

ORDINANCE NO. 2023-4  
CHAPTER 50  
ARTICLE XIII

AN ORDINANCE to amend Chapter 50 of the 2019 Detroit City Code, *Zoning, Article XIII, Intensity and Dimensional Standards, Division 1, Tables of Intensity and Dimensional Standards, Subdivision E, Industrial Districts*, by amending Section 50-13-83, *M2 District*, to increase the maximum height limitation for “all other uses” from 40 feet to 55 feet.

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

**Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning, Article XIII, Intensity and Dimensional Standards, Division 1, Tables of Intensity and Dimensional Standards, Subdivision E, Industrial Districts*, be amended by amending Section 50-13-83, *M2 District*, to read as follows:

CHAPTER 50. ZONING  
ARTICLE XIII. INTENSITY AND DIMENSIONAL STANDARDS  
DIVISION 1. TABLES OF INTENSITY AND DIMENSIONAL STANDARDS  
*Subdivision E. Industrial Districts*

**Sec. 50-13-83. M2 District.**

Intensity and dimensional standards in the M2 Restricted Industrial District are as follows:

Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height	Max. Lot Coverage	Max FAR	Add'l. Regs.
	Area (sq. ft.)	Width (feet)	Front	Side*	Rear	(feet)	(%)		
Sec. Reference	Section 50-13-222		Section 50-16-382	Section 50-16-382	Section 50-13-231	Section 50-13-232	Section 50-13-236 Section 50-13-237		
*Formula A = Length (feet) + 2 (height) / 15      *Formula B = Length (feet) + 2 (height) / 6									
Motor vehicle filling stations	See Section 50-13-173		See Sections 50-13-178 and 50-13-179			35	See Section 50-13-177		
Motor vehicles, used, salesroom or sales lot	4,000	40				35			
All other uses				No Minimum requirements		55			

**Section 2.** All ordinances, or parts of ordinances, that conflict with this ordinance are repealed.

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

**Section 4.** This ordinance shall become effective on the eighth day after publication in accordance with Section 401(6) of the Michigan Zoning Enabling Act, being MCL 125.3401(6), and Section 4-118(3) of the 2012 Detroit City Charter.

(J.C.C. Page     ):  
Passed:  
Approved:  
Published:  
Effective:

October 25, 2022  
November 15, 2022  
November 21, 2022  
January 27, 2023  
February 4, 2023  
  
JANICE M. WINFREY  
City Clerk

