

ORDINANCE No. 301-D

(File in container and make notation after Chapter 169 on page 342)

AN ORDINANCE to amend Section 14.1 and Section 17.1 of Ordinance No. 171-D, as amended by Ordinance No. 238-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:

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT: Section 1. That Section 14.1 and Section 17.1 of Ordinance 171-D, as amended by Ordinance No. 238-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 are hereby amended to read as follows:

1: That Section 14.1 be and the same is hereby amended to read as follows:

Sec. 14.1—USES PERMITTED.

No building or structure, or part thereof, shall be erected, altered, or used, or premises used, in whole or in part, for other than one or more of the following specified uses:

1. Uses permitted in BC Districts.
2. Warehouse, storage, transfer, terminal and loft buildings and yards. Railroad transfer and storage tracks, produce markets, cold storage plants, creameries, soda water and soft drink bottling establishments, distributing stations, heavy machinery or

products display, storage and killing of poultry and small animals to be sold exclusively at retail on the premises, directly to the ultimate consumer. Painting, varnishing or woodworking shops, junk yards entirely enclosed within a building, having enclosed walls on all sides, power and heating plants with fuel storage, laundries, bakeries, dry cleaning and carpet cleaning plants and other similar buildings and uses.

3. Storage and killing of poultry and small game for the wholesale trade, subject to the approval of the Commission as being not injurious to the surrounding neighborhood and not contrary to the spirit and purpose of this Ordinance.

4. Penal and correction institutions.

5. In cases where ML Districts Use is clearly incidental and essential to a permitted C6 District Use, then not to exceed 30% of the first floor area and 50% of the other floor areas of the building or structure occupied by such C6 District Use may be occupied for an ML District Use as hereinafter specified.

6. Uses accessory to any of the above permitted uses.

2: That Section 17.1 be and the same is hereby amended to read as follows:

Sec. 17.1. USES PERMITTED.

No building, or structure, or part thereof, shall be erected, altered, or used, or premises used, in whole or in part, for other than one or more of the following specified uses:

1. Use permitted in ML Districts.

2. Heavy manufacturing plants, foundries, drop forging plants, body plants, boiler works, gas works, gas holders, coke ovens, metal stamping or pressing plants, guns, firearms, or weapon manufacturing plants, incinerator plants. Sewage disposal plants. Other similar uses.

3. The following uses, or other uses similar thereto, subject to the approval of the Commission as being not injurious to the surrounding neighborhood and not contrary to the spirit and purpose of this Ordinance.

Animal slaughter houses.
Corrosive acid manufacturing.
Cement, lime, gypsum or plaster of paris manufacturing.

Distillation of bones, coal tar, petroleum, refuse, grain or wood

Explosives — manufacturing or storage.

Fat rendering.

Fertilizer manufacturing.