

SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, to establish “animal husbandry and beekeeping” as a new agricultural land use category for certain establishments licensed under Chapter 6, Article VIII of this Code, *Animal Husbandry*, by:

Adding Article XII, *Use Regulations*, Division 3, *Specific Use Standards*, Subdivision H, *Other Uses—Urban Agriculture*, Section 50-12-402, *Animal husbandry and beekeeping*, and Division 5, *Accessory Uses and Structures*, Subdivision C, *Specific Accessory Use Standards*, Section 50-12-524, *Animal husbandry and beekeeping*; and

Amending Article IV, *Review and Approval Procedures (Part 2)*, Division 6, *Variances and Administrative Adjustments*, Section 5-4-122, *Administrative adjustments; applicability*; Article VIII, *Residential Zoning Districts*, Division 2, *R1 Single-Family Residential District*, Section 50-8-24, *Conditional other uses*, Division 3, *R2 Two-Family Residential District*, Section 50-8-54, *Conditional other uses*, Division 4, *R3 Low Density Residential District*, Section 50-8-84, *Conditional other uses*, Division 5, *R4 Thoroughfare Residential District*, Section 50-8-114, *Conditional other uses*, Division 6, *R5 Medium Density Residential District*, Section 50-8-144, *Conditional other uses*, and Division 7, *R6 High Density Residential District*, Section 50-8-174, *Conditional other uses*; Article IX, *Business Zoning Districts*, Division 2, *B1 Restricted Business District*, Section 50-9-24, *Conditional other uses*, Division 3, *B2 Local Business and Residential District*, Section 50-9-54, *Conditional other uses*, Division 4, *B3 Shopping District*, Section 50-9-84, *Conditional other uses*, Division 5, *B4 General Business District*, Section 50-9-114, *Conditional other uses*, Division 6, *B5 Major Business District*, Section 50-9-144, *Conditional other uses*, and Division 7, *B6 General Services District*, Section 50-9-174, *Conditional other uses*; Article X, *Industrial Zoning Districts*, Division 2, *M1 Limited Industrial District*, Section 50-10-24, *Conditional other uses*, Division 3, *M2 Restricted Industrial District*, Section 50-10-54, *Conditional other uses*, Division 4, *M3 General Industrial District*, Section 50-10-84, *Conditional other uses*, Division 5, *M4 Intensive Industrial District*, Section 50-10-114, *Conditional other uses*, and Division 6, *M5 Special Industrial District*, Section 50-10-144, *Conditional other uses*; Article XI, *Special Purpose Zoning Districts and Overlay Areas*, Division 4, *PC Public Center District*, Section 50-11-64, *Conditional other uses*, Division 5, *PCA Public Center Adjacent District (Restricted Central Business District)*, Section 50-11-94, *Conditional other uses*, Division 6, *TM Transitional-Industrial District*, Section 50-11-124, *Conditional other uses*, Division 7, *PR Parks and Recreation*, Section 50-11-154, *Conditional other uses*, Division 9, *MKT Market and Distribution District*, Section 50-11-214, *Conditional other uses*, Division 10, *SD1—Special Development District, Small-Scale, Mixed-Use*, Section 50-11-244, *Conditional other uses*, Division 11, *SD2—Special Development District, Mixed-Use*, Section 50-11-274, *Conditional other uses*, and Division 12, *SD4—Special Development District, Riverfront Mixed Use*, Section 50-11-300, *Conditional other uses*; Article XII, *Use Regulations*, Division 1, *Use Tables*, Subdivision F, *Other Uses*, Section 50-12-109, *Agricultural uses*, Division 3, *Specific Use Standards*, Subdivision H, *Other Uses—Urban Agriculture*, Section 50-12-397, *Farm products and uses; prohibited*, Division 4, *Principal Uses and Structures*, Section 50-12-433, *Second principal use of the land*, and Division 5, *Accessory Uses and Structures*, Subdivision A, *In General*, Section 50-12-451, *Allowed uses*, and Subdivision C, *Specific Accessory Use Standards*, Section 50-12-521, *Farmers markets*, Section 50-12-522, *Urban garden*, and Section 50-12-523, *Urban farm*; Article XIII, *Intensity and Dimensional Standards*, Division 2, *Measurements, Requirements, and Exceptions*, Section 50-13-233, *Exceptions to height regulations*; and Article

XVI, *Rules of Construction and Definitions*, Division 2, *Words and Terms Defined*, Subdivision B, *Letter "A"*, Section 50-16-113, *Words and terms (An—As)*.

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1 **BY COUNCIL MEMBER _____ :**

2 **AN ORDINANCE** to amend Chapter 50 of the Detroit City Code, *Zoning*, to establish
3 “animal husbandry and beekeeping” as a new agricultural use for establishments licensed under
4 Chapter 6, Article VIII of this Code by specifically:

5 Adding Article XII, *Use Regulations*, Division 3, *Specific Use Standards*, Subdivision H,
6 *Other Uses—Urban Agriculture*, Section 50-12-402, *Animal husbandry and beekeeping*, and
7 Division 5, *Accessory Uses and Structures*, Subdivision C, *Specific Accessory Use Standards*,
8 Section 50-12-524, *Animal husbandry and beekeeping*; and

9 Amending Article IV, *Review and Approval Procedures (Part 2)*, Division 6, *Variances*
10 *and Administrative Adjustments*, Section 5-4-122, *Administrative adjustments; applicability*;
11 Article VIII, *Residential Zoning Districts*, Division 2, *R1 Single-Family Residential District*,
12 Section 50-8-24, *Conditional other uses*, Division 3, *R2 Two-Family Residential District*, Section
13 50-8-54, *Conditional other uses*, Division 4, *R3 Low Density Residential District*, Section 50-8-
14 84, *Conditional other uses*, Division 5, *R4 Thoroughfare Residential District*, Section 50-8-114,
15 *Conditional other uses*, Division 6, *R5 Medium Density Residential District*, Section 50-8-144,
16 *Conditional other uses*, and Division 7, *R6 High Density Residential District*, Section 50-8-174,
17 *Conditional other uses*; Article IX, *Business Zoning Districts*, Division 2, *B1 Restricted Business*
18 *District*, Section 50-9-24, *Conditional other uses*, Division 3, *B2 Local Business and Residential*
19 *District*, Section 50-9-54, *Conditional other uses*, Division 4, *B3 Shopping District*, Section 50-9-
20 84, *Conditional other uses*, Division 5, *B4 General Business District*, Section 50-9-114,
21 *Conditional other uses*, Division 6, *B5 Major Business District*, Section 50-9-144, *Conditional*
22 *other uses*, and Division 7, *B6 General Services District*, Section 50-9-174, *Conditional other*
23 *uses*; Article X, *Industrial Zoning Districts*, Division 2, *M1 Limited Industrial District*, Section

1 50-10-24, *Conditional other uses*, Division 3, *M2 Restricted Industrial District*, Section 50-10-54,
2 *Conditional other uses*, Division 4, *M3 General Industrial District*, Section 50-10-84, *Conditional*
3 *other uses*, Division 5, *M4 Intensive Industrial District*, Section 50-10-114, *Conditional other uses*,
4 and Division 6, *M5 Special Industrial District*, Section 50-10-144, *Conditional other uses*; Article
5 XI, *Special Purpose Zoning Districts and Overlay Areas*, Division 4, *PC Public Center District*,
6 Section 50-11-64, *Conditional other uses*, Division 5, *PCA Public Center Adjacent District*
7 (*Restricted Central Business District*), Section 50-11-94, *Conditional other uses*, Division 6, *TM*
8 *Transitional-Industrial District*, Section 50-11-124, *Conditional other uses*, Division 7, *PR Parks*
9 *and Recreation*, Section 50-11-154, *Conditional other uses*, Division 9, *MKT Market and*
10 *Distribution District*, Section 50-11-214, *Conditional other uses*, Division 10, *SD1—Special*
11 *Development District, Small-Scale, Mixed-Use*, Section 50-11-244, *Conditional other uses*,
12 Division 11, *SD2—Special Development District, Mixed-Use*, Section 50-11-274, *Conditional*
13 *other uses*, and Division 12, *SD4—Special Development District, Riverfront Mixed Use*, Section
14 50-11-300, *Conditional other uses*; Article XII, *Use Regulations*, Division 1, *Use Tables*,
15 Subdivision F, *Other Uses*, Section 50-12-109, *Agricultural uses*, Division 3, *Specific Use*
16 *Standards*, Subdivision H, *Other Uses—Urban Agriculture*, Section 50-12-397, *Farm products*
17 *and uses; prohibited*, Division 4, *Principal Uses and Structures*, Section 50-12-433, *Second*
18 *principal use of the land*, and Division 5, *Accessory Uses and Structures*, Subdivision A, *In*
19 *General*, Section 50-12-451, *Allowed uses*, and Subdivision C, *Specific Accessory Use Standards*,
20 Section 50-12-521, *Farmers markets*, Section 50-12 522, *Urban garden*, and Section 50-12-523,
21 *Urban farm*; Article XIII, *Intensity and Dimensional Standards*, Division 2, *Measurements,*
22 *Requirements, and Exceptions*, Section 50-13-233, *Exceptions to height regulations*; and Article

1 XVI, *Rules of Construction and Definitions*, Division 2, *Words and Terms Defined*, Subdivision
2 B, *Letter "A"*, Section 50-16-113, *Words and terms (An—As)*.

3 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT**
4 **THAT:**

5 **Section 1.** Chapter 50 of the Detroit City Code, *Zoning*, is amended by adding Article XII,
6 Division 3, Subdivision H, Section 50-12-402, and Division 5, Subdivision C, Section 50-12-524;
7 and amending Article IV, Division 6, Section 5-4-122; Article VIII, Division 2, Section 50-8-24,
8 Division 3, Section 50-8-54, Division 4, Section 50-8-84, Division 5, Section 50-8-114, Division
9 6, Section 50-8-144, and Division 7, Section 50-8-174; Article IX, Division 2, Section 50-9-24,
10 Division 3, Section 50-9-54, Division 4, Section 50-9-84, Division 5, Section 50-9-114, Division
11 6, Section 50-9-144, and Division 7, Section 50-9-174; Article X, Division 2, Section 50-10-24,
12 Division 3, Section 50-10-54, Division 4, Section 50-10-84, Division 5, Section 50-10-114, and
13 Division 6, Section 50-10-144; Article XI, Division 4, Section 50-11-64, Division 5, Section 50-
14 11-94, Division 6, Section 50-11-124, Division 7, Section 50-11-154, Division 9, Section 50-11-
15 214, Division 10, Section 50-11-244, Division 11, Section 50-11-274, and Division 12, Section
16 50-11-300; Article XII, Division 1, Subdivision F, Section 50-12-109, Division 3, Subdivision H,
17 Section 50-12-397, Division 4, Section 50-12-433, and Division 5, Subdivision A, Section 50-12-
18 451, and Subdivision C, Section 50-12-521, Section 50-12 522, and Section 50-12-523; Article
19 XIII, Division 2, Section 50-13-233; and Article XVI, Division 2, Subdivision B, Section 50-16-
20 113, as follows:

21 **CHAPTER 50. ZONING**

22 **ARTICLE IV. REVIEW AND APPROVAL PROCEDURES (PART 2)**

23 **DIVISION 6. VARIANCES AND ADMINISTRATIVE ADJUSTMENTS**

1 **Sec. 50-4-122. Administrative adjustments; applicability.**

2 Administrative adjustments are:

3 (1) Modifications of ten percent or less of any numeric standard that is set forth in
4 Article XIII of this chapter or any numeric development standard that is set forth in
5 Article XIV of this chapter;

6 (2) Reductions of off-street parking requirements for any use by up to ten spaces, as
7 provided for in Section 50-14-153 of this Code;~~or~~

8 (3) Reductions of not more than two percent of any spacing and locational requirement
9 for medical marijuana facilities or for adult-use marijuana establishments, as
10 specified in Section 50-12-132 of this Code;or

11 (4) Waivers of screening requirements for animal husbandry and beekeeping
12 establishments, as specified in Section 50-12-524 of this Code.

13 **ARTICLE VIII. RESIDENTIAL ZONING DISTRICTS**

14 **DIVISION 2. R1 SINGLE-FAMILY RESIDENTIAL DISTRICT**

15 **Sec. 50-8-24. Conditional other uses.**

16 Other conditional uses within the R1 Single-Family Residential District are as follows:

17 (1) Animal husbandry and beekeeping.

18 (2) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.

19 (3) Greenhouses as provided for in Article XII, Division 3, Subdivision H, of this
20 chapter.

21 (4) Hoophouses as provided for in Article XII, Division 3, Subdivision H, of this
22 chapter.

23 (5) Railroad rights-of-way, not including storage tracks, yards, or buildings.

1 (6) Urban farms as provided for in Article XII, Division 3, Subdivision H, of this
2 chapter.

3 **DIVISION 3. R2 TWO-FAMILY RESIDENTIAL DISTRICT**

4 **Sec. 50-8-54. Conditional other uses.**

5 Other Conditional uses within the R2 Two-Family Residential District are as follows:

- 6 (1) Animal husbandry and beekeeping.
- 7 (2) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.
- 8 (3) Greenhouses as provided for in Article XII, Division 3, Subdivision H, of this
9 chapter.
- 10 (4) Hoophouses as provided for in Article XII, Division 3, Subdivision H, of this
11 chapter.
- 12 (5) Railroad rights-of-way, not including storage tracks, yards, or buildings.
- 13 (6) Urban farms as provided for in Article XII, Division 3, Subdivision H, of this
14 chapter.

15 **DIVISION 4. R3 LOW DENSITY RESIDENTIAL DISTRICT**

16 **Sec. 50-8-84. Conditional other uses.**

17 Other conditional uses within the R3 Low Density Residential District are as follows:

- 18 (1) Animal husbandry and beekeeping.
- 19 (2) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.
- 20 (3) Greenhouses as provided for in Article XII, Division 3, Subdivision H, of this
21 chapter.
- 22 (4) Hoophouses as provided for in Article XII, Division 3, Subdivision H, of this
23 chapter.

1 (5) Urban farms as provided for in Article XII, Division 3, Subdivision H, of this
2 chapter.

3 **DIVISION 5. R4 THOROUGHFARE RESIDENTIAL DISTRICT**

4 **Sec. 50-8-114. Conditional other uses.**

5 Other conditional uses within the R4 Thoroughfare Residential District are as follows:

6 (1) Animal husbandry and beekeeping.

7 (2) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.

8 **DIVISION 6. R5 MEDIUM DENSITY RESIDENTIAL DISTRICT**

9 **Sec. 50-8-144. Conditional other uses.**

10 Other conditional uses in the R5 Medium Density Residential District are as follows:

11 (1) Animal husbandry and beekeeping.

12 (2) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.

13 (3) Marinas.

14 **DIVISION 7. R6 HIGH DENSITY RESIDENTIAL DISTRICT**

15 **Sec. 50-8-174. Conditional other uses.**

16 Other conditional uses within the R6 High Density Residential District are as follows:

17 (1) Animal husbandry and beekeeping.

18 (2) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.

19 (3) Marinas.

20 **ARTICLE IX. BUSINESS ZONING DISTRICTS**

21 **DIVISION 2. B1 RESTRICTED BUSINESS DISTRICT**

22 **Sec. 50-9-24. Conditional other uses.**

23 Other conditional uses in the B1 Restricted Business District are as follows:

1 (1) Animal husbandry and beekeeping.

2 (2) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.

3 **DIVISION 3. B2 LOCAL BUSINESS AND RESIDENTIAL DISTRICT**

4 **Sec. 50-9-54. Conditional other uses.**

5 Other conditional uses in the B2 Local Business and Residential District are as follows:

6 (1) Animal husbandry and beekeeping.

7 (2) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.

8 (3) Designated marijuana consumption establishment.

9 (4) Marijuana microbusiness.

10 (5) Marijuana retail/provisioning facility.

11 (6) Marijuana safety compliance facility as provided for in Article III, Division 12, of
12 this chapter.

13 **DIVISION 4. B3 SHOPPING DISTRICT**

14 **Sec. 50-9-84. Conditional other uses.**

15 Other conditional uses in the B3 Shopping District are as follows:

16 (1) Animal husbandry and beekeeping.

17 (2) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.

18 (3) Railroad rights-of-way, not including storage tracks, yards, or buildings.

19 **DIVISION 5. B4 GENERAL BUSINESS DISTRICT**

20 **Sec. 50-9-114. Conditional other uses.**

21 Other conditional uses in the B4 General Business District are as follows:

22 (1) Animal husbandry and beekeeping.

23 (2) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.

- 1 (3) Aquaculture as provided for in Article XII, Division 3, Subdivision H, of this
- 2 chapter.
- 3 (4) Aquaponics as provided for in Article XII, Division 3, Subdivision H, of this
- 4 chapter.
- 5 (5) Designated marijuana consumption establishment.
- 6 (6) Hydroponics as provided for in Article XII, Division 3, Subdivision H, of this
- 7 chapter.
- 8 (7) Marijuana microbusiness.
- 9 (8) Marijuana retail/provisioning facility.
- 10 (9) Marijuana safety compliance facility.
- 11 (10) Telecommunications building, private.

DIVISION 6. B5 MAJOR BUSINESS DISTRICT

Sec. 50-9-144. Conditional other uses.

14 Other conditional uses within the B5 Major Business District are as follows:

- 15 (1) Animal husbandry and beekeeping.
- 16 (2) Aquaculture as provided for in Article XII, Division 3, Subdivision H, of this
- 17 chapter.
- 18 (3) Aquaponics as provided for in Article XII, Division 3, Subdivision H, of this
- 19 chapter.
- 20 (4) Designated marijuana consumption establishment
- 21 (5) Farmers markets as defined in Article XVI, Division 2, Subdivision G, of this
- 22 chapter.

- 1 (6) Greenhouses as provided for in Article XII, Division 3, Subdivision H, of this
- 2 chapter.
- 3 (7) Heliports.
- 4 (8) Hoophouses as provided for in Article XII, Division 3, Subdivision H, of this
- 5 chapter.
- 6 (9) Hydroponics as provided for in Article XII, Division 3, Subdivision H, of this
- 7 chapter.
- 8 (10) Marijuana microbusiness.
- 9 (11) Marijuana retail/provisioning facility.
- 10 (12) Marijuana safety compliance facility.
- 11 (13) Marijuana secure transporter facility.
- 12 (14) Urban farms as provided for in Article XII, Division 3, Subdivision H, of this
- 13 chapter.
- 14 (15) Urban gardens as provided for in Article XII, Division 3, Subdivision H, of this
- 15 chapter.

16 **DIVISION 7. B6 GENERAL SERVICES DISTRICT**

17 **Sec. 50-9-174. Conditional other uses.**

18 Other conditional uses within the B6 General Services District are as follows:

- 19 (1) Animal husbandry and beekeeping.
- 20 (2) Ferry terminal.
- 21 (3) Designated marijuana consumption establishment.
- 22 (4) Heliports.
- 23 (5) Marijuana microbusiness.

- 1 (6) Marijuana processor facility.
- 2 (7) Marijuana retail/provisioning facility.
- 3 (8) Marijuana safety compliance facility.
- 4 (9) Marijuana secure transporter facility.
- 5 (10) Passenger transportation terminal.

6 **ARTICLE X. INDUSTRIAL ZONING DISTRICTS**

7 **DIVISION 2. M1 LIMITED INDUSTRIAL DISTRICT**

8 **Sec. 50-10-24. Conditional other uses.**

9 Other conditional uses within the M1 Limited Industrial District are as follows:

- 10 (1) Aircraft landing areas for winged aircraft.
- 11 (2) Animal husbandry and beekeeping.
- 12 (3) Ferry terminal.
- 13 (4) Designated marijuana consumption establishment.
- 14 (5) Marijuana grower facility.
- 15 (6) Marijuana microbusiness.
- 16 (7) Marijuana processor facility.
- 17 (8) Marijuana retail/provisioning facility.
- 18 (9) Marijuana safety compliance facility.
- 19 (10) Marijuana secure transporter facility.
- 20 (11) Urban farms as provided for in Article XII, Division 3, Subdivision H, of this
- 21 chapter.
- 22 (12) Urban gardens as provided for in Article XII, Division 3, Subdivision H, of this
- 23 chapter.

1 **DIVISION 3. M2 RESTRICTED INDUSTRIAL DISTRICT**

2 **Sec. 50-10-54. Conditional other uses.**

3 Other conditional uses within the M2 Restricted Industrial District are as follows:

4 (1) Animal husbandry and beekeeping.

5 (2) Ferry terminals.

6 (3) Heliports.

7 (4) Designated marijuana consumption establishment.

8 (5) Marijuana grower facility.

9 (6) Marijuana microbusiness.

10 (7) Marijuana processor facility.

11 (8) Marijuana retail/provisioning facility.

12 (9) Marijuana safety compliance facility.

13 (10) Marijuana secure transporter facility.

14 (11) Urban farms as provided for in Article XII, Division 3, Subdivision H, of this
15 chapter.

16 (12) Urban gardens as provided for in Article XII, Division 3, Subdivision H, of this
17 chapter.

18 **DIVISION 4. M3 GENERAL INDUSTRIAL DISTRICT**

19 **Sec. 50-10-84. Conditional other uses.**

20 Other conditional uses within the M3 General Industrial District are as follows:

21 (1) Animal husbandry and beekeeping.

22 (2) Boat or ship yards: construction, repair, maintenance, dry dock.

23 (3) Designated marijuana consumption establishment.

- 1 (4) Docks, waterway shipping/freighters.
- 2 (5) Ferry terminals.
- 3 (6) Heliports.
- 4 (7) Marijuana grower facility.
- 5 (8) Marijuana microbusiness.
- 6 (9) Marijuana processor facility.
- 7 (10) Marijuana retail/provisioning facility.
- 8 (11) Marijuana safety compliance facility.
- 9 (12) Marijuana secure transporter facility.
- 10 (13) Urban farms as provided for in Article XII, Division 3, Subdivision H, of this
- 11 chapter.
- 12 (14) Urban gardens as provided for in Article XII, Division 3, Subdivision H, of this
- 13 chapter.

14 **DIVISION 5. M4 INTENSIVE INDUSTRIAL DISTRICT**

15 **Sec. 50-10-114. Conditional other uses.**

16 Other conditional uses within the M4 Intensive Industrial District are as follows:

- 17 (1) Animal husbandry and beekeeping.
- 18 (2) Ferry terminals.
- 19 (3) Designated marijuana consumption establishment.
- 20 (4) Heliports
- 21 (5) Marijuana grower facility.
- 22 (6) Marijuana microbusiness.
- 23 (7) Marijuana processor facility.

- 1 (8) Marijuana retail/provisioning facility.
- 2 (9) Marijuana safety compliance facility.
- 3 (10) Marijuana secure transporter facility.
- 4 (11) Urban farms as provided for in Article XII, Division 3, Subdivision H, of this
- 5 chapter.
- 6 (12) Urban gardens as provided for in Article XII, Division 3, Subdivision H, of this
- 7 chapter.

8 **DIVISION 6. M5 SPECIAL INDUSTRIAL DISTRICT**

9 **Sec. 50-10-144. Conditional other uses.**

10 Other conditional uses within the M5 Special Industrial District are as follows:

- 11 (1) Animal husbandry and beekeeping.
- 12 (2) Ferry Terminals.
- 13 (3) Heliports.
- 14 (4) Marijuana grower facility.
- 15 (5) Marijuana processor facility.
- 16 (6) Marijuana safety compliance facility.
- 17 (7) Marijuana secure transporter facility.
- 18 (8) Urban farms as provided for in Article XII, Division 3, Subdivision H, of this
- 19 chapter.
- 20 (9) Urban gardens as provided for in Article XII, Division 3, Subdivision H, of this
- 21 chapter.

22 **ARTICLE XI. SPECIAL PURPOSE ZONING DISTRICTS AND OVERLAY AREAS**

23 **DIVISION 4. PC PUBLIC CENTER DISTRICT**

1 **Sec. 50-11-64. Conditional other uses.**

2 Other conditional uses within the PC Public Center District are as follows:

3 (1) Animal husbandry and beekeeping.

4 (2) Farmers markets as defined in Article XVI, Division 2, Subdivision G, of this
5 chapter.

6 (3) Heliports.

7 **DIVISION 5. PCA PUBLIC CENTER ADJACENT DISTRICT (RESTRICTED**
8 **CENTRAL BUSINESS DISTRICT)**

9 **Sec. 50-11-94. Conditional other uses.**

10 Other conditional uses within the PCA Public Center Adjacent District (Restricted Central
11 Business District) are as follows:

12 (1) Animal husbandry and beekeeping.

13 (2) Farmers markets as defined in Article XVI, Division 2, Subdivision G, of this
14 chapter.

15 (3) Passenger transportation terminals.

16 **DIVISION 6. TM TRANSITIONAL-INDUSTRIAL DISTRICT**

17 **Sec. 50-11-124. Conditional other uses.**

18 Other conditional uses within the TM Transitional-Industrial District are as follows:

19 (1) All those uses permitted by right in the TM District having one acre or more of lot
20 area.

21 (2) Animal husbandry and beekeeping.

22 (3) Heliports.

1 (4) Urban farms as provided for in Article XII, Division 3, Subdivision H, of this
2 chapter.

3 (5) Urban gardens as provided for in Article XII, Division 3, Subdivision H, of this
4 chapter.

5 **DIVISION 7. PR PARKS AND RECREATION**

6 **Sec. 50-11-154. Conditional other uses.**

7 Other conditional uses within the PR Parks and Recreation District are as follows:

8 (1) Animal husbandry and beekeeping.

9 (2) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.

10 **DIVISION 9. MKT MARKET AND DISTRIBUTION DISTRICT**

11 **Sec. 50-11-214. Conditional other uses.**

12 Other conditional uses within the MKT Market and Distribution District are as follows:

13 (1) Animal husbandry and beekeeping.

14 (2) Telecommunications building, private.

15 (3) Urban farms, subject to Article XII, Division 3, Subdivision H, of this chapter.

16 **DIVISION 10. SD1—SPECIAL DEVELOPMENT DISTRICT, SMALL-SCALE,**
17 **MIXED-USE**

18 **Sec. 50-11-244. Conditional other uses.**

19 Other conditional uses in the SD1 Special Development District are as follows:

20 (1) Animal husbandry and beekeeping.

21 (2) Antennas, subject to Article XII, Division 3, Subdivision G, of this chapter.

22 (3) Marinas.

23 **DIVISION 11. SD2—SPECIAL DEVELOPMENT DISTRICT, MIXED-USE**

1 **Sec. 50-11-274. Conditional other uses.**

2 Other conditional uses in the SD2 Special Development District, Mixed-Use are as follows:

3 (1) Animal husbandry and beekeeping.

4 (2) Designated consumption establishment.

5 (3) Marijuana microbusiness.

6 (4) Marijuana retail/provisioning facility.

7 (5) Marijuana safety compliance facility.

8 (6) Passenger transportation terminal.

9 (7) Urban Gardens not exceeding 0.5 acres in size, subject to Article XII, Division 3,
10 Subdivision H, of this chapter.

11 **DIVISION 12. SD4—SPECIAL DEVELOPMENT DISTRICT,**

12 **RIVERFRONT MIXED USE**

13 **Sec. 50-11-300. Conditional other uses.**

14 Other conditional uses in the SD4 Special Development District are as follows:

15 (1) Animal husbandry and beekeeping.

16 (2) Aquaculture as provided for in Article XII, Division 3, Subdivision H, of this
17 chapter.

18 (3) Aquaponics as provided for in Article XII, Division 3, Subdivision H, of this
19 chapter.

20 (4) Boat terminals, passenger.

21 (5) Docks or wharves, waterway shipping/freighters.

22 (6) Farmers markets as defined in Article XVI, Division 2, Subdivision G, of this
23 chapter.

- 1 (7) Heliports as regulated by Section 50-12-411 of this Code and Article XIV, Division
2 6, of this chapter.
- 3 (8) Hydroponics as provided for in Article XII, Division 3, Subdivision H, of this
4 chapter.

ARTICLE XII. USE REGULATIONS

DIVISION 1. USE TABLES

Subdivision F. Other Uses

Sec. 50-12-109. Agricultural Uses.

Regulations regarding agricultural uses are as follows:

Use Category	Specific Land Use	Residential						Business						Industrial					Special and Overlay										Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)												
		R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	P1	P2	P3	P4	P5	W1	W2	W3	W4	W5	M1	M2	M3	M4	M5	S1	S2	S3	S4	S5			
Agricultural uses	Animal husbandry and beekeeping	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	L		C	C	C	C						C	C	C	C	C						Section 50-12-402 Section 50-12-524	
	Aquaculture												C	C	R	R	R	R	R	R	L						R				C										
	Aquaponics												C	C	R	R	R	R	R	R	L						R				C										
	Farmers' market	*	*	*	*	*	*	*	R	R	R	C	R	R	R	R	R	R	R	L	*	C	C	R	*						R	R	R	C							*As accessory use only as provided in Section 50-12-521
	Greenhouse	C	C	C	R	R	R	R	R	R	R	R	C	R	R	R	R	R	R	L						R															
	Hoop-House	C	C	C	R	R	R	R	R	R	R	R	C	R	R	R	R	R	R	L						R															
	Hydroponics												C	C	R	R	R	R	R	R	L						R				C										
	Urban farm (including orchard and tree farm when principal use)	C	C	C	R	R	R	R	R	R	R	R	C	R	C	C	C	C	C	L						C															
	Urban garden	R	R	R	R	R	R	R	R	R	R	R	C	R	C	C	C	C	C	L						C					R	C	C								

1 **DIVISION 3. SPECIFIC USE STANDARDS**

2 **Subdivision H. Other Uses—Urban Agriculture**

3 **Sec. 50-12-397. Farm products and uses; prohibited.**

4 The following farm products shall be prohibited from being produced on an urban garden
5 or urban farm:

6 ~~(1) Farm animals, as described in Chapter 6 of this Code, *Animal Care, Control, and*~~
7 ~~*Regulation;*~~

8 (1) Prohibited tree species under Section 50-14-324 of this Code and any other
9 plants deemed injurious or invasive by the Forestry Division of the General
10 Services Department;

11 (2) Oats, wheat, and rye, in order to prevent rodents, except when used as a winter
12 cover crop and not grown to full maturity.

13 **Sec. 50-12-402. Animal husbandry and beekeeping.**

14 (a) Animal husbandry and beekeeping is permissible as a principal use only if operated
15 by a municipal agency, a 4-H program that is officially sanctioned and recognized by Michigan
16 State University Extension, or by a non-profit entity organized for educational purposes under
17 Section 501(c)(3) of the federal Internal Revenue Code, being 26 USC 501(c)(3). For all other
18 individuals and entities, animal husbandry is permissible only as an accessory use, subject to
19 Section 50-12-524 of this Code.

20 (b) In considering a request to establish animal husbandry and beekeeping as a
21 principal use, the Buildings, Safety Engineering, and Environmental Department must solicit the
22 review and recommendation of the Animal Care and Control Division and the Planning and
23 Development Department.

1 **DIVISION 4. PRINCIPAL USES AND STRUCTURES**

2 **Sec. 50-12-433. Second principal use of the land.**

3 Where an activity on, or use of, the land, in addition to the principal use, fails to meet the
4 definition of an accessory use, as provided in Section 50-16-111 of this Code, except as otherwise
5 expressly provided for in this Chapter, it shall be considered a second principal use, subject to all
6 applicable regulations for that use.

7 **DIVISION 5. ACCESSORY USES AND STRUCTURES**

8 **Subdivision A. In General**

9 **Sec. 50-12-451. Allowed uses.**

10 By-right uses and approved conditional uses shall be deemed to include accessory uses, as
11 defined in Section 50-16-111 of this Code or as otherwise expressly provided for in this Chapter,
12 and activities that are necessarily and customarily associated with, on the same zoning lot as, and
13 are clearly incidental and subordinate to, the principal uses allowed in zoning districts. Unless
14 otherwise expressly stated, accessory uses and activities shall be subject to the specific use
15 standards of Division 3 of this article.

16 **Subdivision C. Specific Accessory Use Standards**

17 **Sec. 50-12-521. Farmers markets.**

18 (a) Farmers markets ~~shall be permitted~~ are permissible as an accessory use ~~where~~
19 ~~located on the same zoning lot as~~ to only the following principal uses:

- 20 (1) religious institutions;
- 21 (2) schools;
- 22 (3) educational institutions;
- 23 (4) outdoor recreation facilities; and

1 (5) non-profit neighborhood centers.

2 (b) Farmers markets are permissible as an accessory use in all zoning districts except
3 the following:

4 (1) W1 Waterfront-Industrial District

5 (2) SD5 Special Development District, Casinos

6 **Sec. 50-12-522. Urban garden.**

7 Only the following ~~accessory~~ uses and structures ~~shall be permitted on~~ are permissible as
8 accessory to an urban garden. All accessory structures shall be subject to the provisions of Article
9 XII, Division 5, of this chapter ~~and also require a building permit where applicable:~~

10 (1) Greenhouses;

11 (2) Farm stands;

12 (3) Hoophouses or high tunnels, and similar structures used to extend the growing
13 season;

14 (4) Benches, bike racks, raised/accessible planting beds, compost bins, picnic tables,
15 garden art, rainwater catchment systems;

16 (5) Tool sheds and shade pavilions;

17 (6) Garages; and

18 (7) Animal husbandry and beekeeping, subject to Section 50-12-524 of this Code.

19 **Sec. 50-12-523. Urban farm.**

20 Only the following uses and structures ~~shall be permitted on~~ are permissible as accessory
21 to an urban farm. All accessory structures shall be subject to the provisions of Article XII, Division
22 5, of this chapter ~~and also require a building permit where applicable:~~

23 (1) All those uses and structures permitted on an urban garden;

- 1 (2) Aquaculture
- 2 (3) Aquaponics;
- 3 (4) Hydroponics;
- 4 (5) Barns and/or other buildings for storage;
- 5 (6) Structures for cold storage and processing.
- 6 (7) Animal husbandry and beekeeping, subject to Section 50-12-524 of this Code.

7 **Sec. 50-12-524. Animal husbandry and beekeeping.**

8 (a) Notwithstanding Sections 50-12-433 and 50-12-451 of this Code, animal
9 husbandry and beekeeping is permissible as an accessory use to only the following principal uses:

- 10 (1) All residential uses listed in Division 1, Subdivision B of this article;
- 11 (2) All agricultural uses listed in Section 50-12-109 of this Code;
- 12 (3) Schools;
- 13 (4) Educational institutions;
- 14 (5) Restaurants, standard; and

15 (b) Animal husbandry and beekeeping is permissible as an accessory use in all zoning
16 districts except the following:

- 17 (1) P1 Open Parking District.
- 18 (2) W1 Waterfront-Industrial District
- 19 (3) SD5 Special Development District, Casinos

20 (c) Shelter and enclosure spaces for chickens and ducks must comply with the
21 following requirements:

- 22 (1) The area of shelters and enclosures must not exceed 200 square feet.

- 1 (2) Shelters and enclosures must be located behind the rear plane of the principal
 2 structure.
- 3 (3) Shelters and enclosures must be located not less than 30 feet from any neighboring
 4 dwelling.
- 5 (4) Shelters and enclosures must be setback from side property lines by not less than
 6 five feet.
- 7 (5) Shelters and enclosures must be setback from rear property lines by not less than
 8 five feet if there is no adjacent rear alley present.
- 9 (6) Notwithstanding the provisions contained within this subsection, a garage existing
 10 at the time of ordinance enactment is a permissible shelter space for chickens and
 11 ducks regardless of whether it meets setbacks.
- 12 (d) Rear yards in which animal husbandry and beekeeping is established must include
 13 the following:
- 14 (1) fencing, if adjacent to a residential dwelling;
- 15 (2) screening by an opaque fence, shade cloth, or vegetative material or shrubbery not
 16 less than four feet in height and maintained in good condition;
- 17 (e) Honeybee hives must comply with the following requirements:
- 18 (1) Honeybee hives that are not located on rooftops and adjacent to building windows
 19 must be setback from property lines by not less than 25 feet, unless a flyway barrier
 20 that is at least six feet in height above grade plane is provided.
- 21 (2) Honeybee hives must be setback not less than five feet from side property lines.

1 (3) Notwithstanding the provisions contained within this subsection, a garage existing
2 at the time of ordinance enactment is a permissible shelter space honeybee hives
3 regardless of whether it meets setbacks.

4 (f) If accessory to any of the following uses, the combined number of ducks and
5 chickens must not exceed eight and the number of honeybee hives must not exceed four:

6 (1) All residential uses listed in Division 1, Subdivision B of this article;

7 (2) Schools;

8 (3) Educational institutions;

9 (4) Restaurants, standard; and

10 (5) Civic or cultural buildings on land zoned PC or PCA.

11 (g) If accessory to any agricultural use listed in Section 50-12-109 of this Code, the
12 combined number of ducks and chickens must not exceed 12 ducks and the number of honeybee
13 hives must not exceed four, except:

14 (1) An urban garden that is a half-acre or more in area may have up to six honeybee
15 hives;

16 (2) An urban farm that is an acre or more in area may have up to eight honeybee hives;

17 (3) An urban farm or urban garden may have one honeybee hive in addition to the
18 limits set forth in Subsection (g)(1) and (g)(2) of this Section, respectively, for each
19 additional acre by which its area exceeds one acre.

20 (h) The setbacks, maximum numbers of animals or honeybee hives, or use standards,
21 or species of animals may not be waived by the Board of Zoning Appeals.

22 (i) Animal husbandry and beekeeping may be accessory to not more than three urban
23 gardens or urban farms within any block face, unless the Buildings Safety, Engineering

1 Environmental Department determines that animal husbandry and beekeeping on additional urban
2 gardens or urban farms on the same block face would not negatively impact the safety, aesthetics,
3 or character of surrounding properties.

4 **ARTICLE XIII. INTENSITY AND DIMENSIONAL STANDARDS**

5 **DIVISION 2. MEASUREMENTS, REQUIREMENTS, AND EXCEPTIONS**

6 **Sec. 50-13-233. Exceptions to height regulations.**

7 The following exceptions to height regulations shall apply:

- 8 (1) Penthouses, elevator penthouses, scenery lofts, towers, cupolas, steeples, domes,
9 flag poles, aircraft beacons, and antennas for which a building permit is not
10 required, and chimneys, stacks, tanks, and roof structures that are used for
11 ornamental or mechanical purposes where located on a roof and collectively not
12 exceeding 30 percent in gross area of the roof area, need not be included in
13 determining the height of a building or structure;
- 14 (2) Antennas for which a building permit is required need not be included in
15 determining the height of a building or structure in the B5 and B6 Districts, or in
16 any industrial zoning district, or in any PCA, TM, or SD2 District;
- 17 (3) Parapet walls may extend not more than five feet above the allowable height of a
18 building; ~~and~~
- 19 (4) Where located in a residential district or in the B1, B2, B3, or B4 business districts,
20 Category B radio antennas and towers may exceed the allowable height regulations
21 on accessory structures, provided, that in no case shall the radio tower exceed
22 applicable FCC height limitations or a height of 75 feet from established grade,
23 whichever is less; and

1 (5) Honeybee hives that are located on the roof of a building or structure for animal
2 husbandry and beekeeping purposes may be exempted from the height of such
3 building or structure.

4 **ARTICLE XVI. RULES OF CONSTRUCTION AND DEFINITIONS**

5 **DIVISION 2. WORDS AND TERMS DEFINED**

6 **Subdivision B. Letter "A"**

7 **Sec. 50-16-113. Words and terms (An—As).**

8 For the purposes of this chapter, the following words and phrases beginning with the
9 letters "An" through "As," shall have the meaning respectively ascribed to them by this section:

Term	Definition
<u>Animal husbandry and beekeeping</u>	<u>The keeping of certain livestock, as defined in Section 6-8-2 of this Code, for purposes of personal consumption or utilization of agricultural products, such as eggs, meat, or honey.</u>
Antenna	Any system of wires, poles, rods, reflecting discs, or similar devices, together with any supporting structure, used for the reception and/or transmission of electromagnetic waves.
Antenna Category A	Television antennas not 28 square feet in area or six feet in dish diameter, customarily though not exclusively erected for residential use, such as microwave-receiving antennas, and dipole "rod and mast" VHF-UHF antennas, hereinafter referred to as "conventional" television antennas.
Antenna Category B	Radio antennas and antenna towers, such as amateur radio antennas for ham/shortwave operations, and fixed-station antennas for business-band radio,

	citizens band radio, general mobile radio service and two-way radio.
Antenna Category C	Dish antennas, such as satellite television antennas, also known as satellite dishes, earth stations, television receive-only (TVRO) antennas, earth terminals, and earth terminal antennas; other parabolic dish antennas and parabolic reflectors exceeding six feet in diameter, including, but not limited to, microwave-receiving antennas and studio-to-transmitter-link (STL) antennas.
Antenna Category D	Antenna towers and poles exceeding 75 feet in height from established grade, customarily though not necessarily housing multiple antennas, such as radio broadcasting towers, television broadcasting towers, microwave antenna towers, studio-to-transmitter links, and other communications antennas, including antennas for cellular telephone systems.
Approach surfaces	(1) Instrument approach surfaces and non-instrument approach surfaces having a runway at least 5,000 feet in length; and (2) Non-instrument approach surface having a runway with a length of 2,000 feet or more up to, but not including, 5,000 feet in length. Instrument Approach Surface and Non-instrument Approach Surfaces are defined in Section 50-16-262 and Section 50-16-322 of this Code.
Aquaculture	The cultivation of marine or freshwater food fish, shellfish, or plants under controlled conditions.
Aquaponics	The integration of aquaculture with hydroponics, in which the waste products from fish are treated and then used to fertilize hydroponically growing plants.

Arcade	A place, premises or establishment or room set aside in a retail or commercial establishment where three or more coin-operated amusement devices are located, defined herein as a machine or device operated by means of the insertion of a coin, token or similar object, for the purpose of amusement or skill and for the playing of which a fee is charged. The term "arcade" does not include vending machines which are not incorporated gaming or amusement features, nor coin-operated mechanical music devices; nor mechanical motion picture devices. The definition shall not apply to coin-operated amusement devices owned or leased to establishments that are properly licensed for the sale of beer or alcoholic liquor for consumption on the premises.
Arena	An enclosed structure with tiers of seats rising around a sports field, playing court or public exhibition area. Arenas are typically used for sports, entertainment and other public gathering purposes, such as athletic events, concerts, conventions, circuses and conferences.
Articles pyrotechnic	Pyrotechnic devices for professional use that are similar to consumer fireworks in chemical composition and construction but not intended for consumer use, that meet the weight limit for consumer fireworks but are not labeled as such, and that are classified as UN0431 or UN0432 under 49 CFR 172.101.
Ash	The residue from the burning of wood, coal, coke or other combustible materials including incinerator ash and residue.
Assembly (use category)	Activities or structures, generally of a commercial nature that draw members of the general public to specific events or shows. Examples include the following uses:

	<ul style="list-style-type: none"> • Assembly hall • Banquet hall • Dance hall, public • Private club • Private lodge • Rental hall
Assembly hall	<p>An enclosed place of assembly for the exclusive use of the owners of the facility or by the members of the association or organization controlling the premises. Such facility shall not be available for rental to the general public. Assembly halls are typically accessory to private clubs and private lodges and are located in a non-residential building.</p>
Assessed valuation	<p>The assessed valuation in the records of the Assessor of the City. With respect to exempt properties for which the assessed valuation is zero, an independent valuation from a reputable source, subject to review and acceptance by the Buildings, Safety Engineering, and Environmental Department, may be presented by the owner as the basis for determinations required by this chapter.</p>
Assisted living facility	<p>A residential care facility designed primarily for older people who typically have no serious health problems but who may have chronic or debilitating conditions requiring assistance with daily activities. Permitted services include but are not limited to staff- supervised meals, housekeeping and personal care, medication supervision, and social activities. Both private and shared sleeping rooms may be provided. Facilities providing regular care under supervision of physicians are not considered assisted living facilities.</p>


1

2 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are repealed.

3 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,
4 health, safety, and welfare of the people of the City of Detroit.

5 **Section 4.** This ordinance shall become effective on January 31, 2025 in accordance with
6 Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6) and Section 4-118 of
7 the 2012 Detroit City Charter.

Approved as to Form:



Conrad J. Mallet
Corporation Counsel