





**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.

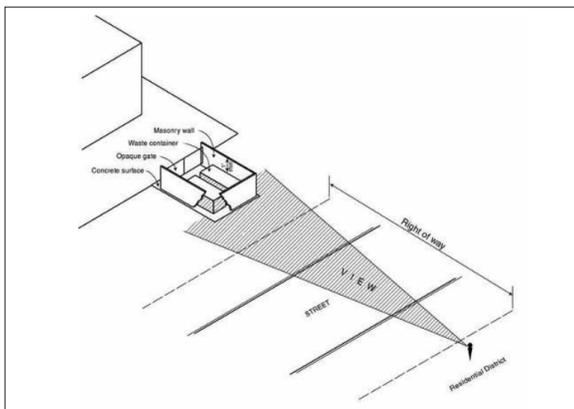
(5) Required interior landscaped areas must maximize effective stormwater management by incorporating:

- a. Curbs must be installed along the edges of each interior landscaped area to protect the plants;
- b. Landscaped areas must be installed at a lower grade than the parking lot pavement; and
- c. 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:

Use	Permissible Buffer Types		
	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

Use	Permissible Buffer Types		
	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

(d) *Required screening for individual site features.* For all uses not identified in Subsection (c) of this section, screening is required for the following individual site features in accordance with the following standards:

Site Feature	Permissible Buffer Types		
	Adjacent to street rights-of-way	Adjacent to or across an alley from Residential Districts	Adjacent to all other property lines
Loading docks, service yards, exterior work areas, truck maneuvering areas, and open areas for the parking of trucks, semi-trucks, and semi-trailers	Type IV or V	Type IV or V	Type III or IV
Open storage areas, principal or accessory	Type V	Type V	Type III
Off-street parking areas	Type I or II	Type III	Screening Not Required
Off-street parking areas for operable commercial vehicles, not including taxicabs and limousines	Type III or IV	Type III or IV	Screening Not Required

(e) *Waiver of alley buffer requirements.* If screening for either a use or an individual site feature is required by this section along a zoning lot line adjacent to an alley, the buffer depth and landscaping requirements may be waived by the Buildings, Safety Engineering, and Environmental Department if an opaque wall is installed along the alley.

(f) *Topographic changes.* Changes in topography, such as changes in grade or earthen berms, may serve as an alternative to a required fence or wall, subject to approval by the Planning and Development Department. The topographical change must be:

- (1) Equivalent in height to that of the required fence or wall and
- (2) Graded to a slope that is suitable for maintenance and soil stability
- (3) Landscaped on all slopes.

(g) *Buildings.* Buildings or structures not erected for the sole purpose of screening may be utilized for purposes of compliance with applicable screening requirements if in compliance with all other requirements of this chapter.

**Sec. 50-14-368. Buffer Types I and II.**

(a) Type I buffers are characterized by a narrow buffer depth containing a low, solid wall or fence and deciduous street trees for low impact areas such as parking lots adjacent to streets, as depicted in Figure 50-14-368(a).

(b) Type II buffers are characterized by a narrow buffer depth containing a continuous row of shrubs and deciduous street trees for low impact areas such as parking lots adjacent to streets, as depicted in Figure 50-14-368(b).

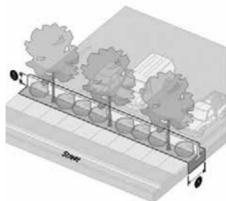


Figure 50-14-368(a): Type I Buffer (For Informational Purposes Only)

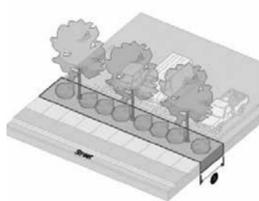


Figure 50-14-368(b): Type II Buffer (For Informational Purposes Only)

(c) Type I and Type II buffers are subject to the following:

	Buffer Type I	Buffer Type II
	Minimum Buffer Depth	5 feet, except if not practicable, buffer depth may be reduced to three feet, subject to approval by the Planning and Development Department.
<b>Fence and Wall Standards</b>		
Fence or Wall Requirement	Required	Permissible, Not Required
Material Opacity	Solid Continuous Screen	Transparent
Minimum Height	2.5 feet	Subject to Section 50-14-344(a)
Maximum Height	Subject to Section 50-14-344(b)	
<b>Landscaping Requirements</b>		
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 30 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.	
Evergreen Trees	Not Required	
Shrubs	Not Required	1 shrub within each 3 linear-foot portion of buffer. Must form continuous screen year-round within one year after planting.

**Sec. 50-14-369. Buffer Types III and IV.**

(a) Type III buffers are characterized by a modest buffer depth containing a six foot solid wall or fence, a visible row of shrubs, and deciduous trees for low to moderate impact areas that should be fully screened from view at grade, as depicted in Figure 50-14-369(a).

(b) Type IV buffers are characterized by a significant buffer depth containing dense, layered landscaping for low to moderate impact areas that should be screened from view, with or without a transparent fence, as depicted in Figure 50-14-369(b).

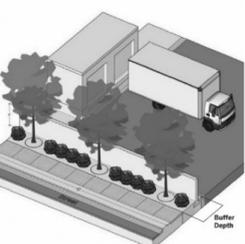


Figure 50-14-369(a): Type III Buffer (For Informational Purposes Only)

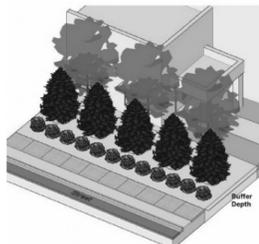


Figure 50-14-369(b): Type IV Buffer (For Informational Purposes Only)

(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.
<b>Fence and Wall Standards</b>		
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)	
<b>Landscaping Requirements</b>		
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. Trees may be planted outside of the buffer area within the landscaped portion of the right-of-way, subject to approval by the Department of Public Works.
Evergreen Trees	Not Required	1 tree within each 15 linear-foot portion of buffer. Must form a continuous screen.
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.	

**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).

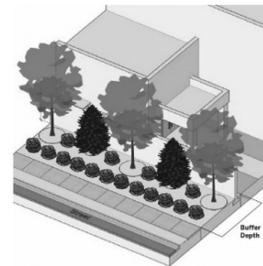


Figure 50-14-370(a): Type V Buffer (For Informational Purposes Only)

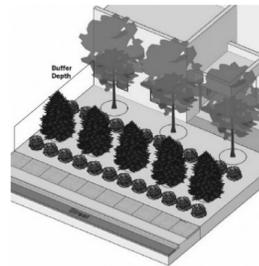


Figure 50-14-370(b): Type VI Buffer (For Informational Purposes Only)

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

	Buffer Type V	Buffer Type VI
	Minimum Buffer Depth	20 feet
<b>Fence and Wall Standards</b>		
Fence or Wall Requirement	Required	Permissible, Not Required
Material Opacity	Solid Continuous Screen	Transparent
Minimum Height	8 feet	Subject to Section 50-14-344(a)
Maximum Height	Subject to Section 50-14-344(b)	
<b>Landscaping Requirements</b>		
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.	1 tree within each 15 linear-foot portion of buffer.
Evergreen Trees	Not Required. If provided, must be planted exterior to the required solid wall or fence and visible from adjacent streets or property.	1 tree within each 15 linear-foot portion of buffer. Must form a continuous screen.
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.	

**Sec. 50-14-371. Alternative compliance.**

Applicants who wish to demonstrate that the intent of this division can be more effectively met, in whole or in part, through alternative means, may request approval of an alternative compliance landscape plan in accordance with this subdivision. Where approved, an alternative compliance landscape plan shall be substituted, in whole or in part, for a landscape plan meeting the express terms of this subdivision. Alternative compliance is not a departure, variance or a waiver. The proposed solution must meet or exceed the intended purpose of applicable landscaping and screening requirements.

**Sec. 50-14-372. Alternative compliance; procedure.**

Alternative compliance landscape plans shall be prepared and submitted in accordance with the site plan review procedures of Article III, Division 5 of this chapter. The plan shall be clearly labeled as an "Alternative Compliance Landscape Plan," and shall clearly identify the proposed modifications and alternatives. The Landscape Design Unit of the General Services Department shall assist in the review of such plans in accordance with Section 50-3-151 of this Code.

**Sec. 50-14-373. Alternative compliance; review criteria.**

In reviewing proposed alternative compliance landscape plans, favorable consideration shall be given to exceptional landscape designs that attempt to preserve and incorporate existing vegetation and to plans that demonstrate innovative design and use of plant materials. Alternative compliance landscape plans may be approved upon a finding that any of the following circumstances exist on the proposed building site or surrounding properties:

- (1) Natural land characteristics or existing vegetation on the proposed development site would achieve the intent of this division; or
- (2) Innovative landscaping or architectural design is employed on the proposed development site to achieve a screening effect that is equivalent to the screening standards of this division; or
- (3) The required landscaping or screening would be ineffective at maturity due to topography or the location of improvements on the site; or
- (4) The proposed alternative represents a plan that is as good or better than a plan prepared in strict compliance with the other requirements of this division.

**Secs. 50-14-374—50-14-390. Reserved.**

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

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

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

(a) The objectives of this section are:

- (1) To promote the perception of Traditional Main Street Overlay Areas as safe commercial areas;
- (2) To provide for an enjoyable pedestrian experience; and
- (3) To architecturally integrate fences and screens to enhance the design of the main buildings associated with the project to the greatest extent possible.

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

- (1) The use of barbed wire is not permitted for any residential use, for any public, civic, and institutional use, or for any retail, service, and commercial use that is listed in the use table of Article XII, Division 1 of this chapter.
- (2) Fences must allow for a clear view of oncoming vehicular and pedestrian traffic at street corners, driveways, alleys, or similar locations.
- (3) Fences exceeding three feet in height along street frontages at the front lot line are subject to a three-foot wide landscaped area with trees and landscaping between the sidewalk and the fence, unless such fence is being provided per Section 50-14-367(d)(1).
- (4) No fence facing a Traditional Main Street shall exceed six feet in height. Opaque fences or walls facing a Traditional Main Street shall not exceed three feet in height, except as specified for screening purposes according to Section 50-14-367 of this Code.
- (5) Fences must be similar or complementary to the colors and finishes of the exterior of the associated building.
- (6) The following materials and styles are prohibited for fences facing a Traditional Main Street unless the Planning and Development Department determines such to be appropriate and compatible with the building nearest the fence:

- a. Chain link;
- b. Plastic;
- c. Picket-style;
- d. Plywood;
- e. Recycled materials;
- f. Sheet metal; and
- g. Vinyl.

**Subdivision E. Large Retail Centers**

**Sec. 50-14-474. Landscaping, additional.**

In addition to the provisions of Article XIV, Division 2, Subdivision D of this chapter, the following landscaping provisions shall apply:

- (1) The width of the required landscaped buffer strip between any off-street parking areas and adjacent public rights-of-way shall be increased to 20 feet;
- (2) In addition to other applicable tree and shrub requirements, a minimum of 30 percent of the buffer shall have plant material, such as flowers and/or ground cover other than grass;

(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 12601 of the Michigan Smoke-Free Indoor Air Law, PA 188 of 2009, being MCL 333.12601, 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 <i>et seq.</i> , 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(6) 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 : March 4, 2025  
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JANICE M. WINFREY  
 City Clerk