

(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 thereto a new section to be known as Section 18.21.

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 thereto a new section to be known as Section 18.21, reading as follows:

Section 18.21. Temporary Conversion of Non-Residential Structures.

During the period of housing emergency created by the impact of the war production program the temporary conversion and use of non-residential structures to provide dwelling facilities shall be permitted notwithstanding any prohibition in this Ordinance and 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 temporary conversion and use in conformity with the provisions of this section.

Such temporary conversion, use and permits shall be subject to the following conditions and limitations:

1. Such temporary conversion and use of a structure for dwelling purposes shall not involve or cause the violation of any other applicable law or ordinance.
2. Such temporary conversion and use of a structure for dwell-

ing purposes shall only be permitted when and during the time a valid building permit has been issued and remains in effect covering such use.

3. Upon termination or revocation of a building permit for the temporary conversion and use of a non-residential structure issued under this section, such structure shall be returned to the condition existing prior to the issuance of such permit, provided this requirement shall not apply to any change or alteration not inconsistent with the allowable use of the structure permissible prior to the enactment of this section.

4. Any building permit issued under this section for the temporary conversion and use of non-residential structures for dwelling purposes shall expire six (6) months after the Common Council shall have determined by resolution that the need for such temporary housing 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.

The use of a structure in accordance with a permit issued under this section shall not constitute abandonment or discontinuance of a non-conforming use as outlined under Section 3.3, Paragraph (d) of this Ordinance.

Failure to comply with and observe all the requirements and limitations of this section or to discontinue the temporary use of a structure for dwelling 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 under this section for the temporary conversion and use of a structure for dwelling purposes where such conversion and/or use has not been carried on in full compliance with all of the requirements and limitations of this section.

Sec. 2. All ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Sec. 3. This Ordinance is hereby declared necessary for the preservation of the peace, health, safety and welfare of the people of the City of Detroit and is hereby given immediate effect.

Approved December 22, 1942.

EDWARD J. JEFFRIES, JR.,
Mayor.

Attest:

THOMAS D. LEADBEETTER,
City Clerk.

The above ordinance will take effect on the 23rd day of December, 1942.

THOMAS D. LEADBEETTER,
City Clerk.

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