

The Commission may impose such conditions or limitations in granting approvals as may in its judgment be necessary to fulfill the spirit and purpose of this Ordinance.

Any approval given by the Commission, under which premises are not used or work is not started within six (6) months or when such use or work has been abandoned for a period of six (6) months, shall lapse and cease to be in effect.

SECTION 29. VALIDITY

This Ordinance and the various parts, sections, and clauses thereof are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid, it is hereby provided that the remainder of the Ordinance shall not be affected thereby.

Any prosecution arising from a violation of any ordinance repealed herein, which prosecution may be pending at the time this Ordinance becomes effective, or any prosecution which may be started within one (1) year after the effective date of this Ordinance in consequence of any violation of any ordinance repealed herein, which violation was committed previous to the effective date of this Ordinance, shall be tried and determined exactly as if such ordinance had not been repealed.

SECTION 30. VIOLATIONS AND PENALTIES

Any person, persons, firm or corporation or anyone acting in behalf of said person, persons, firm or corporation violating any of the provisions of this Ordinance shall upon conviction thereof be subject to a fine of not more than five hundred (\$500.00) dollars or to imprisonment in the Detroit House of Correction for a period of not more than ninety (90) days, or to both such fine and imprisonment in the discretion of the court. Each day that a violation of this Ordinance is continued or permitted to exist without compliance shall constitute a separate offense punishable upon conviction in the manner prescribed in this Section.

SECTION 31. IMMEDIATE EFFECT

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.

FOREWORD

The original Detroit Zoning Ordinance was drawn up in 1939 and 1940 and became effective December 25, 1940. This was before the City of Detroit had completed and adopted its Master Plan. The Land Use Plan of the Master Plan shows a pattern of future land use which differs in many instances from the present Zoning Pattern, and which should make possible a better and higher use of property than is now possible.

A Comprehensive Revision of the Zoning Ordinance is, therefore, necessary at this time to carry out the objectives of the Master Plan and to assure the citizens and property owners of Detroit that their Ordinance is in accordance with the best modern zoning practice.

While the changes will naturally occur mainly in the Zoning District Maps, there is opportunity and need also for refinement and improvement of the text of the Ordinance. Some changes in the number and kind of zoning districts and the accompanying district regulations seem advisable. It is necessary that any such changes in the text of the Ordinance be determined before studies can proceed on any changes to the Zoning District Maps. For this reason, the City Plan Commission is now considering a Revised Text for the Comprehensive Revision of the Zoning Ordinance. After it has determined on the Revision of the Text, studies will proceed on revision of the Zoning District Maps.

Ultimately the complete revision, both text and maps, will be submitted to the Common Council. Hearings on the complete revision will be held by the City Plan Commission at numerous points around the City and also by the Common Council.

This proposed text for the Comprehensive Revision of the Detroit Zoning Ordinance has been drafted by the staff and submitted to the City Plan Commission. The Commission now has this proposed text under consideration and has not given it approval.

The Commission is desirous of receiving comments and suggestions which may be considered in revising and perfecting the text for submission to the Common Council along with the Zoning District Maps.

To this end the proposed text is being distributed in limited quantities to interested groups for review by their committees and representatives. Suggestions and comments will be received by the Commission in writing and also at hearings which will be publicized and scheduled in the near future. Your cooperation in making this revision of the Zoning Ordinance complete and adequate will be appreciated.