

ARTICLE XIII. INTENSITY AND DIMENSIONAL STANDARDS

DIVISION 1. TABLES OF INTENSITY AND DIMENSIONAL STANDARDS

Subdivision A. Residential Districts

Sec. 61-13-1. Residential districts in general.

All principal structures in residential districts shall be subject to the intensity and dimensional standards set forth in the following table, unless undertaken through one or more of the Alternative Residential Development Options set forth in ARTICLE XIII, DIVISION 3 of this Chapter or where the structure is located on a zoning lot abutting a Traditional Main Street, in which case the setback shall be as specified in Sec. 61-14-282 of this Code. These intensity and dimensional standards may be further limited or modified by other applicable sections of this Zoning Ordinance. Additional general standards that are applicable to the residential districts are set forth immediately following the table. Additional specific standards and exceptions are located in ARTICLE XIII, DIVISION 1, Subdivision I and DIVISION 1.Subdivision J of this Chapter. Rules of measurement and exceptions are set forth in ARTICLE XIII, DIVISION 2 of this Chapter.

(Ord No. 11-05, §1, 5-28-05; Ord. No. 20-05, §1, 5-29-05; Ord. No. 23-13, §1, 8-28-13)

Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage(%)	Max FAR	Add'l. Regs.
	Area (sq ft)	Width (feet)	Front	Side*	Rear				
Sec. Reference	Sec. 61-13-142		Sec. 61-16-172	Sec. 61-16-172	Sec. 61-13-151	Sec. 61-13-152	Sec. 61-13-156 Sec. 61-13-157		
*Formula A = Length (feet) + 2 (height) /15			*Formula B = Length (feet) + 2 (height) /6						
Sec. 61-13-2. R1.									
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 34-05, §1, 12-06-05; Ord. No. 38-14, §1, 10-16-2014)									
Accessory buildings/structures						15			Sec. 61-13-126
Cemeteries									Sec. 61-13-16, Sec. 61-13-131(2)
Neighborhood center (non-profit)	10000	70	20	Formula B	30	35	35		Sec. 61-13-19
Outdoor recreation facilities									Sec. 61-13-131
Parking lots or parking areas			20	10					Sec. 61-13-102; Article XIV, Division 1, Subdivision

Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage(%)	Max FAR	Add'l. Regs.
	Area (sq ft)	Width (feet)	Front	Side*	Rear				
Sec. Reference	Sec. 61-13-142		<u>Sec. 61-16-172</u>	<u>Sec. 61-16-172</u>	Sec. 61-13-151	Sec. 61-13-152	Sec. 61-13-156 Sec. 61-13-157		
*Formula A = Length (feet) + 2 (height) /15			*Formula B = Length (feet) + 2 (height) /6						
Public utilities			20	15	30	35			
Religious institutions	10000	70	20	Formula B	30	45	35		Sec. 61-13-19; Sec. 61-13-104
Schools	10000	70	20	Formula B	30	--	35	0.70	Sec. 61-13-19; Sec. 61-13-131
Single-family dwellings, Religious residential facilities	5000	50	20	4 ft minimum/14 ft combined	30	35	35 including all accessory buildings/structures. (See also Sec. 61-13-105.)		Sec. 61-13-104; Article XIV, Division 3, Subdivision A
Agricultural uses			See: Sec. 61-12-329			35	35		Sec. 61-12-338
All other uses	5000	50	20	4 ft minimum/14 ft combined	30	35	35		
Sec. 61-13-3. R2.									
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 34-05, §1, 12-06-05; Ord. No. 44-06, §1, 12-21-06; Ord. No. 38-14, §1, 10-16-2014)									
Accessory buildings/structures						15			Sec. 61-13-126
Cemeteries									Sec. 61-13-16, Sec. 61-13-131(2)
Multiple-family dwellings	7000	70	20	10	30		35	0.50	Sec. 61-13-101
Neighborhood center (non-profit)	10000	50	20	Formula B	30	35	35		Sec. 61-13-19
Outdoor recreation facilities									Sec. 61-13-131
Parking lots or parking areas			20	10					Sec. 61-13-102; Article XIV, Division 1, Subdivision I
Public Utilities			20	15	30	35			
Religious institutions	10000	70	20	Formula B	30	45	35		Sec. 61-13-19; Sec. 61-13-104
Schools	10000	70	20	Formula B	30		35	0.70	Sec. 61-13-

Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage(%)	Max FAR	Add'l. Regs.
	Area (sq ft)	Width (feet)	Front	Side*	Rear				
Sec. Reference	Sec. 61-13-142	<u>Sec. 61-16-172</u>	<u>Sec. 61-16-172</u>	Sec. 61-13-151	Sec. 61-13-152	Sec. 61-13-156	<u>Sec. 61-13-157</u>		
*Formula A = Length (feet) + 2 (height) /15			*Formula B = Length (feet) + 2 (height) /6						
								19; <u>Sec. 61-13-131</u>	
Single-family dwellings, Religious residential facilities	5000	50	20	4 ft minimum/14 ft combined	30	35	35 (See also <u>Sec. 61-13-105.</u>)	<u>Sec. 61-13-104</u> ; Article XIV, Division 3, Subdivision A	
Town houses (attached group)	7000	70	20	Formula B	30	35	35	<u>Sec. 61-13-106</u>	
Two-family dwellings	6000	55	20	4 ft minimum/14 ft combined	30	35	35 (See also <u>Sec. 61-13-107.</u>)	Article XIV, Division 3, Subdivision A	
Agricultural uses			See: <u>Sec. 61-12-329</u>			35	35	<u>Sec. 61-12-338</u>	
All other uses	5000	50	20	4 ft minimum/14 ft combined	20	35	35		
Sec. 61-13-4. R3.									
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 34-05, §1, 12-06-05; Ord. No. 38-14, §1, 10-16-2014)									
Accessory buildings/structures						15		<u>Sec. 61-13-126</u>	
Cemeteries								<u>Sec. 61-13-16</u> , <u>Sec. 61-13-131(2)</u>	
Fire or police stations			20	15	30			0.70	
Libraries or museums	10000	70	20	Formula B	30	35		<u>Sec. 61-13-19</u>	
Multiple-family dwellings	7000	70	20	Formula A	30		(0.12 RSR)	0.70	
Neighborhood center (non-profit)	7000	70	20	Formula B	30	35		0.70 <u>Sec. 61-13-19</u>	
Outdoor recreation facilities								<u>Sec. 61-13-131</u>	
Parking lots or parking areas			20	10				<u>Sec. 61-13-102</u> ; Article XIV, Division 1, Subdivision I	
Public utilities			20	15	30			0.70	
Religious institutions	10000	70	20	Formula B	30			0.70 <u>Sec. 61-13-19</u> ; <u>Sec. 61-13-104</u>	

Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage(%)	Max FAR	Add'l. Regs.
	Area (sq ft)	Width (feet)	Front	Side*	Rear				
Sec. Reference	Sec. 61-13-142	Sec. 61-16-172	Sec. 61-16-172	Sec. 61-13-151	Sec. 61-13-152	Sec. 61-13-156	Sec. 61-13-157		
*Formula A = Length (feet) + 2 (height) /15					*Formula B = Length (feet) + 2 (height) /6				
Schools	10000	70	20	Formula B	30			0.70	Sec. 61-13-19; Sec. 61-13-131
Single-family dwellings, Religious residential facilities	5000	50	20	4 ft minimum/ 14 ft combined	30	35	35 (See also Sec. 61-13-105)		
Town houses (attached group)	7000	70	20	Formula A	30			0.70	Sec. 61-13-106
Two-family dwellings	6000	60	20	4 ft minimum/ 14 ft combined	30	35	35 (See also Sec. 61-13-107.)		
Agricultural uses			See: Sec. 61-12-329			35			Sec. 61-12-338
All other uses	7000	70	20	Formula B	30	35		0.70	
Sec. 61-13-5. R4.									
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 34-05, §1, 12-06-05; Ord. No. 38-14, §1, 10-16-2014)									
Accessory buildings/structures						15			Sec. 61-13-126
Educational institutions	7000	70	20	Formula B	30		(0.10 RSR)	1.00	Sec. 61-13-19; Sec. 61-13-131
Fire or police stations			20	15	30			1.00	
Fraternity or sorority houses	7000	70	20	Formula A	30			1.00	
Libraries or museums	10000	70	20	Formula B	30	35			Sec. 61-13-19
Multiple-family dwellings	7000	70	20	Formula A	30		(0.10 RSR)	1.00	
Neighborhood center (non-profit)	7000	70	20	Formula B	30			1.00	Sec. 61-13-19
Outdoor recreation facilities									Sec. 61-13-131
Parking lots or parking areas			20	10					Sec. 61-13-102; Article XIV, Division 1, Subdivision I
Public utilities			20	15	30			1.00	
Religious institutions	10000	70	20	Formula B	30			1.00	Sec. 61-13-19; Sec. 61-13-104
Rooming houses	7000	70	20	Formula A	30		(0.10 RSR)	1.00	

Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage(%)	Max FAR	Add'l. Regs.
	Area (sq ft)	Width (feet)	Front	Side*	Rear				
Sec. Reference	Sec. 61-13-142	<u>Sec. 61-16-172</u>	<u>Sec. 61-16-172</u>	Sec. 61-13-151	Sec. 61-13-152	Sec. 61-13-156	Sec. 61-13-157		
*Formula A = Length (feet) + 2 (height) /15			*Formula B = Length (feet) + 2 (height) /6						
Schools	10000	70	20	Formula B	30			1.00	<u>Sec. 61-13-131</u>
Single-family dwellings, Religious residential facilities	5000	50	20	4 ft minimum/14 ft combined	30	35	35 (See also <u>Sec. 61-13-105</u>)		
Town houses (attached group)	7000	70	20	Formula A	30			1.00	<u>Sec. 61-13-106</u>
Two-family dwellings	6000	55	20	4 ft minimum/14 ft combined	30	35	35 (See also <u>Sec. 61-13-107.</u>)		
Agricultural uses			See: <u>Sec. 61-12-329</u>						<u>Sec. 61-12-338</u>
All other uses	7000	70	20	Formula B	30			1.00	
Sec. 61-13-6. R5.									
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 34-05, §1, 12-06-05; Ord. No. 38-14, §1, 10-16-2014)									
Accessory buildings/structures						15			<u>Sec. 61-13-126</u>
Educational Institutions	7000	70	20	Formula B	30			1.50	<u>Sec. 61-13-19</u> ; <u>Sec. 61-13-131</u>
Fire or police stations			20	15	20			1.50	
Libraries or museums	10000	70	20	Formula B	30			1.50	<u>Sec. 61-13-19</u>
Marinas			20	20		35			<u>Sec. 61-13-91</u>
Mobile home park		100	20	25	30				<u>Sec. 61-13-17</u>
Multiple-family dwellings	7000	70	20	Formula A	30		(0.085 RSR)	1.50	
Neighborhood center (non-profit)	7000	70	20	Formula B	30			1.50	
Outdoor recreation facilities									<u>Sec. 61-13-131</u>
Parking lots or parking areas			20	10					<u>Sec. 61-13-102</u> ; Article XIV, Division 1, Subdivision I
Parking structures			20	Formula B	5			1.50	<u>Sec. 61-13-103</u>
Public utilities			20	15	30			1.50	

Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage(%)	Max FAR	Add'l. Regs.
	Area (sq ft)	Width (feet)	Front	Side*	Rear				
Sec. Reference	Sec. 61-13-142	<u>Sec. 61-16-172</u>	<u>Sec. 61-16-172</u>	Sec. 61-13-151	Sec. 61-13-152	Sec. 61-13-156 Sec. 61-13-157			
*Formula A = Length (feet) + 2 (height) /15			*Formula B = Length (feet) + 2 (height) /6						
Religious institutions	10000	70	20	Formula B	30			1.50	Sec. 61-13-19; Sec. 61-13-104
Rooming houses	7000	70	20	Formula A	30		(0.085 RSR)	1.50	
Schools	10000	70	20	Formula B	30			1.00	Sec. 61-13-19; Sec. 61-13-131
Single-family dwellings, Religious residential facilities	5000	50	20	4 ft minimum/ 14 ft combined	30	35	35 (See also Sec. 61-13-105)		
Town houses (attached group)	7000	70	20	Formula A	30			1.50	Sec. 61-13-106
Two-family dwellings	6000	55	20	4 ft minimum/ 14 ft. combined	30	35	35 (See also Sec. 61-13-107.)		Sec. 61-13-106
Agricultural uses			See: Sec. 61-12-329						Sec. 61-12-338
All other uses	7000	70	20	Formula B	30			1.50	
Sec. 61-13-7. R6.									
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 34-05, §1, 12-06-05; Ord. No. 38-14, §1, 10-16-2014)									
Accessory buildings/structures						15			Sec. 61-13-126
Educational Institutions	7000	70	20	Formula B	30			2.00	Sec. 61-13-19; Sec. 61-13-131
Fire or police stations			20	15	30			2.00	
Libraries or museums	10000	70	20	Formula B	30			2.00	Sec. 61-13-19
Marinas			20	20		35			Sec. 61-13-91
Multiple-family dwellings	7000	70	20	Formula A	30		(0.07 RSR)	2.00	
Neighborhood center (non-profit)	7000	70	20	Formula B	30			1.50	Sec. 61-13-19
Outdoor recreation facilities									Sec. 61-13-131
Parking lots or parking areas			20	10					Sec. 61-13-102; Article XIV, Division 1, Subdivision I
Parking structures			20	Formula B	5			2.00	Sec. 61-13-

Sec. 61-13-11 | Lot size requirements.

Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage(%)	Max FAR	Add'l. Regs.
	Area (sq ft)	Width (feet)	Front	Side*	Rear				
Sec. Reference	Sec. 61-13-142	<u>Sec. 61-16-172</u>	<u>Sec. 61-16-172</u>	Sec. 61-13-151	Sec. 61-13-152	Sec. 61-13-156 Sec. 61-13-157			
	*Formula A = Length (feet) + 2 (height) /15				*Formula B = Length (feet) + 2 (height) /6				
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Public utilities			20	15	30			2.00	
Religious institutions	10000	70	20	Formula B	30			2.00	Sec. 61-13-19; Sec. 61-13-104
Rooming houses	7000	70	20	Formula A	30		(0.07 RSR)	2.00	
Schools	10000	70	20	Formula B	30			2.00	Sec. 61-13-19; Sec. 61-13-131
Single-family dwellings, Religious residential facilities	5000	50	20	4 ft minimum/ 14 ft combined	30	35	35 (See also Sec. 61-13-105)		
Town houses (attached group)	7000	70	20	Formula A	30			2.00	Sec. 61-13-106
Two-family dwellings	6000	55	20	4 ft minimum/ 14 ft combined	30	35	35 (See also Sec. 61-13-107.)		Sec. 61-13-106
Agricultural uses			See: <u>Sec. 61-12-329</u>						Sec. 61-12-338
All other uses	7000	70	20	Formula B	30			2.00	

Secs. 61-13-8–61-13-10. Reserved.

Subdivision B. General Dimensional Standards for Residential Districts

Sec. 61-13-11. Lot size requirements.

Lot size requirements are specified for each zoning district in this article. In addition, the following general regulations are applicable to all residential zoning districts:

- (1) No use shall be established on a lot platted and recorded on or after December 22, 1968, which is of less area or width than prescribed in this section for such use in the zoning district where it is to be located. This provision shall not apply where approvals have been given for the division of recorded lots in accordance with the City of Detroit Subdivision Control Ordinance. If parts of two or more parcels of land, any part of which was platted and identified as a single unit on a plat officially approved and recorded prior to December 22, 1968, are combined to create a zoning lot upon which a building for residential purposes is to be built, the ensuing zoning lots shall be no smaller in width or area than the larger or largest of such parcels which were platted and identified as a single unit on a plat officially approved and recorded prior to December 22, 1968, provided, that no