

Article 4 - District Regulations

Section 40-4.01 - Creation of Districts or Zones

For the purpose of this chapter, the city is hereby divided into nine zone districts known as:

R-1A	One-family district
R-1B	One-family district
R-1C	One-family district
R-1D	One-family district
R-1E	One-family district
RT	One- and two-family attached district
TD	Transitional district
BD	Business district
PRD	Parks and recreation district

(Ord. No. 600, § 1, 1-8-2018)

Section 40-4.02 - Zoning Map

- A. The boundaries of these districts are hereby established as shown on the map on file in the office of the City Clerk and made a part of this chapter by reference, designated as "Zoning Map of the City of Huntington Woods," and said map and all notations, references and other data shown thereon shall be as much a part of this chapter as if fully set forth herein. Unless otherwise shown, the boundaries of the districts or zones created in this chapter are either centerlines of streets or alleys, centerlines of vacated streets or alleys, lot lines, or such lines extended, or the city limit lines. Where uncertainty exists with respect to such boundary lines, the matter of the location of such lines shall be determined by the Zoning Board of Appeals upon petition of any person having an interest in the property affected.
- B. Any territory embraced within any future enlargement of the corporate limits of the city shall be deemed to be subject to the provisions of this chapter applying to the R-1C District until otherwise classified by the City Commission upon recommendation of the Planning Commission, and after publication of notice and public hearing thereon, as provided for in Public Act No. 110 of 2006 (MCL 125.3101 et seq.), as amended, hereinbefore referred to.

(Ord. No. 600, § 1, 1-8-2018)

Section 40-4.03 - R-1A through R-1E: One-Family Districts

- A. *Intent.* The Master Plan recognizes that single-family residential neighborhoods are vital components of the city, and comprise the majority of the land area within the city. The intent of the R-1A through R-1E Districts is to provide areas for single-family dwellings with the primary distinction being a range of densities and bulk provisions, implemented through varying lot sizes. The R-1A through R-1E Districts are further intended to preserve and improve upon the quality of residential neighborhoods while permitting a limited number of other compatible uses that support residential neighborhoods.
- B. *Use Regulations.* No premises shall be used, and no building or structure shall hereafter be erected, altered, or used except for one or more uses contained within Section 40-4.08.
- C. *Special Land Uses.* Special land use procedures shall meet the standards of Article 8. For special land uses in Zones R-1A through R-1E on properties located within an historic district, special land use approval and site plan approval by the Planning Commission, and a certificate of appropriateness later issued by the Historic District Commission, shall be required. The Planning Commission shall consult the Historic District Commission during the Special Land Use and site plan reviews. In the event the Historic District Commission, or a committee thereof, is currently reviewing a property for the purpose of making a recommendation as to whether to establish an historic district or add the property to an established historic district, and the Historic District Committee, or a committee thereof, sends a report to the City Commission showing the presence of historic, architectural, archeological, engineering, or cultural significance of the property, then the City Commission can direct that the review process for the property and/or the proposed historic district follow the procedure contained herein for an established historic district.
- D. *Dimensional Requirements.* The following dimensional requirements shall apply to the R-1A through R-1E Districts:

Use District	Minimum Size of Lot per Unit		Maximum Height of Building		Minimum Yard Setback (Per Lot in Ft.)				Min. Floor Area per Dwelling Unit (in sq. ft.)	Max. Floor Area per Dwelling Unit (sq. ft.)(¹) (⁶)	Max. Percentage of Lot Coverage(²)	Minimum Lot Area to be Used or Set Aside for Accessory Buildings (In Sq. Ft.)
	Sq. Ft.	Width (Ft.)	Stories	Ft.	Front(³)	Sides(⁵)		Rear				
Least One						Least Two						
R-1A	30,000	160	2	30	40	20	40	60	1,400	Up to 3,600 sq. ft. without any bonus Up to 4,200 sq. ft. with character	15%	580

										bonus		
										Up to 4,350 sq. ft. with lot size bonus		
										Up to 4,950 sq. ft. with character bonus and lot size bonus		
R-1B	9,000	60	2.5	35	40	5	14	35	1,300	Up to 3,000 sq. ft. without any bonus Up to 3,600 sq. ft. with character bonus Up to 3,812 sq. ft. with lot size bonus Up to 4,412 sq.	25%	530

										ft. with character bonus and lot size bonus		
R-1C	7,000	50	2	30	30	5	14	35	1,300	Up to 2,500 sq. ft. without any bonus Up to 3,100 sq. ft. with character bonus Up to 3,125 sq. ft. with lot size bonus Up to 3,725 sq. ft. with character bonus and lot size bonus	30%	480
R-1D	6,000	50	2	30 (4)	25	5	14	30	1,200	Up to 1,900 sq. ft.	30%	440

										without any bonus		
										Up to 2,350 sq. ft. with lot size bonus		
										Up to 2,500 sq. ft. with character bonus		
										Up to 2,950 sq. ft. with character bonus and lot size bonus		
R-1E	5,000	40	2	30 (4)	25	5	14	25	1,100	Up to 1,700 sq. ft. without any bonus	30%	400
										Up to 2,100 sq. ft. with lot size bonus		

										Up to 2,300 sq. ft. with character bonus		
										Up to 2,700 sq. ft. with character bonus and lot size bonus		

District	Minimum Lot Area to be Used or Set Aside for Accessory Buildings (In Sq. Ft.)
R-1A	580
R-1B	530
R-1C	480
R-1D	440
R-1E	400

E. *Footnotes to Schedule of Regulations.*

(1) If the subject lot is below the minimum lot size, subtract floor area from the number at the same ratio above.

(2) Includes:

- (a) The ground floor area of the main building;
- (b) All appurtenances if covered by a roof; and
- (c) All accessory buildings or the minimum lot area required to be set aside for accessory buildings, whichever is larger.

For lots with less than 6,000 sq. ft. in area, the amount of lot coverage may be increase by 1 sq. ft. for every 6 sq. ft. that the lot is less than 6,000 sq. ft. For lots with less than 7,000 sq. ft. of area, a covered front porch may exceed the maximum lot coverage by up to one percent of lot area.

- (3) Where there are existing residential dwellings on both sides of the subject lot fronting on the same street, the required setback shall be no less than the least of the two adjoining front setbacks; where there is an existing residential dwelling on only one side of the subject lot fronting on the same street, the required setback shall be no less than the setback of the adjacent residential dwelling; and in no case shall the setback be less than listed in the schedule of regulations.
- (4) One additional foot of total side yard is required for every one foot or portion thereof of building height over 26 ft. At least one-half of the additional side yard shall be on the least side.
- (5) *Corner side yard.* In the case of corner lots where the adjacent house fronts upon the side street, a setback shall be required from the side street lot line, which is at least equal to the front setback of the other adjoining property facing the same side street. In no case shall the side street setback be less than eight (8) ft.
- (6) Maximum Floor Area per Dwelling Unit Bonuses.
 - (a) Character Bonus.

1. Single-family homes are permitted the following floor area square footage bonuses:

Character Bonus	New Construction Standard	Addition Standard	Eligible Bonus
Roof Height	Roof height of 26' or less	Roof height of addition is equal to or lower than the existing roof height	150 sq. ft.
Stepped in Second Floor	3-foot step-in on front elevation and at least one other elevation		100 sq. ft.
Fenestration	20% or more fenestration per elevation	Percentage of fenestration per elevation of addition is equal to or exceeds the elevation of the existing home with the highest percentage of fenestration or 20% whichever is greater	150 sq. ft.
Detached Garage	Existing or construction of a new detached garage		100 sq. ft.
Architectural Details	Any combination of 3 or more: quoins, muntin bars, key stones over windows and doors, shutters, pulled brick details, brick rowlocks or soldier coursing, trim boards for sided wall windows, natural materials, wood windows (can be clad), siding other than vinyl on permitted sided		Up to 250 sq. ft. as determined by the Planning Commission

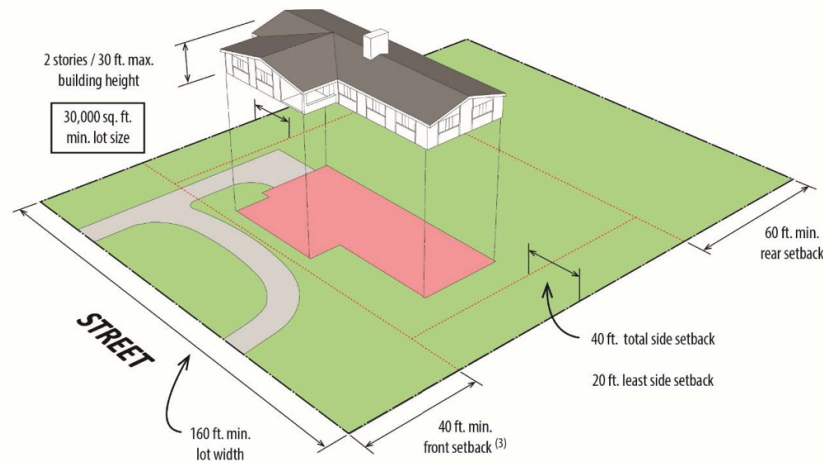
projects, or any other architectural detailed as deemed appropriate by the Planning Commission

2. The maximum combination of character bonuses shall not exceed a total of six hundred (600) square feet.
3. New homes or additions to homes within a designated local Historic District automatically qualify for the maximum character bonus of six hundred (600) square feet provided that all other Historic District and applicable zoning regulations are met.

(b) Lot Size Bonus. Lot size bonus shall be determined by the following formula:

1. R-1A: 1 sq. ft. for every 14 sq. ft. of lot area over 30,000 sq. ft., up to a maximum of 750 additional sq. ft.
2. R-1B: 1 sq. ft. for every 9 sq. ft. of lot area over 9,000 sq. ft., up to a maximum of 812 additional sq. ft.
3. R-1C: 1 sq. ft. for every 9 sq. ft. of lot area over 9,000 sq. ft., up to a maximum of 625 additional sq. ft.
4. R-1D: 1 sq. ft. for every 12 sq. ft. of lot area over 6,000 sq. ft., up to a maximum of 350 additional sq. ft.
5. R-1E: 1 sq. ft. for every 12 sq. ft. of lot area over 5,000 sq. ft., up to a maximum of 400 additional sq. ft.

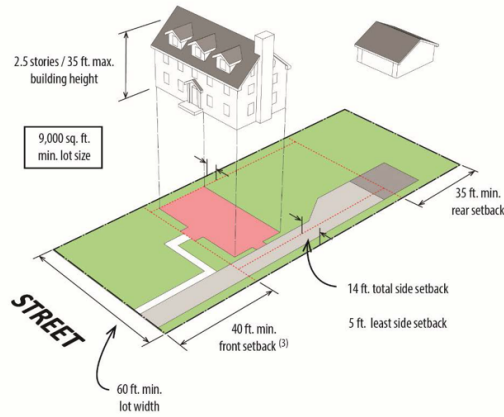
Figure 4.03.1: R-1A District



Refer to 4.03.E for footnotes to schedule of regulations.

Use District	Minimum Size of Lot per Unit ⁽¹⁾		Maximum Height of Building		Minimum Yard Setback (Per Lot in Ft.)				Min. Floor Area per Dwelling Unit (in sq. ft.)	Max. Floor Area per Dwelling Unit (sq. ft.) ⁽⁶⁾	Max. Percentage of Lot Coverage ⁽²⁾
	Sq. Ft.	Width (Ft.)	Stories	Ft.	Front ⁽³⁾	Sides ⁽⁵⁾		Rear			
						Least One	Least Two				
R-1A	30,000	160	2	30	40	20	40	60	1,400	Up to	15%

										3,600 sq. ft. without any bonus	
										Up to 4,200 sq. ft. with character bonus	
										Up to 4,350 sq. ft. with lot size bonus	
										Up to 4,950 sq. ft. with character bonus and lot size bonus	

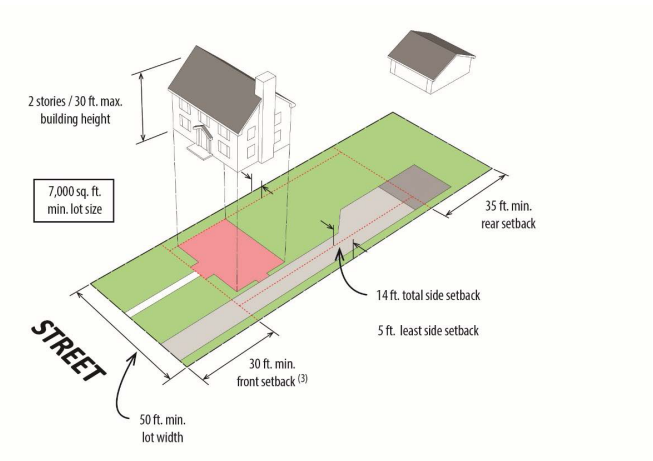
Figure 4.03.2: R-1B District

Refer to 4.03.E for footnotes to schedule of regulations.

Use District	Minimum Size of Lot per Unit ⁽¹⁾		Maximum Height of Building		Minimum Yard Setback (Per Lot in Ft.)				Min. Floor Area per Dwelling Unit (in sq. ft.)	Max. Floor Area per Dwelling Unit (sq. ft.) ⁽⁶⁾	Max. Percentage of Lot Coverage ⁽²⁾
	Sq. Ft.	Width (Ft.)	Stories	Ft.	Front ⁽³⁾	Sides ⁽⁵⁾		Rear			
						Least One	Least Two				
R-1B	9,000	60	2.5	35	40	5	14	35	1,300	Up to 3,000 sq. ft. without any bonus Up to 3,600 sq. ft. with character bonus Up to 3,812 sq. ft. with lot size	25%

										bonus	
										Up to 4,412 sq. ft. with character bonus and lot size bonus	

Figure 4.03.3: R-1C District

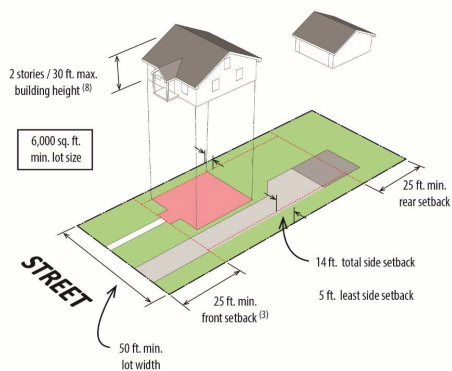


Refer to 4.03.E for footnotes to schedule of regulations.

Use District	Minimum Size of Lot per Unit ⁽¹⁾		Maximum Height of Building		Minimum Yard Setback (Per Lot in Ft.)				Min. Floor Area per Dwelling Unit (in sq. ft.)	Max. Floor Area per Dwelling Unit (sq. ft.) ⁽⁶⁾	Max. Percentage of Lot Coverage ⁽²⁾
	Sq. Ft.	Width (Ft.)	Stories	Ft.	Front ⁽³⁾	Sides ⁽⁵⁾		Rear			
						Least One	Least Two				
R-1C	7,000	50	2	30	30	5	14	35	1,300	Up to 2,500 sq. ft. without	30%

										any bonus
										Up to 3,100 sq. ft. with character bonus
										Up to 3,125 sq. ft. with lot size bonus
										Up to 3,725 sq. ft. with character bonus and lot size bonus

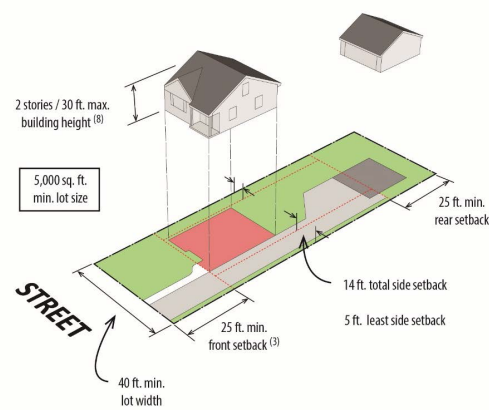
Figure 4.03.4: R-1D



Refer to 4.03.E for footnotes to schedule of regulations.

Use District	Minimum Size of Lot per Unit ⁽¹⁾		Maximum Height of Building		Minimum Yard Setback (Per Lot in Ft.)			Min. Floor Area per Dwelling Unit (in sq. ft.)	Max. Floor Area per Dwelling Unit (sq. ft.) ⁽⁶⁾	Max. Percentage of Lot Coverage ⁽²⁾	
	Sq. Ft.	Width (Ft.)	Stories	Ft.	Front ⁽³⁾	Sides ⁽⁵⁾					Rear
						Least One	Least Two				
R-1D	6,000	50	2	30 ⁽⁴⁾	25	5	14	30	1,200	Up to 1,900 sq. ft. without any bonus Up to 2,350 sq. ft. with lot size bonus Up to 2,500 sq. ft. with character bonus Up to 2,950 sq. ft. with character bonus and lot size bonus	30%

Figure 4.03.5: R-1E



Refer to 4.03.E for footnotes to schedule of regulations.

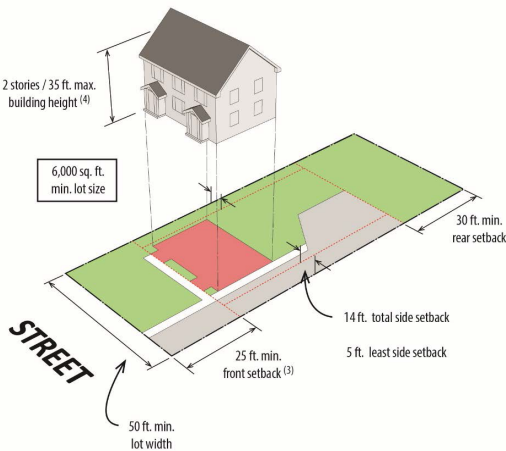
Use District	Minimum Size of Lot per Unit ⁽¹⁾		Maximum Height of Building		Minimum Yard Setback (Per Lot in Ft.)				Min. Floor Area per Dwelling Unit (in sq. ft.)	Max. Floor Area per Dwelling Unit (sq. ft.) ⁽⁶⁾	Max. Percentage of Lot Coverage ⁽²⁾
	Sq. Ft.	Width (Ft.)	Stories	Ft.	Front ⁽³⁾	Sides ⁽⁵⁾		Rear			
						Least One	Least Two				
R-1E	5,000	40	2	30 ⁽⁴⁾	25	5	14	25	1,100	Up to 1,700 sq. ft. without any bonus Up to 2,100 sq. ft. with lot size bonus Up to 2,300 sq. ft. with	30%

										character bonus	
										Up to 2,700 sq. ft. with character bonus and lot size bonus	

(Ord. No. 600, § 1, 1-8-2018; Ord. No. 604, § 1, 4-10-2018; Ord. No. 619, § 1, 8-18-2020)

Section 40-4.04 - RT, One and Two-Family Attached District

- A. *Intent.* The intent of the RT, One and Two-Family Attached District is to accommodate a mix of residential types, including but not limited to, detached single-family homes and attached multi-family townhomes and duplexes.
- B. *Use Regulations.* No premises shall be used and no building or structure shall hereafter be erected, altered, or used except for one or more uses contained within Section 40-4.08.
- C. *Dimensional Requirements.* The following dimensional requirements shall apply to the RT District:



Use District	Minimum Size of Lot		Maximum Height of Building		Minimum Yard Setback (Per Lot in Ft.)			Min. Floor Area per Dwelling Unit (in	Max. Floor Area per Dwelling Unit (sq.	Max. Percentage of Lot Coverage ⁽²⁾
	Sq. Ft.	Width (Ft.)	Stories	Ft.	Front ⁽³⁾	Sides ^(4, 6)	Rear			

						Least One	Least Two		sq. ft.)	ft.) ⁽⁵⁾	
RT	6,000	50	2	35	25	5	14	30	1,100	2,500 +1 sq. ft. for every 6 sq. ft. of lot area over 6,000 sq. ft.	30%

District	Minimum Lot Area to be Used or Set Aside for Accessory Buildings (In Sq. Ft.)
RT	480

D. Footnotes to Schedule of Regulations.

- (1) If the subject lot is below the minimum lot size, subtract floor area from the base number at the same ratio above.
- (2) Includes:
 - (a) The ground floor area of the main building;
 - (b) All appurtenances if covered by a roof; and
 - (c) All accessory buildings or the minimum lot area required to be set aside for accessory buildings, whichever is larger. For lots with less than 6,000 sq. ft. in area, the amount of lot coverage may be increased by 1 sq. ft. for every 6 sq. ft. that the lot is less than 6,000 sq. ft. For lots with less than 7,000 sq. ft. of area, a covered front porch may exceed the maximum lot coverage by up to one percent of lot area.
- (3) Where there are existing residential dwellings on both sides of the subject lot fronting on the same street, the required setback shall be no less than the least of the two adjoining front setbacks; where there is an existing residential dwelling on only one side of the subject lot fronting on the same street, the required setback shall be no less than the setback of the adjacent residential dwelling; and in no case shall the setback be less than listed in the schedule of regulations.
- (4) One additional foot of total side yard is required for every one (1) foot or portion thereof of building height over 26 ft. At least one-half of the additional side yard shall be on the least side.
- (5) Not to exceed 3,500 sq. ft.
- (6) Corner side yard. In the case of corner lots where the adjacent house fronts upon the side street, a setback shall be required from the side street lot line, which is at least equal to the front setback of the other adjoining property facing the

same side street. In no case shall the side street setback be less than eight (8) ft.

(Ord. No. 600, § 1, 1-8-2018; Ord. No. 619, § 2, 8-18-2020)

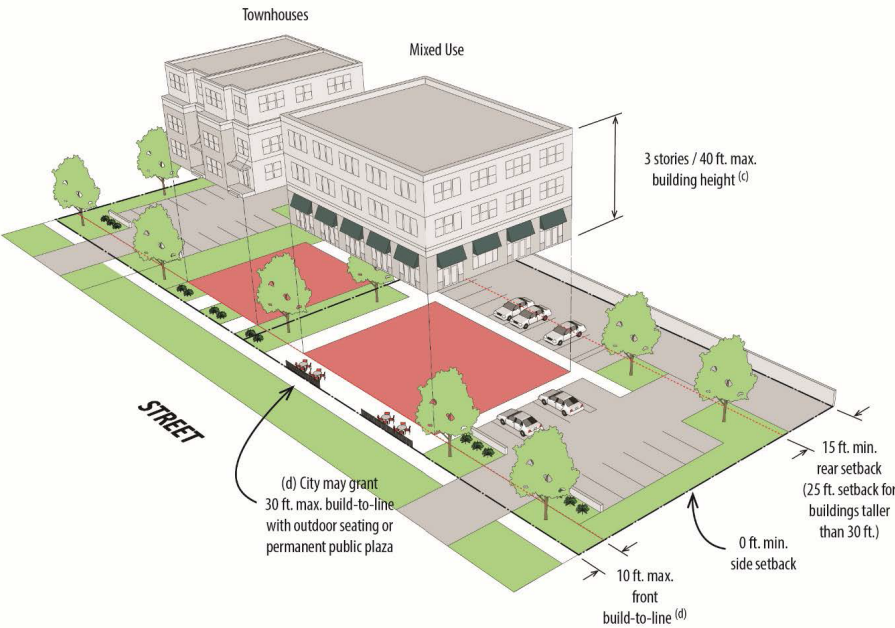
Section 40-4.05 - TD: Transitional District

A. *Intent.* The TD, Transitional District, is intended to encourage a mixture of compatible uses, including multiple-family residential dwelling, retail, and office. Though built-out with established development patterns of isolated parcels and single-use development, redevelopment within the Transitional District encourages the development of a mixed-use environment that meets the needs for commercial, residential, and office space and increases transit and non-motorized transportation options while maintaining the existing neighborhood fabric and providing appropriate edge transitions.

Multiple-family residential uses permitted within the Transitional District are intended to complement the city's existing single-family residential housing stock, thereby affording a diversity of housing opportunities in the city. The TD is intended to provide a buffer between adjacent single-family residential zones and major arterial roads. The limited hours of operation for nonresidential uses are intended to minimize potentially adverse effects upon adjoining and nearby residential districts. The regulations of the district are intended to promote high-quality architecture and site design, consistent with the established character of the city.

Consolidation of smaller parcels into large parcels and mixed use development is encouraged and incentivized to meet the vision of the Master Plan and intent of the TD, Transitional District. Incentives as set forth in Section 40-4.05.E include additional height and parking reduction in exchange for a commensurate public benefit.

- B. *Use Regulations.* No premises shall be used and no building or structure shall hereafter be erected, altered, or used except for one or more uses contained within Section 40-4.08.
- C. *Dimensional Requirements.* The following dimensional requirements shall apply to the TD, Transitional District:



Use District	Maximum Height of Building	Yard Setbacks and Build-to-line (Per Lot in Ft.)	Min. Floor Area per Dwelling

	Stories ⁽³⁾	Ft. ⁽³⁾	Maximum Front Build-to-line ^{(1), (4)}	Minimum Sides ⁽²⁾		Minimum Rear	Unit (in sq. ft.)
				Least One	Least Two		
TD	3	40	10	0	0	15 (25 ft. for buildings taller than 30 ft.)	700

D. Footnotes to Dimensional Requirements.

- (1) Corner Lot. In the case of a corner lot, any yard extending along the full length of a street line is considered a front yard.
- (2) Side yard shall not be required for an interior lot in the TD, provided that: adequate access to the rear of the property is provided from an alley or driveway; the side in question abuts property in the TD.
- (3) Buildings in the TD may be permitted additional building height per the bonus provisions of Section 40-4.05.E.
- (4) Developments that incorporate outdoor seating or a permanent public plaza in the front of the building may be permitted a maximum front yard build-to-line of 30 ft. at the discretion of the Planning Commission as reviewed during the site plan review process.

E. Supplemental District Standards.

- (1) Architectural and Site Design Standards.
 - (a) No building shall exceed two hundred (200) feet in length without an alley, driveway, or pedestrian pathway providing through access.
 - (b) The front facade of any principal building on any lot shall face onto a street.
 - (c) A minimum of fifty (50) percent of the first-floor facade area facing a right-of-way shall be clear glass. A minimum of thirty (30) percent of the first-floor facade area facing a side yard or parking area shall be clear glass. First floor facade is measured from grade to eight (8) feet. For multiple tenant buildings the required transparency shall be provided for each tenant space. Visibility through the required transparency must portray the principal use of the operation and shall not portray secondary or "back of house" operation areas including, but not limited to, laundry, cleaning supply, stock, or storage areas.
 - (d) Outdoor seating areas may satisfy up to twenty-five (25) percent to transparency requirement.
 - (e) Ground floor shall include a depth of at least twenty-five (25) feet from the front facade and shall include an average of at least 14'-0" floor-to-ceiling height.
 - (f) Design details, building articulation, and techniques such as variation in wall plane shall be used to reduce the perceived mass of buildings, promote human-scale architecture, and stimulate pedestrian interest. Unadorned blank walls that are visible from a public right-of-way shall be prohibited on all buildings. All buildings should avoid being corporately "branded" so as to allow for their adaptation to future tenants.
 - (g) Building construction shall use high-quality exterior building materials such as full brick or modular stone. Use of exterior building materials such as cinder block, vinyl, aluminum, standard (smooth-faced) concrete masonry units (CMUs), or exterior insulation and finish systems (EIFS) shall be prohibited.
 - (h) Architectural features, materials, and facade articulation shall be consistent on all sides of buildings.

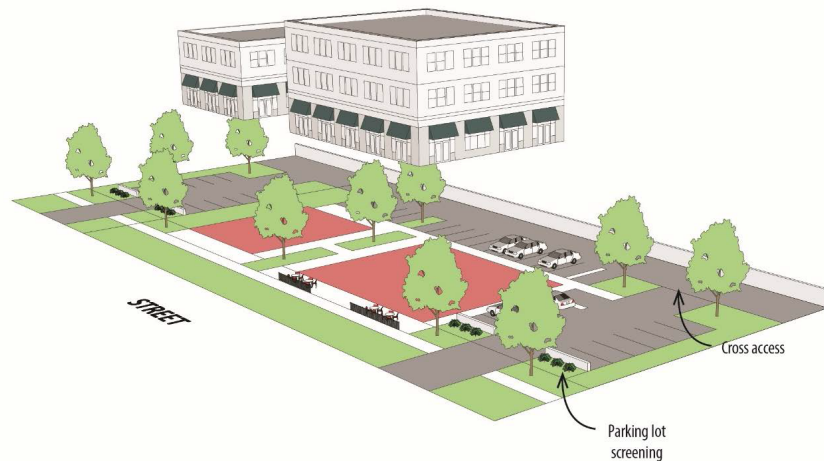
- (i) Buildings should frame and enhance street corners through the use of architecturally prominent features at the corners and three-dimensional site improvements (fountains, towers, sculpture, art, etc.).
- (j) Flat roofs shall be enclosed by parapets. Parapets may exceed the maximum building height requirements of this chapter by not more than ten (10) percent.
- (k) Building entrances shall be clearly defined by architectural elements. A functional door shall be provided both on the façade facing the right-of-way and the façade facing the parking lot.
- (l) Front entry garages shall be prohibited. Garages shall be placed to the side or behind the main structure so as to effectively screen them from major arterial roads and internal roads. Garages may be attached or detached and accessed by driveways or by use of alleys. Parking may also be provided in underground garages or parking decks located above the ground floor use.

Figure 4.05.E.1. - Façade Transparency



(2) Parking, Access Management, and Loading.

- (a) Off-street parking is required for all uses and shall comply with the numerical parking requirements pursuant to Section 40-10.06. Certain projects may be eligible for parking reduction per Section 40-4.05.E. Parking shall be not permitted between any building line and right-of-way.
- (b) When located to the side of a building, no more than fifty percent (50%) of the total site's frontage along the required building line shall be occupied by parking. For a corner lot, the cumulative total of both frontages occupied by parking shall be no more than fifty percent (50%) of the total site's frontage along both frontages; the building shall be located at the corner of the lot adjacent to the intersection.
- (c) Parking in excess. It is the intent of this Ordinance to minimize excessive areas of pavement which reduces aesthetic standards and contributes to high rates of stormwater runoff. Exceeding the minimum parking space requirements by more than twenty percent (20%) shall only be allowed with approval by the Planning Commission. In granting such additional space, the Planning Commission shall determine that such parking will be required, based on documented evidence, to accommodate the use on a typical day.
- (d) Cross access may be required by Planning Commission for any non-single-family development going through a site plan review process. Cross access may be required for the purpose of providing a direct connection with an existing cross access point, or to allow a future cross access to abutting non-residential properties when those properties are redeveloped. A site plan without cross access may be approved when it can be demonstrated that there are either physical limitations or functional circumstances that would prevent such access from being installed.
- (e) Loading spaces shall be located in the rear of a building and be so located as to minimize visibility from adjacent streets and uses.

Figure 4.05.E.2. - Shared Parking/Cross Access

(3) Landscaping and Screening Requirements.

(a) Developments within the TD shall meet the landscaping and screening requirements contained within Section 40-10.02.

(b) Parking that is adjacent to the public roadway shall be screened by a 30-inch tall masonry wall with landscaping. Alternative screening options may be considered by the Planning Commission.

(c) Screening of trash enclosures and mechanical equipment shall be screened in accordance with Section 40-10.03.

(4) Wall requirements. Where a lot in the TD District abuts a lot within an R-1 or RT District, the rear or side of each lot so abutting shall be provided with a continuous, unpierced brick masonry or brick patterned poured-in-place concrete wall which complies with the requirements of Section 40-10.10.

(5) Bonus Provisions. There are instances where it is in the best interests of the private landowner and the City of Huntington Woods to modify standards of this chapter. In such instances, the City's interests in upholding its standards can be offset by the provision of certain exemplary amenities that will benefit the Transitional District as a whole. This system provides regulatory incentives while ensuring that modifications are not made solely and exclusively for the private benefit of the landowner.

Buildings within the Transitional District are eligible for a height bonus where certain eligibility criteria are met.

(a) Bonus Height Eligibility Criteria:

1. Buildings within the Transitional District are eligible for a height bonus of up to one (1) additional story and/or fifteen (15) feet where two (2) or more of the following criteria are met.

- a. A mixed-use building that provides residential dwelling units above the first-floor commercial/office use where a minimum of 50% of the building's floor area is residential.
- b. An assemblage of parcels in conjunction with a development as approved by the Planning Commission.
- c. Installation of streetscape furnishings above and beyond what is required within this section, at the discretion of the Planning Commission, including street trees, tree grates, decorative lighting, or street furniture.
- d. Dedication of an improved public plaza or open space area which ties into Woodward's pedestrian circulation system.

2. Additional stories shall be setback at least 50 feet from the rear property line in order to reduce the appearance of excessive height.

3. The provision of such bonus shall be the discretion of the Planning Commission, provided that the Planning

Commission finds the proposed height bonus is commensurate with benefit being provided by the development.

(b) Drive-Through. A drive-through is only permitted to be reviewed as a Special Land Use where one (1) or more of the following criteria are met:

1. A mixed-use building that provides residential dwelling units above the first-floor commercial/office use where a minimum of 50% of the building's floor area is residential.
2. An assemblage of parcels in conjunction with a development as approved by the Planning Commission.
3. Installation of streetscape furnishings above and beyond what is required within this section, at the discretion of the Planning Commission, including street trees, tree grates, decorative lighting, or street furniture.
4. Dedication of an improved public plaza or open space area which ties into Woodward's pedestrian circulation system.

(Ord. No. 600, § 1, 1-8-2018)

Section 40-4.06 - BD Business District

- A. *Intent.* The BD, Business District is intended to provide a limited range of businesses and services for the local neighborhoods of the city and nearby vicinity. Because of the proximity of the business district to residential zones and the limited land typically available for building setbacks and off-street parking, the regulations of this district are intended to minimize potentially adverse effects upon adjoining and nearby residential districts.
- B. *Use Regulations.* No premises shall be used and no building or structure shall hereafter be erected, altered, or used except for one or more uses contained within Section 40-4.08.
- C. *Dimensional Requirements.* The following dimensional requirements shall apply to the BD, Business District:

Use District	Maximum Height of Building		Minimum Yard Setback (Per Lot in Ft.)			
	Stories	Ft.	Front ⁽¹⁾	Sides ⁽²⁾		Rear
				Least One	Least Two	
BD	2	35	12	0	0	15

D. *Footnotes to Dimensional Requirements.*

- (1) Corner lot. In the case of a corner lot, any yard extending along the full length of a street line is considered a front yard.
- (2) Where a lot in BD abuts a lot within the R-1 or RT District or a residential use, the abutting side yard setback shall be a minimum of 8 ft.

E. *Supplemental District Standards.*

- (1) Wall requirements. Where a lot in the BD District abuts a lot within a R-1 or RT District, the rear or side of each lot so abutting shall be provided with a continuous, unpierced brick masonry or brick patterned poured-in-place concrete wall which complies with the requirements of Section 40-10.10.
- (2) Architectural and Site Design Standards.
 - (a) Architectural design requirements.

1. The front facade of any principal building on any lot shall face onto a street.
 2. A minimum of thirty (30) percent of the first-floor facade area facing a right-of-way shall be clear glass. The minimum transparency for facades facing a side yard, or parking area shall be no less than twenty (20) percent of the façade.
 3. Design details, building articulation, and techniques such as variation in wall plane shall be used to reduce the perceived mass of buildings, promote human-scale architecture, and stimulate pedestrian interest. Unadorned blank walls shall be prohibited on all buildings.
 4. Building construction shall use high quality exterior building materials such as full brick or modular stone. Use of exterior building materials such as cinder block, vinyl, aluminum, standard (smooth-faced) concrete masonry units (CMUs), or exterior insulation and finish systems (EIFS) may be considered but should not be the primary material use.
 5. Architectural features, materials, and facade articulation shall be continued on all sides of buildings that are visible from a public right-of-way.
 6. Flat roofs shall be enclosed by parapets. Parapets may exceed the maximum building height requirements of this chapter by not more than ten (10) percent.
 7. Building entrances shall be clearly defined by architectural elements.
- (b) Parking, Access Management, and Loading.
1. Off-street parking is required for all uses and shall comply with the numerical parking requirements pursuant to Section 40-10.06.
 2. Shared parking lots and driveways are encouraged within the BD for neighboring uses based upon the fact that certain uses may operate at various times over a 24-hour period, with the greatest demand for parking occurring at separate times. The Planning Commission may approve shared parking provided a signed agreement showing a permanent arrangement for shared parking is provided by the property owners, and the applicant(s), and the applicant can demonstrate that the peak usage will occur at different periods of the day. To demonstrate shared parking compatibility, the applicant shall use a recognized industry standard such as the Urban Land Institute Shared Parking Report.
 3. Parking in excess. It is the intent of this Ordinance to minimize excessive areas of pavement which reduces aesthetic standards and contributes to high rates of stormwater runoff. Exceeding the minimum parking space requirements by more than twenty percent (20%) shall only be allowed with approval by the Planning Commission. In granting such additional space, the Planning Commission shall determine that such parking will be required, based on documented evidence, to accommodate the use on a typical day.
 4. Cross access may be required by Planning Commission as part of a site plan review and shall be located to provide a direct connection with the existing or future access of the abutting non-residential properties. A site plan without cross access may be approved when it can be demonstrated that there are either physical limitations or functional circumstances that would prevent such access from being installed.
 5. Loading spaces shall be located in the rear of a building and be so located as to minimize visibility from adjacent streets and uses.
- (c) Landscaping, and Screening Requirements.
1. Developments within the BD shall meet the landscaping and screening requirements contained within Section 40-10.02.
 2. Parking that is adjacent to the public roadway shall be screened by a 30-inch tall masonry wall with landscaping. Alternative screening options may be considered by the Planning Commission.

3. Screening of trash enclosures and mechanical equipment shall be screened in accordance with Section 40-10.03.

(Ord. No. 600, § 1, 1-8-2018)

Section 40-4.07 - PRD: Parks and Recreation District

A. Intent. Recognizing that a substantial portion of the city's land area is devoted to parkland and recreational uses, the PRD, Parks and Recreation district is intended to retain publicly-owned lands already improved for or intended to be improved for parks, recreational uses, and/or open space. The intent of the district is further described as follows:

- (1) To protect natural resources and wildlife habitat;
- (2) To protect historic and cultural resources;
- (3) To preserve areas significant to community character;
- (4) To protect lands for scenic and visual enjoyment, and to beautify the city;
- (5) To provide current residents of the city and the Detroit Metropolitan Area, as well as future generations, with access to green spaces and recreational opportunities;
- (6) To preserve large outdoor recreation uses that could not easily be provided in the already urbanized portions of the city;
- (7) To contribute to the environmental health of surrounding neighborhoods; and
- (8) To provide a continued economic benefit, and to preserve and enhance property values in the city.

Because of the proximity of the Parks and Recreation district to residential zones, the regulations of this district are also intended to ensure compatibility with adjacent and nearby residential uses.

B. Use Regulations. No premises shall be used and no building or structure shall hereafter be erected, altered, or used except for one or more uses contained within Section 40-4.08.

C. Special Land Uses. For special land uses in the PRD District on properties located within an historic district, or within a proposed historic district consistent with Public Act 169 of 1970, as amended, MCL 399.214(3), special land use approval and site plan approval by the Planning Commission, and a certificate of appropriateness from the Historic District Commission, shall be required. Special land use approval and site plan approval shall be granted prior to the certificate of appropriateness. The Planning Commission shall consult the Historic District Commission during the special land use and site plan reviews.

D. Dimensional Requirements. The following dimensional requirements shall apply to the PRD District:

Use District	Maximum Height of Building		Minimum Yard Setback (Per Lot in Ft.)			
	Stories	Ft.	Front	Sides		Rear
				Least One	Least Two	
PRD	2.5	35	30	6	12	6

(Ord. No. 600, § 1, 1-8-2018; Ord. No. 604, § 2, 4-10-2018)

Section 40-4.08 - Schedule of Use Regulations

A. In all Districts, no building or land shall be used and no building shall be erected except for one (1) or more of the following

specified uses, unless otherwise provided in this Article. The following land use matrix shows the uses which are permitted, permitted as a Special Use, permitted as an accessory use, or prohibited in specific districts or zones in the City of Huntington Woods. The land use matrix is intended to serve as a guide for the convenience of the user of this Zoning Ordinance. More detailed standards regarding uses are contained within the individual district standards within Article 5 - Specific Use Provisions.

B. The Schedule of Use Regulations identifies uses as follows:

1. **P: Permitted Uses** - Uses permitted by right in the applicable Zoning District, subject to compliance with all other applicable requirements of this Zoning Ordinance.
2. **S: Special Land Uses** - Uses which may be allowed subject to review and approval by the Planning Commission in accordance with Article 8, subject to compliance with all other applicable requirements of this Zoning Ordinance.
3. **A: Accessory Uses** - Uses which may be permitted as an accessory use incidental to the principal use of the premise in accordance with Article 6, subject to compliance with all other applicable requirements of this Zoning Ordinance.
4. **NP: Not Permitted** - Uses not permitted within the district.

LAND USE	ZONING DISTRICT					
NP = Not Permitted P = Permitted by Right S = Special Use A = Accessory Use	R-1	RT	TD	BD	PRD	Footnote
RESIDENTIAL						
Single-family dwelling (one per lot)	P	P	NP	NP	NP	
Home occupations	A	A	A	NP	NP	1
One-family attached	NP	NP	P	P	NP	5
Two-Family dwelling	NP	P	NP	NP	NP	
Multiple-Family dwelling	NP	NP	P	S	NP	5
Multiple-Family in mixed use building	NP	NP	P	P	NP	5
Senior housing and assisted living facilities	NP	NP	S	S	NP	
OFFICE						
Professional office	NP	NP	P	P	NP	
Medical office	NP	NP	P	P	NP	
RETAIL, ENTERTAINMENT AND SERVICE						

General retail and personal service uses not exceeding six thousand (6,000) sq. ft. for a single use.	NP	NP	P	P	NP	4
General retail and personal service uses exceeding six thousand (6,000) sq. ft. for a single use.	NP	NP	S	S	NP	4
Personal Service	NP	NP	P	P	NP	4
Dry cleaners/laundromat	NP	NP	NP	P	NP	4
Convenience stores (no gasoline/no drive-through)	NP	NP	P	P	NP	4
Restaurants (no drive-through)	NP	NP	P	P	A	4
Outdoor seating areas	NP	NP	P/S	P/S	NP	6
Outdoor display of goods or materials	NP	NP	S	S	NP	
Financial institutions (no drive-through)	NP	NP	P	P	NP	4
Private recreational uses such as tennis clubs and swim clubs	NP	NP	NP	NP	P	4
Medical Marihuana	P	NP	NP	NP	NP	
AUTOMOTIVE/TRANSPORTATION						
Gasoline filling stations	NP	NP	NP	S	NP	4
Drive-through for bank or pharmacy	NP	NP	S	S	NP	4
Drive-through for food uses	NP	NP	NP	S	NP	4
Public garages	NP	NP	NP	P	NP	
INSTITUTIONAL						
Adult/Child Family day care homes	P	P	NP	NP	NP	
Adult/Child Group day care homes	S	S	NP	NP	NP	
Adult/Child Day Care Center + Preschools	NP	NP	S	P	NP	

Adult and Child Foster Care Family Home	P	P	NP	NP	NP	
Adult Foster Care, small group home	S	S	NP	NP	NP	
Adult Foster Care, large group home	NP	S	NP	NP	NP	
Adult Foster Care Congregate Facility	NP	NP	NP	S	NP	
Child Foster Care Family Group Home	S	S	NP	NP	NP	
Publicly owned parks	P	P	P	P	P	
Recreational facility, municipal building and use	NP	S	S	NP	S	
Clubs	NP	S	S	NP	S	
Place of Worship	NP	S	S	NP	S	
School	NP	S	S	NP	S	
Educational facilities, such as nature centers, arboretums and botanical gardens	NP	NP	NP	NP	S	
MISCELLANEOUS						
Accessory Building/Structure	A	A	A	A	A	2
Wireless Communication Facilities (WCFs)	P	P	NP	NP	P	3
Adult regulated use	NP	NP	NP	S	NP	
Zoo	NP	NP	NP	NP	P	7
Golf course, but not including "par-3" or "miniature golf."	NP	NP	NP	NP	P	
Other uses similar to the above	S	S	S	S	S	

C. Footnotes to the Use Matrix.

(1) Home occupations shall be subject to the Specific Use Provisions contained in Section 40-5.03.

(2) No more than two (2) accessory buildings may be permitted per lot. Accessory buildings and structure shall be subject to the provisions contained in Section 40-6.03.

- (3) Wireless communication facilities (WCFs) in R-1 districts shall be located on the same lot as a publicly owned park, recreation, or municipal building and use and shall comply with Section 40-5.13.
- (4) Hours. No premises shall be open to the public between the hours of 11:00 p.m. and 5:00 a.m.
- (5) In TD, district Multiple-family dwellings are permitted either:
 - (a) Within a mixed-use building, on upper floors above retail and/or office uses; or
 - (b) As townhouses, with a single unit occupying a minimum of two (2) floors; provided, however, that apartment flats or "stacked ranch" units shall be permitted if they provide an exterior façade with the appearance of townhouse-style architecture, as deemed appropriate by the Planning Commission.
- (6) Outdoor seating areas are permitted by right if located towards the front or side of a building and located further than seventy (70) feet from a residentially-zoned or used property. Outdoor seating areas located behind a building or seventy (70) feet or less from a residentially-zoned or used property may be permitted as a special land use subject to the special use standards contained within Article 8.
- (7) Zoo fences shall comply with Section 40-10.10.

(Ord. No. 600, § 1, 1-8-2018)