

SECTION 20. M1 DISTRICTS

The following regulations shall apply in all M1 Districts:

SEC. 20.1. 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:

- Any uses permitted in B4 districts except dwellings, hospitals and other institutions for the care of humans.
- Any uses first permitted in C1 districts when contained within buildings.
- Carpenter and cabinet making shops.
- Cigar and cigarette manufacturing.
- Cinema production and development.
- Cosmetic manufacturing.
- Furniture and upholstering manufacturing.
- Hardware and cutlery manufacturing.
- Leather goods and luggage manufacturing not including the curing or tanning of leather.
- Machine shops manufacturing small parts, the production of which does not involve any pressing or stamping operations.
- Paper box and cardboard products manufacturing.
- Pattern making shops.
- Pharmaceutical products manufacturing.
- Plastic products manufacturing.
- Sheet metal shops.
- Tinsmith shops.
- Toiletries.
- Tool, die and gauge manufacturing.
- Wearing apparel, shoes and handbag manufacturing.
- Welding shops.
- Uses similar to the above specified uses.
- Uses accessory to any of the above permitted uses.

SEC. 20.2. HEIGHT

No building, or structure, or part thereof, shall be erected or altered to a height exceeding forty (40) feet.

SECTION 21. M2 DISTRICTS

The following regulations shall apply in all M2 Districts:

SEC. 21.1. 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:

- Any uses permitted in M1 and C1 districts.
- Automobile accessory manufacturing (not including tires).
- Automobile assembly plants.
- Brewing and distilling of malt beverages and liquors.
- Canning factories.
- Disinfectant and insecticide manufacturing.
- Electrical fixtures, batteries, and other electrical apparatus manufacturing.
- Machine shops.
- Mattress manufacturing.
- Meat and fish processing (not including slaughtering or rendering).
- Metal buffing, plating and polishing.
- Millwork, lumber and planing mills.
- Painting and varnishing shops.
- Storage and killing of poultry and small game for wholesale trade.
- Tank storage of bulk oil and gasoline.
- Uses similar to the above specified uses.
- Uses accessory to any of the above permitted uses.

SEC. 21.2. HEIGHT

No building, or structure, or part thereof, shall be erected or altered to a height exceeding eighty (80) feet.

SECTION 22. M3 DISTRICTS

The following regulations shall apply in all M3 Districts:

SEC. 22.1. 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:

- Any uses permitted in M2 districts.
- Ammonia, bleaching materials or chlorine manufacturing.
- Automobile body plants.
- Building material yards including sand, gravel, stone, cinders, and lumber yards.
- Coal and coke yards.
- Coke ovens.
- Drop forging plants.
- Enameling and galvanizing plants.
- Foundries.
- Gas holders.
- Heat treating plants.
- Incinerator plants.
- Linoleum and oil cloth manufacturing.
- Metal stamping and pressing plants.
- Open storage of building and construction contractors equipment and supplies.
- Paint, enamel, lacquer and varnish manufacturing.
- Pyroxlin plastic manufacturing.
- Roof material manufacturing.
- Steel mills and steel fabricating plants.
- Sewage disposal plants.
- Tire recapping.
- Tire and rubber goods manufacturing.
- The following uses, or uses similar thereto, subject to the approval of the Commission as to its location, operation and arrangement being such as to minimize any adverse effect on the surrounding neighborhood and to carry out the spirit and purpose of this Ordinance:
- Animal slaughter houses except as permitted under Section 19.1.

- Cement, lime, gypsum or plaster of paris manufacturing.
- Corrosive acid manufacturing.
- Distillation of bones, coal tar, petroleum, refuse, grain or wood.
- Explosives—manufacturing or storage.
- Fat rendering.
- Fertilizer manufacturing.
- Garbage, offal, or dead animal reduction.
- Glue manufacturing.
- Junk yards.
- Petroleum or asphalt refining or manufacturing.
- Smelting or refining of metals or ores.
- Stockyards.
- Tanning, curing or storage of raw hides or skins.
- Any other uses not prohibited by law or other ordinances and not specifically permitted in other districts.
- Uses accessory to any of the above permitted uses.

SEC. 22.2. HEIGHT

No building, or structure, or part thereof, shall be erected or altered to a height exceeding eighty (80) feet provided that in any portion of an M3 district one hundred and fifty (150) feet or more from any R1, R2, R3, R3A, R4, R5 or R5A districts there shall be no limitation on the height of buildings or structures.

SECTION 23. W1 DISTRICTS

The following regulations shall apply in all W1 Districts:

SEC. 23.1. 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:

- Boats and ship yards, docks, repair, service, sales or storage of boats.
- Docks, wharves, transit sheds and other facilities used in connection with water transportation or navigation purposes.
- Sewage pumping and disposal plants.
- Steam-electric power generating plants.
- Water works or water pumping stations.
- Yacht harbors and clubs.
- Any other use permitted, with or without special approval, in M3 districts, when approved by the Commission as being

PROPOSED ZONING ORDINANCE TEXT

April 1, 1949

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.

SECTION 1. INTENT, PURPOSES AND METHODS

The comprehensive plan of this Ordinance is for the purpose of promoting public health, safety, morals, convenience, comfort, amenities, prosperity, and general welfare of the community and of a wholesome, serviceable and attractive municipality, by having regulations and restrictions that increase the safety and security of home life; that preserve and create a more favorable environment in which to rear children; that develop permanent good citizenship; that stabilize and enhance property and civic values; that provide for a more uniformly just land-use pattern and tax assessment basis; that facilitate adequate provisions for increased safety in traffic and for transportation, vehicular parking, parks, parkways, recreation, schools, public buildings, housing, light, air, water supply, sewerage, sanitation, and other public requirements; that lessen congestion, disorder and danger which often inhere in unregulated municipal development; that prevent overcrowding of land and undue concentration of population; that assist in carrying out the Master Plan of the City of Detroit; and that provide more reasonable and serviceable means and methods of protecting and safeguarding the economic structure upon which the good of all depends.

In order to more effectively protect and promote the general welfare and to accomplish the aims and purposes of this comprehensive plan, the City is divided into districts of such number, shape and area, and of such common unity of purpose, adaptability or use, that are deemed most suitable to provide for the best general civic use, protect the common rights and interests within each district, preserve the general rights and interests of all, and to promote improved wholesome, sightly, harmonious and economic results in civic service, activities and operations; and by further regulations to limit the location, uses and occupancy of buildings, structures and land to be used for trade, industry, residence or other purposes, and also the location, height, bulk, occupancy, and uses of buildings and other structures, including the percentage of plot occupancy and coverage, street setback lines, sizes of yards, and other open spaces.

SEC. 1.1. ZONING ORDINANCE

This Ordinance shall be known and cited as the Zoning Ordinance.

SECTION 2. DEFINITIONS

For the purpose of this Ordinance certain terms used are herewith defined.

When not inconsistent with the context, words used in the present tense include the future, words in the singular number include the plural number, and words in the plural number include the singular number. The word "shall" is always mandatory and not merely directory.

SEC. 2.1. ACCESSORY USE

A use naturally and normally incidental to, subordinate to, and devoted exclusively to the main use of the premises.

SEC. 2.2. ACCESSORY BUILDING

A subordinate building or structure on the same plot, or a part of the main building, occupied by or devoted exclusively to an accessory use.

SEC. 2.3. ALLEY

A passage or way open to public travel, not more than thirty (30) feet wide, affording a secondary means of vehicular access to abutting property and not intended for general traffic circulation.

SEC. 2.4. BLOCK

For the special purposes of this Ordinance a block shall mean all land fronting on one side of a street and lying between the two nearest intersecting or intercepting streets, waterways or public recreation areas; or between the termination of such street and the nearest intersecting or intercepting street, waterways or public recreation areas. Where the boundary line of the City of Detroit intersects or intercepts a street in a block as defined herein, the block shall be considered to end at the City boundary line.

SEC. 2.5. BOARD

The word "Board" shall mean the Board of Zoning Appeals.

SEC. 2.6. BUILDING

Any structure, either temporary or permanent, having a roof and used or built for the shelter or enclosure of persons, animals, chattels, or property of any kind. This shall include tents, awnings or vehicles situated on private property and used for purposes of a building.

SEC. 2.7. BUILDING, HEIGHT OF

The vertical distance from the established sidewalk grade at the center of the front of the building to the highest point of the roof surface if a flat roof, to the deck line for mansard roofs and to the mean height level between eaves and ridge for gabled, hip and gambrel roofs. Penthouses, scenery lofts, towers, cupolas, steeples and domes, collectively not exceeding in gross area thirty (30) per cent of the roof area, flag poles, aeroplane beacons, radio broadcasting towers, antenna, chimneys, stacks, tanks and roof structures used only for ornamental or mechanical purposes, need not be included in determining the height of a building or structure. Parapet walls may extend not more than five (5) feet above the allowable height of a building.

SEC. 2.8. COMMISSION

The word "Commission" shall mean the City Plan Commission.

SEC. 2.9. DWELLING

Any building, or part thereof, occupied, in whole or in part, as the home, residence, or sleeping place of one or more persons, either continuously, permanently, temporarily or transiently.

One Family Dwelling

A building designed for or occupied exclusively by one family.