

ORDINANCE NO. 887-E

(Make notation on page 878)

ZONING—OPEN PARKING, MASTER PLAN NON-RESIDENTIAL AREAS

AN ORDINANCE to amend Ordinance No. 171-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, by adding a new paragraph to Section 5.1 to be known as Section 5.1, 10A.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT:

Section 1. That Ordinance No. 171-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 is hereby amended by adding a new paragraph to Section 5.1 to be known as Section 5.1, 10A, to read as follows:

SEC. 5.1. 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. One-family dwellings.
2. Churches.
3. Publicly owned and operated museums, libraries, parks, parkways, or playgrounds.
4. Educational, recreational, social, neighborhood or community centers not operated for profit and approved by the Commission after public hearing, as being not injurious to the surrounding neighborhood and not contrary to the spirit and purpose of this Ordinance.
5. Cemeteries, when approved by the Commission as being essential or desirable to the public convenience or welfare and not contrary to the spirit and purpose of this Ordinance.

Provided, That a written report of the Commission's decision shall be filed with the Common Council which shall become final unless within 30 days from the date of the Commission's decision a protest is filed with the Common Council in which event the Council shall by resolution approve or disapprove such use.

6. Golf courses, tennis courts, and playfields, not operated for profit.
7. Elementary public and parochial schools.

8. The growing of vegetables, fruits, flowers, shrubs and trees, provided such use is not operated for profit.

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

10. Open parking lots accessory to any of the above non-residential uses when located on a separate lot and not involving any business, profession, trade, or occupation, where found by the Commission to be essential to public convenience 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 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 lots, have provided front yards average in excess of 25 feet in which case the open parking lot shall provide a front yard equal to the average of the front yards of the existing dwellings.

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

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

(d) A solid ornamental fence or wall, 3 feet 6 inches in height shall be erected and maintained in good condition and appearance between the parking area and each front and side yard, alley or easement with only such openings as may be required for access. Where the side lot is adjacent to or across the alley from a business, commercial or industrial zone no wall or fence is required.

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

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

(g) The parking area shall be maintained with a stable surface that will not retain water and treated so as to prevent the raising of dust

ments, where necessary to protect the surrounding neighborhood. (Adopted October 4, 1951. Ord. No. 586E.)

SEC. 5.2. SIGNS

No signs shall be permitted on a lot 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 lots 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.

less than the yard existing building addition shall be of this section. Sec. 4.2C amended

SEC. 4.3. REA MEA

Where a lot at alley may be computing the depth of any

SEC. 4.4. MAX

For the purpose of any building of fifty (50) feet one hundred and

SEC. 4.5. PAR

Where a lot a depth of the lot public open space part of such part of the street for a width of such street (150) feet.

SEC. 4.6. YA

Every part of a by any structure, closed porches, provided, however, gutters shall not required yard.

No part of any mitted in Section sory building or t sory building erec story of fifteen (

Fire escapes, s enclosed, and ma into a required more than one (1 15, 1951. Ord. N

SEC. 4.7. USES

Where a lot is ings or structures herein for the di provided and mai lines, except on l 7.1 Paragraph ( provided that fr lots without buil public playground

SEC. 4.8. LOC

In residential rear yard except

SEC. 4.9. SIDI

That part of t lot line, in which side lot line, th such side lot line would otherwise sion along the s mining any requ

SEC. 4.10. ST

Where a lot thoroughfares ot from such public line. In such cas the front lot line may be utilized to supply a part of a required rear yard, provided that at least twenty (20) feet of such required rear yard shall be provided on the lot independently of such public thoroughfare.

SEC. 4.11. PUBLIC THOROUGHFARES AS SIDE YARDS

Any portion of the adjoining one-half of an abutting public thoroughfare may be utilized to supply a part of a required side yard adjacent to such public thoroughfare, provided that at least three (3) feet of said required side yard is provided on the lot independently of such adjoining public thoroughfare.

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