

SCHEDULE OF REGULATIONS – CITY OF BIRMINGHAM, MICHIGAN

USE REGULATIONS				Area, Height, Bulk and Placement Regulations for Permitted Principal Uses							
Zone District	Permitted Principal Uses	Permitted Accessory Uses	Uses Requiring Board of Zoning Appeals Permit	Required Min. Lot Area in Sq. Ft. Per Dwelling Unit or Apartment Unit	Required Min. Usable Floor Area in Sq. Ft. Per Dwelling Unit or Apartment Unit	Max. Usable Floor Area in Percentage of Lot Area	Required Minimum Open Spaces			Maximum Building Height	
							Front Setback In Feet	Side Setbacks In Feet or Percentage Of the Total Lot Width At Least 1 Shall Be	Total Side Setback Shall Be	Rear Setback In Feet	In Feet
Public Property	1. Buildings housing governmental functions of the City, County or State. 2. Schools, municipal buildings, libraries, fire stations, police stations, department of public works buildings and storage yards, wells, cemeteries, off-street parking facilities, water towers, auditoriums and essential services. 3. Parks, playgrounds, playfields, flood plains, lakes and rivers. 4. Any use of a building or land similar in character to those specified above.										
R-1 Single Family Residential	1. One family dwellings. (See Article 2 and Sections 7.1 and 7.2) 2. Public uses such as parks, playgrounds, playfields and stadiums. 3. Schools, churches, parish houses, Sunday school buildings and municipal uses and buildings housing governmental functions. 4. Public off-street parking in connection with items 2 and 3 above. (See Articles 2 and 6)	1. Private garage, private swimming pool, (See Sections 5.7 and 7.2) 2. Rearing of rooms to not more than two (2) rear yards per dwelling unit 3. Signs. (See Sign Ordinance) 4. Fences. (See Section 5.10) 5. Private off-street parking facilities. (See Article 6) 6. Any use customarily incidental to the permitted principal use.	Publicly owned buildings and public utility buildings. (See Article 10)	9,000 square feet. (See Section 5.2)	1,500 square feet		Where there are two (2) or more existing single-family residential buildings on the same side of the street in the same block and within two hundred (200) feet of the lot, each setback shall be the average distance from the setback line to said buildings and in no case less than twenty-five (25) feet. (See Section 5.5)	8 feet or 10% of the total lot width whichever is greater. (See Sections 5.4, 5.5 and 5.6)	14 feet or 25% of the total lot width whichever is larger. (See Sections 5.4, 5.5 and 5.6)	30 feet.	35 Feet (See Section 5.3) 2½ stories (See Section 5.3)
R-2 Single Family Residential	Any permitted principal use in R-1 Zone District subject to the minimum regulations of R-2 Zone District.	Same as R-1 Zone District.	Same as R-1 Zone District	6,000 square feet (See Section 5.2)	1,000 square feet for a 1 story building and 1,200 square feet for 1½, 2 or 2½ story building.		Same as R-1 Zone District.	Same as R-1 Zone District	Same as R-1 Zone District	30 feet.	35 Feet (See Section 5.3) 2½ stories (See Section 5.3)
R-3 Single Family Residential	Any permitted principal use in R-1 Zone District subject to the minimum regulations of R-3 Zone District.	Same as R-1 Zone District	Same as R-1 Zone District	4,500 square feet. (See Section 5.2)	800 square feet for a 1 story building and 1,000 square feet for 1½, 2 or 2½ story building.		Same as R-1 Zone District.	Same as R-1 Zone District	Same as R-1 Zone District	30 feet.	35 Feet (See Section 5.3) 2½ stories (See Section 5.3)
R-4 Two Family Residential	1. Any permitted principal use in R-4 Zone District subject to the minimum regulations of R-4 Zone District. 2. Two family dwellings. (See Article 2) 3. Philanthropic or eleemosynary uses or institutions other than correctional institutions. Such uses shall not include dormitory or public dining hall facilities. 4. Nursery school. (See Article 2)	Same as R-1 Zone District.	Same as R-1 Zone District.	3,000 square feet. (See Section 5.2)	800 square feet	40%	25 feet. (See Section 5.5)	Same as R-1 Zone District except that lots exceeding one-half acre in width may maintain a minimum setback back of 10 feet	Same as R-1 Zone District except that lots exceeding one-half acre in width may maintain a minimum setback back of 10 feet	30 feet.	35 Feet (See Section 5.3) 2½ stories (See Section 5.3)
R-5 Multiple Family Residential	1. Any permitted principal use in R-4 Zone District subject to the minimum regulations of R-4 Zone District. 2. Multiple family dwellings. (See Article 2)	1. Same as R-1 Zone District. 2. Community garage. (See Article 2 and Section 5.7)	Same as R-1 Zone District.	1 bedroom dwelling unit—1,000 square feet 2 bedroom dwelling unit—2,000 square feet 3 or more bedroom dwelling unit—2,500 square feet	1 bedroom dwelling unit—600 square feet 2 bedroom dwelling unit—800 square feet 3 or more bedroom dwelling unit—1,000 square feet	40%	25 feet. (See Section 5.5)	Same as R-4 Zone District	Same as R-4 Zone District	30 feet.	30 feet (See Section 5.3) 2 stories (See Section 5.3)
R-6 Multiple Family Residential	1. Any permitted principal use in R-5 Zone District subject to the minimum regulations of R-6 Zone District. 2. Passenger stations.	1. Same as R-5 Zone District. 2. Home occupations. (See Article 2)	1. Same as R-1 Zone District. 2. Clubs, social, recreational and commercial uses except those which require a license or permit under city ordinance, excepting those which are in a service customary. Parcel on as a business such as a public dance hall or public bowling alley.	1 bedroom dwelling unit—1,000 square feet 2 bedroom dwelling unit—1,500 square feet 3 or more bedroom dwelling unit—2,000 square feet	1 bedroom dwelling unit—600 square feet 2 bedroom dwelling unit—800 square feet 3 or more bedroom dwelling unit—1,000 square feet	45%	25 feet. (See Section 5.5)	Same as R-4 Zone District	Same as R-4 Zone District	30 feet.	40 feet (See Section 5.3) 3 stories (See Section 5.3)
R-7 Multiple Family Residential	1. Any permitted principal use in R-6 Zone District subject to the minimum regulations of R-7 Zone District. 2. Apartment hotels.	1. Same as R-6 Zone District. 2. Office of a physician, dentist, architect or similar professional person, provided such use is accessory to the residential occupancy of the permitted principal building. Such accessory use shall have no display or advertising visible from the exterior of the building and shall be confined to not more than twenty-five (25) percent of the floor area of the first story or basement. 3. A dining room, restaurant, bar, refreshment shop, confectionery, liquor store, drug store, or similar retail or service use customarily located within an apartment hotel or club, provided that there is no display or advertising visible from the exterior of such building.	Same as R-6 Zone District.	1 bedroom dwelling unit—1,000 square feet 2 bedroom dwelling unit—1,500 square feet 3 or more bedroom dwelling unit—2,000 square feet	1 bedroom dwelling unit—600 square feet 2 bedroom dwelling unit—800 square feet 3 or more bedroom dwelling unit—1,000 square feet	50%	25 feet. (See Section 5.5)	Same as R-4 Zone District	Same as R-4 Zone District	30 feet.	50 feet (See Section 5.3) 4 stories (See Section 5.3)
P Parking	1. Any permitted principal use in R-7 Zone District subject to the minimum regulations of P Zone District. 2. Off-street parking facilities for the parking of self-propelled vehicles for periods not exceeding twenty-four (24) hours at any one time with no business use, storage or service connected therewith. Such off-street parking facilities shall be improved and maintained in accordance with the regulations of Section 6.5.	1. Same as R-7 Zone District. 2. Office of a physician, dentist, architect or similar professional person, provided such use is accessory to the residential occupancy of the permitted principal building. Such accessory use shall have no display or advertising visible from the exterior of the building and shall be confined to not more than twenty-five (25) percent of the floor area of the first story or basement. 3. A dining room, restaurant, bar, refreshment shop, confectionery, liquor store, drug store, or similar retail or service use customarily located within an apartment hotel or club, provided that there is no display or advertising visible from the exterior of such building.	Same as R-7 Zone District.	Same as R-7 Zone District	Same as R-7 Zone District	50%	0	0	0	0	Same as R-7 Zone District Same as R-7 Zone District
B-1 Non-Retail Business	1. Any permitted principal use in B-1 Zone District subject to the minimum regulations of B-1 Zone District. 2. Business uses which do not entail the sale, lease, processing, storing or servicing of personal goods. Examples of permitted businesses and professions are: Advertising, architectural, artist, builder, contractor, electrician, engineer, geologist, interior decorator, insurance agent, investment advisor, jewelry maker, landscape architect, lawyer, mechanical, plumbing, painter, real estate broker, veterinarian, and any similar use. 3. Clubs, social, recreational and community center buildings, excepting those which are in a service customary provided on as a business such as a public dance hall or public bowling alley.	1. Same as B-1 Zone District. 2. A laboratory when incidental to a medical or dental office and located within the same building.	Same as B-1 Zone District.	Same as B-1 Zone District	Same as B-1 Zone District	50% for bldg. used for residential purposes	15 feet. (See Section 5.5)	0	0	20 feet. Said rear setback may be measured from the centerline of an existing alley or street.	30 feet (See section 5.3)
B-2 Neighborhood Business	1. Hotels and motels. (See Article 2) 2. Publicly-owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations, and sub-stations and gas regulator stations with service yards but without storage yards. (See Article 10) 3. Business uses such as: Offices, grocery stores, tailors, banks, bakeries, drug stores, haberdasheries, dry cleaning establishments, delicatessens, paint, hardware, furniture, clothing and department stores, greenhouses, flower and gift shops, funeral homes, bus passenger stations, automobile or workshop of an electrician or plumber, office of a veterinarian providing the animals or birds are kept entirely within the principal building, newspaper and commercial printing establishments, business schools and other similar uses. 4. Municipal uses and buildings housing governmental functions, post offices, clubs, community center buildings, churches and elementary institutions. 5. Places serving food and drink provided such retail activities are transacted within the principal building. 6. Off-street parking, off-street loading or storing facilities of self-propelled motor vehicles subject to the regulations of Article 6. Such off-street parking facilities may have a shelter building for protection of attendants provided such building is no larger than fifty (50) square feet in area and no higher than eight (8) feet. 7. The uses permitted herein shall be conducted without the outside display or sale of products or the outside storage of goods, material or equipment, except as otherwise provided in this Ordinance.	1. Any use customarily incidental to the permitted principal use. 2. Signs. (See Sign Ordinance) 3. Fences. (See Section 5.10)	1. Filling stations. (See Article 2) 2. Nursery School (See Article 2) 3. Fences. (See Section 5.10)	1 story hotel or motel—1,000 square feet per apartment unit 2 or more story hotel or motel—2,000 square feet per apartment unit	Hotel or motel—300 square feet per apartment unit				Ten (10) feet when such rear open space abuts a P, B-1, B-2, B-3 or C Zone District, provided that where the rear of such lot, said rear setback may be measured to the centerline of such alley or street. Where such rear open space abuts a residential zone district and wherein there is no alley provided, said rear setback shall not be less than twenty (20) feet from the rear lot line.	50 feet	
B-3 Community Business	1. Any permitted principal use in B-2 Zone District. 2. Business uses such as: Places serving food or drink, theaters, dance halls, public skating rinks, coin-operated machines, bowling alleys, filling stations, auto laundry and any similar use. 3. Off-street parking, off-street loading or storing facilities of self-propelled vehicles subject to the regulations of Article 6.	1. Same as B-2 Zone District. 2.	Same as B-2 Zone District.	Same as B-2 Zone District	Same as B-2 Zone District					Same as B-2 Zone District	70 feet
I Industrial	1. Business and industrial uses such as contractor's office and storage yards, building materials building and storage yards, wholesale storage, warehousing, freezer and food locker establishment, wholesale distributing, manufacture of electrical equipment, auto and fixtures, automotive conversion, lumber millwork, injection molding processes, design and manufacture of small automation equipment, conversion of strip steel into finished products and any similar uses. (See Section 7.3 for prohibited uses) 2. Off-street parking, off-street loading and storing facilities of self-propelled vehicles subject to the regulations of Article 6. 3. Publicly-owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and sub-stations and gas regulator stations. (See Article 10) 4. The outside storage of goods, material or equipment provided such uses conform to the regulation of Section 8.10. 5. Municipal uses and buildings housing governmental functions.	1. Same as B-2 Zone District. 2. Business uses which are customarily incidental to the permitted principal uses of the same lot.	Same as B-2 Zone District.	Same as B-2 Zone District	Same as B-2 Zone District					Same as B-2 Zone District	50 feet

SCHEDULE OF REGULATIONS adopted with and made a part of Ordinance Number 527 of the City of Birmingham, adopted by the City Commission of the City of Birmingham at a regular meeting in the Municipal Building, March 31, 1958.

WILLIAM E. ROBERTS
Mayor

IRENE E. HANLEY
City Clerk

REVISIONS

Ordinance Number	
Date	