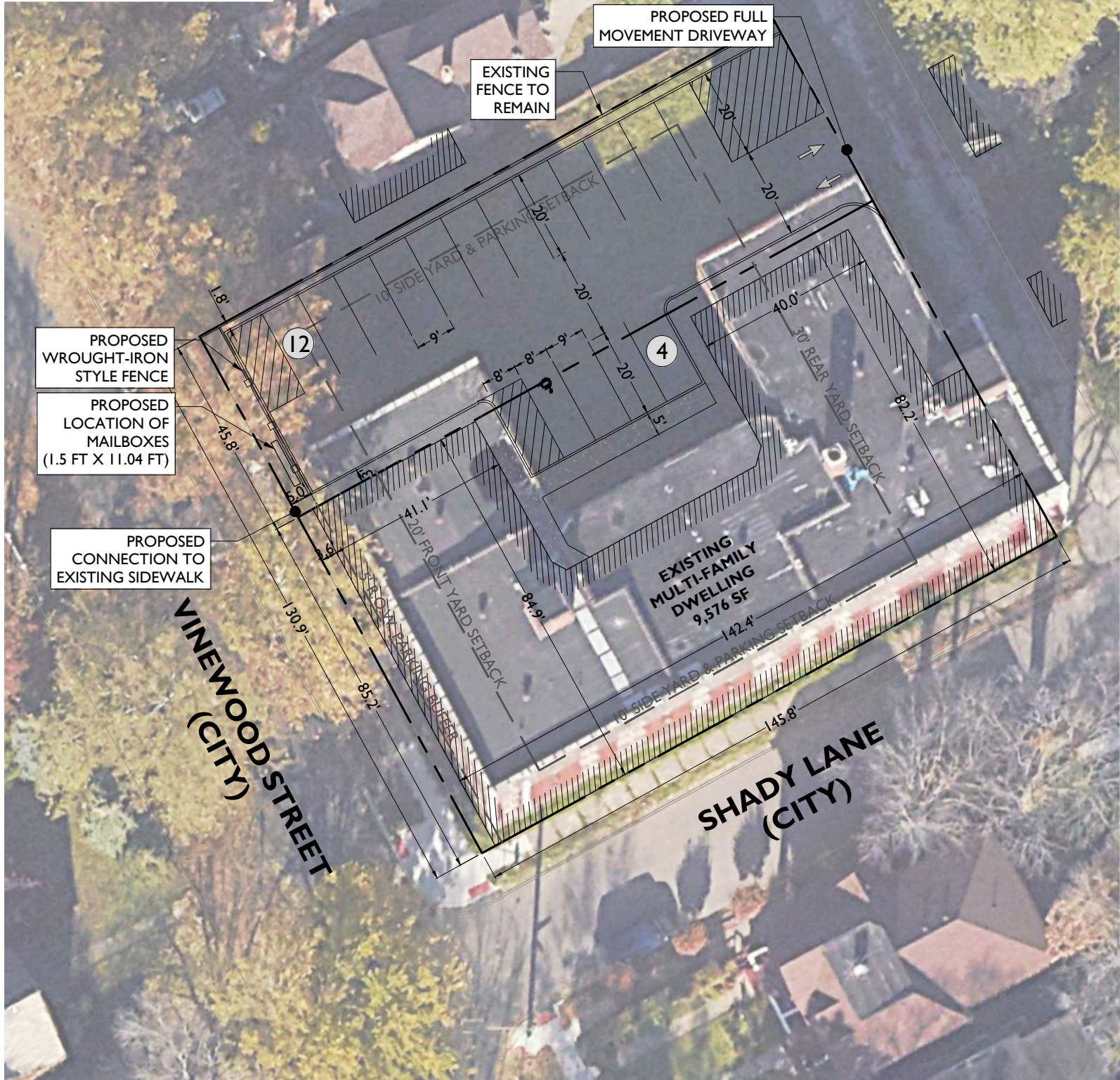


V:\DET\2025\DET-220435-Kem-Tec-1524 & 1516 Vinewood, Detroit, MI\CADD\Concepts\2025-05-21 (HS)-Concept-E 1516 & 1524 Vinewood Street, City of Detroit, MI.dwg



LAND USE AND ZONING

PARCEL ID : 14008761 & 14008762

TWO FAMILY RESIDENTIAL (R2) & GRAND BOULEVARD OVERLAY AREA

PROPOSED USE

PARKING LOT / AREA	CONDITIONAL USE		
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	7,000 SF	12,417 SF (0.29 AC)	19,090 SF (0.44 AC)
MINIMUM FRONT YARD SETBACK	20 FT	3.6 FT (EN)	3.6 FT (EN)
MINIMUM SIDE YARD SETBACK	10 FT	0 FT (EN)	0 FT (EN)
MINIMUM REAR YARD SETBACK	30 FT	0 FT (EN)	0 FT (EN)
MINIMUM SIDE PARKING SETBACK <sup>(1)</sup>	10 FT	N/A	1.8 FT (V)
MINIMUM R.O.W. PARKING BUFFER	5 FT	N/A	5.0 FT

- (1) 50-13-182.2 : PARKING AREAS SHALL HAVE A SIDE SETBACK OF AT LEAST 10 FT WIDE SHALL BE PROVIDED ON EACH SIDE
- (2) 61-14-221: IN INSTANCES WHERE IT IS NOT PRACTICAL TO PROVIDE A 5-FT LANDSCAPED BUFFER STRIP, A WROUGHT IRON-STYLE ORNAMENTAL FENCE MAY BE ERRECTED, SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- (V) VARIANCE
- (EN) EXISTING NON-CONFORMITY

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 50-14-231	90° PARKING REQUIREMENT: 9 FT X 20 FT W/ 20 FT AISLES	9 FT X 20 FT W/ 20 FT AISLES

