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NOTICE OF ENACTMENT
TO: THE PEOPLE OF THE CITY OF
DETROIT, MICHIGAN
On September 13, 2022, the Detroit City
Council passed the following ordinance:

ORDINANCE NO. 2022-17 CHAPTER 50 ARTICLE XI, XII, XIII, XIV, XVI, II, III, IV, VII, VIII

AN ORDINANCE to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by: repealing Article XI, Special Purpose Zoning Districts and Overlay Areas, Division 11, SD3 - Special Development District, Technology and Research, Section 50-11-261, Description, Section 50-11-262, Site plan review, Section 50-11-263, Byright uses, Section 50-11-264, Conditional uses, Section 50-11-265, Intensity and dimensional standards, and Section 50-11-266, Other regula-tions; and Article XIII, Intensity and tions; and Article XIII, Intensity and Dimensional Standards, Division 1, Tables of Intensity and Dimensional Standards, Subdivision G, Special Purpose Zoning Districts, Section 50-13-131, SD3 District, renumbering and amending Article XI, Special Purpose Zoning Districts and Overlay Areas, Division 9, SD1 – Special Development District, Small-Scale, Mixed-Use, Section 50-11-201, Mixed-Use, 50-11-201, Section Description, Section 50-11-202, Site plan review, Section 50-11-203, By-right uses, Section 50-11-204, Byright residential uses, Section 50-11-205, By-right public, civic, and institutional uses, Section 50-11-206, By-right retail, service, and commercial uses, Section 50-11-207, By-right manufacturing and industrial uses, Section 50-11-208, Byright other uses, Section 50-11-209, Conditional uses, Section 50-11-210, Conditional residential uses, Section 50-11-211, Conditional public, civic, and institutional uses, Section 50-11-212, Conditional retail, service, and commercial uses, Section 50-11-213, Conditional manufacturing and industrial uses, Section 50-11-214, Conditional other uses, Section 50-11-214, Conditional other uses, Section 50-11-215, General intensity and dimensional standards, and Section 50-11-216, Accessory uses, and Division 10, SD2 – Special Development District, Mixed-Use, Section 50-11-216 Section 50-11-231, Description, Section 50-11-232, Site plan review, Section 50-11-233, By-right uses, Section 50-11-234, By-right residential uses, Section 50-11-235, By-right public, civic, and institutional uses, Section 50-11-236, By-right retail, service, and commercial uses, Section 50-11-237, By-right manufacturing and industrial uses, Section 50-11-238, By-right other uses, Section 50-11-239, Conditional uses, Section 50-11-240, Conditional residential uses, Section 50-11-241, Conditional pub-lic, civic, and institutional uses, Section 50-11-242, Conditional retail, service, and commercial uses, Section 50-11-243, Conditional manufacturing and industrial uses, Section 50-11-244, Conditional other uses,

and Section 50-11-245, Intensity and dimensional standards; and Article XIII, Intensity and Dimensional Standards, Division 1, Tables of Intensity and Dimensional Standards, Subdi-vision G, Special Purpose Zoning Districts, Section 50-13-129, SD1 District, and Section 50-13-130, SD2 District, and Subdivision H, General Intensity and Dimensional Stan-dards for Special Purpose Zoning Districts, Section 50-13-157, SD4 District requirements; adding Article XI, Special Purpose Tuning Districts and Overlay Areas, Division 9, MKT Market and Distribution District, Section 50-11-201, Description, Section 50-11-202, Site plan review, Section 50-11-203, By-right uses, Section 50-11-204, By-right residential uses, Section 50.11-205, By-right public, civic, and institutional uses, Section 50-11-206, By-right retail, service, and commercial uses, Section 50-11-207, By-right manufacturing and industrial uses, Section 50-11-208, By-right other uses, Section 50-11 209, Conditional uses, Section 50-11-210, Conditional residential uses, Section 50-11-211, Conditional public, civic, and institutional uses, Section 50-11-212, Conditional retail, service, and commercial uses, Section 50-11-213, Conditional manufacturing and industrial uses, Section 50-11-214, Conditional other uses, and Section 50-11-215, Intensity and dimensional standards; Article XII, Use Regulations, Division 3, Specific Use Standards, Subdivision C, Retail, Service, and Commercial Uses; Generally, Section 50-12-235, Barber or beauty shop, and Section 50-12-236, Nail salon, Subdivision E, Retail, Service, and Commercial Uses; Generally, Section 50-12-324, Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through facilities, and Subdivision F, Manufacturing and Industrial Uses, Section 50-12-365, High-impact manufacturing or processing facilities; and Article XIII, Intensity and Dimensional Standards, Division 1, Tables of Intensity and Dimensional Standards, Subdivision G, Special Purpose Zoning Districts, Section 50-13-129, MKT District, and Subdivision H, General erally, Section 50-12-324, Stores of a District, and Subdivision H, General Intensity and Dimensional Standards for Special Purpose Zoning Dis-tricts, Section 50-13-157, MKT district requirements; and amending Article II, Review and Decision-Making Bodies, Division 4, Planning and Development Department, Section 50-2-51, Powers and duties; Article Ill, Review and Approval Procedures (Part I), Division 5, Site Plan Review, Subdivision A, In general, Section 50-3-113, Applicability, Subdivision B, Submission Requirements, Section 50-3-131, Expedited review, and Subdivision C, Authority to Review and Approve Site Plans, Section 50-3-151, Planning and Development

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Department, and Division 8, Regulated Uses, Subdivision A, In General, Section 50-3-323, List of regulated uses; Article IV, Review and Approval Procedures (Part 2), Division 6, Variances and Administrative Adjustments, Section 50-4-124, Review and decision-making authority; Article VII, Zoning Districts (In General), Section 50-7-5, Special districts; Article VIII, Residential Zoning Districts, Division 6, R5 Medium Density Residential District, Section 50-8-142, Conditional retail, service, and commercial uses; Article XII, Use Regulations, Division 1, Use Table, Subdivision B, Residential Uses, Section 50-12-21, Group living, Section 50-12-22, Household living, Section 50-12-23, Institutional living, and Section 50-12-24, Other residential uses, Subdivision C, Public, Civic, and Institutional Uses, Section 50-12-41, Auditorium or sta-dium, Section 50-12-42, Community Section 50-12-42, Community service, Section 50-12-43, Day care, Section 50-12-44, Hospital, Section 50-12-45, Library, Section 50-12-46, Museum, Section 50-12-47, Park and

open space, Section 50-12-48, Religious institution, Section 50-12-49, Schools, Section 50-12-50, Utility, basic, Section 50-12-51, Utility, major, and Section 50-12-52, Other public, civic, and institutional uses, Subdivision D, Retail, Service, and Commercial Uses, Section 50-12-61, Assembly, Section 50-12-62, Food and beverage service, Section 50-12-63, Office, Section 50-12-64, Parking, commercial, Section 50-12-65, Public accommodation, Section 50-12-66, Recreation/ entertainment, indoor, Section 50-12-67, Recreation/entertainment, outdoor, Section 50-12-68, Retail sales and service, occupant-oriented, Section 50-12-69, Retail sales and service, sales-oriented, Section 50-12-70, Retail sales and service, service-oriented, Section 50-12-71, Vehicle repair and service, and Section 50-12-72, Other retail, service, and commercial uses, Subdivision E, Manufacturing and Industrial Uses, Section 50-12-81, Industrial service, Section 50-12-82, Manufacturing and production, Section 50-12-83, Warehouse and freight movement, and Section 50-12-84, Waste-related use, and Subdivision F, Other Uses, Section 50-12-101, Aviation and surface transportation facilities, Section 50-12-102, Public center open uses, Section 50-12-103, Railroad facilities, Section 50-12-105, Telecommunications facilities, Section 50-12-106, Water-related facilities, Section 50-12-107, Other uses not prohibited by law or other ordinances and not specifically mentioned elsewhere in this chapter, Section 50-12-108, Adult uses/sexually-oriented businesses, Section 50-12-109, Agricultural uses, and Section 50-12-110, Medical mari-juana facilities and adult-use marijuana establishments, and Division

3, Specific Use Standards, Subdivision A, Residential Uses, Section 50-12-155, Convalescent, nursing, or rest home, and Section 50-12-159, Lofts; residential uses combined in structures with permitted commercial uses, Subdivision C, Retail, Service, and Commercial Uses; Generally, Section 50-12-212, Animal grooming shop, Subdivision E, Retail, Service, and Commercial Uses; Generally, Section 50-12-298, Office, business or professional, Section 50-12-301, Parking structures, Section 50-12-315, Storage or killing of poultry, Section 50-12-318, Trade schools, commercial, and Section 50-12-323, Printing or engraving shops, Subdivision F, Manufacturing and Industrial Uses, Section 50-12-331, Abattoirs (slaughterhouses), Section 50-12-342, Lithographing and sign shops, Section 50-12-352, Towing service storage yards, Section 50-12-355, Trucking terminals, transfer buildings, truck garages, recreational vehicle storage lots, and open areas for the parking of operable trucks, Section 50-12-358, Wholesaling, warehousing, storage buildings, or public storage facilities, Section 50-12-361, Low/medium-impact manufacturing or processing facilities, and Section 50-12-362, High/mediumimpact manufacturing or processing facilities, and Subdivision G, Other Uses – Antennas, Section 50-12-396, Permissibility and review; Category D antenna towers; Article XIV, Development Standards, Division 1, Off-Street Parking, Loading, and Access, Subdivision A, In General, Section 50-14-7, Off-street parking exemp-50-14-I, Off-street parking exemptions, reductions, and allowances; and Article XVI, Rules of Construction and Definitions, Division 2, Words and Terms Defined, Subdivision 0, Letters "Q"Through "R", Section 50-16-362, Words and terms (Red—Rm); in order to repeal the SD3 Special Development District SD3 Special Development District, Technology and Research zoning lechnology and Research zoning classification, to renumber regulations for the SD1 Special Development District, Small-Scale, Mixed-Use and the SD2 Special Development District, Mixed-Use zoning classifications, to create the MKT Market and Distribution District zoning classification including the application. sification, including the specifica-tion of by-right and conditional uses, as well as intensity and dimensional standards thereof, and to adopt vari-

ous conforming amendments.
IT IS HEREBY ORDAINED BY THE
PEOPLE OF THE CITY OF DETROIT
THAT:

Section 1. Chapter 50 of the 2019 Detroit City Code, Zoning, is amended in order to repeal the SD3 Special Development District, Technology and Research zoning classification, to renumber regulations for the SD1 Special Development District, Small-Scale, Mixed-Use and the SD2 Special Development District, Mixed-Use zoning classifications, to create the MKT Market and Distribution District zoning classification, including the specification of by-right and conditional uses, as well as intensity and dimensional standards thereof, and to adopt various conforming amendments, all as follows:

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neering, and Environmental Department Environmental Affairs Division of such

- (4) Administrative adjustments. For applications that do require site plan approval, to review applications for administrative adjustments of any development standard set forth in Articles XIII and XIV of this chapter, and to approve or deny such application in accordance with Article IV, Division 6 of this chapter;
- (5) Development plans. To serve as custodian of development plans and amendments thereto, to advise the Board of Zoning Appeals regarding any proposed or requested minor deviation from a development plan in accordance with Section 50-2-74 and Section 50-4-2(c) of this Code, and to initiate and prepare amendments to development plans in accordance with Section 50-4-2(c) of this
- (6) Special district review. To participate in the review of permit applications in the PC and PCA Districts when site plan review.is.not.otherwise.reguired;
- (7) Master Plan. To serve as custodian of the Master Plan, initiate amendments thereto, and provide determinations relative to the Master Plan as may be required of the Planning and Development Department in Section 50-3-46, Section 50-3-68, Section 50-3-96(7), and Section 50-4-82 of this Code; and
- (8) Advisory review committees. To serve as chairperson of the Loft Review Committee and as member of the Industrial Review Committee, Hazardous Waste Facility Review Committee, Solid Waste Facility Review Committee, and Floodplain Management Review Committee, and to review proposals before said committees

ARTICLE III. REVIEW AND APPROVAL PROCEDURES (PART 1) **DIVISION 5. SITE PLAN RÉVIEW** Subdivision A. In General Sec. 50-3-113. Applicability.

Applications for proposed developments that meet any one or more of the applicability criteria in this section shall be reviewed through the site plan review process. Developments that do not meet any of the applicability criteria in this section shall be reviewed by the Buildings, Safety Engineering, and Environmental Department through its permitting process, provided, that a site plan review is not required for the construction or alteration of an individual single- or two-family

(1) New construction that involves any one of the following:

 a. Any new development that has more than 20,000 square feet of gross floor area, except that, on land zoned M1, M2, M3, M4 or M5, the threshold for industrial uses shall be 50,000 square feet of gross floor area:

b. Projects with multiple principal structures on one zoning lot;

c. Any multiple-family residential or loft development with more than 12 dwelling

- d. Site condominium developments;
- e. Projects in a 100-year floodplain; or f. Any parking structure as defined in Section 50-16-341 of this Code.

g. Projects located in the portion of the MKT Market and Distribution District described in Section 50-13-157(a) of this

(2) Additions or major structural alterations that involve any of the following:

- a. Any development that has not more than 20,000 square feet of gross floor area where the addition or alteration results in a cumulative total of more than 20,000 square feet of gross floor area, considering existing floor area and proposed additions, except that, on land zoned M1, M2, M3, M4 or M5, the threshold for industrial uses shall be 50,000 square feet of gross floor area.
- b. An increase of 25 percent or more in gross square footage to an existing building that contains more than 20,000 square feet of gross floor area, except that, on land zoned M1, M2, M3, M4 or M5, the threshold for industrial uses shall be 50,000 square feet of gross floor area;

- c. Projects in a 100-year floodplain.
- d. Projects located in the portion of the MKT Market and Distribution District described in Section 50-13-157(a) of this
- (3) Any development with a lot area of more than one acre in cumulative total considering existing lot area and any proposed additional lot area, except that, on land zoned M1, M2, M3, M4, or M5, the threshold for industrial uses shall be three
- (4) Substantial changes in use within any building that has more than 20,000 square feet of gross floor area or of any use with a lot area of more than one acre, except that, on land zoned M1, M2, M3, M4, or M5, the threshold for industrial uses shall be 50,000 square feet of gross floor area and three acres. For purposes of site plan review, a substantial change in use is one that involves the establishment of a use from one of the major land use classifications that are set out in Article XII of this chapter, which are residential, public/civic/institutional, retail/service/ commercial, manufacturing/industrial, and other, where the use immediately preceding the new use was from a different major land use classification.

(5) Any conditional, regulated, or controlled land use and any case before the Board of Zoning Appeals as the body of

first jurisdiction.

(6) Any use that has drive-up or drivethrough facilities or a walk-up component.

(7) Projects within any PD, SD1, SD2, SD5 District, provided that in the SD1, SD2, and SD5 Districts, alterations to an existing structure that do not involve additions or major structural alterations qualify for "expedited review" as provided for in Section 50-3-131 (b) of this Code.

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(8) Projects within the SD4 District that involve the following four utility uses: electric transformer station; gas regulator station; telephone exchange building; water works, reservoir, pumping station, or filtra-

(9) Projects seeking approval under the Alternative Residential Development Options provisions of Article XIII, Division

3 of this chapter.

(10) Urban farms and all other agricultural uses specified as a conditional use in Section 50-12-109 of this Code

(11) Any new or newly established motor vehicle salesroom or sales lot for

the sale of used vehicles.

(12) Development projects which meet the post-construction stormwater management applicability thresholds described in Section 48-2-101 of this Code.

Subdivision B. Submission Requirements Sec. 50-3-131. Expedited review.

(a) Urban farms and other agriculture uses requiring site plan review are subject only to the submission requirements as specified in Section 50-3-138 of this Code.

(b) Plans that are subject to review solely by virtue of the provisions of Section 50-3-113(5) and (6) of this Code may be expedited by review limited to the Planning and Development Department and the Buildings, Safety Engineering, and Environmental Department, with the exception of urban farms and other agricultural uses, which shall always include the City Planning Commission staff. Similarly, in the SD4 and SD5 Districts, plans that relate to alterations to an existing structure, which do not involve additions

or major structural alterations, may be expedited by review limited to the Planning and Development Department or City Planning Commission staff, as appropriate. Advisory review by other such departments, as is usually undertaken pursuant to Section 50-3-151 of this Code, is not required in such cases of expedited review. The submittal require-ments that apply in cases of expedited review are limited to those specified in Section 50-3-132, Section 50-3-133, Section 50-3-135, and Section 50-3-136 of this Code, with the exception of urban farms and other agricultural uses which shall meet the submittal requirements as specified in Section 50-3-138 of this Code only. The appropriate review body is authorized to tailor the information that is required by this subdivision to the site under consideration.

Subdivision C. Authority to Review and Approve Site Plans Sec. 50-3-151. Planning and Development Department.

Within the following zoning districts, the Planning and Development Department shall have the power to review and approve preliminary and final site plans: R1, R2, R3, R4, R5, R6, B1, B2, B3, B4, B5, B6, M1, M2, M3, M4, M5, P1, TM, PR, W1, MKT, SD1, SD2, and SD4 with less than three (3) acres. The Buildings, Safety Engineering and Environmental Depart-

ment is authorized to participate in the review of all site plans. The Water and Sewerage Department is authorized to participate in the review of all site plans. The Planning and Development Department shall involve other such departments as deemed necessary for proper site plan review, including, but not limited to, the Recreation Department; review of agricultural uses shall include the City Planning Commission staff, the Depart-ment of Public Works, and other departments and agencies as necessary.
DIVISION 8. REGULATED USES

Subdivision A. In General

Sec. 50-3-323. List of regulated uses. The following use types shall be con-sidered "regulated uses" under this chapter:

(1) Brewpub, microbrewery, or small distillery or small winery that serves alcohol for consumption on the premises, that is located outside the Central Business District, the MKT District, and the SD2 District, except if operating in conjunction with and are located on the same zoning lot as a standard restaurant as defined in Section 50- 16-362 of this Code, shall not bo considered regulated uses;

(2) Cabaret, outside the Central Busi-

ness District and SD5 District;

(3) Dance hall, public, outside the Cen-

tral Business District;

(4) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, outside the Central Business District and outside the MKT, SD1 SD2, and SD5 Districts; however, such establishments that operate in conjunction with and are located on the same zoning lot as a standard restaurant as defined in Section 50-16-362 of this Code shall not be considered regulated uses;

(5) Lodging house, public; (6) Motel; (7) Pawnshop; and

(8) Plasma donation center. ARTICLE IV. REVIEW AND APPROVAL PROCEDURES (PART 2) DIVISION 6. VARIANCES AND ADMINISTRATIVE ADJUSTMENTS Sec. 50-4-124. Review and decisionmaking authority.

(a) Applications requiring site plan review. In zoning districts R1, R2, R3, R4, R5, R6, B1, B2, B3, B4, B5, B6, M1, M2, M3, M4, M5, P1, TM, PR, W1, MKT, SD1, CD2, and SD4 with less than three agrees SD2, and SD4 with less than three acres, the Planning and Development Department shall have authority to grant administrative adjustments for development proposals that are required to obtain site plan approval, pursuant to the review procedures and approval criteria set forth in this division. In zoning districts PD, PC, PCA, SD4 with three acres or more, and SD5, the City Council shall have authority to similarly grant administrative adjustments. Administrative adjustments shall not be reviewed or approved until technical review comments pertaining to the preliminary site plan review process have been received and reviewed. In cases of permit applications that require site plan review, administrative adjustments shall be granted only during the site plan review process.

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(b) Applications not requiring site plan review. The Buildings, Safety Engineering, and Environmental Department shall have authority to grant administrative adjustments for all development proposals that do not require site plan approval, pursuant to the review procedures and approval criteria set forth in this division and a public hearing shall not be required. Such requests shall be reviewed by a designated officer of the Buildings, Safety Engineering, and Environmental Department who shall grant the administrative adjustment, where the criteria specified in Section 50-4-121 of this Code have been met to the satisfaction of the designated officer. The Buildings, Safety Engineering, and Environmental Department shall involve other such departments as necessary for proper review, including, but not limited to, the Planning and Development Department and the Recreation Department.

ARTICLE VII. ZONING DISTRICTS (IN GENERAL)

Sec. 50-7-5. Special districts.

Special districts and overlay areas within the City are as follows:

PD Planned Development District.

(2) P1 Open Parking District. (3) PC Public Center District.

- (4) PCA Public Center Adjacent District (Restricted Central Business District).
- TM Transitional-Industrial District.
- (6) PR Parks and Recreation District.
 (7) W1 Waterfront-Industrial District.
- (8) MKT Market and Distribution
- District.
- (9) SD1 Special Development District, Small-Scale, Mixed-Use.
- (10) SD2 Special Development District, Mixed-Use.
- (11) SD4 Special Development District, Riverfront Mixed-Use.
- (12) SD5 Special Development District, Casinos

ARTICLE VIII. RESIDENTIAL ZONING DISTRICTS DIVISION 6. R5 MEDIUM DENSITY RESIDENTIAL DISTRICT

Sec. 50-8-142. Conditional retail, service, and commercial uses.

Conditional retail, service, and commercial uses in the R5 Medium Density Residential District are as follows:

- (1) Bed and breakfast inn. (2) Hotel.
- (3) Motel.
- Parking structure.

(5) Private club, lodge, or similar use, non-profit.

- (6) Retail sales and personal service in multiple-residential structures, as provided for in Section 50-12-312 of this Code.
- (7) School building adaptive reuses retail, service, and commercial.

(8) Youth hostel/hostel.

- (9) All of those uses specified in Section 50-11-236 of this Code where located on a zoning lot within onehalf mile of a high-frequency transit corridor.
- (10) The following uses; occupying not more than 3,000 square feet of gross floor area and not having

drive-up or drive-through facilities, where located in a building constructed prior to January 1, and located on a zoning lot farther than one-half mile from a highfrequency transit corridor, strictly limited to:

- Animal-grooming shop.
- b. Art gallery.
- c. Automated teller machine not accessory to another use on the same zoning loť. d. Bank.

 - e. Bake shop, retail.
- f. Business college or commercial trade school, other than truck driving
- g. Office, business or professional. h. Personal service establishments, as defined in Section 50-16-341 of this Code.
 - i. Printing or engraving shops.
- Radio, television, or household appliance repair shop.
- k. Restaurants of any type, as each is defined in Section 50-16-362 of this Code, without beer or alcoholic liquor for consumption on the premises.
- I. School or studio of dance, gymnastics, music, art, or cookings.

 m. Tattoo and/or piercing parlor. n. Veterinary clinic for small animals.

ARTICLE XI. SPECIAL PURPOSE

ZONING DISTRICTS AND

OVERLAY AREAS DIVISION 9. MKT MARKET AND DISTRIBUTION DISTRICT

Sec. 50-11-201. Description.

(a) The MKT Market and Distribution District provides for and encourages foodrelated uses such as production, processing, and wholesaling, as well as transport, and similar activities essential to the commerce and health of the City. Limited supporting uses such as office, retail, service, and other uses normally desiring to locate in this type

of district are also permissible.

(b) In the MKT District within the greater Eastern Market Area, the focus is on the expansion of existing and the attraction of new food-related industries outside the historic Market core. Provisions are made for greenway setbacks along certain streets to be used for vegetative screening of warehouse and production uses from residential uses, and as accessible open space. To avoid visually dominating existing buildings of historical character, building heights are limited around the historic Market core, unless the building contributes to the character of the market by containing a food production use. To avoid potentially overwhelming existing residential properties, building heights are also limited in

construction. Sec. 50-11-202. Site plan review.

(a) Projects located in the MKT Market and Distribution District are subject to site plan review, as provided for in Article III, Division 5 of this chapter, as follows:

areas likely to see large amounts of new

(1) Projects located outside of the area described in Section 50-13-157(a) of this Code are subject to site plan review if they satisfy any of the applicability criteria set forth in Section 50-3-113 of this Code.

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(2) Projects located inside of the area described in Section 50-13-157(a) of this Code are subject to site plan review if they involve any new construction, additions, or major structural alterations, or if they satisfy the applicability criteria set forth in Subsections (3) through (12) of Section 50-3-113 of this Code.

(b) In accordance with the Planning and Development Department's authority set forth in Section 50-3-151 of this Code, the Buildings. Safety Engineering, and Environmental Department must forward to the Planning and Development Department all building permit applications for projects for which site plan review is required in the MKT Market and Distribution District to ensure compliance with the provisions of Section 50-13-129 of this Code.

Sec. 50-11-203. By-right uses.

Uses that are permissible by-right in the MKT Market and Distribution District are delineated in Section 50-11-204 through Section 50-11-208 of this Code. Such by-right uses are subject to use regulations and standards set forth in Article XII of this chapter.

Sec. 50-11-204. By-right residential uses. By-right residential uses within the MKT Market and Distribution District are as follows: Loft.

Sec. 50-11-205. By-right public, civic, and institutional uses.

By-right public, civic, and institutional uses within the MKT Market and Distribution District are as follows:

Educational institution.

(2) Fire or police station, post office, courthouse, and similar public building.

Museum.
 Outdoor recreation facility.

(5) Religious institution. Sec. 50-11-206. By-right retail, service, and commercial uses.

By-right retail, service, and commercial uses within the MKT Market and Distribution District are as follows:

(1) Animal-grooming shop, subject to Section 50-12-212 of this Code.

- (2) Arcade.(3) Art gallery.
- (4) Automated teller machine, without drive-up or drive-through facilities, if not accessory to another use on the same zoning lot.

(5) Bake shop, retail.(6) Bank, without drive-up or drivethrough facilities.

(7) Banquet hall. (8) Barber or beauty shop, subject to Section 50-12-235 of this Code.

(9) Bed and breakfast inn.

(10) Body art facility. (11) Brewpub or microbrewery or small distillery or small winery. (12) Commissary. (13) Dance hall, public.

- (14) Dry cleaning, laundry, or laundromat
- (15) Establishment for the sale of beer or alcoholic liquor for consumption on the premises.
- (16) Nail salon, subject to Section 50-
- 12-236 of this Code. (17) Office, business or professional, subject to Section 50-12-298 of this Code.
 - (18) Printing or engraving shops (19) Produce or food markets, wholesale.(20) Radio or television station.
- (21) Recording studio or photo studio or video studio, no assembly hall.

(22) Restaurant, carry-out without drive-up or drive-through facilities.

(23) Restaurant fast-food without drive-up or drive-through facilities.

(24) Restaurant, standard without drive-up or drive-through facilities.

(25) Retail sales and personal service in business and professional offices, subject to Section 50-12-298 of this Code.

(26) School or studio of dance, gym-

nastics, music, art, or cooking.

- (27) Shoe repair shop. (28) Storage or killing of poultry or small game for direct, retail sale on the premises or for wholesale trade, subject to Section 50-12-315 of this Code.
- (29) Stores of a generally recognized retail nature whose primary business is the sale of new merchandise without drive-up or drive-through facilities, subject to Section 50-12-324 of this Code.

(30) Used goods dealer.

Sec. 50-11-207. By-right manufacturing and industrial uses.

By-right manufacturing and industrial uses within the MKT Market and Distribution District are as follows:

Cold storage plant.

Confection manufacture. (3) Food catering establishment.

(4) High/Medium-impact manufacturing or processing, as defined in Section 50-16-242 of this Code, subject to Section 50-12-362 of this Code.

(5) Ice manufacture.

- (6) Low-impact manufacturing or pro-cessing, as defined in Section 50-16-284 of this Code.
- (7) Low/Medium impact manufacturing or processing, as defined in Section 50-16-284 of this Code, subject to Section 50-12-361 of this Code.

(8) Railroad transfer or storage tracks.(9) Vending machine commissary.

(10) Wholesaling, warehousing, storage buildings, or public storage facilities, subject to Section 50-12-358 of this Code. Sec. 50-11-208. By-right other uses.

Other by-right uses within the MKT Market and Distribution District are as

Antennas, subject to Article XII, Division 3, Subdivision G of this chapter.

Aquaculture, subject to Article XII, Division 3, Subdivision H of this chapter.

- (3) Aquaponics, subject to Article XII, Division 3, Subdivision H of this chapter. (4) Farmers' market, as defined in
- Section 50-16-201 of this Code. Greenhouses, subject to Article XII, Division 3, Subdivision H of this chapter.
- (6) Hoophouses, subject to Article XII. Division 3, Subdivision H of this chapter.
- (7) Hydroponics, subject to Article XII, Division 3, Subdivision H of this chapter.

(8) Railroad rights-of-way, not including storage tracks, yards, or buildings.

(9) Urban gardens, subject to Article XII, Division 3, Subdivision H of this chapter.

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Sec. 50-11-209. Conditional uses.

Uses that are permissible conditionally in the MKT Market and Distribution District are delineated in Section 50-11-210 through Section 50-11-214 of this Code. Such conditional uses are subject to use regulations and standards set forth in Article XII of this chapter.

Sec. 50-11-210. Conditional residential

Conditional residential uses within the MKT Market and Distribution District are as follows: Residential uses combined in structures with permitted commercial or industrial uses, subject to Section 50-12-159 of this Code.

Sec. 50-11-211. Conditional public,

civic, and institutional uses.

Conditional public, civic, and institu-tional uses within the MKT Market and Distribution District are as follows:

Child care center.

- Electric transformer station.
 Gas regulator station.

(4) Library.

- (5) Neighborhood center, non-profit.
- Outdoor entertainment facility.

Sec. 50-11-212. Conditional retail, service, and commercial uses.

Conditional retail, service, and commercial uses within the MKT Market and Distribution District are as follows:

Barber or beauty shop, subject to

Section 50-12-235 of this Code.

(2) Business college or commercial trade school, subject to Section 50-12-318 of this Code.

(3) Cabaret. (4) Customer service center, without drive-up or drive-through facilities.

(5) Hotel. (6) Medical or dental clinic, physical therapy clinic, or massage facility.

(7) Office, business or professional, subject to Section 50-12-298 of this Code.

(8) Parking structures, subject to Section 50-12-301 of this Code.

Private club, lodge, or similar use.

(10) Recreation, indoor commercial and health club.

(11) Specially designated distributor's (SDU) or speciálly designated merchant's (SDM) establishment.

- (12) Storage or killing of poultry or small game for direct, retail sale on the premises or for wholesale trade, subject to Section 50-12-315 of this Code.
 - (13) Veterinary clinic for small animals.

(14) Youth hostel/hostel.

Sec. 50-11-213. Conditional manufacturing and industrial uses.

Conditional manufacturing and industrial uses within the MKT Market and Distribution District are as follows:

Abattoir, slaughterhouse, subject to Section 50-12-331 of this Code.

- (2) High-impact manufacturing or pro-cessing, as defined in Section 50-16-242 of this Code, subject to Section 50-12-365 of this Code.
 - Lithographing and sign shops.

(4) Trucking terminals, transfer buildings, truck garages, recreational vehicle storage lots, and open areas for the parking of semi-trailers, buses, and other operable commercial vehicles, not including limousines and taxicabs, subject to Section 50-12-355 of this Code.

(5) Wholesaling, warehousing, storage buildings, or public storage facilities, subject to Section 50-12-358 of this Code.

Sec. 50-11-214. Conditional other uses Other conditional uses within the MKT Market and Distribution District are as

Telecommunications building, private.

(2) Urban farms, subject to Article XII, Division 3, Subdivision H of this chapter. Sec. 50-11-215. Intensity and dimensional standards.

Development in the MKT Market and Distribution District is subject to Section 50-13- 129 of this Code. Parking shall be prohibited between the street and front façade of the building.

Secs. 50-11-216—50-11-230. Reserved. DIVISION 10. SD1 – SPECIAL DEVELOPMENT DISTRICT, SMALL-SCALE, MIXED-USE

Sec. 50-11-231. Description.

The SD1 Special Development District is designed to encourage a complementary mixture of small-scale pedestrian and transit-oriented uses that are compatible in a neighborhood setting. It is intended to ensure a neighborhood character and place a proper balance of activities within walking distance of one another while serving the day-to-day needs of residents. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

Sec. 50-11-232. Site plan review.

All new construction and conditional uses in the SD1 Special Development District are subject to site plan review as provided for in Article III, Division 5, of this

Sec. 50-11-233. By-right uses.

Uses that are permissible by-right in the SD1 Special Development District are delineated in Section 50-11-234 through Section 50-11-238 of this Code. Such byright uses are subject to use regulations and standards set forth in Article XII of this chapter.

Sec. 50-11-234. By-right residential

By-right residential uses in the SD1 Special Development District are as follows:

Assisted living facility.

(2) Boarding school and dormitory.

(3) Loft.

- (4) Multiple-family dwelling.
- (5) Religious residential facilities in

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conjunction with religious institutions in the immediate vicinity.

(6) Residential use combined in structures with permitted first-floor commercial

(7) Shelter for victims of domestic violence.

Sec. 50-11-235. By-right public, civic, and institutional uses.

By-right public, civic, and institutional uses in the SD1 Special Development District are as follows:

(1) Adult day care center.

(2) Child care center.

(3) Educational institution.

(4) Family day care home.

(5) Fire or police station, post office and similar public building.

- (6) Library. (7) Museum.
- (8) Neighborhood center, non-profit.

Outdoor recreation facility.

(10) Religious institution.

(11) School, elementary, middle/junior

high, or high. Sec. 50-11-236. By-right retail, service, and commercial uses.

By-right retail, service, and commercial uses in the SD1 Special Development District are as follows:

Animal-grooming shop.
 Art gallery.
 Assembly hall.

(4) Automated teller machine without drive-up, drive-through facilities.

(5) Bake shop, retail.

(6) Banks without drive-up or drivethrough facilities.

(7) Banquet hall.(8) Barber or beauty shop.

(9) Brewpub or microbrewery or small distillery or small winery, not exceeding 3,000 square feet and not located adjacent to or across an alley from a lot containing a single- or two-family dwelling that is located on a street other than a major thoroughfare.

Dry cleaning, laundry, or laundromat. (11) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, not exceeding 3,000 square feet and not located adjacent to or across an alley from a lot containing a single- or two-family dwelling that is located on a street other than a major thoroughfare.

(12) Medical or dental clinic, physical therapy clinic, or massage facility.

(13) Nail salon.

(14) Office, business or professional.

(15) Parking lots or parking areas, accessory for operable private passenger vehicles, not farther than the maximum distance specified in Article XIV, Division 1 of this chapter.

(16) Pet shop. (17) Printing or engraving shops not exceeding 4,000 square feet of gross floor area with a minimum of 10 percent of the gross floor area being used as a retail store for the sale of the goods produced.

(18) Recording studio or photo studio

or video studio, no assembly hall.

(19) Recreation, indoor commercial and health club.

(20) Rental hall, not exceeding 3,000 square feet.

(21) Restaurant, carry-out or fastfood,

without drive-up or drive-through facilities.
(22) Restaurant, standard, without drive-up or drive-through facilities not located adjacent to or across an alley from a lot containing a single- or two-fam-ily dwelling that is located on a street other than a major thoroughfare.

(23) School or studio of dance, gymnastics, music, art or cooking.
(24) Shoe repair shop.
(25) Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without

drive-up or drive-through facilities.
(26) Veterinary clinic for small animals.
Sec. 50-11-237. By-right manufacturing and industrial uses.

By-right manufacturing and industrial uses in the SD1 Special Development District not exceeding 4,000 square feet of gross floor area with a minimum often percent of the gross floor area being used as a retail store for the sale of the goods produced are as follows:

Confection manufacturing.

(2) Food catering. (3) Jewelry manufacture.

Lithographing and sign shops.
 Low/medium impact manufacturing

or processing facilities as defined in Section 50-16-284 of this Code and limited to the following:

a. Art needlework.
b. Canvas goods manufacture.
c. Cigar or cigarette manufacture. d. Clock or watch manufacture.

Coffee roasting.

Door, sash, or trim manufacture.

Draperies manufacture.
Flag or banner manufacture.
Glass blowing.
Knit goods manufacturing.

Leather goods manufacture or

(6) General: Low-impact manufacturing or processing facilities as defined in Section 50-16-284 of this Code.

(7) Trade services, general, with the exception of cabinet making.

(8) Wearing apparel manufacturing. Sec. 50-11-238. By-right other uses.

Other by-right uses in the SD1 Special Development District are as follows:

(1) Antennas, subject to Article XII, Division 3, Subdivision G of this chapter. (2) Farmers markets, as defined in Section 50-16-201 of this Code.

(3) Urban gardens not exceeding 0.5

acre in size, subject to Article XII, Division 3, Subdivision H, of this chapter. Sec, 50-11-239. Conditional uses.

Uses that are permissible conditionally in the SD1 Special Development District are delineated in Section 50-11-240 through Section 50-11-244 of this Code. Such conditional uses are subject to use regulations and standards set forth in Article XII of this chapter.

Sec. 50-11-240. Conditional residential

Conditional residential uses in the SD1 Special Development District are as follows:

Child caring institution.
 Convalescent, nursing, or rest

homé. (3) Fraternity or sorority house.
 (4) Residential substance abuse ser-

(4) (4) (4) (4) (4) (5) (5) Rooming house. (6) Single-family detached dwelling. (7) Single-room-occupancy (SRO) hous-

ing, non-profit.
(8) Townhouse.
(9) Two-family dwelling.

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Sec. 50-11-241. Conditional public, civic, and institutional uses.

Conditional public, civic, and institu-tional uses in the SD1 Special Development District are as follows:

Electric transformer station.

(2) Gas regulator station.

(3) Telephone exchange building. Sec. 50-11-242. Conditional retail, service, and commercial uses.

Conditional retail, service, and commercial uses in the SD1 Special Development District are as follows:

Bed and breakfast inn.

(2) Brewpub or microbrewery or small distillery or small winery that exceeds 3,000 square feet or that is located adjacent to or across an alley from a lot containing a single- or two-family dwelling that is located on a street other than a major thoroughfare.

(3) Establishment for the sale of beer or intoxicating liquor for consumption on the premises that exceeds 3,000 square feet or that is located adjacent to or

across an alley from a lot containing a single- or two-family dwelling that is located on a street other than a major thoroughfare.

(4) Hotel.

(5) Kennel, commercial.

(6) Parking lots or parking areas, commercial and accessory parking farther than the maximum distance specified in Article XIV, Division 1 of this chapter.

(7) Parking structure having at least 60 percent of the ground floor level façade abutting a public street dedicated to commercial space or other space oriented to pedestrian traffic.

(8) Pool hall.

(9) Private club, lodge, or similar use.

(10) Radio or television station.

(11) Radio, television, or household appliance repair shop.

(12) Rental hall that exceeds 3,000

square feet.

(13) Restaurant, standard located adjacent to or across an alley from a lot containing a single- or two-family dwelling that is located on a street other than a major thoroughfare.

(14) Specially designated distributor's (SDD) or specially designated merchant's

(SDM) establishment.

- (15) Theater, excluding concert cafe and drive-in theater, not exceeding (150) fixed seats.
 - (16) Used goods dealer.
 (17) Youth hostel/hostel.

Sec. 50-11-243. Conditional manufacturing and industrial uses.

When considering the conditional uses specified in this section, the factors listed in Section 50-2-105(b)(2), (3), and (14) of this Code shall be considered. Conditional manufacturing and industrial uses in the SD1 Special Development District not exceeding 4,000 square feet of gross floor area with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods are as follows:

(1) High/medium-impact manufacturing or processing limited to furniture manufacturing.

(2) Machine shop. (3) Trade services, general, limited to cabinet making.

(4) Welding shops. Sec. 50-11-244. Conditional other uses. Other conditional uses in the SD1 Special Development District are as follows:

(1) Antennas, subject to Article XII, Division 3, Subdivision G of this chapter.

(2) Marinas. Sec. 50-11-245. General intensity and dimensional standards.

Development in the SD1 Special Development District shall comply with the general intensity and dimensional standards provided in Section 50-13-130 of this Code and as follows:

(1) Front Setback

a. A minimum front setback is not

required.

- b. The maximum front setback allowed shall be the average of the front setback of the buildings located on the adjacent lots on each side of the subject building or 20 feet, whichever is less.
 c. Off-street parking shall be prohibited
- in the front setback.

(2) Rear Setback.

a. If a street or alley is to the rear of a single-story building, a minimum rear setback is not required. If no street or alley is present, single-story buildings shall have a minimum rear setback often feet.

- b. Where land zoned R1, R2, R3, R4, R5, R6, residential PD, or SD1 is located across a street or alley from the rear of a multi-story building, the multi-story buildings shall have a rear setback often feet; where a street or alley is not present to separate the rear of a multi-story building from land zoned R1, R2, R3, R4, R5, R6, residential PD, or SD1, the multi-story building shall have a rear setback of 20
- Buildings containing dwelling units, other than single- or two-family dwellings, shall have a rear setback of ten feet if a street or alley is present at the rear and 20 feet if a street or alley is not present.

 (3) Side Setback: No minimum side
- setback is required except where building is adjacent to land zoned R1, R2, R3, or R4. Where adjacent to land zoned R1, R2, R3, or R4, the side setback shall be calculated using Formula A.

(4) Off-street parking location: Parking shall be prohibited between the street and

front façade of the building. (5) Maximum height: 35 feet for nonmixed-use, 50 feet for mixed-use. Where a lot fronts on a right-of-way which is more than 50 feet wide and where the outermost point of the proposed mixed-use building is at least 40 feet from all R1, R2, and R3 Districts, the maximum height may be increased one foot for each one foot of right-of-way width greater than 50 feet. The building shall not exceed 60 feet

Sec. 50-11-246. Accessory uses.

Regulations governing minimum yards for accessory uses in the R5 District shall apply to similar accessory uses in the SD1 Special Development District.

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Secs. 50-11-247—50-11-260. Reserved. DIVISION 11. SD2—SPECIAL DEVELOPMENT DISTRICT, MIXED-USE

Sec. 50-11-261. Description.

The SD2 Special Development District is designed to encourage a complementary mixture of more intensive pedestrian and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

Sec. 50-11-262. Site plan review.

All new construction and conditional uses in the SD2 Special Development District are subject to site plan review as provided for in Article III, Division 5, of this

Sec. 50-11-263. By-right uses.

Uses that are permissible by-right in the SD2 Special Development District are delineated in Section 50-11-264 through Section 50-11-268 of this Code. Such byright uses are subject to use regulations and standards set forth in Article XII of this chapter.

Sec. 50-11-264. By-right residential

By-right residential uses within the SD2 Special Development District are as follows:

Assisted living facility.

(2) Boarding school and dormitory.

Lofts.

- (4) Multiple-family dwellings where combined in structures with permitted first-floor commercial use
- (5) Religious residential facilities in conjunction with religious institutions in the immediate vicinity.
- (6) Residential uses combined in structures with permitted (first floor) com-

Sec. 50-11-265. By-right public, civic, and institutional uses.

By-right public, civic, and institutional uses within the SD2 Special Development District are as follows:

(1) Adult day care center.

(2) Child care center.

(3) Educational institution.

- (4) Fire or police station, post office and similar public building.
 - (5) Governmental service agency.
 - (6) Library.
 - Museum.
 - (8) Neighborhood center, non-profit.
 - (9) Outdoor recreation facility.

(10) Religious institution.

- (11) School, elementary, middle/junior high, or high.
- Sec. 50-11-266. By-right retail, service, and commercial uses.

By-right retail, service, and commercial uses in the SD2 Special Development District are as follows:

- (1) Animal-grooming shop.
- Art gallery.
- (3) Assembly hall

(4) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone, without drive-up or drive-through facilities.

(5) Bake shop, retail. (6) Bank without drive-up or drivethrough facilities.

(7) Banquet hall.
(8) Barber or beauty shop.

(9) Brewpub or microbrewery or small distillery or small winery.

(10) Dry cleaning, laundry, or laun-

(11) Establishment for the sale of beer or alcoholic liquor for consumption on the premises

(12) Medical or dental clinic, physical therapy clinic, or massage facility.

(13) Mortuary or funeral home, including those containing a crematory.

(14) Nail salon.

(15) Office, business or professional.

(16) Parking lots or parking areas, accessory, for operable private passenger vehicles, not farther than the maximum distance specified in Article XIV, Division 1 of this chapter.

(17) Pet shop.
(18) Printing or engraving shops not exceeding 5,000 square feet of gross floor area with a minimum of 10 percent of the gross floor area being used as a retail store for the sale of the goods produced.

(19) Radio or television station. (20) Recording studio or photo studio or video studio, no assembly hall.

(21) Recreation, indoor commercial and health club, excluding golf dome.

(22) Rental hall.(23) Restaurant, carry-out or fastfood, located in a multi-story building and integrated into a mixed-use or multi-tenant development, and without drive-up or drive-through facilities.

(24) Restaurant, standard without drive-up or drive-through facilities

(25) Retail sales and personal service in business and professional offices.

- (26) Retail sales and personal service in multiple-residential structures, subject to Section 50-12-312 of this Code.
- (27) School or studio of dance, gymnastics, music, art, or cooking. (28) Shoe repair shop.

(29) Stores of a generally recognized retail nature whose primary business is the sale of merchandise, without drive-up or drive-through facilities

(30) Theater, excluding concert café and drive-in theaters, not exceeding 150

fixed seats.

(31) Veterinary clinic for small animals. Sec. 50-11-267. By-right manufacturing and industrial uses.

By-right manufacturing and industrial uses not exceeding 5,000 square feet with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced within the SD2 Special Development District are as follows:

Confection manufacturing.
 Food catering.

(3) Jewelry manufacture.

(4) Lithographing and sign shops.

(5) Low/medium impact manufacturing or processing facilities, as defined in Section 50-16-284 of this Code and limited to the following:

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a. Art needlework.

b. Canvas goods manufacture.

- c. Cigar or cigarette manufacture.
- Clock or watch manufacture.

e. Coffee roasting.

- f. Door, sash, or trim manufacture.
- Draperies manufacture.
- Flag or banner manufacture.

Glass blowing.

Knit goods manufacturing.

- k. Leather goods manufacture or
- (6) Low-impact manufacturing or processing facilities, as defined in Section 50-16-284 of this Code.

(7) Trade services, general, with the exception of cabinet making.

(8) Wearing apparel manufacturing.

Sec. 50-11-268. By-right other uses Other by-right uses within the SD2 Special Development District are as follows:

(1) Antennas, subject to Article XII, Division 3, Subdivision G of this chapter.

(2) Farmers markets, as defined in Section 50-16-201 of this Code.

(3) Marinas.

Sec. 50-11-269. Conditional uses.

Uses that are permissible conditionally in the SD2 Special Development District are delineated in Section 50-11-270 through Section 50-11-274 of this Code. Such conditional uses are subject to use regulations and standards set forth in Article XII of this chapter.

Sec. 50-11-270. Conditional residential

Conditional residential uses within the SD2 Special Development District are as follows:

Adult foster care facility.

(2) Convalescent, nursing, or rest home.

(3) Emergency shelter.(4) Fraternity or sorority house.

(5) Multiple-family dwelling.

(6) Residential substance abuse service facility.

(7) Rooming house.

(8) Single-room-occupancy housing, non-profit.

(9) Townhouse. Sec. 50-11-271. Conditional public, civic, and institutional uses.

Conditional public, civic, and institu-tional uses within the SD2 Special Devel-

opment District are as follows:

- (1) Electric transformer station.
- (2) Gas regulator station.

(3) Hospital or hospice.

- (4) Substance abuse service facility.
- (5) Telephone exchange building. (6) Water works, reservoir, pumping station, or filtration plant.

Sec. 50-11-272. Conditional retail, service, and commercial uses.

Conditional retail, service, and commercial uses within the SD2 Special Development District are as follows:

Árcade.

- (2) Body art facility.
- (3) Business college or trade school.

(4) Cabaret.

(5) Customer service center without drive-up or drive-through facilities.

(6) Dance hall, public.

Hotel.

(8) Kennel, commercial.

(9) Motel.

- (10) Motor vehicle filling station. (11) Motor vehicle services, minor.
- (12) Parking lots or parking areas, commercial.
- (13) Parking lots or parking areas, accessory for operable private passenger vehicles, farther than the maximum distance specified in Article XIV, Division of this chapter.

(14) Parking structure having at least 60 percent of the ground floor devoted to commercial space or other space oriented to pedestrian traffic.

(15) Pool hall. (16) Precious metal and gem dealer.

(17) Printing or engraving shops exceeding 5,000 square feet of gross floor area with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced.

(18) Private club, lodge, or similar use.

(19) Radio, television, or household appliance repair shop.

(20) School building adaptive reuses -

retail, service, and commercial

(21) Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment.

(22) Theater, excluding concert café and drive-in theaters, exceeding 150 fixed seats.

(23) Used goods dealer.
(24) Youth hostel/hostel.

Sec. 50-11-273. Conditional manufacturing and industrial uses.

(a) When considering the conditional uses specified in this section, the factors listed in Section 50-2-104(b)(2), (3), and (14) of this Code shall be considered.

(b) Conditional manufacturing and industrial uses within the SD2 Special Development District not exceeding 5,000 square feet of gross floor area with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced are as follows:

(1) High/medium-impact manufacturing or processing limited to furniture manufacturing.

(2) Machine shop. (3) Trade services, general, limited to cabinet making.

(4) Welding shops.

Sec. 50-11-274. Conditional other uses.

Other conditional uses in the SD2 Special Development District, Mixed-Use are as follows:

(1) Designated consumption establishment.

Marijuana microbusiness.

- (3) Marijuana retail/provisioning facility.
- (4) Marijuana safety compliance facility, subject to Article III, Division 12 of this chapter.

(5) Passenger transportation terminal.

(6) Urban Gardens not exceeding 0.5 acres in size, subject to Article XII, Division 3, Subdivision H of this chapter.

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Sec. 50-11-275. Intensity and dimensional standards.

Development in the SD2 Special Development District is subject to Section 50-13-131 of this Code and as follows:

Front Setback.

a. A minimum front setback is not required.

b. The maximum front setback allowed shall be the average of the front setback of the buildings located on each side of the subject building or 20 feet, whichever is less. Parking in front of a neighboring building does not count as a front setback.

c. Off-street parking shall be prohibited in the front setback.

(2) Rear Setback

a. If a street or alley is to the rear of a single-story building, a minimum rear set-back is not required. If no street or alley is present, single-story buildings shall have a minimum rear setback of ten feet.

b. Where a single- or two-family dwelling is located across a street or alley from the rear of a multi-story building, the multi-story buildings shall have a rear setback of ten feet; where a street or alley is not present to separate the rear of a multistory building from a single-or two-family dwelling, the multi-story building shall have a rear setback of 20 feet.

 Buildings containing dwelling units, other than single-or two-family dwellings, shall have a rear setback of ten feet if a street or alley is present at the rear and 20

feet if a street or alley is not present.

(3) Side Setback. No minimum side setback is required except where a building is adjacent to land zoned R1, R2, R3, or R4. Where adjacent to land zoned R1, R2, R3, or R4, the side setback shall be calculated using Formula A.

(4) Off-street parking location. Parking shall be prohibited between the street and

front façade of the building. (5) Maximum height. 45 feet for nonmixed-use, 60 feet for mixed-use. Where a lot fronts on a right-of-way which is more than 60 feet wide and where the outermost point of the proposed mixed-use building is at least 40 feet from all R1, R2, and R3 Districts, the maximum height may be increased one foot for each one foot of right-of-way width greater than 60 feet. The mixed-use building must not exceed 80 feet in height.

Secs. 50-11-276—50-11-280. Reserved. **DIVISION 14. OVERLAY AREAS** Secs. 50-11-491—50-11-530. Reserved.

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> ARTICLE XII. USE REGULATIONS DIVISION 1. USE TABLE Subdivision B. Residential Uses

Sec. 50-12-21. Group living.

Regulations regarding group living uses are as follows:

		L	Re	eid	ent	ial			В	usi	nes	8			Ind	lust	rial					S	oec	ial a	nd	Ove	rla	у			Standards
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 6	R 6	B 1	B 2	B 3	B 4	B 6	B 6	M 1	M 2	M 3	M 4	M 6	P D	P 1	P C	P C A	T M	P R	W 1	M K T	S D	S D 2	S D 4	D	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Adult foster care facility	Ī	Г	С	С	С	С	R	R										L												SPC; Section 50-12-151
	Assisted living facility				С	R	R	R	R		R	R							L								С				Section 50-12-152
	Convalescent, nursing, or rest home	Γ			R	R	R	R	R		R	R							L								С	С			Section 50-12-155
	Emergency shelter				С	С	С				С	С							L												SPC; GRT Section 50-12-156
	Fraternity or sorority house	Γ		С	R	R	R	С	С		С								L								С	С			
Group living	Home for the aged			С	С	С	С	R	R										L												SPC; Section 50-12-158
	Religious residential facility	С	С	R	R	R	R	R	R		R	R	R						L			С					R	R			
	Residential substance abuse service facility			С	С	С		С	С	С	С	С							ш												
	Rooming house				R	R	R	С	С		С	С							L								С	С			Section 50-12-164
	Shelter for victims of domestic violence			R	C / R	R	R	R	R		R	R							L								R				Section 50-12-165
	All other	Γ			С	С	С	С	С		С	С							L								С				

Sec. 50-12-22. Household living.
Regulations regarding household living uses are as follows:

			Re	eic	lent	ial			В	usi	nes	8			Inc	lus	tria	ıl		:		S	oeci	al a	nd	Ov	erl	ay			Standards
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 6	R 6	B 1	B 2	B 3	B 4	B 6	B 6	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C A	T M		W 1	M K T	S D 1		S D 4	S D 6	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Loft			R	R	R	R	С	C/ R	C/ R	C/ R	R	С	С	С	С	С		L			R				R	R	R	R		Sections 50-12- 157, 50-12-159
	Mobile home park	Ì				С								l					L												Section 50-12-160
	Multiple-family dwelling		С	C/ R	R	R	R	С	С		С	R/ C							L			R/ C					R	C/ R	R		Sections 50-12- 157, 50-12-161, 50-12-162
	Residential use combined in structures with permitted commercial uses					R	R	С	C/ R	C/ R	C/ R	С	С	С	С	С	С		L			R					R	R	R		Section 50-12-159
Household living	Residential use combined in structures with permitted commercial or industrial uses																									С					Section 50-12-159
·	Single-family detached dwelling	R	R	R	R	R	С	С	С		С								L								С				Sections 50-12- 157, 50-12-159
	Single-room-occupancy (SRO) housing, non-profit				С	С	С	С	С		С	С							L								С	С			SPC; Section 50-12-166
	Townhouse		С	R	R	R	R	С	С		С	С							L								С	С	R		Sections 50-12- 157, 50-12-167
	Two-family dwelling		R	R	R	R	С	С	С		С							L	L								С				Sections 50-12- 157, 50-12-159
	All other				С	С	С	С	С		С	С															С				Sections 50-12- 157, 50-12-159

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Sec. 50-12-23. Institutional living.
Regulations regarding institutional living uses are as follows:

			Re	esic	lent	tial			ı	Busi	ne	88			Inc	lus	tria	Į.				Sp	eci	ial s	and	Ov	erl	ay			Standards
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 6	R 6	B 1	B 2	B 3	B 4	B 6	B 6	M 1	M 2	M 3	M 4	M 6	P D	P 1	P C	P C A	T M	P R	W 1	M K T	S D 1	S D 2	S D 4	S D 6	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Boarding school and dormitory			R	R	R	R	R	R	1	R	R							L								R	R			Section 50-12-153
	Child caring institution			R	R	R	R	R	R	ł	R	R							L								С				Section 50-12-154
Institutional living	Penal or correctional institution; detention facility												С						L												
	Pre-release adjustment center			С	С	С	С	С	С	;	С	R							L												Section 50-12-163; SPC
	All other				С	С	С	С	С	;	С	С							L												

Sec. 50-12-24. Other residential uses.

Regulations regarding other residential uses are as follows:

			R	esio	lent	ial			ı	Busi	nes	s			Inc	lust	rial				S	pec	ial	and	Ov	erla	у			Standards
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3		M 5	P D	P C	P C A	T M	P R	W 1	M K T	S D 1	S D 2	S D 4	S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
Other residential uses	School building adaptive reuses, residential	С	С	С																										Section 50-12-138

Subdivision C. Public, Civic and Institutional Uses

Sec. 50-12-41. Auditorium or stadium.
Regulations regarding auditorium or stadium uses are as follows:

		ĺ	R	esic	lent	ial		Ì	E	Busi	nes	s			Inc	dust	trial		ı			5	Spec	cial	and	I Ov	/erla	ıy			Standards
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C A	T M	P R	W 1	M K T	S D 1	S D 2	S D 4	S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Armory										R		R	R	R	R	R		L				R								
	Auditoriums, public									С	R	R	R	R	R	С	С		L		R	R	R								
	Convention or exhibit building; Office, public only																		L		R	R									Section 50-12-518
Auditorium or stadium	Outdoor entertainment facility										С	R	R	R	R	С	С		L		R	С		С		С					Section 50-12-190
	Race track, motor vehicle															С	С	С	L												
	Stadium; sports arena										С	R	R	R	R	С	С		L		R	С	R								Section 50-12-190
	All other											С	С	С	С	С	С		L												

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Sec. 50-12-42. Community service.
Regulations regarding community service uses are as follows:

			Re	esi	dei	ıtia	ı	Ì		Bu	ısir	ies	s			Ind	lust	rial					Sp	eci	al a	nd	Ov	erl	ay			Standards
Use Category	Specific Land Use	R 1	R 2	R 3	1 F	R F	R F	R	B	B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C A	T M	P R	W 1	M K T	S D 1	S D 2	S D 4	S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Customs office													R						L			R			R				С		
	Fire or police station, post office, courthouse, and similar public building			С	c	c	;		С	С	С	R	R	R	R	R	R	R		L				R			R	R	R	C / R		Section 50-12-186
Community	Governmental service agency								R	R	R	R	R	R	R	R	R	R		L				R					R	С		
service	Neighborhood center, non-profit	С	С	R	F	R	R F	3	R	R	С	R	R	R	R	R	С	С		L				R			С	R	R	R		Section 50-12-187
	Substance abuse service facility										С	С	С	С	R	R	С	С		L									С			SPC; GRT Section 50-12-191
	All other											С	С	С	С	С	С	С		L										С		

Sec. 50-12-43. Day care.
Regulations regarding day care uses are as follows:

			Re	esid	lent	tial		ĺ	E	Bus	ine	ss		ĺ	ı	nd	ust	rial					9	Spe	cia	an	d C)ve	rlay	y			Standards
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	E	B E	8	M 1	M 2	M 3	M 4	M 5	P D	P 1	PC	P C A	T M	P R	W 1	M K T	S D 1	S D 2	S D 4	S D 5		General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Adult day care center			R	R	R	R	R	R	R	R	F	3							L										R		,	Section 50-12-181
	Child care center			R	R	R	R	R	R	R	R	F	3	Ī						L			R				С	R	R	R		S	ections 50-12-183, 50-12-512
Day care	Family day care home	R	R	R	R	R	R					F	7							L			R					R		R		,	Section 50-12-185
	Group day care home	С	С	С	С	С	С													L										С			
	All other																			L													

Sec. 50-12-44. Hospital.

Regulations regarding hospital uses are as follows:

		Re	sid	ent	ial			В	us	ine	ss		ĺ	In	dus	tria	al	Ì	Ì			S	pe	cial	an	d (Ove	rla	у		Standards
Use Category	Specific Land Use	R 2										B 6			M M					P 1	D	P C A	T M	P R	W 1	M K T	S D 1	S D 2	D	S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
Hospital	Hospital or Hospice			С	R	R	R	R		R	R								L									С	С		

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Sec. 50-12-45. Library.

Regulations regarding library uses are as follows:

Use Category	Specific Land Use	R 1		R 4	R	R 6		l			В	B 6		М	М	M 4	М	P D	P	P	Ĺ,		۱ م	N	- 1	- 1	•	S D 4	S D 5	Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
Library	All		R	R	R	R	R	R	С	R	R	R	R	R	С	С		L	R	R	F	1			С	R	R	R		

Sec. 50-12-46. Museum.

Regulations regarding museum uses are as follows:

Use Categor	y Specific Land Use	R 1			R 4		R 6	B 1			B 4		B 6		M 2			M 5	P D	P 1	P C		<u>.</u>		W 1			<u>. </u>	S D 4	S D 5	Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Museum			R	R	R	R	R	R	С	R	R	R	R	R	С	С		L		R	R	R	R	R	R	R	R	С		
Museum	Outdoor art exhibition grounds; sculpture gardens	С	С	R	R	R	R		R	С	R								ш												
	Public aquarium																		L		R	R		R					С		

Sec. 50-12-47. Park and open space.
Regulations regarding park and open space uses are as follows:

			Re	esid	ent	ial			Е	usi	nes	S			Inc	lust	rial			: :			•				erla	•	ı	: :	Standards
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C A	T M	P R	W 1	M K T	S D 1	S D 2	S D 4	S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
Park and	Cemeteries, including those containing mausoleums, crematories, or columbaria	С	С	С															L												Section 50-12-182
open space	Outdoor recreation facility	С	С	R	R	R	R	R	R	С	R	R	R	R	R	С	С		L		R	R	R	R	R	R	R	R	R		Sections 50-12-188, 50-13-211(4)
	All other			С	С	С	С	С	С		С	R	С	С	С	С	С		L		R	R		R	R		R	R	С		

Sec. 50-12-48. Religious institution.

Regulations regarding religious institution uses are as follows:

ĺ				Re	esid	lent	ial				Bus	sine	ess				Ind	lust	rial				8	pe	cial	and	Ov	erla	y			Standards
	Use Category	Specific Land Use																		M 5				T M	P R	W 1	M K T	S D 1	D	S D 4	D	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Religious institution	All	С	С	R	R	R	R	R	F	C	F	R	R	R	R	R	С	С		L		R	R			R	R	R	С		

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Sec. 50-12-49. Schools.

Regulations regarding school uses are as follows:

Use Category	Specific Land Use	R 1	R	R 3	R	R	R 6	B 1		E	B E	В	В	B 6	M 1	M	M 3	N	ı N	1	P D	P 1	P C	Р	Ĺ	W 1		S D	s	S D 4	S D 5	Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Educational institution	С	С	С	С	R	R	R	R	₹ F	R	R	R	R							L		R	R			R	R	R	С		Section 50-12-184
Schools	School, elementary, middle/junior high, or high	С	С	R	R	R	R	R	R	1	c F	R	R			İ					L	ĺ	R	С				R	R	С		Section 50-12-189
	All other																				L		R					R	R	С		

Sec. 50-12-50. Utility, basic.

Regulations regarding basic utility uses are as follows:

		l	R	esio	lent	ial				Busi	ines	S	:		Ind	lust	rial					S	pec	ial a	and	Ov	erla	y	:	: :	Standards
Use Category	Specific Land Use	R 1			R 4		R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C A	T M	P R	WW	M K T	S D 1	S D 2	S D 4	S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Electric transformer station					С	С	С	С	С	С	R	R	R	R	R	R	R	L				R	R		С	С	С	R		Section 50-12-192
	Gas regulator station					С	С	С	С	С	С	R	R	R	R	R	R	R	L				R	R		С	С	С	R		Section 50-12-192
Utility basis	Residential-area utility facilities, public	С	С	С	С														L					R							Section 50-12-192
Utility, basic	Solar generation station																		L					С							Section 50-12-192
	Telephone exchange building					С	С	С	С	С	С	R	R	R	R	R	R	R	L				R	R			С	С	R		Section 50-12-192
	All other																		L					R					С		Section 50-12-192

Sec. 50-12-51. Utility, major.
Regulations regarding major utility uses are as follows:

			Re	esid	lent	ial			E	Busi	nes	s			Inc	lust	rial		١.			S	pec	ial a	nd	Ove	rlay				Standards
Use Cat	egory	Specific Land Use	R 2			R 5	R 6	B 1		B 3	B 4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C A	T M	P R	W 1	M K T		D I	S D 4	D	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
		Power or heating plant with fuel storage on site									С	R	R	R	R	R	R	R	L				R								Section 50-12-192
I litilita e		Steam generating plant														С	R	R	L												Section 50-12-192
Utility, r	пајог	Water works, reservoir, pumping station, or filtration plant				С	С	С	С	С	С	R	R	R	R	R	R	R	L			С	R	ĺ	R			c	С	Ì	Section 50-12-192
		All other															С	С	L												Section 50-12-192

Sec. 50-12-52. Other public, civic and institutional uses.
Regulations regarding other public, civic and institutional uses are as follows:

Use Category	Specific Land Use	R 1	R	R 3	R	R	R 6	B 1	R	R	B 4	R	B 6	M 1	M	M	M 4	M	P D	P 1	P C	P	T M	P	w	М	s	s	D	S D 5	Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	School building adaptive reuses—public, civic, and institutional	С	С	С	С	С	С																								Section 50-12-138

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Subdivision D. Retail, Service and Commercial Uses

Sec. 50-12-61. Assembly.
Regulations regarding assembly uses are as follows:

			Re	sid	len	tial		Ĺ	E	Bus	ine	ss		Ĺ	Inc	dus	trial	ı				Sį	oec	ial a	nd (Dve	erla	ay			Standards
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C A	T M	P R	W 1	M K T	S D 1	S D 2	S D 4	S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Assembly hall										R	R	R	R	R	R	R		L				R				R	R			Section 50-12-214
	Banquet hall								С	С	С	R	R	R	R	R	R		L			С	R			R	R	R			
Accombly	Dance hall, public		İ	İ			İ	ĺ		С			C/ R		С	С	С		L			C/ R		İ	ا	R	ĺ	С			P; RU; SPC; Section 50-12-219
Assembly	Private club, lodge, or similar use				С	С	С	С	С	С	R	R	R	R	R	R	R		L			R	R			С	С	С	R		Section 50-12-306
	Rental hall	ĺ					İ	ĺ			С	R	R	R	R	R	R		L			С	R	j	ĺ		C/ R	R			Section 50-12-309; P
	All other							L			С	С	С	С	С	С	С		L				С	j							Section 50-12-551

Sec. 50-12-62. Food and beverage service.
Regulations regarding food and beverage service uses are as follows:

			Re	sid	ent	ial			Βι	ısin	ess			Ind	lust	rial					Sp	ecia	al an	ıd C	Dν	erla	у			Standards
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 1	3 E	B 6	M 1	M 2	M 3	M 4	M 5	P D	P 1	P	P C A	T M	P V R 1			S D 1		D		General (Art. XII, Div. 2 Specific (Art. XII, Div. 3
	Brewpub or microbrewery or small distillery or small winery					İ				R	C	/ C/ R	C/ R	C/ R	C/ R	C/ R		L		İ		C/ R		F		C/ R	R	С		CU; RU; Section 50-12-217
	Commissary						١		R	ı	R F	R	R	R	R	R		L				R		F	3					
	Establishment for the sale of beer or alcoholic liquor for consumption on the premises					Ì	ĺ	İ	С	c	c/ C	C/ R R	С	С	С	С		L			C/ R	С	Ì	F	٦	C/ R	R	С		RU; SPC; Secti 50-12-220
	Restaurant, carry-out, with drive-up or drive-through facilities							İ		С	C F	R R	С	R	R	R		L		Ì		R								SPC; Section: 50-12-310, 50-12-511
Food and beverage	Restaurant, carry-out, without drive- up or drive-through facilities								R	R	R C	R	С	R	R	R		L		ļ	R/ C	R		F	3	R	R	R		SPC; Section 50-12-310, 50-12-511
service	Restaurant, fast food, with drive-up or drive-through facilities									С	C	R	С	R	R	R		L				R								SPC; Section 50-12-310, 50-12-511
	Restaurant, fast food, without drive- up or drive-through facilities					Ì		ĺ	С	c	c/ C	R	С	R	R	R		L		ļ	R/ C	R	Ì	F	3	R	R	R		SPC; Section 50-12-310, 50-12-511
	Restaurant, standard, with drive-up or drive-through facilities					İ	İ	İ	ĺ		7 C		R	R	R	R		L	İ	İ		R	İ	İ	j			İ	İ	SPC; Sections : 12-311, 50-12-5
	Restaurant, standard, without drive- up or drive-through facilities					ĺ			C/ R				R	R	R	R		L	j	ĺ	R	R	Ì	F	۱	R	R	R		SPC; Sections 9
	All others						١		С	С		c	С	С	С	С		L			С							С		

Sec. 50-12-63. Office.
Regulations regarding office uses are as follows:

Use Category	Specific Land Use	R 1	R	R	R 4	R	R 6	B 1	В	B 3	В	В	B 6	М	M	M 3	M	M	P D	P 1	P C	P		D	w	M K T	s	s	S D 4	S D 5		Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Medical or dental clinic, physical therapy clinic, or massage facility				С	R	R	R	R	R	R	R	R	R	R	R	R		L			R	R			С	R	R	R			Section 50-12-232
	Office, business or professional							R	R	R	R	R	R	R	R	R	R		L		R	C/ R	R			C/ R	R	R	R			Section 50-12-298
Office	Plasma donation center	ĺ			İ	İ	Ì	ĺ	С	С	С	С	С	С	С	С	С		L	ĺ		ĺ	ĺ	İ	İ				İ	İ	İ	RU; SPC
	Radio or television station	Γ						Г	С		R	R	R	R	R	R	R		L			R	R			R	С	R	R		Ī	
	Recording studio or photo studio or video studio, no assembly hall								С		R	R	R	R	R	R	R		L			R	R			R	R	R	R			
	All other							С	С	С	С	С	С	С	С	С	С		L			С	С				С	С	С			Section 50-12-298

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Sec. 50-12-64. Parking, commercial.

Regulations regarding commercial parking uses are as follows:

			Re	sic	len	tial			ı	Bus	sine	ess		Ī	Inc	dus	tria	ı				Sp	eci	al a	nd	O۷	erla	ay			Standards
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	5 E	B B	N 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C A	T M	P R	W 1	M K T	D	D	D	S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Parking lots or parking areas																			R							C/ R	C/ R	С		Section 50-12-299
Parking, commercial	Parking structures					С	С	R	R	R	R	C	7 R	F	R	R	R	R	L	R	C/ R	C/ R	R			С	С	С	С		Section 50-12-301
	All other															С	С	С	L		С						С	С	С		

Sec. 50-12-65. Public accommodation.

Regulations regarding public accommodation uses are as follows:

			Re	esid	lent	tial				Bus	sin	ess		1	-1	ndı	ust	rial					S	pec	ial	and	O۱	/erl	ay				Standards
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	E	3 E	B E	3	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C A	T M	P R	W 1	M K T	S D 1	S D 2	S D 4	5	5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Bed and breakfast inn			С	С	С	С	С	С		0									L							R	С					Section 50-12-216
	Hotel				С	С	С	С	С	С	C F	C/ C	/ C	?/ R	С	С	С			L			C/ R				С	С	С	С			Sections 50-12-228, 50-12-312, 50-12-514
Public accommodation	Lodging house, public										(c	;			j				L													RU; SPC; Section 50-12-230
	Motel				С	С	С	С	С	С	: (c	; (3	С	С	С			L									С				RU; SPC; Sections 50-12-233, 50-12-312, 50-12-514
	Youth hostel/hostel			С	С	С	С	С	С		(c	;			j				L							С	С	С				Section 50-12-322

Section 50-12-66. Recreation/entertainment, indoor.

Regulations regarding indoor recreation and entertainment uses are as follows:

			Re	esic	len	tial			E	Busi	ine	SS			Ind	lust	rial					Sp	ecia	al a	nd (Ove	rla	у			Standards
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C A	T M	P R	w I	\ I	ויי	וט	ויי	S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Arcade									С	С	С	С	R	R	R	R		L	İ	R	R	R	ĺ	F	R	ĺ	С			CU; P; SPC; Sections 50-12-213, 50-12-515
	Cabaret								С	С	C/ R	C/ R	C/ R	С	С	С	С		L	j	- 1	C/ R	С	ĺ	(Ì	С	С	Ì	RU; SPC; Section 50-12-218
	Casinos and casino complexes																		L					ĺ		Ì				R	
Recreation/ entertainment, indoor	Firearms target practice range, indoor									С	С	С	С	С	С	С	С	С	L		ĺ	ĺ	ĺ							Ì	P; Section 50-12-224
cinci tallillicit, ilidooi	Pool hall									С	С	R	R	R	R	R	R		L			R	R			(С	С			CU; P; SPC; Section 50-12-305
	Recreation, indoor commercial and health club								R	R	R	R	R	R	R	R	R		L			R	R	R	(R	R	R	j	Section 50-12-308
	Theater and concert café, excluding drive-in theaters			ĺ	İ	İ			İ	R	С	R		R	R	R	R		L	İ	İ	R	R	İ	İ	İ		C/ R	R	Ì	Section 50-12-317

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Sec. 50-12-67. Recreation/entertainment, outdoor.

Regulations regarding recreation, entertainment and outdoor uses are as follows:

			Re	sid	ent	ial			В	usi	nes	s			Ind	ust	trial	l				S	oec	ial a	and	Ov	erla	ay			Ì	Standards
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C A	T M	P R	W 1	M K T	S D 1	S D 2	S D 4	S D 5		General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Amusement park										С		С	С	С	С	С		L													P; Section 50-12-211
	Drive-in theater																С		L													
Recreation/	Go-cart track										С			R	R	R	R		L				R									P; GRT; Section 50-12-226
entertainment, outdoor	Golf course, miniature										С			R	R	R	R		L				R									P; Section 50-12-227
	Rebound tumbling center										С			R	R	R	R		L				R									GRT; P; Section 50-12-307
	Outdoor commercial recreation not otherwise specified										С		С	С	С	С	С		L				С	R					С			P; Section 50-12-308

Sec. 50-12-68. Retail sales and service, occupant-oriented.
Regulations regarding occupant-oriented retail sales and service uses are as follows:

Use Category	Specific Land Use	R 1	R 3		R 6	B 1			B 4	_	B 6		M 2			 P D	P 1	P C	l _P	_	_	 м	s D 1	s	S D 4	S D 5	Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
Retail sales and	Retail sales and personal service in business and professional offices					С	R	R	R	R	R	R	R	R	R	L		R	R	R		R		R	С		Section 50-12-298
service; occupant- oriented	Retail sales and personal service in multiple-residential structures			С	R	С	R		R	R						L								R	R		Sections 50-12- 312, 50-12-514

Sec. 50-12-69. Retail sales and service, sales-oriented.

Regulations regarding occupant-oriented retail sales and service uses are as follows:

			Re	sid	ent	ial			В	usi	nes	s		-1	ndı	ıstı	rial	ı			Sp	oec	ial a	and	ΙΟν	/erl	ay			Standards
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3	M I	M F	P	P C	P C A	T M	P R	W 1	M K T	S D 1	S D 2	S D 4	S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, with drive-up or drive-through facilities									R	R	C/ R	R	R	R	R	R	L			R	R								*Section 50-11-318
	Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through facilities								R	R	R	R	R	R	R	R	R	L			R	R			R	R	R	R		Section 50-11- 318, 50-12-324
	Art gallery								R	R	R	R	R	R	R	R	R	L							R	R	R			
	Bakę shop, retail								R	R	R	R	R	R	R	R	R	L	ĺ		R	R			R	R	R	R	İ	Section 50-12-215

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				. 4	T	Ρ	d	ġ ŧ	-														 	
	Firearms dealership	Ì	İ			C	c	С	С	С	С	С	С	L	1			İ						Section 50-12-223
	Fireworks sales, consumer											С	С	L	-									Section 50-12-225
	Motor vehicles, new, salesroom or sales lots					c	R	R	R	R	R	R	R	L	-	С	R					С		Sections 50-12-292, 50-12-517
	Motor vehicles, used, salesroom or sales lots					c	c	:	R	R	R	R	R	L	-		R					С		Sections 50-12-293, 50-12-517
Retail sales and service; sales-	Motorcycles, retail sales, rental or service						С			С	R	R	R	L	-		R							P; Section 50-12-297
oriented	Pawnshop						С			С	С	С	С	L	-		С							P; RU; SPC; GRT; Section 50-12-302
	Pet shop					RF	R	R	R	R	R	R	R	L	-		R			R	R			Section 50-12-303
	Precious metal and gem dealers						С	С	С	R	R	R	R	L	-	С	С			С	С			SPC; Section 50-12-304
	Produce or food markets, wholesale								R	R	R	R	R	L	-		R		R					
	Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment				(c	С	С	С	С	С	С	С	L	-	С			С	С	С	С		CU; P; SPC; Section 50-12-314
	Storage or killing of poultry or small game for direct, retail sale on the premises or for wholesale trade								R		R	R	RF	R L	-				R / C					Section 50-12-315
	Trailer coaches or boat sale or rental, open air display						С		R	R	R	R	R	L	-		R							GRT
	Trailers, utility—sales, rental, or service; moving truck/trailer rental lots						С		R	R	R	R	R	L	_		R							
	Used goods dealer						С	С	С	R	R	R	R	L	-[С	С	Ī	R	С	С			SPC; Section 50-12-320
	All other						С	С	С	С	С	С	С	L	-		С					С		

Sec. 50-12-70. Retail sales and service, service-oriented. Regulations regarding service-oriented retail sales and service uses are as follows:

		ĺ	Re	esid	ent	ial			В	usi	nes	s			Ind	ust	rial					S	oeci	ial a	nd	Ov	erla	ay			Standards
Use Category	Specific Land Use	R 1	R 2		R 4	R 5	R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C A	T M	P R	w	M K T	S D 1		D	D	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
İ	Animal-grooming shop					İ			R	R	R	R		R	R	R	R		L		İ	j	R		j	R	R	R			Section 50-12-212
	Automated teller machine, without drive-up or drive-through facilities							R	R	R	R	C/ R	R	R	R	R	R	R	L			R	R			R	R	R	R		
	Automated teller machine, with drive-up or drive-through facilities							С	С	С	С	R	R	R	R	R	R	R	L			С	R						С		Article XIV, Division 1, Subdivision H; Section 50-11-318
Retail sales and	Bank, without drive-up or drive-through facilities							R	R	R	R	R	R	R	R	R	R		L			R	R			R	R	R	R		
service; service- oriented	Bank, with drive-up or drive-through facilities							С	С	С	С		R	С	R	R	R		L			С	R					R	С		Article XIV, Division 1, Subdivision H; Section 50-11-318
	Barber or beauty shop							R	R	R	R	R	R	R	R	R	R		L			R	R		ĺ	C/ R	R	R	R		Sections 50-12-235, 50-12-518
	Body art facility										С	R	R	R	R	R	R		L				R			R		С			Section 50-12-300
	Business college or commercial trade school					R				С	R	R	R	R	R	R	R		L			R	R			С			R		Section 50-12-318
	Customer service center, with drive-up or drive- through facilities							С	С	O	С		R	R	R	R	R		L				R								Article XIV, Division 1, Subdivision H
	Customer service center, without drive-up or drive- through facilities							R	R	R	R	R	R	R	R	R	R		L				R			С		С			
	Dry cleaning, laundry, or laundromat							R	R	R	R	R	R	R	R	R	R		L			R	R			R	R	R	R		Section 50-12-221

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Employee recruitment	I	1 1	ı	I _ I	_ [_ I	_ [_ [_ I _	. [I. I	- 1	1		1	ı	ı	ı	1 1	ı	1
center	 			С	R	R	R	R	R F	3	L			R							
Financial services center, with drive-up or drive- through facilities		c	С	С	ĺ	R	С	R	R	3	L		С	R							Section 50-12-222; Article XIV, Division 1, Subdivision H
Financial services center, without drive-up or drive- through facilities		С	С	С	R	R	R	R	RF	3	L		R	R							Section 50-12-222
Food stamp distribution center		СС	С	С	R	R	R	R	RF	3	L			R							Article XIV, Division 1, Subdivision H
Kennel, commercial				С		R	R	R	R F	3	L			R		C	С				Section 50-12-229
Mortuary or funeral home, including those containing a crematory		С	С	R	R	R	R	R	RF	3	L			R							Section 50-12-234
Nail salon		RR	R	R	R	R	R	R	RF	3	L		R	R	R	R	R	R			Section 50-12-236
Printing or engraving shops		С	;	С	R	j	R	R	R F	3	L	İ		R	R	R	R/ C	С			Section 50-12-323
Public center limited sales and service						١						F	1								
Radio, television, or household appliance repair shop		R	R	R	R	R	R	R	R	3	L			R		C	С				GRT
School or studio of dance, gymnastics, music, art or cooking		RR	R	R	R		R	R	R	3	L				R	R	R	R			Section 50-12-313
Shoe repair shop	i	RR	R	R	R	R	R	R	RİF	3	L	j	R	R	R	ĺΒ	R	R			Section 50-12-518
Veterinary clinic for small animals		R	R	R	R	ĺ	R	R	R F	3	L	Ì	ĺ	R	С	R	R				Section 50-12-321
All other	i	С	С	С	С	С	С	С	cjo		L	j	С	С		c	С	С			i

Sec. 50-12-71. Vehicle repair and service.
Regulations regarding vehicle repair and service uses are as follows:

			Re	esio	ler	ıtia	Ļ	Ī		Bus	sine	ess		1	I	ndı	ıst	rial								and			٠.		_	Standards
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	BE	B E	3 E	3 E	3 E	3	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C A	T M	P R	W 1	K T	 S S	, ,,,	S S D D D	<i>,</i>	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Motor vehicle filling station									C	c	0		/	R / C	1	1	1	1	L			С	R / C				(P; Division 3, Subdivision D o this article
	Motor vehicle services, major										C		(0	С	С	С	С	С	L				С								Section 50-12-294
	Motor vehicle services, minor										C	0	E	3	R	R	R	R	R	L				R				(Section 50-12-295
Vehicle repair and service	Motor vehicle washing and steam cleaning										C		F	3	R	R	R	R	R	L			С	R								GRT; Section 50-12-296
3432	Motor vehicles, new, Storage lot accessory to salesroom or sales lots for new motor vehicles										F	R F	R	₹	R	R	R	R	R	L	С			R								Section 50-12-291
	Motor vehicles, used, Storage lot accessory to salesroom or sales lots for used motor vehicles										c		(С	С	С	С	С	L				С								Section 50-12-291
	Taxicab dispatch and/or storage facility										C	0	E	3	R	R	R	R	R	L				R								Section 50-12-316

Sec. 50-12-72. Other retail, service, and commercial uses.

Regulations regarding other retail, service, and commercial uses are as follows:

Use Category	Specific Land Use		R	R 3	R	R	R	E 1	В	В	В		N	1 1	M	P D	P C	P	т	P R	 M	S D 1	s	D		Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
Other retail, service, and commercial uses	School building adaptive reuses—retail, service, and commercial	С	С	С	С	С	С	l															С			Section 50-12-138

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Subdivision E. Manufacturing and Industrial Uses

Sec. 50-12-81. Industrial service.

Regulations regarding industrial service uses are as follows:

		L	Re	sid	lent	ial	1		Bus	sine	ss			Ind	lust	rial	1			5	Spe	cia	an	d C)ve	rlay	_		Standards
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R F	R I	B E	B E	B 4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	P I	P 1	P		Г F	V 1		M S	S D 2	S D 4	S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Blueprinting shop							(С	R	R	R	R	R	R	R	R	L		F	R	3					С		Section 50-12-333
	Boiler repairing												С	R	R	R	R	L											Section 50-12-458
	Construction equipment, agricultural implements, and other heavy equipment repair or service													С	R	R	R	L			F	3							Section 50-12-458
	Contractor: yard, landscape or construction											R	R	R	R	R	R	L			F	3							Section 50-12-458
	Junkyard															С	С	L					C)					SWFRC; Section 50-12-341
	Laundry, industrial												С	R	R	R	R	L			F	3							
	Lumber yard	L										R	R	R	R	R	R	L			F	3							Section 50-12-343
	Machine shop	L						(0	С				С	R	R	R	L							С	С			Sections 50-12- 363, 50-12-458
	Outdoor storage yard														С	R	R	L											Sections 50-12- 344, 50-12-458
Industrial service	Pet crematory						l						R	R	R	R	R												
	Research facilities						l										ı	L											
	Tires, used; sales and/or service	L					ļ					С	С	С	С	С	С	L	_		(ļ	Ш	Section 50-12-350
	Tool sharpening or grinding	L					ļ						С	R	R	R	R	L			F	3					L		Section 50-12-516
	Towing service storage yard												С	С	С	С	С	L			(Section 50-12-352
	Trade services, general							1) 	R	R	R	R	R	R	R	R	L			F	3			/ F	C / R			Section 50-12-353
	Truck stops											С			С	С	С	L											Section 50-12-519
	Used vehicle parts sales														С	С	С	L	Ī										Section 50-12-356
	Welding shops							(С		С		С	R	R	R	L							C	С			Section 50-12-364
	All other															С	С	L											

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Sec. 50-12-82. Manufacturing and production.
Regulations regarding manufacturing and production uses are as follows:

			R	es	ider	tia	Ļ	١		Bus	sine	ess			In	dus	stria	ıl				S	pec	ial a	and	Ov	erl	ay				Standards
Use Category	Specific Land Use	R 1		1 F	R F 4	F 5	6	RE	3 E	3 B	B 4	B B	B 6	M 1	N 2	1 N	1 M	M 5	P D	P 1	P C		T M	P R	W 1	M K T	S D 1	S D 2	D	S D 5		General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Abattoir, slaughterhouse							Ī					С				С	С	L							С						Sections 50-12- 331, 50-12-458
	Baling of waste paper or rags							١	Ì				R	С	F	R	R	R	L				R									Sections 50-12- 332, 50-12-458
	Chemical materials blending or compounding but not involving chemicals manufacturing														c	F	R	R	L				R									EGLE; Section 50-12-458
	Confection manufacture								C F	R F	C	2 0	R	С	F	R	R	R	L				R			R	R	R	С			Sections 50-12- 334, 50-12-458
	Dental products, surgical, or optical goods manufacture								(С	c	;	С	F	R F	R	R	L				R						С			Sections 50-12- 335, 50-12-458
	Food catering establishment							١	F		C	R F	R	R	F	R	R	R	L				R			R	R	R	С			Sections 50-12- 336, 50-12-458
	High-impact manufacturing or processing as defined in Section 50-16-242															c	R	R	L							С						Section 50-16-242 50-12-365
	High/medium-impact manufacturing or processing as defined in Section 50-16-242								(C	;				F	R	R	L				R			R	С	С				Sections 50-12- 362 , 50-16-242
	Ice manufacture										C	;	R		F	R	R	R	L				R			R						GRT; Section 50-12-458
	Jewelry manufacture								F	R	C		;	R	F	R	R	R	L				R				R	R				Sections 50-12- 340, 50-12-458
Manufacturing and	Lithographing, and sign shops								F	R F	C	1		С	F	R	R	R	L				R			С	R	R	С			Sections 50-12- 342, 50-12-458
production	Low/medium-impact manufacturing or processing as defined in Section 50-16-284								F	RF	F	1		С	F	R	R	R	L				R			R	R	R				Sections 50-12-361, 50-12-458
	Low-impact manufacturing or processing as defined in Section 50-16-284								F	R	R F	R	R	С	F	R	R	R	L				R			R	R	R	С			Sections 50-12-359, 50-12-458
	Newspaper (daily) publishing or printing											F	1	R	F	R	R	R	L			R	R									Section 50-12-458
	Outdoor operations of all manufacturing and production land uses															c	C / R	1	_													Sections 50-12- 344, 50-12-458
	Research or testing laboratory										C	c	R	R	F	R F	R	R	L				R									Sections 50-12- 348, 50-12-458
	Salt works Toiletries or cosmetic manufacturing										С	c	;	С	F	R F	C R	C R	ı				R									IRC GRT; Section 50-12-458
	Tool, die, and gauge manufacturing										c	;		С	F	R F	R	R	L				R									GRT; Sections 50-12-351, 50-12-458
	Very high-impact manufacturing or processing as defined in Section 50-16-441																С	С	L						С							EGLE; IRC
	Wearing apparel manufacturing								F	R	C	c	;	С	F	R F		R	•				R				R	R				Sections 50-12- 360, 50-12-458
	All other	L												L			С	С	L												\bigsqcup	

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Sec. 50-12-83. Warehouse and freight movement.
Regulations regarding warehouse and freight movement uses are as follows:

			R	esi	den	tial	i		В	usii	nes	s			Ind	lust	rial	ĺ		1	:	Sp	eci	al a	nd (Over	la	/			Standards
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C A	T M	P I	w	M S K D T 1	5 6	S S D D D 2 4	S S D D 5		General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Cold storage plant	Г						Γ					R	С	R	R	R	R	L		İ	j	R	İ	ı	R	Ī	Ī			Section 50-12-458
	Containerized freight yard							l					R		С	R	R	R	L				R								Section 50-12-454
	Elevators, grain	ĺ	İ	İ	İ	İ	İ	ĺ	İ	İΙ	ĺ			İ	ĺ	С	R	R	L		İ	j	j	j	İ	İ	İ	İ	İ	İ	i
	Explosives storage	ĺ	İ	İ	İ	İ	İ		İ	İΪ	j			İ	ĺ	İ	С	С	L		j	j	j	j	cİ	İ	İ	İ	İ	İ	IRC
	Feed or grain mill	L						L								С	R	R	L						R		\perp		\perp	L	
	Fuel dock	L						L											L						R		\perp				
	Intermodal freight terminal	L						L									С	R	L								\perp			\perp	
	Outdoor operations of all warehouse and freight movement land uses															С	C/ R	C/ R	L												Sections 50- 12-344, 50-12-458
Warehouse	Railroad transfer or storage tracks	ĺ	ĺ	İ	İ	İ	İ	ĺ	İ	İΪ	ĺ		R	С	R	R	R	R	L		j	j	R	j	İ	RΪ	Ĺ	İ	İ	İ	ĺ
and freight movement	Steel warehousing	i	i	i	i	İ	İ	i		ii	i				С	R	R	R	L		i	i	R	i	i	i	i	İ	i	i	i
	Tank storage of bulk oil or gasoline	ĺ	İ	İ	İ	İ	İ	ĺ	İ	i i	ĺ			İ	i	R	R	R	L		j	j	R	i	İ	i	İ	İ	i	İ	
	Trucking terminals, transfer buildings, truck garages, recreational vehicle storage lots, and open areas for the parking of semi-trailers, buses and other operable commercial vehicles, not including limousines and taxicabs												R	С	R	R	R	R	L				R		(c		c	,		Sections 50-12-355, 50-12-458
	Vending machine commissary										С	R	R	R	R	R	R	R	L		ĺ	ĺ	R	ĺ	ı	R		C	;		GRT; Section 50-12-458
	Wholesaling, warehousing, storage buildings, or public storage facilities										С	С	R	R	R	R	R	R	L				R			C / R		C	;		GRT; Sections 50-12-358, 50-12-458
	All other	ĺ	Ì	Ĺ	Ĺ	ĺ	Ĺ	ĺ	İ	Ìί	i	İ		ĺ	i		С	С	L		i	i	i	i	İ	İ	Ĺ	İ	İ	İ	Ī

Sec. 50-12-84. Waste-related use.

Regulations regarding waste-related uses are as follows:

		L	R	esi	der	itial		L		Bu	sine	ss			Inc	lust	rial		L,			S	oec	ial	and	0 1	verl	ay				Standards
Use Category	Specific Land Use	R 1	R 2	H 3	H 4	R 5	H 6	1	8 E	B E	B B 4	B B	B 6	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C A	T M	P R	W 1	M K T	S D 1	S D 2	S D 4	S D 5		General (Art. XII, Div 2) Specific (Art. XII, Div 3)
	Garbage, offal, or dead animal reduction																С	С							С							IRC; Section 50-12-337
	Hazardous waste facility																С	С	L													Section 50-12-338
	Incinerator plant							١									С	С	L													Section 50-12-339
	Outdoor operations of all waste-related land uses							١									С	С	L													Sections 50- 12-344, 50-12-458
	Radioactive waste handling							Ī									С	С	L						С							IRC; Section 50-12-345
Waste-related use	Recycling center																С	С	L													SWFRC; Section 50-12-346
	Rendering plant							١									С	С	L													IRC; Section 50-12-347
	Scrap tire storage, processing, or recycling facility	ĺ	ĺ	Ì	ĺ			ĺ	Ì	ĺ	ĺ	Ì	ĺ				С	С	L			İ		ĺ	С	ĺ		Ì			İ	IRC; Section 50-12-349
	Sewage disposal plant	ĺ	į	İ	İ	į	į		İ	İ	į	į	į	ĺ	İ	С	R	R	L			į	į	İ	į	İ	į	İ		į	İ	İ
	Transfer station for garbage, refuse, or rubbish																С	С	L						С							SWFRC; Section 50-12-354
	Waste, scrap materials: indoor storage, handling and/or transfer															С	С	С	L													SWFRC; Section 50-12-357
	All other	ĺ	ĺ	İ	İ	İ	ĺ	ĺ	İ	İ	İ	İ	İ	ĺ	İ	İ	С	С	L			İ	İ	İ	İ	ĺ	İ	İ		İ	İ	IRC

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Subdivision F. Other Uses

Sec. 50-12-101. Aviation and surface transportation facilities.

Regulations regarding aviation and surface and transportation facilities uses are as follows:

Use Category	Specific Land Use				lent						iess					ıstr									Ov				:	Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
		R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 1	B	B 6	M 1	M 2	M 3	M N	И F	P F	P	P C A	T M	P R	W 1	M K T	S D 1	S D 2	S D 4	S D 5	
	Aircraft ling areas for wiandnged aircraft													С	R	R	R	R	-			R								
Aviation and surface	Heliports										(С	С		С	С	С		-	C	R	С		С				С		Section 50-12-411
transportation facilities	Passenger transportation terminal										ı	R	С	R	R	R	R	ĺ	-	İ	С	R			j		С	ĺ	İ	
	Tunnel or bridge plaza and terminal, vehicular												R				ĺ	l	Ĺ	Ĺ	R							j	j	

Sec. 50-12-102. Public center open uses.

Regulations regarding public center open uses are as follows:

		Π	Re	esid	ent	ial	Ī	В	usi	nes	ss		nd	usti	rial	T		S	pe	cial	an	d O	vei	lay		Т	Standards	
Use Category	Specific Land Use		R 2								B 5				M I		P	P) 1 N	r P	N 1			D		1	General (Art. XII, Div. 2 Specific (Art. XII, Div. 3	
Public center open uses	All						١					Ì				١	F	R								١		

Sec. 50-12-103. Railroad facilities.
Regulations regarding railroad facility uses are as follows:

Use Category	Specific Land Use	R 1	R	R		İ			В	В	B 4	В				İ	- 1	M	P D	PC	P	Т	P R	W 1	İ	Ĺ	_	9 0)	Standard General (Art. XII, Di 2) Specific (Art. XII, Di 3)	iv.
Railroad facilities	Railroad right-of-way, not including storage tracks, yards, or buildings	С	С	R	R	R	R	R	R	С	R	R	R	R	R	R	R	R	L			R			R						

Sec. 50-12-105. Telecommunications facilities.
Regulations regarding telecommunications facilities uses are as follows:

Use Category	Specific Land Use	R 1	İ	İ	lent R 4		B 1	İ	İ	B B	İ	İ	B 6	ĺ	j		rial M 4	İ	P D	P 1	PC	P C A	Ī	r	ala P R	j	Ov M K T	s D 2	D	S D 5	Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
Tolocommunications	Antennas												Ī	Divi	sioi	n 3,	, Sι	bdi	visi	on	G of	f thi	s a	rtic	lę						•
Telecommunications facilities	Telecommunications building, private									C	; F	R	R	R	R	R	R	R	L				F	3			С				

Sec. 50-12-106. Water-related facilities.
Regulations regarding water-related facilities are as follows:

Use Category	Specific Land Use	R 1			R 4		Τ	B 1	Ī	Bus B B			B 6	M 1		M 3		M 5	P D	P 1	P C	İ			w		s D	S D 2	D	D	(A	ttandards General rt. XII, Div. 2) Specific rt. XII, Div. 3)
	Boat or ship yard: construction, repair, maintenance, dry dock	Ī						T	l							С	R	R	L						R	Ì						37
Water-related	Boat terminal, passenger		ļ					l		ļ				ļ			R	R	L		R		ļ	ļ	R	ļ	ļ	ļ	c	ļ	1	
facilities	Docks, waterway shipping/freighters	乚		┸				L								С	R	R	L						R							
	Ferry terminal							1					С	С	С	С	С	С	L						R							
	Marinas	L				С	С	L			R					R	R	R	L			R		R	R		С	R	R			

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Sec. 50-12-107. Other uses not prohibited by law or other ordinances and not specifically mentioned elsewhere in this chapter.

Regulations regarding all other uses not prohibited by law or other ordinances and not specifically mentioned elsewhere in this chapter are as follows:

		ı	Re	esid	lent	ial				Bus	sine	ss		I	ا	Indi	ust	rial					s	pec	ial	and	Ov	erla	ıy			Standards
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	B 5	B 6	3 1	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C A	T M	P R	W 1	M K T	S D 1	S D 2	S D 4	S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
All other uses not prohibited by law or other ordinances and not specifically mentioned elsewhere in this chapter																		С	С	L												

Sec. 50-12-108. Adult uses/sexually-oriented businesses.

Regulations regarding adult uses and sexually-oriented businesses are as follows:

Use Category	Specific Land Use	R 1	R	R	R		В	В	B 4	В		M	M	M 4	M		P	T	P	w 1	M	S D 1	s	D		Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
uses/sexually -oriented	Adult bookstore or adult video store, adult cabaret, adult motion picture theater, semi-nude model studio													R	R											SPC; Section 50-3-504

Sec. 50-12-109. Agricultural uses.

Regulations regarding agricultural uses are as follows:

		l	Re	esid	lent	ial			. [Bus	ines	SS			Ind	lust	rial	l				S	pec	ial	and	Ov	erla	ay			Standards
Use Category	Specific Land Use	R 1	R 2	R 3		R 5	R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M 2		M 4	M 5		P 1				P R	W 1	M K T	S D 1	S D 2	S D 4	S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Aquaculture										С	С	R	R	R	R	R	R	L				R			R			С		Article XII, Division 3, Subdivision H
	Aquaponics										С	С	R	R	R	R	R	R	L				R			R			С		Article XII, Division 3, Subdivision H
																															Article XII, Division 3, Subdivision H
	Farmers' market	×	*	×	x	×	x	*	R	R	R	С	R	R	R	R	R	R	L	*	С	С	R	,		R	R	R	С		*As accessory use only as provided in Section 50-12- 521
Agricultural uses	Greenhouse	С	С	С	R	R	R	R	R	R	R	С	R	R	R	R	R	R	L				R			R					Article XII, Division 3, Subdivision H
uses	Hoop- house	С	С	С	R	R	R	R	R	R	R	С	R	R	R	R	R	R	L				R			R					Article XII, Division 3, Subdivision H
	Hydroponics										С	С	R	R	R	R	R	R	L				R			R			С		Article XII, Division 3, Subdivision H
	Urban farm (including orchard and tree farm when principal use)	С	С	С	R	R	R	R	R	R	R	С	R	С	С	С	С	С	L				С			С					Article XII, Division 3, Subdivision H
	Urban garden	R	R	R	R	R	R	R	R	R	R	С	R	С	С	С	С	С	L				С			R	R	С			Article XII, Division 3, Subdivision H

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Sec. 50-12-110. Medical marijuana facilities and adult-use marijuana establishments.

Regulations regarding medical marihuana facilities and adult-use marijuana establishments are as follows:

		Ì	R	esio	lent	tial	ĺ	В	usi	nes	s			Inc	lus	rial	l	ĺ			, (Spe	ecia	l a	nd	O۷	erla	ıy				ĺ	Standards	
Use Category	Specific Land Use	R 1		R 3				B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	P D	F	P	P	: I n	r F	3	W 1	M K T	U	S D 2	S D 4	S D 5			General (Art. XII, Div. 2 Specific (Art. XII, Div. 3	
	Designated marijuana consumption establishment							С		С	С	С	С	С	С	С		L		Ì					ĺ			С						
Medical	Marijuana grower facility	ĺ	İ	ĺ			ĺ	İ	ĺ				С	С	С	С	С	L	Ĺ	İ			İ	İ	ĺ	j		İ	ĺ	ĺ	İ	ĺ		
Marijuana	Marijuana microbusiness	L	Ĺ					С		С	С	С	С	С	С	С		L	Ĺ					Ĺ	ĺ	Ĺ		С			Ĺ			
Facilities and Adult-	Marijuana processor facility											С	С	С	С	С	С	L	$\cdot $															
Use Marijuana	Marijuana retail/provisioning facility							С		С	С	С	С	С	С	С		L										С						
Establish- ments	Marijuana safety compliance facility							С		О	С	С	С	С	С	С	С	L										С						
	Marijuana secure transporter facility										С	С	С	С	С	С	С	L							ĺ									

DIVISION 3. SPECIFIC USE STANDARDS

Subdivision A. Residential Uses Sec. 50-12-155. Convalescent, nursing, or rest home.

- (a) In convalescent, nursing or rest homes, adequate provisions shall be made for access by emergency medical and fire vehicles.
- (b) Notwithstanding the provisions of Section 50-11-215(1) 50-11-245(1) and Section 50-11-245(1) 50-11-275(1) of this Code, in the SD1 and SD2 Districts, the convalescent, nursing, or rest home shall be multi-story and shall be built to the front lot line.

Sec. 50-12-159. Lofts; residential uses combined in structures with permitted commercial or industrial uses.

In order to encourage the preservation and reuse of existing commercial and industrial structures, and to encourage live-work situations, loft conversions and mixed-use commercial-residential or industrial-residential uses are permitted in many zoning districts, even in certain districts where new residential construction is prohibited, subject to the following.

- (1) Loft conversions are prohibited in the R1 and R2 Districts except where developed under the "school building adaptive reuses" provision as defined in Section 50-16-381 of this Code.
- (2) Lofts in the B6, M1, M2, M3, M4, and SD4 Districts are subject to review by the Loft Review Committee as provided for in Article II, Division 6, Subdivision C, of this chapter.
- (3) Similarly, single-family dwellings, two-family dwellings, and multiple-family dwellings are permitted in commercial or industrial structures combined with those permitted retail, service, and commercial uses specified in Division 1, Subdivision D, of this article, except for "adult uses/sexually oriented businesses" as specified in Section 50-12-108 of this Code. For example, although a single-

family detached dwelling is not permitted by right in the R6 District, a doctor's office that has an apartment is permitted by right as a "residential use combined in structures with permitted commercial uses." In addition, in industrial zoning districts where new residential construction is prohibited, an existing building with a hardware store on the ground floor, for example, and residential units on the upper floor could be reoccupied on a conditional use basis and without the need for approval by the Board of Zoning Appeals.

- (4) In B2 and B3 Districts, lofts are permissible on a by-right basis only where located in a Traditional Main Street Overlay Area and combined in a structure with permitted commercial or industrial uses, and otherwise are permissible conditionally.
- (5) In B4 Districts, lofts are permissible on a by-right basis only where located in the Central Business District or in a Traditional Main Street Overlay Area, and otherwise are permissible conditionally.

- (6) In B2, B3, and B4 Districts, residential uses combined in structures with permitted commercial uses are permissible on a by-right basis only where located in a Traditional Main Street Overlay Area, and otherwise are permissible conditionally.
- (7) In M1, M2, M3, and M4 Districts, new construction of a "residential use combined with permitted commercial uses" is limited to not more than two residential units. However, any time three or more residential units are combined with permitted commercial uses in an existing commercial or industrial structure in the B6, M1, M2, M3, M4, or SD4 District, the use shall be subject to the review of the Loft Review Committee as provided for in Article II, Division 6, Subdivision C, of this chapter.
- (8) In the MKT District, residential uses combined in structures with permissible commercial or industrial uses are permissible conditionally only if one or more permitted commercial or industrial use is

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located on the ground floor of the structure, except that new residential uses are impermissible in the area where setbacks are required by Section 50-13-157 of this Code.

(9) In the SD4 District, specially designated merchant's (SDM) establishments and specially designated distributor's (SDD) establishments are permitted when incidental to, accessory to, and on the same zoning lot as a loft development that has not fewer than 50 dwelling units.

In designated Traditional Main Street Overlay Areas, as provided in Section 50-11-382 of this Code, residential uses combined in structures with commercial or industrial uses that are permitted in the respective zoning district shall be permitted by right.

Subdivision C. Retail, Service and Commercial Uses; Generally Sec. 50-12-212. Animal-grooming shop.

- (a) All facilities of an animal-grooming shop, including all grooming areas, cages, pens and kennels, shall be maintained within a completely enclosed, soundproof
- building.
 (b) All animal-grooming shops shall be designed and constructed in a manner that eliminates any emission of odor offensive to persons owning, occupying or patronizing properties adjacent to the
- (c) Kennel facilities, if any, shall be governed separately by Section 50-12-229 of this Code for commercial kennels.
- (d) In the MKT District, animal grooming shops are not permissible if located on the first floor.
- Sec. 50-12-235. Barber or beauty shop. In the MKT District, barber or beauty shops are not permissible if located on the first floor of a multi-story building, but are permissible on a conditional basis if located in a single-story building. Sec. 50-12-236. Nail salons.
- In the MKT District, nail salons are not permissible if located on the first floor. Secs. 50-12-237—50-12-250. Reserved Subdivision E. Retail, Service and
- Commercial Uses; Generally Sec. 50-12-298. Office, business or
- professional.

 (a) In the PC District, only public offices shall may be permitted.

 (b) In the MKT District, office uses:
- (1) Are permissible conditionally where located in newly-constructed buildings, or in the expanded area of an existing building if the expansion comprises more than 200 percent of the area of the first floor of the building; and
- (2) Are permissible by-right where located in an existing building, or in the expanded area of an existing building if the expansion comprises not more than 200 percent of the area of the first floor of

the building.
Sec. 50-12-301. Parking structures.
Parking structures shall be subject to

the following provisions:

(1) The dimensions of parking spaces in a parking structure shall be nine feet by 20 feet as specified in Section 50-14-231 of this Code, except that not more than 20 percent of the total number of spaces may be striped to smaller dimensions, provided, that all such spaces are located in those areas of the structure most remote from street-level ingress and egress and from direct access points to adjacent buildings. No other administrative adjustadiacent ment of parking space dimensions may be granted;

(2) Parking structures shall conform to the specifications for accessible parking for physically disabled persons as pro-vided for in Section 50-14-182 through Section 50-14-186 of this Code. In addition, the minimum height clearance shall be 98 inches for van accessibility;

(3) In the B5, PC, and PCA Districts, a parking structure shall be permitted byright if at least 30 percent of the ground floor level façade abutting a public street is dedicated to commercial space or other space oriented to pedestrian traffic. Otherwise, a parking structure may only be permitted as a conditional use;

(4) In the SD1 and SD2 Districts, a parking structure may be permitted as a conditional use if at least 60 percent of the ground floor level façade abutting a public street is dedicated to commercial space or other space oriented to pedestrian traf-

(5) Parking structures shall be subject to site plan review as provided for in Sec-

tion 50-3-113(1)f of this Code.

(6) In the MKT District, parking structures are conditionally permissible if at least 30 percent of the ground floor level façade abutting a public street is dedicated to commercial space or other space oriented to pedestrian traffic.

Sec. 50-12-315. Storage or killing of

poultry.

- (a) Storage or killing of poultry or small game for direct, retail sale on the premises or for wholesale trade shall also conform to the requirements of Chapter 19 of this Code, Food.
- (b) In the MKT District, storage or killing of poultry or small game for direct, retail sale on the premises or for wholesale trade is permissible by-right where such use comprises not more than 5,000 square feet in gross floor area and is conditionally permissible where such use comprises more than 5,000 square feet in

gross floor area. Sec. 50-12-318. Trade schools, commercial.

- (a) Truck driving schools are subject to the provisions of Chapter 16, Article I, of this Code, Noise, and are excluded from the "school building adaptive reuse" provision as defined in Section 50-16-381 of this Code.
- (b) Truck driving schools are prohibited on land zoned R5, R6, SD2, and SD4, or
- (c) On land zoned SD2 and SD4, all activities must occur indoors or to the rear of the building

Sec. 50-12-323. Printing or engraving shops.

(a) In the SD1 District, printing or engraving shops not exceeding 4,000 square feet may be permitted on a byright basis where a minimum of ten percent of the gross floor area is used as a retail store for the sale of the goods produced, as provided for in Section 50-11-206(15) 50-11-236(15) of this Code; this regulation may not be waived by the Board of Zoning Appeals.

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(b) In the ŠD2 District, printing or engraving shops not exceeding 5,000 square feet may be permitted on a matter of right basis where a minimum of ten percent of the gross floor area is used as a retail store for the sale of the goods produced. Printing or engraving shops exceeding 5,000 square feet may be permitted on a conditional basis where a minimum of ten percent of the gross floor area is used as a retail store for the sale of the goods produced. Sec. 50-12-324. Stores of a generally

recognized retail nature whose primary business is the sale of new merchandise, without drive-up or

drive-through facilities.

In the MKT District, stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drivethrough facilities must not exceed 15,000

square feet in gross floor area. Secs. 50-12-325—50-12-330. Reserved. Subdivision F. Manufacturing and Industrial Uses

Sec. 50-12-331. Abattoirs (slaughterhouses).

- (a) Abattoirs (slaughterhouses) are additionally subject to state licensing provisions that are specified in the Michigan Slaughterhouses; Edible Rendering, Wholesale Fabricating, Processing, or Storage Establishments Act, being MCL 287.571 et seq.
- (b) In the MKT District, abattoirs (slaughterhouses) must not exceed 15,000 square feet in gross floor area. Sec. 50-12-342. Lithographing and sign

(a) İn the B2, and B4, and MKT Districts, sign shops shall be are prohibited.

- (b) In the B2, B3, and B4 Districts, a lithographing shop is permissible by-right only if located in a structure not exceeding 4,000 square feet of gross floor area with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises, and located in a Traditional Main Street Overlay Area. Otherwise, in the B2 District a lithographing shop is permissible conditionally only if located in a structure not exceeding 4,000 square feet of gross floor area and located outside a Traditional Main Street Overlay Area, in the B3 District a lithographing shop is prohibited, and in the B4 District, a lithographing shop is permissible conditionally
- (c) In the SD1 District, lithographing and sign shop establishments shall have a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises and shall not exceed 4,000

square feet in gross floor area.
(d) In the SD2 District, lithographing and sign shop establishments shall have a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises and shall not exceed 5,000 square feet in gross floor area.

(e) The regulations set forth in this Section may not be modified or waived by the Board of Zoning Appeals.
Sec. 50-12-352. Towing service storage

yards.

(a) Towing service storage yards shall be subject to the following provisions:

 All buildings, screening, and stored or abandoned vehicles shall be set back at least 20 feet from any lot line abutting, across the street, or across the alley from land zoned R1, R2, R3, R4, R5, R6, or residential PD;

(2) As required by Section 50-14-361 of this Code, the 20-foot setback area between the masonry wall and the lot line, where required, shall be landscaped in accordance with Section 50-14-362 and Section 50-14-367 of this Code;

(3) A masonry wall that is not less than six feet in height shall be erected:

a. Between any storage and the 20-

foot setback area specified in Subsection (1) of this section; and

b. At any lot line abutting, across the street, or across the alley from land zoned B1, B2, B3, B4, B5, B6, non-industrial PD, P1, PC, PCA, PR, SD1, SD2, SD4, and

(4) All ground surfaces within any towing service storage yard shall be covered with asphalt or concrete paving, or other material to create a firm, level surface, which is free of ruts, potholes, or uneven areas,) that prevents the formation of dust and mud and is approved by the Buildings, Safety Engineering, and Environmental Department. Pervious surface treatments are encouraged, except that gravel, slag, cinder, or graded natural surfaces shall not be allowed;

(5) No vertical stacking of abandoned vehicles shall be permitted;

- (6) The Buildings, Safety Engineering, nd Environmental Department shall specify the maximum, appropriate number of abandoned vehicles to be stored given the area and configuration of the site; and
- (7) The Buildings, Safety Engineering, and Environmental Department shall be authorized to obtain a performance guar-antee as provided for in Article XIV, Division 8, of this chapter, in a sufficient amount, as determined by the Director of the Buildings, Safety Engineering, and Environmental Department.

(b) Any use previously classified as a "Police Department authorized abandoned vehicle yard" or a "Police Depart-ment authorized abandoned vehicle storage yard" shall now be considered a "towing service storage yard" without need for issuance of an additional permit

or change of use.
Sec. 50-12-355. Trucking terminals, transfer buildings, truck garages, recreational vehicle storage lots, and open areas for the parking of

operable trucks.

 (a) Wherever possible, access to the sites of trucking terminals, transfer buildings, truck garages, recreational vehicle storage lots, and open areas for the park-ing of operable trucks from local residential streets shall be avoided.

(b) On land zoned SD4, exclusively, only emergency medical service vehicles having not more than two axles may be

parked, stored, or serviced.
(c) In the MKT District, trucking terminals and transfer buildings for food-related products are permissible, but truck garages, recreational vehicle storage lots, and open areas for the parking of operable trucks are not permissible.

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Sec. 50-12-358. Wholesaling, warehousing, storage buildings, or public storage facilities.

Wholesaling, warehousing, storage buildings, or public storage facilities are subject to the following requirements:

(1) In the B4 District, such facilities shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare, except Gratiot;

(2) Steel warehousing shall be prohibited in all zoning districts except M2, M3,

M4, and M5;

(3) Storage of bulk petroleum or related products, garbage, refuse, rubbish, or scrap tires are prohibited;

(4) All materials shall be completely enclosed within a building, except as pro-vided for in Subsection (6) of this section;

(5) There shall be a minimum of 35 feet, or 45 feet if the driveway is two-way, between warehouses for driveway, parking, and fire lane purposes. Where no parking is permitted within the building separation areas, the building separation need only be 25 feet. Traffic direction and parking in such areas shall be designated by signaling or painting;

(6) Permitted outdoor accessory storage is subject to Section 50-12-458 of this Code and shall be placed only on asphalt or concrete paved surfaces, and screening shall be subject to the applicable provisions of Article XIV, Division 2, Subdivi-

sion D, of this chapter;

(7) No storage of hazardous sub-stances, toxic, or explosive materials shall be permitted. Signs shall be posted at the facility describing such restrictions; and

- (8) Public storage facilities are subject to the licensing provisions of Chapter 30, Article II, of this Code, Moving and Storage, and shall comply with the following standards:
- a. No residential use shall be allowed in any public storage unit; and
- b. No retail, wholesale, fabrication, manufacturing, or service activities shall be conducted from within public storage
- (9) In the MKT District, warehousing and storage of food-related products are permissible by-right and warehousing and storage of nonfood-related products are permissible conditionally.

Sec. 50-12-361. Low/medium-impact manufacturing or processing facilities.

(a) In the B2, B3, and B4 Districts, a low/medium-impact manufacturing or processing facility is permissible by-right only if located in a structure not exceeding 4,000 square feet of gross floor area with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises, and located in a Traditional Main Street Overlay Area, and limited to any one of the following. Otherwise, in the B2, B3, and B4 Districts a low/mediumimpact manufacturing or processing facility is prohibited.

(1) Art needlework. (2) Canvas goods r

- Canvas goods manufacture. (3) Cigar or cigarette manufacture.
- (4) Clock or watch manufacture.

(5) Coffee roasting.

(6) Door, sash, or trim manufacture.
(7) Draperies manufacture.

(8) Flag or banner manufacture.
(9) Glass blowing.
(10) Knit goods manufacturing.
(11) Leather goods manufacture or fabrication.

(b) In the SD1 and SD2 Districts, the following low/medium-impact manufacturing or processing facilities with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises are permitted:

- Art needlework.
 Canvas goods manufacture.
- Cigar or cigarette manufacture.
 Clock or watch manufacture.

(5) Coffee roasting.

- (6) Door, sash, or trim manufacture.
 (7) Draperies manufacture.
- (8) Flag or banner manufacture.

(9) Glass blowing.

- (10) Knit goods manufacturing. (11) Leather goods manufacture or fabrication.
- (c) In the SD1 District, such facilities shall not exceed 4,000 square feet in gross floor area.
- (d) In the SD2 District, such facilities shall not exceed 5,000 square feet in gross floor area.
- (e) In the MKT District, low/mediumimpact manufacturing or processing facilities allowed by-right are limited to:

- (1) Coffee roasting; and(2) Dog or cat food cannery or manufacture excluding rendering or the use of
- (f) The regulations set forth in this Section may not be modified or waived by the Board of Zoning Appeals.
 Sec. 50-12-362. High/medium-impact

manufacturing or processing facilities.
(a) In the B2 and B4 Districts, a

- high/medium-impact manufacturing or processing facility is permissible by-right only if limited to furniture manufacturing, located in a structure not exceeding 4,000 square feet of gross floor area with a min-imum of ten percent of the gross floor
- area being used as a retail store for the sale of the goods produced on the premises, and located in a Traditional Main Street Overlay Area. Otherwise, in the B2 and B4 Districts a high/mediumimpact manufacturing or processing facil-

ity is prohibited.

(b) In the SD1 and SD2 Districts, high/medium-impact manufacturing or processing facilities with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises may be permitted as a conditional use and are limited to furniture making facilities.

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(c) In the SD1 District, furniture making facilities shall not exceed 4,000 square feet in gross floor area.

(d) In the SD2 District, furniture making facilities shall not exceed 5,000

square feet in gross floor area.

(e) In the MKT District, high/medium impact manufacturing and processing uses are limited to the following:

(1) Canning factories, excluding fish

products;

(2) Brewing or distilling of liquors; and (3) Brewing of 20,000 or more barrels of beer or malt beverage per year.

(f) The regulations set forth in this Section may not be modified or waived by the Board of Zoning Appeals.
Sec. 50-12-365. High-impact manufac-

turing or processing facilities.
(a) In the MKT District, high-impact manufacturing or processing uses are limited to the following:

 Carbonic ice manufacture;
 Meat products manufacturing or processing;

(b) The regulations set forth in this Section may not be modified or waived by

the Board of Zoning Appeals. Secs. 50-12-366—50-12-370. Reserved.

Subdivision G. Other Uses – Antennas Sec. 50-12-396. Permissibility and review; Category D antenna towers.

Category D antenna towers shall be governed by the following provisions:

(1) Review. All Category D antennas shall be subject to review by the Wireless Telecommunications Site Review Committee as provided for in Article II, Division

 Subdivision G, of this chapter.
 (2) Permitted by right. Notwithstanding the height limitations specified in Article XIII, Division 1, of this chapter, Category D antenna towers shall be permitted by right in the B5 and B6 Districts, all industrial zoning districts and in any PCA, TM,

or SD2 District where more than 120 feet from any single- or two-family dwelling; Building-mounted antennas: except as provided for in Subsection (5) of this section, antennas, such as those for cellular telephone that are often affixed to antenna towers exceeding 75 feet in height, may be mounted to the wall or roof or other surface of an existing building or

in the R4, R5, R6, B1, B2, B3, B4, B5, B6, M1, M2, M3, M4, M5, PC, PCA, TM, PR, W1, MKT, SD1, SD2, and SD4 Districts, provided the antennas are effectively con-

other existing structure on a by right basis

cealed or camouflaged.

(3) Conditional. Notwithstanding the height limitations specified in Article XIII, Division 1, of this chapter for the R4, R5, R6, B1, B2, B3, B4, and PR Districts, Category D antenna towers may be permitted as a conditional use in the R4, R5, and R6 residential districts and in B1, B2, B3, and B4 Districts, and in the PR special zoning

district where proposed farther than 120 feet from any R1, R2, or R3 District and from any single- or two-family dwelling, subject to the findings specified in Section 50-12-385(1) of this Code, and subject to conditions as deemed necessary by the Buildings, Safety Engineering, and Environmental Department, including, but not limited to: antenna tower dimensions, setback requirements, number of antenna towers per zoning lot, height limitations, screening, and materials and coloration; Category D antenna towers may also be permitted as a conditional use in the R1, R2, and R3 residential districts on the grounds of a lighted athletic field, notwithstanding the prohibition in Subsection (4)a of this section, where proposed.

(4) Prohibited. Except as delineated in Subsections (3) and (5) of this section, Category D anténnas aré prohibited:

a. In the R1, R2, and R3 Districts; b. In the R4, R5, R6, B1, B2, B3, B4, and PR Districts where located within 120 feet of any R1, R2, or R3 District or a single- or two-family dwelling. Distance shall be measured between the closest R1, R2, R3 District lot line and the outermost point of the antenna structure closest to it;

c. In the SD4 District, except as accessory to a land use specified in Article XI,

Division 12, of this chapter; and

d. In the TM, W1, M1, M2, M3, M4, M5 Districts where less than 120 feet from a single- or two-family dwelling; collocation of antennas on antenna towers located less than 120 feet from land zoned R1, R2, or R3 or from a single- or two-family dwelling requires a public hearing before the Board of Zoning Appeals as an expansion of a nonconforming structure.

- (5) Exception to prohibition. Notwithstanding the prohibitions that are contained in Subsection (4) of this section, antennas, such as those for cellular telephones that are often affixed to antenna towers exceeding 75 feet in height, may be mounted to the wall or roof or other surface of an existing building or other existing structure in the R1, R2, R3, R4, R5, R6, B1, B2, B3, B4, PR, and SD4 Districts
- Subject to review by the Wireless Telecommunications Site Review Com-
- b. Provided the antennas are effectively concealed or camouflaged; and
- As a conditional use, subject to Article III, Division 7, of this chapter.

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ARTICLE XIII. INTENSITY AND DIMENSIONAL STANDARDS DIVISION 1. TABLES OF INTENSITY AND DIMENSIONAL STANDARDS Subdivision G. Special Purpose Zoning Districts

Sec. 50-13-129. MKT District.

Intensity and dimensional standards in the MKT Market and Distribution District are as follows:

Use	Minimu Dimen		М	Inimum Setb (feet)	acks	Max. Helght	Max. Lot Coverage	Max	
USE	Area (sq. ft.)	Width (feet)	Front	Slde*	Rear	(feet)	(%)	FAR	Add'l.
Sec. Reference	Sect 50-13		Section 50-16- 382	Section 50 16-382	Section 50-13-231	Section 50-13- 232	Section 50-13-23 Section 50-13-23	36 1	Regs.
	*Formula A	= Length	(feet) + 2	(height) / 15 °	Formula B = I	Length (fee	t) + 2 (height)	/6	
Agricultural uses			See	Section 50-1	12-400				Section 50-12-409
All uses						80			Section 50-13-157

Sec. 50-13-130. SD1 District.

Intensity and dimensional standards in the SD1 Special Development District, Residential/Commercial, are as follows:

	Minimu Dimen		Min	lmum Setba (feet)	cks	Max.	Max. Lot	Max	
Use	Area (sq. ft.)	Width (feet)	Front	Side*	Rear	Helght (feet)	Coverage (%)	FAR	Add'l. Regs.
Sec. Reference	Sect 50-13		Section 50-16- 382	Section 50-16-382	Section 50-13- 231	Section 50-13- 232	Section 50-13-23 Section 50-13-23	36 1	
*Formula	A = Leng	th (feet)	+ 2 (height))/15 *F	Formula B =	Length (fee	et) + 2 (height)/6	
Gas regulator stations, electric transformer stations, telephone exchange buildings			See Section 50-11- 245	See Section 50-11-245	See Section 50-11- 245				
Establishment for the sale of beer or alcoholic liquor for consumption on the premises			See Section 50-11- 245	See Section 50-11-245	See Section 50-11- 245	See Section 50-11- 245			
Fraternity or sorority houses	7,000	70	See Section 50-11- 245	See Section 50-11-245	See Section 50-11- 245	See Section 50-11- 245			
Hotels	7,000	70	See Section 50-11- 245	See Section 50-11-245	See Section 50-11- 245	See Section 50-11- 245			
Libraries or museums	10,000	70	See Section 50-11- 245	See Section 50-11-245	See Section 50-11- 245	See Section 50-11- 245			
Marinas			20	20					Section 50-13-172

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			•	94 Pag	C			
Multiple-family dwellings	7,000	70	See Section 50-11- 245	See Section 50-11-245	See Section 50-11- 245	See Section 50-11- 245	(0.07 RSR)	
Neighborhood centers (non-profit)	7,000	70	See Section 50-11- 245	See Section 50-11-245	See Section 50-11- 245	See Section 50-11- 245		
Outdoor recreation facilities								Section 50-13-211
Parking lots or parking areas			See Section 50-11- 245	See Section 50-11-245	See Section 50-11- 245			Article XIV, Division 1, Subdivision I
Parking structures			See Section 50-11- 245	See Section 50-11-245	See Section 50-11- 245	See Section 50-11- 245		Section 50-13-183
Personal service establishment as defined in Section 50-16-341			See Section 50-11- 245	See Section 50-11-245	See Section 50-11- 245	See Section 50-11- 245		
Radio, television, or household appliance repair shop			See Section 50-11- 245	See Section 50-11-245	See Section 50-11- 245	See Section 50-11- 245		
Religious institutions	10,000	70	See Section 50-11- 245	See Section 50-11-245	See Section 50-11- 245	See Section 50-11- 245		
Residential use combined in structures with permitted (first floor) commercial uses			See Section 50-11- 245	See Section 50-11-245	See Section 50-11- 245	50, not to exceed 4 stories; see Section 50-11- 245		
Restaurants			See Section 50-11- 245	See Section 50-11-245	See Section 50-11- 245	See Section 50-11- 245		
Rooming houses	7,000	70	See Section 50-11- 245	See Section 50-11-245	See Section 50-11- 245	See Section 50-11- 245	(0.07 RSR)	
Schools	10,000	70	See Section 50-11- 245	See Section 50-11-245	See Section 50-11- 245	See Section 50-11- 245		
Single-family dwellings; religious residential facilities	5,000	50	20	4 ft. minimum/ 14 ft. combined	30	35		
Specially designated distributor's (SDD) establishments			See Section 50-11- 245	See Section 50-11-245	See Section 50-11- 245	See Section 50-11- 245		

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Specially designated merchant's (SDM) establishments			See Section 50-11- 245	See Section 50-11-245	See Section 50-11- 245	See Section 50-11- 245			
Stores of a generally recognized retail nature whose primary business is the sale of new merchandise			See Section 50-11- 245	See Section 50-11-245	See Section 50-11- 245	See Section 50-11- 245			
Townhouses (attached group)	7,000	70	20	Formula A	30		35	1.50	Section 50-13-186
Agricultural uses			See S	Section 50-12	2-400				Section 50-12-409
All mixed use			See Section 50-11- 245	See Section 50-11-245	See Section 50-11- 245	50, not to exceed 4 stories; see Section 50-11- 245			
All other uses, other than mixed use	7,000	70	See Section 50-11- 245	See Section 50-11-245	See Section 50-11- 245	35			

Sec. 50-13-131. SD2 District.
Intensity and dimensional standards in the SD2 Special Development District, Commercial/Residential, are as follows:

llee	Minimu Dimen		Min	lmum Setba (feet)	cks	Max.	Max. Lot	Max	
Use	Area (sq. ft.)	Width (feet)	Front	Side*	Rear	Helght (feet)	Coverage (%)	FAR	Add'l.
Sec. Reference	Section 22		Section 50-16-382	Section 50-16-382	Section 50-13-231	Section 50-13-232	Section 50-13-23 Section 50-13-23	6	Regs.
	*Formula	A = Leng	gth (feet) + 2	(height) / 15	*Formu	la B = Length	(feet) + 2 (hei	ght) / 6	
Fraternity or sorority houses	7,000	70	20	Formula A	30			1.50	
Hotels	7,000	70	See Section 50-11-275	See Section 50-11-275	See Section 50-11-275	See Section 50-11-275			
Libraries or museums	10,000	70	See Section 50-11-275	See Section 50-11-275	See Section 50-11-275	See Section 50-11-275			
Motor vehicle filling station	See Se 50-13			Sections 50-1 and 50-13-17			See Section 50-13-17		
Multiple-family dwellings	7,000	70	See Section 50-11-275	See Section 50-11-275	See Section 50-11-275	See Section 50-11-275	(0.07 RSR)		
Neighborhood centers (non-profit)	7,000	70	See Section 50-11-275	See Section 50-11-275	See Section 50-11-275	See Section 50-11-275			
Outdoor ecreation facilities									Section 50-13-211
Parking lots or parking areas			See Section 50-11-275	See Section 50-11-275	See Section 50-11-275				Article XIV, Division 1, Subdivision
Parking structures			See Section 50-11-275	See Section 50-11-275	See Section 50-11-275	See Section 50-11-275			Section 50-13-183
Religious institutions	10,000	70	See Section 50-11-275	See Section 50-11-275	See Section 50-11-275	See Section 50-11-275			Section 50-13-184

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Rooming houses	7,000	70	See Section 50-11-275	See Section 50-11-275	See Section 50-11-275	See Section 50-11-275	(0.07 RSR)	
Schools	10,000	70	See Section 50-11-275	See Section 50-11-275	See Section 50-11-275	See Section 50-11-275		Section 50-13-211
Townhouses (attached group)	7,000	70	See Section 50-11-275	See Section 50-11-275	See Section 50-11-275	See Section 50-11-275		Section 50-13-186
All mixed use			See Section 50-11-275	See Section 50-11-275	See Section 50-11-275	60, not to exceed 5 stories; see Section 50-11-275		
All other uses, other than mixed use			See Section 50-11-275	See Section 50-11-275	See Section 50-11-275	45		Section 50-13-211

Subdivision H. General Intensity and Dimensional Standards for Special Purpose Zoning Districts Sec. 50-13-157.

MKT district requirements.

- (a) Setbacks. Land zoned MKT in the area bounded by Superior Street to the north, Chene Street to the east, Wilkins Street to the south, and Dequindre Cut Greenway / Dequindre Street to the west, excluding properties abutting Dubois Street, are subject to the following setback requirements:
- (1) Side setback from Dequindre Cut Greenway. Any zoning lot for which a side lot line abuts the Dequindre Cut Greenway must provide a 10-foot setback from such side lot line.
- (2) Front setback from Superior Street. Any zoning lot for which the front lot line abuts Superior Street must provide a 25foot setback from Superior Street.
- (3) Side setback from SD2 Districts. Any zoning lot that is adjacent to or across an alley from land zoned SD2 must provide a side setback from such SD2 district of 50 feet if the width of the zoning lot is at least 100 feet or 10 feet if the width of the zoning lot is not more than 100 feet. This standard is eligible only for administrative adjustment from the Planning and Development Department.
- (4) Side setback from public streets. Any zoning lot for which a side lot line is adjacent to a public street must provide a side setback from such public street of 40 feet if the width of the zoning lot is at least 100 feet or 10 feet if the width of the zoning lot is not more than 100 feet.
- (5) Setback from residential zoning district. Any zoning lot that is adjacent to

or across an alley from a residential zoning district must provide a side setback from such public street of 50 feet if the width of the zoning lot is at least 100 feet or 10 feet if the width of the zoning lot is not more than 100 feet.

- (6) Adjustments and waivers. The dimensions of the setbacks described in Paragaphs (1) through (5) of this subsection may be adjusted by up to 10 percent with approval by the Planning and Development Department upon its finding that such adjustment would not negatively impact the setback's effectiveness for screening or buffering purposes. The setback requirements set forth in this Section may not be waived by Board of Zoning Appeals.
- (b) Development standards for setback areas. The setbacks described in Subsection (a) of this section must be developed in accordance with the following standards:
- The setback must be planted with vegetative material along its entire length,
- (2) The vegetative material must provide a minimum of 75 percent opacity on a year-round basis beginning one year after planting.
- (3) The vegetative material must be a minimum of 10 feet tall beginning two years after planting, and
- (4) The vegetative material must be located within 10 feet of:
- a. the property line adjacent to or across an alley from the Dequindre Cut Greenway or Superior Street, as applicable: or
- b. The property line adjacent to or across an alley from land zoned SD2; or
- c. Adjacent to any public street or the Dequindre Cut Greenway/Street; or

- d. Adjacent to or across an alley from a residential zoning district.
- e. The Planning and Development Department may approve an alternative location upon finding that such alternate will provide screening that is at least as effective as specified in this Subsection, in which case the alternative location approved by the Planning and Development Department controls.
- (c) Height Limitations near Eastern Market Sheds. To prevent new structures or additions to existing structures from overwhelming the Eastern Market sheds, zoning lots within the following areas are subject to a height limit of 55 feet, except that such height limit does not apply to zoning lots for which a food products manufacturing, processing, or distribution use comprises a minimum of 60 percent of the ground floor area:
- The area bounded by Russell Street, Wilkins Street, Orleans Street, and the Fisher Freeway Service Drive.
- (2) The area abutting the east side of Orleans between Alfred Street and the alley north of and parallel to Gratiot Avenue, and
- (3) The area abutting the west side of Russell Street between Alfred Street and Napolean (Fisher Freeway Service Drive), the height limit applies to only the easternmost 60 feet of the lot.
- (d) Height limitations near residential properties. To limit the scale of new development in areas that are near existing residential development, buildings on land zoned MKT in the area bounded by Superior Street to the north, Chene Street to the east, Wilkins Street to the south, and Dequindre Cut Greenway/Dequindre Street to the west,

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excluding properties abutting Dubois Street, are limited to 50 feet in height. The height limits set forth in this subsection may not be waived by the Board of Zoning Appeals.

Sec. 50-13-158. SD4 District requirements. In the SD4 District, the following additional provisions shall apply:

- (1) Building bulk requirement and height limitation. The maximum floor area ratio (FAR) shall be 4.5. Any parking structure, or part thereof, that is used as a podium for high-rise or medium-rise structures shall not be included in computing the floor area ratio. Notwithstanding this floor area ratio (FAR) requirement, the maximum height of buildings shall not exceed 110 feet; and
- (2) The minimum lot size requirement may be modified subject to Section 50-11-313 of this Code, provided, that the floor area ratio (FAR) and maximum height may only be granted a variance of up to 20 percent by the Board of Zoning Appeals.

Secs. 50-13-159—50-13-170. – Reserved ARTICLE XIV. DIVISION 1.

> DEVELOPMENT STANDARDS OFF-STREET PARKING, LOADING, AND ACCESS

Subdivision A. In General Sec. 50-14-7. Off-street parking exemptions, reductions, and allowances.

- (a) Off-street parking. The following exemptions and allowances to the off-street parking requirements shall apply:
- (1) Uses in the B5, MKT, and PC Districts, in the Central Business District, or in the New Center Major Commercial area as defined in Section 50-16-321 of this Code, shall be exempt from the off-street parking requirements of Subdivisions B and C of this division;
- (2) For retail, service, and commercial uses on zoning lots abutting a Traditional Main Street Overlay Area or on land zoned SD1 or SD2, the maximum distance that offstreet parking shall be provided from the principal use specified in Subdivision B of

this division, may be increased to 1,320 feet where the applicant can show to the satisfaction of the Planning and Development Department that a "district approach" to parking is being used in the Traditional Main Street Overlay Area or other area nearby. To show a district approach to parking, the applicant shall provide the following:

- a. A signage plan to show how the business will direct customers and employees to the off-site parking lot, including parking signage and wayfinding;
- A plan for who will manage and maintain the off-site parking facility, including safety and security measures;
- c. Where the parking area or parking structure is owned by someone other than the applicant, a shared parking agreement shall be required according to Section 50-14-156 and Section 50-14-159 of this Code.
- (3) No additional off-street parking, beyond that already provided, shall be required for structures erected prior to April 9, 1998, other than religious institutions, that do not exceed 3,000 square feet of gross floor area; and
- (4) When a use located in a structure erected prior to April 9, 1998, expands into an existing adjacent structure erected prior to April 9, 1998, and the total gross floor area of the combined structures does not exceed 4,000 square feet, no additional off-street parking shall be required.
- (5) Additional parking reductions are set forth in Section 50-14-153 and Section 50-14-163 of this Code.
- (b) Credit for on-street parking. Within the Woodward and Grand River/Lahser Traditional Main Street Overlay Areas, any onstreet parking space adjacent to a use, each such space consisting of not less than 23 feet of contiguous linear permissible onstreet parking that is immediately adjacent to the use, may be counted as one space against applicable off-street parking requirements for such use.

ARTICLE XVI. RULES OF CONSTRUCTION AND DEFINITIONS DIVISION 2. WORDS AND TERMS DEFINED Subdivision O. Letters "Q" Through "R"

Sec. 50-16-362. Words and terms (Red-Rm).

For the purposes of this chapter, the following words and phrases beginning with the letters "Red" through "Rm," shall have the meaning respectively ascribed to them by this section:

Term	Definition
Refuse	Putrescible and nonputrescible solid waste, except body wastes, including garbage, rubbish, ash, incinerator ash, incinerator residue, and solid market, industrial and construction refuse.

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Regulated use	Any of the following: (1) Brewpub, microbrewery, or small distillery or small winery that serves alcohol for consumption on the premises, that is located outside the Central Business District, the MKT District and the SD2 District except if operating in conjunction with and is located on the same zoning lot as a standard restaurant; (2) Cabaret; (3) Dance hall, public, outside the Central Business District; (4) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, outside the Central Business District and the MKT, SD1, SD2 and SD5 Districts; however, any establishment for the sale of beer or alcoholic liquor for consumption on the premises that operates in conjunction with and is located on the same zoning lot as a standard restaurant, as defined in this section, shall not be considered a regulated use; (5) Lodging house, public; (6) Motel; (7) Pawnshop; and (8) Plasma donation center.
Religious institutions (use category)	Uses primarily engaged in providing meeting areas for religious activities. Typical examples include churches, chapels, mosques, temples, and synagogues. Affiliated preschools are classified as day care uses. Affiliated schools are classified as schools.
Religious residential facilities	Rectories, parsonages, monasteries, convents, seminaries, religious retreats and the like.
Rental hall	Any enclosed hall, building or portion of any building regularly available for rental, lease or loan for the purpose of public assembly, banquets, luncheons, entertainment or sports events, whether such assemblies are public or private or subject to an admission fee. The term "rental hall" does not include "public dance halls."
Rental merchandise store	A store whose primary business is the rental of household or personal merchandise originally stocked as new merchandise, such as videocassette and/or DVD recordings, household appliances, formal attire, and other articles stored and displayed within the store or showroom. For zoning purposes, a rental merchandise store shall be regulated the same as a "store of a generally recognized retail nature whose primary business is the sale of new merchandise," provided, that a car rental facility shall be regulated in the same manner as a sales room or sales lot for new or used operable motor vehicles.

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Repeat offense	A second, or any subsequent, determination regarding a blight violation notice that is made within a one-calendar-year period for the same blight violation, except for a determination by an administrative hearings officer that a person is not responsible for a blight violation.
Residential substance abuse service facility	An establishment in a residential setting used for the treatment of persons having drug or alcohol abuse problems. The establishment may or may not dispense compounds or prescription medicines to individuals depending upon the severity of their drug or alcohol abuse problems.
Residential use combined in structures with permitted commercial uses	This land use allows for apartments with permitted commercial uses in a commercial building occupied by a use permitted in the given zoning district as indicated in the use table in Article XII, Division 1, Subdivision D of this chapter. As examples, a doctor's office in an R5 or R6 District may also include a residential unit on a by-right basis and a hardware store in a B2, B3, B4, B5 or B6 District may rent out apartments on its second floor.

Rest home	See Convalescent, nursing or rest home.
Restaurant, carry-out	An establishment for the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state, and whose design or method of operation includes both of the following characteristics: (1) Foods, frozen desserts, or beverages are usually served in edible or disposable containers; (2) The consumption of foods, frozen desserts, or beverages within the restaurant building, within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building, is posted as being prohibited, and such prohibition is strictly enforced by the restaurateur.
Restaurant, fast food	An establishment for the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state for consumption either within the restaurant building or for carry-out with consumption off the premises, whose delivery of food to the customer may include service via a drive-up or outdoor walk-up pass-through window, and whose design or principal method of operation includes both of the following characteristics: (1) Foods, frozen desserts, or beverages are usually served in edible containers or disposable containers; (2) The consumption of foods, frozen desserts, or beverages within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building other than designated and approved outdoor eating areas, is posted as being prohibited, and such prohibition is strictly enforced by the restaurateur.

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Restaurant, standard	An establishment for the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state, and whose design or principal method of operation includes one or both of the following characteristics: (1) Customers are normally provided with an individual menu, are served foods, frozen desserts, or beverages by a restaurant employee at the same table or counter at which said items are consumed; (2) A cafeteria-type operation where foods, frozen desserts, or beverages generally are consumed within the restaurant building.
Retail sales and service, occupant-oriented (use category)	Ancillary and accessory uses to principal multi-family, office or employment uses. They are involved in providing goods and services to residents or employees of the principal use and to visitors to the site. Examples include the following uses: Retail sales and personal service in multiple-residential structures; Retail sales and personal service in business and professional offices.
Retail sales and service, sales-oriented (use category)	Uses involved in the sale, lease or rent of new or used products to the general public. Examples include the following uses: • Stores of a generally recognized retail nature whose primary business is the sale of new merchandise; • Bake shop, retail; • Firearms dealership; • Garden center; • Kennel, commercial; • Motor vehicles, new or used, salesroom or sales lot; • Motorcycles, retail sales, rental or service; • Pawnshop; • Pet shop; • Poultry or small game (storage or killing for direct, retail sale on the premises or for wholesale trade); • Precious metal and gem dealer; • Produce or food markets, wholesale; • Specially designated distributor's (SDD) establishment; • Specially designated merchant's (SDM) establishment; • Trailer coaches or boat sale or rental, open air display; • Trailers, pneumatic-tired utility type, cement mixers: sales, rental, or service (outdoor); • Used goods dealer. • Sales, rental, or leasing of heavy trucks and equipment or manufactured housing units are classified as wholesale sales.

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Retail sales and service, service-oriented (use category)	Uses providing retail consumer services to the general public. Examples include the following uses: • Animal-grooming shop; • Automated teller machine (without drive-through facilities); • Automated teller machine (with drive-through facilities); • Bank (without drive-through facilities); • Bank (with drive-through facilities); • Barber or beauty shop; • Body art facility; • Business college or commercial trade school; • Customer service center; • Dry cleaning, laundry, or laundromat; • Employee recruitment center; • Financial services center; • Food stamp distribution center (no drive-through window); • Food stamp distribution center (with drive-through window); • Mortuary or funeral home; • Nail salon; • Printing or engraving shops; • School or studio of dance, gymnastics, music, art, or cooking; • Shoe repair shop; • Veterinary clinic for small animals.
Review body	The entity that is authorized to recommend approval or denial of an application or permit required under this chapter.
Right-of-way	A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, sanitary or storm sewer, electric transmission line, oil or gas pipeline or for any other similar use as may be designated.

Section 2. All ordinances, or parts of ordinances, in conflict with this ordinance are repealed.

Section 3. This ordinance is declared necessary for the preservation of the public peace, health, safety, and welfare of the People of the City of Detroit.

Section 4. This ordinance shall become effective eight (8) days after publication in accordance with MCL 125.3401(6) and Section 4-118(3) of the 2012 Detroit City Charter.

(J.C.C. Page): June 28, 2022 Passed: September 13, 2022 Approved: September 14, 2022 Published: September 26, 2022 Effective: October 4, 2022

> JANICE M. WINFREY City Clerk