

- (b) Having more than 1,000 seats:
167 parking spaces for the first 1,000 seats plus 1 parking space for each 4 seats over 1,000 seats.
- (10) Stadia, sports arenas, auditoriums:
One parking space for each 8 seats.
- (11) Churches:
One parking space for each 12 seats in the main worship unit.
- (12) Dance halls, assembly halls without fixed seats, exhibition halls.
One parking space for each 100 square feet of floor area used for dancing or assembly.
- (13) Bowling Alleys:
Four parking spaces for each alley.
- (14) Medical or dental clinics, banks, business or professional offices:
One parking space for each 400 square feet of floor area.
- (15) Establishments for the sale and consumption on the premises of alcoholic beverages, food or refreshments. Having more than 2,000 square feet of floor area:
Two parking spaces plus 1 parking space for each 100 square feet of floor area over 2,000 square feet.
- (16) Mortuaries or funeral homes:
Three parking spaces for each room used as a chapel room, or slumber room or parlor, or 1 parking space for each 50 square feet of floor area of assembly rooms used for services, whichever amount is greater.
- (17) Retail stores, except as otherwise herein specified—
(a) Having not more than 2,000 square feet of floor area:
No parking spaces required.
(b) Having more than 2,000 square feet but not more than 20,000 square feet of floor area:
Two parking spaces, plus 1 parking space for each 333 square feet above 2,000 square feet of floor area.
(c) Having more than 20,000 square feet of floor area:
56 parking spaces plus 1 parking space for each 250 square feet above 20,000 square feet of floor area.
- (18) Furniture and appliance stores, motor vehicle sales, wholesale stores, machinery sales, personal service shops, household equipment or furniture repair shops, clothing and shoe repair or service shops, and hardware stores—
(a) Having not more than 2,000 square feet of floor area:
No parking spaces required.
(b) Having more than 2,000 square feet of floor area:
Two parking spaces, plus 1 parking space for each 800 square feet of floor area above 2,000 square feet.
- (19) Manufacturing and industrial uses, research and testing laboratories, creameries, soft drink bottling establishments, printing and engraving shops, warehouses and storage buildings:
One parking space for each 5 employees, computed on the basis of the greatest number of persons to be employed at any one period during the day or night: Provided, That in cases of mixed uses the provisions of paragraph (J) of this section shall not apply where a use is accessory to the main use and is not intended to serve additional patrons or employees.

When units or measurements determining number of required parking spaces results in requirement of a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one parking space.

(I) The off-street parking facilities required for one family, two family, and multiple dwellings not over two stories in height shall be on the same plot or parcel of land as the building they are intended to serve. For rooming houses, lodging houses, club rooms, fraternity houses, dormitories, hospitals, sanitariums, convalescent homes, homes for the aged, asylums and orphanages and for other similar uses, the off-street parking facilities required shall be within five hundred (500) feet of the building they are

intended to serve, measured between the nearest point of the off-street parking facilities and the nearest point of the building. The off-street parking facilities required for any of the other uses mentioned in paragraph (H) of this section or for similar uses shall be within one thousand (1,000) feet of the building they are intended to serve measured between the nearest point of the off-street parking facilities and the nearest point of the building.

(J) In the case of a use not specifically mentioned, the requirements for off-street parking facilities for a use which is so mentioned, and to which said use is similar, shall apply. In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements of the various uses computed separately in accordance with the table in paragraph (H) of this section and off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use except as herein specified for joint use.

(K) Nothing in this section shall be construed to prevent collective provision of off-street parking facilities for two or more buildings or uses, provided that the total of such off-street parking facilities provided collectively shall not be less than the sum of the requirements for the various individual uses computed separately in accordance with the table in paragraph (H) of this section.

(L) The Commission, in collaboration with the Municipal Parking Authority, shall make studies of various areas in the City of Detroit for the purpose of determining areas within which there is need for the establishment of off-street parking facilities to be provided by the City of Detroit and to be financed wholly or in part by a special assessment district, or by other means. Where such need is found, the Commission shall report its recommendation for the acquisition of such off-street parking facilities to the Common Council. This report shall include recommendations on the size, location and other pertinent features of the proposed off-street parking facilities and the area they should be intended to serve.

Wherever, pursuant to this procedure, the Common Council shall establish off-street parking facilities, by means of a special assessment district under the provisions of Ordinance 86-E or by any other means which the Common Council may determine, and upon completion and acceptance of such off-street parking facilities by the Common Council, all existing buildings and uses and all buildings erected or uses established thereafter within the special assessment district or other district which the Common Council may have determined shall be exempt from the requirements of this section for privately supplied off-street parking facilities except as hereinafter provided.

The Common Council, upon recommendation of the Commission and after public hearing, may require by resolution that a portion not to exceed fifty (50) per cent of off-street parking facilities required by this section shall be provided in connection with occupancy or use of a building in an area that was included in a special assessment district for the provision of off-street parking facilities or in any other district which the Common Council may have determined to be served by a public off-street parking facility in the following cases:

(1) In such cases where the use of a building which was erected after the levying of the special assessment in such an area or after the establishment of the public off-street parking facility creates a need for an unusual or exceptional amount of off-street parking facilities.

(2) In such cases where alteration, extension or change in use of a building which was erected after the levying of the special assessment in such an area or establishment of the public off-street parking facility creates a need for off-street parking facilities more than thirty (30) per cent in excess of the requirements for off-street parking facilities for such a building or use before alteration, extension or change in use, as computed on the basis of the table in paragraph (H) of this section.

(M) The Board may permit as provided for under Section 26.7 paragraph (J) a variation or modification in the required location of off-street parking facilities or in the amount of off-street parking facilities required, or both, if after investigation by the Board it is found that such variation is necessary to secure an appropriate development of a specific parcel of land which has such peculiar or exceptional geographical or topographical conditions, or is of a size, shape or dimension that it cannot be reasonably

the intersection of the center of the front wall of the proposed building with a straight line running between the centers of the front walls of the existing buildings on the two plots above described.

(B) In such cases where the plot to be built upon has no plot on one side already built upon and there is a plot already built upon with a front yard less than twenty-five (25) feet in depth on the other side, the required minimum depth of front yard for the plot to be built upon shall be equal to the distance between the front plot line and the intersection of the center of the front wall of the proposed building with a straight line running between the center of the front wall of the existing building and a point twenty-five (25) feet inside of the front plot line and eighty (80) feet distance from the plot to be built upon and the other side thereof.

(C) In such cases where the plot to be built upon is bounded on one side by a street or alley and on the other side by a plot already built upon with a front yard less than twenty-five (25) feet in depth, the required minimum depth of front yard for the plot to be built upon shall be equal to the existing depth of front yard on the adjoining plot already built upon.

SECTION 7. R3 DISTRICTS

The following regulations shall apply in all R3 Districts:

SEC. 7.1. 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 R2 Districts.
2. Multiple Dwellings.
3. Rooming and lodging houses.
4. Private offices for doctors or dentists provided such offices are parts of dwelling units occupied by such doctors or dentists and not more than one such doctor or dentist practices in any such office.
5. Homes, centers and schools for the care, boarding and/or teaching of children.
6. Publicly-owned buildings, public utility buildings, telephone exchanges, transformer stations and substations without service or storage yards, subject to the approval of the Commission as being necessary to serve the surrounding neighborhood and not contrary to the spirit and purpose of this Ordinance.
7. Private garages, either separate or in connected groups having common and unpierced dividing walls between contiguous private garages.
8. Open parking lots for the storage of self-propelled passenger vehicles where found by the Commission as being a needed adjunct to any of the uses permitted in multiple residential districts and not contrary to the spirit and purpose of this Ordinance, and subject to the following conditions:

(a) A front yard of not less than twenty-five (25) feet shall be provided excepting where existing dwellings on the same side of the street in the same block, not including those built on the rear half of plots, have provided front yards averaging in excess of twenty-five (25) feet, in which case the open parking lot shall provide a front yard equal to that provided on the adjoining plot or equal to the average of the front yards of the existing dwellings, whichever is the greatest.

(b) A side yard shall be provided on each side, except on an alley side, of not less than fifteen (15) feet.

(c) The required front and side yards shall be kept free from refuse and debris and shall be kept in lawn that is maintained so as to present a healthy, neat and orderly appearance.

(d) A solid ornamental fence or wall, three feet six inches in height, shall be erected and maintained in good condition and appearance between the parking area and each front and side yard and on the rear plot line with only such openings as may be required for access. Where the plot is adjacent to or separated by an alley from a business, commercial or industrial district no wall or fence is required.

(e) The location of all entrances and exits shall be determined by the Commission.

(f) No signs shall be permitted other than unlighted entrance and exit markers, not exceeding two (2) square feet in area, located within the parking area.

(g) The parking area shall be provided and maintained with a stable surface treated so as to prevent the raising of dust or loose particles and shall be so graded and drained so as to dispose of all surface water accumulation within the parking area. It may be constructed of crushed stone, slag, gravel, cinders or any permanent type of surfacing.

(h) If lighting is provided, all lights shall be subdued, shaded and focused away from all dwellings.

(i) The Commission may increase or modify any of these requirements in specific cases, or may impose additional requirements, where necessary, to protect the surrounding neighborhood.

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

SEC. 7.2. SIGNS

No signs shall be permitted on a plot other than one (1) non-illuminated real estate sign not exceeding six (6) square feet in area, advertising the sale or rental of the premises upon which it is maintained, except in the case of plots containing permitted non-residential buildings or structures other than accessory buildings, whereon one flat sign not exceeding thirty-two (32) square feet in area may be maintained.

Not more than one (1) non-illuminated trespassing, safety, doctors', dentists', or caution sign not over two (2) square feet in area shall be permitted on a plot.

Not more than one (1) non-illuminated subdivision sign advertising the sale or rental of premises for subdivision development on which it is maintained, and having an area not to exceed three hundred (300) square feet nor ten (10) square feet for each plot within the subdivision, shall be permitted on a subdivision.

The overall height of any ground sign permitted herein shall not exceed five (5) feet above the ground except that the subdivision sign permitted herein may extend to an overall height of not more than twelve (12) feet above the ground.

SEC. 7.3. SIZE OF PLOT

No multiple dwelling shall be erected upon a plot which has a width of less than sixty (60) feet or an area of less than seventy-two hundred (7200) square feet.

SEC. 7.4. HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding two and one-half (2½) stories or thirty-five (35) feet, except that buildings permitted in these districts, under this Ordinance for non-dwelling purposes, other than accessory buildings, may be erected or altered to a height not exceeding fifty (50) feet, if approved by the Commission as being not injurious to contiguous property and as being not contrary to the spirit and purpose of this Ordinance.

SEC. 7.5. FRONT AND REAR YARD

Every plot shall have a combined front and rear yard of not less than seventy (70) feet of which not less than twenty (20) feet shall be provided in the front yard and not less than thirty (30) feet shall be provided in the rear yard.

SEC. 7.6. SIDE YARDS—RESIDENTIAL USE

Every plot on which a multiple dwelling is erected shall be provided with a side yard on each side of such plot. Each such side yard shall have a minimum width of ten (10) feet which shall be increased by one (1) foot for each ten (10) feet or part thereof by which the length of the multiple dwelling exceeds fifty (50) feet in overall dimension along the adjoining plot line.

SEC. 7.7. SIDE YARDS—NON-RESIDENTIAL USE

Every plot on which a building or structure used for non-dwelling purposes, other than accessory buildings, is erected, shall be provided with a side yard on each side of such plot. Each such side yard shall have a minimum width of fifteen (15) feet which shall be increased by one (1) foot for each five (5) feet or part thereof by which the length of the building or structure exceeds fifty (50) feet in overall dimension along the adjoining