

Sec. 3.10-H. The amount of off-street parking facilities required under Sections 3.10-A and 3.10-E of this ordinance shall be determined in accordance with the following table:

Use

- One-family dwellings and two-family dwellings:
One parking space for each dwelling unit.
- Multiple dwellings not over 2 stories in height:
3 parking spaces for each 4 dwelling units.
- Rooming Houses, Lodging Houses, Club Rooms, Fraternity Houses, Dormitories:
Having not more than 3 guest bedrooms or 6 beds for guests—
2 parking spaces.
Having more than 3 guest bedrooms or 6 beds for guests—
2 parking spaces for first three guest bedrooms or first 6 beds for guests plus 1 parking space for each 3 guest bedrooms or 6 beds thereafter.
- Multiple dwellings over two stories in height:
One parking space for each 2 dwelling units.
- Hotels:
One parking space for each 6 guest bedrooms.
- Hospitals:
One parking space for each 4 beds.
- Sanitariums, Convalescent Homes, Homes for Aged, Asylums:
One parking space for each 6 beds.
- Orphanages:
One parking space for each 10 beds.
- Theaters having not more than 1,000 seats:
One parking space for each 6 seats.
- Theatres having more than 1,000 seats:
167 parking spaces for the first 1,000 seats plus 1 parking space for each 4 seats over 1,000 seats.
- Stadia, Sports Arenas, Auditoriums:
One parking space for each 8 seats.
- Churches:
One parking space for each 12 seats in the main worship unit.
- Dance Halls, Assembly Halls without fixed seats, Exhibition Halls:
One parking space for each 100 square feet of floor area used for dancing or assembly.
- Bowling Alleys:
Four parking spaces for each alley.
- Medical or Dental Clinics, Banks, Business or Professional Offices:
One parking space for each 400 square feet of floor area.
- Establishments for the sale and consumption on the premises of alcoholic beverages, food or refreshments:
Having more than 2,000 square feet of floor area—Two parking spaces plus 1 parking space for each 100 square feet of floor area over 2,000 square feet.
- Mortuaries or Funeral Homes:
Three parking spaces for each room used as a chapel room, or slumber room or parlor or 1 parking space for each 50 square feet of floor area of assembly rooms used for services, whichever amount is greater.
- Retail Stores, except as otherwise herein specified:
Having not more than 2,000 square feet of floor area—No parking spaces required.
Having more than 2,000 square feet but not more than 20,000 square feet of floor area—2 parking spaces, plus 1 parking space for each 333 square feet above 2,000 square feet of floor area.
Having more than 20,000 square feet of floor area, 56 parking spaces plus 1 parking space for each 250 square feet above 20,000 square feet of floor area.
- Furniture and Appliance Stores, Motor Vehicle Sales, Wholesale Stores, Machinery Sales, Personal Service Shops, Household Equipment or Furniture Repair Shops, Clothing and Shoe Repair or Service Shops, and Hardware Stores:
Having not more than 2,000 square feet of floor area—No parking spaces required.
Having more than 2,000 square feet of floor area—2 parking spaces plus 1 parking space for each 800 square feet of floor area above 2,000 square feet.
- Manufacturing and Industrial Uses, Research and Testing Laboratories, Creameries, Soft Drink Bottling Establishments, Printing and Engraving Shops, Warehouses and Storage Buildings:
One parking space for each 5 employees, computed on the basis of the greatest number of persons to be employed at any one period during the day or night. Provided, that in cases of mixed uses, the provisions of Section 3.10-J shall not apply where a use is accessory to the main use and is not intended to serve additional patrons or employees.

When units or measurements determining number of required parking spaces result in requirement of a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one parking space.

Sec. 3.10-I. The off-street parking facilities required for one-family, two family, and multiple dwellings not over two stories in height shall be on the same lot or parcel of land as the building they are intended to serve. For rooming houses, lodging houses, club rooms, fraternity houses, dormitories, hospitals, sanitariums, convalescent homes, homes for the aged, asylums and orphanages and for other similar uses, the off-street parking facilities required shall be within five hundred (500) feet of the building they are intended to serve, measured between the nearest point of the off-street parking facilities and the nearest point of the building. The off street parking facilities required for any of other uses mentioned in Section 3.10-H or for similar uses shall be within one thousand (1,000) feet of the building they are intended to serve measured between the nearest point of the off-street parking facilities and the nearest point of the building.

Sec. 3.10-J. In the case of a use not specifically mentioned, the requirements for off-street parking facilities for a use which is so mentioned, and to which said use is similar, shall apply. In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements of the various uses computed separately in accordance with the table in Section 3.10-H and off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use except as herein specified for joint use.

Sec. 3.10-K. Nothing in this ordinance shall be construed to prevent collective provision of off-street parking facilities for two or more buildings or uses, provided that the total of such off-street parking facilities provided collectively shall not be less than the sum of the requirements for the various individual uses computed separately in accordance with the table in Section 3.10-H of this ordinance.

Sec. 3.10-L. The City Plan Commission, in consultation with the Traffic Engineering Bureau, shall make studies of various areas in the City of Detroit for the purpose of determining areas within which there is need for the establishment of off-street parking facilities to be provided by the City of Detroit and to be financed wholly or in part by a special assessment district, or by other means where such need is found, the Commission shall report its recommendation for the acquisition of such off-street parking facilities to the Common Council. This report shall include recommendations on the size, location and other pertinent features of the proposed off-street parking facilities and the area they should be intended to serve.

Wherever, pursuant to this procedure, the Common Council shall establish off-street parking facilities by means of a special assessment district under the provisions of Ordinance 86-E or by any other means which the Common Council may determine upon completion and acceptance of such off-street parking facilities by the Common Council, all existing buildings and uses and all buildings erected or uses established thereafter within the special assessment district or other district which the Common Council may have determined shall be exempt from the requirements of this ordinance for privately supplied off-street parking facilities except as hereinafter provided.

The Common Council, upon recommendation of the City Plan Commission and after public hearing, may require by resolution that a portion not to exceed fifty (50) per cent of off-street parking facilities required by this ordinance shall be provided in connection with occupancy or use of a building in an area that was included in a special assessment district for the provision of off-street parking facilities or in any other district which the Common Council may have determined to be served by a public off-street parking facility in the following cases:

1. In such cases where the use of a building which was erected after the levying of the special assessment in such an area or after the establishment of the public off-street parking facility creates a need for an unusual or exceptional amount of off-street parking facilities.
2. In such cases where alteration, extension or change in use of a building which was erected after the levying of the special assessment in such an area or establishment of the public off-street parking facility creates a need for off-street parking facilities more than thirty (30) per cent in excess of the requirements for off-street parking facilities for such a building or use before alteration, extension or change in use, as computed on the basis of the table in Section 3.10-H. Ord. 576-F, effective June 22, 1961; Ord. 195-E, effective October 23, 1947; and Ord. 176-E, effective September 4, 1947.)

SEC. 3.11. REPEALED. (Ord. 176-E, effective Aug. 5, 1947.)

SEC. 3.12. REPEALED. (Ord. 438-D, effective Nov. 30, 1944.)

SEC. 3.13. 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. 3.14. DWELLING AND OTHER OCCUPANCIES

Where a dwelling is erected, located, or placed above another type of use, in districts other than R1, R2, RM, RM4, or RMU, no yards shall be required for the dwelling except a rear yard which may begin at the lowest floor occupied for dwelling purposes.

SEC. 3.15. GROUP HOUSING

Any parcel of land regardless of size which is located in a RMA district may be developed with two or more separate structures for dwelling purposes and uses accessory thereto on the same lot or parcel when approved by the Commission in accordance with Section A-7 of the Ordinance. Any parcel of land comprising an area of one (1) acre or more which is located in any district in which dwellings are allowed may be developed with two or more separate structures for dwelling purposes and uses accessory thereto on the same lot or parcel providing the following conditions are complied with:

A. Lot Area.

Lot areas shall be provided as follows:

1. Single-family structures— not less than 5,000 sq. ft. per structure;
2. Two-family structures— not less than 6,000 sq. ft. per structure;
3. Multiple family structures— lot area shall be governed by the lot area per room requirements as specified in the Ordinance for the district in which said structures are first or primarily permitted.

B. Yards.

Front, rear, and side yards shall be provided on such lots in accordance with the requirements of this Ordinance for districts in which such dwellings are first or primarily permitted.

C. Distances between buildings.

Where two or more separate structures for dwelling purposes are erected or placed on the same lot or parcel the distance between any two such dwellings shall not be less than twenty-five (25) feet where the principle entrance or entrances to one structure faces another structure. In all other instances, the distance between buildings shall not be less than one-half the height of the higher of these two dwellings, but in no case shall that distance be less than ten (10) feet.

D. Other regulations.

The requirements of Section 3.8 shall not be applicable to this section. All other requirements of this Ordinance, not specifically regulated herein shall apply to any structures erected under this section. These requirements shall be in accordance with the provisions of the Ordinance for a lot in which such structure is first or primarily permitted. (Ord 362-F, effective March 15, 1959 Ord. 703-F, effective May 31, 1962.)

SEC. 3.16. 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 lot, 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.

SEC. 3.17. TRANSFERRAL OF RESIDENTIAL REQUIREMENTS

Where a building or structure for dwelling purposes is erected or altered on a lot 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 lot shall be subject to the same requirements for yards, minimum lot area and percentage of lot coverage as are specified in this Ordinance for a lot in the district in which such building or structure for dwelling purposes is first or primarily permitted, except as specified in Section 3.14 and except in the case of hotels erected or altered in districts other than RMU districts.

SEC. 3.18. 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.

SEC. 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;
 - B1A—Thirty-five (35) Foot Height—Transitional Restricted Business;
 - 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;
 - PC—Limited Bulk—Public Centers;
 - PCA—Limited Bulk—Restricted Central Business;
 - C6—Eighty (80) Foot Height—Commercial;
 - ML—Forty (40) Foot Height—Light Manufacturing;
 - ML6—Eighty (80) Foot Height—Light Manufacturing;
 - MH—Eighty (80) Foot Height or Unlimited Height—Heavy Manufacturing.
- (Ord. 263-F and 576-F; effective June 22, 1961.)

SEC. 4.1. 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. 4.2. BOUNDARY LINE LOTS

Yards shall be provided in commercial and industrial districts where adjacent to or across a street or alley from residential districts in accordance with the following:

- (a) Where a commercial or manufacturing district (C6, ML, ML6 and MH) is separated by a public street from the front yard of lots in a residential district (R 1, R2, RM, RMA, RM4, and RMU), then there shall be provided a twenty (20) foot yard in such commercial or manufacturing district where contiguous to the street separating such residential and commercial or manufacturing districts: Provided, This requirement shall not apply to a piece or parcel of land measuring 100 feet or less from the property line along the said separating street to the property line opposite therefrom, all as indicated on a plat of record in the case of subdivided property, or a deed of record in the case of unsubdivided property, all as recorded at the effective date of this section.
- (b) Where a commercial or manufacturing district (C6, ML, ML6, and MH) is separated by a public street from the side yard of lots in a residential district (R1, R2, RM, RMA, RM4, and RMU), then there shall be provided a ten (10) foot yard in such commercial or manufacturing district where contiguous to the street separating such residential and commercial or manufacturing districts: Provided, This requirement shall not apply to a piece or parcel of land measuring 100 feet or less from the property line along the said separating street to the property line opposite therefrom, all as indicated on a plat of record in the case of subdivided property, or a deed or record in the case of unsubdivided property, all as recorded at the effective date of this section.