ZONING REQUIREMENTS

LOCAL AUTHORITY:	CITY OF DETROIT
LOCAL ORDINANCE:	DETROIT ZONING ORDINANCE
ZONING CLASSIFICATION:	B-4: GENERAL BUSINESS DISTRICT
HISTORIC DISTRICT:	NONE
TRADITIONAL MAIN STREET OVERLAY:	NONE
GATEWAY RADIAL THOROUGHFARE OVERLAY:	NONE
MAJOR CORRIDOR OVERLAY AREA:	NONE
EXISTING USE CLASSIFICATION:	OFFICE BUILDING / BY-RIGHT USE (SEC. 50-9-106.)
PROPOSED USE CLASSIFICATION:	MIXED USE: PROFESSIONAL OFFICE / BY-RIGHT USE (SEC. 50-9-106.) MULTI-FAMILY RESIDENTIAL / CONDITIONAL USE IN B-4 ZONES NOT IN A TRADITIONAL MAIN STREET OVERLAY ZONE WHEN COMBINED IN STRUCTURES WITH PERMITTED COMMERCIAL USES IN ACCORDANCE WITH SEC. 50-12-159. (SEC. 50-9-104.)
SITE PLAN REVIEW:	(SEC. 50-3-113, 50-9-104, 50-12-159.) REQUIRED WHERE THERE ARE "SUBSTANTIAL CHANGES IN USE WITHIN ANY BUILDING THAT HAS MORE THAN 20,000 SQUARE FEET OF GROSS FLOOR AREA" (SEC. 50-3-113.) REQUIRED WHERE MULTIFAMILY RESIDENTIAL IS COMBINED IN STRUCTURES WITH PERMITTED COMMERCIAL USES IN BUILDING LOCATED OUTSIDE OF A TRADITIONAL MAIN STREET OVERLAY DISTRICT. (SEC. 50-12-159.)
REQUIRED SETBACKS:	(SECS. 50-13-45., 50-13-231., & 50-16-382.) EXISTING BUILDING / NO CHANGE
MINIMUM LOT SIZE:	(SEC. 50-13-45. & SEC. 50-13-222.) EXISTING BUILDING / NO CHANGE
MAXIMUM HEIGHT:	(SEC. 50-13-45. & SEC. 50-13-232.) EXISTING BUILDING / NO CHANGE
LOT COVERAGE:	(SECS. 50-13-45., 50-13-236., & 50-13-237.) EXISTING BUILDING / NO CHANGE
FLOOR AREA RATIO:	(SECS. 50-13-45., 50-13-236., & 50-13-237.) EXISTING BUILDING / NO CHANGE
REQUIRED PARKING:	(SECS. SEC. 50-14-34. & 50-14-2.)

EXISTING OFF-STREET PARKING PROVIDED: 63 SPACES

OFF-STREET PARKING REQUIRED:
OFFICE (BUSINESS) (SEC. 50-14-52.): 1 PER 400 SF
MULTIPLE-FAMILY DWELLING (SEC. 50-14-34.): 1.25 PER UNIT

PARKING CALCULATION:
4474 SF OFFICE / 400 = 11.185 SPACES
49 APARTMENT UNITS X 1.25/UNIT = 61.25 SPACES
TOTAL REQUIRED: 73 SPACES

OFF STREET LOADING: (SEC. 50-14-112)
OFF-STREET LOADING REQUIRED: (1) 12X35 FOOT SPACE
OFF-STREET LOADING PROVIDED: (1) 12X35 FOOT SPACE

1 **SITE PLAN - ARCHITECTURAL - PROPOSED**
1" = 20'-0"

NOTE:
1. ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY.
2. ALL INFO PROVIDED BY OWNER AND PUBLICLY PROVIDED INFO.
3. ALL LANDSCAPE SELECTIONS BY OWNER/CONTRACTOR.

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Revision Schedule

#	Description	Date
1	SITE PLAN APPROVAL ONLY	03.24.2023

SEAL
STATE OF MICHIGAN
VINCENT CATANZARITE
ARCHITECT
LICENSE NO. 1301015
NOT FOR CONSTRUCTION
DATE SEALED

ADAPTIVE RE-USE: FORMER CATHOLIC CHARITIES

PROJECT NUMBER: 22096
9851 Hamilton Ave
Detroit, MI 48202
HAMILTON SQUARE, LLC

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
2CSP

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