

(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, except that in no instance shall the front yard be less than fifteen (15) feet.

## SECTION 6. R2 DISTRICTS

The following regulations shall apply in all R2 Districts:

### SEC. 6.1. 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 R1 Districts.
2. Two Family Dwellings.
3. Multiple dwellings occupied by not more than eight (8) families, approved by the Commission as being a suitable use and not inconsistent with the character of the surrounding development and subject to the following regulations:

#### (a) Size of Plot

Every plot upon which a multiple dwelling is hereafter erected, in an R2 District, shall have an area of not less than seventy-two hundred (7200) square feet.

#### (b) Side Yards

Every plot on which a multiple dwelling is erected, in an R2 District, 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 five (5) feet or part thereof by which the length of the building or structure exceeds fifty (50) feet in overall dimension along the side yard.

There shall be provided a side yard of not less than thirty (30) feet for multiple dwellings, in an R2 District, containing principal or secondary entrances to one or more dwelling units along the side yard.

#### (c) Plot Area per Room

Every plot used for a multiple dwelling, in an R2 District, shall contain not less than nine hundred (900) square feet of area for each room used either as a bedroom or living room.

4. Medical or dental offices, approved by the Commission, as not materially affecting the surrounding neighborhood and being not contrary to the spirit and purposes of this Ordinance: Provided, that the plot to be built upon is located on a street designated on the Master Plan of Trafficways as a secondary or major thoroughfare or an expressway.

5. Uses accessory to any of the above when located on the same plot and not involving any business, profession, trade or occupation.

### SEC. 6.2. 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 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. 6.3. SIZE OF PLOT

#### Two Family Dwelling

Every plot upon which a two family dwelling is hereafter

erected shall have a width of not less than fifty (50) feet and shall be not less than six thousand (6000) square feet in area, provided that this requirement shall not apply to a piece or parcel of land platted and identified as a single unit on a plat officially approved and recorded prior to the effective date of this Ordinance, and provided further that in no instance shall a two family dwelling be hereafter erected on a plot having a width less than forty (40) feet and an area less than four thousand (4000) square feet.

### SEC. 6.4. PLOT COVERAGE

The combined area occupied by all buildings or structures used for dwelling purposes and accessory buildings shall not exceed thirty-five (35) per cent of the area of the plot: Provided, That one family dwellings hereafter erected on plots less than four thousand (4000) square feet in area the allowable percentage of plot coverage shall be increased by one (1) per cent for each one hundred (100) square feet by which the area of a plot less than four thousand (4000) square feet, with a maximum coverage in any such case not in excess of forty-five (45) per cent.

On plots occupied by two family dwellings with each unit side by side the percentage of plot occupancy shall be computed separately for that part of the plot on which each dwelling unit is located, provided that in no case shall the coverage be more than thirty-five (35) per cent of that part of the plot area.

### SEC. 6.5. 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 this district 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 not adversely affecting the health or welfare of persons residing in the contiguous area, and as being not contrary to the spirit and purpose of this Ordinance.

### SEC. 6.6. REAR YARD

Every plot shall have a rear yard not less than thirty-five (35) feet in depth.

### SEC. 6.7. SIDE YARDS—TWO FAMILY DWELLINGS

Every plot upon which a two family dwelling is erected shall be provided with a side yard on each side of such plot which shall have a minimum width of nine (9) feet, provided that on plots less than forty-four (44) feet wide the side yard may be reduced one-tenth (1/10) of a foot for each one-tenth (1/10) of a foot by which the width of such plot is less than forty-four (44) feet to a minimum of five (5) feet and a total of fourteen (14) feet for both side yards.

### SEC. 6.8. SIDE YARDS—NON-RESIDENTIAL USE

Every plot on which a building or structure used for non-dwelling purposes other than an accessory building is erected shall have a side yard on each side of such plot, and each such yard shall be not less than fifteen (15) feet in width with an increase of one (1) foot in width of each side yard for each five (5) feet, or part thereof, by which the said building or structure exceeds forty (40) feet in overall dimension along the side yard and also an additional one (1) foot for every two (2) feet in height in excess of thirty-five (35) feet.

### SEC. 6.9. FRONT YARD

Every plot, except as regulated under Section 5.1, paragraph 9 (a), shall have a front yard not less than twenty-five (25) feet in depth except that the required depth of such front yard for plots used for dwelling purposes shall be reduced in accordance with the following rules where such a plot is situated within eighty (80) feet of a plot in the same block upon which a building has already been erected and upon which plot there is a front yard less than twenty-five (25) feet in depth, except that in no instance shall there be a front yard of less than fifteen (15) feet:

(A) In such cases where the plot to be built upon is situated between two plots, both of which have been built upon, and either of which has 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 distance between the front plot line and

developed in accordance with the provisions of Section 3.10 and that any variation will not be inconsistent with the spirit and purpose of this Ordinance, with public safety, and with substantial justice.

Provided, that in case of appeals to the Board by churches, special consideration shall be given to any reasonable request for variation or modification of such provisions in view of the obvious necessity for allowing the construction of churches to serve all neighborhoods.

In granting any such variation or modification, the Board shall impose such conditions and limitations in respect to the proposed use and development of the premises as in its opinion are necessary in order to minimize the need for parking facilities and to make such off-street parking facilities as are provided reasonably adequate.

### SEC. 3.11. LOADING SPACE

On the same premises with every building, structure or part thereof, erected and occupied for manufacturing, storage, warehouse, goods display, department store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning or other uses similarly involving the receipt or distribution by vehicles, of materials or merchandise, there shall be provided and maintained on the plot, adequate space for standing, loading and unloading services in order to avoid undue interference with public use of the streets or alleys. Such space, unless otherwise adequately provided for, shall include a 10-foot by 25-foot loading space with 14-foot height clearance for every 20,000 square feet or fraction thereof in excess of 3,000 square feet of building-floor-use for above mentioned purposes, or for every 20,000 square feet or fraction thereof in excess of 3,000 square feet of land-use for above mentioned purposes.

The Board may permit as provided in Section 26.7, paragraph (H) a partial or complete exception to the loading space provisions where, after investigation by the Board, it is ascertained that the volume of vehicular service will not require compliance with said provision, and will not cause undue interference with the public use of the streets or alleys or imperil the public safety and where such modification or exception will not be inconsistent with the purpose and spirit of this Ordinance.

### SEC. 3.12. DISTRICTING OF VACATED STREETS

Where a street or alley shown on the district maps is hereafter vacated, the land formerly in such street or alley shall be included within the district of adjoining property on either side of said vacated street or alley, and in the event such street or alley was a district boundary between two or more different districts, the new district boundary shall be the former center line of such vacated street or alley.

### SEC. 3.13. DWELLING AND OTHER OCCUPANCIES

Where a dwelling is erected, located, or placed above another type of use, in districts other than R1, R2, R3, R3A, R4, R5, or R5A, no yards shall be required for the dwelling except a rear yard which may begin at the lowest floor occupied for dwelling purposes, provided such non-residential use is not confined to the basement of the structure. Where the non-residential use is located only in the basement of the structure, all of the provisions of Section 3.15 of this Ordinance shall be applicable.

### SEC. 3.14. GROUP HOUSING

Where two or more separate buildings for dwelling purposes are erected or placed on the same plot the allowable number of living and bedrooms shall be such as is permitted under the plot area per room requirements for the district in which the plot is located.

The yard spaces to be provided and the spacing and arrangement of the buildings on such plot shall be subject to the approval of the Commission as providing an amount of open space equivalent to that required in the district in which the plot is located and providing for proper relationship to the area surrounding such group housing development.

### SEC. 3.15. TRANSFERRAL OF RESIDENTIAL REQUIREMENTS.

Where a building or structure for dwelling purposes is erected or altered on a plot in a district other than the district in which

such building or structure for dwelling purposes is first or primarily permitted under this Ordinance, such plot shall be subject to the same requirements for yards, minimum plot area and percentage of plot coverage as are specified in this Ordinance for a plot in the district in which such building or structure for dwelling purposes is first or primarily permitted except as specified in Section 3.13 and except in the case of hotels erected or altered in B1, B2, B3, B4, B5, B6 and C1 districts.

In a residential type of zoning district the plot area per room required shall only be such as is required in the district in which the building or structure for dwelling purposes is to be erected. In a business or commercial type of zoning district the plot area per room required shall be only that which is required in a R5 district.

### SEC. 3.16. ESSENTIAL SERVICES

Essential services shall be permitted as authorized and regulated by law and other ordinances of the City of Detroit, it being the intention hereof to exempt such essential services from the application of this Ordinance.

## SECTION 4. DISTRICTS

### SEC. 4.1. CLASSES AND SYMBOLS

For the purpose of this Ordinance the City of Detroit is hereby divided into the following districts:

- R1 —One Family Dwellings. Two and a half story.
- R2 —Two Family Dwellings. Two and a half story.
- R3 —Multiple Dwellings. Two and a half story.
- R3A—Multiple Dwellings. Two and a half story. (Approval of Commission required.)
- R4 —Multiple Dwellings. Fifty (50) foot height.
- R5 —Multiple Dwellings. Unlimited height.
- R5A—Multiple Dwellings. Unlimited height. (Approval of Commission required.)
- P1 —Open Parking.
- B1 —Local Business. Thirty-five (35) foot height.
- B2 —Major Shopping Centers. Fifty (50) foot height.
- B3 —General Business. Thirty-five (35) foot height.
- B4 —Commercial. Seventy (70) foot height.
- B5 —Central Business Major. Limited Bulk.
- B6 —Central Business General. Limited Bulk.
- C1 —Wholesale and Terminal. Eighty (80) foot height.
- M1 —Light Manufacturing. Forty (40) foot height.
- M2 —General Manufacturing. Eighty (80) foot height.
- M3 —Heavy Manufacturing. Eighty (80) foot and unlimited height.
- W1 —Waterfront. Unlimited height.

### SEC. 4.2. DISTRICT MAPS

The areas assigned to these districts, the designation of same and the boundaries of said districts shown upon the maps hereto attached and made part of this Ordinance, are hereby established, said maps being designated as the "District Maps" and said maps and their proper notations, references and other information shown thereon, shall be as much a part of this Ordinance as if the matters and information set forth by said maps were all fully described herein.

### SEC. 4.3. DISTRICT REGULATIONS

Each district shall be subject to the regulations as stipulated in this Ordinance. In addition, in those districts where the district symbol on the district map is followed by an asterisk (\*), applications for permits shall be subject to the approval of the Commission, after hearing, as to the character and design of any building or structure or part thereof, erected after the effective date of this Ordinance, being in harmony and consistent with the Public Center within which it is located or upon which it abuts.

In giving such approval the Commission may impose any reasonable restriction or requirement on the arrangement and design of the proposed construction in order to insure that the public interest in the contiguous Public Center is protected.