

For your consideration as friendly amendments...

DIVISION 3. SPECIFIC USE STANDARDS

Subdivision F. Manufacturing and Industrial Uses

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

- (a) The following are subject to the provisions of Chapter 42 of the 2019 Detroit City Code: Coal yard; bulk solid material storage, outdoor, as defined in Sec. 50-16-132 of this Code; carbonaceous bulk solid material facility, as defined in Sec. 50-16-151 of this Code. The outdoor storage of carbonaceous bulk solid material is prohibited. The provisions of this section and of Chapter 42 of this Code are not subject to review by, and may not be waived by, the Board of Zoning Appeals.
- (b) Additionally, the outdoor storage of bulk solid materials other than carbonaceous bulk solid materials are subject to the provisions of:
- (1) Sec. 42-2-213 of the 2019 Detroit City Code, except that the height limit for piles of such bulk solid material shall not exceed 30 feet; and
 - (2) Sec. 42-2-214 of the 2019 Detroit City Code, except that the minimum setback from a waterway shall not be less than 100 feet; however, where such a setback is found by the Buildings, Safety Engineering and Environmental Department to be not practicable given the location, such setback may be adjusted as deemed appropriate by the department.

[The Chapter 42 sections that are referred to in the friendly amendments to Chapter 50 are:]

Chapter 42. Solid Waste and Illegal Dumping.

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

Division 5. Illegal Dumping,

Subdivision B. Bulk Solid Materials.

Part ?? Outdoor Storage of Bulk Solid Materials Other Than Carbonaceous Bulk Solid Materials

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

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

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

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

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

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