Section 1.20.30  

**ZONING DISTRICT BOUNDARY** – In determining the location of the boundary of a zoning district the following apply:

.3 Where a zoning district boundary follows a closed alley and the closed ally has been acquired by an abutting property owner, such boundary is deemed to follow the lot line of the parcel acquired by the abutting property owner.

Section 5.99.80  

**SECOND UNIT**  

(AMENDED BY B/L 149/2018, Nov. 21, 2018)

.1 For any zoning district that permits a *single unit dwelling*, *semi-detached dwelling*, or *townhome dwelling*, the following additional provisions shall apply:

.1 **ADDITIONAL PERMITTED USES**

- a) Two *dwelling units* in a *single unit dwelling*, *semi-detached dwelling unit*, or *townhome dwelling unit*.

- b) One *dwelling unit* in a *single unit dwelling*, *semi-detached dwelling unit*, or *townhome dwelling unit*, and one *dwelling unit* in an *accessory building*.

.3 **PROHIBITIONS**

- a) In any *development reserve district* or *industrial district*, or where a *single unit dwelling*, *semi-detached dwelling*, or *townhome dwelling* is not a permitted use in a *zoning district*, the uses in Section 5.99.80.1.1 are prohibited.

- b) Where a *dwelling* is located in a *floodplain*, a second *dwelling unit* within a *basement* or *cellar* is prohibited.

- c) Where two *dwelling units* are located in a *main building*, or where one *dwelling unit* is located in a *main building* and one *dwelling unit* is located in an *accessory building*, an additional *dwelling unit* in any *building* is prohibited.

.5 **PROVISIONS**

- a) For a second *dwelling unit* located within a *basement* or *cellar* in a *dwelling* not located in a *floodplain*,

  1. Downspouts shall be disconnected from the municipal sewer system;
2. A sump pump shall be installed; and

3. Where possible, a sanitary backflow valve shall be installed in the dwelling unit located within the basement or cellar all to the satisfaction of the City Engineer or Chief Building Official.

b) For a dwelling unit located within an accessory building:
   1. There shall be direct pedestrian access between said dwelling unit and a highway; and
   2. Municipal sanitary sewer, municipal electrical service and municipal water service shall be provided to said dwelling unit.

c) Notwithstanding Section 5.2.20.1, for any second dwelling unit, the minimum gross floor area shall be 40.0 m² and the maximum gross floor area shall be the lesser of 100.0 m² or 40% of the gross floor area of the main building of the single unit dwelling, semi-detached dwelling unit, or townhome dwelling unit.

   For the purpose of this provision, the gross floor area of the second dwelling unit includes any portion of the second dwelling unit located within a cellar.

d) Notwithstanding Section 24.20.5, the required number of parking spaces shall be as follows:
   1. One parking space for the first dwelling unit; and

2. One parking space for the second dwelling unit except for a second dwelling unit on a lot located south of the Detroit River, west of Cadillac Street or Henry Ford Centre Drive, including any lot abutting the east side of Cadillac Street or Henry Ford Centre Drive, north of Tecumseh Road, and east of Prince Road.

SECTION 10.2 RESIDENTIAL DISTRICT 1.2 (RD1.2)

10.2.1 PERMITTED USES

Existing Duplex Dwelling
Existing Semi-Detached Dwelling
One Single Unit Dwelling
Any use accessory to the preceding uses

10.2.5 PROVISIONS
SECTIO11.1 RESIDENTIAL DISTRICT 2.1 (RD2.1)

11.1.1 PERMITTED USES

One Duplex Dwelling
One Semi-Detached Dwelling
One Single Unit Dwelling
Any use accessory to the preceding uses

11.1.5 PROVISIONS

<table>
<thead>
<tr>
<th></th>
<th>Duplex Dwelling</th>
<th>Semi-Detached Dwelling</th>
<th>Single Unit Dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>.1 Lot Width – minimum</td>
<td>9.0 m</td>
<td>15.0 m</td>
<td>12.0 m</td>
</tr>
<tr>
<td>.2 Lot Area – minimum</td>
<td>360.0 m²</td>
<td>450.0 m²</td>
<td>360.0 m²</td>
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<tr>
<td>.3 Lot Coverage – maximum</td>
<td>45.0%</td>
<td>45.0%</td>
<td>45.0%</td>
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<tr>
<td>.4 Main Building Height – maximum</td>
<td>10.0 m</td>
<td>10.0 m</td>
<td>10.0 m</td>
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<td>.5 Front Yard Depth – minimum</td>
<td>6.0 m</td>
<td>6.0 m</td>
<td>6.0 m</td>
</tr>
<tr>
<td>.6 Rear Yard Depth – minimum</td>
<td>7.50 m</td>
<td>7.50 m</td>
<td>7.50 m</td>
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<tr>
<td>.7 Side Yard Width – minimum</td>
<td>1.20 m</td>
<td>1.20 m</td>
<td>1.20 m</td>
</tr>
</tbody>
</table>