

ORDINANCE NO. 886-E

(Make notation on page 878)

ZONING - USES PERMITTED IN RM DISTRICTS - EFFICIENCY UNITS AND MOTELS

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 amending Sections 2.9 and 7.1.

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 amending Sections 2.9 and 7.1 to read as follows:

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 dwelling occupied by not more than one family.

TWO FAMILY DWELLING

A dwelling occupied by not more than two families.

MULTIPLE DWELLING

A dwelling occupied by three or more families, or as a rooming house, lodging house or hotel.

EFFICIENCY UNIT

A dwelling unit containing not more than one habitable room in addition to sanitary facilities.

MOTEL

A dwelling unit wherein each unit has a separate individual entrance

leading directly to the building and intended wholly for the accommodation

SECTION 7.

The following regulations shall apply in all RM Districts: SEC. 7.1 USES PERMITTED. No building or structure, or part thereof, shall be erected, used, or premises used, in whole or in part, for other than one of the following specified uses: 1. Uses permitted in R2 Districts. 2. Multiple dwellings in which not more than fifty (50) percent of the living units in the structure are efficiency units.

2A. Multiple dwellings in which fifty (50) or more percent of the living units in the structure are efficiency units, subject to the approval of the Commission as being essential or desirable to the public convenience or welfare, not injurious to the surrounding neighborhood and not contrary to the spirit and purposes of this ordinance.

2B. Motels, subject to the approval of the Commission as being essential or desirable to the public convenience or welfare, not injurious to the surrounding neighborhood and not contrary to the spirit and purposes of this ordinance.

2C. Homes, centers and schools for the care, boarding and/or teaching of children. 3. 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.

4. Rooming and lodging houses. 5. Publicly owned buildings, public utility buildings, telephone exchanges, transformer stations and sub-stations without service or storage yards, subject to the approval of the Commission as being not injurious to surrounding neighborhood and not contrary to the spirit and purpose of this Ordinance.

6. Private garages, either separate or in connected groups having common and unpierced dividing walls between contiguous private garages.

6A. Sports centers, polo fields and riding academies, not operated for profit, on a lot having an area of not less than thirty (30) acres: Provided, however, That no stable, building or structure in which horses are housed or kept shall be located nearer than 100 feet to any lot line of such sports center, polo field or riding academy except where a lot line is a boundary of a C6, ML, ML6 or MH Zoning District, nor nearer than 175 feet to an R1, R2, RM, RMA, RM4 or RMU Zoning District which is located outside the boundaries of such sports center, polo field or riding academy, where found by the Commission to

minimum width of fifteen feet (1) foot for each length of the building overall dimension along the side yard. Each such side yard shall have a minimum width of fifteen (15) feet which shall be increased by five (5) feet for each ten (10) feet or part thereof by which the height of the building or structure exceeds thirty-five (35) feet.

Every lot upon 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 lot. Each such side yard shall have a minimum width of fifteen (15) feet which shall be increased by five (5) feet for each ten (10) feet or part thereof by which the height of the building or structure exceeds thirty-five (35) feet, and also 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.

SEC. 8.8. LOT AREA PER ROOM

Every lot used for a multiple dwelling shall contain not less than three hundred (300) square feet of area for each room of eighty (80) or more square feet, used for dwelling purposes in such multiple dwelling, except such rooms as are used for hotel, lodging house or rooming house purposes.

SECTION 9. RMU DISTRICTS

The following regulations shall apply in all RMU Districts:

SEC. 9.1. 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 uses permitted in RM4 Districts.

SEC. 9.2. SIZE OF LOT

No multiple family dwelling shall be erected upon a lot which has less than four thousand eight hundred (4800) square feet of area.

SEC. 9.3. HEIGHT

The maximum allowable height shall be regulated by the side yard requirements.

SEC. 9.4. REAR YARD

Every lot shall be provided with a rear yard not less than twenty-five (25) feet in depth.

SEC. 9.5. FRONT YARD

Every lot shall be provided with a front yard not less than twenty (20) feet in depth.

SEC. 9.6. SIDE YARDS-RESIDENTIAL USE

Every lot upon which a multiple dwelling is erected shall be provided with a side yard on each side of such lot. Each such side yard shall have a minimum width of five (5) feet which shall be increased by one-half (1/2) foot for each story by which the height of the multiple dwelling exceeds two (2) stories, and also by one-half (1/2) 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 side yard.

SEC. 9.7. SIDE YARDS-NON-RESIDENTIAL USE

Every lot upon 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 lot. Each such side yard shall have a minimum width of fifteen (15) feet which shall be increased by five (5) feet for each ten (10) feet by which the height of the building or structure exceeds thirty-five (35) feet and also 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.

SEC. 9.8. LOT AREA PER ROOM

Every lot used for a multiple dwelling shall contain not less than two hundred (200) square feet of area for each room of eighty (80) or more square feet, used for dwelling purposes in such multiple dwelling, except such rooms as are used for hotel, lodging house or rooming house purposes.

SECTION A-9. P-1 DISTRICTS

The following regulations shall apply in all P-1 Districts:

SEC. A-9.1. USES PERMITTED

Premises in such districts shall be used only for a parking area, subject to such regulations as are hereinafter provided.

SEC. A-9.2. LIMITATION OF USE

1. Parking area shall be used for parking of private passenger vehicles only.

2. No charge shall be made for parking within such premises.

3. No business involving the repairs or services to vehicles permitted thereon, or sale, or display thereof, shall be conducted from or upon such premises.

4. No structures other than those required by this ordinance or specifically permitted herein shall be erected on the premises.

No buildings other than those for shelter of attendants shall be erected upon premises, and there shall be not more than two such buildings in any one area and each such building shall not be more than fifty (50) square feet in area nor shall each exceed fifteen (15) feet in height.

No advertising signs shall be erected on premises except that not more than one (1) directional sign at each point of ingress or egress may be erected which may also bear the name of the operator of the lot and enterprise it is intended to serve. Such signs shall not exceed twenty (20) square feet in area nor an overall height above the ground of fifteen (15) feet and shall not project beyond the property line of premises where the subject premises are opposite R1, R2, RM, RM4 or RMU districts.

SEC. A-9.3. INGRESS AND EGRESS

Adequate ingress and egress for vehicles to premises used for parking shall be provided and shall be by means of streets or alleys adjacent to or extending through B2, B6, BL, BC, C6, ML, ML6 or MH districts, or by private roadways extending through such districts. All such roadways shall be surfaced in a manner at least equivalent with that which is hereinafter provided for the parking area.

SEC. A-9.4. PROTECTIVE WALL

The parking area shall be provided with a continuous unpierced masonry wall six (6) feet in height measured from the surface of the parking area on all sides where the next zoning district is an R1, R2, RM, RM4, or RMU district, for the purpose of this section designated as residentially zoned districts.

(A) SIDE YARDS

Where the P-1 district is contiguous to side lot lines of premises within a residentially zoned district, such wall shall be located at least twenty (20) feet from the side lot lines nearest the parking area.

Where the P-1 district lies across a street and opposite a residentially zoned district wherein the side lot lines are contiguous to such street, the wall on the side of the parking area adjacent to such street shall be located so as to provide a yard of not less than ten (10) feet in depth.

(B) FRONT YARD

Where the P-1 district is contiguous to a residentially zoned district which has a common frontage on the same block with the P-1 district and wherein residential structures have been erected having a front yard of less than twenty (20) feet in depth, or wherein no residential structures have been erected, such wall shall be located not less than twenty (20) feet from the front lot lines of the parking area.

Where the P-1 district is contiguous to a residentially zoned district which has a common frontage in the same block with the P-1 district and wherein residential structures have been erected having a front yard of greater than twenty (20) feet in depth, or wherein the erection of residential structures on such premises is controlled by private restrictions requiring a front yard of more than twenty (20) feet in depth, such wall shall be located a distance from the front lot lines of the parking area equal to the minimum distance of any residential structure so located, or to the minimum distance required by such restrictions, except in cases where residential structures have been erected at the rear of lots. In such cases, the wall shall be located so as to provide a front yard of no less than twenty (20) feet in depth or equal to the minimum required by the private restrictions.

Where the P-1 district lies across a street and opposite a residentially zoned district wherein the lots front upon such street, the wall on the side of the parking area adjacent to such street shall be located so as to provide a yard of not less than twenty (20) feet in depth.

(C) LANDSCAPING

Wherever such wall is required, all the land between said wall and the boundaries of the P-1 district shall be kept free from refuse or debris and shall be landscaped, the landscaped area adjacent to the wall shall be planted with deciduous shrubs, evergreens and ornamental trees. Fruit trees shall not be used. Ornamental trees shall be planted at thirty (30) foot intervals, six (6) feet from the wall. Where the arrangement of the planting materials will result in exposure of the walls, the wall shall be covered