

NOTICE OF ENACTMENT

TO: THE PEOPLE OF THE CITY OF DETROIT, MICHIGAN

On November 25, 2025, the Detroit City Council passed the following Ordinance:

ORDINANCE NO. 2025-29

CHAPTER 50

ARTICLE XIV

AN ORDINANCE to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, to repeal and replace existing fencing and screening standards with new consolidated standards within Article XIV, Division 2, Subdivisions C and D, as well as to add trucking terminals, utilities, wholesaling, warehousing, storage buildings and public storage facilities, very high-impact manufacturing and processing uses, and off-street truck and semi-trailer parking areas to the list of uses that require screening; by repealing Article XIV, *Development Standards*, Division 2, *Landscaping, Screening, and Fencing*, Subdivision C, *Landscaping and Screening of Off-Street Parking Areas*, Section 50-14-341, *Right-of-way screening*, Section 50-14-342, *Residential screening*, Section 50-14-343, *Interior landscaping*, Section 50-14-344, *Quality*, and Section 50-14-345, *Parking structures*, and Subdivision D, *Landscaping and Screening; Miscellaneous Provisions*, Section 50-14-363, *Screening*, Section 50-14-365, *Screening of open storage areas*, Section 50-14-366, *Screening of loading docks, service yards, and exterior work areas*, Section 50-14-367, *Materials and methods; landscaping, fencing, and screening*, Section 50-14-368, *Fences and walls*, Section 50-14-369, *Topographic changes*, Section 50-14-370, *Buildings*, Section 50-14-371, *Horizontal separation*, Section 50-14-372, *Height*, Section 50-14-373, *Opacity*, Section 50-14-374, *Location of screening*, Section 50-14-375, *Competitability*, and Section 50-14-381, *Fences*; by adding Article XV, *Development Standards*, Division 2, *Landscaping, Screening, and Fencing*, Subdivision C, *Fence and Wall Quality*, Section 50-14-341, *Applicability*, Section 50-14-342, *Material standards*, Section 50-14-343, *Opacity*, and Section 50-14-344, *Height*, and Subdivision D, *Landscaping and Screening; Miscellaneous Provisions*, Section 50-14-365, *Interior parking area landscaping*, Section 50-14-367, *Screening standards for specific uses and site features*, Section 50-14-368, *Buffer Types I and II*, Section 50-14-369, *Buffer Types III and IV*, and Section 50-14-370, *Buffer Types V and VI*; and by amending Article XI, *Specific Purpose Zoning Districts and Overlay Areas*, Division 7, *PR Parks and Recreation*, Section 50-11-151, *Conditional public, civic, and institutional uses*; Article XII, *Use Regulations*, Division 1, *Use Tables*, Subdivision C, *Public, Civic and Institutional Uses*, Section 50-12-51, *Utility, major*, Division 2, *General Use Standards*, Section 50-12-131.1, *Manufacturing and Industrial uses – spacing*, Division 3, *Specific Use Standards*, Subdivision B, *Public, Civic, and Institutional Uses*, Section 50-12-192, *Utilities, basic; Utilities; major*, Subdivision D, *Retail, Service and Commercial Uses*; *Motor Vehicle Filling Stations*, Section 50-12-287, *Motor vehicle filling stations; equipment enclosure and screening and landscaping*, and Section 50-12-270, *Motor vehicle filling stations; screening and landscaping*, Subdivision E, *Retail, Service and Commercial Uses; Generally (Motor Vehicles – Youth Hostels/Hostels)*, Section 50-12-281, *Motor vehicles, new or used; storage lot accessory to a salesroom or sales lot for new or used motor vehicles*; Section 50-12-292, *Motor vehicles, new, salesroom or sales lot*, Section 50-12-293, *Motor vehicles, used, salesroom or sales lot*, Section 50-12-294, *Light duty vehicle repair establishment*, Section 50-12-295, *Light duty vehicle service establishment*, Section 50-12-295.1, *Medium/heavy duty vehicle or equipment repair establishment*, Section 50-12-296, *Motor vehicle washing and steam cleaning*, and Section 50-12-316, *Taxicab dispatch and/or storage facilities*, and Subdivision F, *Manufacturing and Industrial Uses*, Section 50-14-341, *Junk yards*, Section 50-12-343, *Lumber yards*, Section 50-12-344, *Outdoor storage yards; containerized freight yard*, Section 50-12-352, *Towing service storage yards*, Section 50-12-354, *Transfer station for garbage, refuse, or rubbish*, Section 50-12-356, *Used vehicle parts sales*, and Section 50-12-358, *Wholesaling, warehousing, storage buildings, or public storage facilities*, Division 5, *Accessory Uses and Structures*, Subdivision A, *In General*, Section 50-12-461, *Accessory outdoor operations – Screening*, and Subdivision C, *Specific Accessory Use Standards*, Section 50-12-511, *Motor vehicle salesroom or sales lot*; Article XIII, *Intensity and Dimensional Standards*, Division 1, *Tables of Intensity and Dimensional Standards*, Subdivision B, *General Dimensional Standards for Residential Districts*, Section 50-13-22, *Traffic safety sight area*, and Division 2, *Measurements, Requirements, and Exceptions*, Section 50-13-226, *Features allowed within required setbacks*; Article XIV, *Development Standards*, Division 1, *Off-Street Parking, Loading, and Access*, Subdivision J, *Off-Street Loading Area Design*, Section 50-14-281, *General design principles*, Division 2, *Landscaping, Screening, and Fencing*, Subdivision B, *Landscaping, Quality*, Section 50-14-325, *Plant size*, Section 50-14-327, *Installation, maintenance, and replacement*, Subdivision D, *Landscaping and Screening; Miscellaneous Provisions*, Section 50-14-361, *Open space landscaping*, Section 50-14-362, *Landscaping of required setbacks*, Section 50-14-364, *Screening of refuse receptacles and waste removal areas*, Section 50-14-376, *Street trees*, Section 50-14-377, *Incentives to preserve existing trees*, Section 50-14-378, *Alternative compliance*, Section 50-14-379, *Alternative compliance; procedure*, and Section 50-14-380, *Alternative compliance, review criteria*, and Division 3, *Architectural and Site Design Standards*, Subdivision C, *Traditional Main Street Overlay Areas*, Section 50-14-433, *Site design standards*, and Subdivision E, *Large Retail Centers*, Section 50-14-474, *Landscaping, additional; fencing*; and Article XVI, *Rules of Construction and Definitions*, Division 2, *Words and Terms Defined*, Subdivision Q, *Letter "T"*, Section 50-16-402, *Words and terms (Tr-Tz)*. IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

Section 1. Chapter 50 of the Detroit City Code, *Zoning*, is amended by repealing Article XIV, Division 2, Subdivision C, Section 50-14-344, Section 50-14-342, Section 50-14-343, Section 50-14-344, and Section 50-14-345, and Subdivision D, Section 50-14-363, Section 50-14-365, Section 50-14-366, Section 50-14-367, Section 50-14-368, Section 50-14-369, Section 50-14-370, Section 50-14-371, Section 50-14-372, Section 50-14-373, Section 50-14-374, Section 50-14-375, and Section 50-14-381; by adding Article XIV, Division 2, Subdivision C, Section 50-14-341, Section 50-14-342, Section 50-14-343, and Section 50-14-344, and Subdivision D, Section 50-14-365, Section 50-14-367, Section 50-14-368, Section 50-14-369, Section 50-14-370; and by amending Article XI, Division 7, Section 50-11-151; Article XII, Division 1, Subdivision C, Section 50-12-51, Division 2, Section 50-12-131.1, Division 3, Subdivision B, Section 50-12-192, Subdivision D, Section 50-12-267, and Section 50-12-270, Subdivision E, Section 50-12-291, Section 50-12-292, Section 50-12-293, Section 50-12-294, Section 50-12-295, Section 50-12-295.1, Section 50-12-296, and Section 50-12-316, and Subdivision F, Section 50-12-341, Section 50-12-343, Section 50-12-344, Section 50-12-352, Section 50-12-354, Section 50-12-356, and Section 50-12-358, Division 5, Subdivision A, Section 50-12-461, and Subdivision C, Section 50-12-517; Article XIII, Division 1, Subdivision B, Section 50-13-22, and Division 2, Section 50-13-226; Article XIV, Division 1, Subdivision J, Section 50-14-261, Division 2, Subdivision B, Section 50-14-325, Section 50-14-327, Subdivision D, Section 50-14-361, Section 50-14-362, Section 50-14-364, Section 50-14-365, Section 50-14-376, Section 50-14-377, Section 50-14-378, Section 50-14-379, and Section 50-14-380, and Division 3, Subdivision C, Section 50-14-433, and Subdivision E, Section 50-14-474; and Article XVI, Division 2, Subdivision Q, Section 50-16-402, as follows:



I think it's just vapor.
It won't hurt my kid like
cigarettes, right?

The vapor in a cigarette
is a dangerous mixture
of chemicals that can
cause lung damage.

And a cigarette is
a toke that's addictive and can
change your kid's brain.
Those are the facts.

Talk to your kid about vaping.
Get the facts at
TalkAboutVaping.org

GET YOUR HEAD
OUT OF THE CLOUD

TUESDAY, DECEMBER 9, 2025

CHAPTER 50. ZONING
ARTICLE XI. SPECIAL PURPOSE ZONING DISTRICTS AND OVERLAY AREAS
DIVISION 7. PR PARKS AND RECREATIONSec. 50-11-151. *Conditional public, civic, and institutional uses.*

Conditional public, civic, and institutional uses within the PR Parks and Recreation District are as follows:

- (1) Outdoor entertainment facility.
- (2) Water works, reservoir, pumping station, or filtration plant, subject to Section 50-12-192 of this Code.

ARTICLE XII. USE REGULATIONS
DIVISION 1. USE TABLES
Subdivision C. *Public, Civic, and Institutional Uses*Sec. 50-12-51. *Utility, major.*

Regulations regarding major utility uses are as follows:

Use Category	Specific Land Use	Residential			Business			Industrial			Special and Overlay								Standards General (Art. XI, Div. 2)	Standards Specific (Art. XII, Div. 3)								
		R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P M	P R	W 1	M 1	S D	S D	S D
Utility, major	Power or heating plant with fuel storage on site							C	R	R	R	R	R	L				R										Section 50-12-192
	Steam generating plant													C	R	R	L											Section 50-12-192
	Water works, reservoir, pumping station, or filtration plant							C	C	C	C	C	C	R	R	R	R	R	L	C	R	C	R		C	C	Section 50-12-192	
	All other													C	C	L												Section 50-12-192

DIVISION 2. GENERAL USE STANDARDS

Sec. 50-12-131.1. *Manufacturing and industrial uses – Spacing.*

Regulations regarding spacing of manufacturing and industrial uses are as follows:

Use Type	Minimum Distance from Same Use Type (Existing or Approved)	Minimum Distance from Other Use types (Existing or Approved)	Comment
Containerized freight yard in the M2 District	N/A	Zoning lot zoned R1, R2, R3, R4, R5, R6, residential PD: 150 radial feet	
Crematory or pet crematory	N/A	Zoning lot zoned R1, R2, R3, R4, R5, R6, residential PD: 150 radial feet	Applicable to both principal and accessory uses
Junkyard	2,000 radial feet	Zoning lot zoned R1, R2, R3, R4, R5, R6, residential PD: 1,000 radial feet; Park, playlot, playground, recreation center, youth activity center: 1,000 radial feet	Section 50-12-341
Outdoor storage yard	N/A	Zoning lot zoned R1, R2, R3, R4, R5, R6, residential PD: 150 radial feet	Section 50-12-344
Scrap tire storage, processing, or recycling facility	1,000 radial feet	Zoning lot zoned R1, R2, R3, R4, R5, R6, residential PD: 1,000 radial feet	Section 50-12-349
Tires, used; sales and/or service	1,000 radial feet	N/A	Section 50-12-350
Towing service storage yard	1,000 radial feet	N/A	Section 50-12-352
Transfer station for garbage, refuse, or rubbish – storage or processing activities	N/A	Zoning lot zoned R1, R2, R3, R4, R5, R6, residential PD: 500 radial feet	Section 50-12-354

DIVISION 3. SPECIFIC USE STANDARDS

Subdivision B. *Public, Civic, and Institutional Uses*Sec. 50-12-192. *Utilities, basic; utilities, major.*

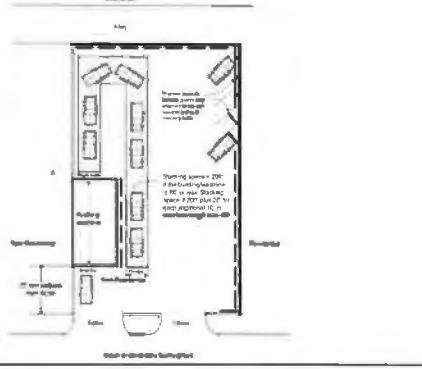
Basic utility facilities and major utility facilities shall be subject to the following requirements:

- (1) Outdoor service or storage yards for any electric transformer station, gas regulator station, telephone exchange building, water work, reservoir, pumping station, or filtration plant shall not be permitted, except in the B5, B6, M1, M2, M3, M4, M5 and TM Districts.
- (2) In the R1, R2, R3, R4, R5, R6, residential PD, PR, and SD1 Districts:
 - a. Basic utilities shall be permitted only when operating requirements mandate that they be located within the district in order to serve the immediate vicinity.
 - b. Outdoor service or storage yards shall not be permitted.
- (3) In the PR District, the only major utility that may be permitted is a pumping station without on-site employees.

(4) Solar generation stations are limited to the industrial and PD zoning districts, as well as designated Solar Station Overlay Areas. All solar generation stations are subject to the development standards set forth in Sections 50-14-481 through 50-14-489 of this Code.

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Figure 50-12-296
(For Informational Purposes Only)
Motor Vehicle Washing and Steam Cleaning Establishments



Sec. 50-12-316. Taxicab dispatch and/or storage facilities.

Taxicab dispatch and/or storage facilities shall be subject to the following requirements:

(1) Where taxicabs are stored on the premises, any portion of the storage lot that is visible from a public street shall include a landscape buffer strip with a minimum width of five feet between the storage area and the right-of-way;

(2) Landscaping and screening for off-street parking areas shall be provided in accordance with Article XIV, Division 2 of this chapter;

(3) Only operable taxicabs, bearing a current license may be stored on the premises. No junk vehicles may be stored unless a permit for a junkyard has been issued by the Buildings, Safety Engineering, and Environmental Department;

(4) Motor vehicle services may be performed on site only upon receipt of a separate permit from the Buildings, Safety Engineering, and Environmental Department for said services and subject to Section 50-12-294 of this Code for light duty vehicle repair or Section 50-12-295 of this Code for light duty vehicle service; and

(5) In the B4 District, taxicab dispatch and/or storage facilities shall not be located on any zoning lot abutting a designated Gateway Radial Thoroughfare.

Subdivision F. Manufacturing and Industrial Uses

Sec. 50-12-341. Junkyards.

Junkyards are subject to the following:

(1) **Minimum size.** The minimum lot or parcel size for junkyards shall be two acres.

(2) **Se setbacks.** All buildings, screening, and junk materials shall be set back at least 20 feet from any lot line abutting a right-of-way.

(3) Adequate parking and unloading facilities shall be provided at the site so that no junk-hauling vehicle stands on a public right-of-way awaiting entrance to the site at any time.

(4) All activities shall be confined within the screened area. There shall be no stacking of material above the height of the screening wall, except that moveable equipment used on the site may exceed that height. No equipment or material may be used or stored outside the screened area.

(5) Open burning is prohibited.

(6) All lighting shall be directed so as not to shine upon land zoned R1, R2, R3, R4, R5, R6, or residential PD.

(7) All roads, driveways, parking lots, and loading and unloading areas within any junkyard shall be paved so as to limit the nuisance caused by wind-borne dust on adjoining lots and public roads.

(8) All fluids shall be drained from vehicles and disposed of in a proper manner prior to the vehicles being stored on the site. Any materials listed on the Michigan Critical Materials Register, gasoline, and solvents shall require secondary containment and filing on a Pollution Incident Protection Plan (PIPP) filed with the Michigan Department of Environment, Great Lakes, and Energy. The owner must retain a bound copy of any PIPP on site and provide it to the City upon request.

Sec. 50-12-343. Lumber yards.

Lumber yards shall be subject to the following requirements:

(1) No lumber yard that is located within 500 feet of a residential or business zoning district may receive or dispatch deliveries of lumber or building materials between the hours of 10:00 p.m. and 8:00 a.m.

Sec. 50-12-344. Outdoor storage yards.

(a) Outdoor storage yards that operate as the principal use of the land are subject to the following:

(1) No storage may be maintained within 20 feet of any lot line abutting a public street.

(2) No storage may be located upon any required off-street parking or loading area.

(3) The height of stored items shall not exceed the height of any fence or wall surrounding such lot.

(4) No storage or accumulation of waste products, including paint, stain, oils, grease, or other flammable, toxic, or hazardous materials, or stagnant water, may be permitted in any such use.

(5) An accessory structure up to 400 square feet in area may be permitted.

(6) There shall be at least one driveway which shall be wide enough to accommodate two vehicles that are side-by-side.

(7) Permitted hours of operation shall be 7:00 a.m. to 10:00 p.m.

(8) A permit for an outdoor storage yard shall be contingent on obtaining and maintaining all applicable licenses and permits from federal, state, and County agencies and from City departments.

(b) In accordance with Section 50-12-463 of this Code, outdoor storage yards, where located on the same zoning lot as a principal use, are:

(1) Incidental and accessory to the principal use where the outdoor storage yard does not exceed an area equal to ten percent of the gross floor area of the principal building; and

(2) A second principal use of the land, requiring a permit, and limited to the M3, M4, and M5 Districts, where the outdoor storage yard exceeds an area equal to ten percent of the gross floor area of the principal building.

Sec. 50-12-352. Towing service storage yards.

(a) Towing service storage yards shall be subject to the following:

(1) All buildings and stored or abandoned vehicles shall be set back at least 20 feet from any lot line abutting, across the street, or across the alley from land zoned R1, R2, R3, R4, R5, R6, or residential PD.

(2) All ground surfaces within any towing service storage yard shall be covered with asphalt or concrete paving, or other material to create a firm, level surface that is free of ruts, potholes, or uneven areas, that prevents the formation of dust and mud, and that is approved by the Buildings, Safety Engineering, and Environmental Department. Pervious surface treatments are encouraged, except that gravel, slag, cinder, or graded natural surfaces shall not be allowed.

(3) Vertical stacking of abandoned vehicles is prohibited.

(4) All lighting shall be directed so as not to shine upon land zoned R1, R2, R3, R4, R5, R6, or residential PD.

(5) Adequate parking and unloading facilities shall be provided at the site so that no vehicle stands on a public right-of-way awaiting entrance to the site at any time.

(6) All abandoned vehicle storage spaces shall measure not less than nine feet by 20 feet, exclusive of unusable space and drives or aisles which give access to the space; aisle ways that adjoin storage spaces shall comply with the dimensional standards for width as specified in Section 50-14-232 of this Code.

(b) Any use previously classified as a "Police Department authorized abandoned vehicle yard" or a "Police Department authorized abandoned vehicle storage yard" shall be regulated as a "towing service storage yard" without need for issuance of an additional permit or change of use.

Sec. 50-12-354. Transfer station for garbage, refuse, or rubbish.

Transfer stations for garbage, refuse, or rubbish shall be subject to the following:

(1) No storage or processing may be maintained in the open within 20 feet of any lot line abutting a public street.

(2) No storage or processing may be located upon any required off-street parking or loading area.

(3) The height of stored items shall not exceed the height of any fence or wall surrounding such lot.

(4) Adequate parking and unloading facilities shall be provided at the site so that no truck stands on the public right-of-way awaiting entrance to the site at any time.

(5) All roads, driveways, parking lots, and loading and unloading areas shall be paved so as to limit the nuisance caused by wind-borne dust on adjoining lots and public roads.

(6) Permitted hours of operation shall be 7:00 a.m. to 10:00 p.m.

(7) The applicant shall tender to the Office of Chief Financial Officer an instrument of assurance in the form of a surety bond or an irrevocable letter of credit or a certificate of deposit note, in a sufficient amount, as determined by the Director of the Buildings, Safety Engineering, and Environmental Department for the removal and safe disposal of the maximum amount of material determined to be storable on site and to abate any nuisances remaining in the event of abandonment. Rules governing these instruments of assurance shall be prepared by the Buildings, Safety Engineering, and Environmental Department in accordance with Article XIV, Division 8 of this chapter.

(8) A permit for a transfer station for garbage, refuse, or rubbish shall be contingent on obtaining and maintaining all applicable licenses and permits from federal, state, and County agencies and from City departments.

Sec. 50-12-356. Used vehicle parts sales.

Used vehicle parts sales shall be subject to the following:

(1) Such establishments are subject to the licensing provisions of Chapter 41, Article VI, Division 3 of this Code.

(2) The dismantling or salvage of vehicles entirely within a building on the premises is permitted where the state has issued a Class C Used Vehicle Parts Dealer license; where such dismantling or salvage is conducted in the open, a "junkyard" permit from the Buildings, Safety Engineering, and Environmental Department is required in addition to the State of Michigan Class C Used Vehicle Parts Dealer license.

(3) All storage shall be screened and shall be set back at least 20 feet from the property line.

(4) All lighting shall be directed so as not to shine upon land zoned R1, R2, R3, R4, R5, R6, or residential PD.

(5) Used vehicle parts sales facilities are subject to review by the Solid Waste Facility Review Committee.

(6) The sale of used vehicle parts requires no separate permit where incidental and accessory to a retail store that sells new vehicle parts.

Sec. 50-12-358. Wholesaling, warehousing, storage buildings, or public storage facilities.

Wholesaling, warehousing, storage buildings, or public storage facilities are subject to the following:

(1) Steel warehousing shall be prohibited in all zoning districts except the M2, M3, M4, and M5 zoning districts.

(2) Storage of bulk petroleum or related products, garbage, refuse, rubbish, or scrap tires is prohibited.

(3) All materials shall be completely enclosed within a building, except for permitted outdoor accessory storage, subject to Section 50-12-458 of this Code, if placed on asphalt or concrete paved surfaces.

(4) There shall be a minimum of 35 feet, or 45 feet if the driveway is two-way, between warehouses for driveway, parking, and fire lane purposes. Where no parking is permitted within the building separation areas, the building separation need only be 25 feet. Traffic direction and parking in such areas shall be designated by signaling or painting.

(5) Storage of hazardous substances, toxic, or explosive materials is prohibited. Signs shall be posted at the facility describing such prohibition.

(6) Public storage facilities are subject to the licensing provisions of Chapter 30, Article II of this Code, and shall comply with the following standards:

a. Residential use in any public storage unit is prohibited.

b. No retail, wholesale, fabrication, manufacturing, or service activities may be conducted from within public storage units.

(7) In the MKT District, warehousing and storage of food-related products are permissible by-right and warehousing and storage of nonfood-related products are permissible conditionally.

DIVISION 5. ACCESSORY USES AND STRUCTURES

Subdivision A. In General

Sec. 50-12-461. Accessory outdoor operations—Screening.

All accessory outdoor storage areas shall be screened as required under Section 50-14-367 of this Code.

Subdivision C. Specific Accessory Use Standards

Sec. 50-12-517. Motor vehicle salesroom or sales lot.

Motor vehicle salesroom and sales lots shall be subject to the following:

(1) **New vehicle sales.** Service facilities that are operated in conjunction with a new motor vehicle salesroom or sales lot establishment may be considered accessory where such service facilities are located within 300 feet of the zoning lot on which the motor vehicles are sold.

(2) **New vehicle sales.** Service facilities that are operated in conjunction with a new motor vehicle sales room or sales lot establishment shall be considered a separate principal use, where such service facilities are located farther than 300 feet from the zoning lot on which the motor vehicles are sold.

(3) **Used vehicle sales.** Vehicle preparation may be considered a permissible accessory use at a used motor vehicle salesroom or sales lot. Light duty vehicle services may be performed on the same zoning lot as a used motor vehicle salesroom or sales lot, if permitted as a separate principal land use. Light duty vehicle repair establishments are prohibited on the premises of a used motor vehicle salesroom or sales lot.

(4) **New and used vehicle sales.** Light duty vehicle repair establishments and light duty vehicle service establishments that are operated accessory to a new or used motor vehicle sales establishment are subject to the use regulations for such establishments, as set forth in Section 50-12-294 and Section 50-12-295 of this Code, respectively.

(5) **New vehicle sales.** Service facilities and the sale of used motor vehicles may be permitted only as accessory uses. Upon cessation of new motor vehicle sales, said accessory uses shall discontinue until issuance of a permit for said uses as the principal use of the land.

ARTICLE XIII. INTENSITY AND DIMENSIONAL STANDARDS

Subdivision B. General Dimensional Standards for Residential Districts

Sec. 50-13-22. Traffic safety sight area.

In order to provide a clear line of sight for the drivers of approaching motor vehicles, the following requirements shall apply:

(1) On a corner lot in the R1, R2, R3, R4, R5, R6, and residential PD Districts, no opaque fence, wall, hedge, or other structure, shrubbery, mounds of earth or other visual obstruction over 36 inches in height above the nearest street curb elevation shall be erected, placed, planted, or allowed to grow within the "clear vision triangle," as described in Subsection (3) of this section.

(2) Subsection (1) of this section shall not apply to public utility poles; trees trimmed to the trunk to a line at least six feet above the level of the intersection; saplings or plant species of open growth habit and not planted in the form of a hedge, which are so planted and trimmed as to leave a clear and unobstructed crossview during all seasons; supporting members of appurtenances to permanent structures existing on the date this section became effective, which is May 28, 2005; and official warning signs or signals.

(3) The "clear vision triangle" is that area formed by extending the two curb lines a distance of 45 feet from their point of intersection and connecting these points with an imaginary line, thereby forming a triangle.

(4) In cases where streets do not intersect at approximately right angles, the Department of Public Works Traffic Engineering Division shall have the authority to vary these requirements, as it deems necessary, to provide safety for both vehicular and pedestrian traffic, provided, that site distance in excess of 275 feet shall not be required.

Division 2. MEASUREMENTS, REQUIREMENTS, AND EXCEPTIONS

Sec. 50-13-226. Features allowed within required setbacks.

Trees, shrubs, flowers, fences, walls, hedges, and other landscape features may be located within any required setback. In addition, the following table lists features that may be located within any required setbacks, subject to the associated standards:

Feature That May Encroach or Project Into Required Setback	Standards
Driveways leading directly to accessory off-street parking and/or loading areas and/or structures and/or pedestrian pick-up/drop-off areas	No limitations, unless otherwise specified.
Access roads leading to accessory parking and/or loading areas and/or structures and/or pedestrian pick-up/drop-off areas	Does not apply to access roads in R1, R2.
Antennas, including satellite dishes in excess of 36 inches in diameter, amateur licensed radio antennas, and similar personal communication device reception towers and facilities	May project into or encroach upon a required front or side setback area only where prohibition of such devices or facilities would substantially interfere with reception to the extent they are rendered inoperable.
Awnings, patio covers and pergolas (attached)	No portion of the awning, patio, or pergola structure may be located within ten feet from the rear property line, or within five feet of a rear property line along which a solid masonry wall at least five feet in height is constructed. No portion of the structure may be located within 18 inches from a side property line. The area of the structure, or portion thereof located within the setback, including any eaves or overhangs, must not exceed one third of the area of the portion of the zoning lot within the setback. Detached shade structures and carports are treated as "accessory" structures.
Balconies	May project not more than six feet into a front or rear setback, and three feet into a side setback.
Bay windows	May project not more than 2.5 feet into a required setback.
Carports (attached)	May not be located less than three feet from a side property line, and may not be located in required front setback. In addition, carports shall be designed so as to prevent runoff onto adjacent properties.
Chimneys, fireplaces, pilasters, smokestacks, and window air conditioners not exceeding six square feet in area	May protect or encroach not more than 16 inches into a required setback.
Clothesline posts	No limitations in side or rear setbacks. May not be located in required front setback.
Cornices, eaves, mechanical equipment, and ornamental features	May project not more than 14 inches into any required side setback.
Curbs and sidewalks	No limitations.
Fences	Subject to the standards set forth in Article XIV, Division 2, Subdivision C of this chapter.
Fire escapes, stairways, and balconies which are open and unenclosed, and marqueses	May project not more than five feet into a required setback.
Flagpoles	No limitations.
Garages and other accessory structures (attached or un	

Sec. 50-14-343. Opacity.

(a) A fence shall be considered transparent if its overall opacity is not more than 75 percent. Examples of transparent fences include chain link, aluminum, wrought iron or other decorative metal fencing, and picket or board fences with sufficiently large spacing between boards.

(b) A fence or wall shall be considered solid or opaque if its overall opacity is more than 75 percent. Examples of solid fences may include solid brick, masonry, stone, pre-cast concrete, and picket or board fences with sufficiently narrow spacing between boards. Opaque walls and fences shall be compatible in color and materials to the primary structure on the site. Opaque walls or fences shall have no openings, except as necessary for driveways and pedestrian exit doors, as mandated by the Fire Marshal.

(c) For purposes of this subdivision, opacity is a measurement of overall light transmittance through the vertical area occupied by the fence.

Sec. 50-14-344. Height.

(a) The minimum height for all fences and walls in any zoning district is two feet.

(b) The maximum height for fences and walls is as follows, subject to the additional standards set forth in this section:

Fence or Wall Opacity	Residential Districts		Business and Special Districts		Industrial Districts	
	Front	Side/ Rear	Front	Side/ Rear	Front	Side/ Rear
Transparent Fence or Wall	4'	6'	8'	8'	12'	12'
Opaque Fence or Wall if screening is not required	3'	6'	Prohibited	8'	Prohibited	12'
Opaque Fence or Wall if screening is required	3'	6'	8'	8'	12'	12'

(c) The height of a required fence or wall may be tapered at the edge that is closest to the sidewalk or public street to ensure visibility for pedestrian and vehicular cross-traffic.

(d) Non-residential uses in residential districts are subject to the height standards for business and special districts. Basic and major utilities in any zoning district are subject to the height standards for industrial districts.

(e) Notwithstanding Subsection (b) of this section, the maximum wall height of required opaque fences or walls for off-street parking areas adjacent to street rights-of-way is three feet.

Secs. 50-14-345—50-14-360. Reserved.**Subdivision D. Required Landscaping and Screening****Sec. 50-14-361. Required landscaping.**

Any portion of a developed zoning lot that is not occupied with buildings, structures, accessory uses, off-street parking, loading areas, sidewalks, or similar features shall be landscaped in accordance with Article XIV, Division 2, Subdivision B of this chapter.

Sec. 50-14-362. Trees required in required setbacks.

Except as specified otherwise in this chapter, if a setback from a public street is required, at least one tree shall be provided within each 30 linear-foot portion of lot width. Trees shall be planted in the setback area or, if not practicable, between the sidewalk and street curb. Each tree must have a minimum planting area of 18 square feet. Trees provided to meet this standard shall not be planted more than 50 feet apart.

Sec. 50-14-363. Street trees.

Notwithstanding the exemption in Section 50-14-303 of this Code, the developer of any new residential subdivision shall install street trees, subject to review and approval by the General Services Department. Street trees shall be salt-resistant.

Sec. 50-14-364. Incentives to preserving existing trees.

The City encourages the preservation of quality and mature trees by providing credits toward the required landscaping as follows:

(1) Trees to be preserved shall be indicated with a special symbol on the site plan and be protected during construction through use of a fence around the drip line. To obtain credit, the preserved trees shall be of a high quality and at least 2½ inches caliper. Trees to be preserved may be counted for credit only where they are located on the developed portion of the site as determined by the review body or individual. Credit for existing trees is subject to review and approval by the General Services Department; and

(2) The credit for preserved trees shall be as follows. Any preserved trees receiving credit that are lost within two years after construction shall be replaced with trees of a high quality and at least 2½ inches caliper.

Caliper of Preserved Tree (measured at four feet above natural grade)	Number of Trees Credited
At least 12 inches	3
At least 8 inches and less than 12 inches	2
At least 2.5 inches and less than 8 inches	1

Sec. 50-14-365. Interior parking area landscaping.

Off-street parking areas for operable, private passenger vehicles that have a capacity of 25 or more parking spaces shall contain landscaped areas to break up the expanse of pavement and manage stormwater, subject to the following:

(1) The area within an off-street parking area that is required to be landscaped shall be calculated as follows:

Number of Off-Street Parking Spaces	Required Landscaped Area Per Parking Space
25-100 spaces	18 square feet
101 or more spaces	22 square feet

(2) To be credited toward meeting the requirements of this section, each interior landscaped area shall have a minimum area of at least 150 square feet, a minimum dimension of seven feet in any direction, and include at least one shade tree.

(3) Any landscaped area, or portion thereof, located outside the perimeter of the off-street parking area must not count toward satisfying interior landscaping requirement for the off-street parking area.

(4) Not fewer than one shade tree must be planted for each 250 square feet, or fraction thereof, of required interior landscaped area.

(5) Required interior landscaped areas must maximize effective stormwater management by incorporating:

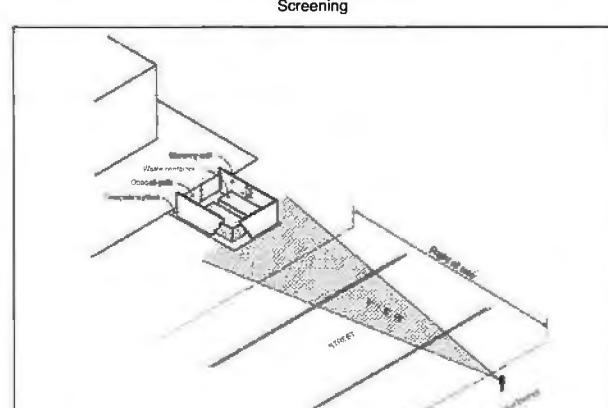
- Curb must be installed along the edges of each interior landscaped area to protect the plants;
- Landscaped areas must be installed at a lower grade than the parking lot pavement; and
- Curbs must have openings to allow drainage from the pavement to enter and percolate into the ground in the landscaped areas.

Sec. 50-14-366. Screening of refuse receptacles and waste removal areas.

Refuse receptacles and waste removal areas, including trash cans, trash compactors, and dumpsters, shall be screened from view of street rights-of-way and from view of residential or commercial zoning districts by a masonry wall enclosure with an opaque gate. To the extent possible, the waste removal area shall be located to the rear of the building. The minimum height of the enclosure and gate shall be at least one foot higher than the height of the refuse receptacles or waste container. All refuse and waste storage areas shall be surfaced with concrete that is not less than six inches in depth. All trash enclosures and other service spaces shall incorporate at least one of the predominant colors that are found on the primary structure of the site and be similar in material. This provision does not apply to those residential structures using Courville containers as provided in Chapter 42, Article II, Division 3 of this Code.

Figure 50-14-364
(For Informational Purposes Only)

Screening

**Sec. 50-14-367. Screening standards for specific uses and site features.****(a) Applicability.**

(1) Uses and site features that require screening under this subdivision shall provide buffering in accordance with the applicable buffer types described in Sections 50-14-368 through Section 50-14-370 of this Code. Buffers shall be provided along the entire portions of the boundary of the zoning lot that are adjacent to street rights-of-way, adjacent to or across alleys from residential districts, and all other property lines, as specified. Buffers are not required along zoning lot lines adjacent to industrial districts.

(2) For parcels that are located within a Traditional Main Street Overlay Area, if any requirements of Article XIV, Division 3, Subdivision C of this chapter are in conflict with the requirements of this subdivision, then the requirements of Article XIV, Division 3, Subdivision C shall control.

(b) Location of buffers. If a buffer and setback are both required for a zoning lot, the greater of the two shall apply. A buffer may be located within a required setback, in which case the buffer shall be located adjacent to the property line. Any buffer required by this subdivision must be located within the property lines of the zoning lot to be screened. The buffer depth shall be measured from the property line to the inside edge of the wall or fence, including footings, or inside edge of the landscaped area if no wall or fence is provided.

(c) Required screening for specific uses. Screening is required for the following uses in accordance with the following standards:

Uses that Require Screening			
Permissible Buffer Types			
Use	Adjacent to street rights-of-way	Adjacent to or across an alley from Residential Districts	Adjacent to all other property lines
Concrete batching plants, as a type of high-impact manufacturing or processing facility	Type V or VI	Type V or VI	Type III
Containerized freight yard	Type V or VI	Type V	Type III
Junkyard	Type V	Type V	Type III

Uses that Require Screening			
Permissible Buffer Types			
Use	Adjacent to street rights-of-way	Adjacent to or across an alley from Residential Districts	Adjacent to all other property lines
Light duty vehicle repair establishments	Type I or II	Type III	Screening Not Required
Light duty vehicle services establishments	Type I or II	Type III	Screening Not Required
Lumber yard	Type III or IV	Type V or VI	Screening Not Required
Medium/heavy duty vehicle or equipment repair establishment	Type III	Type III or V	Type III
Motor vehicle filling stations	Type I or II	Type III	Screening Not Required
Motor vehicles, new or used, salesroom or sales lot	Type I or II	Type III	Screening Not Required
Motor vehicles, new or used; storage lot accessory to a salesroom or sales lot for new or used motor vehicles.	Type I or II	Type III	Screening Not Required
Motor vehicle washing and steam cleaning	Type I or II	Type III	Screening Not Required
Outdoor storage yard	Type V	Type V	Type III
Towing service storage yard	Type III	Type V	Type III
Transfer station for garbage, refuse, or rubbish	Type V	Type V	Type III
Trucking terminals, transfer buildings, recreational vehicle storage lots, and parking areas for operable trucks	Type IV or V	Type V	Type III or IV
Tunnel or bridge plaza and terminal, vehicular	Type III or IV	Type V or VI	Type III or IV
Utilities, basic and major	Type III or IV	Type V or VI	Type III
Very-high impact manufacturing or processing facilities	Type V	Type V	Type V
Wholesaling, warehousing, storage buildings, or public facilities	Type III or IV	Type V or VI	Type III or IV

(c) Type III and Type IV buffers are subject to the following:

	Buffer Type III	Buffer Type IV
Minimum Buffer Depth	7 feet, except if not practicable, buffer depth may be reduced to three feet, subject to approval by the Planning and Development Department.	15 feet
Fence and Wall Standards		
Fence or Wall Requirement	Required	Permissible, Not Required
Material Opacity	Solid Continuous Screen	Transparent
Minimum Height	6 feet	Subject to Section 50-14-344(a)
Maximum Height	Subject to Section 50-14-344(b)	
Landscaping Requirements		
Ground Treatment	Subject to Section 50-14-326, except cobblestones/pavers/rocks must not exceed 10% of buffer area.	
Deciduous Trees	1 tree within each 15 linear-foot portion of buffer. Trees may be planted outside of buffer area within landscaped portion of right-of-way, subject to approval by Department of Public Works.	1 tree within each 15 linear-foot portion of buffer.
Evergreen Trees	Not Required	1 tree within each 15 linear-foot portion of buffer.
Shrubs	1 shrub within each 5 linear-foot portion of buffer. Must be planted exterior to the required solid wall or fence and visible from adjacent streets or property.	1 shrub within each 5 linear-foot portion of buffer. Must be planted exterior to the required solid wall or fence and visible from adjacent streets or property.

Sec. 50-14-370. Buffer Types V and VI.

(a) Type V buffers are characterized by a significant buffer depth containing a solid wall or fence, a visible row of shrubs, and deciduous trees for high impact areas that should be fully screened from view at grade, as depicted in Figure 50-14-370(a).

(b) Type VI buffers are characterized by a substantial buffer depth containing dense, layered landscaping for high impact areas that should be screened from view, with or without a transparent fence, as depicted in Figure 50-14-370(b).

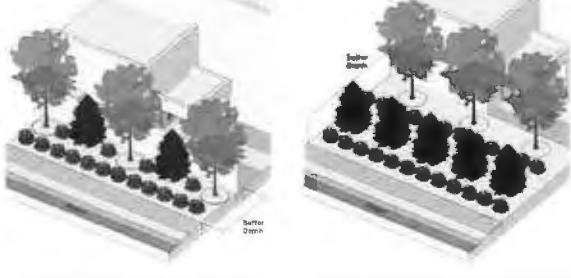


Figure 50-14-370(b): Type VI Buffer (For Informational Purposes Only)

(c) Type V and Type VI buffers are subject to the following:

	Buffer Type V	Buffer Type VI
Minimum Buffer Depth	20 feet	30 feet
Fence and Wall Standards		
Fence or Wall Requirement	Required	Permissible, Not Required
Material Opacity	Solid Continuous Screen	Transparent
Minimum Height	8 feet	Subject to Section

(3) Where the landscape buffer abuts a right-of-way that separates the large retail center from land zoned R1, R2, R3, R4, R5, R6, or residential PD, the Planning and Development Department may require a deeper landscaped buffer than 20 feet and may require screening in the buffer in excess of 36 inches in height as part of site plan review; and

(4) The Planning and Development Department may also specify the mixture of plantings in the landscaped area as part of the site plan review.

ARTICLE XVI. RULES OF CONSTRUCTION AND DEFINITIONS
DIVISION 2. WORDS AND TERMS DEFINED

Subdivision Q. Letter "T"

Sec. 50-16-402. Words and terms (Tn—Tz).
For the purposes of this chapter, the following words and phrases beginning with the letters "Tn" through "Tz," shall have the meaning respectively ascribed to them by this section:

Term	Definition
Tobacco retail store	A retail establishment in which the primary purpose is the retail sale of "tobacco products" and "smoking paraphernalia" as defined by Section 12801 of the Michigan Smoke-Free Indoor Air Law, PA 188 of 2009, being MCL 333.12801, and that is not designated wholly or in part for the on-premises smoking of tobacco products or non-tobacco smoking products or substances. Tobacco retail store does not include smoking lounge, cigar, smoking lounge, other, medical marijuana facilities, or adult-use marijuana establishments, as defined by this article, a tobacco department or section of a larger commercial establishment, or any establishment with any type of liquor, food, or restaurant license.
Towing service storage yard	Any private storage lot or yard of a towing enterprise where inoperable or distressed motor vehicles are temporarily held for retrieval or redemption by their owner, whether such enterprise is a contractor for a Police Department precinct or not. Such storage yards shall not function as a junkyard; no stripping or dismantling or outdoor storage of parts is permitted; no sale of used vehicle parts is permitted; no stacking of vehicles is permitted. Towing service storage yards shall be considered a principal use of the land except when same vehicles are awaiting repairs or service at a facility located on the same zoning lot, in which case they operate as an accessory use of the land. Any land use previously classified as a "Police Department authorized abandoned vehicle storage yard" shall now be considered a "towing service storage yard" without need for issuance of any additional permit or change of use.
Townhouse	One of three or more attached single-family dwelling units, each having its own entrance, and each extending from the basement to the roof and having no side yards except end units which have one side yard.
Toxic substance disposal facility	A facility that disposes of, destroys, or incinerates "PCB," or "PBB" substances, in accordance with the Toxic Substances Control Act of 1976, being 15 USC 2601 et seq., and Section 324.20120a of the Michigan Resources and Environmental Protection Act, being MCL 324.20120a.
Trade services, general	Offices or shops for plumbing, electrical, heating or air conditioning, cabinet-making, carpentry, furniture repair or upholstering shops, and furniture, carpet, rug cleaning establishments, and similar uses.
Traditional Main Street Overlay Area	An area designated by ordinance as being or having the potential to be, a high quality, pedestrian-scale, walkable area with a traditional urban atmosphere.
Transfer station	An intermediate destination for nonhazardous solid waste materials where refuse awaiting transportation to a disposal site is transferred from one type of vehicle to another. May include the separation of different types of waste and aggregation of smaller shipments with larger ones, and compaction to reduce the bulk of the waste.
Trailer	Every vehicle, without motive power, other than a pole-trailer, which is designed for carrying property or persons and for being drawn by a motor vehicle, and is so constructed that no part of its weight rests upon the towing vehicle.
Transitional housing	Typically refers to rental housing for persons whose most recent address has been a homeless shelter and who anticipate finding a permanent residence after leaving the transitional housing facility and after accumulating funds for a rental security deposit. Unlike residents of emergency shelters who may move after 30 days, transitional housing residents may spend many months before relocating. Transitional housing may differ from typical apartment house living insofar as the residents may be expected or may be able to avail themselves of counseling or life skills training or job training on the premises. When transitional housing offers space for three or more families and provides separate housekeeping and cooking facilities for each, it should be regulated as any other multiple-family dwelling, provided, that when residents are not free to come and go because the program is part of a correctional program, the facility should be regulated as a pre-release adjustment center. When residents require supervision, assistance, protection or personal care, the facility should be regulated as an adult foster care facility. When the facility offers congregate style temporary lodging primarily to the homeless, it should be regulated as an emergency shelter. When the facility offers sleeping quarters in the form of cots or beds in the same room, it should be regulated as a public lodging house. When the transitional housing facility includes a residential substance abuse treatment program, it shall be regulated as a residential substance abuse service facility. When the facility provides sleeping accommodations in ten or fewer rooms or dwelling units that lack separate housekeeping and cooking facilities in each unit, it should be regulated as a rooming house.
Transitional surfaces	Transitional surfaces exist adjacent to each runway as indicated on the Flight Obstruction Area Map on file at the Buildings, Safety Engineering, and Environmental Department. These surfaces begin at the centerline of the runways and extend outward, at the elevation of the runway, for 500 feet in the case of instrument runways, and for 250 feet in the case of non-instrument runways, and then slope upward and outward one foot vertically for each seven feet horizontally to the point where they intersect horizontal surface "A." Further, transitional surfaces exist adjacent to all approach surfaces and extend the entire length of the approach surfaces, beginning at the edges and extending upward and outward at the same 1:7 slope ratio to the point where they intersect horizontal surface "A."
Tree	A large woody plant having one or several self-supporting stems or trunks and numerous branches. Trees may be classified as deciduous or evergreen.
Tree farm	Any parcel of land used to raise or harvest more than ten trees for wood products, Christmas trees, or for transplant, where forest products are sold on site or transported to market. A tree farm as a principal use is considered an urban farm.
Truck	Any vehicle designed, used, or maintained primarily for the transportation of goods and other freight, rather than passengers, with a gross vehicle weight rating over 10,000 pounds.
Truck stop	Any premises where diesel fuel for motor vehicles is sold on a retail basis, providing adequate maneuvering room and access for fueling facilities to be simultaneously used by at least three semi-trailer trucks, and which provides at least one of the following: (1) An off-street parking area proportioned for at least three semi-trailer trucks; (2) A motor vehicle washing and steam cleaning facility adequately sized to service tractor trucks; (3) A truck scale; or (4) Commercial shower facilities.
Tunnel plaza and terminal, vehicular	That property immediately contiguous to a vehicular tunnel where motor vehicles enter and exit the tunnel. Certain uses and activities, if oriented and available exclusively to tunnel traffic, shall be considered incidental and accessory to the 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.
Two-family dwelling	A structure, located on one lot, containing two dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each.

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

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

Section 4. This ordinance shall become effective on the 8th day after publication in accordance with Section 401(8) of Public Act 110 of 2006, as amended, MCL 125.3401(6), and Section 4-118(3) of the 2012 Detroit City Charter.

(J.C.C. Page :
Passed:
Approved:
Published:
Effective:

March 4, 2025
November 25, 2025
December 2, 2025
December 9, 2025
December 17, 2025

JANICE M. WINFREY
City Clerk

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WAYNE COUNTY COMMUNITY COLLEGE DISTRICT
CONSTRUCTION MANAGEMENT AS AGENT SERVICES

Sealed responses to a Request for Proposal will be accepted relating to the Construction Manager Services As Agent (CMA) for the Mary Ellen Stempfle University Center Expansion Project – Phase I.

Sealed Responses will be received until 2 p.m. on Wednesday, January 7, 2026, by delivery or mail to:

Wayne County Community College District
ATTN: Akram Jaligirdar, District Procurement Officer
801 W. Fort Street, Purchasing Department – 4th Floor
Detroit, Michigan 48226
Phone: (313) 496-2747

Late proposals will be returned unopened.

A Mandatory Pre-Proposal walk-through meeting will be held on Monday, December 15, 2025, 2 p.m. at:

Wayne County Community College District
Mary Ellen Stempfle University Center & Center for Learning Technologies
19305 Verner Road
Harper Woods, Michigan 48225

Request for Proposal documents will be available on or after Tuesday, December 2, 2025, via download from the Wayne County Community College District website: <https://www.wcccd.edu/divisions/administration-and-finance/procurement/request-for-quotations-and-proposals>

Packages can be picked up from the Purchasing Department between Tuesday, December 2, 2025, and Monday, December 15, 2025, Monday-Friday from 9 a.m.-2 p.m.

Proposal documents are available for review at the Wayne County Community College District Purchasing Department.

The respondent company must agree to comply with the requirements of Wayne County Community College District and Fair Employment Practices.

Wayne County Community College reserves the right to accept or reject any or all responses to this Request for Proposal and waive any informalities or irregularities in any qualifications if it is considered to be in the best interest of the College.

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