

Because the height limit on piles of bulk material is already addressed outside the Zoning Ordinance in Sec. 42-2-213 and because the waterway setback is already addressed in Sec. 42-2-214, to establish different standards in a different chapter of the City Code would unnecessarily create conflicting provisions for BSEED to administer. Had these zoning-like (height and setback) standards originally been recited in the Zoning Ordinance rather than in the Solid Waste chapter of the City Code, inclusion of these amendments in the proposed ordinance would not pose the same administrative and enforcement challenge.

RECOMMENDATION

At its meeting of September 9, 2021, the City Planning Commission unanimously took up a three-part vote:

- To recommend approval to the Detroit City Council of the draft ordinance as presented at the July 8th public hearing;
- To convey the two amendments suggested by the ordinance's sponsor to Detroit City Council as worthy of consideration as an amendment to Chapter 42 (Sec. 42-2-213 and Sec. 42-2-214);

- To direct City Planning Commission staff to convene an interdepartmental working group involving BSEED, Law, and CPC to review the proposals of the Southwest Detroit Community Benefits Coalition relative to fugitive dust at land uses not addressed in the bulk solid materials ordinances and that any resulting proposed revisions be reviewed with industry stakeholders prior to reporting back to the Planning Commission before the end of the year.

CHAPTER 42 PROVISIONS

The second part of the CPC’s September 9th vote relates to Chapter 42, which is not the Zoning Ordinance.

These Chapter 42 (*Solid Waste and Illegal Dumping*) provisions are not under the purview of the City Planning Commission since Chapter 42 is one of the regulatory chapters of the Detroit City Code, whereas Chapter 50 (*Zoning*) is adopted pursuant to the Michigan Zoning Enabling Act, which mandates review and recommendation by the CPC. The existing Chapter 42 provisions are germane to the Planning Commission because this proposed Zoning Ordinance text amendment directs a permit applicant for the outdoor storage of bulk solid material storage and for a carbonaceous bulk solid facility to abide by the provisions of Chapter 42.

The Chapter 42 provisions adopted in 2017 already apply to existing facilities where bulk solid material, including carbonaceous bulk solid material, is stored and handled. The proposed Chapter 50 zoning provisions are meant to address new locations where outdoor storage of bulk solid material and/or facilities for carbonaceous bulk solid material are proposed to locate as the principal use of the land.

Chapter 42 of the 2019 Detroit City Code, now titled “Solid Waste and Illegal Dumping,” was amended by Ordinance No. 32-17, effective December 6, 2017. As currently codified, Article II, Division 5, Subdivision B of Chapter 42 addresses “bulk solid materials.” In addition to the definitions of pertinent terms, Chapter 42 provides for the regulations and administrative processes, many of which typically would appear in a zoning ordinance:

- For bulk solid material facilities, Chapter 42 already addresses some 22 issues:
 - Operating and maintenance practices
 - Certificate of Operation
 - Reviewing and approving applications
 - Change in facility operations
 - Inspections by Buildings, Safety Engineering, and Environmental Department
 - Fugitive dust
 - Opacity limits; measurement
 - Fugitive Dust Plan—Required
 - Fugitive Dust Plan—Contents
 - Wind monitoring
 - Conveyors and transfer points
 - Transport

- Coverings and other dust control
 - Prohibition against leakage
 - Truck loading and unloading
 - Railcar loading and unloading
 - Vessel loading and unloading
 - Roadway cleaning
 - Spilled material
 - Recordkeeping
 - Inspections
- For carbonaceous bulk solid material facilities, Chapter 42 already addresses:
 - Enclosure of carbonaceous bulk solid material
 - Enclosure plan
 - Enclosure requirements

Key among these provisions is the prohibition of the open air storage of carbonaceous bulk solid material, including “pet coke.”

Sec. 42-2-201 Enclosure of carbonaceous bulk solid material.

The owner or operator of a carbonaceous bulk solid material facility shall maintain all carbonaceous bulk solid material in fully enclose structures in accordance with the enclosure requirements in this division.

The CPC recommends that Council Member Castaneda-Lopez’s proposed amendments of July 8 be taken up as an amendment to Chapter 42, which is under the legislative purview of the Public Health and Safety Standing Committee.

FOLLOW-UP TO THE CPC VOTE

On October 6, 2021, CPC staff convened a first meeting of a fugitive dust interdepartmental working group to review the proposal presented to the Planning Commission on July 8 by the Southwest Detroit Community Benefits Coalition. This first meeting was held to share and discuss the proposal among pertinent city agencies. Representatives of six offices attended this meeting remotely: the Environmental Division of BSEED, the Law Department, the Planning and Development Department, Mayor’s Jobs and Economy Team, the Office of Sustainability, and CPC staff.

The working group has continued meeting with the intention of drafting two additional, possible amendments to the City Code:

- A follow-up Chapter 50, Zoning, text amendment to more broadly address fugitive dust issues beyond that already addressed in the attached bulk solid material ordinance. This follow-up ordinance is envisioned to require site plan review of permit applications involving land uses featuring substantial open storage,

uncovered storage piles, and truck traffic or outdoor operations on unpaved surfaces.

- A non-zoning text amendment that would allow the City to monitor and regulate fugitive dust-generating operations and activities.

Both of these initiatives will be shared with stakeholders—both industry and community—prior to submission to City Council or the scheduling of public hearings.

NEXT STEPS

The Law Department has approved the attached 35-page Chapter 50 text amendment as to form. The ordinance is ready for referral to the Planning and Economic Development Standing Committee for its consideration, preliminary to Council's Charter-mandated public hearing on the proposed ordinance.

This report and the two attached, proposed amendments brought forward by former Council Member Castaneda-Lopez and recommended by the Planning Commission for consideration as an amendment to Chapter 42 of the 2019 Detroit City Code are ready for referral over to the Public Health and Safety Standing Committee for its consideration.

LAUREN HOOD, Chairperson

Respectfully submitted,

Marcell R. Todd, Jr., Director

M. Rory Bolger, Staff

Attachments

- Chapter 50 ordinance approved as to form
- Amendments to Chapter 42 proposed by former Council Member Castaneda-Lopez
- Proposal of Southwest Detroit Community Benefits Coalition

cc: David Bell
Raymond Scott
Malik Johnson
Crystal Gilbert-Rogers
Julie Connochie
Greg Moots
Karen Gage
Daniel Arking
Victor Moncivais
Simone Sagovac
Beth Gotthelf

To: Detroit Planning Commission

Re: Public Comment - **Proposal for Fugitive Dust paving of open-ground industrial yards**

Date: July 8, 2021

From: Simone Sagovac, resident and director of Southwest Detroit Community Benefits Coalition

Please accept the following Public Comment and proposal for future action.

Industrial businesses operating on unpaved ground and where their operations generate fugitive dust --by truck activity or other manipulations on the sites (cranes or other equipment), will be required to pave their sites to reduce fugitive dust, according either to impervious paving standards, or with drainage/ retention areas on site to reduce water runoff.

Example businesses, however **Not limited to: Scrap yards, junk yards, and shipping container yards or similar noxious dust generating uses**

Rationale:

Fugitive dust from unpaved industrial sites is as much or more of a generator of daily fugitive dust affecting residential neighbors and other sensitive receptors. This dust is particulate matter laden with various toxic substances that affect public health. Dust generated from these sites affects more than immediate neighbors as once particles are suspended in the air, they carry long distances and deposit in various places.

Fugitive dust is a problem that shifts responsibility from the generating source to the City to maintain streets, and to residents in the form of depreciation of property, inability to enjoy property, and significant impacts to quality of life and health. Residents can't open windows and experience increased asthma and other health conditions. Currently, some street sweeping, where occurring, is highly inadequate, briefly tamping down the dust only on the immediate street areas, only while the water stays wet. In summer heat especially, it dries quickly.

Other types of businesses and industries operate on property that is paved and while we don't want to urge more paving in general, we should not be exempting the very business activities where fugitive dust is a significant issue to public health. These types of open-ground businesses represent only a fraction of all industrial uses and like all of the rest should be required to address water drainage. There are plenty of examples of large paved sites like shopping centers, schools, rec centers, and other businesses with grass and tree areas within the paved areas for drainage.

RELATED

Another partial solution for unpaved yards is to include truck tire washing infrastructure to be used upon exit of facilities, and paving of entrances. While this could be a potential remedy for lighter activity sites, I didn't emphasize this method because it does not address continuous disturbance of the ground on sites from daily operations, and just rinsing truck tires upon exit would not address the problem of billowing and travelling dust.

Simone Sagovac

Southwest Detroit Community Benefits Coalition

seeking a Bridge to A Healthy Community

swdetroitcbc@gmail.com

phone 313.717.8223.

For consideration by Public Health and Safety standing committee as further amendment to Chapter 42—proposals originally brought forward at public hearing for Chapter 50, Zoning, amendment for bulk solid material facilities.

Chapter 42. Solid Waste and Illegal Dumping.

Article II. Storage, Preparation, Collection, Transport, Disposal, and Placement.

Division 5. Illegal Dumping,

Subdivision B. Bulk Solid Materials.

Part IV. Outdoor Storage of Bulk Solid Materials Other Than Carbonaceous Bulk Solid Materials

- **Sec. 42-2-213. - Height limit; screening from view.**

The vertical distance from grade immediately adjacent to a pile to the highest point of that pile shall be no greater than ~~50~~ 30 feet. The facility owner or operator shall install and maintain, or otherwise have available at the facility, equipment or devices used to measure the height of each pile, with the equipment or devices available for use by an inspector during any inspection or use by the owner or operator of the facility to demonstrate compliance with the height limit to the satisfaction of the inspector during any inspection. Piles shall be screened from view or adjacent rights-of-way and from view of properties adjacent to the facility at the level of the right-of-way or separated from the facility by a right-of-way if the properties are located in districts zoned residential, SD4, or PR in conformance with Chapter 50, Article XIV, Division 2, Subdivision D, in particular Sections [50-14-365](#) and [50-14-367](#) of this Code.

(Code 1984, § 22-5-52; Ord. No. 32-17, § 1(22-5-52), eff. 12-6-2017)

- **Sec. 42-2-214. - Protection of waterways.**

Outdoor storage piles shall be set back at least ~~25~~ 100 feet from any waterway, except that material in the process of being unloaded from or loaded to a vessel may be located within 25 feet of a waterway for a period of time not to exceed 24 hours so long as no materials are allowed to fall, erode, be thrown, discharged, dumped, disposed of, or deposited in the waterway at any time, the Buildings, Safety Engineering, and Environmental Department may reduce the 25 feet setback requirement upon receipt and verification of information that a shorter setback satisfies runoff and engineering requirements specific to the site.

(Code 1984, § 22-5-53; Ord. No. 32-17, § 1(22-5-53), eff. 12-6-2017).

SUMMARY

This Ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by adding Article XII, *Use Regulations*, Division 3, *Specific Use Standards*, Subdivision F, *Manufacturing and Industrial Uses*, Section 50-12-365, *Very high-impact manufacturing or processing facilities*, and by amending Article II, *Review and Decision-Making Bodies*, Division 6, *Advisory Review Committees*, Subdivision B, *Industrial Review Committee*, Section 50-2-104, *Duties and functions*; Article XI, *Special Purpose Zoning Districts and Overlay Areas*, Division 8, *W1 Waterfront-Industrial District*, Section 50-11-183, *Conditional manufacturing and industrial uses*, and Division 14, *Overlay Areas*, Subdivision B, *Traditional Main Street Overlay Areas*, Section 50-11-385, *Applicability of design standards*; Article XII, *Use Regulations*, Division 1, *Use Table*, Subdivision E, *Manufacturing and Industrial Uses*, Section 50-12-82, *Manufacturing and production*; Article XIV, *Development Standards*, Division 3, *Architectural and Site Design Standards*, Subdivision C, *Traditional Main Street Overlay Areas*, Section 50-14-431, *Traditional Main Street Overlay Area applicability and design review*, and Section 50-14-433, *Site design standards; fencing*; Article XVI, *Rules of Construction and Definitions*, Division 2, *Words and Terms Defined*, Subdivision C, *Letter "B"*, Section 50-16-132, *Words and terms (Bh—Bz)*, Subdivision D, *Letter "C"*, Section 50-16-151, *Words and terms (Ca—Cg)*, and Section 50-16-153, *Words and terms (Cn—Cs)*, Subdivision I, *Letter "H"*, Section 50-16-242, *Words and terms (Hh—Hm)*, Subdivision L, *Letter "M"*, Section 50-16-302, *Words and terms (Mh – Mm)*, and Subdivision S, *Letter "V"*, Section 50-16-441, *Words and terms (Va—Vg)*; and Appendix A, *Assignment of Specific Use Types to General Use Categories*, Division 2, *Letter "B."*, and Division 3, *Letter "C."* to provide definitions, zoning district specifications, and use regulations relative to outdoor bulk solid material storage and carbonaceous bulk solid material facilities and providing cross-referencing to related provisions in Chapter 42 of the 2019 Detroit City Code; to clarify the applicability and scope of Traditional Main Street Overlay Area design standards; to properly reflect applicable height limitations in the SD2 District; and to reconcile the definitions of “brewery,” “brewpub,” and “microbrewery” with those of the State of Michigan.

1 **BY COUNCIL MEMBER _____ :**

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by adding
3 Article XII, *Use Regulations*, Division 3, *Specific Use Standards*, Subdivision F, *Manufacturing*
4 *and Industrial Uses*, Section 50-12-365, *Very high-impact manufacturing or processing facilities*,
5 and by amending Article II, *Review and Decision-Making Bodies*, Division 6, *Advisory Review*
6 *Committees*, Subdivision B, *Industrial Review Committee*, Section 50-2-104, *Duties and functions*;
7 Article XI, *Special Purpose Zoning Districts and Overlay Areas*, Division 8, *WI Waterfront-*
8 *Industrial District*, Section 50-11-183, *Conditional manufacturing and industrial uses*, and
9 Division 14, *Overlay Areas*, Subdivision B, *Traditional Main Street Overlay Areas*, Section 50-
10 11-385, *Applicability of design standards*; Article XII, *Use Regulations*, Division 1, *Use Table*,
11 Subdivision E, *Manufacturing and Industrial Uses*, Section 50-12-82, *Manufacturing and*
12 *production*; Article XIV, *Development Standards*, Division 3, *Architectural and Site Design*
13 *Standards*, Subdivision C, *Traditional Main Street Overlay Areas*, Section 50-14-431, *Traditional*
14 *Main Street Overlay Area applicability and design review*, and Section 50-14-433, *Site design*
15 *standards; fencing*; Article XVI, *Rules of Construction and Definitions*, Division 2, *Words and*
16 *Terms Defined*, Subdivision C, *Letter “B”*, Section 50-16-132, *Words and terms (Bh—Bz)*,
17 Subdivision D, *Letter “C”*, Section 50-16-151, *Words and terms (Ca—Cg)*, and Section 50-16-
18 153, *Words and terms (Cn—Cs)*, Subdivision I, *Letter “H”*, Section 50-16-242, *Words and terms*
19 *(Hh—Hm)*, Subdivision L, *Letter “M”*, Section 50-16-302, *Words and terms (Mh – Mm)*, and
20 Subdivision S, *Letter “V”*, Section 50-16-441, *Words and terms (Va—Vg)*; and Appendix A,
21 *Assignment of Specific Use Types to General Use Categories*, Division 2, *Letter “B.”*, and
22 Division 3, *Letter “C.”* to provide definitions, zoning district specifications, and use regulations
23 relative to outdoor bulk solid material storage and carbonaceous bulk solid material facilities and

1 providing cross-referencing to related provisions in Chapter 42 of the 2019 Detroit City Code; to
2 clarify the applicability and scope of Traditional Main Street Overlay Area design standards; to
3 properly reflect applicable height limitations in the SD2 District; and to reconcile the definitions
4 of “brewery,” “brewpub,” and “microbrewery” with those of the State of Michigan.

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

7 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, is amended to provide
8 definitions, zoning district specifications, and use regulations relative to outdoor bulk solid
9 material storage and carbonaceous bulk solid material facilities and providing cross-referencing to
10 related provisions in Chapter 42 of the 2019 Detroit City Code; to clarify the applicability and
11 scope of Traditional Main Street Overlay Area design standards; to properly reflect applicable
12 height limitations in the SD2 District; and to reconcile the definitions of “brewery,” “brewpub,”
13 and “microbrewery” with those of the State of Michigan as follows:

14 **CHAPTER 50. ZONING**

15 **ARTICLE II. REVIEW AND DECISION-MAKING BODIES**

16 **DIVISION 6. ADVISORY REVIEW COMMITTEES**

17 **Subdivision B. Industrial Review Committee**

18 **Sec. 50-2-104. Duties and functions.**

19 (a) The Industrial Review Committee shall serve in an advisory capacity to the
20 Buildings, Safety Engineering, and Environmental Department and the Board of Zoning Appeals
21 by reviewing and making recommendations regarding the advisability of permitting the
22 conditional uses listed in this section. The Committee shall evaluate applicable federal and state
23 environmental regulations, and applicable provisions in the Wayne County Code and this Code,

1 that apply to the establishment or operation of the following conditional uses, and shall review and
2 make recommendations on applications of this type to the Buildings, Safety Engineering, and
3 Environmental Department and the Board of Zoning Appeals:

- 4 (1) Abattoir, slaughter house;
- 5 (2) Acid manufacture;
- 6 (3) Acoustical material manufacture;
- 7 (4) Airplane manufacture;
- 8 (5) Alkali manufacture;
- 9 (6) Asphalt manufacture;
- 10 (7) Automobile body plant;
- 11 (8) Balls or bearings manufacture;
- 12 (9) Beryllium storage, handling, or processing;
- 13 (10) Bituminous concrete manufacture;
- 14 (11) Bulk solid material outdoor storage facility;
- 15 (12) Carbide manufacture;
- 16 (13) Carbonaceous bulk solid material facility;
- 17 (14) Cement, lime, gypsum, or plaster of Paris manufacture;
- 18 (15) Ceramic glaze or porcelain enamel frit manufacture;
- 19 (16) Charcoal or fuel briquette manufacture;
- 20 (17) Chemical manufacture from raw substances;
- 21 (18) Chlorine gas manufacture;
- 22 (19) Coal or coke yard;
- 23 (20) Coke ovens;

- 1 (21) Crushing, grading, and screening of rock, stone, slag, clay, or concrete;
- 2 (22) Distillation of coal, petroleum, bones, tar, or refuse;
- 3 (23) Dog or cat food cannery or manufacture;
- 4 (24) Drop forge plants;
- 5 (25) Dyestuffs manufacture;
- 6 (26) Engine manufacture;
- 7 (27) Explosives, storage only;
- 8 (28) Fertilizer manufacture;
- 9 (29) Fish oil or meal manufacture;
- 10 (30) Fish smoking, curing, canning, or cleaning;
- 11 (31) Foundry, ferrous or non-ferrous;
- 12 (32) Garbage, offal, or dead animal reduction;
- 13 (33) Glue manufacture using animal products;
- 14 (34) Heliports;
- 15 (35) Insulation manufacture;
- 16 (36) Lampblack manufacturing;
- 17 (37) Linoleum manufacture;
- 18 (38) Paint, enamel, oil, shellac, lacquer, varnish, or synthetic resin manufacture;
- 19 (39) Paper manufacturing or reclaiming;
- 20 (40) Petroleum refining or processing;
- 21 (41) Plating and anodizing;
- 22 (42) Radioactive waste handling;
- 23 (43) Radio isotope fabrication or use;

- 1 (44) Rendering plants;
- 2 (45) Salt works;
- 3 (46) Smelting or refining of metals or ores;
- 4 (47) Stamping or pressing plants;
- 5 (48) Steel barrel, drum, or pail renovation or reclaiming;
- 6 (49) Steel mills;
- 7 (50) Tanning, curing, or storage of raw hides or skins;
- 8 (51) Tar products manufacture;
- 9 (52) Wool pulling.
- 10 (b) The Committee shall review and investigate the following:
- 11 (1) The site plan;
- 12 (2) The types of materials, substances and chemicals that will be used during the
- 13 establishment of the industrial operations and the facility’s operating characteristics
- 14 and processes;
- 15 (3) The type of machinery and equipment proposed or any other facet of the proposed
- 16 industry, especially as regards external emissions, such as noise, vibration, smoke,
- 17 odor, noxious gas, dust, dirt, glare, heat, or other discharge or emission that may be
- 18 harmful to adjacent or surrounding land uses;
- 19 (4) The socioeconomic impact of the proposed facility, especially with regard to the
- 20 effect on property values, tax and revenue generation, and public services;
- 21 (5) Separation/buffering from sensitive, conforming land uses as defined in Section 50-
- 22 16-153 of this Code, such as residences, schools, churches, hospitals, convalescent
- 23 homes, child care facilities, hotels or motels, public parks and similar community

1 facilities, and possible over-concentration of facilities within a given geographic
2 area;

3 (6) Environmental impact of the proposed facility, especially with regard to air
4 quality, water quality, soil erosion and sedimentation, and flooding potential as
5 designated or identified by the Michigan Department of Environment, Great
6 Lakes, and Energy and the impact upon natural resource areas and wildlife
7 habitats as designated or identified by the Michigan Department of Natural
8 Resources;

9 (7) Safety and emergency response program of the proposed facility;

10 (8) Truck traffic and the adequacy of access routes so as to minimize traffic congestion
11 and maximize safety in the transport of solid and hazardous waste and materials;

12 (9) Waste-handling and disposal procedures;

13 (10) The number and density of similar facilities located within 1,000 radial feet of the
14 proposed use. For purposes of this section, “similar facilities” shall mean all those
15 land uses under the review of the Industrial Review Committee as specified in
16 Section 50-2-104(a) of this Code;

17 (11) The use of an acceptable stormwater management plan, dust management plan, soil
18 erosion plan, environmental management system, closure and post closure plan,
19 financial assurance plan, and other necessary plans and procedures;

20 (12) The applicant’s compliance with any existing land use grants, and the facility’s
21 compliance with environmental, zoning and other applicable regulations;

22 (13) The facility’s compliance with the City of Detroit Master Plan of Policies, Solid
23 Waste Management Plan, and any other applicable plans and policies; and

- 1 (14) The proposed development’s potential for impeding the normal and orderly
2 development of surrounding property for uses that are permitted in the district, and
3 the potential to be detrimental to or to endanger the physical or economic well-
4 being of the area.

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

6 **DIVISION 8. W1 WATERFRONT-INDUSTRIAL DISTRICT**

7 **Sec. 50-11-183. Conditional manufacturing and industrial uses.**

8 Conditional manufacturing and industrial uses within the W1 Waterfront-Industrial
9 District from the following list that require large quantities of raw water for cooling, condensing,
10 washing or other mill purposes, or depend upon water transportation for receipt or shipment of
11 goods or products, and, when found by the County of Wayne Department of Public Services
12 Environmental Services Group to comply with all requirements of the Wayne County Code, are
13 as follows:

- 14 (1) Explosives, storage only;
- 15 (2) Garbage, offal, or dead animal reduction;
- 16 (3) Junkyards;
- 17 (4) Radioactive waste handling;
- 18 (5) Scrap tire storage, processing, or recycling facility;
- 19 (6) Transfer stations for garbage or rubbish;
- 20 (7) The following ~~44~~ 10 uses, which are included among the “very high-impact
21 manufacturing or processing” uses as defined in Section 50-16-441 of this Code,
22 that require large quantities of raw water for cooling, condensing, washing or other
23 mill purposes, or depend upon water transportation for receipt or shipment of goods

1 or products, and when found by the County of Wayne Department of Public
2 Services Environmental Services Group to comply with all applicable
3 requirements, regulations, and ordinances:

- 4 a. Acoustical material manufacture;
- 5 b. Airplane manufacture;
- 6 c. Automobile body plant;
- 7 d. Bituminous concrete manufacture;
- 8 e. Charcoal or fuel briquette manufacture;
- 9 ~~f. Coal or coke yard;~~
- 10 f. Foundry, ferrous or nonferrous;
- 11 g. Insulation manufacture;
- 12 h. Linoleum manufacture;
- 13 i. Paint, enamel, oil, shellac, lacquer, varnish, or synthetic resin manufacture;
- 14 j. Stamping or pressing plant;

15 (8) The following 27 uses, which are included among the “very high-impact
16 manufacturing or processing” uses as defined in Section 50-16-441 of this Code,
17 that require large quantities of raw water for cooling, condensing, washing or other
18 mill purposes, or depend upon water transportation for receipt or shipment of goods
19 or products, after a report and recommendation has been received by the Buildings,
20 Safety Engineering, and Environmental Department from the Industrial Review
21 Committee relative to the external effects of noise, vibration, smoke, odor, noxious
22 gas, dust, dirt, glare, heat or other discharge or emission or other operating
23 characteristic:

- 1 a. Acid manufacture;
- 2 b. Alkali manufacture;
- 3 c. Asphalt manufacture;
- 4 d. Beryllium storage, handling, or processing;
- 5 e. Carbide manufacture;
- 6 f. Cement, lime, gypsum, or plaster of paris manufacture;
- 7 g. Ceramic glaze or porcelain enamel frit manufacture;
- 8 h. Chemical manufacture from raw substances;
- 9 i. Coke ovens;
- 10 j. Crushing, grading, and screening of rock, stone, slag, clay, or concrete;
- 11 k. Distillation of coal, petroleum, bones, tar, or refuse;
- 12 l. Dog or cat food cannery or manufacture;
- 13 m. Drop forge plants;
- 14 n. Fertilizer manufacture;
- 15 o. Fish oil or meal manufacture;
- 16 p. Fish smoking, curing, canning, or cleaning;
- 17 q. Glue manufacture using animal products;
- 18 r. Lampblack manufacturing;
- 19 s. Paper manufacturing or reclaiming;
- 20 t. Petroleum refining or processing;
- 21 u. Radio isotope fabrication or use;
- 22 v. Smelting or refining of metals or ores;
- 23 w. Steel barrel, drum, or pail renovation or reclaiming;

1 **DIVISION 3. SPECIFIC USE STANDARDS**

2 **Subdivision F. Manufacturing and Industrial Uses**

3 **Sec. 50-12-365. Very high-impact manufacturing or processing facilities.**

4 Any type of very high-impact manufacturing or processing facility that processes, handles
5 or transfers on-site, transfers, loads, unloads, stockpiles, or stores bulk solid materials, as defined
6 in Section 42-1-1 of this Code, including but not limited to coal yards, bulk solid material outdoor
7 storage facilities, and carbonaceous bulk solid material facilities, are subject to the provisions of
8 Chapter 42, Division 5, Subdivision B of this Code.

9 **~~Secs. 50-12-365~~ 50-12-366–50-12-370. Reserved.**

10 **ARTICLE XIV. DEVELOPMENT STANDARDS**

11 **DIVISION 3. ARCHITECTURAL AND SITE DESIGN STANDARDS**

12 **Subdivision C. Traditional Main Street Overlay Areas.**

13 **Sec. 50-14-431. Traditional Main Street Overlay Area applicability and exceptions; design**
14 **review.**

15 (a) *Applicability.*

16 (1) The requirements of this subdivision apply to any new development within the
17 Traditional Main Street Overlay Area, as designated in Article XI, Division 14,
18 Subdivision B₇ of this chapter.

19 (2) Alteration of any structure within the Traditional Main Street Overlay that affects
20 the exterior appearance of a building elevation visible from a public right-of-way
21 or public space shall be subject to design review by the Planning and Development
22 Department under the design standards of this subdivision. While the City may
23 benefit if all the design standards of this subdivision were met where existing

1 properties are altered, such a strict application of the design standards might
2 disadvantage property owners or discourage them from improving their buildings.
3 The recommended solution is to establish two thresholds to gauge the extent of
4 remodeling and set requirements based on what is practical and reasonable for that
5 level of improvement.

6 a. If 50 percent or more of an elevation of a building or structure subject to
7 design review is altered, the building or structure shall be subject to the
8 applicable requirements that do not involve repositioning the building or
9 structure or reconfiguring site development as determined by the Planning
10 and Development Department;

11 b. If less than 50 percent of an elevation of a building or structure subject to
12 design review is altered, the requirement is only that the proposed
13 improvements meet the applicable standards of this subdivision; for
14 example, if a property owner decides to replace a building façade's siding,
15 then the siding shall meet the applicable exterior building materials
16 standards, but elements such as building modulation would not be required.

17 (3) For the purpose of this subdivision, the term "commercial" shall mean retail,
18 service, and commercial uses listed in Article XII, Division 1, Subdivision D, of
19 this Code.

20 (4) Notwithstanding the preceding, the requirements of this subdivision do not apply
21 to land zoned R1, R2, R3, R4, R5, R6, or residential PD within a Traditional Main
22 Street Overlay Area.

1 (b) *Design review.* The Buildings, Safety Engineering, and Environmental Department
2 shall not approve a permit application for any work relating to a zoning lot within a Traditional
3 Main Street Overlay Area, unless the Planning and Development Department has verified that such
4 work is consistent with design standards of this subdivision.

5 **Sec. 50-14-433. Site design standards; fencing.**

6 (a) The objectives of this section ~~is~~ are:

7 (1) To promote the perception of Traditional Main Street Overlay Areas as safe
8 commercial areas;

9 (2) To provide for an enjoyable pedestrian experience; and

10 (3) To architecturally integrate fences and screens to enhance the design of the main
11 buildings associated with the project to the greatest extent possible.

12 (b) To achieve the objectives of this section, the following standards shall apply:

13 (1) The use of barbed wire is not permitted for any residential use, for any public, civic,
14 and institutional use, or for any retail, service, and commercial use that is listed in
15 the use table of Article XII, Division 1, of this chapter;

16 (2) Fences must allow for a clear view of oncoming vehicular and pedestrian traffic at
17 street corners, driveways, alleys, or similar locations;

18 (3) Fences exceeding three feet in height along street frontages at the front lot line are
19 subject to a three-foot wide landscaped area with trees and landscaping between the
20 sidewalk and the fence;

21 (4) No fence facing a Traditional Main Street shall exceed six feet in height. Opaque
22 fences or walls facing a Traditional Main Street shall not exceed three feet in height,
23 except as specified for screening purposes according to Section 50-14-372; ~~and~~

1 (5) Fences must be similar or complementary to the colors and finishes of the exterior
2 of the associated building.

3 (6) ~~Chain link fences~~ The following materials and styles are prohibited for fences
4 facing a Traditional Main Street- unless the Planning and Development Department
5 determines such to be appropriate and compatible with the building nearest the
6 fence:

7 a. Chain link;

8 b. Plywood;

9 c. Vinyl;

10 d. Recycled materials;

11 e. Sheet metal;

12 f. Plastic; and

13 g. Picket-style.

14 **ARTICLE XVI. RULES OF CONSTRUCTION AND DEFINITIONS**

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

16 **Subdivision C. Letter "B"**

17 **Sec. 50-16-132. Words and terms (Bh—Bz).**

18 For the purposes of this chapter, the following words and phrases beginning with the letters
19 "Bh" through "Bz," shall have the meaning respectively ascribed to them by this section:

Term	Definition
Blight violation	Any unlawful act, or any omission or failure to act, which is designated by this chapter as a blight violation pursuant to Section 41(4) of the Michigan Home Rule City Act, being MCL 117.41(4).
Blight violation determination	A determination that: (1) An alleged violator is responsible for one or more blight violations as a result of the admission of responsibility for the allegation(s) in a blight violation notice; or

Term	Definition
	(2) After an administrative hearing that a person is or is not responsible for one or more blight violations; or (3) as a result of a decision and order of default for failing to appear as directed by the blight violation notice, or other notice regarding one or more blight violations, at a scheduled appearance at the Blight Administrative Hearings Bureau under Chapter 3, Article II, of this Code, <i>Enforcement of Blight Violations</i> , in accordance with Section 4q(8)(c) of the Michigan Home Rule City Act, being MCL 117.4q(8)(c).
Blight violation notice	A written violation notice prepared by an authorized local official which directs an alleged violator: (1) To pay the civil fines specified in the notice, including any required fees or costs, for one or more blight violations in accordance with the fines, fees, or costs specified in this Code, and (2) To appear at the Blight Administrative Hearings Bureau under Chapter 3, Article II of this Code, <i>Enforcement of Blight Violations</i> , regarding the occurrence or existence of one or more blight violations pursuant to Section 4q(8) of the Michigan Home Rule City Act, being MCL 117.4q(8).
Blight violation proceeding.	An administrative process that results in a blight violation determination.
Block	A tract of land bounded by streets or by a combination of streets, public parks, cemeteries, railroad rights-of-way, harbor lines, centerlines of waterways, or corporate boundary lines of the City.
Block face	All lots abutting both sides of a street between two intersecting streets.
Board	The word, “Board,” means the Board of Zoning Appeals of the City.
Body art facility	A personal services establishment where in accordance with Chapter 20, Article III, of this Code, an individual performs one or more of the following for compensation: 1) tattooing; 2) branding; or 3) body piercing. For zoning purposes, precious metal and gem dealers that are licensed under Chapter 41, Article III, of this Code, other retail stores, or clinics, which provide this service as an incidental and accessory use of the land, shall not be classified as a body art facility.
Brewery	A facility licensed by the Michigan Liquor Control Commission that annually manufactures more than 20,000 <u>not less than 60,000</u> barrels of beer.
Brewpub	A facility licensed as such by the Michigan Liquor Control Commission, in conjunction with a Class “C” tavern, Class “A” hotel, or Class “B” hotel, that annually manufactures and sells therein in total

Term	Definition
	not more than 2,000 <u>18,000</u> barrels of beer only for consumption therein.
Bridge plaza and terminal, vehicular	That property immediately contiguous to a vehicular bridge where motor vehicles enter and exit the bridge. Certain uses and activities, if oriented and available exclusively to bridge traffic, shall be considered incidental and accessory to the 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.
Building	A structure, either temporary or permanent, having a roof and enclosing walls on all sides and used or built for the shelter or enclosure of persons, animals, or property of any kind.
Building, existing	Whenever this chapter refers to an "existing building," it means a building that was constructed prior to April 9, 1998, which was the effective date of Ord. No. 9-98.
Building, height of	<i>(See Height of building.)</i>
Building or construction contractor	A building or construction contractor is a person or firm engaged in the practice of assembling parts and materials to construct buildings or other structures, but not including persons or firms (such as concrete producers) who supply and/or deliver parts or materials to a construction site without direct involvement in construction, other than delivery and deposit of the construction parts and/or materials.
<u>Bulk solid material</u>	<u>Has the meaning as likewise defined in Section 42-1-1 of this Code.</u>
<u>Bulk solid material outdoor storage facility</u>	<u>A facility for the open storage of bulk solid material other than carbonaceous material.</u>
Bus	A motor vehicle other than a school bus that is designed for carrying 16 or more passengers, including the driver.

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Subdivision D. Letter "C"

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Sec. 50-16-151. Words and terms (Ca—Cg).

4

For the purposes of this chapter, the following words and phrases beginning with the letters

5

"Ca" through "Cg," shall have the meaning respectively ascribed to them by this section:

Term	Definition
Cabaret	An establishment open to the public which sells or serves alcoholic beverages for consumption on the premises with or without food and also provides entertainment. Establishments commonly referred to as “nightclubs” shall be considered “cabarets” for zoning purposes, except for those nightclubs, bars, juice bars, restaurants, bottle clubs, or similar commercial establishment, which regularly feature live conduct characterized by semi-nudity, which are classified as “adult cabarets.” The Buildings, Safety Engineering, and Environmental Department Business License Center further classifies cabarets as Group “A” Cabaret, Group “B” Cabaret, or Group “C” Cabaret. (See also Sec. 50-16-222 of this Code.)
Car wash	See “Motor Vehicle Washing and Steam Cleaning”
<u>Carbonaceous bulk solid material</u>	<u>Has the meaning as likewise defined in Section 42-1-2 of this Code.</u>
<u>Carbonaceous bulk solid material facility</u>	<u>Has the meaning as likewise defined in Section 42-1-2 of this Code.</u>
<u>Carbonaceous material</u>	<u>Has the meaning as likewise defined in Section 42-1-2 of this Code.</u>
Carport	A roofed structure providing space for the parking or storage of motor vehicles and open on three sides.
Casino	The premises where gaming is conducted and includes all buildings, improvements, equipment and facilities used or maintained in connection with such gaming.
Casino complex	A casino and all buildings, hotel structures, recreational or entertainment facilities, restaurants or other dining facilities, bars and lounges, required on-site parking, retail stores and other amenities that are connected with, or operated in such an integral manner as to form part of, the same operation, whether on the same tract of land or otherwise.
Cellar	A space with less than one-half of its floor-to-ceiling height above the average finished grade of the adjoining ground or with a floor-to-ceiling height of less than seven feet.
Cemetery	Property used for the interring of the body or cremated remains of the dead. Cemeteries may contain mausoleums, crematories, or columbaria.
Central Business District	The portion of the City of Detroit within the area bounded by the Detroit River, and the center lines of Brooklyn Avenue (extended), West Jefferson Avenue, Eighth Street, West Fort Street, Brooklyn Avenue, Porter Street, John C. Lodge Freeway (M-10), Fisher Freeway (I-75), Third Street, West Grand River, Temple Avenue,

Term	Definition
	Fourth Street, Charlotte Street, Woodward Avenue, Fisher Freeway (I-75), Chrysler Freeway (I-375), East Jefferson Avenue, Rivard Street, Atwater Street, and Riopelle Street extended to the Detroit River.

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Figure 50-16-151

Boundaries of Central Business District

(For Informational Purposes Only)



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Sec. 50-16-153. Words and terms (Cn—Cs).

For the purposes of this chapter, the following words and phrases beginning with the letters "Cn" through "Cs," shall have the meaning respectively ascribed to them by this section:

Term	Definition
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 liquor is not provided.
<u>Coal</u>	Has the meaning as likewise defined in Section 42-1-2 of this Code.

Term	Definition
<u>Coke</u>	<u>Has the meaning as likewise defined in Section 42-1-2 of this Code.</u>
Co-location (marijuana)	A practice where more than one licensee is authorized by the State of Michigan to operate a medical marijuana facility or an adult-use marijuana establishment in one building, in accordance with the applicable rules promulgated by the State of Michigan and the license requirements of Chapter 20, Article VI, of this Code.
Commercial parking	See <i>Parking, Commercial</i> .
Commercial vehicle	See <i>Vehicle, Commercial</i> .
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, non-profit, 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, non-profit 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, courthouse and similar public building; • Governmental service agency; • Neighborhood center, non-profit; • Substance abuse service facility; <p>Private lodges, private 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>
Compost	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.
Concert café.	Any establishment, which provides food with music or entertainment, but does not serve alcoholic liquor. Concert cafés shall be regulated the same as “theaters” for zoning purposes.
Condominium Act	MCL 559.101 <i>et seq.</i>
Condominium master deed	The document recorded as part of a condominium subdivision to which are attached as exhibits and incorporated by reference the

Term	Definition
	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 condominium units if established and approved in conformance with the Condominium Act, being MCL 559.101 et seq.
Condominium subdivision	A division of land on the basis of condominium ownership, pursuant to the Condominium Act and which is not subject to the Michigan Land Division Act, being MCL 560.101 et seq., 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	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 chapter pertaining to minimum lot size, minimum lot width, and maximum lot coverage.
Conforming land uses	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 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 200 feet radius centered on each helipad.
Construction	Waste from building construction, alteration, demolition or repair, and dirt from excavations.
Contractor yard, landscape or construction	A yard used for the outdoor storage of a construction or landscape contractor's vehicles, equipment, and materials, including plant materials and contained soil.
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 halls.
Convalescent, nursing, or rest home	Establishments primarily engaged in the providing of in-patient nursing care, other than a private home, where seven or more older

Term	Definition
	<p>adults or disabled persons receive on-going care and supervision. (Same as “convalescent home” or “rest home.”)</p> <p>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.</p>

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Subdivision I. Letter "H"

3

Sec. 50-16-242. Words and terms (Hh—Hm).

Term	Definition
High-frequency transit corridor	<p>High-frequency transit corridors consist of:</p> <ul style="list-style-type: none"> • Corridor No. 1 consisting of: Vernor Highway between Riverside and 21st Street; 21st Street between Vernor Highway and Bagley; Bagley between 21st Street and Trumbull; Trumbull between Bagley and West Lafayette; and West Lafayette between Trumbull and Griswold. • Corridor No. 2 consisting of: Michigan between Woodward and Wyoming. • Corridor No. 3 consisting of: Grand River between Woodward and Five Points. • Corridor No. 4 consisting of: Woodward between Eight Mile and East Jefferson. • Corridor No. 5 consisting of: Van Dyke between Eight Mile and East Lafayette; and East Lafayette between Van Dyke and Randolph. • Corridor No. 6 consisting of: Gratiot between Woodward and Eight Mile. • Corridor No. 7 consisting of: Lahser between Grand River and Seven Mile; Seven Mile between Lahser and Morang; Morang between Seven Mile and Harper; Harper between Morang and Moross; and Moross between Harper and Mack. • Corridor No. 8 consisting of: Warren between Edward N. Hines and Greenfield and between McDonald and Mack; and Forest between Dequindre and Cadillac. • Corridor No. 9 consisting of: Jefferson between Washington and Alter. • Corridor No. 10 consisting of: Greenfield between Paul and Eight Mile.

<p>High/medium-impact manufacturing or processing</p>	<p>Examples include:</p> <ul style="list-style-type: none"> • Automobile accessory manufacture (not including tires heat treating or foundry work); • Automotive, agricultural or other heavy machinery manufacturing (not including heat treating); • Bolt or nut manufacture (not including heat treating); • Book publishing, printing or engraving; • Brake debonding; • Brewing or distilling of liquors; • Brewing of twenty thousand (20,000) or more barrels of beer or malt beverage per year <u>Brewery</u>; • Buffing shop; • Business machines or equipment manufacture; • Can, barrel, drum or pail manufacture; • Canning factories, excluding fish products; • Die casting; • Disinfectant or insecticide manufacture; • Distilling of alcoholic products not including small distillery or small winery, which are defined in Section 50-16-384 of this Code; • Automatic screw machine operations; • Electric fixtures, batteries, or other electrical apparatus; manufacture but excluding battery rebuilding; • Emery cloth or sandpaper manufacture;
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	<ul style="list-style-type: none"> • Furniture manufacture; • Heating or ventilating apparatus manufacture or assembly • Mattress manufacture; • Millwork, lumber or planing mills; • Monument works; • Painting or varnishing shops; • Paper box or cardboard products manufacture; • Plastic products manufacture; • Plating or anodizing; • Replating; • Sheet metal works; • Tire recapping; and • Wrought iron, custom decorative shops.
<p>High-impact manufacturing or processing</p>	<p>Examples include:</p> <ul style="list-style-type: none"> • Abrasives manufacture; • Acetylene manufacture; • Annealing or heat treating plants; • Balls or bearings manufacture; • Battery rebuilding; • Bed spring manufacture; • Bleaching powder manufacture; • Boiler manufacture; • Bolts or nuts manufacture; • Brick or building block manufacture; • Candle manufacture; • Carbonic gas manufacture or storage; • Carbonic ice manufacture; • Cattle or sheep dip manufacture; • Cellophane or celluloid manufacture; • Ceramic products manufacture; • Chlorine gas manufacture; • Clay products manufacture; • Concrete batching plants;

	<ul style="list-style-type: none"> • Concrete pipe or concrete pipe products manufacture; • Dextrine manufacture; • Dyestuffs manufacture; • Engine manufacture; • Felt manufacture; • Glass manufacture; • Glucose manufacture; • Graphite manufacture; • Gutta percha manufacture or treatment; • Ink manufacture (from basic substance); • Jute fabrication; • Meat products manufacturing or processing; • Pharmaceutical products manufacture; • Phenol manufacture; • Pyroxylin plastic manufacture or processing; • Roofing materials manufacture excluding tar products; • Rope manufacture; • Rug manufacture; • Shoe polish manufacture; • Soap manufacture; • Starch manufacture; • Sugar refining; • Terra cotta manufacture; • Tire manufacture; • Turpentine manufacture; • Wall board manufacture; • Wire manufacture; and • Yeast manufacture.
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2 **Subdivision L. Letter "M"**

3 **Sec. 50-16-302. Words and terms (Mh—Mm).**

4 For the purposes of this chapter, the following words and phrases beginning with the letters
5 "Mh" through "Mm," shall have the meaning respectively ascribed to them by this section:

Term	Definition
Michigan Medical Marihuana Act or MMMA	Initiated Law 1 of 2008, being MCL 333.26421 <i>et seq.</i>
Michigan Medical Marihuana Facilities Licensing Act or "MMFLA"	Public Act 281 of 2016, MCL 333.27101, <i>et. seq.</i>

Term	Definition
Michigan Planning Enabling Act	The Michigan Planning Enabling Act, being MCL 125.3801 <i>et seq.</i>
Michigan Regulation and Taxation of Marijuana Act or "MRTMA"	Initiated Law 1 of 2018, MCL 333.27954, <i>et. seq.</i>
Michigan Zoning Enabling Act	The Michigan Zoning Enabling Act, being MCL 125.3101 <i>et seq.</i>
Microbrewery	A facility licensed as such by the Michigan Liquor Control Commission that annually produces in total less than 20,000 <u>60,000</u> barrels of beer and that may include therein the licensed brewery premises.
Microwave-receiving antenna	An antenna, usually parabolic or quasi-parabolic in shape, the purpose of which is to receive signals transmitted from terrestrial transmitters.
Mixed-use building	A mixed-use building includes at least one use from at least two of the following general land use headings in the same building: Residential Uses as specified in Article XII, Division 1, Subdivision B; Public, Civic and Institutional Uses as specified in Article XII, Division 1, Subdivision C; Retail, Service and Commercial uses as specified in Article XII, Division 1, Subdivision D; Manufacturing and Industrial Uses as specified in Article XII, Division 1, Subdivision E. A building shall also be deemed to be mixed-use where it includes both: (a) An "Office, business or professional" and (b) Any other retail use(s) specified in Section 50-12-62 [Food and Beverage Service], Section 50-12-66 [Recreation/entertainment indoor], Section 50-12-69 [Retail sales and service; sales-oriented] or Section 50-12-70 [Retail sales and service; service-oriented].

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Subdivision S. Letter "V"

3

Sec. 50-16-441. Words and terms (Va—Vg).

4

For the purposes of this chapter, the following words and phrases beginning with the letters

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"Va" through "Vg," shall have the meaning respectively ascribed to them by this section:

Term	Definition
Van	A multipurpose enclosed motor vehicle having a box-like shape, rear and/or side doors, and side panels often with windows, used for the transportation of property or persons.

Term	Definition
Vehicle	A device in, upon, or by which any person or property is, or may be, transported, or drawn, upon a public highway except devices used exclusively upon stationary rails or tracks or exclusively moved by human power.
Vehicle, commercial	A motor vehicle that is used for the transportation of passengers for hire, or constructed or used for transportation of goods, wares, or merchandise and/or a motor vehicle that is designed or constructed and used primarily for pulling other vehicles and does not carry any part of the weight of the vehicle which is being pulled.
Vehicle preparation	Consists of quick lube service, light bulb replacement, fuse replacement and tire rotation. All other functions constitute either “motor vehicle services, minor” or “motor vehicle services, major” as defined in Sec. 50-16-303 of this Code.
Vehicle, private passenger	Every motor vehicle, other than a bus, commercial vehicle, or taxicab that is designed, used, or maintained primarily for the transportation of people on ordinary roads and that has a valid and current license plate. For purposes of this chapter, pick-up trucks and vans shall be considered private passenger vehicles.
Vehicle, recreational	Includes motor homes, pickup campers, and trailer coaches.
Vehicle repair and service (use category)	<p>Uses servicing passenger vehicles, light and medium trucks and other consumer motor vehicles such as motorcycles, boats and recreational vehicles.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> •Motor vehicle services, major; •Motor vehicle services, minor; •Motor vehicle filling station; •Motor vehicle washing and steam cleaning; •Motor vehicles, new or used: storage lots accessory to salesroom or sales lot for new or used motor vehicles. <p>Repair and service of industrial vehicles and equipment and of heavy trucks; towing and vehicle storage; and vehicle wrecking and salvage are classified as industrial service.</p>
Very high-impact manufacturing or processing	<p>Examples include:</p> <ul style="list-style-type: none"> •abattoirs (slaughter houses) •Acid manufacture; •Acoustical material manufacture; •Airplane manufacture;

Term	Definition
	<ul style="list-style-type: none"> •Alkali manufacture; •Asphalt manufacture; •Automobile body plant; •Beryllium storage, handling, or processing; •Bituminous concrete manufacture; •<u>Bulk solid material outdoor storage facility;</u> •Carbide manufacture; •<u>Carbonaceous bulk solid material facility;</u> •Cement, lime, gypsum, or plaster of Paris manufacture; •Ceramic glaze or porcelain enamel frit manufacture; •Charcoal or fuel briquette manufacture; •Chemical manufacture (from raw substances); •Coal or coke yard; •Coke oven; •Crushing, grading, and screening of rock, stone, slag, clay, or concrete; •Distillation of coal, petroleum, bones, tar, or refuse; •Dog or cat food cannery or manufacture; •Drop forge plants; •Fertilizer manufacture; •Fish oil or meal manufacture; •Fish smoking, curing, canning, or cleaning;

Term	Definition
	<ul style="list-style-type: none"> •Foundry, ferrous or non-ferrous; •Glue manufacture (using animal products); •Insulation manufacture; •Lampblack manufacturing; •Linoleum manufacture; •Paint, enamel, oil, shellac, lacquer, varnish, or synthetic resin manufacture; •Paper manufacturing or reclaiming; •Petroleum refining or processing; •Radio isotope fabrication or use; •Smelting or refining of metals or ores; •Stamping or pressing plants; •Steel barrel, drum, or pail renovation or reclaiming; •Steel mills; •Tanning, curing, or storage of raw hides or skins; •Tar products manufacture; •Wool pulling.

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APPENDIX A. ASSIGNMENT OF SPECIFIC USE TYPES TO GENERAL USE

3

CATEGORIES.

4

DIVISION 2. LETTER "B."

5

Specific use types, beginning with the letter "B," assigned to general use categories are as

6

follows:

Specific Land Use	Use Category
Bailing of waste paper or rags	Manufacturing and production
Bake shop, retail	Retail sales and service (sales-oriented)
Bakeries	Manufacturing and production (low-impact manufacturing or processing)
Balls or bearings manufacture	Manufacturing and production (high-impact manufacturing or processing)
Bank	Retail sales and service (service-oriented)
Bar (Establishment for the sale of beer or intoxicating liquor for consumption on the premises)	Food and beverage service.
Barber or beauty shop	Retail sales and service (service-oriented)
Battery rebuilding	Manufacturing and production (high-impact manufacturing or processing)
Bed and breakfast inn	Public accommodation
Bed spring manufacture	Manufacturing and production (high-impact manufacturing or processing)
Beryllium storage, handling, or processing	Manufacturing and production (very high-impact manufacturing or processing)
Bituminous concrete manufacture	Manufacturing and production (very high-impact manufacturing or processing)
Bleaching powder compounding	Manufacturing and production (low/medium-impact manufacturing or processing)
Bleaching powder manufacture	Manufacturing and production (high-impact manufacturing or processing)
Blueprinting shop	Industrial service
Boarding school and dormitory	Institutional living
Boat terminal	Water-related facilities
Boatyard or shipyard: construction, repair, maintenance, dry dock	Water-related facilities
Boiler manufacture	Manufacturing and production (high-impact manufacturing or processing)
Boiler repairing	Industrial service
Bolt or nut manufacture (not including heat treating)	Manufacturing and production (high/medium-impact manufacturing or processing)
Bolts or nuts manufacture	Manufacturing and production (high-impact manufacturing or processing)
Bookbinding	Manufacturing and production (low/medium-impact manufacturing or processing)
Book publishing, printing or engraving	Manufacturing and production (high/medium-impact manufacturing or processing)
Bottling of alcoholic products	Manufacturing and production (low-impact manufacturing or processing)
Braces, orthopedic manufacture	Manufacturing and production (low/medium-impact manufacturing or processing)

Brake debonding	Manufacturing and production (high/medium-impact manufacturing or processing)
Brewing or distilling of liquors (other than microbrewery and small distillery)	Manufacturing and production (high/medium-impact manufacturing or processing)
Brewing of 20,000 or more barrels of beer or malt beverage per year Brewery	Manufacturing and production (high/medium-impact manufacturing or processing)
Brewpub or microbrewery or small distillery	Food and beverage service
Brick or building block manufacture	Manufacturing and production (high-impact manufacturing or processing)
Bridge plaza and terminal, vehicular	Aviation and surface transportation facilities
Broom manufacture	Manufacturing and production (low/medium-impact manufacturing or processing)
Buffing shop	Manufacturing and production (high/medium-impact manufacturing or processing)
<u>Bulk solid material outdoor storage facility</u>	<u>Manufacturing and production (very high-impact manufacturing or processing)</u>
Business college or commercial trade school	Retail sales and service (service-oriented)
Business machines or equipment manufacture	Manufacturing and production (high/medium-impact manufacturing or processing)

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DIVISION 3. LETTER "C."

3

Specific use types, beginning with the letter "C," assigned to general use categories are as

4

follows:

Specific Land Use	Use Category
Cabaret	Recreation/entertainment, Indoor
Cabinet-making shop	Industrial service (trade services, general)
Can, barrel, drum or pail manufacture	Manufacturing and production (high/medium-impact manufacturing or processing)
Candle manufacture	Manufacturing and production (high-impact manufacturing or processing)
Canning factories, excluding fish products	Manufacturing and production (high/medium-impact manufacturing or processing)
Canvas goods manufacture	Manufacturing and production (low/medium-impact manufacturing or processing)
Car wash (Motor vehicle washing and steam cleaning)	Vehicle repair and service

Carbide manufacture	Manufacturing and production (very high-impact manufacturing or processing)
Carbonaceous bulk solid material facility	Manufacturing and production (very high-impact manufacturing or processing)
Carbonic gas manufacture or storage	Manufacturing and production (high-impact manufacturing or processing)
Carbonic ice manufacture	Manufacturing and production (high-impact manufacturing or processing)
Carpenter's shop	Industrial service (trade services, general)
Casinos and casino complexes	Recreation/entertainment, indoor
Catering establishment (Food catering establishment)	Manufacturing and production
Cattle or sheep dip manufacture	Manufacturing and production (high-impact manufacturing or processing)
Cellophane or celluloid manufacture	Manufacturing and production (high-impact manufacturing or processing)
Cement, lime, gypsum, or plaster of Paris manufacture	Manufacturing and production (very high-impact manufacturing or processing)
Cemeteries (including mausoleums, crematories, or columbaria)	Park and open space
Ceramic glaze or porcelain enamel frit manufacture	Manufacturing and production (very high-impact manufacturing or processing)
Ceramic products manufacture	Manufacturing and production (high-impact manufacturing or processing)
Charcoal or fuel briquette manufacture	Manufacturing and production (very high-impact manufacturing or processing)
Check advance center (<i>See</i> "Financial services center")	Retail sales and service (service-oriented)
Check cashing store (<i>See</i> "Financial services center")	Retail sales and service (service-oriented)
Chemical manufacture	Manufacturing and production (Very High-impact Manufacturing or Processing)
Chemical materials blending or compounding, but not involving chemicals manufacturing	Manufacturing and production
Child care center	Day care
Child caring institution	Institutional Living
Chlorine gas manufacture	Manufacturing and production (high-impact manufacturing or processing)
Cigar or cigarette manufacture	Manufacturing and production (low/medium-impact manufacturing or processing)
Cinema production or development	Manufacturing and production (low/medium-impact manufacturing or processing)

Clay products manufacture	Manufacturing and production (high-impact manufacturing or processing)
Clock or watch manufacture	Manufacturing and production (low/medium-impact manufacturing or processing)
Coal or coke yard	Manufacturing and production (very high-impact manufacturing or processing)
Coffee house (<i>See: Restaurant</i>)	Food and beverage service
Coffee roasting	Manufacturing and production (low/medium-impact manufacturing or processing)
Coke oven	Manufacturing and production (very high-impact manufacturing or processing)
Cold storage plant	Warehouse and freight movement
Concert café (<i>See: Theater</i>)	Recreation/entertainment, indoor
Concert hall (<i>See: Theater</i>)	Recreation/entertainment, indoor
Concrete batching plants	Manufacturing and production (high-impact manufacturing or processing)
Concrete pipe or concrete pipe products manufacture	Manufacturing and production (high-impact manufacturing or processing)
Confection manufacture	Manufacturing and production
Construction equipment, agricultural implements and other heavy equipment repair or service	Industrial service
Containerized freight yard	Warehouse and freight movement
Convalescent, nursing, or rest home	Group living
Contractor's shop (<i>See "Trade services, general" for the shops of the following contractors: air conditioning, cabinet-making, carpenter, electrical, furniture cleaning, furniture repair, heating, plumbing, rug cleaning, upholstery repair.</i>)	Industrial service
Contractor yard, landscape or construction	Industrial service
Convenience store (<i>See Stores of a generally recognized retail nature for the sale of new merchandise</i>)	Retail sales and service (sales-oriented)
Convention or exhibit building; office, public only	Auditorium or stadium
Correctional institution	Institutional living
Cosmetic manufacturing	Manufacturing and production
Creameries	Manufacturing and production (low-impact manufacturing or processing)
Credit union (<i>See Bank</i>)	Retail sales and service (service-oriented)
Crushing, grading, and screening of rock, stone, slag, clay, or concrete	Manufacturing and production (very high-impact manufacturing or processing)
Customer service center	Retail sales and service (service-oriented)
Customs office	Community service

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 peace,
4 health, safety, and welfare of the people of the City of Detroit.

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

Approved as to Form:



Charles Raimi
Deputy Corporation Counsel