

S U M M A R Y

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-49, *District Map No. 47*, to revise the zoning classification for sixteen zoning lots generally located in the vicinity south of the intersection of Yosemite Avenue and Riviera Avenue from the PD Planned Development District zoning classification to the R3 Low-Density Residential District, to revise the zoning classification for two zoning lots generally located on the south side of Humphrey Avenue between Holmur Avenue and Dexter Avenue from the PD Planned Development District zoning classification to the R2 Two-Family Residential District, and to repeal any development regulations for the existing PD Planned Development Districts.

1 **BY COUNCIL MEMBER _____:**

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by
3 amending Article XVII, *Zoning District Maps*, Section 50-17-49, *District Map No. 47*, to revise the
4 zoning classification for sixteen zoning lots generally located in the vicinity south of the
5 intersection of Yosemite Avenue and Riviera Avenue from the PD Planned Development District
6 zoning classification to the R3 Low-Density Residential District, to revise the zoning classification
7 for two zoning lots generally located on the south side of Humphrey Avenue between Holmur
8 Avenue and Dexter Avenue from the PD Planned Development District zoning classification to the
9 R2 Two-Family Residential District, and to repeal any development regulations for the existing
10 PD Planned Development Districts.

11 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT**
12 **THAT:**

13 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, is amended by amending
14 Article XVII, Section 50-17-49 as follows:

15 **CHAPTER 50. ZONING**

16 **ARTICLE XVII. ZONING DISTRICT MAPS**

17 **Sec. 50-17-49. District Map No. 47.**

18 (a) For the 16 zoning lots generally located in the vicinity south of the intersection of
19 Yosemite Avenue and Riviera Avenue, commonly identified as 9230, 9231, 9236, 9237, 9243,
20 9251, 9255, 9261, and 9267 Yosemite and 9238, 9248, 9256, 9266, 9276, 9286, and 9320 Riviera,
21 and identified more specifically as:

22 9230 Yosemite: E YOSEMITE 1 EXC ALLEY AS OP BLK 9 RAVENSWOOD SUB L10

23 P81 PLATS, W C R 14/179 30 X 102

1 9231 Yosemite: W YOSEMITE 15 BLK 3 RAVENSWOOD SUB L10 P81 PLATS, W C
2 R 14/179 30 X 120
3 9236 Yosemite: E YOSEMITE 2 EXC ALLEY AS OP BLK 9 RAVENSWOODS SUB L10
4 P81 PLATS, W C R 14/179 30 X 102
5 9237 Yosemite: W YOSEMITE 16 BLK 3 RAVENSWOOD SUB L10 P81 PLATS, W C
6 R 14/179 30 X 120
7 9243 Yosemite: W YOSEMITE 17 BLK 3 RAVENSWOOD SUB L10 P81 PLATS, W C
8 R 14/179 30 X 120
9 9251 Yosemite: W YOSEMITE 18 BLK 3 RAVENSWOOD SUB L10 P81 PLATS, W C
10 R 14/179 30 X 120
11 9255 Yosemite: W YOSEMITE 19 BLK 3 RAVENSWOOD SUB L10 P81 PLATS, W C
12 R 14/179 30 X 120
13 9261 Yosemite: W YOSEMITE 20 BLK 3 RAVENSWOOD SUB L10 P81 PLATS, W C
14 R 14/179 30 X 120
15 9267 Yosemite: W YOSEMITE 21 BLK 3 RAVENSWOOD SUB L10 P81 PLATS, W C
16 R 14/179 30 IRREG
17 9238 Riviera: S RIVIERA W 75.75 FT IN FRT BG THE W 62.43 FT IN REAR OF 26
18 BLK 3 RAVENSWOOD SUB L10 P81 PLATS, W C R 14/179 75.75 IRREG
19 9248 Riviera: S RIVIERA W 35.80 FT OF E 73.80 FT IN FRT BG THE W 30 FT OF E
20 63.58 FT IN REAR OF 26 BLK 3 RAVENSWOOD SUB L10 P81 PLATS, W C R 14/179
21 35.8 IRREG
22 9256 Riviera: S RIVIERA W 38 FT OF E 40 FT IN FRT BG THE W 28.58 FT OF E 33.58
23 FT IN REAR 26 BLK 3 RAVENSWOOD SUB L10 P81 PLATS, W C R 14/179 38 IRREG

9266 Riviera: S RIVIERA 25 E 2 FT IN FRT BG THE E 5 FT IN REAR OF 26 BLK 3
RAVENSWOOD SUB L10 P81 PLATS, W C R 14/179 56.78 IRREG

9276 Riviera: S RIVIERA 24 BLK 3 RAVENSWOOD SUB L10 P81 PLATS, W C R
14/179 54.78 IRREG

9286 Riviera: S RIVIERA 23 BLK 3 RAVENSWOOD SUB L10 P81 PLATS, W C R
14/179 54.78 IRREG

9320 Riviera: W YOSEMITE 22 BLK 3 RAVENSWOOD SUB L10 P81 PLATS, W C R
14/179 60.2 IRREG

the existing PD Planned Development District zoning classification is revised to the R3 Low-Density Residential District zoning classification and the regulations for development associated with the existing PD Planned Development zoning district are repealed.

(b) For the two zoning lots generally located on the south side of Humphrey Avenue between Holmur Avenue and Dexter Avenue, commonly identified as 3761 and 3767 Humphrey Avenue, and identified more specifically as:

3761 Humphrey: S HUMPHREY 582 LEWIS & CROFOOTS SUB NO 3 L25 P57
PLATS, W C R 14/191 30 X 104

3767 Humphrey: S HUMPHREY 583 LEWIS & CROFOOTS SUB NO 3 L25 P57
PLATS, W C R 14/191 30 X 104


the existing PD Planned Development District zoning classification is revised to the R2 Two-Family Residential District zoning classification and the regulations for development associated with the existing PD Planned Development zoning district are repealed.

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

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

4 **Section 4.** This ordinance shall become effective on the eighth day after publication in
5 accordance with Section 401(6) of Public Act 110 of 2006, as amended, MCL 125.3401(6) and
6 Section 4-118, paragraph 3, of the 2012 Detroit City Charter.

Approved as to Form:


Conrad D. Mallett
Corporation Counsel