

## S U M M A R Y

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, to clarify the permissibility of High/Medium-impact manufacturing or processing uses on land zoned B2 and B4 as limited to certain furniture-making facilities by amending Article IX, *Business Zoning Districts*, Division 3, *B2 Local Business and Residential District*, Section 50-9-53, *Conditional Manufacturing and Industrial uses*, Division 5, *B4 General Business District*, Section 50-9-113, *Conditional Manufacturing and Industrial uses*; Article XII, *Use Regulations*, Division 3, *Specific Use Standards*, Subdivision F, *Manufacturing and Industrial Uses*, Section 50-12-362. *High/medium-impact manufacturing or processing facilities*.

1 **BY COUNCIL MEMBER** \_\_\_\_\_ :

2 AN ORDINANCE to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending  
3 Article IX, *Business Zoning Districts*, Division 3, *B2 Local Business and Residential District*,  
4 Section 50-9-53, *Conditional Manufacturing and Industrial uses*, Division 5, *B4 General Business*  
5 *District*, Section 50-9-113, *Conditional Manufacturing and Industrial uses*; Article XII, *Use*  
6 *Regulations*, Division 3, *Specific Use Standards*, Subdivision F, *Manufacturing and Industrial*  
7 *Uses*, Section 50-12-362. *High/medium-impact manufacturing or processing facilities* to clarify  
8 the permissibility of High/Medium-impact manufacturing or processing uses on land zoned B2  
9 and B4 as limited to certain furniture-making facilities.

10 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT**

11 **THAT:**

12 **Section 1.** Chapter 50 of the Detroit City Code, *Zoning*, is amended as follows:

13 **CHAPTER 50. ZONING**

14 **ARTICLE IX. BUSINESS ZONING DISTRICTS**

15 **DIVISION 3. B2 LOCAL BUSINESS AND RESIDENTIAL DISTRICT**

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

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

- 19 (1) Blueprinting shop.
- 20 (2) Confection manufacture, subject to Section 50-12-334 of this Code.
- 21 (3) Dental products, surgical, or optical goods manufacture with building size not  
22 exceeding 4,000 square feet of gross floor area.
- 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.
- 2 (6) Trade services, general, subject to Section 50-12-353 of this Code.
- 3 (7) High/medium-impact manufacturing or processing limited to furniture manufacturing,
- 4 subject to Section 50-12-362 of this Code.
- 5 (8) Machine shop, subject to Section 50-12-363 of this Code.
- 6 (9) Welding shop, subject to Section 50-12-364 of this Code.

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

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

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

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

1 (11) Tool, die, and gauge manufacturing, small items, except such use is not permitted on  
2 any zoning lot abutting a Gateway Radial Thoroughfare.

3 (12) Vending machine commissary, except such use is not permitted on any zoning lot  
4 abutting a Gateway Radial Thoroughfare.

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

6 (14) Welding shops, subject to Section 50-12-364 of this Code.

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

9 **ARTICLE XII. USE REGULATIONS**

10 **DIVISION 3. SPECIFIC USE STANDARDS**

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

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

13 (a) In the B2 and B4 Districts, a high/medium-impact manufacturing or processing facility  
14 ~~is permissible by right only if~~ may be permitted where limited to furniture manufacturing,  
15 located in a structure not exceeding 4,000 square feet of gross floor area with a minimum  
16 of ten percent of the gross floor area being used as a retail store for the sale of the goods  
17 produced on the premises, and located in a Traditional Main Street Overlay Area.  
18 Otherwise, in the B2 and B4 Districts a high/medium-impact manufacturing or processing  
19 facility is prohibited.

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

1 (c) In the SD1 District, furniture making facilities shall not exceed 4,000 square feet in gross  
2 floor area.

3 (d) In the SD2 District, furniture making facilities shall not exceed 5,000 square feet in gross  
4 floor area.

5 (e) In the MKT District, high/medium impact manufacturing and processing uses are limited  
6 to the following:

7 (1) Canning factories, excluding fish products;

8 (2) Brewing or distilling of liquors; and

9 (3) Brewing of 20,000 or more barrels of beer or malt beverage per year.

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

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

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

15 **Section 4.** This ordinance shall become effective eight (8) days after publication in  
16 accordance with Section 401(6) of Public Act 110 of 2006, as amended, MCL 125.3401(6) and  
17 Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

18

Approved as to form:

---

Conrad L. Mallett  
Corporation Counsel