

ORDINANCE No. 284-D

(File in container and make notation after Chapter 169 on page 342).
AN ORDINANCE to amend Ordinance No. 171-D, entitled: "An Ordinance to establish districts in the City of Detroit; to regulate the use of land and structures therein; to regulate and limit the height, the area, the bulk and location of buildings; to regulate and restrict the location of trades and industries and the location of buildings designed for specified uses; to regulate and determine the area of yards, courts and other open spaces; to regulate the density of population; to provide for the administration and enforcement of this Ordinance; to provide for a Board of Appeals, and its powers and duties; and to provide a penalty for the violation of the terms thereof," as amended, by adding a new section thereto to be known as Section 18.19.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT:

Section 1. That Ordinance No. 171-D, entitled: "An Ordinance to establish districts in the City of Detroit; to regulate the use of land and structures therein; to regulate and limit the height, the area, the bulk and location of buildings; to regulate and restrict the location of trades and industries and the location of buildings designed for specified uses; to regulate and determine the area of yards, courts and other open spaces; to regulate the density of population; to provide for the administration and enforcement of this Ordinance; to provide for a Board of Appeals, and its powers and duties; and to provide a penalty for the violation of the terms thereof," as amended be and the same is hereby amended by adding a new section thereto to be known as Section 18.19, reading as follows:

Sec. 18.19—TEMPORARY ROOMING HOUSES

During the period of housing emergency created by the immigration of workers to man war production plants, the temporary use of any dwelling in R1 and R2 Districts for rooming house purposes shall be permitted, notwithstanding any prohibition in this Ordinance, subject to the requirements and limitations of this section. The Department of Buildings and Safety Engineering is hereby authorized to issue building permits for such use in conformity with the provisions of this section.

Such temporary use and permits issued therefor shall be sub-

ject to the following conditions and limitations:

1. The dwelling shall be occupied by a family which may rent or permit the use for rooming house purposes of part of the space which said family occupies or controls.
2. The number of rooms so rented or occupied outside of the space occupied by the family itself shall not exceed three (3) and each such room shall not be occupied by more than two (2) persons.
3. There shall be no physical changes in such dwelling while occupied for rooming house purposes under this section except necessary repairs or alterations which will not change the character of the dwelling.
4. There shall be no cooking facilities in any rooms rented or occupied under this section.
5. Not more than one non-illuminated sign not over one square foot in area may be used to advertise such rooms and no other signs shall be used for that purpose on either exterior or interior of the building.
6. Such temporary use of a dwelling for rooming house purposes shall not involve or cause the violation of any other applicable law or ordinance.
7. Such use of a dwelling for rooming house purposes shall only be permitted when and during the time a valid building permit has been issued and remains in effect covering such use.
8. Any building permit issued under this section for the temporary use of a dwelling in an R1 or R2 District for rooming house purposes, shall expire thirty (30) days after the Common Council shall have determined by resolution that the need for temporary rooming house facilities shall have terminated, or in the absence of any such determination, six (6) months after the President of the United States shall have declared the period of unlimited national emergency ended.

Failure to comply with and observe all of the requirements and limitations of this section or to discontinue the temporary use of a dwelling for rooming house purposes after the building permit for such use has terminated or has been revoked shall constitute a violation of this Ordinance.

The Department of Buildings and Safety Engineering is hereby authorized and empowered after notice and hearing to revoke any building permit issued

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