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other than necessary maintenance and repair in such building or structure except as permitted in Sections 3.5, 3.6 and 3.7.

(B) Any such non-conforming use may be maintained and continued, provided there is no increase or enlargement of the area, space or volume occupied by or devoted to such non-conforming use.

(C) Any part of a building, structure or land occupied by such a non-conforming use which is changed to or replaced by a use conforming to the provisions of this Ordinance shall not thereafter be used or occupied by a non-conforming use.

(D) Any part of a building, structure or land occupied by such a non-conforming use, which use is abandoned, shall not again be used or occupied for a non-conforming use. Any part of a building, structure or land occupied by such a non-conforming use, which use is discontinued for a period of two years or more, shall not again be used or occupied for a non-conforming use. *PAR. E & F added - SEE ORD. #302D.*

SEC. 3.4. BUILDINGS UNDER CONSTRUCTION *AMEND. 11/23-43.*
Any building or structure for which a building permit has been issued and the construction of the whole or a part of which has been started, or for which a contract or contracts have been entered into pursuant to a building permit issued prior to the effective date of this Ordinance, may be completed and used in accordance with the plans and application on which said building permit was granted.

SEC. 3.5. RECONSTRUCTION OF DAMAGED NON-CONFORMING BUILDINGS
Nothing in this Ordinance shall prevent the reconstruction, repairing or rebuilding and continued use of any non-conforming building or structure damaged by fire, collapse, explosion, or Acts of God, subsequent to the effective date of this Ordinance, wherein the expense of such reconstruction does not exceed sixty (60) per cent of the assessed valuation of the building or structure at the time such damage occurred.

SEC. 3.6. REPAIR OR ALTERATION OF NON-CONFORMING BUILDINGS *AMEND. ORD. 323D-5/12-43*
Nothing in this Ordinance shall prevent the repair, reinforcement or reconstruction of a non-conforming building, structure or part thereof existing at the effective date of this Ordinance, rendered necessary by wear and tear, deterioration or depreciation provided the cost of such work shall not exceed thirty (30) per cent of the assessed valuation of such building or structure at the time such work is done, nor prevent compliance with the provisions of the Building Code or Housing Law of Michigan relative to the maintenance of buildings or structures.

Nor shall anything in this Ordinance prohibit the alteration, improvement or rehabilitation of a non-conforming building or structure existing at the effective date of this Ordinance provided such work does not involve any increase in height, area or bulk or change of use.

SEC. 3.7. ULTIMATE ERECTION
A building or structure constructed to a less height, area or bulk than originally planned, prior to the effective date of this Ordinance, may be erected to its full height, area and bulk, provided the Board, after public notice and hearing, approves such extension, enlargement or addition as being in accordance with the original intent when such building or structure was erected.

SEC. 3.8. LOCATION OF DWELLINGS
Except where otherwise provided for in this Ordinance, every dwelling shall face or front upon a street or permanent means of access to a street, other than an alley. No dwelling shall be built upon a lot having a frontage of less than twenty (20) feet upon a street or upon a permanent means of access to a street, such means of access to have a width throughout of not less than thirty (30) feet or not less than ten (10) feet in width for each lot fronting upon it, except that no width of means of access greater than sixty (60) feet shall be required hereby.

SEC. 3.9. BOUNDARIES OF DISTRICTS
Unless otherwise shown, the district boundaries are street lines, alley lines or the subdividing or boundary lines of recorded plats, or the extensions thereof, and where the districts designated on the maps accompanying and made a part of this Ordinance are approximately bounded by street lines, alley lines, or the subdividing or boundary lines of recorded plats, such lines or the extensions thereof shall be considered to be the district boundaries.

Where, due to the scale or illegibility of the district maps or due to the absence of street, alley, or recorded subdividing or plat lines, there is any uncertainty, contradiction, or conflict as to the intended location of any district boundaries on a district map,

the Commission shall have the power and duty of interpreting the intent of said district map so as to determine and designate the proper location for such district boundaries in accordance with the spirit and purpose of this Ordinance.

SEC. 3.10. VEHICLE STORAGE FOR DWELLINGS
Facilities for the storage or parking of self-propelled passenger vehicles for the use of occupants of one and two-family dwellings hereafter erected, shall be provided and maintained on the lots occupied by such dwellings, on the basis of at least one space of two hundred (200) square feet of accessible storage or parking area for such storage or parking for each such family unit.

SEC. 3.11. VEHICLE STORAGE FOR ASSEMBLY BUILDINGS
For every building, structure, or part thereof, principally used as a theater, auditorium or other similar place of public assembly, except as a church, hereafter erected, which is provided with seating facilities for an audience or congregation of people, there shall be provided and maintained accessible off-street parking space for the storage of self-propelled passenger vehicles on the basis of two hundred (200) square feet of such space for each ten (10) persons of the total seating capacity of such building, structure, or part thereof. Such parking space shall be located on the same lot with such building, structure, or part thereof, or within one thousand (1,000) feet thereof. The driveway area shall not be considered as parking space.

SEC. 3.12. PARKING LOTS FOR BUSINESS USES
Application for a permit to use premises in Residential Districts as an open parking lot for the storage of self-propelled passenger vehicles as an adjunct to business, shall be made to the City Plan Commission. A public hearing thereon shall be had by the said Commission, the time and place of such hearing to be published in the official paper of the City of Detroit, or in a newspaper of general circulation in said City, at least fifteen days prior to the hearing. It shall be the duty of the said Commission to investigate and ascertain whether the proposed use of the premises complies with the following:

1. That such parking lot shall be contiguous to a district zoned for business or shall be separated only by a street or alley from such a district.
2. That such parking lot shall be used only for the parking of private passenger automobiles with no repair work or servicing of any kind.
3. That the parking lot area shall be not less than twenty thousand (20,000) square feet and that the entrances and exits shall be over business zoned area or from streets or alleys on the boundaries between business and residentially zoned districts.
4. That wherever the residentially zoned property to be used for the parking lot adjoins residentially zoned property or is separated by a street or alley from such property a continuous, unpierced masonry wall, five (5) feet in height shall be constructed and maintained thereon, along the line separating the required yard from the portion of the property used for the parking lot. Where the residentially zoned property used for a parking lot directly abuts upon or is separated by an alley or easement from the rear of the property zoned residentially, the wall herein required shall be placed twenty (20) feet from the rear lot line of such property.
5. That no advertising signs shall be erected upon such lot except not more than one (1) sign at each entrance to indicate the operator and purpose of the lot. Such sign shall not exceed twenty (20) square feet in area and shall not extend more than ten (10) feet in overall height above the ground and shall not project beyond the portion of the property which may be lawfully used for such parking lot under this Ordinance.
6. That adequate lighting shall be provided and so arranged or reflected away from residential areas as to cause no annoying glare to such residential property.
7. That street parking facilities in the vicinity are or will be inadequate and that there is or will be a reasonable need for such parking lot to prevent congestion, traffic hazard, and undesirable use of contiguous residentially zoned streets for parking purposes.

A report of its findings shall be furnished by the said Commission to the Common Council. Thereupon if the said Common Council finds that the proposed parking lot will not be injurious to the surrounding neighborhood and not contrary to the spirit and purpose of this Ordinance, it may authorize the Department of Buildings and Safety Engineering to issue a permit to terminate on a date specified in the permit, which date shall not exceed two (2) years from the issuance of the permit. Such permits may