

ORDINANCE NO. 885-E
(Make notation on page 878)

ZONING — B-1 DISTRICTS

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 Section 4 by adding a new district to be known as B1-Thirty-five (35) foot height-Restricted Business; by amending Section A-9.3; by adding new Section to be known as Sections B-9, B-9.1 and B-9.2; and by amending Section 10.1.

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 amended by amending Section 4 by adding a new district to be known as B-1-Thirty-five (35) foot height-Restricted Business; by amending Section A-9.3; by adding new Sections to be known as Sections B-9, B-9.1, and B-9.2; and by amending Section 10.1, all to read as follows:

SECTION 4. DISTRICTS

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

R1—Two and a Half Story—One-Family Dwellings

R2—Two and a Half Story—Two-Family Dwellings.

RM—Two and a Half Story—Multiple Dwellings.

RMA—

RM4—Fifty (50) foot height—Multiple Dwellings

RMU—Unlimited Height—Multiple Dwellings

P1—Open Parking

B1—Thirty-five (35) foot height—Restricted business

B2—Thirty-five (35) foot height—Business

B6—Seventy (70) foot height—Business

BL—Limited Bulk—Business

BC—Limited Bulk—Central Business

C6—Eighty (80) foot height—Commercial

ML—Forty (40) foot height—Light Manufacturing

ML6—Eighty (80) foot height—Light Manufacturing

MH—One Hundred and Fifty (150) foot height—Heavy Manufacturing.

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 B1, 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.

SECTION B-9. B1 DISTRICTS

The following regulations shall apply in all B1 Districts:

SEC. B-9.1. USES PERMITTED

No building, 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:

Uses Permitted in RMU Districts:

Bakeries, provided the services of not more than a total of five (5) persons are utilized in all operations.

Banks.

Dry cleaning and laundry pick up stores.

Interior decorators.

Laundries, provided the services of not more than a total of five (5) persons are utilized therein in all operations.

Laundromats where washing, drying and/or ironing machines are provided on the premises for hire by customers for processing home type washing.

Offices.

Parking lots for private passenger vehicles.

Personal service shops for direct service to the customers such as barber shops, beauty parlors, shoe repair and tailor shops.

Photographic studios.

Radio and household appliance repair shops.

Restaurants, other than "drive-in" type where customers are served in their automobiles, provided there is no dancing, personal appearance entertainment, nor sale of alcoholic beverages by the glass.

Signs, accessory to and on same