

ZONING

The majority of the subject is currently zoned **B-4, General Business District**, while those portions on the east side of the Grand Trunk Western Railroad corridor and the south side of State Fair Avenue are currently zoned **M-4, Intensive Industrial**. Rules and regulations pertaining to these zoning classifications are contained within the City of Detroit's Zoning Ordinance, under Article IX, Division 5 and Article X, Division 5.

B-4, General Business District

The ordinance describes the B-4 District as follows.

"The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional."

Section 61-9-73 of the ordinance begins to list those by-right uses permitted within the B-4, General Business District. These are as follows.

- Boarding school and dormitory
- Child caring institution
- Convalescent, nursing, or rest home
- Lofts, inside the Central Business District
- Religious residential facilities
- Shelter for victims of domestic violence
- Adult day care center
- Armory
- Auditoriums, public
- Child care center

ZONING, Continued

- Educational institution
- Fire or police station, post office, court house, and similar public building
- Governmental service agency
- Hospital or hospice
- Library
- Museum
- Neighborhood center, nonprofit
- Outdoor recreation facility
- Religious institution
- School, elementary, middle/junior high, or high
- Animal-grooming shop
- Art gallery
- Assembly hall
- Automated Teller Machine not accessory to another use on the same zoning lot, which is stand-alone, without drive-up or drive-through facilities
- Bake shop, retail
- Bank without drive-up or drive-through facilities
- Barber or beauty shop
- Business college or commercial trade school
- Cabaret, inside the Central Business District
- Customer service center without drive-up or drive-through facilities

ZONING, Continued

- Dance hall, public, inside the Central Business District
- Dry cleaning, laundry, or laundromat
- Establishment for the sale of beer or intoxicating liquor for consumption on the premises, inside the Central Business District
- Greenhouse or nursery with stock for retail sales
- Hotel, inside the Central Business District
- Medical or dental clinic, physical therapy clinic, or massage therapy clinic
- Mortuary or funeral home
- Motor vehicles, new, salesroom or sales lots
- Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor vehicles
- Nail salon
- Office, business or professional
- Parking lots or parking areas for operable private passenger vehicles, except as restricted by Sec. 61-12-219 of this Code
- Parking structure
- Pet shop
- Private club, lodge, or similar use
- Radio or television station
- Radio, television, or household appliance repair shop, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- Recreation, indoor commercial and health club
- Recording studio or photo studio or video studio, no assembly hall

ZONING, Continued

- Restaurant, carry-out or fast food, where located in a multi-story building and integrated into a mixed use or multi-tenant development, and without drive-up or drive-through facilities
- Restaurant, standard without drive-up or drive-through facilities
- Retail sales and personal service in business and professional offices
- Retail sales and personal service in multiple-residential structures
- School or studio of dance, gymnastics, music, or art
- Shoe repair shop
- Stores of a generally recognized retail nature whose primary business is the sale of new merchandise with or without drive-up or drive-through facilities
- Veterinary clinic for small animals
- Blueprinting shop
- Trade services, general
- Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this Chapter.
- Marinas
- Railroad right-of-way, not including storage tracks, yards, or buildings
- Signs as provided for in ARTICLE VI of this Chapter

In addition to the previously indicated by-right uses, the ordinance also lists a number of conditional uses, which may be permitted following review and approval by the appropriate legal entity. These are as follows.

- Emergency shelter, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- Fraternity or sorority house
- Loft, outside the Central Business District

ZONING, Continued

- Multiple-family dwelling
- Pre-release adjustment center, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- Residential substance abuse service facility
- Residential use combined in structures with permitted commercial uses
- Rooming house
- Single-family detached dwelling
- Single-room-occupancy housing, nonprofit
- Town house
- Two-family dwelling
- Electric transformer station
- Gas regulator station
- Outdoor entertainment facility
- Power or heating plant with fuel storage on site
- Substance abuse service facility, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- Stadium or sports arena
- Telephone exchange building
- Water works, reservoir, pumping station, or filtration plant
- Amusement park
- Arcade
- Automated Teller Machine not accessory to another use on the same zoning lot, which is

ZONING, Continued

stand-alone, with drive-up or drive-through facilities

- Bank with drive-up or drive-through facilities
- Bed and breakfast inn
- Brewpub or microbrewery
- Cabaret, outside the Central Business District
- Customer service center with drive-up or drive-through facilities
- Dance hall, public, outside the Central Business District
- Employee recruitment center
- Establishment for the sale of beer or intoxicating liquor for consumption on the premises, outside the Central Business District
- Financial services center
- Firearms dealership
- Firearms target practice range, indoor
- Food stamp distribution center
- Go-cart track, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- Golf course, miniature
- Hotel, outside the Central Business District
- Kennel, commercial
- Lodging house, public
- Motel
- Motor vehicle filling station

ZONING. Continued

- Motor vehicles, used, salesroom or sales lot, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- Motor vehicles, used, storage lot accessory to a salesroom or sales lot for used motor vehicles, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- Motor vehicle services, major, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- Motor vehicle services, minor
- Motor vehicle washing and steam cleaning, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- Motorcycles, retail sales, rental or service
- Outdoor commercial recreation, not otherwise specified
- Parking lots or parking areas for operable private passenger vehicles, as restricted by Sec. 61-12-219(9)(e) of this Code
- Pawnshop, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- Plasma donation center, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- Pool or billiard hall
- Printing or engraving shops
- Public lodging house
- Rebound tumbling center, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- Rental hall
- Restaurant, carry-out or fast-food, with or without drive-up or drive-through facilities, except such use shall be prohibited on any zoning lot abutting the Woodward Avenue Gateway

ZONING, Continued

Radial Thoroughfare where there is drive-up or drive-through facilities or where not located in a multi-story building having a mixed-use or multi-tenant development

- Restaurant, standard, with drive-up or drive-through facilities, except such use having drive-up or drive-through facilities shall not be permitted on any zoning lot abutting the Woodward Avenue Gateway Radial Thoroughfare
- Secondhand stores and secondhand jewelry stores, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment
- Tattoo and/or piercing parlor, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- Taxicab dispatch and/or storage, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- Theater and concert café, excluding drive-in theaters
- Trailer coaches or boat sale or rental, open air display, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- Trailers, utility, or cement mixers, pneumatic-tired, sales, rental or service; moving truck/trailer rental lots
- Confection manufacture, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- Dental products, surgical, or optical goods manufacture, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- Food catering establishment
- Ice manufacture, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- Jewelry manufacture, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare

ZONING, Continued

- Lithographing, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- Research or testing laboratory
- Toiletries or cosmetic manufacturing, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- Tool, die, and gauge manufacturing, small items, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- Vending machine commissary, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- Wearing apparel manufacturing, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- Wholesaling, warehousing, storage buildings, or public storage houses, except excluding Gratiot Avenue, such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this Chapter.
- Signs as provided for in ARTICLE VI of this Chapter.
- Telecommunications building, private

Area, height and placement regulations pertaining to the B-4, General Business District are listed under Article XIII, Section 61-13-25 of the City of Detroit's zoning ordinance. A few of the permitted land uses have specific limitations as to that use, whereas the majority fall under the "all other uses" category. These regulations are as follows.

ZONING, Continued

B-4 GENERAL BUSINESS DISTRICT	
USE	REQUIREMENT
Fraternity or Sorority Houses	Minimum Lot Area - 7,000 square feet Minimum Lot Width - 70 feet Front Setback - 20 feet Side Setback ¹ - Formula A Rear Setback - 30 feet Maximum Height - 35 feet
Libraries or Museums	Minimum Lot Area - 10,000 square feet Minimum Lot Width - 70 feet Front Setback - 20 feet Side Setback ² - Formula B Rear Setback - 30 feet Maximum Height - 35 feet
Motel or Hotels	Minimum Lot Area - 7,000 square feet Minimum Lot Width - 70 feet Front Setback - 20 feet Side Setback - Formula A Rear Setback - 30 feet Maximum Height - 35 feet
Multiple-family dwellings	Minimum Lot Area - 7,000 square feet Minimum Lot Width - 70 feet Front Setback - 20 feet Side Setback - Formula A Rear Setback - 30 feet Maximum FAR - 2.0
Motor vehicle, used: salesroom or sales lot	Minimum Lot Area - 2,400 square feet Minimum Lot Width - 30 feet Maximum Height - 35 feet

¹ Determined by the following formula, designated in the Ordinance as Formula A. Formula A = Length (feet) + 2 (height) / 15.

² Determined by the following formula, designated in the Ordinance as Formula B. Formula B = Length (feet) + 2 (height) / 6.

ZONING, Continued

USE	REQUIREMENT
Motor vehicle filling station	Minimum Lot Area - various Minimum Lot Width - various Setbacks - various Maximum Height - 35 feet Maximum Lot Coverage - 40%
Religious institutions	Minimum Lot Area - 10,000 square feet Minimum Lot Width - 70 feet Front Setback - 20 feet Side Setback - Formula B Rear Setback - 30 feet Maximum Height - 35 feet
Single family dwellings; Religious residential facilities	Minimum Lot Area - 5,000 square feet Minimum Lot Width - 50 feet Front Setback - 20 feet Side Setback - 14 feet combined Rear Setback - 30 feet Maximum Height - 35 feet
Two family dwellings	Minimum Lot Area - 6,000 square feet Minimum Lot Width - 55 feet Front Setback - 20 feet Side Setback - Formula A Rear Setback - 30 feet Maximum Height - 35 feet
Townhouses	Minimum Lot Area - 7,000 square feet Minimum Lot Width - 70 feet Front Setback - 20 feet Side Setback - Formula A Rear Setback - 30 feet Maximum Height - 35 feet
All other residential and public, civic and institutional uses	Minimum Lot Area - 7,000 square feet Minimum Lot Width - 70 feet Front Setback - 20 feet Side Setback - Formula B Rear Setback - 30 feet Maximum Height - 35 feet

ZONING, Continued

USE	REQUIREMENT
Motor vehicle washing and steam cleaning	Maximum Lot Area - 10,000 square feet Maximum Height - 35 feet
All other uses	Maximum Height - 35 feet

M-4, Intensive Industrial

The ordinance describes the M-4 District as follows.

"This district will permit uses which are usually objectionable and, therefore, the district is rarely, if ever, located adjacent to residential districts. A broad range of uses is permitted in this district. New residences are prohibited with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development."

Section 61-10-73 of the ordinance begins to list those by-right uses permitted within the M-4, Intensive Industrial District. These are as follows.

- Armory
- Electric transformer station
- Fire or police station, post office, court house, and similar public building
- Gas regulator station
- Governmental service agency
- Power or heating plant with fuel storage on site
- Steam generating plant
- Telephone exchange building

ZONING, Continued

- Water works, reservoir, pumping station, or filtration plant
- Animal-grooming shop
- Arcade
- Art gallery
- Assembly hall
- Automated Teller Machine not accessory to another use on the same zoning lot, which is stand-alone
- Bake shop, retail
- Bank
- Barber or beauty shop
- Brewpub or microbrewery
- Business college or commercial trade school
- Customer service center
- Dry cleaning, laundry, or laundromat
- Employee recruitment center
- Financial services center
- Food stamp distribution center
- Go-cart track
- Golf course, miniature
- Greenhouse or nursery with stock for retail sales
- Kennel, commercial

ZONING, Continued

- Medical or dental clinic, physical therapy clinic, or massage therapy clinic
- Mortuary or funeral home
- Motor vehicle filling station as provided for in Sec. 61-12-182(2) of this Code
- Motor vehicle services, minor
- Motor vehicle washing and steam cleaning
- Motor vehicles, new or used, salesroom or sales lot
- Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor vehicles
- Motorcycles, retail sales, rental or service
- Nail salon
- Office, business or professional
- Parking lots or parking areas for operable private passenger vehicles
- Parking structure
- Pet shop
- Pool or billiard hall
- Printing or engraving shops
- Private club, lodge, or similar use
- Produce or food markets, wholesale
- Radio or television station
- Radio, television, or household appliance repair shop
- Rebound tumbling center
- Recording studio or photo studio or video studio, no assembly hall

ZONING, Continued

- Recreation, indoor commercial and health club
- Rental hall
- Restaurant, carry-out or fast-food with or without drive-up or drive-through facilities
- Restaurant, standard
- Retail sales and personal service in business and professional offices
- School or studio of dance, gymnastics, music, or art
- Shoe repair shop
- Stores of a generally recognized retail nature whose primary business is the sale of new merchandise
- Tattoo and/or piercing parlor
- Taxicab dispatch and/or storage facility
- Theater and concert cafe, excluding drive-in theaters
- Trailer coaches or boat sale or rental, open air display
- Trailers, utility, or cement mixers, pneumatic-tired, sales, rental or service; moving truck/trailer rental lots
- Veterinary clinic for small animals
- Bailing of waste paper or rags
- Blueprinting shop
- Boiler repairing
- Chemical materials blending or compounding but not involving chemicals manufacturing
- Cold storage plant
- Confection manufacture

ZONING, Continued

- Construction equipment, agricultural implements, and other heavy equipment repair or service
- Containerized freight yard
- Dental products, surgical, or optical goods manufacture
- Elevators, grain
- Feed or grain mill
- Food catering establishment
- General: High/medium-impact manufacturing or processing as defined in Sec. 61-16-102 of this Code
- General: High-impact manufacturing or processing as defined in Sec. 61-16-102 of this Code.
- General: Low/medium-impact manufacturing or processing as defined in Sec. 61-16-124 of this Code
- General: Low-impact manufacturing or processing as defined in Sec. 61-16-124 of this Code
- Greenhouse or nursery, wholesale sales only, including landscape contractors
- Ice manufacture
- Jewelry manufacture
- Laundry, industrial
- Lithographing and sign shops
- Lumber yard
- Machine shop
- Newspaper, daily, publishing or printing
- Outdoor operations of permitted land uses specified in the Manufacturing and Production use category, Sec. 61-12-62 of this Code, and as specified in the Warehouse and Freight Movement use category, Sec. 61-12-63 of this Code

ZONING, Continued

- Outdoor storage yards
- Railroad transfer or storage tracks
- Research or testing laboratory
- Sewage disposal plant
- Steel warehousing
- Tank storage of bulk oil or gasoline
- Toiletries or cosmetic manufacturing
- Tool sharpening or grinding
- Tool, die, and gauge manufacturing, small items
- Trade services, general
- Trucking terminals, transfer buildings, truck garages, recreational vehicle storage lots, and open areas for the parking of operable trucks
- Vending machine commissary
- Wearing apparel manufacturing
- Welding shops
- Wholesaling, warehousing, storage buildings, or public storage houses
- Aircraft landing areas for winged aircraft
- Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this Chapter.
- Boat or ship yard, construction, repair, maintenance, dry dock
- Boat terminal, passenger
- Docks, waterway shipping/freighters

ZONING, Continued

- Marinas
- Passenger transportation terminal
- Railroad right-of-way, not including storage tracks, yards, or buildings
- Signs as provided for in ARTICLE VI of this Chapter.
- Telecommunications building, private

In addition to the previously indicated by-right uses, the ordinance also lists a number of conditional uses, which may be permitted following review and approval by the appropriate legal entity. These are as follows.

- Lofts
- Residential use combined in structures with permitted commercial uses
- Auditoriums, public
- Library
- Museum
- Neighborhood center, nonprofit
- Outdoor entertainment facility
- Outdoor recreation facility
- Race track, motor vehicle
- Religious institution
- Stadium or sports arena
- Substance abuse service facility
- Adult cabaret, adult personal service establishment, adult physical culture establishment, adult supply store, adult theater

ZONING, Continued

- Amusement park
- Cabaret
- Dance hall, public
- Drive-in theater
- Establishment for the sale of beer or intoxicating liquor for consumption on the premises
- Firearms dealership
- Firearms target practice range, indoor
- Fireworks, sales
- Motor vehicle filling station other than as provided for in Sec. 61-12-182(2) of this Code
- Motor vehicle services, major
- Motor vehicles, used, storage lot accessory to a salesroom or sales lot for used motor vehicles
- Outdoor commercial recreation, not otherwise specified
- Pawnshop
- Plasma donation center
- Secondhand stores and secondhand jewelry stores
- Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment
- Abattoir, slaughter house
- Explosives storage
- Garbage, offal, or dead animal reduction
- General: Very high-impact manufacturing or processing as defined in Sec. 61-16-201 of this Code

ZONING, Continued

- Hazardous waste facility
- Incinerator plant
- Intermodal freight terminal
- Junkyard
- Outdoor operations of permitted land uses specified in the Manufacturing and Production use category, Sec. 61-12-62 of this Code, and as specified in the Warehouse and Freight Movement use category, Sec. 61-12-63 of this Code
- Police department authorized abandoned vehicle yards
- Radioactive waste handling
- Recycling center
- Rendering plant
- Salt works
- Scrap tire storage, processing, or recycling facility
- Tires, used, sales and/or service
- Towing service storage yard
- Transfer station for garbage, refuse, or rubbish
- Truck stop
- Used auto parts sales
- Waste/scrap materials: indoor storage, handling, transfer
- Ferry terminal
- Heliports
- Signs as provided for in ARTICLE VI of this Chapter

ZONING, Continued

• Signs as provided for in ARTICLE VI of this Chapter
 Area, height and placement regulations pertaining to the M-4, Intensive Industrial District are listed under Article XIII, Section 61-13-46 of the City of Detroit's zoning ordinance. A few of the permitted land uses have specific limitations as to that use, whereas the majority fall under the "all other uses" category. These regulations are as follows.

M-4, INTENSIVE INDUSTRIAL DISTRICT	
USE	REQUIREMENT
Junkyard	Minimum Lot Area - 2 acres Front Setback - 20 feet Side Setback - 20 feet Rear Setback - 20 feet Maximum Height - 35 feet
Motor vehicle filling station	Minimum Lot Area - various Minimum Lot Width - various Setbacks - various Maximum Height - 35 feet Maximum Lot Coverage - 40%
Motor vehicle, used: salesroom or sales lot	Minimum Lot Area - 2,400 square feet Minimum Lot Width - 30 feet Maximum Height - 80 feet
Transfer Stations	Front Setback - 20 feet Side Setback - 20 feet Rear Setback - 20 feet Maximum Height - 35 feet
All other uses	Maximum Height - 80 feet

XXX	XXX	XXX
61	62	17
59	60	15

OAKLAND COUNTY

EIGHT MILE ROAD



61

UPPER'S AVENUE

BALDWIN AVENUE

62 (6-30-2004)

ELIOTS AVENUE

60

62

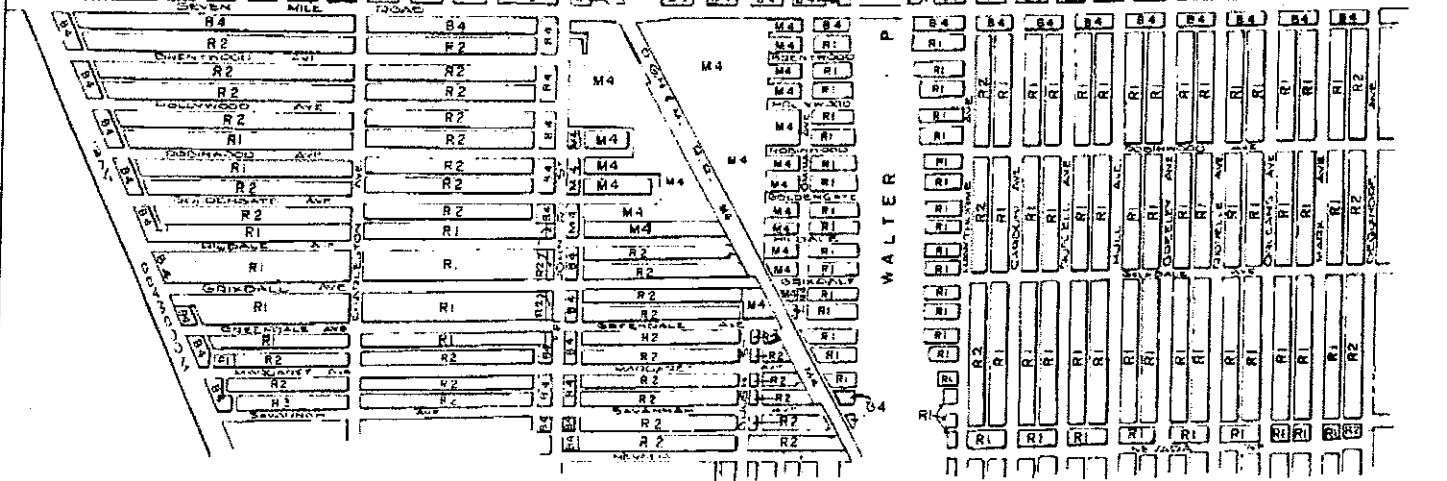


EIGHT MILE ROAD

EIGHT MILE ROAD

(62)

(10)



17 (4-3-86)

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17

