

New Business Agenda

2-25-20

Referrals

**PLANNING AND
ECONOMIC
DEVELOPMENT
STANDING
COMMITTEE**



City of Detroit

Alton James
Chairperson
Lauren Hood
Vice Chair/Secretary
Marcell R. Todd Jr.
Director

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Brenda Goss Andrews
Damion W. Ellis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb
Henry Williams[^]

February 21, 2020

HONORABLE CITY COUNCIL

RE: Proposed Text Amendment to Chapter 50 of the 2019 Detroit City Code, Zoning, Traditional Main Street Overlay Combined Ordinance (RECOMMEND APPROVAL – AWAITING REVISED ORDINANCE FROM THE LAW DEPARTMENT)

On November 14, 2019 the City Planning Commission submitted a report and ordinance proposing a changes to the provisions of the Zoning Ordinance pertaining to the Traditional Main Street Overlay (TMSO). On January 30, 2020 a second report and ordinance were submitted regarding the application of the TMSO to a segment of Van Dyke. Subsequently, the Planning and Economic Development Standing Committee directed the two ordinances be combined. Attached hereto please find the resulting ordinance prepared and approve as to form by the Law Department.

Respectfully,

Marcell R. Todd, Jr., Director
M. Rory Bolger, Staff

Attachment

cc: Katy Trudeau, Deputy Director, PDD
Karen Gage, PDD
David Bell, Director, BSEED
Lawrence Garcia, Corporation Counsel
Kimberly James, Law Department
Tonja Long, Law Department
Arthur Jemison, Chief of Infrastructure and Services

USE

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 A, *Residential Uses*,
4 Section 50-12-364, *Welding shop*; by amending Article II, *Review and Decision-Making Bodies*,
5 Division 6, *Advisory Review Committees*, Subdivision H, *Design Review Advisory Committee*,
6 Section 50-2-222, *Personnel*; Article III, *Review and Approval Procedures (Part 1)*, Division 8,
7 *Regulated Uses*, Subdivision A. *In General*, Section 50-3-323, *List of regulated uses*; Article VII,
8 *Zoning Districts (In General)*, Section 50-7-6, *Overlay areas*; Article IX, *Business Zoning*
9 *Districts*, Division 3, *B2 Local Business and Residential District*, Section 50-9-44, *By-right*
10 *residential uses*, Section 50-9-47, *By-right manufacturing and industrial uses*, Section 50-9-50,
11 *Conditional residential uses*, Section 50-9-52, *Conditional retail, service, and commercial uses*,
12 and Section 50-9-53, *Conditional manufacturing and industrial uses*; Division 4, *B3 Shopping*
13 *District*, Section 50-9-74, *By-right residential uses*, Section 50-9-77, *By-right manufacturing and*
14 *industrial uses*, Section 50-9-80, *Conditional residential uses*; and Section 50-9-82, *Conditional*
15 *retail, service, and commercial uses*; Division 5, *B4 General Business District*, Section 50-9-104,
16 *By-right residential uses*, Section 50-9-107, *By-right manufacturing and industrial uses*, Section
17 50-9-110, *Conditional residential uses*, and Section 50-9-113, *Conditional manufacturing and*
18 *industrial uses*; Article XI, *Special Purpose Zoning Districts and Overlay Areas*, Division 9,
19 *SD1—Special Development District, Small-Scale, Mixed-Use*, Section 50-11-215, *General*
20 *intensity and dimensional standards*; Division 10, *SD2—Special Development District, Mixed-*
21 *Use*, Section 50-11-245, *Intensity and dimensional standards*; Division 14. *Overlay Areas*,
22 Subdivision A. *Gateway Radial Thoroughfare Overlay Areas*, Section 50-11-364, *Prohibitions*
23 *and limitations*; Subdivision B. *Traditional Main Street Overlay Areas*, Section 50-11-382,

1 *Designated Traditional Main Street Overlay Areas; Article XII, Use Regulations, Division 1, Use*
2 *Table, Subdivision A, In General, Section 50-12-22, Household living; Subdivision D, Retail,*
3 *Service and Commercial Uses, Section 50-12-62, Food and beverage service, Section 50-12-66,*
4 *Recreation/entertainment, indoor, Section 50-12-69, Retail sales and service, sales-oriented;*
5 *Subdivision E, Manufacturing and Industrial Uses, Section 50-12-81, Industrial service, and*
6 *Section 50-12-82, Manufacturing and production; Division 2, General Use Standards, Section 50-*
7 *12-134, Regulated uses—Spacing; Division 3, Specific Use Standards, Subdivision A, Residential*
8 *Uses, Section 50-12-159, Lofts; residential uses combined in structures with permitted commercial*
9 *uses, and Section 50-12-162, Multi-family dwellings; Subdivision C, Retail, Service, and*
10 *Commercial Uses; Generally, Section 50-12-217, Brewpub and microbrewery and small distillery*
11 *and small winery, Section 50-12-218, Cabaret, and Section 50-12-220, Establishment for the sale*
12 *of beer or alcoholic liquor for consumption on the premises; Subdivision E, Retail, Service and*
13 *Commercial Uses; Generally, Sec. 50-12-311, Restaurants, standard, and Section 50-12-320,*
14 *Used goods dealers; precious metal and gem dealers; Subdivision F. Manufacturing and*
15 *Industrial Uses, Section 50-12-334, Confection manufacturing, Section 50-12-336, Food catering,*
16 *Section 50-12-340, Jewelry manufacturing, Section 50-12-342, Lithographing and sign shops,*
17 *Section 50-12-353, Trade services, general, Section 50-12-359, Low-impact manufacturing or*
18 *processing facilities, Section 50-12-360, Wearing apparel manufacturing, Section 50-12-361,*
19 *Low/medium-impact manufacturing or processing facilities, Section 50-12-362, High/medium-*
20 *impact manufacturing or processing facilities, and Section 50-12-363, Machine shop; Article XIII,*
21 *Intensity and Dimensional Standards, Division 3, Alternative Residential Development Options,*
22 *Section 50-13-251, In general; Article XIV, Development Standards, Division 1, Off-Street*
23 *Parking, Loading, and Access, Subdivision A, In General, Section 50-14-7, Off-street parking*

1 *exemptions and allowances; Subdivision B, Off-Street Parking Schedule “A”, Section 50-14-34,*
2 *Household living, and Section 50-14-49, Retail, service, and commercial uses located on land*
3 *zoned SD1 or SD2; Subdivision F, Waivers and Alternative Parking Plans, Section 50-14-153,*
4 *Waiver of off-street parking requirements for uses or buildings minimally deficient; Division 3,*
5 *Architectural and Site Design Standards, Subdivision C, Traditional Main Street Overlay Areas,*
6 *Section 50-14-432, Site design standards; building site relationship; placement and orientation,*
7 *Section 50-14-436, Building design standards—Façade and architectural details, Section 50-14-*
8 *437, Building design standards—Drive-up and drive-through facilities, Section 50-14-440,*
9 *Building design standards—Materials, Section 50-14-441, Building design standards—Color and*
10 *finish, Section 50-14-443, Building design standards—Lighting, Section 50-14-444, Building*
11 *design standards—Blank walls, Section 50-14-445, Building design standards—Security roll-*
12 *down doors and grilles, Section 50-14-448, Building design standards—Vacant structures,*
13 *Section 50-14-449, Parking design standards—Parking areas, and Section 50-14-450, Signage*
14 *and communication elements design standards; and Article XVI, Rules of Construction and*
15 *Definitions, Division 2, Words and Terms Defined, Subdivision O, Letters “Q” Through “R”,*
16 *Section 50-16-362, Words and terms (Red-Rm); and by repealing Article XI, Special Purpose*
17 *Zoning Districts and Overlay Areas, Division 14, Overlay Areas, Subdivision G, Far Eastside*
18 *Overlay Area, Section 50-11-491, Far Eastside Overlay Area created; description; applicability*
19 *of provisions, Section 50-11-492, Boundaries of the Far Eastside Overlay Area, Section 50-11-*
20 *493, Minimum lot area for single-family dwellings, two-family dwellings, and townhouses, Section*
21 *50-11-494, Minimum lot width for single-family dwellings, two-family dwellings, townhouses, and*
22 *multiple-family dwellings, Section 50-11-495, Minimum front setback for multiple-family*
23 *dwellings, Section 50-11-496, Minimum side setbacks for single-family dwellings, two-family*

1 *dwelling, townhouses, and multiple-family dwellings*, Section 50-11-497, *Minimum rear setback*
2 *for town houses and multiple-family dwellings*, Section 50-11-498, *Maximum lot coverage for*
3 *single-family dwellings, two-family dwellings, townhouses, and multiple-family dwellings;*
4 *recreational space*, Section 50-11-499, *Maximum height of new single-family and two-family*
5 *dwellings and townhouses adjacent to existing dwellings*, Section 50-11-500, *Maximum floor area*
6 *ratio (FAR) for multiple-family dwellings; maximum height of new multiple-family dwellings*
7 *adjacent to existing dwellings*, Section 50-11-501, *Multiple-family dwellings permitted by right;*
8 *residential uses combined in structures with permitted commercial uses permitted by right in B4,*
9 *Section 50-11-502, Residential uses combined in structures with permitted commercial uses*, and
10 *Section 50-11-503, Outdoor recreation facilities*, collectively in order to revise the membership of
11 the Design Review Advisory Committee; to allow outdoor eating areas as a matter of right when
12 in specified locations in the B2, B3, and B4 zoning classifications when located in a Traditional
13 Main Street Overlay Area; to establish the Van Dyke Street Traditional Main Street Overlay Area;
14 to expand the boundaries of the Grand River Avenue Traditional Main Street Overlay Area; to
15 establish the East Warren, and West Warren Traditional Main Street Overlay Areas; to revise
16 certain design standards in Traditional Main Street Overlay Areas; to provide parking waivers in
17 Traditional Main Street Overlay Areas; to permit various light industrial uses,
18 residential/commercial mixed-use uses, cabarets, bars, and brewpubs in Traditional Main Street
19 Overlay Areas; to remove certain uses prohibited in Gateway Radial Thoroughfare Overlay Areas;
20 to remove certain uses from the designation of Regulated Uses; to expand the definition of
21 “residential use combined in structures with permitted commercial uses;” to clarify the rear setback
22 requirements in certain instances; and to eliminate the Far Eastside Overlay Area and its associated
23 regulations.

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

2 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, is amended by adding Article
3 XII, *Use Regulations*, Division 3, *Specific Use Standards*, Subdivision A, *Residential Uses*,
4 Section 50-12-364, *Welding shop*; by amending Article II, *Review and Decision-Making Bodies*,
5 Division 6, *Advisory Review Committees*, Subdivision H, *Design Review Advisory Committee*,
6 Section 50-2-222, *Personnel*; Article III, *Review and Approval Procedures (Part 1)*, Division 8,
7 *Regulated Uses*, Subdivision A. *In General*, Section 50-3-323, *List of regulated uses*; Article VII,
8 *Zoning Districts (In General)*, Section 50-7-6, *Overlay areas*; Article IX, *Business Zoning*
9 *Districts*, Division 3, *B2 Local Business and Residential District*, Section 50-9-44, *By-right*
10 *residential uses*, Section 50-9-47, *By-right manufacturing and industrial uses*, Section 50-9-50,
11 *Conditional residential uses*, Section 50-9-52, *Conditional retail, service, and commercial uses*,
12 and Section 50-9-53, *Conditional manufacturing and industrial uses*; Division 4, *B3 Shopping*
13 *District*, Section 50-9-74, *By-right residential uses*, Section 50-9-77, *By-right manufacturing and*
14 *industrial uses*, Section 50-9-80, *Conditional residential uses*; and Section 50-9-82, *Conditional*
15 *retail, service, and commercial uses*; Division 5, *B4 General Business District*, Section 50-9-104,
16 *By-right residential uses*, Section 50-9-107, *By-right manufacturing and industrial uses*, Section
17 50-9-110, *Conditional residential uses*, and Section 50-9-113, *Conditional manufacturing and*
18 *industrial uses*; Article XI, *Special Purpose Zoning Districts and Overlay Areas*, Division 9,
19 *SD1—Special Development District, Small-Scale, Mixed-Use*, Section 50-11-215, *General*
20 *intensity and dimensional standards*; Division 10, *SD2—Special Development District, Mixed-*
21 *Use*, Section 50-11-245, *Intensity and dimensional standards*; Division 14. *Overlay Areas*,
22 Subdivision A. *Gateway Radial Thoroughfare Overlay Areas*, Section 50-11-364, *Prohibitions*
23 *and limitations*; Subdivision B. *Traditional Main Street Overlay Areas*, Sec. 50-11-382,

1 *Designated Traditional Main Street Overlay Areas; Article XII, Use Regulations, Division 1, Use*
2 *Table, Subdivision A, In General, Section 50-12-22, Household living; Subdivision D, Retail,*
3 *Service and Commercial Uses, Section 50-12-62, Food and beverage service, Section 50-12-66,*
4 *Recreation/entertainment, indoor, Section 50-12-69, Retail sales and service, sales-oriented;*
5 *Subdivision E, Manufacturing and Industrial Uses, Section 50-12-81, Industrial service, and*
6 *Section 50-12-82, Manufacturing and production; Division 2, General Use Standards, Section 50-*
7 *12-134, Regulated uses—Spacing; Division 3, Specific Use Standards, Subdivision A, Residential*
8 *Uses, Section 50-12-159, Lofts; residential uses combined in structures with permitted commercial*
9 *uses, and Section 50-12-162, Multi-family dwellings; Subdivision C, Retail, Service, and*
10 *Commercial Uses; Generally, Section 50-12-217, Brewpub and microbrewery and small distillery*
11 *and small winery, Section 50-12-218, Cabaret, and Section 50-12-220, Establishment for the sale*
12 *of beer or alcoholic liquor for consumption on the premises; Subdivision E, Retail, Service and*
13 *Commercial Uses; Generally, Sec. 50-12-311, Restaurants, standard, and Section 50-12-320,*
14 *Used goods dealers; precious metal and gem dealers; Subdivision F. Manufacturing and*
15 *Industrial Uses, Section 50-12-334, Confection manufacturing, Section 50-12-336, Food catering,*
16 *Section 50-12-340, Jewelry manufacturing, Section 50-12-342, Lithographing and sign shops,*
17 *Section 50-12-353, Trade services, general, Section 50-12-359, Low-impact manufacturing or*
18 *processing facilities, Section 50-12-360, Wearing apparel manufacturing, Section 50-12-361,*
19 *Low/medium-impact manufacturing or processing facilities, Section 50-12-362, High/medium-*
20 *impact manufacturing or processing facilities, and Section 50-12-363, Machine shop; Article XIII,*
21 *Intensity and Dimensional Standards, Division 3, Alternative Residential Development Options,*
22 *Section 50-13-251, In general; Article XIV, Development Standards, Division 1, Off-Street*
23 *Parking, Loading, and Access, Subdivision A, In General, Section 50-14-7, Off-street parking*

1 *exemptions and allowances; Subdivision B, Off-Street Parking Schedule “A”, Section 50-14-34,*
2 *Household living, and Section 50-14-49, Retail, service, and commercial uses located on land*
3 *zoned SD1 or SD2; Subdivision F, Waivers and Alternative Parking Plans, Section 50-14-153,*
4 *Waiver of off-street parking requirements for uses or buildings minimally deficient; Division 3,*
5 *Architectural and Site Design Standards, Subdivision C, Traditional Main Street Overlay Areas,*
6 *Section 50-14-432, Site design standards; building site relationship; placement and orientation,*
7 *Section 50-14-436, Building design standards—Façade and architectural details, Section 50-14-*
8 *437, Building design standards—Drive-up and drive-through facilities, Section 50-14-440,*
9 *Building design standards—Materials, Section 50-14-441, Building design standards—Color and*
10 *finish, Section 50-14-443, Building design standards—Lighting, Section 50-14-444, Building*
11 *design standards—Blank walls, Section 50-14-445, Building design standards—Security roll-*
12 *down doors and grilles, Section 50-14-448, Building design standards—Vacant structures,*
13 *Section 50-14-449, Parking design standards—Parking areas, and Section 50-14-450, Signage*
14 *and communication elements design standards; and Article XVI, Rules of Construction and*
15 *Definitions, Division 2, Words and Terms Defined, Subdivision O, Letters “Q” Through “R”,*
16 *Section 50-16-362, Words and terms (Red-Rm); and by repealing Article XI, Special Purpose*
17 *Zoning Districts and Overlay Areas, Division 14, Overlay Areas, Subdivision G, Far Eastside*
18 *Overlay Area, Section 50-11-491, Far Eastside Overlay Area created; description; applicability*
19 *of provisions, Section 50-11-492, Boundaries of the Far Eastside Overlay Area, Section 50-11-*
20 *493, Minimum lot area for single-family dwellings, two-family dwellings, and townhouses, Section*
21 *50-11-494, Minimum lot width for single-family dwellings, two-family dwellings, townhouses, and*
22 *multiple-family dwellings, Section 50-11-495, Minimum front setback for multiple-family*
23 *dwellings, Section 50-11-496, Minimum side setbacks for single-family dwellings, two-family*

1 *dwelling, townhouses, and multiple-family dwellings, Section 50-11-497, Minimum rear setback*
2 *for town houses and multiple-family dwellings, Section 50-11-498, Maximum lot coverage for*
3 *single-family dwellings, two-family dwellings, townhouses, and multiple-family dwellings;*
4 *recreational space, Section 50-11-499, Maximum height of new single-family and two-family*
5 *dwellings and townhouses adjacent to existing dwellings, Section 50-11-500, Maximum floor area*
6 *ratio (FAR) for multiple-family dwellings; maximum height of new multiple-family dwellings*
7 *adjacent to existing dwellings, Section 50-11-501, Multiple-family dwellings permitted by right;*
8 *residential uses combined in structures with permitted commercial uses permitted by right in B4,*
9 *Section 50-11-502, Residential uses combined in structures with permitted commercial uses, and*
10 *Section 50-11-503, Outdoor recreation facilities, collectively in order to revise the membership of*
11 *the Design Review Advisory Committee; to allow outdoor eating areas as a matter of right when*
12 *in specified locations in the B2, B3, and B4 zoning classifications when located in a Traditional*
13 *Main Street Overlay Area; to establish the Van Dyke Street Traditional Main Street Overlay Area;*
14 *to expand the boundaries of the Grand River Avenue Traditional Main Street Overlay Area; to*
15 *establish the East Warren, and West Warren Traditional Main Street Overlay Areas; to revise*
16 *certain design standards in Traditional Main Street Overlay Areas; to provide parking waivers in*
17 *Traditional Main Street Overlay Areas; to permit various light industrial uses,*
18 *residential/commercial mixed-use uses, cabarets, bars, and brewpubs in Traditional Main Street*
19 *Overlay Areas; to remove certain uses prohibited in Gateway Radial Thoroughfare Overlay Areas;*
20 *to remove certain uses from the designation of Regulated Uses; to expand the definition of*
21 *“residential use combined in structures with permitted commercial uses;” to clarify the rear setback*
22 *requirements in certain instances; and to eliminate the Far Eastside Overlay Area and its associated*
23 *regulations, as follows:*

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

2 **DIVISION 6. ADVISORY REVIEW COMMITTEES**

3 **Subdivision H. Design Review Advisory Committee.**

4 **Sec. 50-2-222. Personnel.**

5 (a) The Design Review Advisory Committee shall consist of one representative from
6 each of the following:

7 (1) The Planning and Development Department - a staff person who is assigned to site
8 plan review;

9 (2) City Planning Commission staff; and

10 ~~(3) — Office of Neighborhood Commercial Revitalization; and~~

11 (3) A community group, the boundaries of which include the commercial district to
12 which a given permit application pertains.

13 (b) The Chairperson may include other *ad hoc* members as the Chairperson deems
14 appropriate for the review of a particular application.

15 **ARTICLE III. REVIEW AND APPROVAL PROCEDURES (PART 1)**

16 **DIVISION 8. REGULATED USES**

17 **Subdivision A. In General**

18 **Sec. 50-3-323. List of Regulated Uses.**

19 The following use types shall be considered “regulated uses” under this chapter:

20 (1) Brewpub, outside the Central Business District and SD2 District, microbrewery
21 outside the Central Business District and SD2 District, and small distillery or small
22 winery outside the Central Business District and SD2 District, that serve alcohol
23 for consumption on the premises, except, that brewpubs, microbreweries, small

1 distilleries and small wineries, which operate in conjunction with and are located
2 on the same zoning lot as a standard restaurant as defined in Section 50-16-362 of
3 this Code, shall not be considered regulated uses;

4 (2) Cabaret, outside the Central Business District and SD5 District;

5 (3) Dance hall, public, outside the Central Business District;

6 (4) Establishment for the sale of beer or alcoholic liquor for consumption on the
7 premises, outside the Central Business District and outside the SD1, SD2 and SD5
8 Districts; however, such establishments that operate in conjunction with and are
9 located on the same zoning lot as a standard restaurant as defined in Section 50-16-
10 362 of this Code shall not be considered regulated uses;

11 (5) Lodging house, public;

12 (6) Motel;

13 (7) Pawnshop; and

14 (8) Plasma donation center; and

15 ~~(9) Precious metal and gem dealer outside the M1, M2, M3, and M4 Districts; and~~

16 ~~(10) Used goods dealer outside the M1, M2, M3, and M4 Districts.~~

17 **ARTICLE VII. ZONING DISTRICTS (IN GENERAL)**

18 **Sec. 50-7-6. Overlay Areas.**

19 As provided for in ARTICLE XI, Division 14, of this Chapter, certain areas of the City,
20 while classified within certain zoning districts, are geographically sub-classified as overlay areas.

21 Overlay areas include the following:

22 (1) Gateway Radial Thoroughfare Overlay Areas;

23 (2) Traditional Main Street Overlay Areas;

- 1 (3) Major Corridor Overlay Areas;
- 2 (4) Grand Boulevard Overlay Area;
- 3 (5) Downtown and Riverfront Overlay Areas; and
- 4 (6) Development Improvement Area; ~~and,~~
- 5 ~~(7) Far Eastside Overlay Area.~~

6 ARTICLE IX. BUSINESS ZONING DISTRICTS

7 DIVISION 3. B2 LOCAL BUSINESS AND RESIDENTIAL DISTRICT

8 Sec. 50-9-44. By-right residential uses.

9 By-right residential uses in the B2 Local Business and Residential District are as follows:

- 10 (1) Adult foster care facility.
- 11 (2) Assisted living facility.
- 12 (3) Boarding school and dormitory.
- 13 (4) Child caring institution.
- 14 (5) Convalescent, nursing, or rest home.
- 15 (6) Home for the aged.
- 16 (7) Loft, subject to Section 50-12-159 of this Code.
- 17 ~~(7) Multiple family dwelling where located in a Traditional Main Street Overlay Area~~
- 18 ~~and where combined with uses specified in Section 50-9-46 of this code.~~
- 19 (8) Religious residential facilities.
- 20 (9) Residential use combined in structures with permitted commercial or industrial
- 21 uses, subject to Section 50-12-159 of this Code ~~where located in a Traditional Main~~
- 22 ~~Street Overlay Area.~~
- 23 (10) Shelter for victims of domestic violence.

1 **Sec. 50-9-47. By-right manufacturing and industrial uses.**

2 By-right manufacturing and industrial uses in the B2 Local Business and Residential
3 District are as follows: ~~None.~~

4 (1) Confection manufacturing, subject to Section 50-12-334 of this Code.

5 (2) Food catering establishment, subject to Section 50-12-336 of this Code.

6 (3) Low/medium impact manufacturing or processing facilities, subject to Section 50-
7 12-361 of this Code.

8 (4) Jewelry manufacture, subject to Section 50-12-340 of this Code.

9 (5) Lithographing shop, subject to Section 50-12-342 of this Code.

10 (6) Low-impact manufacturing or processing facilities, subject to Section 50-12-359 of
11 this Code.

12 (7) Trade services, general, subject to Section 50-12-353 of this Code.

13 (8) Wearing apparel manufacturing, subject to Section 50-12-360 of this Code.

14 **Sec. 50-9-50. Conditional residential uses.**

15 Conditional residential uses in the B2 Local Business and Residential District are as
16 follows:

17 (1) Fraternity or sorority house.

18 (2) Loft, subject to Section 50-12-159 of this Code.

19 (3) Multiple-family dwelling.

20 (4) Pre-release adjustment center, except such use is not permitted on any
21 zoning lot abutting a Gateway Radial Thoroughfare.

22 (5) Residential substance abuse service facility.

23 (6) Residential use combined in structures with permitted commercial uses, subject to

1 Section 50-12-159 of this Code.

2 (7) Rooming house.

3 (8) Single-family detached dwelling.

4 (9) Single-room-occupancy housing, nonprofit.

5 (10) Townhouse.

6 (11) Two-family dwelling.

7 **Sec. 50-9-52. Conditional retail, service, and commercial uses.**

8 Conditional retail, service, and commercial uses in the B2 Local Business and Residential
9 District are as follows:

10 (1) Automated teller machine not accessory to another use on the same zoning lot,
11 which is stand-alone, with drive-up or drive-through facilities.

12 (2) Bank with drive-up or drive-through facilities.

13 (3) Bed and breakfast inn.

14 (4) Cabaret, subject to Section 50-12-218 of this Code.

15 (5) Customer service center with drive-up or drive-through facilities.

16 (6) Establishment for the sale of beer or alcoholic liquor for consumption on the
17 premises, subject to Section 50-12-220 of this Code.

18 (7) Financial services center.

19 (8) Food stamp distribution center.

20 (9) Hotel.

21 (10) Mortuary or funeral home, including those containing a crematory.

22 (11) Motel.

- 1 (12) Plasma donation center, except such use is not permitted on any zoning lot abutting
2 a Gateway Radial Thoroughfare.
- 3 (13) Printing or engraving shops with building size not exceeding 6,000 square feet.
- 4 (14) Private club, lodge, or similar use.
- 5 (15) Radio or television station.
- 6 (16) Recording studio or photo studio or video studio, no assembly hall.
- 7 (17) Restaurant, fast-food without drive-up or drive-through facilities.
- 8 (18) Restaurant, standard, with the sale of beer or alcoholic liquor for consumption on
9 the premises and without drive-up or drive-through facilities, as provided for in Sec
10 50-12 311.
- 11 (19) Specially designated distributor's (SDD) or specially designated merchant's (SDM)
12 establishment.
- 13 (20) Youth hostel/hostel.

14 **Sec. 50-9-53. Conditional manufacturing and industrial uses.**

15 Conditional manufacturing and industrial uses in the B2 Local Business and Residential
16 District are as follows:

- 17 (1) Blueprinting shop.
- 18 (2) Confection manufacture, subject to Section 50-12-334 of this Code ~~except such use~~
19 ~~is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.~~
- 20 (3) Dental products, surgical, or optical goods manufacture with building size not
21 exceeding 4,000 square feet; of gross floor area. ~~except such use is not permitted~~
22 ~~on any zoning lot abutting a Gateway Radial Thoroughfare.~~
- 23 (4) Food catering establishment, subject to Section 50-12-336 of this Code.

1 (5) Lithographing, subject to Section 50-12-342 of this Code ~~with building size not~~
2 ~~exceeding 4,000 square feet, except such use is not permitted on any zoning lot~~
3 ~~abutting a Gateway Radial Thoroughfare.~~

4 (6) Trade services, general, subject to Section 50-12-353 of this Code, ~~except such use~~
5 ~~is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.~~

6 (7) High/medium-impact manufacturing or processing, subject to Section 50-12-362
7 of this Code.

8 (8) Machine shop, subject to Section 50-12-363 of this Code.

9 (9) Welding shop, subject to Section 50-12-364 of this Code.

10 DIVISION 4. B3 SHOPPING DISTRICT

11 **Sec. 50-9-74. By-right residential uses.**

12 By-right residential uses in the B3 Shopping District are as follows:

13 (1) Residential use combined in structures with permitted commercial or industrial
14 uses, subject to Section 50-12-159 of this Code ~~where located in a Traditional Main~~
15 ~~Street Overlay Area.~~

16 (2) Loft, subject to Section 50-12-159 of this Code.

17 **Sec. 50-9-77. By-right manufacturing and industrial uses.**

18 By-right manufacturing and industrial uses in the B3 Shopping District are as follows:

19 ~~None.~~

20 (1) Confection manufacturing, subject to Section 50-12-334 of this Code.

21 (2) Food catering establishment, subject to Section 50-12-336 of this Code.

22 (3) Low/medium impact manufacturing or processing facilities, subject to Section 50-
23 12-361 of this Code.

1 (4) Low-impact manufacturing or processing facilities, subject to Section 50-12-359 of
2 this Code.

3 (5) Jewelry manufacture, subject to Section 50-12-340 of this Code.

4 (6) Lithographing shop, subject to Section 50-12-342 of this Code.

5 (7) Wearing apparel manufacturing, subject to Section 50-12-360 of this Code.

6 **Sec. 50-9-80. Conditional residential uses.**

7 Conditional residential uses in the B3 Shopping District are as follows:

8 (1) Loft, subject to Section 50-12-159 of this Code.

9 (2) Religious residential facilities.

10 (3) Residential use combined in structures with permitted commercial uses, subject to
11 Section 50-12-159 of this Code.

12 **Sec. 50-9-82. - Conditional retail, service, and commercial uses.**

13 Conditional retail, service, and commercial uses in the B3 Shopping District are as follows:

14 (1) Arcade.

15 (2) Automated teller machine not accessory to another use on the same zoning lot,
16 which is stand- alone, with drive-up or drive-through facilities.

17 (3) Bank with drive-up or drive-through facilities.

18 (4) Business college or commercial trade school.

19 (5) Brewpub or microbrewery or small distillery or small winery, subject to Section
20 50-12-217 of this Code.

21 (6) Cabaret.

22 (7) Customer service center with drive-up or drive-through facilities.

23 (8) Dance hall, public.

- 1 (9) Establishment for the sale of beer or alcoholic liquor for consumption on the
- 2 premises.
- 3 (10) Financial services center.
- 4 (11) Firearms dealership.
- 5 (12) Firearms target practice range, indoor.
- 6 (13) Food stamp distribution center.
- 7 (14) Hotel.
- 8 (15) Mortuary or funeral home, including those containing a crematory.
- 9 (16) Motel.
- 10 (17) Motor vehicle filling station.
- 11 (18) Motor vehicles, new or used, salesroom or sales lot.
- 12 (19) Plasma donation center.
- 13 (20) Pool hall.
- 14 (21) Private club, lodge, or similar use.
- 15 (22) Restaurant, carry-out with drive-up or drive-through facilities.
- 16 (23) Restaurant, fast-food with or without drive-up or drive-through facilities.
- 17 (24) Restaurant, standard with drive-up or drive-through facilities.
- 18 (25) Specially designated distributor's (SDD) or specially designated merchant's (SDM)
- 19 establishment.

20 **DIVISION 5. B4 GENERAL BUSINESS DISTRICT**

21 **Sec. 50-9-104. By-right residential uses.**

22 By-right residential uses in the B4 General Business District are as follows:

- 23 (1) Assisted living facility.

- 1 (2) Boarding school and dormitory.
- 2 (3) Child caring institution.
- 3 (4) Convalescent, nursing, or rest home.
- 4 (5) Lofts, subject to Section 50-12-159 of this Code.
- 5 ~~(6) Multiple family dwelling where located in a Traditional Main Street Overlay Area~~
- 6 ~~and where combined with uses specified in Section 50-9-106 of this Code.~~
- 7 (6) Religious residential facilities.
- 8 (7) Residential use, where combined in structures with permitted commercial or
- 9 industrial uses, subject to Section 50-12-159 of this Code where located in a
- 10 Traditional Main Street Overlay Area.
- 11 (8) Shelter for victims of domestic violence.

12 **Sec. 50-9-107. By-right manufacturing and industrial uses.**

13 By-right manufacturing and industrial uses in the B4 General Business District are as
14 follows:

- 15 (1) Blueprinting shop.
- 16 (2) Trade services, general.
- 17 (3) Confection manufacturing, subject to Section 50-12-334 of this Code.
- 18 (4) Food catering, subject to Section 50-12-336 of this Code.
- 19 (5) Low/medium impact manufacturing or processing facilities, subject to Section 50-
- 20 12-361 of this Code.
- 21 (6) Low-impact manufacturing or processing facilities, subject to Section 50-12-359 of
- 22 this Code.
- 23 (7) Jewelry manufacture, subject to Section 50-12-340 of this Code.

1 (8) Lithographing, subject to Section 50-12-342 of this Code.

2 (9) Wearing apparel manufacturing, subject to Section 50-12-360 of this Code.

3 **Sec. 50-9-110. Conditional residential uses.**

4 Conditional residential uses in the B4 General Business District are as follows:

5 (1) Emergency shelter, except such use shall not be permitted on any zoning lot
6 abutting a designated Gateway Radial Thoroughfare.

7 (2) Fraternity or sorority house.

8 (3) Loft, subject to Section 50-12-159 of this Code ~~outside the Central Business~~
9 ~~District.~~

10 (4) Multiple-family dwelling.

11 (5) Pre-release adjustment center, except such use shall not be permitted on any zoning
12 lot abutting a designated Gateway Radial Thoroughfare.

13 (6) Residential substance abuse service facility.

14 (7) Residential use combined in structures with permitted commercial uses, subject to
15 Section 50-12-159 of this Code.

16 (8) Rooming house.

17 (9) Single-family detached dwelling.

18 (10) Single-room-occupancy housing, non-profit.

19 (11) Townhouse.

20 (12) Two-family dwelling.

21 **Sec. 50-9-113. Conditional manufacturing and industrial uses.**

22 Conditional manufacturing uses in the B4 General Business District are as follows:

- 1 (1) Confection manufacture, subject to Section 50-12-334 of this Code ~~except such use~~
2 ~~is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.~~
- 3 (2) Dental products, surgical, or optical goods manufacture, ~~except such use is not~~
4 ~~permitted on any zoning lot abutting a Gateway Radial Thoroughfare.~~
- 5 (3) Food catering establishment, subject to Section 50-12-336 of this Code.
- 6 (4) High/medium-impact manufacturing or processing, subject to Section 50-12-362
7 of this Code.
- 8 (5) Ice manufacture, except such use is not permitted on any zoning lot abutting a
9 Gateway Radial Thoroughfare.
- 10 (6) Jewelry manufacture, subject to Section 50-12-340 of this Code. ~~except such use is~~
11 ~~not permitted on any zoning lot abutting a Gateway Radial Thoroughfare~~
- 12 (7) Lithographing, subject to Section 50-12-342 of this Code ~~except such use is not~~
13 ~~permitted on any zoning lot abutting a Gateway Radial Thoroughfare.~~
- 14 (8) Machine shop, subject to Section 50-12-363 of this Code.
- 15 (9) Research or testing laboratory.
- 16 (10) Toiletries or cosmetic manufacturing, except such use is not permitted on any
17 zoning lot abutting a Gateway Radial Thoroughfare.
- 18 (11) Tool, die, and gauge manufacturing, small items, except such use is not permitted
19 on any zoning lot abutting a Gateway Radial Thoroughfare.
- 20 (12) Vending machine commissary, except such use is not permitted on any zoning lot
21 abutting a Gateway Radial Thoroughfare.

1 (13) Wearing apparel manufacturing, subject to Section 50-12-360 of this Code ~~except~~
2 ~~such use is not permitted on any zoning lot abutting a Gateway Radial~~
3 ~~Thoroughfare.~~

4 (14) Welding shops, subject to Section 50-12-364 of this Code ~~not exceeding 4,000~~
5 ~~square feet of gross floor area.~~

6 (15) Wholesaling, warehousing, storage buildings, or public storage facilities, except
7 such use is not permitted on any zoning lot abutting a Gateway Radial
8 Thoroughfare, except the Gratiot Avenue Gateway Radial Thoroughfare.

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

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

11 **USE**

12 **Sec. 50-11-215. General intensity and dimensional standards.**

13 Development in the SD1 Special Development District shall comply with the general
14 intensity and dimensional standards provided in Section 50-13-129 of this Code and as follows:

15 (1) Front Setback:

- 16 a. A minimum front setback is not required.
- 17 b. The maximum front setback allowed shall be the average of the front
18 setback of the buildings located on the adjacent lots on each side of the
19 subject building or 20 feet, whichever is less.
- 20 c. Off-street parking shall be prohibited in the front setback.

21 (2) Rear Setback:

- 22 a. If ~~an~~ a street or alley is to the rear of a single-story building, a minimum
23 rear setback is not required. If no street or alley is present, single-story

1 buildings shall have a minimum rear setback of ten feet.

2 b. Where land zoned R1, R2, R3, R4, R5, R6, residential PD, or SD1 is located
3 ~~across a street or alley to~~ from the rear of a multi-story building, the multi-
4 story buildings shall have a rear setback of ten feet; if an alley is to the rear
5 of the building and where a street or alley is not present to separate the rear
6 of a multi-story building from land zoned R1, R2, R3, R4, R5, R6,
7 residential PD, or SD1, the multi-story building shall have a rear setback of
8 20 feet if one is not present.

9 c. ~~Multi-family dwellings~~ Buildings containing dwelling units, other than
10 single- or two-family dwellings, shall have a rear setback of ten feet if ~~an a~~
11 street or alley is present at the rear and 20 feet if ~~one a~~ street or alley is not
12 present.

13 (3) Side Setback: No minimum side setback is required except where building is
14 adjacent to land zoned R1, R2, R3, or R4. Where adjacent to land zoned R1, R2,
15 R3, or R4, the side setback shall be calculated using Formula A.

16 (4) Off-street parking location: Parking shall be prohibited between the street and front
17 façade of the building.

18 (5) Maximum height: 35 feet for non-mixed-use, 50 feet for mixed- use. Where a lot
19 fronts on a right-of-way which is more than 50 feet wide and where the outermost
20 point of the proposed mixed-use building is at least 40 feet from all R1, R2, and
21 R3 Districts, the maximum height may be increased one foot for each one foot of
22 right-of-way width greater than 50 feet. The building shall not exceed 60 feet in
23 height.

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

2 **Sec. 50-11-245. Intensity and dimensional standards.**

3 Development in the SD2 Special Development District is subject to Section 50-13-130 of
4 this Code and as follows:

5 (1) *Front Setback.*

- 6 a. A minimum front setback is not required.
- 7 b. The maximum front setback allowed shall be the average of the front
8 setback of the buildings located on each side of the subject building or 20
9 feet, whichever is less. Parking in front of a neighboring building does not
10 count as a front setback.
- 11 c. Off-street parking shall be prohibited in the front setback.

12 (2) *Rear Setback.*

- 13 a. If ~~an~~ a street or alley is to the rear of a single-story building, a minimum
14 rear setback is not required. If no street or alley is present, single-story
15 buildings shall have a minimum rear setback of ten feet.
- 16 b. Where a single- or two-family dwelling is located ~~to~~ across a street or alley
17 from the rear of a multi-story building, ~~the~~ multi-story buildings shall have
18 a rear setback of ten feet ~~if an alley is to the rear of the building and ; where~~
19 a street or alley is not present to separate the rear of a multi-story building
20 from a single- or two-family dwelling, the multi-story building shall have a
21 rear setback of 20 feet if one is not present.
- 22 c. ~~Multiple-family dwellings~~ Buildings containing dwelling units, other than
23 single- or two-family dwellings, shall have a rear setback of ten feet if ~~an~~ a

1 street or alley is present at the rear and 20 feet if ~~one~~ a street or alley is not
2 present.

3 (3) *Side Setback.* No minimum side setback is required except where building is
4 adjacent to land zoned R1, R2, R3, or R4. Where adjacent to land zoned R1, R2,
5 R3, or R4, the side setback shall be calculated using Formula A.

6 (4) *Off-street parking location.* Parking shall be prohibited between the street and front
7 façade of the building.

8 (5) *Maximum height.* 45 feet for non-mixed-use, 60 feet for mixed-use. Where a lot
9 fronts on a right-of-way which is more than 60 feet wide and where the outermost
10 point of the proposed mixed-use building is at least 40 feet from all R1, R2, and
11 R3 Districts, the maximum height may be increased one foot for each one foot of
12 right-of-way width greater than 60 feet. The mixed-use building must not exceed
13 80 feet in height.

14 **DIVISION 14. OVERLAY AREAS**

15 **Subdivision A. Gateway Radial Thoroughfare Overlay Areas.**

16 **Sec. 50-11-364. Prohibitions and limitations.**

17 (a) The following uses are prohibited on any zoning lot zoned B2 or B4 abutting any
18 Gateway Radial Thoroughfare:

19 ~~(1) — Confection manufacture;~~

20 ~~(2) — Dental products, surgical, or optical goods manufacture;~~

21 (1) Emergency shelter;

22 (2) Go-cart track;

23 (3) Ice manufacture;

- 1 ~~(6)~~ Jewelry manufacture;
- 2 ~~(7)~~ Lithographing;
- 3 (4) Medical marihuana caregiver center, as provided for in Article II, Division 12, of
- 4 this chapter;
- 5 (5) Motor vehicle washing and steam cleaning;
- 6 (6) Motor vehicle services, major;
- 7 (7) Motor vehicles, used, salesroom or sales lots;
- 8 (8) Motor vehicles, used, storage lot accessory to a salesroom or sales lot for used
- 9 motor vehicles;
- 10 (9) Pawnshop;
- 11 (10) Plasma donation center;
- 12 (11) Precious metal and gem dealer;
- 13 (12) Pre-release adjustment center;
- 14 (13) Radio, television, or household appliance repair shop;
- 15 (14) Rebound tumbling center;
- 16 (15) Restaurant, carry-out or fast-food with drive-up or drive-through facilities or where
- 17 not located In a multi-story building having a mixed-use or multi-tenant
- 18 development; prohibition limited to Woodward Avenue only;
- 19 (16) Signs, advertising;
- 20 (17) Substance abuse service facility;
- 21 (18) Taxicab dispatch and/or storage facility;
- 22 (19) Toiletries or cosmetic manufacturing;
- 23 (20) Tool, die, and gauge manufacturing;

1 ~~(25) Trade services, general;~~

2 (21) Trailer coaches or boats, sale or rental, open air display;

3 (22) Trailers, utility, or cement mixers, pneumatic-tired, sales, rental or service;

4 (23) Used goods dealer;

5 (24) Vending machine commissary;

6 ~~(30) Wearing apparel manufacturing;~~

7 (25) Wholesaling, warehousing, storage buildings, or public storage facilities, except on
8 Gratiot Avenue;

9 (b) Accessory parking lots or parking areas on zoning lots abutting a designated
10 Gateway Radial Thoroughfare that are not farther than the maximum distance specified in Article
11 XIV, Division 1, Subdivision B, of this chapter shall be permitted by right subject to Article XIV,
12 Division 1, Subdivision E, of this chapter, Article XIV, Division 1, Subdivision G, of this chapter,
13 and Article XIV, Division 2, Subdivision C, of this chapter.

14 (c) Commercial parking lots or areas and accessory parking lots or areas on zoning lots
15 abutting a designated Gateway Radial Thoroughfare that are farther than the maximum distance
16 specified in Article XIV, Division 1, Subdivision B, of this chapter, shall be reviewed as
17 conditional uses subject to Article XIV, Division 1, Subdivision E, of this chapter, Article XIV,
18 Division 1, Subdivision G, of this chapter, and Article XIV, Division 2, Subdivision C, of this
19 chapter.

20 **Subdivision B. Traditional Main Street Overlay Areas.**

21 **Sec. 50-11-382. Designated Traditional Main Street Overlay Areas.**

22 The following areas are designated as Traditional Main Street Overlay Areas:

- 1 (1) *West Seven Mile.* All zoning lots abutting West Seven Mile Road between the
2 zoning lots at the four corners of John R Avenue and the center line of Woodward
3 Avenue.
- 4 (2) *Grand River/Lahser Road.* All zoning lots abutting Grand River Avenue between
5 the center line of ~~Woodmont Avenue~~ Greenfield Road and the zoning lots at the
6 four corners of ~~Evergreen~~ Lahser Road and all zoning lots abutting Lahser Road
7 between West McNichols Road and Santa Clara Avenue.
- 8 (3) *Bagley/Vernor.* All zoning lots abutting Bagley Avenue between the center line of
9 16th Street and the center line of 24th Street; and all zoning lots abutting West
10 Vernor Highway between the center line of Newark Avenue and the center line of
11 Clark Street.
- 12 (4) *Livernois/West McNichols.* All zoning lots abutting Livernois Avenue between the
13 center line of the John C. Lodge Freeway and the center line of West Eight Mile
14 Road; and all zoning lots abutting West McNichols Road between the center line
15 of Lawton Avenue and the zoning lots at the four corners of Wyoming Avenue.
- 16 (5) *East Jefferson.* All zoning lots abutting East Jefferson Avenue between the center
17 lines of Dickerson Avenue/Gray Avenue and the city limits of Grosse Pointe Park.
- 18 (6) *Woodward.* All zoning lots abutting Woodward Avenue between the center line of
19 Temple Avenue/Alfred Street and the city limits of Highland Park.
- 20 (7) *Grand Boulevard.* All zoning lots abutting West Grand Boulevard/East Grand
21 Boulevard between the John C. Lodge freeway (M-10) and the eastern edge of
22 Cameron Street (extended). Standards for West Grand Boulevard between John C.

1 Lodge freeway (M-10) and West Grand River in the Grand Boulevard Overlay
2 Area, are available in Subdivision D of this division.

3 (8) *Michigan Avenue.* All zoning lots abutting Michigan Avenue between the John C.
4 Lodge freeway (M-10) and the zoning lots at the four corners of Vinewood Avenue.

5 (9) *Vernor/Springwells.* All zoning lots abutting West Vernor Highway between the
6 center line of Clark Street and the zoning lots at the four corners of Woodmere
7 Avenue; and all zoning lots abutting Springwells Avenue between the four corners
8 of West Vernor Highway and the four corners of the Fisher Freeway (I-75) service
9 drives.

10 (10) *East Warren Avenue.* All zoning lots abutting East Warren Avenue between
11 Audubon Avenue and the four corners of Radnor Street.

12 (11) *West Warren Avenue.* All zoning lots abutting West Warren Avenue between the
13 Southfield Freeway and Greenfield Road.

14 (12) All zoning lots abutting Van Dyke Street between East 7 Mile and East 8 Mile
15 Roads.

16 **Subdivision G. Far Eastside Overlay Area.**

17 ~~Sec. 50-11-491. Far Eastside Overlay Area created; description; applicability of provisions.~~

18 ~~—— (a) —— Certain areas of the City of Detroit are characterized by a high concentration of~~
19 ~~vacant land once occupied by dwellings on small lots. East Warren Avenue, Alter Road and the~~
20 ~~Grosse Pointe Park city limits, East Jefferson Avenue, and Conner Avenue generally bound one~~
21 ~~such broad area, which has been found to be ripe for infill housing development. To facilitate~~
22 ~~residential infill development within this broad area, a Far Eastside Overlay Area is created, the~~
23 ~~boundaries of which are specified in 50-11-492 of this Chapter of this Code. The provisions in this~~

1 subdivision for the Far Eastside Overlay Area will allow for the reestablishment of dwellings
2 similar in placement, character, and massing to the dwellings originally built on the lots of this
3 broad area and will further allow for an even greater density of such dwellings, notwithstanding
4 the intensity and dimensional standards that govern such construction elsewhere in the City,
5 provided, that where no special provision is recited in this subdivision, the standard provisions of
6 Article XIII of this chapter that apply City-wide shall govern development within the overlay area.

7 ——— (b) ——— Although this overlay area is created in the spirit of the alternative residential
8 development options of Article XIII, Division 3, of this chapter, however, the provisions of this
9 subdivision shall apply in lieu of Article XIII, Division 3, of this chapter.

10 ——— (c) ——— As the Planning and Development Department identifies contiguous neighborhoods
11 within this broad area for concentrated redevelopment, the boundaries of the overlay area may be
12 expanded only by amendment of this chapter.

13 **Sec. 50-11-492. Boundaries of the Far Eastside Overlay Area.**

14 (a) ——— The Far Eastside Overlay Area is bounded by a line beginning on the south side of
15 East Vernor Highway at the north/south alley first east of Philip Avenue, proceeding east to the
16 north/south alley first east of Alter Road at the Grosse Pointe Park city limits, then proceeding
17 south to the north side of East Jefferson Avenue, then proceeding west to the centerline of Newport
18 Avenue, then proceeding north to the east/west alley first north of East Jefferson Avenue, then
19 proceeding west to the north/south alley first west of Newport Avenue, then proceeding north to
20 the centerline of Kercheval Avenue, then proceeding east to the centerline of Newport Avenue,
21 then proceeding north to the east/west alley first north of Kercheval Avenue, then proceeding east
22 to the north/south alley first east of Philip Avenue, then proceeding north to the point of beginning.

1 (b) — The zoning district classifications for land within the Far Eastside Overlay Area are
2 specified in Section 50-17-34 on Zoning District Map No. 32.

3 (c) — Where the boundaries of the Far Eastside Overlay Area overlap with the boundaries
4 of any Traditional Main Street Overlay Area, the standards established for both overlay areas shall
5 apply. Where there is conflict between the standards of the two overlay areas, the provisions of the
6 Traditional Main Street Overlay Area shall control.

7 ~~Sec. 50-11-493. Minimum lot area for single-family dwellings, two-family dwellings, and~~
8 ~~townhouses.~~

9 Notwithstanding the lot area requirements of Article XIII, Division 1, Subdivision A, of
10 this chapter, in the Far Eastside Overlay Area:

11 (1) — Single-family dwellings and two-family dwellings may be built on any zoning lot
12 having a minimum of 3,000 square feet in area;

13 (2) — Townhouses may be built on any zoning lot having a minimum of 4,320 square feet
14 in area.

15 ~~Sec. 50-11-494. Minimum lot width for single-family dwellings, two-family dwellings,~~
16 ~~townhouses, and multiple-family dwellings.~~

17 Notwithstanding the lot width requirements of, ARTICLE XIII, DIVISION 1, Subdivision
18 A of this chapter, in the Far Eastside Overlay Area:

19 (1) — Single-family dwellings, two-family dwellings, and multiple-family dwellings may
20 be built on any zoning lot having a minimum width of 30 feet;

21 (2) — Town houses may be built on any zoning lot having a minimum width of sixty (60)
22 feet.

23 ~~Sec. 50-11-495. Minimum front setback for multiple-family dwellings.~~

1 (a) — Notwithstanding the front setback requirements of ARTICLE XIII, DIVISION 1,
2 Subdivision A of this chapter for residential zoning districts, multiple-family dwellings in the Far
3 Eastside Overlay Area shall provide a minimum front setback of:

4 (1) — 15 feet where the multiple-family dwelling has 6 or fewer units; and

5 (2) — Ten feet where the multiple-family dwelling has seven or more units.

6 (b) — Notwithstanding the front setback requirements of Article XIII, Division 1,
7 Subdivision C, of this chapter for business zoning districts, no minimum front setback shall be
8 required for multiple-family dwellings in the Far Eastside Overlay Area.

9 (c) — For residential uses combined in structures with permitted commercial uses, see 50-
10 11-502 of this Code.

11 **Sec. 50-11-496. Minimum side setbacks for single-family dwellings, two-family dwellings,
12 townhouses, and multiple-family dwellings.**

13 (a) Notwithstanding the side setback requirements of Article XIII, Division 1, Subdivision
14 A of this chapter for residential zoning districts, single-family dwellings, two-family dwellings,
15 town houses, and multiple-family dwellings in the Far Eastside Overlay Area shall provide a side
16 setback of not less than four feet on each side of the building.

17 (b) Notwithstanding the side setback requirements of ARTICLE XIII, DIVISION 1,
18 Subdivision C, of this chapter for business zoning districts, in the Far Eastside Overlay Area:

19 (1) — No minimum side setback for multiple-family dwellings shall be required along a
20 side lot line abutting a right-of-way; and

21 (2) — A minimum side setback of not less than four feet shall be required along any
22 interior side lot line for multiple-family dwellings.

23 **Sec. 50-11-497. Minimum rear setback for town houses and multiple-family dwellings.**

1 Notwithstanding the rear setback requirements of Article XIII, Division 1, of this chapter
2 for residential and business zoning districts, town houses and multiple family dwellings in the Far
3 Eastside Overlay Area shall provide a rear setback of not less than two feet, provided, that where
4 a town house or multiple family dwelling would be located directly across an alley from an
5 existing or approved town house or multiple family dwelling which has a two foot rear setback,
6 the proposed townhouse or multiple family dwelling shall provide the minimum required rear
7 setback as specified in Article XIII, Division 1 of this Chapter in order to avoid the creation of a
8 canyon-type effect in the alley. At no point in a public or private alley may two principal buildings
9 be separated from each other at any point merely by the width of the public or private alley and a
10 two foot rear setback on each side of the alley.

11 ~~Sec. 50-11-498. Maximum lot coverage for single-family dwellings, two-family dwellings,
12 townhouses, and multiple-family dwellings; recreational space.~~

13 (a) — Notwithstanding the maximum lot coverage requirement of ARTICLE XIII,
14 DIVISION 1, Subdivision A, of this chapter for residential zoning districts, single-family
15 dwellings, two family dwellings, town houses, and multiple family dwellings, in the Far Eastside
16 Overlay Area, and all buildings accessory to them, shall cover no more than 50 percent of the
17 zoning lot.

18 (b) — Recreational space shall be provided in accordance with Article XIII, Division 1,
19 Subdivision A, of this chapter for residential zoning districts and Section 50-13-239 of this Code;
20 however, the minimum dimensions specified in Section 50-13-239(1)e of this Code do not apply
21 in the Far Eastside Overlay Area.

22 ~~Sec. 50-11-499. Maximum height of new single-family and two-family dwellings and
23 townhouses adjacent to existing dwellings.~~

1 (a) — Where a new single family or two family dwelling or town house is to be
2 constructed on a lot adjacent to, or across an alley from, the side lot line of an existing single-
3 family or two family dwelling, the height of the new single family or two family dwelling or town
4 house shall not exceed 135 percent of the height of the existing single family or two family
5 dwelling or 35 feet, whichever is less.

6 (b) — Except as provided in Subsection (a) of this section, the maximum height of single-
7 family and two family dwellings in the Far Eastside Overlay Area shall be 47 feet, notwithstanding
8 the maximum height provisions of Article XIII, Division 1, Subdivision A, of this chapter for
9 residential zoning districts.

10 **Sec. 50-11-500. Maximum floor area ratio (FAR) for multiple family dwellings; maximum**
11 **height of new multiple family dwellings adjacent to existing dwellings.**

12 Notwithstanding the provisions in this chapter for residential zoning districts, the
13 maximum floor area ratio (FAR) for multiple family dwellings in the Far Eastside Overlay Area
14 shall be 2.5, provided, that where a multiple family dwelling is to be constructed on a lot adjacent
15 to, or across an alley from, the side lot line of an existing single family or two family dwelling,
16 the height of the new multiple family dwelling shall not exceed 135 percent of the height of the
17 existing single family or two family dwelling or the maximum floor area ratio (FAR) specified in
18 Article XIII, Division 1, Subdivision A, of this chapter for residential zoning districts, whichever
19 is less.

20 **Sec. 50-11-501. Multiple family dwellings permitted by right; residential uses combined in**
21 **structures with permitted commercial uses permitted by right in B4.**

22 (a) — Notwithstanding Section 50-8-50(2) of this Code:

1 ~~(1) — Multiple family dwellings shall be permitted on a by-right basis on land zoned R2~~
2 ~~within the Far Eastside Overlay Area;~~

3 ~~(2) — The total number of units in a multiple family dwelling in the R2 district within the~~
4 ~~Far Eastside Overlay Area may exceed eight dwelling units.~~

5 ~~(b) — Notwithstanding Section 50-9-110(4) of this Code, multiple family dwellings shall~~
6 ~~be permitted on a by-right basis on land zoned B4 within the Far Eastside Overlay Area;~~

7 ~~(e) — Notwithstanding Section 50-9-110(7) of this Code, residential uses combined in~~
8 ~~structures with permitted commercial uses shall be permitted on a by-right basis on land zoned B4~~
9 ~~within the Far Eastside Overlay Area.~~

10 ~~**Sec. 50-44-502. Residential uses combined in structures with permitted commercial uses.**~~

11 ~~Notwithstanding the setback requirements of Article XIII, Division 1, Subdivision C, of~~
12 ~~this chapter for business zoning districts, in the Far Eastside Overlay Area, residential uses~~
13 ~~combined in structures with permitted commercial uses shall be subject to the following:~~

14 ~~(1) — Buildings shall be placed on the front lot line and the new building footprint and~~
15 ~~façade shall be located parallel to the street system;~~

16 ~~(2) — No minimum side setback shall be required along a side lot line abutting a right-of-~~
17 ~~way;~~

18 ~~(3) — A minimum side setback of not less than four feet shall be provided along any~~
19 ~~interior side lot line; and~~

20 ~~(4) — A rear setback of not less than two feet shall be provided.~~

21 ~~**Sec. 50-11-503. Outdoor recreation facilities.**~~

22 ~~Notwithstanding Section 50-8-51(3) of this Code, outdoor recreation facilities are~~
23 ~~permitted on a by-right basis in the Far Eastside Overlay Area.~~

1
2
3
4
5
6

ARTICLE XII. USE REGULATIONS

DIVISION 1. USE TABLE

Subdivision A. In General.

Sec. 50-12-22. Household living.

Regulations regarding household living uses are as follows:

Use Category	Specific Land Use						Residential		Business			Industrial			Special and Overlay					Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)							
	R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	M6	P		T	P	W	S1	S2	S3	S4
	R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	M6	P	T	P	W	S1	S2	S3	S4	S5

Subdivision B. Residential Uses.

Household living.	Loft	Mobile Home Park	Residential															Business			Industrial			Special and Overlay					Section	
			R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	M6	P	T	P	W	S1	S2	S3	S4		S5
			R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	M6	P	T	P	W	S1	S2	S3	S4	S5	50-12-157; Section 50-12-159
																														Section50-12-160

Use Category	Specific Land Use												Standards																						
	Residential				Business				Industrial				Special and Overlay				General	Specific																	
	R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	M6	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	S1	S2	S3	S4	S5	(Art. XII, Div. 2)	(Art. XII, Div. 3)

Single-family detached dwelling	R	R	R	R	R	R	C	C	C	C	C							L																		
Single-room-occupancy (SRO) housing, nonprofit																																				
Town house																																				

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

- 1
- 2
- 3
- 4

Subdivision D. Retail, Service and Commercial Uses

Sec. 50-12-62. Food and beverage service.

Regulations regarding food and beverage service uses are as follows:

Use Category	Residential						Business						Industrial						Special and Overlay						Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)				
	R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	M6	P1	P2	P3	P4	P5	P6		S1	S2	S3	S4

Specific Land Use

Restaurant, carry-out, without drive-up or drive-through facilities																															SPC; Sections 50-12-310 and 50-12- 511
Restaurant, fast-food, with drive-up or drive-through facilities																															SPC; Sections 50-12-310 and 50-12- 511

Use Category	Residential						Business						Industrial						Special and Overlay						Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)				
	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6		1	2	3	4

Restaurant, standard, without drive-up or drive-through facilities	C	C	C	C			/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/								SPC; Sections 50-12-310 and 50-12- 511	
							R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R							
All other							C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C								

1

2 Section 50-12-66. Recreation/entertainment, indoor.

3 Regulations regarding indoor recreation and entertainment uses are as follows:

4

Use Category	Specific Land Use												Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)													
	Residential			Business			Industrial			Special and Overlay																
	R1	R2	R3	B1	B2	B3	M1	M2	M3	P1	P2	P3	T1	T2	T3	W1	W2	W3	S1	S2	S3	D1	D2	D3	D4	D5

Recreation/ entertainment, indoor.	Arcade																											CU;P; SPC; Sections 50-12- 213; 50- 12-515
	Cabaret																											RU; SPC; Section 50-12-218
	Casinos and casino complexes																											
Firearms target practice range, indoor																												P; Section 50-12-224

Use Category	Specific Land Use						Residential		Business		Industrial		Special and Overlay					Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)																	
	R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5		M6	P1	P2	P3	P4	P5	P6	T1	T2	T3	T4	T5	T6	W1	W2	W3	W4

Pool hall																																			CU;P; SPC; Section 50-12-305
Recreation, indoor commercial and health club																																			Section 50-12-308
Theater and Concert café, excluding drive-in theaters																																			Section 50-12-317

1

2 **Sec. 50-12-69. Retail sales and service, sales-oriented;**

3 Regulations regarding occupant-oriented retail sales and service uses are as follows:

Use Category	Specific Land Use	Residential			Business			Industrial			Special and Overlay					Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)	
		R1	R2	R3	B1	B2	B3	M1	M2	M3	P1	P2	P3	T1	T2		T3

Retail sales and service; sales-oriented.	Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, with drive-up or drive-through facilities																					*Section 50-11-318
Retail sales and service; sales-oriented.	Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through facilities																					Section 50-11-318
	Art gallery																					
	Bake shop, retail																					Section 50-12-215

Use Category	Specific Land Use												Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)																							
	Residential			Business			Industrial			Special and Overlay																										
	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	M 6	P 1	P 2	P 3	P 4	P 5	P 6	T 1	T 2	T 3	T 4	T 5	T 6	W 1	W 2	W 3	W 4	W 5	W 6

Firearms dealership																																				Section 50-12-223
Fireworks sales, consumer																																				Section 50-12-225
Motor vehicles, new, salesroom or sales lots																																				Section 50-12- 292; Section 50-12-517
Motor vehicles, used, salesroom or sales lots																																				Section 50-12- 293; Section 50-12-517

Use Category	Specific Land Use						Residential		Business			Industrial			Special and Overlay					Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)										
	R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	M6	P1		P2	P3	P4	P5	P6	W1	W2	W3	W4	W5
Confection manufacture																														
Dental products, surgical, or optical goods manufacture																														
Food catering establishment																														

Use Category	Specific Land Use	Residential			Business			Industrial			Special and Overlay					Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)					
		1	2	3	4	5	6	1	2	3	4	5	6	P	T		P	W	S	S	S

	Jewelry manufacture																																										GRF; Sections 50-12-340 and 50-12-458
	Lithographing, and sign shops																																									GRF; Sections 50-12-342 and 50-12-458	
	Low/medium-impact manufacturing or processing as defined in Section 50-16-284																																									Sections 50-12-361 and 50-12-458	

Use Category	Specific Land Use	Residential			Business			Industrial			Special and Overlay					Standards General (Art. XII, Div. 2) 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	M 6	P C A	P M R	T M R	P W R	S D 1	S D 2

	Low-impact manufacturing or processing as defined in Section 50-16-284																																							Sections 50-12-359 and 50-12-458
	Newspaper (daily) publishing or printing							R		R	R	R	R	R	R	R						RR																	Section 50-12-458	
	Outdoor operations of all manufacturing and production land uses																																						Sections 50-12-344 and 50-12-458	
	Research or testing laboratory																																						Sections 50-12-348 and 50-12-458	

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

Salt works																						IRC
Toiletries or cosmetic manufacturing				C	C		C	R	R	R	R	L							R			GRT; 50-12-458
Tool, die, and gauge manufacturing																			R			GRT; Section 50-12-351 and 50-12-458
Very high-impact manufacturing or processing as defined in Section 50-16-441																				C		EGL; IRC

1

DIVISION 2. GENERAL USE STANDARDS

2

Sec. 50-12-134. Regulated uses—Spacing.

3

Regulations regarding spacing of regulated uses are as follows:

Use Type	Minimum Distance from Regulated Uses (Existing or Approved)	Minimum Distance from Other Use Types (Existing or Approved) or Zoning District	Comment
Brewpub outside the Central Business District and SD2 District and Microbrewery outside the Central Business District and SD2 District and Small Distillery or Small Winery outside the Central Business District and SD2 District that serves alcohol for consumption on the premises	Any 2 other Regulated Uses: 1000 feet	Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet.	ARTICLE III, DIVISION 8, Subdivision C; Sections 50-12-135; 50-12-217

<p>Cabaret, outside the Central business district and SD5 District</p>	<p>Any 2 other Regulated Uses: 1000 feet</p>	<p>Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet.</p>	<p>Article III, Division 8, Subdivision C; Sections 50-12-135; 50-12-218</p>
<p>Dance hall, public, outside the Central business district</p>	<p>Any 2 other Regulated Uses: 1000 feet</p>	<p>Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet; Residentially zoned area: 500 feet.</p>	<p>Article III, Division 8, Subdivision C; Sections 50-12-135; 50-12-219</p>
<p>Establishment for the sale of beer or alcoholic liquor for consumption on the premises, outside the Central Business District and outside the SD1, SD2 and SD5 Districts</p>	<p>Any 2 other Regulated Uses: 1000 feet</p>	<p>Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet.</p>	<p>Article III, Division 8, Subdivision C; Sections 50-12-135; 50-12-220</p>

Lodging house, public	Any 2 other Regulated Uses: 1000 feet	Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet.	Article III, Division 8, Subdivision C; Sections 50-12- 135; 50-12-230
Motel	Any 2 other Regulated Uses: 1000 feet	Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet.	Article III, Division 8, Subdivision C; Section 50-12- 135; Section 50- 12-233
Pawnshop	Any 2 other Regulated Uses: 1000 feet	Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet; Residentially zoned area: 500 feet.	Section 50-3- 322(2); Article III, Division 8, Subdivision C; Sections 50-12- 135; 50-12-302
Plasma donation center	Any 2 other Regulated Uses: 1000 feet	Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet.	ARTICLE III, DIVISION 8, Subdivision C; Section 50-12- 135

Precious metal and gem dealer, outside the M1, M2, M3 and M4 Districts	Any 2 other regulated uses: 1,000 feet	Any 2 adult uses: 1,000 feet; any 1 adult use and any 1 regulated use: 1,000 feet.	Article III, Division 8, Subdivision C; Sections 50-12-135; 50-12-304
Used goods dealer, outside the M1, M2, M3, and M4 Districts	Any 2 other Regulated Uses: 1000 feet	Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet.	ARTICLE III, DIVISION 8, Subdivision C; Sections 50-12-135; 50-12-320

1
2
3
4
5
6
7
8
9
10
11
12

DIVISION 3. SPECIFIC USE STANDARDS

Subdivision A. Residential Uses

Sec. 50-12-159. Lofts; residential uses combined in structures with permitted commercial uses.

In order to encourage the preservation and reuse of existing commercial and industrial structures, and to encourage live-work situations, loft conversions and mixed-use commercial-residential uses are permitted in many zoning districts, even in certain districts where new residential construction is prohibited, subject to the following.

- (1) Loft conversions are prohibited in the R1 and R2 Districts except where developed under the “School building adaptive reuses” provision as defined in Section 50-16-381 of this Code.

1 (2) Lofts in the B6, M1, M2, M3, M4, and SD4 Districts are subject to review by the
2 Loft Review Committee as provided for in Article II, Division 6, Subdivision C, of
3 this chapter.

4 (3) Similarly, single-family dwellings, two-family dwellings, and multiple-family
5 dwellings are permitted in commercial or industrial structures combined with those
6 permitted Retail, Service, and Commercial uses specified in Division 1,
7 Subdivision D of this Article, except for “adult uses/sexually oriented businesses”
8 as specified in Section 50-12-108 of this Code.

9 For example, although a single-family detached dwelling is not permitted by right
10 in the R6 District, a doctor’s office that has an apartment is permitted by right as a
11 “Residential use combined in structures with permitted commercial uses.” In
12 addition, in industrial zoning districts where new residential construction is
13 prohibited, an existing building with a hardware store on the ground floor, for
14 example, and residential units on the upper floor could be reoccupied on a
15 Conditional Use basis and without the need for approval by the Board of Zoning
16 Appeals.

17 (4) In B2 and B3 Districts, lofts are permissible on a by-right basis only where located
18 in a Traditional Main Street Overlay area and combined in a structure with
19 permitted commercial or industrial uses, and otherwise are permissible
20 conditionally.

21 (5) In B4 Districts, lofts are permissible on a by-right basis only where located in the
22 Central Business District or in a Traditional Main Street Overlay Area, and
23 otherwise are permissible conditionally.

1 (6) In B2, B3, and B4 Districts, residential uses combined in structures with permitted
2 commercial uses are permissible on a by-right basis only where located in a
3 Traditional Main Street Overlay Area, and otherwise are permissible conditionally.

4 (7) In M1, M2, M3, and M4 Districts, new construction of a “residential use combined
5 with permitted commercial uses” is limited to not more than two residential units.
6 ~~provided, that~~ However, any time three or more residential units are combined with
7 permitted commercial uses in an existing commercial or industrial structure in the
8 B6, M1, M2, M3, M4, or SD4 District, the use shall be subject to the review of the
9 Loft Review Committee as provided for in Article II, Division 6, Subdivision C, of
10 this Chapter.

11 (8) In the SD4 District, specially designated merchant’s (SDM) establishments and
12 specially designated distributor’s (SDD) establishments are permitted when
13 incidental to, accessory to, and on the same zoning lot as a loft development that
14 has not fewer than 50 dwelling units.

15 (9) In designated Traditional Main Street Overlay Areas, as provided in Section 50-11-
16 382 of this Code, residential uses, including multiple family dwellings combined
17 in structures with commercial or industrial uses that are permitted ~~by right~~ in the
18 respective zoning district, shall be permitted by right.

19 **Sec. 50-12-162. Multi-family dwellings.**

20 Multi-family dwellings shall be subject to the following requirements:

21 (1) In the R2 District, such uses shall have a maximum of eight dwelling units, except
22 where developed under the “school building adaptive reuse” provision as defined
23 in Section 50-16-381 of this Code;

1 (2) In the R3 District, multiple-family dwellings, where fewer than 50 percent of the
2 units are efficiency units, are permitted by right; multiple-family dwellings, where
3 50 percent or more of the units are efficiency units, are a Conditional Use;

4 (3) In the B5 District, ground-floor commercial uses shall be required along at least
5 fifty percent of the building façade fronting Woodward Avenue, and may be
6 required in other portions of the B5 District;

7 (4) The required recreational space ratios for multi-family dwellings are listed as
8 follows:

9 a. R3 District: 0.12;

10 b. R4 District: 0.10;

11 c. R5 District: 0.085;

12 d. R6 District: 0.07;

13 e. SD1 District: 0.07;

14 f. SD2 District: 0.07.

15 (See Section 50-13-239 of this Code for information on recreational space
16 requirements.)

17 (5) For certain permitted accessory uses in the R5, R6, and B1 Districts, see Section
18 50-12-514 of this Code;

19 (6) In the B5 and PCA districts, multiple-family dwellings that have ground floor
20 commercial space or other space oriented to pedestrian traffic are permitted by
21 right. Multiple-family dwellings not having such ground floor space are a
22 conditional use;

1 (7) Multiple-family dwelling developments that exceed 12 units are subject to site plan
2 review as provided for in Section 50-3-113 of this Code;

3 (8) In the SD4 District, specially designated merchant's (SDM) establishments and
4 specially designated distributor's (SDD) establishments are permitted when
5 incidental to, accessory to, and on the same zoning lot as a multiple-family
6 dwelling, that have not fewer than 50 dwelling units;

7 (9) Multiple-family dwellings for the elderly as defined in Sec. 50-16-304 of this Code,
8 are subject to a lesser off-street parking requirement than other multiple-family
9 dwellings. Where a multiple-family dwelling for the elderly converts to a general
10 population multiple-family dwelling, the full off-street parking requirement must
11 be satisfied;

12 ~~(10) In designated Traditional Main Street Overlay Areas, as provided in Section 50-11-~~
13 ~~382 of this Code, residential uses, including multiple family dwellings, shall be~~
14 ~~permitted by right where combined in structures with commercial uses that are~~
15 ~~permitted by right in the respective zoning district.~~

16 **Subdivision C. Retail, Service, and Commercial Uses; Generally**

17 **Sec. 50-12-217. Brewpub and microbrewery and small distillery and small winery.**

18 Brewpubs and microbreweries and small distilleries and small wineries are subject to the
19 following provisions:

20 (1) Regulated Use provisions of Article III, Division 8, of this chapter where there is
21 consumption of beer or alcoholic liquor on the premises, located outside of the
22 Central Business District and outside the SD2 District; however, a brewpub,
23 microbrewery, small distillery, or small winery operating in conjunction with and

1 located on the same zoning lot as a standard restaurant, as defined in Section 50-
2 16-362 of this Code, shall not be considered a Regulated Use, as provided in
3 Section 50-3-323(1) of this Code;

4 (2) Controlled use provisions of Article III, Division 9, of this chapter where beer or
5 wine or alcoholic liquor are sold to the general public for consumption off the
6 premises at a brewpub or small distillery or small winery;

7 (3) In the M1, M2, M3, and M4 Districts, where a brewpub, microbrewery, small
8 distillery, or small winery is classified as a regulated use or a controlled use, the
9 use may be permitted on a conditional basis; where a brewpub, microbrewery, small
10 distillery, or small winery in an M1, M2, M3, or M4 District is not classified as
11 either a regulated use or controlled use, the use may be permitted on a by-right
12 basis;

13 (4) In the SD1 District, a brewpub or microbrewery or small distillery or small winery
14 may be permitted on a by-right basis where not exceeding 3,000 square feet and are
15 not located adjacent to or across an alley from a lot containing a single- or two-
16 family dwelling that is located on a street other than a major thoroughfare, as
17 ~~provided in Section 50-11-206(7) of this Code~~ and on a conditional basis where
18 such uses exceed 3,000 square feet or across an alley from a lot containing a single-
19 or two-family dwelling that is located on a street other than a major thoroughfare,
20 ~~as provided in Section 50-11-212(2) of this Code.~~

21 (5) In the B3 District, a brewpub or microbrewery or small distillery or small winery
22 is permissible conditionally where located within a Traditional Main Street Overlay
23 Area.

1 **Sec. 50-12-218. Cabaret.**

2 (a) Cabarets are subject to the licensing provisions of Chapter 5, Article III, of this
3 Code, *Amusements and Entertainments*.

4 (b) In the B2 District, a cabaret is permissible conditionally only where located in a
5 Traditional Main Street Overlay Area.

6 **Sec. 50-12-220. Establishment for the sale of beer or alcoholic liquor for consumption on the**
7 **premises.**

8 Establishments for the sale of beer or alcoholic liquor for consumption on the premises are
9 subject to the following provisions:

10 (1) Regulated Use provisions of Article III, Division 8, of this chapter if not located in
11 the Central Business District or SD1, SD2, or SD5 districts, or where not operating
12 in conjunction with and located on the same zoning lot as a standard restaurant, as
13 defined in Section 50-16-362 of this Code;

14 (2) Establishments for the sale of beer or alcoholic liquor for consumption on the
15 premises are permitted conditionally in the R5 District and by right in the R6
16 District only where they are located in a multiple-family dwelling, hotel, or motel
17 that has at least 50 units and, provided, that the establishment for consumption on
18 the premises:

- 19 a. Does not exceed 2,000 square feet in gross floor area;
- 20 b. Is accessible only from the interior of the building; and
- 21 c. Has no advertising or display of said use visible from the exterior of the
22 building.

23 (3) In the B2 District, establishments for the sale of beer or alcoholic liquor for

1 consumption on the premises are permissible conditionally only if located outside
2 a Traditional Main Street Overlay Area.

3 (4) In the SD1 District, establishments for the sale of beer or alcoholic liquor for
4 consumption on the premises shall be permitted on a by-right basis where such
5 establishments do not exceed 3,000 square feet and are not located adjacent to or
6 across an alley from a lot containing a single- or two-family dwelling that is located
7 on a street other than a major thoroughfare, ~~as provided in 50-11-206(7) of this~~
8 ~~Code~~ and on a conditional basis where such establishments do exceed 3,000 square
9 feet or are located adjacent to or across an alley from a lot containing a single- or
10 two-family dwelling that is located on a street other than a major thoroughfare, as
11 ~~provided in Section 50-11-212(2) of this Code.~~

12 (5) In the B2 District, establishments for the sale of beer or alcoholic liquor for
13 consumption on the premises are not permitted either by right or as a conditional
14 use, in accordance with Article IX, Division 3, of this chapter, except where located
15 in a Traditional Main Street Overlay Area; while such establishments are generally
16 prohibited on land zoned B2 as a stand-alone use, standard restaurants, as defined
17 in Section 50-16-362 of this Code, located on land zoned B2, may provide for the
18 sale of beer or alcoholic liquor for consumption on the premises.

19 (6) The gross floor area specifications set forth in this section may not be waived by
20 the Board of Zoning Appeals.

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

22 **Sec. 50-12-311. - Restaurants, standard.**

1 Standard restaurants shall be subject to the spacing provisions of Section 50-12-131 of this
2 Code and to the following requirements:

- 3 (1) Such uses may include the sale of beer or alcoholic liquor for consumption on the
4 premises and shall not constitute a regulated use;
- 5 (2) Points of vehicular ingress and egress shall be determined by the Department of
6 Public Works, Traffic Engineering Division;
- 7 (3) Except as provided in Subsection (5) of this section, food consumption upon the
8 premises outside the restaurant shall be prohibited, and, where deemed advisable
9 by the enforcing official to assure compliance with this prohibition, the premises
10 shall be properly posted with signs stating that the consumption of foods, frozen
11 desserts, or beverages within vehicles parked upon the premises is unlawful and
12 that violators are subject to fines as prescribed by law. A minimum of two such
13 signs shall be posted within the building near the checkout counter of the
14 restaurant, and a minimum of four such signs shall be posted within the parking
15 area so as to be clearly visible from all vehicles on the premises;
- 16 (4) Drive-up, drive-through facilities may be provided in the B3 and B4 Districts only
17 where approved as conditional uses and subject to the provisions for vehicle
18 stacking in Article XIV, Division 1, Subdivision H, of this chapter. Where
19 practicable, there shall be at least one temporary vehicle stopping space after the
20 delivery window so motorists may prepare themselves for a safe exit onto the
21 public roadway. In accordance with Article IX and Article XI of this chapter, in
22 the B2, PCA, SD1, SD2, and SD4 Districts, such drive-through facilities are
23 prohibited; this regulation may not be waived by the Board of Zoning Appeals.

1 In the M2, M3, M4, and TM Districts, such drive-through facilities are permitted
2 by right, subject to the provisions of Article XIV, Division 1, Subdivision H, of
3 this chapter. Standard restaurants with drive-up or drive-through facilities are
4 prohibited on any zoning lot abutting a Gateway Radial Thoroughfare; this
5 regulation may not be waived by the Board of Zoning Appeals;

- 6 (5) Designated outdoor eating areas, such as in a courtyard or on a roof or deck, may
7 be provided in the B2, B3, or B4 District only where approved as conditional
8 uses, except in a Traditional Main Street Overlay Area, where outdoor eating
9 areas that are on the front or in front of the building shall be permitted on a matter
10 of right basis. Such feature may be provided on a by-right basis in those other
11 zoning districts where standard restaurants are permitted by right. Designated
12 outdoor eating areas shall be added to the gross floor area of the building for
13 purposes of computing off-street parking requirements. Outdoor eating areas
14 shall not be designated in required parking areas; and

- 15 (6) Any standard restaurant operating as a coffee house is subject to the licensing
16 provisions of Chapter 5, Article V, of this Code, *Amusements and*
17 *Entertainments.*

18 **Sec. 50-12-320. Used goods dealers; precious metal and gem dealers.**

19 Used goods dealers, and precious metal and gem dealers are subject to the ~~Regulated Use~~
20 ~~provisions of Article III, Division 8 of this chapter~~ and shall be subject to the following
21 requirements:

- 22 (1) Used goods dealers shall comply with the licensing provisions of Chapter 41,
23 Article VII, of this Code, *Secondhand Goods*;

- 1 (2) Precious metal and gem dealers shall comply with the licensing provisions of
2 Chapter 41, Article III, of this Code, *Secondhand Goods*;
- 3 (3) Such uses shall not be permitted in the B4 District on any zoning lot abutting a
4 designated Gateway Radial Thoroughfare; and
- 5 (4) In the PCA district, used good dealers shall be limited to antique stores and auction
6 houses.

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

8 **Sec. 50-12-334. Confection manufacturing.**

- 9 (a) In the ~~B2 District~~ B2, B3, and B4 Districts, confection manufacturing ~~must include~~
10 ~~retail sales, and the building size shall not exceed 6,000 square feet in gross floor~~
11 ~~area is permissible by-right only if located in a structure not exceeding 4,000 square~~
12 ~~feet of gross floor area with a minimum of ten percent of the gross floor area being~~
13 ~~used as a retail store for the sale of the goods produced on the premises, and located~~
14 ~~in a Traditional Main Street Overlay Area. Otherwise, in the B2 District confection~~
15 ~~manufacturing is permissible conditionally if located in a structure not exceeding~~
16 ~~6,000 square feet in gross floor area and prohibited in a structure exceeding 6,000~~
17 ~~square feet in gross floor area, in the B3 District confection manufacturing is~~
18 ~~prohibited, and in the B4 District confection manufacturing is permissible~~
19 ~~conditionally.~~
- 20 (b) In the SD1 District, confection manufacturing with a minimum of 10 percent of the
21 gross floor area being used as a retail store for the sale of the goods produced on
22 the premises, shall not exceed 4,000 square feet in gross floor area, ~~as provided for~~
23 ~~in Section 50-11-207 of this Code.~~

1 (c) In the SD2 District, confection manufacturing, with a minimum of 10 percent of
2 the gross floor area being used as a retail store for the sale of the goods produced
3 on the premises, shall not exceed 5,000 square feet in gross floor area, ~~as provided~~
4 ~~for in Section 50-11-237 of this Code.~~

5 (d) ~~These~~ The regulations set forth in this Section may not be modified or waived by
6 the Board of Zoning Appeals.

7 **Sec. 50-12-336. Food catering establishment.**

8 (a) In the B2, B3, and B4 Districts, a food catering establishment is permissible by-
9 right only if located in a structure not exceeding 4,000 square feet of gross floor area with a
10 minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods
11 produced on the premises, and located in a Traditional Main Street Overlay Area. Otherwise, in
12 the B2 and B4 Districts a food catering establishment is permissible only conditionally, and in the
13 B3 District a food catering establishment is prohibited.

14 (b) In the SD1 District, food catering establishments not exceeding 4,000 square feet
15 in gross floor area are permitted on a by-right basis, ~~as provided in Section 50-11-207 of this Code.~~
16 ~~This regulation may not be waived by the Board of Zoning Appeals.~~

17 (c) In the SD2 District, food catering establishments not exceeding 5,000 square feet
18 in gross floor area are permitted on a conditional basis ~~as provided in Section 50-11-237 of this~~
19 ~~Code. This regulation may not be waived by the Board of Zoning Appeals.~~

20 (d) The gross floor area specifications set forth in this Section may not be modified or
21 waived by the Board of Zoning Appeals.

22 **Sec. 50-12-340. Jewelry ~~manufacturing~~ manufacture.**

1 (a) In the B2, B3, and B4 Districts, a jewelry manufacture establishment is permissible
2 by-right only if located in a structure not exceeding 4,000 square feet of gross floor area with a
3 minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods
4 produced on the premises, and located in a Traditional Main Street Overlay Area. Otherwise, in
5 the B4 District a jewelry manufacture establishment is permissible conditionally, and in the B2
6 and B3 Districts a jewelry manufacture establishment is prohibited.

7 (b) In the SD1 District, jewelry manufacturing establishments shall have a minimum
8 of ten percent of the gross floor area being used as a retail store for the sale of the goods produced
9 on the premises and shall not exceed 4,000 square feet in gross floor area, ~~as provided in Section~~
10 ~~50-11-207 of this Code. This regulation may not be waived by the Board of Zoning Appeals.~~

11 (c) In the SD2 District, jewelry manufacturing establishments shall have a minimum
12 of ten percent of the gross floor area being used as a retail store for the sale of the goods produced
13 on the premises and shall not exceed 5,000 square feet in gross floor area, ~~as provided in Section~~
14 ~~50-11-237 of this Code. This regulation may not be waived by the Board of Zoning Appeals.~~

15 (d) The regulations set forth in this Section may not be modified or waived by the
16 Board of Zoning Appeals.

17 **Sec. 50-12-342. Lithographing and sign shops.**

18 (a) In the B2 and B4 Districts, sign shops shall be prohibited.

19 (b) ~~As provided for in Section 50-9-53(5) of this Code, lithographing shops on land~~
20 ~~zoned B2 shall not exceed 4,000 square feet of gross floor area; this regulation may not be waived~~
21 ~~by the Board of Zoning Appeals.~~

22 (b) In the B2, B3, and B4 Districts, a lithographing shop is permissible by-right only if
23 located in a structure not exceeding 4,000 square feet of gross floor area with a minimum of ten

1 percent of the gross floor area being used as a retail store for the sale of the goods produced on the
2 premises, and located in a Traditional Main Street Overlay Area. Otherwise, in the B2 District a
3 lithographing shop is permissible conditionally only if located in a structure not exceeding 4,000
4 square feet of gross floor area and located outside a Traditional Main Street Overlay Area, in the
5 B3 District a lithographing shop is prohibited, and in the B4 District, a lithographing shop is
6 permissible conditionally.

7 (c) In the SD1 District, lithographing and sign shop establishments shall have a
8 minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods
9 produced on the premises and shall not exceed 4,000 square feet in gross floor area, ~~as provided~~
10 ~~for in Section 50-11-207 of this Code. This regulation may not be waived by the Board of Zoning~~
11 ~~Appeals.~~

12 (d) In the SD2 District, lithographing and sign shop establishments shall have a
13 minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods
14 produced on the premises and shall not exceed 5,000 square feet in gross floor area, ~~as provided~~
15 ~~in Section 50-11-237 of this Code. This regulation may not be waived by the Board of Zoning~~
16 ~~Appeals.~~

17 (e) The regulations set forth in this Section may not be modified or waived by the
18 Board of Zoning Appeals.

19 **Sec. 50-12-353. Trade services, general.**

20 General trade services shall be subject to the following provisions:

- 21 (1) The term “general trade services” is defined in Section 50-16-402 of this Code;
- 22 (2) All material shall be stored within an enclosed building with walls on all sides; and
- 23 (3) Cabinet-making, carpenter, and furniture repair or upholstering shops shall be

1 reviewed by the Michigan Department of Environment, Great Lakes, and Energy
2 Air Quality Division as provided for in Section 50-12-122 of this Code.

3 (4) In the B2 District, general trade services other than cabinet making are permissible
4 by-right only if located in a structure not exceeding 4,000 square feet of gross floor area
5 with a minimum of ten percent of the gross floor area being used as a retail store for the
6 sale of the goods produced on the premises, and located in a Traditional Main Street
7 Overlay Area. Otherwise, in the B2 District general trade services other than cabinet
8 making is permissible conditionally.

9 (5) In the B2 District, cabinet making is permissible conditionally, only if located in a
10 structure not exceeding 4,000 square feet of gross floor area with a minimum of ten percent
11 of the gross floor area being used as a retail store for the sale of the goods produced on the
12 premises, and located in a Traditional Main Street Overlay Area.

13 (6) SD1 District.

14 a. In the SD1 District, trade services, general, with the exception of cabinet
15 making establishments, shall be permitted on a by-right basis if they have a
16 minimum of ten percent of the gross floor area being used as a retail store
17 for the sale of the goods produced on the premises and do not exceed 4,000
18 square feet in gross floor area, ~~as provided in Section 50-11-207 of this~~
19 ~~Code. This regulation may not be waived by the Board of Zoning Appeals.~~

20 b. In the SD1 District, Trade services, general, cabinet making establishments
21 may be permitted on a conditional basis if they have a minimum of ten
22 percent of the gross floor area being used as a retail store for the sale of the
23 goods produced on the premises and do not exceed 4,000 square feet in

1 gross floor area, ~~as provided in Section 50-11-213 of this Code. This~~
2 ~~regulation may not be waived by the Board of Zoning Appeals.~~

3 c. The regulations set forth in this Subsection may not be modified or waived
4 by the Board of Zoning Appeals.

5 (7) SD2 District.

6 a In the SD2 District, Trade services, general, with the exception of cabinet
7 making establishments, shall be permitted on a by-right basis if they have a
8 minimum of ten percent of the gross floor area being used as a retail store
9 for the sale of the goods produced on the premises and do not exceed 5,000
10 square feet in gross floor area, ~~as provided in Section 50-11-237 of this~~
11 ~~Code. This regulation may not be waived by the Board of Zoning Appeals.~~

12 b In the SD2 District, Trade services, general, cabinet making establishments
13 may be permitted on a conditional basis if they have a minimum of ten
14 percent of the gross floor area being used as a retail store for the sale of the
15 goods produced on the premises and do not exceed 5,000 square feet in
16 gross floor area, ~~as provided in Section 50-11-243 of this Code. This~~
17 ~~regulation may not be waived by the Board of Zoning Appeals.~~

18 c. The regulations set forth in this Subsection may not be modified or waived
19 by the Board of Zoning Appeals.

20 **Sec. 50-12-359. Low-impact manufacturing or processing facilities.**

21 (a) In the B2, B3, and B4 Districts, a low-impact manufacturing or processing facility
22 is permissible by-right only if located in a structure not exceeding 4,000 square feet of gross floor
23 area with a minimum of ten percent of the gross floor area being used as a retail store for the sale

1 of the goods produced on the premises, and located in a Traditional Main Street Overlay Area.
2 Otherwise, in the B2, B3, and B4 Districts a low-impact manufacturing or processing facility is
3 prohibited.

4 (b) In the SD1 District, low-impact manufacturing or processing facilities, with a
5 minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods
6 produced on the premises, shall not exceed 4,000 square feet in gross floor area, ~~as provided in 50-~~
7 ~~11-207 of this Code.~~

8 (c) In the SD2 District, low-impact manufacturing or processing facilities, with a
9 minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods
10 produced on the premises, shall not exceed 5,000 square feet in gross floor area, ~~as provided in~~
11 ~~Section 50-11-237 of this Code.~~

12 (d) ~~These~~ The regulations set forth in this Section may not be modified or waived by
13 the Board of Zoning Appeals.

14 **Sec. 50-12-360. Wearing apparel manufacturing.**

15 (a) In the B2, B3, and B4 Districts, wearing apparel manufacturing is permissible by-
16 right only if located in a structure not exceeding 4,000 square feet of gross floor area with a
17 minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods
18 produced on the premises, and located in a Traditional Main Street Overlay Area. Otherwise, in
19 the B2 and B3 Districts wearing apparel manufacturing is prohibited and in the B4 District wearing
20 apparel manufacturing is permissible conditionally.

21 (b) In the SD1 District, wearing apparel manufacturing facilities, ~~with~~ must have a
22 minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods

1 produced on the premises; and shall not exceed 4,000 square feet in gross floor area, ~~as provided~~
2 ~~in Section 50-11-207 of this Code.~~

3 (c) In the SD2 District, wearing apparel manufacturing facilities, ~~with~~ must have a
4 minimum of 10 percent of the gross floor area being used as a retail store for the sale of the goods
5 produced on the premises; and shall not exceed 5,000 square feet in gross floor area, ~~as provided~~
6 ~~in Section 50-11-237 of this Code.~~

7 (d) These ~~The~~ regulations set forth in this Section may not be modified or waived by
8 the Board of Zoning Appeals.

9 **Sec. 50-12-361 Low/medium-impact manufacturing or processing facilities.**

10 (a) In the B2, B3, and B4 Districts, a low/medium-impact manufacturing or processing
11 facility is permissible by-right only if located in a structure not exceeding 4,000 square feet of
12 gross floor area with a minimum of ten percent of the gross floor area being used as a retail store
13 for the sale of the goods produced on the premises, and located in a Traditional Main Street Overlay
14 Area, and limited to any one of the following. Otherwise, in the B2, B3, and B4 Districts a
15 low/medium-impact manufacturing or processing facility is prohibited.

- 16 (1) Art needlework
- 17 (2) Canvas goods manufacture
- 18 (3) Cigar or cigarette manufacture
- 19 (4) Clock or watch manufacture
- 20 (5) Coffee roasting
- 21 (6) Door, sash, or trim manufacture
- 22 (7) Draperies manufacture
- 23 (8) Flag or banner manufacture

1 (9) Glass blowing

2 (10) Knit goods manufacturing

3 (11) Leather goods manufacture or fabrication

4 (b) In the SD1 and SD2 Districts, the following low/medium-impact manufacturing or
5 processing facilities with a minimum of ten percent of the gross floor area being used as a retail
6 store for the sale of the goods produced on the premises are ~~limited to the following~~ permitted:

7 (1) Art needlework.

8 (2) Canvas goods manufacture.

9 (3) Cigar or cigarette manufacture.

10 (4) Clock or watch manufacture.

11 (5) Coffee roasting.

12 (6) Door, sash, or trim manufacture.

13 (7) Draperies manufacture.

14 (8) Flag or banner manufacture.

15 (9) Glass blowing.

16 (10) Knit goods manufacturing.

17 (11) Leather goods manufacture or fabrication.

18 (c) In the SD1 District, such facilities shall not exceed 4,000 square feet in gross floor
19 area, ~~as provided in Section 50-11-207 of this Code.~~

20 (d) In the SD2 District, such facilities shall not exceed 5,000 square feet in gross floor
21 area, ~~as provided in Section 50-11-237 of this Code.~~

22 (e) ~~These~~ The regulations set forth in this Section may not be modified or waived by
23 the Board of Zoning Appeals.

1 **Sec. 50-12-362. High/medium-impact manufacturing or processing facilities.**

2 (a) In the B2 and B4 Districts, a high/medium-impact manufacturing or processing
3 facility is permissible by-right only if limited to furniture manufacturing, located in a structure not
4 exceeding 4,000 square feet of gross floor area with a minimum of ten percent of the gross floor
5 area being used as a retail store for the sale of the goods produced on the premises, and located in
6 a Traditional Main Street Overlay Area. Otherwise, in the B2 and B4 Districts a high/medium-
7 impact manufacturing or processing facility is prohibited.

8 (b) In the SD1 and SD2 Districts, high/medium-impact manufacturing or processing
9 facilities with a minimum of ten percent of the gross floor area being used as a retail store for the
10 sale of the goods produced on the premises may be permitted as a conditional use and are limited
11 to furniture making facilities.

12 (c) In the SD1 District, furniture making facilities shall not exceed 4,000 square feet in
13 gross floor area, as provided for in Section 50-11-213 of this Code.

14 (d) In the SD2 District, furniture making facilities shall not exceed 5,000 square feet in
15 gross floor area, as provided for in Section 50-11-243 of this Code.

16 (e) These The regulations set forth in this Section may not be modified or waived by
17 the Board of Zoning Appeals.

18 **Sec.50-12-363. Machine Shop.**

19 (a) In the B2 and B4 Districts, a machine shop is permissible by-right only if located
20 in a structure not exceeding 4,000 square feet of gross floor area with a minimum of ten percent
21 of the gross floor area being used as a retail store for the sale of the goods produced on the premises,
22 and located in a Traditional Main Street Overlay Area. Otherwise, in the B2 and B4 Districts a
23 machine shop is prohibited.

1 (b) In the SD1 and SD2 Districts, machine shop facilities with a minimum of ten
2 percent of the gross floor area being used as a retail store for the sale of the goods produced on the
3 premises may be permitted as a Conditional use.

4 (c) In the SD1 District, machine shops shall not exceed 4,000 square feet in gross floor
5 area, ~~as provided in Section 50-11-213 of this Code; this prohibition may not be waived by the~~
6 ~~Board of Zoning Appeals.~~

7 (d) In the SD2 District, machine shops shall not exceed 5,000 square feet in gross floor
8 area, ~~as provided for in Section 50-11-243 of this Code; this regulation may not be waived by the~~
9 ~~Board of Zoning Appeals.~~

10 (e) The regulations set forth in this Section may not be modified or waived by the
11 Board of Zoning Appeals.

12 **Sec. 50-12-364. Welding shop.**

13 (a) In the B2 District, a welding shop is permissible conditionally only if located in a
14 structure not exceeding 4,000 square feet of gross floor area with a minimum of ten percent of the
15 gross floor area being used as a retail store for the sale of the goods produced on the premises, and
16 located in a Traditional Main Street Overlay Area. Otherwise, in the B2 District a welding shop is
17 prohibited.

18 (b) In the B4 District, a welding shop is permissible conditionally only if located in a
19 structure not exceeding 4,000 square feet of gross floor area. Otherwise, in the B4 District a
20 welding shop is prohibited.

21 **Secs. 50-12-365 — 50-12-370. - Reserved.**

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

23 **DIVISION 3. ALTERNATIVE RESIDENTIAL DEVELOPMENT OPTIONS**

1 **Sec. 50-13-251. In general.**

2 This division presents options for residential development patterns that may be undertaken
3 as alternatives to the dimensional requirements that are set out in Divisions 1 and 2 of this article.
4 Pursuant to Article III, Division 5, of this chapter, all development options that are set out in this
5 division must be approved during site plan review. These alternative development options may be
6 further limited or modified by other applicable provisions of this chapter. ~~In the Far Eastside
7 Overlay Area, the provisions of Article XI, Division 14, Subdivision G, of this chapter shall apply
8 in lieu of the provisions of this division.~~

9 **ARTICLE XIV. DEVELOPMENT STANDARDS**

10 **DIVISION 1. OFF-STREET PARKING, LOADING, AND ACCESS**

11 **Subdivision A. In General**

12 **Sec. 50-14-7. Off-street parking exemptions, reductions, and allowances.**

13 (a) Off-street parking. The following exemptions and allowances to the off-street
14 parking requirements shall apply:

- 15 (1) Uses in the B5 and PC Districts and in any other district in the Central Business
16 District area shall be exempt from the off-street parking requirements of
17 Subdivisions B and C of this division;
- 18 (2) For retail, service, and commercial uses on zoning lots abutting a Traditional Main
19 Street Overlay Area or on land zoned SD1 or SD2, the maximum distance that off-
20 street parking shall be provided from the principal use specified in Subdivision B
21 of this division, may be increased to 1,320 feet where the applicant can show to the
22 satisfaction of the Planning and Development Department that a “district approach”
23 to parking is being used in the Traditional Main Street Overlay Area or other area

1 nearby. To show a district approach to parking, the applicant shall provide the
2 following:

3 a. A signage plan to show how the business will direct customers and
4 employees to the off-site parking lot, including parking signage and
5 wayfinding;

6 b. A plan for who will manage and maintain the off-site parking facility,
7 including safety and security measures;

8 c. Where the parking area or parking structure is owned by someone other than
9 the applicant, a shared parking agreement shall be required according to
10 Section 50-14-156 and Section 50-14-159 of this Code.

11 (3) No additional off-street parking, beyond that already provided, shall be required for
12 structures erected prior to April 9, 1998, other than religious institutions, that do
13 not exceed 3,000 square feet of gross floor area; and

14 (4) When a use located in a structure erected prior to April 9, 1998, expands into an
15 existing adjacent structure erected prior to April 9, 1998, and the total gross floor
16 area of the combined structures does not exceed 4,000 square feet, no additional
17 off-street parking shall be required.

18 (5) Additional parking reductions are set forth in Section 50-14-153 and Section 50-
19 14-163 of this Code.

20 (b) Credit for on-street parking. Within the Woodward and Grand River/Lahser
21 Traditional Main Street Overlay Areas, any on-street parking space adjacent to a use, each such
22 space consisting of not less than 23 feet of contiguous linear permissible on-street parking that is

1 immediately adjacent to the use, may be counted as one space against applicable off-street parking
 2 requirements for such use.

3 **Subdivision B. Off-Street Parking Schedule “A”**

4 **Sec. 50-14-34. Household living.**

5 Off-street parking regulations for household living facilities are as follows:

Use Category	Specific Land Use	Off-Street Parking Spaces Required, minimum. (References are to square feet of gross floor area unless otherwise indicated.)	Maximum Distance (feet)
Household Living	Loft	1.25 per dwelling unit	100
	<u>Loft and Multiple-family dwelling, in general</u>	1.25 per dwelling; 0.75 per dwelling unit for multiple-family dwelling for the elderly as defined in Section 50-16-304; see also Section 50-14-74. On land zoned SD1 or SD2: 1.0 per dwelling unit. Where located within 0.50 miles of a bus rapid transit, street car/trolley or light rail <u>line a high-frequency transit</u>	100; except where developed under the "school building adaptive reuses" provision as defined in Section 50-16-381; same lot; and except on land zoned SD1 or SD2: 1,320 where a “district approach” to parking as provided in

Use Category	Specific Land Use	Off-Street Parking Spaces Required, minimum. (References are to square feet of gross floor area unless otherwise indicated.)	Maximum Distance (feet)
		<u>corridor in any zoning district, or within the Lahser or Livernois/ West McNichols Traditional Main Street Overlay Areas:</u> 0.75 per dwelling unit.	Section 50-14-7(2)a, b, and c has been recognized by the Planning and Development Department.
	Mobile home park	2 per dwelling unit	same lot
	Single Room Occupancy Housing (Nonprofit)	1 per 2 employees + 1 per 10 residents	100
	Single-family detached dwelling	2 per dwelling unit	same lot
	Town house	1.5 per dwelling unit	100
	Two-family dwelling	1.5 per dwelling unit	same lot

- 1
- 2 **Sec. 50-14-49. Retail, service, and commercial uses located on land zoned SD1 or SD2.**
- 3 Off-street parking regulations for retail, service, and commercial uses located on land
- 4 zoned SD1 or SD2 are as follows:

Use Category	Specific Land Use	Off-Street Parking Spaces Required, Minimum. (References are to square feet of gross floor area unless	Maximum Distance (feet)
--------------	-------------------	--	-------------------------

		otherwise indicated.)	
Retail, service, and commercial uses located on land zoned SD1 or SD2 or located within the <u>Livernois/West McNichols, or Lahser Traditional Main Street Overlay Area</u>	All, with the exception of "Vehicle Repair and Service" uses specified in Section 61-14-50 of this Code and excluding "Motor vehicles, used, salesrooms or sales lots."	Where the use is located within 0.25 miles of a bus rapid transit, street car/trolley or light rail line, 0.75 of the minimum required off-street spaces specified in Sections 50-14-50 through Section 50-14-60.	As specified in Sections 50-14-50 through 50-14-60 or Section 50-14-7(2) where applicable.

1
2
3
4
5
6
7
8
9
10
11
12

Subdivision F. Waivers and Alternative Parking Plans

Sec. 50-14-153. Waiver of off-street parking requirements for uses or buildings minimally deficient.

(a) *In general.* Where the Buildings, Safety Engineering, and Environmental Department determines that:

- (1) A building or use requires no variance or other action under the jurisdiction of the Board of Zoning Appeals, other than the parking deficiency; and
- (2) The building or use can provide at least 80 percent of the required off-street parking spaces; then, upon request of the petitioner and in conjunction with the Municipal Parking Department and the Department of Public Works Traffic Engineering Division, the department may grant a waiver of the off-street parking requirements,

1 not exceeding ten parking spaces or 20 percent of the required off-street parking
2 requirement, whichever is less. Such waiver shall not be granted unless, in the
3 judgment of the Buildings, Safety Engineering, and Environmental Department,
4 with the sign-off of the Municipal Parking Department and the Department of
5 Public Works Traffic Engineering Division, the waiver of the parking requirement
6 for the building or use involved is not injurious to the adjacent or surrounding areas
7 by creating or increasing traffic congestion or by disrupting traffic circulation,
8 provided that, in those instances where a building or use is subject to Site Plan
9 Review, the Planning and Development Department has sole authority to consider
10 such waiver.

11 (b) *Traditional Main Street Overlay Areas.*

12 (1) *Applicability.* In addition to the parking waiver granted for buildings not exceeding
13 3,000 square feet per Section 50-14-7(3) of this Code, in a Traditional Main Street
14 overlay area, as provided in Section 50-11-382 of this Code, the Planning and
15 Development Department may grant a waiver of the off-street parking requirements
16 for the first 3,000 square feet of pedestrian-oriented retail, service, or commercial
17 uses. The Planning and Development Department shall have authority to consider
18 such waiver, ensuring that the waiver will not be injurious to the adjacent or
19 surrounding areas by creating or increasing traffic congestion or by disrupting
20 traffic circulation.

21 (2) *Eligibility.* In order to qualify for the waiver, the following criteria shall be met:

22 a. The pedestrian-oriented use shall fall into one of the following use
23 categories:

1. Section 50-12-62 of this Code, *Food and beverage service*;
2. Section 50-12-69 of this Code, *Retail sales and service, sales-oriented*; and
3. Section 50-12-70 of this Code, *Retail sales and service, service-oriented*, except motor vehicle sales, motorcycle sales, and any use with drive-up or drive-through facilities.

b. New buildings must comply with all of the requirements in the Traditional Main Street Overlay standards, as specified in Section 50-14-432 through Section 50-14-450 of this Code, except that only the provisions of Section 50-14-153(b)(2)(c)(1) and Section 50-14-153(b)(2)(c)(2) and Section 50-14-153(b)(2)(c)(3) shall apply to the East Warren and West Warren Traditional Main Street Overlay Areas and the portion of the Grand River Traditional Main Street Overlay Area between Greenfield and Woodmont and between Evergreen and Lahser, and to the Van Dyke Street Traditional Main Street Overlay Area.

c. Except for within the East Warren and West Warren Traditional Main Street Overlay Areas and the portion of the Grand River Traditional Main Street Overlay Area between Greenfield and Woodmont, and between Evergreen and Lahser, and to the Van Dyke Street Traditional Main Street Overlay Area, New-new uses in existing buildings shall be eligible for this waiver only if, at a minimum, the building complies with the following standards from Division 3, Subdivision C, of this article:

- 1 1. The front façade of the building is located on the lot line facing the
2 Traditional Main Street or set back a maximum of ten feet, in
3 accordance with the standards in Section 50-14-432 of this Code;
- 4 2. The street level façade of the building has a minimum of 60 percent
5 transparency according to Section 50-14-436 of this Code;
- 6 3. The building has an active entryway located on the façade facing the
7 Traditional Main Street, according to Section 50-14-439 of this
8 Code.

- 9 d. In the case where one building or development contains multiple retail,
10 service, or commercial uses, the total number of spaces that may be waived
11 for a building or development using this waiver shall not exceed 45 spaces.

12 (c) *SD1/SD2 Areas.* In addition to the parking waiver granted for buildings under 3,000
13 square feet per Section 50-14-7(3) of this Code, on properties zoned SD1 or SD2, the Planning
14 and Development Department may grant a waiver of the off-street parking requirements, for the
15 first 3,000 square feet of pedestrian-oriented retail, service, or commercial uses. The Planning and
16 Development Department shall have authority to consider such waiver, ensuring that the waiver
17 will not be injurious to the adjacent or surrounding areas by creating or increasing traffic
18 congestion or by disrupting traffic circulation. In the case where one building or development
19 contains multiple retail, service, or commercial uses, the total number of spaces that may be waived
20 for a building or development using this waiver shall not exceed 45 spaces.

21 (d) *Additional parking reductions and waivers.* Additional parking reductions and
22 waivers are set forth in Section 50-14-7 and Section 50-14-163 of this Code.

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

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

2 **Sec. 50-14-432. Site design standards; building site relationship; placement and orientation.**

3 (a) The objectives of this section are:

4 (1) To line streets with buildings and/or other architectural site features in order to
5 create a pedestrian friendly built-environment; and

6 (2) To create a pedestrian-friendly setting that directly relates buildings and active uses
7 such as shopping and dining to the street, and maintains the continuity of street
8 wall.

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

10 (1) Notwithstanding the front yard setback requirements in Article XIII, Division 1, of
11 this chapter, the front façade of buildings shall be placed on the lot line facing the
12 Traditional Main Street. A setback, which does not exceed ten feet, may be
13 provided for religious institutions, residential buildings, or restaurants with an
14 outside dining area; the area between the façade and the lot line shall feature
15 pedestrian-oriented space (such as plaza or widened sidewalk) or landscaping that
16 consists of a combination of groundcover, shrubs and/or trees that provide seasonal
17 interest; the landscaping shall be designed so that visibility is maintained between
18 the street and the ground-floor windows;

19 (2) On corner lots, buildings shall be located at the corner, placed on the lot line of both
20 streets. (See also Section 50-14-438 Building design standards: Corner Lot
21 Buildings and Section 50-14-449 Parking Design Standards: Parking Areas).

22 (3) *Rear Setback.*

1 a. If a street or alley is to the rear of a single-story building, a minimum rear
2 setback is not required. If no street or alley is present, single-story buildings
3 shall have a minimum rear setback of ten feet.

4 b. Where a single- or two-family dwelling is located across a street or alley
5 from the rear of a multi-story building, the multi-story building shall have a
6 rear setback of ten feet; where a street or alley is not present to separate the
7 rear of a multi-story building from a single- or two-family dwelling, the
8 multi-story building shall have a rear setback of 20 feet.

9 c. Buildings containing dwelling units, other than single- or two-family
10 dwelling, shall have a rear setback of ten feet if a street or alley is present
11 at the rear and 20 feet if a street or alley is not present.

12 **Sec. 50-14-436. Building design standards—Façade and architectural details.**

13 (a) For purposes of this subdivision, the term “street level façade” means the first story
14 of a multi-story building or the first 13 feet of the façade above grade plane;

15 (b) The objectives of this section are:

16 (1) To provide street level façades on Traditional Main Streets with maximum visibility
17 and transparency between active interior uses and the outside;

18 (2) To create façades with ratios of solids (wall surfaces) to voids (openings for
19 windows and doors) that express traditional fenestration patterns; and

20 (3) To require fenestration patterns, surface delineations, textures, material expressions
21 and architectural details that relate to the human scale.

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

- 1 (1) For all buildings located on lots abutting a Traditional Main Street that contain a
2 commercial use and all other buildings located on the front property line, a
3 minimum of 60 percent of the street level façade along Traditional Main Streets,
4 major thoroughfares, or secondary thoroughfares between two and eight feet above
5 the grade plane shall consist of transparent windows and doors; all other façades of
6 buildings on lots abutting a Traditional Main Street that face a public street (other
7 than a major or secondary thoroughfare) shall consist of transparent windows or
8 doors covering at least 40 percent of the façade between four and eight feet above
9 the grade plane. On the East Warren, West Warren, Van Dyke Street, and Grand
10 River between Greenfield and Woodmont and between Evergreen and Lahser
11 Traditional Main Street Overlay Areas, a minimum of 50 percent of the street level
12 façade along Traditional Main Streets, major thoroughfares, or secondary
13 thoroughfares between two and eight feet above the grade plane shall consist of
14 transparent windows and doors;
- 15 (2) For all buildings, a minimum of 40 percent of the upper level façade along a
16 Traditional Main Street shall consist of openings for windows or window wall
17 system;
- 18 (3) Façades with a public entrance that do not face a public street shall consist of
19 transparent windows or doors covering at least 30 percent of the façade between
20 four and eight feet above the grade plane;
- 21 (4) Transparent doors and windows shall be defined as those having glass that can be
22 seen through from the right-of-way into the establishment. The glass shall have a
23 minimum visible transmittance rating of ~~0.70~~ 0.68, according to the National

1 Fenestration Rating Council. Glass that obscures visibility shall not be considered
2 transparent, ~~such as glazed glass~~. Reflective or mirrored glass and glass block are
3 prohibited;

- 4 (5) Eighty percent of the transparent area required in Subsection (1) of this section shall
5 be visually unobstructed by signs, advertisements, window screens, security grilles,
6 and other permanent window coverings. The display of merchandise items in
7 display windows is not restricted by this provision.

8 **Sec. 50-14-437. Building design standards - Drive-up and drive—through facilities.**

9 Drive-up and drive-through facilities (including, but not limited to, restaurants and banks)
10 are prohibited on zoning lots abutting a Traditional Main Street except where the Planning and
11 Development Department determines that the proposed development complies with all of the other
12 requirements of the Traditional Main Street standards and is allowed by the underlying zoning
13 designation or where located on the East Warren, West Warren, Van Dyke Street, and Grand River
14 between Evergreen and Lahser or between Woodmont and Greenfield, or Lahser Road Traditional
15 Main Street Overlay Areas. Driveways or vehicle stacking areas shall not be located between the
16 building and the Traditional Main Street. No more than one driveway/curb cut shall be allowed on
17 the Traditional Main Street.

18 **Sec. 50-14-440. Building design standards—Materials.**

- 19 (a) The objectives of this section are:
20 (1) To reinforce durable and traditional building materials consistent with urban
21 context; and
22 (2) To encourage the use of durable construction materials.

1 **(b)** The standards of Subsection (c) of this Section do not apply to the East Warren,
2 West Warren, Van Dyke Street, Grand River between Evergreen and Lahser or between
3 Woodmont and Greenfield, or Lahser Road Traditional Main Street Overlay Areas.

4 **(c)** To achieve the objectives of this section, the following standards shall apply,
5 subject to Subsection (b) of this Section:

6 (1) Within the West Grand River, Livernois / West McNichols, East Jefferson,
7 Woodward, Grand Boulevard, Michigan Avenue, and Vernor/Springwells overlay
8 areas, a minimum of 80 percent of any building façade that faces a public street,
9 excluding window and door openings, shall consist of the following building
10 materials: masonry (preferably brick), stone, or porcelain;

11 (2) Within the West Seven Mile and the Bagley/Vernor overlay areas, a minimum of
12 30 percent of any building façade that faces a public street, excluding window and
13 door openings, shall consist of the following building materials: masonry
14 (preferably brick), stone, or porcelain;

15 (3) For buildings within the Traditional Main Street Overlay area, the following
16 materials are prohibited on any façade facing a Traditional Main Street, major
17 thoroughfare, or secondary thoroughfare: vinyl or plywood siding, corrugated
18 fiberglass, non-corrugated and highly reflective sheet metal, corrugated metal
19 panels such as those used for roof decking or shipping containers, painted or
20 unfinished concrete block, rough-textured concrete block, and split-face block;

21 (4) Exterior Insulation and Finish System (EIFS) and other similar troweled finishes
22 shall be trimmed in wood or masonry and shall not be located within the first two
23 feet of the grade plane;

1 (5) Building materials that are neither delineated in Subsection (b)(1) or (2) of this
2 section nor prohibited in Subsection (b)(3) or (4) of this section may only be used
3 upon consideration and recommendation of the Design Review Advisory
4 Committee; and

5 (6) Accent building materials that may be used include, but are not limited to:
6 architectural metals such as stainless steel, copper, clear or color anodized
7 aluminum; other pre-finished metal; finished or painted exterior-grade wood.

8 **Sec. 50-14-441. Building design standards—Color and finish.**

9 (a) The objective of this section is to reinforce traditional color palettes and analogous
10 colors of permanent building materials; and to establish positive district character by achieving
11 continuity and coordination in colors and finishes.

12 (b) The standards of Subsection (c) of this Section do not apply on the East Warren,
13 West Warren, Van Dyke Street, Grand River between Evergreen and Lahser or between
14 Woodmont and Greenfield, or Lahser Road Traditional Main Street Overlay Areas.

15 (c) To achieve the objective of this section, the following standards shall apply, subject
16 to Subsection (b) of this Section:

17 (1) The following standards shall apply to the cleaning of all exterior masonry,
18 including brick, stone, stucco, terra cotta, ceramic tile and cement exterior finish
19 materials:

20 a. The application, by use of a stream of pressurized water or air, of abrasive
21 substances such as sand, ground slag, volcanic ash, crushed walnut or
22 almond shells, rice husks, ground corncobs, ground coconut shells, crushed

1 eggshells, silica flour, synthetic particles, glass beads, microballoons, or
2 baking soda shall not be permitted;

3 b. The use of tools and equipment such as wire brushes, rotary wheels, power
4 sanding disks, rotary sanders, or belt sanders, shall not be permitted;

5 c. Chemical cleaning is permissible provided that the cleaning method
6 proposed is not one that is known to cause damage to the type of material
7 that is being cleaned; and

8 d. High pressure liquid cleaning will be permitted if it is shown (by means of
9 a test patch no greater than nine square feet and located in an inconspicuous
10 area) that the proposed amount of pressure will not cause abrasive damage
11 to the materials it is to clean.

12 (2) The exterior of every principal structure and accessory structure shall be maintained
13 in good repair. All surfaces, with the exception of masonry, porcelain, architectural
14 metals, brick or stone material, shall be kept painted or protected with approved
15 coating or material. Masonry, porcelain, brick, or stone buildings that are not
16 currently painted should be left natural and should not be painted. Buildings with
17 painted brick prior to May 29, 2005, may be repainted or may have the paint
18 removed as a means of maintaining the surface in good repair; and

19 (3) Applied finishes, such as concrete and stucco, shall be fine and smooth textured.

20 **Sec. 50-14-443. Building design standards—Lighting.**

21 (a) The objective of this section is to improve the character and safety of the pedestrian
22 environment.

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

- 1 (1) Lighting fixtures shall be located, aimed, and shielded so as not to produce:
- 2 a Light spill into the night sky;
- 3 b. Glare and spillage of light into residential areas, adjacent properties or
- 4 rights-of-ways; or
- 5 c. Distracting reflections;
- 6 (2) Flashing lights, such as strobe lights and LED “rope lights”, are not permitted.
- 7 (3) Neon tubing around windows is prohibited, except in the Vernor/Springwells and
- 8 Bagley/Vernor overlay areas.
- 9 (4) Wall mounted decorative lighting, such as wall sconces, is encouraged.

10 **Sec. 50-14-444. Building design standards—Blank walls.**

11 (a) In general. For purposes of this subdivision, a blank wall is a portion of a ground

12 floor wall (including building façades 13 feet high from the grade plane) with a surface area of

13 300 square feet or greater that does not include a transparent window or transparent door. Blank

14 walls are only permitted where abutting an alley or along a side lot line that does not abut a right-

15 of-way or parking lot.

16 (b) The objective of this section is to enhance the pedestrian experience through

17 architecture by adding visual interest, character, and architectural details to otherwise blank walls.

18 (c) The standards of Subsection (d) of this Section do not apply to the East Warren,

19 West Warren, Van Dyke Street, Grand River between Evergreen and Lahser or between

20 Woodmont and Greenfield, or Lahser Road Traditional Main Street Overlay Areas.

21 (d) To achieve the objectives of this section, blank walls (treated or untreated) on any

22 building facing a Traditional Main Street are prohibited, subject to Subsection (c) of this Section.

1 All other blank walls adjacent to a public right-of-way or on a façade with a public entrance shall
2 be treated with one or more of the following methods, subject to Subsection (c) of this Section:

3 (1) Architectural details and structural bay expression that provide vertical relief, such
4 as a pier or pilaster spaced at a maximum of 20 feet; for large blank wall areas over
5 400 square feet, the architectural details shall be accompanied with landscape
6 screening according to subsection (3) of this section;

7 (2) A horizontal band, 12 to 16 inches wide, such as a middle cornice or a reveal band
8 at the façade's mid-point of the same material as the façade; for large blank wall
9 areas over 400 square feet, the architectural details shall be accompanied with
10 landscape screening according to according to Subsection (c)(3) of this section;

11 (3) Landscaping that will obscure or screen at least 50 percent of the blank wall's
12 surface within four years; landscaping shall include a combination of evergreen and
13 deciduous trees and shrubs; vines can also be used to contribute to the landscape
14 screening; turf or other groundcover are allowed, but will not contribute to the
15 screening requirement; or

16 (4) Artwork such as mosaic, mural, sculpture, or relief over at least 50 percent of the
17 blank wall surface; the artwork shall be subject to review by the Design Review
18 Committee.

19 **Sec. 50-14-445. Building design standards—Security roll-down doors and grilles.**

20 (a) The objectives of this section are:

21 (1) To promote the perception of main streets districts as safe commercial areas; and

1 (2) To deter crime, but foster pride and positive perception about main streets, by
2 relying on discrete security measures such as security glass, alarms, lighting, and
3 police notification system.

4 (b) The standards of Subsection (c) of this Section do not apply to the East Warren,
5 West Warren, Van Dyke Street, Grand River between Evergreen and Lahser or between
6 Woodmont and Greenfield, or Lahser Road Traditional Main Street Overlay Areas.

7 (c) To achieve the objectives of this section, the following standards shall apply,
8 subject to Subsection (b) of this Section:

9 (1) For all projects that involve new construction, security roll-down grilles shall be
10 designed and recessed into the interior of the window system;

11 (2) For retrofit projects, when it is not feasible to install a security grille into the interior
12 of the window system, an exterior roll-down grille may be used. The roll-down
13 grille box shall be as inconspicuous as possible, as follows:

14 a. An encased-type roll-down grille box shall be located on the exterior above
15 the display windows and transom;

16 b. The exterior box shall be painted or finished a color to match the building's
17 color scheme. The exterior box shall be concealed by an awning;

18 (3) At least 30 percent of the exterior roll-down grille area shall be decorative, open-
19 slat and transparent; and

20 (4) Permanent grilles over the exterior of windows or doors are prohibited.

21 **Sec. 50-14-448. Building design standards—Vacant structures.**

22 (a) The objectives of this section are:

23 (1) To translate vacant structures into an economic asset; and

1 (2) To improve the physical condition of vacant structures while unoccupied and
2 inactive.

3 (b) The standards of Subsection (c) of this Section do not apply to the East Warren,
4 West Warren, Van Dyke Street, Grand River between Evergreen and Lahser or between
5 Woodmont and Greenfield, or Lahser Road Traditional Main Street Overlay Areas.

6 (c) To achieve the objectives of this section, and as provided in Section 50-11-385 of
7 this Code, the Buildings, Safety Engineering and Environmental Department shall refer
8 applications for demolition permits to the Planning and Development Department for review
9 consideration.

10 **Sec. 50-14-449. Parking design standards and reductions—Parking areas.**

11 (a) *Surface parking.*

12 (1) The objectives of this subsection are:

13 a. To line streets with buildings and/or other architectural site features to
14 maintain a continuous street wall;

15 b. To promote a pedestrian-oriented environment, where building storefronts
16 line the main streets rather than parking lots; and

17 c. To mask the visual clutter of parked cars and to provide uniform elements
18 of screening.

19 (2) To achieve the objectives of this subsection, the following standards shall apply:

20 a. No parking area may be placed between the façade of a primary structure
21 and the Traditional Main Street. Parking areas shall be located to the rear of
22 the building, except as may otherwise be provided in this section;

1 b. Where it is determined that locating the parking behind the building is not
2 feasible, as determined by the Planning and Development Department, the
3 parking may be located on the side of the building; however, no more than
4 50 percent of the street frontage of the development on a Traditional Main
5 Street shall be occupied by parking, aisles, or drives.

6 c. On corner lots, parking areas shall not be located at the corner;

7 d. Off-street parking areas that are adjacent to a public street shall include a
8 landscape buffer strip with a minimum width of five feet between the off-
9 street parking area and the street; the landscape buffer strip shall include the
10 following:

11 1. A wall immediately adjacent to the parking area, forming a
12 continuous screen at least 30 inches, but not more than 36 inches, in
13 height. The wall shall be:

14 (i) A brick wall;

15 (ii) A masonry wall with brick facing;

16 (iii) A concrete wall with brick design;

17 (iv) A stone wall; or

18 (v) Other opaque wall screen which, in the determination of the
19 Planning and Development Department, is both suitable for
20 the site and compatible with, and similar to, the building
21 frontages nearest the parking area.

22 2. A combination of evergreen and deciduous vegetation, including
23 trees, shrubs, and groundcover, shall be planted between the wall

1 and the sidewalk. At least one tree shall be provided for each 30
2 linear feet of landscape buffer. At least one shrub shall be provided
3 per 20 square feet of landscaped area. Vegetation shall comply with
4 the standards in Division 2 of this article.

5 3. In instances where the applicant can prove that the five-foot
6 landscape buffer strip would prevent the applicant from being able
7 to provide the minimum number of required parking spaces, the 30-
8 to 36 inch wall from subsection (a)(2)d.1 of this section may be
9 erected without the additional landscaping, subject to review and
10 approval by the Planning and Development Department.

11 e. To protect the screen wall, wheel stops and curbs shall be placed in
12 compliance with Section 50-14-233 of this Code;

13 f. To protect the screen wall at the parking entry and exit points, two 30-inch
14 high bollards shall be placed on either side of the wall;

15 g. The minimum lighting levels for parking lots shall be provided in
16 compliance with Section 50-14-236 and Section 50-14-413(3) of this Code;

17 h. Light fixtures shall be maintained in good operating condition and with the
18 required light levels to provide illumination from dusk until two hours after
19 the end of business hours; and

20 i. Lighting fixtures shall be located, aimed, and shielded so that they do not
21 produce light spill into the night sky, onto adjacent properties, or onto
22 adjacent right-of-way.

23 (b) *Parking structures.*

1 (1) The objective of this subsection is to enliven parking structures with active uses
2 and to architecturally integrate them to their district.

3 (2) To achieve the objectives of this subsection, the following standards shall apply for
4 parking structures located within Traditional Main Street Overlay Areas:

5 a. Commercial space or other space oriented to pedestrian traffic shall be
6 provided on the ground floor of a parking structure for at least 60 percent of
7 the length of the ground facing a Traditional Main Street or a major or
8 secondary thoroughfare. Where the parking structure abuts more than one
9 street the priority shall be to place the ground floor commercial space facing
10 the Traditional Main Street. The applicant shall determine whether the
11 ground floor commercial space or other space oriented to pedestrian traffic,
12 faces one or more than one street;

13 b. The parking structure façade shall be designed so that no ramp structure or
14 sloping deck is expressed on building façades facing public streets; and

15 c. Parking structures are subject to the design standards for materials, as
16 provided in Section 50-14-440 of this Code, and color and finish, as
17 provided in Section 50-14-441 of this Code, and signage, as provided in
18 Section 50-14-450 of this Code.

19 (c) *Parking reductions.* Parking reductions may be granted as provided for in Section
20 50-14-7 and Section 50-14-153 of this Code.

21 **Sec. 50-14-450. Signage and communication elements design standards.**

1 (a) The objective of this section is to reach a visual balance between the objective of
2 businesses to draw pedestrian attention and the goal of creating an attractive district free of visual
3 clutter by integrating signage into the overall design of the storefront.

4 (b) To achieve the objective of this section, the following signage standards shall apply
5 for all buildings with a commercial use on a lot abutting a Traditional Main Street, except for the
6 East Warren, West Warren, Van Dyke Street, Grand River between Evergreen and Lahser or
7 between Woodmont and Greenfield, or Lahser Road Traditional Main Street Overlay Areas:

8 (1) Signage shall comply with the provisions of Article VI of this Chapter and Chapter 4
9 of this Code, *Advertising*;

10 (2) Signage shall be designed to architecturally fit within the overall design of the
11 building and the site;

12 (3) Signage shall be located so that it does not conceal architectural details and features;

13 (4) Signage material shall consist of, but is not limited to, painted metal, glass, finished
14 wood or other architectural metal such as copper, bronze, stainless steel or cast
15 aluminum. Unpainted, non-architectural metals or unfinished wood are prohibited;

16 (5) Signage, including design, material, painting and construction, shall be professionally
17 made;

18 (6) Signage material substrate shall consist of, but is not limited to, aluminum, painted
19 metal, weather resistant painted wood, or durable non-glare acrylic or composite
20 material; unpainted or unfinished metals or unpainted wood are prohibited as signage
21 material substrate;

22 (7) Dimensional letters shall be made of metal such as copper, bronze, stainless steel,
23 cast aluminum, or durable non-glare acrylic;

1 (8) New pylon signs are prohibited. New ground mounted monument signs shall be
2 limited to a maximum height of 12 feet.

3 (9) New roof signs are prohibited.

4 (10) The bottom of projecting sign shall be a minimum of eight feet, six inches above the
5 sidewalk. The projecting sign shall not project more than one-half of the width of the
6 sidewalk, or more than four feet from the wall of the building on which the sign is
7 placed, whichever is less. Projecting signs shall be placed as close as practicable to
8 the center of the building facade, and in no case shall adjacent projecting signs be
9 closer than 15 feet.

10 (11) Each business shall be allowed one professionally-prepared window sign not
11 exceeding ten square feet or 20 percent of the area of a window, whichever is less,
12 for every 30 linear feet of transparent window or door area along the length of the
13 building. Any such sign shall not require a permit and shall not count toward the
14 maximum allowed sign area.

15 (12) Illumination of signage shall be provided by external lighting, including wall sconces,
16 extended arm light fixtures, sign bands, and halo illumination. Internal illumination
17 of signs is prohibited, with the following exceptions:

18 a. One neon window sign shall be allowed per business, but shall not exceed
19 the overall size allowed for window signs. The neon window sign shall
20 require a permit. Neon lights shall not flash on and off. Neon signs shall not
21 be used for the advertisement of products.

22 b. LED lighting shall only be allowed for gas station pricing signs.

1 c. Within the Grand River, Bagley/Vernor, and East Jefferson overlay areas,
2 signs with internally illuminated channel letters are allowed.

3 d. Within the Woodward Avenue overlay area, neon wall signs may be
4 allowed, subject to the review and approval of the Design Review
5 Committee.

6 e. Marquees for theaters may be internally illuminated but may not be
7 animated.

8 (13) Animated signs and signs that incorporate flashing or moving lights are prohibited.

9 (c) In achieving the objective of this section, satellite dishes and antennas shall be
10 located in the rear roof space and away from public view, except where location is needed
11 elsewhere to avoid obstruction of the satellite signal.

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

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

14 **Subdivision O. Letters “Q” Through “R”**

15 **Sec. 50-16-362. Words and terms (Red-Rm).**

16 For the purposes of this chapter, the following words and phrases beginning with the letters
17 “Red” through “Rm,” shall have the meaning respectively ascribed to them by this section:

Term	Definition
Refuse	Putrescible and nonputrescible solid waste, except body wastes, including garbage, rubbish, ash, incinerator ash, incinerator residue, and solid market, industrial and construction refuse.
Regulated Use	Any of the following:

(1) Brewpub outside the Central Business District and SD2 District and microbrewery outside the Central Business District and SD2 District and small distillery or small winery outside the Central Business District and SD2 District that serves alcohol for consumption on the premises; however, any brewpub, microbrewery, small distillery or small winery that operates in conjunction with and is located on the same zoning lot as a standard restaurant, as defined in this section, shall not be considered a Regulated Use;

(2) Cabaret;

(3) Dance hall, public outside the Central Business District;

(4) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, outside the Central Business District and the SD1, SD2 and SD5 Districts; however, any establishment for the sale of beer or alcoholic liquor for consumption on the premises that operates in conjunction with and is located on the same zoning lot as a standard restaurant, as defined in this section, shall not be considered a Regulated Use;

(5) Lodging house, public;

(6) Motel;

(7) Pawnshop; and

(8) Plasma donation center;

~~(9) Precious metal and gem dealer, outside the M1, M2, M3, and M4 Districts.~~

	(10) Used goods dealer, outside the M1, M2, M3, and M4 Districts.
Religious institutions (Use Category)	Uses primarily engaged in providing meeting areas for religious activities. Typical examples include churches, chapels, mosques, temples, and synagogues. Affiliated preschools are classified as day care uses. Affiliated schools are classified as schools.
Religious residential facilities	Rectories, parsonages, monasteries, convents, seminaries, religious retreats and the like.
Rental Hall	Any enclosed hall, building or portion of any building regularly available for rental, lease or loan for the purpose of public assembly, banquets, luncheons, entertainment or sports events, whether such assemblies are public or private or subject to an admission fee. The term "rental hall" does not include "public dance halls."
Rental merchandise store	A store whose primary business is the rental of household or personal merchandise originally stocked as new merchandise, such as videocassette and/or DVD recordings, household appliances, formal attire, and other articles stored and displayed within the store or showroom. For zoning purposes, a rental merchandise store shall be regulated the same as a "store of a generally recognized retail nature whose primary business is the sale of new merchandise," provided, that a car rental facility shall be regulated in the same manner as a sales room or sales lot for new or used operable motor vehicles.

Repeat Offense	A second, or any subsequent, determination regarding a blight violation notice that is made within a one-calendar-year period for the same blight violation, except for a determination by an administrative hearings officer that a person is not responsible for a blight violation.
Research Facility	As specified in Section 50-11-263 of this Code.
Residential Substance Abuse Service Facility	An establishment in a residential setting used for the treatment of persons having drug or alcohol abuse problems. The establishment may or may not dispense compounds or prescription medicines to individuals depending upon the severity of their drug or alcohol abuse problems.
Residential use combined in structures with permitted commercial uses.	This land use allows for one or two residential apartments with permitted commercial uses in a commercial building occupied by a use permitted in the given zoning district as indicated in the use table in Article XII, Division 1, Subdivision D of this chapter. As examples, a doctor's office in an R5 or R6 District may also include a residential unit on a by-right basis and a hardware store in a B2, B3, B4, B5 or B6 District may rent out two apartments on its second floor but three or more residential units in a single building constitute a multiple-family dwelling.
Rest Home	See "Convalescent, Nursing or Rest Home."

Restaurant, carry-out	<p>An establishment for the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state, and whose design or method of operation includes both of the following characteristics:</p> <p>(1) Foods, frozen desserts, or beverages are usually served in edible or disposable containers;</p> <p>(2) The consumption of foods, frozen desserts, or beverages within the restaurant building, within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building, is posted as being prohibited, and such prohibition is strictly enforced by the restaurateur.</p>
Restaurant, Fast-food	<p>An establishment for the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state for consumption either within the restaurant building or for carry-out with consumption off the premises, whose delivery of food to the customer may include service via a drive-up or outdoor walk-up pass-through window, and whose design or principal method of operation includes both of the following characteristics:</p> <p>(1) Foods, frozen desserts, or beverages are usually served in edible containers or disposable containers;</p> <p>(2) The consumption of foods, frozen desserts, or beverages within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building other than designated and</p>

	<p>approved outdoor eating areas, is posted as being prohibited, and such prohibition is strictly enforced by the restaurateur.</p>
<p>Restaurant, Standard</p>	<p>An establishment for the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state, and whose design or principal method of operation includes one or both of the following characteristics:</p> <p>(1) Customers are normally provided with an individual menu, are served foods, frozen desserts, or beverages by a restaurant employee at the same table or counter at which said items are consumed;</p> <p>(2) A cafeteria-type operation where foods, frozen desserts, or beverages generally are consumed within the restaurant building.</p>
<p>Retail Sales and Service, Occupant-oriented (Use Category)</p>	<p>Ancillary and accessory uses to principal multi-family, office or employment uses. They are involved in providing goods and services to residents or employees of the principal use and to visitors to the site.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> •Retail sales and personal service in multiple-residential structures •Retail sales and personal service in business and professional offices
<p>Retail Sales and Service, Sales- Oriented (Use Category)</p>	<p>Uses involved in the sale, lease or rent of new or used products to the general public.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> • Stores of a generally recognized retail nature whose primary business is the sale of new merchandise

	<ul style="list-style-type: none"> • Bake shop, retail • Firearms dealership • Garden center • Kennel, commercial • Motor vehicles, new or used, salesroom or sales lot • Motorcycles, retail sales, rental or service • Pawnshop • Pet shop • Poultry or small game (storage or killing for direct, retail sale on the premises or for wholesale trade) • Precious metal and gem dealer • Produce or food markets, wholesale • Specially designated distributor's (SDD) establishment • Specially designated merchant's (SDM) establishment • Trailer coaches or boat sale or rental, open air display • Trailers, pneumatic-tired utility type, cement mixers: sales, rental, or service (outdoor) • Used goods dealer <p>Sales, rental, or leasing of heavy trucks and equipment or manufactured housing units are classified as wholesale sales.</p>
	<p>Uses providing retail consumer services to the general public.</p> <p>Examples include the following uses:</p>

<p>Retail Sales and Service, Service-Oriented (Use Category)</p>	<ul style="list-style-type: none"> • Animal-grooming shop • Automated teller machine (without drive-through facilities) • Automated teller machine (with drive-through facilities) • Bank (without drive-through facilities) • Bank (with drive-through facilities) • Barber or beauty shop • Body art facility • Business college or commercial trade school • Customer service center • Dry cleaning, laundry, or laundromat • Employee recruitment center • Financial services center • Food stamp distribution center (no drive-through window) • Food stamp distribution center (with drive-through window) • Mortuary or funeral home • Nail salon • Printing or engraving shops • School or studio of dance, gymnastics, music, art, or cooking • Shoe repair shop • Veterinary clinic for small animals
<p>Review Body</p>	<p>The entity that is authorized to recommend approval or denial of an application or permit required under this chapter.</p>

Right-of-way	A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, sanitary or storm sewer, electric transmission line, oil or gas pipeline or for any other similar use as may be designated.
--------------	---

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


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

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

7

8 Approved as to Form:

9

10 
11 _____
12 Lawrence T. Garcia,
Corporation Counsel



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

CITY CLERK 2020 FEB 21 04:19:55

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY:711
(313) 224-1310
WWW.DETROITMI.GOV

51

February 17, 2020

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Property Sale
2811 Dubois**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from People’s Restaurant Equipment Co. LLC, a Michigan Limited Liability Company (the “Purchaser”), to purchase certain City-owned real property at 2811 Dubois (the “Property”) for the purchase price of Twelve Thousand 00/100 Dollars (\$12,000.00).

People’s Restaurant Equipment Co. LLC proposes to utilize the property as green space and parking for their restaurant equipment business located across the street at 2209 Gratiot. Currently, the property is within a B6 zoning district (General Services District). People’s Restaurant Equipment Co. LLC proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his or her authorized designee to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to People’s Restaurant Equipment Co. LLC.

Respectfully submitted,

Katharine G. Trudeau
Deputy Director

cc: Stephanie Washington, Mayor’s Office

RESOLUTION

BY COUNCIL MEMBER _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 2811 Dubois, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to People's Restaurant Equipment Co. LLC (the "Purchaser") for the purchase price of Twelve Thousand and 00/100 Dollars (\$12,000.00).

RESOLVED, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Six Hundred 00/100 Dollars (\$600.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his or her authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his or her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTION

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

N ALFRED LOT 1 BLK 40 PLAT OF SUB OF W 1/2 PC 91L1 P283 PLATS, W C R 9/43 43.66
X 100

a/k/a 2811 DUBOIS
Tax Parcel ID 09001398-402

39E

Description Correct
Engineer of Surveys

By: 

Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT



CITY CLERK 2020 FEB 24 AM 9:15:55

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY:711
(313) 224-1310
WWW.DETROITMI.GOV

February 17, 2020

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Property Sale
2687 W Grand Blvd**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Dadich Properties, Inc, a Michigan Corporation (the “Purchaser), to purchase certain City-owned real property at 2687 W Grand Blvd (the “Property”) for the purchase price of Fifty Thousand 00/100 Dollars (\$50,000.00).

Dadich Properties, Inc. proposes to rehabilitate and utilize the property as a music studio. Currently, the property is within a B4 zoning district (General Business District). Dadich Properties, Inc. proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his or her authorized designee to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Dadich Properties, Inc..

Respectfully submitted,

Katharine G. Trudeau
Deputy Director

cc: Stephanie Washington, Mayor’s Office

RESOLUTION

BY COUNCIL MEMBER _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 2687 W Grand Blvd, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Dadich Properties, Inc. (the "Purchaser") for the purchase price of Fifty Thousand and 00/100 Dollars (\$50,000.00).

RESOLVED, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

RESOLVED, that the quit claim deed for transfer of the Property to Dadich Properties, Inc. shall include a condition subsequent such that if the Purchaser does not secure the Property within three (3) months and does not obtain a certificate of occupancy for the Property within thirty six (36) months of closing, then title to the Property may, at the sole discretion of the P&DD Director, or his or her authorized designee, revert back to City of Detroit; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Three Thousand and 00/100 Dollars (\$3,000.00) shall be paid to the DBA from the sale proceeds, 2) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his or her authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his or her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTION


Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

**N GRAND BLVD E 30 FT LOT 68 W 20 FT LOT 67 LOTHROP & DUFFIELD BOULEVARD
PARK SUB L28 P1 PLATS, W C R 8/83 50 X 150**

a/k/a 2687 W GRAND BLVD
Tax Parcel ID 08001695.

31C

Description Correct
Engineer of Surveys

By: 
Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT



CITY CLERK 2020 FEB 21 9M19IS15

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY:711
(313) 224-1310
WWW.DETROITMI.GOV

February 17, 2020

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Property Sale
15017 Flanders**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Sharita Pierce (the “Purchaser”), to purchase certain City-owned real property at 15017 Flanders (the “Property”) for the purchase price of Three Thousand Six Hundred and 00/100 Dollars (\$3,600.00).

Sharita Pierce proposes to rehabilitate the property for use as her residence. Currently, the property is within a R1 zoning district (Single-Family Residential District). Sharita Pierce’s proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his or her authorized designee to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Sharita Pierce.

Respectfully submitted,

Katharine G. Trudeau
Deputy Director

cc: Stephanie Washington, Mayor’s Office

RESOLUTION

BY COUNCIL MEMBER _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 15017 Flanders, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Sharita Pierce (the "Purchaser") for the purchase price Three Thousand Six Hundred and 00/100 Dollars (\$3,600.00).

RESOLVED, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

RESOLVED, that the quit claim deed for transfer of the Property to Sharita Pierce shall include a condition subsequent such that if the Purchaser does not secure the Property within six (6) months and does not obtain a certificate of occupancy for the Property within eighteen (18) months of closing, then title to the Property may, at the sole discretion of the P&DD Director, or his or her authorized designee, revert back to City of Detroit; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Hundred Sixteen and 00/100 Dollars (\$216.00) shall be paid to the DBA from the sale proceeds, 2) One Hundred Eighty and 00/100 Dollars (\$180.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his or her authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his or her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTION

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

N FLANDERS LOT 202 DALBY-HAYES LAND CO CRAFTSCOMMUNE SUB L46 P22
PLATS, W C R 21/784 40 IRREG

a/k/a 15017 FLANDERS
Tax Parcel ID 21011684.

Description Correct
Engineer of Surveys

By: _____
Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

54

CITY CLERK 2020 FEB 24 AM 9:56

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY:711
(313) 224-1310
WWW.DETROITMI.GOV

February 17, 2020

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Property Sale
4400 Livernois**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from DXX Enterprise, LLC, a Michigan Limited Liability Company (the “Purchaser), to purchase certain City-owned real property at 4400 Livernois (the “Property”) for the purchase price of Fifty Five Thousand 00/100 Dollars (\$55,000.00).

DXX Enterprise, LLC proposes to utilize the property as office space for their business consulting services. Currently, the property is within a B2 zoning district (Local Business and Residential District). DXX Enterprise, LLC proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his or her authorized designee to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to DXX Enterprise, LLC.

Respectfully submitted,

Katharine G. Trudeau
Deputy Director

cc: Stephanie Washington, Mayor’s Office

RESOLUTION

BY COUNCIL MEMBER _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 4400 Livernois, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to DXX Enteprise, LLC (the "Purchaser") for the purchase price of Fifty Five Thousand and 00/100 Dollars (\$55,000.00).

RESOLVED, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Three Thousand Three Hundred and 00/100 Dollars (\$3,300.00) shall be paid to the DBA from the sale proceeds, 2) Two Thousand Seven Hundred Fifty and 00/100 Dollars (\$2,750.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his or her authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his or her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTION

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

of Lot 5 and Lot 6
E LIVERNOIS N 12.50 FT $5\frac{1}{6}$ EXC LIVERNOIS AVE AS WD O L 86-STARKS SUB L6 P57
PLATS, W C R 16/159 42.50 X 96.40

a/k/a 4400 LIVERNOIS
Tax Parcel ID 16017169.

13 E

Description Correct
Engineer of Surveys

By: 

Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT



CITY CLERK 2020 FEB 24 09:55

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY:711
(313) 224-1310
WWW.DETROITMI.GOV

February 17, 2020

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Property Sale
11411 Wyoming**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Rayann LLC, a Michigan Limited Liability Company (the “Purchaser”), to purchase certain City-owned real property at 11411 Wyoming (the “Property”) for the purchase price of Fifteen Thousand 00/100 Dollars (\$15,000.00).

Rayann LLC proposes to rehabilitate the vacant apartment building for its previous use. Currently, the property is within a R3 zoning district (Low Density Residential District). Rayann LLC proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his or her authorized designee to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Rayann LLC.

Respectfully submitted,

Katharine G. Trudeau
Deputy Director

cc: Stephanie Washington, Mayor's Office

RESOLUTION

BY COUNCIL MEMBER _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 11411 Wyoming, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Rayann LLC (the "Purchaser") for the purchase price of Fifteen Thousand and 00/100 Dollars (\$15,000.00).

RESOLVED, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

RESOLVED, that the quit claim deed for transfer of the Property to Rayann LLC shall include a condition subsequent such that if the Purchaser does not secure the Property within three (3) months of closing, then title to the Property may, at the sole discretion of the P&DD Director, or his or her authorized designee, revert back to City of Detroit; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Seven Hundred Fifty and 00/100 Dollars (\$750.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his or her authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his or her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTION

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

W WYOMING LOT 566 AND LOTS 511 THRU 509 B E TAYLORS SOUTHLAWN SUB L33
P2 PLATS, W C R 18/382 140 X 102

a/k/a 11411 WYOMING
Tax Parcel ID 18016074-6

Description Correct
Engineer of Surveys

By: _____
Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

CITY CLERK 2020 FEB 24 AM 9:56



COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY:711
(313) 224-1310
WWW.DETROITMI.GOV

February 17, 2020

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Property Sale
10539 Chicago**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Alan Williams (the “Purchaser”), to purchase certain City-owned real property at 10539 Chicago (the “Property”) for the purchase price of Six Thousand Five Hundred and 00/100 Dollars (\$6,500.00).

Alan Williams proposes to rehabilitate the property for his catering business. Currently, the property is within a B4 zoning district (General Business District). Alan Williams proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his or her authorized designee to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Alan Williams.

Respectfully submitted,

Katharine G. Trudeau
Deputy Director

cc: Stephanie Washington, Mayor’s Office

RESOLUTION

BY COUNCIL MEMBER _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 10539 Chicago, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Alan Williams (the "Purchaser") for the purchase price of Six Thousand Five Hundred and 00/100 Dollars (\$6,500.00).

RESOLVED, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Three Hundred Twenty Five 00/100 Dollars (\$325.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his or her authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his or her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTION

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

S W CHICAGO LOTS 403 & 402 B E TAYLORS MIDDLEPOINT SUB L34 P67 PLATS, W C
R 18/376 40 X 100

a/k/a 10539 CHICAGO
Tax Parcel ID 18005576.

Description Correct
Engineer of Surveys

By: _____
Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

57

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY:711
(313) 224-1310
WWW.DETROITMI.GOV

CITY CLERK 2020 FEB 21 AM 9:58

February 17, 2020

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Property Sale
9401 Chalmers**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Lord of Lords Missionary Baptist Church (the “Purchaser), to purchase certain City-owned real property at 9401 Chalmers (the “Property”) for the purchase price of Seventeen Thousand Five Hundred and 00/100 Dollars (\$17,500.00).

Lord of Lords Missionary Baptist Church proposes to rehabilitate the property for use as a community center across from their church located at 9341 Chalmers. Currently, the property is within a B4 zoning district (General Business District). Lord of Lords Missionary Baptist Church proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his or her authorized designee to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Lord of Lords Missionary Baptist Church.

Respectfully submitted,

Katharine G. Trudeau
Deputy Director

cc: Stephanie Washington, Mayor's Office

RESOLUTION

BY COUNCIL MEMBER _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 9401 Chalmers, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Lord of Lords Missionary Baptist Church (the "Purchaser") for the purchase price of Seventeen Thousand Five Hundred and 00/100 Dollars (\$17,500.00).

RESOLVED, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Eight Hundred Seventy Five 00/100 Dollars (\$875.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his or her authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his or her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTION

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

W CHALMERS LOTS 695 THRU 693 RAVENDALE SUB 2 L49 P96 PLATS, W C R 21/739
58 X 100

a/k/a 9401 CHALMERS
Tax Parcel ID 21055875-7

65E

Description Correct
Engineer of Surveys

By:



Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED