

DIVISION 3. R2 TWO-FAMILY RESIDENTIAL DISTRICT

Sec. 50-8-41. Description.

The R2 Two-Family Residential District is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings. Additional uses are conditional.
(Code 1984, § 61-8-31; Ord. No. 11-05, § 1(61-8-31), eff. 5-28-2005)

Sec. 50-8-42. Site plan review.

Site plan review is required for all conditional uses within the R2 Two-Family Residential District. See Article III, Division 5, of this chapter.
(Code 1984, § 61-8-32; Ord. No. 11-05, § 1(61-8-32), eff. 5-28-2005)

Sec. 50-8-43. By-right uses.

Uses permitted by right in the R2 Two-Family Residential District are delineated in Section 50-8-44 through Section 50-8-48 of this Code. See Article XII of this chapter for a complete listing of all use regulations and standards, and Article XII, Division 5, of this chapter for accessory uses, including home occupations.
(Code 1984, § 61-8-33; Ord. No. 11-05, § 1(61-8-33), eff. 5-28-2005)

Sec. 50-8-44. By-right residential uses.

By-right residential uses within the R2 Two-Family Residential District are as follows:

- (1) Shelter for survivors of domestic violence, as limited by Section 50-12-165(b).
- (2) Single-family detached dwelling.
- (3) Two-family dwelling.

(Code 1984, § 61-8-34; Ord. No. 11-05, § 1(61-8-34), eff. 5-28-2005; Ord. No. 2022-5, § 1(50-8-44), eff. 3-23-2022) ARTICLE VIII. RESIDENTIAL ZONING DISTRICTS
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Sec. 50-8-45. By-right public, civic, and institutional uses.

By-right public, civic, and institutional uses within the R2 Two-Family Residential District are as follows:
Family day care home.
(Code 1984, § 61-8-35; Ord. No. 11-05, § 1(61-8-35), eff. 5-28-2005)

Sec. 50-8-46. By-right retail, service, and commercial uses.

By-right retail, service, and commercial uses within the R2 Two-Family Residential District are as follows: None.
(Code 1984, § 61-8-36; Ord. No. 11-05, § 1(61-8-36), eff. 5-28-2005)

Sec. 50-8-47. By-right manufacturing and industrial uses.

By-right manufacturing and industrial uses within the R2 Two-Family Residential District are as follows:
None.
(Code 1984, § 61-8-37; Ord. No. 11-05, § 1(61-8-37), eff. 5-28-2005)

Sec. 50-8-48. By-right other uses.

Other by-right residential uses within the R2 Two-Family Residential District are as follows:
(1) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.
(2) Urban gardens as provided for in Article XII, Division 3, Subdivision H, of this chapter.

(Code 1984, § 61-8-38; Ord. No. 11-05, § 1(61-8-38), eff. 5-28-2005; Ord. No. 10-13, § 1(61-8-38), eff. 4-16-2013; Ord. No. 2020-12, § 1(50-8-48), eff. 12-9-2020)

Sec. 50-8-49. Conditional uses.

Uses permitted conditionally in the R2 Two-Family Residential District are delineated in Section 50-8-50 through Section 50-8-54 of this Code. See Article XII of this chapter for a complete listing of all use regulations and standards, and Article XII, Division 5, of this chapter for accessory uses, including home occupations.

(Code 1984, § 61-8-39; Ord. No. 11-05, § 1(61-8-39), eff. 5-28-2005)

Sec. 50-8-50. Conditional residential uses.

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

- (1) Multiple-family dwelling, which has not more than eight dwelling units.
- (2) Townhouses with a maximum of eight in any group of attached townhouses.
- (3) Religious residential facilities. ARTICLE VIII. RESIDENTIAL ZONING DISTRICTS
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- 4) School building adaptive reuses, residential.

(Code 1984, § 61-8-40; Ord. No. 11-05, § 1(61-8-40), eff. 5-28-2005; Ord. No. 21-12, § 1(61-8-40), eff. 11-2-2012)

Sec. 50-8-51. Conditional public, civic, and institutional uses.

Conditional public, civic, and institutional uses within the R2 Two-Family Residential District are as follows:

- (1) Cemeteries, including those containing mausoleums, crematories, or columbaria.
- (2) Educational institution.
- (3) Group day care home.
- (4) Neighborhood center, non-profit.
- (5) Outdoor art exhibition grounds; sculpture gardens.
- (6) Outdoor recreation facility.
- (7) Religious institution.
- (8) Residential-area utility facilities, public.
- (9) School building adaptive reuses—public, civic, and institutional.
- (10) School, elementary, middle/junior high, or high.

(Code 1984, § 61-8-41; Ord. No. 11-05, § 1(61-8-41), eff. 5-28-2005; Ord. No. 21-12, § 1(61-8-41), eff. 11-2-2012; Ord. No. 37-17, § 1(61-8-41), eff. 2-6-2018)

Sec. 50-8-52. Conditional retail, service, and commercial uses.

Conditional retail, service, and commercial uses within the R2 Two-Family Residential District are as follows:

- (1) Parking lots or parking areas for operable private passenger vehicles.
- (2) School building adaptive reuses—retail, service, and commercial.

(Code 1984, § 61-8-42; Ord. No. 11-05, § 1(61-8-42), eff. 5-28-2005; Ord. No. 21-12, § 1(61-8-42), eff. 11-2-2012)

Sec. 50-8-53. Conditional manufacturing and industrial uses.

Conditional manufacturing and industrial uses within the R2 Two-Family Residential District are as follows: None.

(Code 1984, § 61-8-43; Ord. No. 11-05, § 1(61-8-43), eff. 5-28-2005) ARTICLE VIII. RESIDENTIAL ZONING DISTRICTS
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Sec. 50-8-54. Conditional other uses.

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

- (1) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.
 - (2) Greenhouses as provided for in Article XII, Division 3, Subdivision H, of this chapter.
 - (3) Hoophouses as provided for in Article XII, Division 3, Subdivision H, of this chapter.
 - (4) Railroad rights-of-way, not including storage tracks, yards, or buildings.
 - (5) Urban farms as provided for in Article XII, Division 3, Subdivision H, of this chapter.
- (Code 1984, § 61-8-44; Ord. No. 11-05, § 1(61-8-44), eff. 5-28-2005; Ord. No. 10-13, § 1(61-8-44), eff. 4-16-2013; Ord. No. 2020-12, § 1(50-8-54), eff. 12-9-2020)

Sec. 50-8-55. Intensity and dimensional standards.

Development in the R2 Two-Family Residential District shall comply with the intensity and dimensional standards provided for in Article XIII, Division 1, Subdivisions A and B, of this chapter.

(Code 1984, § 61-8-45; Ord. No. 11-05, § 1(61-8-45), eff. 5-28-2005)

Sec. 50-8-56. Other regulations.

The following regulations shall also apply on land zoned R2:

- (1) New single- and two-family dwellings in the R2 Two-Family Residential District shall comply with the residential compatibility requirements set forth in Article XIV, Division 3, Subdivision A, of this chapter;
- (2) In the R2 District, not more than one principal detached residential building shall be located on a zoning lot. Likewise, no principal detached residential building shall be located on the same zoning lot with any other principal building in the R1 and R2 Districts, except in the case of buildings used for educational or religious purposes;
- (3) Open parking areas.
 - a. Open parking areas, where located on the same zoning lot as the dwelling they are intended to serve, shall be permitted in the rear yard;
 - b. In addition, operable private passenger vehicles may also be parked on the driveway in only one side yard and the continuation of that side yard into the front yard to the property line;
 - c. Operable private passenger vehicles may also be parked on semicircular drives, as specified in Section 50-14-286(5) of this Code;
 - d. No mechanical maintenance or vehicular repairs may be conducted on the portions of the driveway that are specified in Subsection (3)b of this section or on any semi-circular drive;
 - e. Driveways shall be paved as provided for in Section 50-14-286 of this Code; **ARTICLE VIII.**

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f. Where the Michigan Secretary of State requires a valid and current license plate or registration sticker to use or transport any vehicle or piece of recreational equipment as defined in Section 50-16-361 of this Code, each vehicle or piece of recreational equipment shall bear and properly display said valid and current license plate or registration sticker at all times when parked in accordance with this section. See also Article XIV, Division 1, Subdivision E, of this chapter, "Use of Accessory Parking Lots and Areas," and Article XIV, Division 1, Subdivision K, of this chapter, "Off-Street Parking Facilities in Residential Districts."

(Code 1984, § 61-8-46; Ord. No. 11-05, § 1(61-8-46), eff. 5-28-2005; Ord. No. 44-06, § 1(61-8-46), eff. 12-21-2006)

Sec. 50-8-57. Motor vehicle repair prohibited as home occupation.

Any type of repair or assembly of vehicles or equipment with internal combustion engines is prohibited as a home occupation within the R2 Two-Family Residential District as provided for in Section 50-12-482 through Section 50-12-492 of this Code. Incidental and accessory at-home motor vehicle repair is limited as follows:

- (1) No motor vehicle may be repaired on residential property outside of a fully enclosed structure, except in the rear yard;
- (2) No motor vehicle shall be repaired on residential property outside of a fully enclosed structure, except between the hours of 8:00 a.m. and 8:00 p.m.;
- (3) No motor vehicle being repaired on residential property outside of a fully enclosed structure shall appear in a visibly dismantled state, or with parts or components of the vehicle visibly separated from a vehicle, for a period of more than 14 consecutive days; and
- (4) No inoperable vehicle shall be stored in a residential yard area, unless the owner of the property has obtained a 30-day sticker from the Police Department precinct where the residential property is located.

DIVISION 4. R3 LOW DENSITY RESIDENTIAL DISTRICT

Sec. 50-8-71. Description.

The R3 Low Density Residential District is designed as a low-density multi-family district. The regulations are designed to promote and encourage town and terrace house development, courts, and garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Among others, uses permitted by right include single- and two-family dwellings, townhouses, multi-family dwellings, and community facilities necessary to serve a residential district.

(Code 1984, § 61-8-51; Ord. No. 11-05, § 1(61-8-51), eff. 5-28-2005) **ARTICLE VIII. RESIDENTIAL ZONING DISTRICTS**

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Sec. 50-8-72. Site plan review.

Site plan review is required for all conditional uses and for certain by-right uses within the R3 Low Density Residential District. See Article III, Division 5, of this chapter.

(Code 1984, § 61-8-52; Ord. No. 11-05, § 1(61-8-52), eff. 5-28-2005)

Sec. 50-8-73. By-right uses.

Uses permitted by right in the R3 Low Density Residential District are delineated in Section 50-8-74 through Section 50-8-78 of this Code. See Article XII of this chapter for a complete listing of all use regulations and standards. See Article III, Division 5, of this chapter to determine when site plan review is required for by-right uses, and Article XII, Division 5, of this chapter for accessory uses, including home occupations.

(Code 1984, § 61-8-53; Ord. No. 11-05, § 1(61-8-53), eff. 5-28-2005)

Sec. 50-8-74. By-right residential uses.

By-right residential uses within the R3 Low Density Residential District are as follows:

- (1) Boarding school and dormitory.
- (2) Child caring institution.
- (3) Loft.
- (4) Multiple-family dwellings with fewer than 50 percent of the units in the structure being efficiency units.
- (5) Religious residential facilities.
- (6) Shelter for survivors of domestic violence.
- (7) Single-family detached dwelling.
- (8) Townhouse.
- (9) Two-family dwelling.

(Code 1984, § 61-8-54; Ord. No. 11-05, § 1(61-8-54), eff. 5-28-2005; Ord. No. 2022-5, § 1(50-8-74), eff. 3-23-2022)

Sec. 50-8-75. By-right public, civic, and institutional uses.

By-right public, civic, and institutional uses within the R3 Low Density Residential District are as follows:

- (1) Adult day care center.
- (2) Child care center.
- (3) Family day care home.
- (4) Library. **ARTICLE VIII. RESIDENTIAL ZONING DISTRICTS**

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- (5) Museum.
 - (6) Neighborhood center, non-profit.
 - (7) Outdoor art exhibition grounds; sculpture gardens.
 - (8) Outdoor recreation facility.
 - (9) Religious institution.
 - (10) School, elementary, middle/junior high, or high.
- (Code 1984, § 61-8-55; Ord. No. 11-05, § 1(61-8-55), eff. 5-28-2005; Ord. No. 37-17, § 1(61-8-55), eff. 2-6-2018)

Sec. 50-8-76. By-right retail, service, and commercial uses.

By-right retail, service, and commercial uses within the R3 Low Density Residential District are as follows: None.

(Code 1984, § 61-8-56; Ord. No. 11-05, § 1(61-8-56), eff. 5-28-2005)

Sec. 50-8-77. By-right manufacturing and industrial uses.

By-right manufacturing and industrial uses within the R3 Low Density Residential District are as follows: None.

(Code 1984, § 61-8-57; Ord. No. 11-05, § 1(61-8-57), eff. 5-28-2005)

Sec. 50-8-78. By-right other uses.

Other by-right uses within the R3 Low Density Residential District are as follows:

- (1) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.
- (2) Railroad rights-of-way, not including storage tracks, yards, or buildings.
- (3) Urban gardens as provided for in Article XII, Division 3, Subdivision H, of this chapter.

(Code 1984, § 61-8-58; Ord. No. 11-05, § 1(61-8-58), eff. 5-28-2005; Ord. No. 10-13, § 1(61-8-58), eff. 4-16-2013; Ord. No. 2020-12, § 1(50-8-78), eff. 12-9-2020)

Sec. 50-8-79. Conditional uses.

Uses permitted conditionally in the R3 Low Density Residential District are delineated in Section 50-8-80 through Section 50-8-84 of this Code. See Article XII of this chapter for a complete listing of all use regulations and standards, and Article XII, Division 5, of this chapter for accessory uses, including home occupations.

(Code 1984, § 61-8-59; Ord. No. 11-05, § 1(61-8-59), eff. 5-28-2005) ARTICLE VIII. RESIDENTIAL

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Sec. 50-8-80. Conditional residential uses.

Conditional residential uses within the R3 Low Density Residential District are as follows:

- (1) Adult foster care facility.
 - (2) Fraternity or sorority house.
 - (3) Home for the aged.
 - (4) Pre-release adjustment center.
 - (5) Residential substance abuse service facility.
 - (6) Multiple-family dwellings where 50 percent or more of the units are efficiency units.
 - (7) School building adaptive reuses, residential.
- (Code 1984, § 61-8-60; Ord. No. 11-05, § 1(61-8-60), eff. 5-28-2005; Ord. No. 21-12, § 1(61-8-60), eff. 11-2-2012)

Sec. 50-8-81. Conditional public, civic, and institutional uses.

Conditional public, civic, and institutional uses within the R3 Low Density Residential District are as follows:

- (1) Cemeteries, including those containing mausoleums, crematories, or columbaria.
 - (2) Educational institution.
 - (3) Fire or police station and similar public building.
 - (4) Group day care home.
 - (5) Residential-area utility facilities, public.
 - (6) School building adaptive reuses—public, civic, and institutional.
- (Code 1984, § 61-8-61; Ord. No. 11-05, § 1(61-8-61), eff. 5-28-2005; Ord. No. 21-12, § 1(61-8-61), eff. 11-2-2012)

Sec. 50-8-82. Conditional retail, service, and commercial uses.

Conditional residential uses within the R3 Low Density Residential District are as follows:

- (1) Bed and breakfast inn.
 - (2) Parking lots or parking areas for operable private passenger vehicles.
 - (3) School building adaptive reuses—retail, service, and commercial.
 - (4) Youth hostel/hostel.
- (Code 1984, § 61-8-62; Ord. No. 11-05, § 1(61-8-62), eff. 5-28-2005; Ord. No. 13-11, § 1(61-8-62), eff. 8-23-2011; Ord. No. 21-12, § 1(61-8-62), eff. 11-2-2012)

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Sec. 50-8-83. Conditional manufacturing and industrial uses.

Conditional manufacturing and industrial uses within the R3 Low Density Residential District are as follows: None.

(Code 1984, § 61-8-63; Ord. No. 11-05, § 1(61-8-63), eff. 5-28-2005)

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

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

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

(Code 1984, § 61-8-64; Ord. No. 11-05, § 1(61-8-64), eff. 5-28-2005; Ord. No. 10-13, § 1(61-8-64), eff. 4-16-2013; Ord. No. 2020-12, § 1(50-8-84), eff. 12-9-2020)

Sec. 50-8-85. Intensity and dimensional standards.

Development in the R3 Low Density Residential District shall comply with the intensity and dimensional standards provided for in Article XIII, Division 1, Subdivisions A and B, of this chapter.

(Code 1984, § 61-8-65; Ord. No. 11-05, § 1(61-8-65), eff. 5-28-2005)

Sec. 50-8-86. Other regulations.

For accessory parking regulations within the R3 Low Density Residential District see Article XIV, Division 1, Subdivision E, of this chapter and Article XIV, Division 1, Subdivision K, of this chapter.

(Code 1984, § 61-8-66; Ord. No. 11-05, § 1(61-8-66), eff. 5-28-2005)

Sec. 50-8-87. Motor vehicle repair prohibited as home occupation.

Any type of repair or assembly of vehicles or equipment with internal combustion engines is prohibited as a home occupation within the R3 Low Density Residential District as provided for in Section 50-12-482 through Section 50-12-492 of this Code. Incidental and accessory at-home motor vehicle repair is limited as follows:

- (1) No motor vehicle may be repaired on residential property outside of a fully enclosed structure, except in the rear yard;
- (2) No motor vehicle shall be repaired on residential property outside of a fully enclosed structure, except between the hours of 8:00 a.m. and 8:00 p.m.; **ARTICLE VIII. RESIDENTIAL ZONING DISTRICTS Detroit Zoning Ordinance (3/8/2023) v7 174**
- (3) No motor vehicle being repaired on residential property outside of a fully enclosed structure shall appear in a visibly dismantled state, or with parts or components of the vehicle visibly separated from a vehicle, for a period of more than 14 consecutive days; and
- (4) No inoperable vehicle shall be stored in a residential yard area, unless the owner of the property has obtained a 30-day sticker from the Police Department precinct where the residential property is located.