

NOTICE OF ENACTMENT

TO: THE PEOPLE OF THE CITY OF DETROIT, MICHIGAN
On November 18, 2025, the Detroit City Council passed the following ordinance:

ORDINANCE NO. 2025-32 CHAPTER 50 ARTICLE IV, VIII, XI, XII, XIII, XIV, XVI

AN ORDINANCE to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, to provide for the adaptive reuse and tactical preservation of vacant or underutilized institutional buildings in residential zoning districts by allowing certain residential, civic, cultural, educational, retail, office, food service, and light industrial uses where such new uses would otherwise be prohibited by repealing Article XII, *Use Regulations*, Division 1, *Use Tables*, Subdivision B, *Residential Uses*, Section 50-12-24, *Other residential uses*, Subdivision C, *Public, Civic, and Institutional Uses*, Section 50-12-52, *Other public, civic and institutional uses*, Subdivision D, *Retail, Service and Commercial Uses*, which is renamed *Retail, Service, and Commercial uses*; by adding Article XII, *Use Regulations*, Division 3, *Specific Use Standards*, Subdivision B, *Public, Civic, and Institutional Uses*, Section 50-12-186.1, *Governmental service agency*, Section 50-12-186.2, *Library*, Section 50-12-186.3, *Museum*, Subdivision C, *Retail, Service, and Commercial Uses*; *Generally (Amusement Park—Mortuary or Funeral Home)*, Section 50-12-213.1, *Art gallery*, Section 50-12-215.1, *Bank*, without drive-up or drive-through facilities, Section 50-12-215.2, *Barber or beauty shop*, Section 50-12-216.1, *Body art facility*, Section 50-12-217.1, *Business college or commercial trade school*, Subdivision E, *Retail, Service, and Commercial Uses*; *Generally (Motor Vehicles – Youth Hostels/Hostels)*, Section 50-12-306.1, *Radio or television station*, Section 50-12-307.1, *Recording studio or photo studio or video studio, no assembly hall*, Section 50-12-313.1, *Shoe repair shop*, Subdivision H, *Other Uses—Urban Agriculture*, Section 50-12-397.1, *Urban agriculture in residential districts*, Subdivision I, *Other Uses—Miscellaneous*, Section 50-12-414, *Telecommunications building, private*; Article XIII, *Intensity and Dimensional Standards*, Division 1, *Tables of Intensity and Dimensional Standards*, Subdivision B, *General Dimensional Standards for Residential Districts*, Section 50-13-30, *Lot coverage exception*; and by amending Article III, *Review and Approval Procedures (Part 1)*, Division 5, *Site Plan Review*, Subdivision A, *In General*, Section 50-3-113, *Applicability*; Article IV, *Review and Approval Procedures (Part 2)*, Division 3, *Building Permits and Certificates of Occupancy*, Subdivision A, *Building Permits*, Section 50-4-43, *Permit required for new use of buildings*; Article VIII, *Residential Zoning Districts*, Division 2, *R1 Single-Family Residential District*, Section 50-8-20, *Conditional residential uses*, Section 50-8-21, *Conditional public, civic, and institutional uses*, Section 50-8-22, *Conditional retail, service, and commercial uses*, Section 50-8-23, *Conditional manufacturing and industrial uses*, Section 50-8-24, *Conditional other uses*, Subdivision 3, *R2 Two-Family Residential District*, Section 50-8-50, *Conditional residential uses*, Section 50-8-51, *Conditional public, civic, and institutional uses*, Section 50-8-52, *Conditional retail, service, and commercial uses*, Section 50-8-53, *Conditional manufacturing and industrial uses*, Section 50-8-54, *Conditional other uses*, Division 4, *R3 Low Density Residential District*, Section 50-8-80, *Conditional residential uses*, Section 50-8-81, *Conditional public, civic, and institutional uses*, Section 50-8-83, *Conditional manufacturing and industrial uses*, Section 50-8-84, *Conditional other uses*, Division 5, *R4 Thoroughfare Residential District*, Section 50-8-111, *Conditional public, civic, and institutional uses*, Section 50-8-112, *Conditional retail, service, and commercial uses*, Section 50-8-113, *Conditional manufacturing and industrial uses*, Section 50-8-114, *Conditional other uses*, Division 6, *R5 Medium Density Residential District*, Section 50-8-141, *Conditional public, civic, and institutional uses*, Section 50-8-142, *Conditional retail, service, and commercial uses*, Section 50-8-143, *Conditional manufacturing and industrial uses*, Section 50-8-144, *Conditional other uses*, Division 7, *R6 High Density Residential District*, Section 50-8-171, *Conditional public, civic, and institutional uses*, Section 50-8-172, *Conditional retail, service, and commercial uses*, Section 50-8-173, *Conditional manufacturing and industrial uses*, Section 50-8-174, *Conditional other uses*; Article XI, *Special Purpose Zoning Districts and Overlay Areas*, Division 9, *MKT Market and Distribution District*, Section 50-11-206, *By-right retail, service, and commercial uses*, Section 50-11-212, *Conditional retail, service, and commercial uses*, Division 11, *SD2—Special Development District, Mixed-Use*, Section 50-11-272, *Conditional retail, service, and commercial uses*; Article XII, *Use Regulations*, Division 1, *Use Tables*, Subdivision B, *Residential Uses*, Section 50-12-21, *Group living*, Section 50-12-22, *Household living*, Section 50-12-23, *Institutional living*, Subdivision C, *Public, Civic, and Institutional Uses*, Section 50-12-42, *Community service*, Section 50-12-43, *Day care*, Section 50-12-45, *Library*, Section 50-12-46, *Museum*, Subdivision D, *Retail, Service and Commercial Uses*, which is renamed *Retail, Service, and Commercial Uses*, Section 50-12-62, *Food and beverage service*, Section 50-12-63, *Office*, Section 50-12-65, *Public accommodation*, Section 50-12-66, *Recreation/entertainment, indoor*, Section 50-12-69, *Retail sales and service, sales-oriented*, Section 50-12-70, *Retail sales and service, service-oriented*, 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*, Subdivision F, *Other Uses*, Section 50-12-105, *Telecommunications facilities*, Section 50-12-109, *Agricultural uses*, Division 2, *General Use Standards*, Section 50-12-134, *Regulated uses—spacing*, Section 50-12-136, *School building adaptive reuse provision*, which is renamed *Public, civic, or institutional building adaptive reuse*, Division 3, *Specific Use Standards*, Subdivision A, *Residential Uses*, Section 50-12-152, *Assisted living facility*, Section 50-12-153, *Boarding school*, which is renamed *Boarding school and dormitory*, Section 50-13-154, *Child caring institution*, Section 50-12-155, *Convalescent, nursing, or rest home*, Section 50-12-159, *Lofts; residential uses combined in structures with permitted commercial or industrial uses*, Section 50-12-162, *Multi-family dwellings*, which is renamed *Multiple-family dwellings*, Section 50-12-167, *Townhouses*, Subdivision B, *Public, Civic, and Institutional Uses*, Section 50-12-181, *Adult day care center*, Subdivision C, *Retail, Service, and Commercial Uses*; *Generally (Amusement Park—Mortuary or Funeral Home)*, Section 50-12-212, *Animal-grooming shop*, Section 50-12-215, *Bake shop*, Section 50-12-216, *Bed and breakfast inn*, Section 50-12-217, *Brewpub and microbrewery and small distillery and small winery*, which is renamed *Brewpub or microbrewery or small distillery or small winery*, Section 50-12-220, *Establishment for the sale of beer or alcoholic liquor for consumption on the premises*, which is relocated to Section 50-12-221, Section 50-12-221, *Dry cleaning, laundry, or laundromat*, which is relocated to Section 50-12-220, Section 50-12-232, *Medical/dental/physical therapy clinic and massage facility*, which is renamed *Medical or dental clinic, physical therapy clinic, or massage facility*, Section 50-12-235, *Barber or beauty shop*, which is relocated to Section 50-12-215.2, Section 50-12-235, *Nail salons*, which is relocated to Section 50-12-235, Subdivision E, *Retail, Service, and Commercial Uses*; *Generally (Motor Vehicles – Youth Hostels/Hostels)*, Section 50-12-298, *Office, business or professional*, Section 50-12-300, *Body art facilities*, which is relocated to Section 50-12-216.1, Section 50-12-308, *Recreation, indoor commercial and health club; recreation, outdoor commercial*, Section 50-12-310, *Restaurants, carry-out and fast-food*, Section 50-12-311, *Restaurants, standard*, Section 50-12-313, *Schools or studios of dance, gymnastics, music, art or cooking*, which is renamed *Schools or studios of dance, gymnastics, music, art, or cooking*, Section 50-12-317, *Theaters and concert cafes*, Section 50-12-318, *Trade schools, commercial*, which is relocated to Section 50-12-217.1 and renamed *Business college or commercial trade school*, Section 50-12-321, *Veterinary clinic for small animals*, Section 50-12-322, *Youth hostels/hostels*, Section 50-12-323, *Printing or engraving shops*, 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*, Subdivision F, *Manufacturing and Industrial Uses*, Section 50-12-334, *Confection manufacturing*, which is renamed *Confection manufacture*, Section 50-12-336, *Food catering establishments*, Section 50-12-340, *Jewelry manufacture establishments*, Section 50-12-342, *Lithographing and sign shops*, Section 50-12-353, *Trade services, general*, Section 50-12-358, *Wholesaling, warehousing, storage buildings, or public storage facilities*, Section 50-12-359, *Low-impact manufacturing or processing facilities*, Section 50-12-361, *Low-medium-impact manufacturing or processing facilities*, Division 4, *Principal Uses And Structures*, Section 50-12-431, *Number of buildings on a zoning lot*; Article XIV, *Development Standards*, Division 1, *Off-Street Parking, Loading, and Access*, Subdivision B, *Off-Street Parking Schedule "A"*, Section 50-14-33, *Group living*, Section 50-14-34, *Household living*, Section 50-14-35, *Institutional living*, Section 50-14-38, *Community service*, Section 50-14-41, *Library*, Section 50-14-42, *Museum*, Section 50-14-45, *Schools*, Section 50-14-52, *Office*, Section 50-14-54, *Public accommodation*, Section 50-14-55, *Recreation and entertainment, indoor*, Section 50-14-59, *Retail sales and service (service-oriented)*, which is renamed *Retail sales and service, service-oriented*, Subdivision D, *Off-Street Loading*, Section 50-14-111, *Off-street loading schedule and exemptions*, Subdivision F, *Waivers and Alternative Parking Plans*, Section 50-14-153, *Waiver of off-street parking requirements for uses or buildings minimally deficient*, which is renamed *Waiver of off-street parking requirements for uses or buildings minimally deficient or in certain locations*; Article XVI, *Rules of Construction and Definitions*, Division 2, *Words and Terms Defined*, Subdivision P, *Letter "S"*, Section 50-16-381, *Words and terms (Sa-Sd)*, Subdivision Q, *Letter "T"*, Section 50-16-401, *Words and terms (Ta-Tm)*

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

Section 1. Chapter 50 of the Detroit City Code, *Zoning*, is amended by repealing Article XII, Division 1, Subdivision B, Section 50-12-24, Subdivision C, Section 50-12-52, Subdivision D, Section 50-12-72; by adding Article XII, Division 3, Subdivision B, Section 50-12-186.1, Section 50-12-186.2, Section 50-12-186.3, Subdivision C, Section 50-12-213.1, Section 50-12-215.1, Section 50-12-215.2, Section 50-12-216.1, Section 50-12-217.1, Subdivision E, Section 50-12-306.1, Section 50-12-307.1, Section 50-12-313.1, Subdivision H, Section 50-12-397.1, Subdivision I, Section 50-12-414; Article III, Division 1, Subdivision B, Section 50-13-30; and by amending Article III, Division 5, Subdivision A, Section 50-4-43; Article VIII, Division 2, Section 50-8-20, Section 50-8-21, Section 50-8-22, Section 50-8-23, Section 50-8-24, Division 3, Section 50-8-50, Section 50-8-51, Section 50-8-52, Section 50-8-53, Section 50-8-54, Division 4, Section 50-8-80, Section 50-8-81, Section 50-8-82, Section 50-8-83, Section 50-8-84, Division 5, Section 50-8-111, Section 50-8-112, Section 50-8-113, Section 50-8-114, Division 6, Section 50-8-141, Section 50-8-142, Section 50-8-143, Section 50-8-144, Division 7, Section 50-8-171, Section 50-8-172, Section 50-8-173, Section 50-8-174; Article XI, Division 9, Section 50-11-206, Section 50-11-212, Division 11, Section 50-11-272; Article XII, Division 1, Subdivision B, Section 50-12-21, Section 50-12-22, Section 50-12-23, Subdivision C, Section 50-12-42, Section 50-12-43, Section 50-12-45, Section 50-12-46, Subdivision D, Section 50-12-62, Food and beverage service, Section 50-12-63, Section 50-12-65, Section 50-12-66, Section 50-12-69, Section 50-12-70, Subdivision E, Section 50-12-81, Section 50-12-82, Subdivision F, Section 50-12-105, Section 50-12-109, Division 2, Section 50-12-134, Section 50-12-138, Division 3, Subdivision A, Section 50-12-152, Section 50-12-153, Section 50-12-154, Section 50-12-155, Section 50-12-159, Section 50-12-162, Section 50-12-167, Subdivision B, Section 50-12-181, Subdivision C, Section 50-12-212, Section 50-12-215, Section 50-12-216, Section 50-12-217, Section 50-12-220, Section 50-12-221, Section 50-12-232, Section 50-12-235, Section 50-12-236, Subdivision E, Section 50-12-298, Section 50-12-300, Section 50-12-308, Section 50-12-310, Section 50-12-311, Section 50-12-313, Section 50-12-317, Section 50-12-318, Section 50-12-321, Section 50-12-322, Section 50-12-323, Section 50-12-324, Subdivision F, Section 50-12-334, Section 50-12-336, Section 50-12-340, Section 50-12-342, Section 50-12-353, Section 50-12-359, Section 50-12-360, Section 50-12-361, Division 4, Section 50-12-431; Article XIV, Division 1, Subdivision B, Section 50-14-33, Section 50-14-34, Section 50-14-35, Section 50-14-38, Section 50-14-41, Section 50-14-42, Section 50-14-45, Section 50-14-52, Section 50-14-54, Section 50-14-55, Section 50-14-59, Subdivision D, Section 50-14-111, Subdivision F, Section 50-14-153; Article XVI, Division 2, Subdivision P, Section 50-16-381, Subdivision Q, Section 50-16-401 as follows:

CHAPTER 50. ZONING ARTICLE III. REVIEW AND APPROVAL PROCEDURES (PART 1) DIVISION 5. SITE PLAN REVIEW 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 dwelling.

(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 units;
- d. Site condominium developments;
- e. Projects in a 100-year floodplain;
- f. Any parking structure as defined in Section 50-16-341 of this Code; or
- g. Projects located in the portion of the MKT Market and Distribution District described in Section 50-13-157(a) of this Code.

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

(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 acres.

(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 drive-through facilities or a walk-up component.

(7) Projects within any PD, SD1, SD2, or 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.

(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 filtration plant.

(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 defined in Section 48-2-101 of this Code.

(13) Any type of medical marijuana facility or adult-use marijuana establishment.

(14) Solar generation stations.

Sec. 50-8-84. Conditional other uses.

Other conditional uses in the R3 Low Density Residential District are as follows:

- (1) Animal husbandry and beekeeping.
- (2) Antennas, subject to Article XII, Division 3, Subdivision G of this chapter.
- (3) Aquaculture, subject to Article XII, Division 3, Subdivision H of this chapter.
- (4) Aquaponics, subject to Article XII, Division 3, Subdivision H of this chapter.
- (5) 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) Telecommunications building, private, subject to Section 50-12-414 of this Code.
- (9) Urban farms, subject to Article XII, Division 3, Subdivision H of this chapter.

DIVISION 5. R4 THOROUGHFARE RESIDENTIAL DISTRICT**Sec. 50-8-111. Conditional public, civic, and institutional uses.**

Conditional public, civic, and institutional uses in the R4 Thoroughfare Residential District are as follows:

- (1) Educational institution.
- (2) Fire or police station and similar public building.
- (3) Governmental service agency, subject to Section 50-12-186.1 of this Code.
- (4) Group day care home, subject to Section 50-12-185 of this Code.
- (5) Hospital or hospice.
- (6) Residential-area utility facilities, public.

Sec. 50-8-112. Conditional retail, service, and commercial uses.

Conditional retail, service, and commercial uses in the R4 Thoroughfare Residential District are as follows:

- (1) Animal-grooming shop, subject to Section 50-12-212 of this Code.
- (2) Art gallery, subject to Section 50-12-213.1 of this Code.
- (3) Bake shop, retail, subject to Section 50-12-215 of this Code.
- (4) Bank, without drive-up or drive-through facilities, subject to Section 50-12-215.1 of this Code.
- (5) Barber or beauty shop, subject to Section 50-12-215.2 of this Code.
- (6) Bed and breakfast inn.
- (7) Body art facility, subject to Section 50-12-216.1 of this Code.
- (8) Brewpub or microbrewery or small distillery or small winery, subject to Section 50-12-217 of this Code.
- (9) Business college or commercial trade school, subject to Section 50-12-217.1 of this Code.
- (10) Dry cleaning, laundry, or laundromat, subject to Section 50-12-220 of this Code.
- (11) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, subject to Section 50-12-221 of this Code.
- (12) Hotel.
- (13) Medical or dental clinic, physical therapy clinic, or massage facility.
- (14) Motel.
- (15) Nail salon, subject to Section 50-12-235 of this Code.
- (16) Office, business or professional, subject to Section 50-12-298 of this Code.
- (17) Printing or engraving shops, subject to Section 50-12-323 of this Code.
- (18) Private club, lodge, or similar use, non-profit.
- (19) Radio or television station, subject to Section 50-12-306.1 of this Code.
- (20) Recording studio or photo studio or video studio, no assembly hall, subject to Section 50-12-307.1 of this Code.
- (21) Recreation, indoor commercial and health club, subject to Section 50-12-308 of this Code.
- (22) Restaurant, fast-food, without drive-up or drive-through facilities, subject to Section 50-12-310 of this Code.
- (23) Restaurant, standard, without drive-up or drive-through facilities, subject to Section 50-12-311 of this Code.
- (24) School or studio of dance, gymnastics, music, art, or cooking, subject to Section 50-12-313 of this Code.
- (25) Shoe repair shop, subject to Section 50-12-313.1 of this Code.
- (26) Stores of a generally recognized retail nature whose primary business is the sale of new merchandise with or without drive-up or drive-through facilities, subject to Section 50-12-324 of this Code.
- (27) Theater and concert café, excluding drive-in theaters, subject to Section 50-12-317 of this Code.
- (28) Veterinary clinic for small animals, subject to Section 50-12-321 of this Code.
- (29) Youth hostel/hostel.

Sec. 50-8-113. Conditional manufacturing and industrial uses.

Conditional manufacturing and industrial uses in the R4 Thoroughfare Residential District are as follows:

- (1) Confection manufacture, subject to Section 50-12-334 of this Code.
- (2) Food catering establishment, subject to Section 50-12-336 of this Code.
- (3) Jewelry manufacture, subject to Section 50-12-340 of this Code.
- (4) Lithographing and sign shops, subject to Section 50-12-342 of this Code.
- (5) Low-impact manufacturing or processing, subject to Section 50-12-359 of this Code.
- (6) Low/medium-impact manufacturing or processing, subject to Section 50-12-361 of this Code.
- (7) Trade services, general, subject to Section 50-12-353 of this Code.
- (8) Wearing apparel manufacturing, subject to Section 50-12-360 of this Code.
- (9) Wholesaling, warehousing, storage buildings, or public storage facilities, subject to Section 50-12-358 of this Code.

Sec. 50-8-114. Conditional other uses.

Other conditional uses in the R4 Thoroughfare Residential District are as follows:

- (1) Animal husbandry and beekeeping.
- (2) Antennas, subject to Article XII, Division 3, Subdivision G of this chapter.
- (3) Aquaculture, subject to Article XII, Division 3, Subdivision H of this chapter.
- (4) Aquaponics, subject to Article XII, Division 3, Subdivision H of this chapter.
- (5) Hydroponics, subject to Article XII, Division 3, Subdivision H of this chapter.
- (6) Telecommunications building, private, subject to Section 50-12-414 of this Code.

DIVISION 6. R5 MEDIUM DENSITY RESIDENTIAL DISTRICT**Sec. 50-8-141. Conditional public, civic, and institutional uses.**

Conditional public, civic, and institutional uses in the R5 Medium Density Residential District are as follows:

- (1) Electric transformer station.
- (2) Fire or police station and similar public building.
- (3) Gas regulator station.
- (4) Governmental service agency, subject to Section 50-12-186.1 of this Code.
- (5) Group day care home, subject to Section 50-12-185 of this Code.
- (6) Telephone exchange building.
- (7) Water works, reservoir, pumping station, or filtration plant.

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.
- (4) Parking structure.
- (5) Private club, lodge, or similar use, non-profit.
- (6) Radio or television station, subject to Section 50-12-306.1 of this Code.
- (7) Retail sales and personal service in multiple-residential structures, subject to Section 50-12-312 of this Code.
- (8) Theater and concert café, excluding drive-in theaters, subject to Section 50-12-317 of this Code.
- (9) Youth hostel/hostel.
- (10) All of those uses specified in Section 50-11-236 of this Code where located on a zoning lot within one-half mile of a high-frequency transit corridor.
- (11) 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, 2017, and located on a zoning lot not further than one-half mile from a high-frequency transit corridor, are strictly limited to:
 - a. Animal-grooming shop.
 - b. Art gallery.
 - c. Automated teller machine not accessory to another use on the same zoning lot.
 - d. Bank.
 - e. Bake shop, retail.
 - f. Body art facility.
 - g. Business college or commercial trade school, other than truck driving school.
 - h. Office, business or professional.
 - i. Personal service establishments, as defined in Section 50-16-341 of this Code.
 - j. Printing or engraving shops.
 - k. Radio, television, or household appliance repair shop.
 - l. Restaurants, carry-out, restaurants, fast-food, and restaurants, standard, as defined in Section 50-16-362 of this Code, without beer or alcoholic liquor for consumption on the premises.
 - m. School or studio of dance, gymnastics, music, art, or cooking.
 - n. Veterinary clinic for small animals.

Sec. 50-8-143. Conditional manufacturing and industrial uses.

Conditional manufacturing and industrial uses in the R5 Medium Density Residential District are as follows:

- (1) Confection manufacture, subject to Section 50-12-334 of this Code.
- (2) Food catering establishment, subject to Section 50-12-336 of this Code.
- (3) Jewelry manufacture, subject to Section 50-12-340 of this Code.
- (4) Lithographing and sign shops, subject to Section 50-12-342 of this Code.
- (5) Low-impact manufacturing or processing, subject to Section 50-12-359 of this Code.
- (6) Low/medium-impact manufacturing or processing, subject to Section 50-12-361 of this Code.
- (7) Trade services, general, subject to Section 50-12-353 of this Code.
- (8) Wearing apparel manufacturing, subject to Section 50-12-360 of this Code.
- (9) Wholesaling, warehousing, storage buildings, or public storage facilities, subject to Section 50-12-358 of this Code.

Sec. 50-8-144. Conditional other uses.

Other conditional uses in the R5 Medium Density Residential District are as follows:

- (1) Animal husbandry and beekeeping.
- (2) Antennas, subject to Article XII, Division 3, Subdivision G of this chapter.
- (3) Aquaculture, subject to Article XII, Division 3, Subdivision H of this chapter.
- (4) Aquaponics, subject to Article XII, Division 3, Subdivision H of this chapter.
- (5) Hydroponics, subject to Article XII, Division 3, Subdivision H of this chapter.
- (6) Marinas.
- (7) Telecommunications building, private, subject to Section 50-12-414 of this Code.

DIVISION 7. R6 HIGH DENSITY RESIDENTIAL DISTRICT**Sec. 50-8-171. Conditional public, civic, and institutional uses.**

Conditional public, civic, and institutional uses in the R6 High Density Residential District are as follows:

- (1) Electric transformer station.
- (2) Fire or police station and similar public building.
- (3) Gas regulator station.
- (4) Governmental service agency, subject to Section 50-12-186.1 of this Code.
- (5) Group day care home, subject to Section 50-12-185 of this Code.
- (6) Telephone exchange building.
- (7) Water works, reservoir, pumping station, or filtration plant.

Sec. 50-8-172. Conditional retail, service, and commercial uses.

Conditional retail, service, and commercial uses in the R6 High Density Residential District are as follows:

- (1) Bed and breakfast inn.
- (2) Brewpub or microbrewery or small distillery or small winery, subject to Section 50-12-217 of this Code.
- (3) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, subject to Section 50-12-220 of this Code.
- (4) Hotel.
- (5) Motel.
- (6) Parking structure.
- (7) Private club, lodge, or similar use, non-profit.
- (8) Radio or television station, subject to Section 50-12-306.1 of this Code.
- (9) Recording studio or photo studio or video studio, no assembly hall, subject to Section 50-12-307.1 of this Code.

- (10) Recreation, indoor commercial and health club, subject to Section 50-12-308 of this Code.

- (11) Stores of a generally recognized retail nature whose primary business is the sale of new merchandise with or without drive-up or drive-through facilities, subject to Section 50-12-324 of this Code.
- (12) Theater and concert café, excluding drive-in theaters, subject to Section 50-12-317 of this Code.
- (13) Youth hostel/hostel.
- (14) The following uses, occupying not more than 3,000 square feet of gross floor area, where located in a building constructed prior to January 1, 2017, and not having drive-up or drive-through facilities, strictly limited to:
 - a. Animal-grooming shop.
 - b. Art gallery.
 - c. Automated teller machine not accessory to another use on the same zoning lot.
 - d. Bank.
 - e. Bake shop, retail.
 - f. Business college or commercial trade school, other than truck driving school.
 - g. Office, business or professional.
 - h. Personal service establishments, as defined in Section 50-16-341 of this Code.
 - i. Printing or engraving shop.
 - j. Radio, television, or household appliance repair shop.
 - k. Restaurants, carry-out, restaurants, fast-food, and restaurants, standard, without beer or alcoholic liquor for consumption on the premises.
 - l. School or studio of dance, gymnastics, music, art, or cooking.
 - m. Tattoo and/or piercing parlor.
 - n. Veterinary clinic for small animals.

Sec. 50-8-173. Conditional manufacturing and industrial uses.

Conditional manufacturing and industrial uses in the R6 High Density Residential District are as follows:

- (1) Confection manufacture, subject to Section 50-12-334 of this Code.
- (2) Food catering establishment, subject to Section 50-12-336 of this Code.
- (3) Jewelry manufacture, subject to Section 50-12-340 of this Code.
- (4) Lithographing and sign shops, subject to Section 50-12-342 of this Code.
- (5) Low-impact manufacturing or processing, subject to Section 50-12-359 of this Code.
- (6) Low/medium-impact manufacturing or processing, subject to Section 50-12-361 of this Code.
- (7) Trade services, general, subject to Section 50-12-353 of this Code.
- (8) Wearing apparel manufacturing, subject to Section 50-12-360 of this Code.
- (9) Wholesaling, warehousing, storage buildings, or public storage facilities, subject to Section 50-12-358 of this Code.

Sec. 50-8-174. Conditional other uses.

Other conditional uses in the R6 High Density Residential District are as follows:

- (1) Animal husbandry and beekeeping.
- (2) Antennas, subject to Article XII, Division 3, Subdivision G of this chapter.
- (3) Aquaculture, subject to Article XII, Division 3, Subdivision H of this chapter.
- (4) Aquaponics, subject to Article XII, Division 3, Subdivision H of this chapter.
- (5) Hydroponics, subject to Article XII, Division 3, Subdivision H of this chapter.
- (6) Marinas.
- (7) Telecommunications building, private, subject to Section 50-12-414 of this Code.

ARTICLE XI. SPECIAL PURPOSE ZONING DISTRICTS AND OVERLAY AREAS**DIVISION 9. MKT MARKET AND DISTRIBUTION DISTRICT****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 drive-through facilities.
- (7) Banquet facility.
- (8) Barber or beauty shop, subject to Section 50-12-215.2 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) For the sale of beer or alcoholic liquor for consumption on the premises.
- (16) Nail salon, subject to Section 50-12-235 of this Code.
- (17) Office, business or professional, subject to Section 50-12-298 of this Code.
- (18) Printing or engraving shop.
- (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, gymnastics, music, art, or cooking.
- (27) Shoe repair shop.
- (28) Smoking lounge, cigar.
- (29) 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.
- (30) 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.
- (31) Used goods dealer.

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:

- (1) Barber or beauty shop, subject to Section 50-12-215.2 of this Code.
- (2) Business college or commercial trade school, subject to Section 50-12-217.1 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.
- (9) Private club, lodge, or similar use.
- (10) Recreation, indoor commercial and health club.
- (11) Specially designated distributor's (SDD) or specially 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) 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.
- (14) Used goods dealer.

DIVISION 11. SD2—SPECIAL DEVELOPMENT DISTRICT, MIXED-USE**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:

- (1) Arcade.
- (2) Body art facility.
- (3) Business college or commercial trade school.
- (4) Cabaret.
- (5) Customer service center without drive-up or drive-through facilities.
- (6) Dance hall, public.
- (7) Hotel.
- (8) Kennel, commercial.
- (9) Light duty vehicle service establishment.
- (10) Motel.
- (11) Motor vehicle filling station.
- (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 1 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 10 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) Smoking lounge, other.
- (21) Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment

ARTICLE XII. USE REGULATIONS
DIVISION 1. USE TABLES
Subdivision B. Residential Uses

Sec. 50-12-21. Group living.

Regulations regarding group living uses are as follows:

Use Category	Specific Land Use	Residential		Business		Industrial		Special and Overlay								Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)	
		R 1 2 3 4 5 6	R 1 2 3 4 5 6	B 1 2 3 4 5 6	B 1 2 3 4 5 6	B 1 2 3 4 5 6	M 1 2 3 4 5 6	P D 1 C A	P C M R	P T M R	P W 1 K T 1	M S D 1 T 1	S D 2 4	S D 5	S D 5	Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)	
Group living	Adult foster care facility	C	C	C	C	R	R				L				C	SPC; Section 50-12-151	
	Assisted living facility	C	C	C	R	R	R	R	R		L				C R	Section 50-12-152	
	Convalescent, nursing, or rest home	C	C	R	R	R	R	R	R		L				C C	Section 50-12-155	
	Emergency shelter		C	C	C		C C			L					SPC; GRT Section 50-12-156		
	Fraternity or sorority house	C	R	R	R	C	C			L				C C			
	Home for the aged	C	C	C	C	R	R			L					SPC; Section 50-12-158		
	Religious residential facility	C	C	R	R	R	R	R	R		L	C		R R			
	Residential substance abuse service facility		C	C	C	C	C	C	C		L			C C			
	Rooming house		R	R	R	C	C	C	C		L			C C	Section 50-12-164		
	Shelter for survivors of domestic violence	R	R	R	R	R	R	R	R		L			R	Section 50-12-165		
	All other		C	C	C	C	C	C	C		L			C			

Sec. 50-12-22. Household living.

Regulations regarding household living uses are as follows:

Use Category	Specific Land Use	Residential		Business		Industrial		Special and Overlay								Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)	
		R 1 2 3 4 5 6	R 1 2 3 4 5 6	B 1 2 3 4 5 6	B 1 2 3 4 5 6	B 1 2 3 4 5 6	M 1 2 3 4 5 6	P D 1 C A	P C M R	P T M R	P W 1 K T 1	M S D 1 T 1	S D 2 4	S D 5	S D 5	S D 5	S D 5
Household living	Loft	C	C	R	R	R	C	C	C	C	L	R		R R R R	Sections 50-12-157, 50-12-159		
	Mobile home park		C							L					Section 50-12-160		
	Multiple-family dwelling	C	C	C	R	R	C	C	R	C	L	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	C	C	C	C	C	C	L	R		R R R	Section 50-12-159		
	Residential use combined in structures with permitted commercial or industrial uses												C		Section 50-12-159		
	Single-family detached dwelling	R	R	R	R	C	C	C	C	C	L			C	SPC; Section 50-12-157, 50-12-159		
	Single-room-occupancy (SRO) housing, non-profit		C	C	C	C	C	C	C	C	L			C C	SPC; Section 50-12-166		
	Townhouse	C	C	R	R	R	C	C	C	C	L			C C R	Sections 50-12-157, 50-12-167		
	Two-family dwelling	R	R	R	R	C	C	C	C	C	L			C	Sections 50-12-157, 50-12-159		
	All other		C	C	C	C	C	C	C	C	L			C	Sections 50-12-157, 50-12-159		

50-12-23. Institutional living.

Regulations regarding institutional living uses are as follows:

Use Category	Specific Land Use	Residential		Business		Industrial		Special and Overlay								Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)	
		R 1 2 3 4 5 6	R 1 2 3 4 5 6	B 1 2 3 4 5 6	B 1 2 3 4 5 6	B 1 2 3 4 5 6	M 1 2 3 4 5 6	M 1 2 3 4 5 6	P D 1 C A	P C M R	P T M R	P W 1 K T 1	M S D 1 T 1	S D 2 4	S D 5	S D 5	S D 5
Institutional living	Boarding school and dormitory	C	C	R	R	R	R	R			L			R R	Sections 50-12-153		
	Child caring institution	C	C	R	R	R	R	R	R		L			C	Sections 50-12-154		
	Penal or correctional institution; detention facility						C			L						Section 50-12-163; SPC	
	Pre-release adjustment center	C	C	C	C	C	C	C	C	C	L						
	All other		C	C	C	C	C	C	C	C	L			C			

Secs. 50-12-24—50-12-40. Reserved.

Subdivision C. Public, Civic, and Institutional Uses

Sec. 50-12-42. Community service.

Regulations regarding community service uses are as follows:

Use Category	Specific Land Use	Residential		Business		Industrial		Special and Overlay				
--------------	-------------------	-------------	--	----------	--	------------	--	---------------------	--	--	--	--

Use Category	Specific Land Use	Residential		Business		Industrial		Special and Overlay										Standards General (Art XII, Div. 2) Specific (Art. XII, Div. 3)							
		R 1 2 3 4 5 6	R B 1 2 3 4 5 6	B B 1 2 3 4 5 6	B B 1 2 3 4 5 6	M M 1 2 3 4 5	M M 1 2 3 4 5	P D 1	P C A	P C M	T R	W 1	M K T 1	S D 2	S D 3	S D 4	S D 5								
Retail sales and service; sales-oriented cont.	Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment			C C C C C C C C C C		L		C		C C C C															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 R R L				R/C																Section 50-12-315
	Tobacco retail store			C C R R		L	C		C C C																SPC; Section 50-12-325
	Trailer coaches or boat sale or rental, open air display			C R R R R R R	L		R																		GRT
	Trailers, utility-sales, rental, or service; moving truck/trailer rental lots			C R R R R R R	L		R																		
	Used goods dealer			C C C R R R R R	L	C C	R C C																		SPC; Section 50-12-320
	All other			C C C C C C C	L	C		C																	

Sec. 50-12-70. Retail sales and service, service-oriented.

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

Use Category	Specific Land Use	Residential		Business		Industrial		Special and Overlay										Standards General (Art XII, Div. 2) Specific (Art. XII, Div. 3)								
		R 1 2 3 4 5 6	R B 1 2 3 4 5 6	B B 1 2 3 4 5 6	B B 1 2 3 4 5 6	M M 1 2 3 4 5	M M 1 2 3 4 5	P D 1	P C A	P C M	T R	W 1	M K T 1	S D 2	S D 3	S D 4	S D 5									
Animal-grooming shop	C C C C C C	R R R R	R R R R	R R R R	R R R R	L		R	R R R																Sections 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 R R	R R R R	L	R R	R R R R																	
Automated teller machine, with drive-up or drive-through facilities		C C C C R R R R R R R R		R R R R R R R R R R R R	L	C R				C															Article XIV, Division 1, Subdivision H; Section 50-11-318	
Bank, without drive-up or drive-through facilities	C C C C C C	R R R R R R R R R R R R		R R R R R R R R R R R R	L	R R	R R R R	R R R R																	Section 50-12-215.1	
Bank, with drive-up or drive-through facilities		C C C C	R C R R R R R R R R	L	C R			R C																		Article XIV, Division 1, Subdivision H; Section 50-11-318
Barber or beauty shop	C C C C C C	R R R R R R R R R R R R		R R R R R R R R R R R R	L	R R	C / R	R R R R																	Sections 50-12-215.2, 50-12-518	
Body art facility	C C C C C C		C R R R R R R R R R R R	L	R	R	C																		Section 50-12-216.1	
Business college or commercial trade school	C C C C C / C	C R R R R R R R R R R R R		R R R R R R R R R R R R	L	R R	C	R																	Section 50-12-217.1	
Customer service center, with drive-up or drive-through facilities		C C C C	R R R R R R R 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 R R		R R R R R R R R R R R R	L	R	C	C																		
Dry cleaning, laundry, or laundromat	C C C C C C	R R R R R R R R R R R R		R R R R R R R R R R R R	L	R R	R R R R	R R R R																	Section 50-12-220	
Employee recruitment center			C R R R R R R R R R R R	L	R																					
Financial services center, with drive-up or drive-through facilities		C C C R R R R R R R R R		R C R R R R R R R R R R	L	C R																			Section 50-12-222; Article XIV, Division 1, Subdivision H	
Financial services center, without drive-up or drive-through facilities		C C C R R R R R R R R R		R R R R R R R R R R R R	L	R R																			Section 50-12-222	
Food stamp distribution center		C C C C R R R R R R R R		R R R R R R R R R R R R	L	R																				
Kennel, commercial		C R R R R R R R R R R R		R R R R R R R R R R R R	L	R	C C																			Section 50-12-229
Mortuary or funeral home		C C R R R R R R R R R R		R R R R R R R R R R R R	L	R																				Section 50-12-234
Nail salon	C C C C C C	R R R R R R R R R R R R		R R R R R R R R R R R R	L	R R	R R R R	R R R R																	Section 50-12-235	
Printing or engraving shops	C C C C C C	C C R R R R R R R R R R		R R R R R R R R R R R R	L	R R	R / C	C																	Section 50-12-323	
Public center limited sales and service						R																				
Radio, television, or household appliance repair shop		R R R R R R R R R R R R		R R R R R R R R R R R R	L	R	C C																		GRT	
School or studio of dance, gymnastics, music, art, or cooking	C C C C C R	R R R R R R R R R R R R		R R R R R R R R R R R R	L	R R	R R R R	R R R R																	Section 50-12-313	
Shoe repair shop	C C C C C C	R R R R R R R R R R R R		R R R R R R R R R R R R	L	R R	R R R R	R R R R																	Sections 50-12-313.1, 50-12-518	
Veterinary clinic for small animals	C C C C C C	R R R R R R R R R R R R		R R R R R R R R R R R R	L	R	C R R																		Sections 50-12-321	
All other		C C C C C C C C C C C C		C C C C C C C C C C C C	L	C C		C C																		

Secs. 50-12-72—50-12-80. Reserved.

Subdivision E. Manufacturing and Industrial Uses

Regulations regarding industrial service uses are as follows:

Use Category	Specific Land Use	Residential		Business		Industrial		Special and Overlay										Standards General (Art XII, Div. 2) Specific (Art. XII, Div. 3)				
R 1 2 3 4 5 6</th																						

DIVISION 2. GENERAL USE STANDARDS

Sec. 50-12-134. Regulated uses—spacing.

Regulations regarding spacing of regulated uses are as follows:

Use Type	Minimum Distance from Regulated Uses (Existing or Approved)	Minimum Distance from Other Use Types (Existing or Approved) or Zoning District	Comment
Brewpub outside the Central Business District and SD2 District and Microbrewery outside the Central Business District and SD2 District and Small Distillery or Small Winery outside the Central Business District and SD2 District that serves alcohol for consumption on the premises	Any two other Regulated Uses: 1,000 feet	Any two Adult Uses: 1,000 feet; Any one Adult Use and any one Regulated Use: 1,000 feet.	Article III, Division 8, Subdivision C; Sections 50-12-135 and 50-12-217
Cabaret, outside the Central business district and SD5 District	Any two other Regulated Uses: 1,000 feet	Any two Adult Uses: 1,000 feet; Any one Adult Use and any one Regulated Use: 1,000 feet.	Article III, Division 8, Subdivision C; Sections 50-12-135 and 50-12-218
Dance hall, public, outside the Central business district	Any two other Regulated Uses: 1,000 feet	Any two Adult Uses: 1,000 feet; Any one Adult Use and any one Regulated Use: 1,000 feet; Residentially-zoned area: 500 feet.	Article III, Division 8, Subdivision C; Sections 50-12-135 and 50-12-219
Establishment for the sale of beer or alcoholic liquor for consumption on the premises, outside the Central Business District and outside the SD1, SD2 and SD5 Districts	Any two other Regulated Uses: 1,000 feet	Any two Adult Uses: 1,000 feet; Any one Adult Use and any one Regulated Use: 1,000 feet.	Article III, Division 8, Subdivision C; Sections 50-12-135 and 50-12-221
Lodging house, public	Any two other Regulated Uses: 1,000 feet	Any two Adult Uses: 1,000 feet; Any one Adult Use and any one Regulated Use: 1,000 feet.	Article III, Division 8, Subdivision C; Sections 50-12-135 and 50-12-230
Motel	Any two other Regulated Uses: 1,000 feet	Any two Adult Uses: 1,000 feet; Any one Adult Use and any one Regulated Use: 1,000 feet.	Article III, Division 8, Subdivision C; Sections 50-12-135 and 50-12-233
Pawnshop	Any two other Regulated Uses: 1,000 feet	Any two Adult Uses: 1,000 feet; Any one Adult Use and any one Regulated Use: 1,000 feet; Residentially-zoned area: 500 feet.	Section 50-3-322(2); Article III, Division 8, Subdivision C; Sections 50-12-135 and 50-12-302
Plasma donation center	Any two other Regulated Uses: 1,000 feet	Any two Adult Uses: 1,000 feet; Any one Adult Use and any one Regulated Use: 1,000 feet.	Article III, Division 8, Subdivision C; Section 50-12-135

Sec. 50-12-138. Public, civic, or institutional building adaptive reuse.

(a) **Purpose.** The purpose of this provision is to provide for the adaptive reuse and preservation of existing buildings that were previously occupied by one or more certain eligible public, civic, or institutional uses and that are to be reused in such manner so as to generally contribute to the vibrancy of the surrounding community, avoid increased burdens of truck traffic on nearby residents, relative to the previous use of the building, may serve various day-to-day needs of the surrounding community; and provide employment or training opportunities for nearby residents.

(b) **Eligibility.** To be eligible for adaptive reuse, a building must have been operated, in whole or in part, as one or more of the following primary uses during some time on or prior to June 1, 2024:

- (1) Child caring institution;
- (2) Educational institution;
- (3) Electric transformer station;
- (4) Fire or police station, post office, courthouse, and similar public building;
- (5) Gas regulator station;
- (6) Library;
- (7) Mortuary or funeral home;
- (8) Museum;
- (9) Religious institution;
- (10) Religious residential facility;
- (11) Residential-area utility facilities, public;
- (12) School, elementary, middle/junior high, or high
- (13) Solar generation station; and
- (14) Telephone exchange building.

(c) **Demolition restrictions.** In order to promote the preservation of the City's architectural heritage, the demolition of existing buildings subject to adaptive reuse under this section must comply with the following:

(1) At least 75 percent of the gross floor area, calculated in accordance with Subsection (c)(2) of this section, of all buildings on the site must be retained.

(2) To calculate gross floor area for purposes of Subsection (c)(1) of this section, the gross floor area of the following buildings and additions must be excluded:

a. Accessory buildings that have not been identified by the Historic Designation Advisory Board as contributing resources to buildings that are eligible for the National Register of Historic Places.

b. Additions to original principal structures that do not contribute to the historic character of the property, as determined by the Buildings, Safety Engineering, and Environmental Department, in consultation with the Historic Designation Advisory Board.

(3) If a building that is eligible for adaptive reuse is located within a local historic district as designated in Chapter 21, Article II, Division 5 of this Code, then any request for demolition shall be subject to review by the Historic District Commission.

DIVISION 3. SPECIFIC USE STANDARDS

Subdivision A. Residential Uses

Sec. 50-12-152. Assisted living facility.

Assisted living facilities are subject to the following provisions:

(1) Assisted living facilities shall provide safe areas for pick-up and discharge of users that do not interfere with the free flow of traffic on adjacent streets.

(2) In the R1, R2, and R3 Districts, assisted living facilities are permissible only if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code. Any such facility must be located on a major thoroughfare.

Sec. 50-12-153. Boarding school and dormitory.

Boarding schools and dormitories are subject to the following provisions:

(1) Boarding schools shall provide and maintain an outdoor play area suitable for play activity and containing a minimum of 2,000 square feet. The outdoor play area shall be located on the same zoning lot as the boarding school, or immediately contiguous to it, and shall be enclosed by a protective wall or fence.

(2) In the R1 and R2 Districts, boarding schools and dormitories are permissible only if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code. Any such facility must be located on a major thoroughfare.

Sec. 50-12-154. Child caring institution.

Child caring institutions are subject to the following provisions:

(1) Proof of licensing by the Michigan Department of Licensing and Regulatory Affairs shall be required prior to the operation of any child caring institution. In addition, there shall be provided and maintained an outdoor play area suitable for play activity and containing a minimum of 2,000 square feet. The outdoor play area shall be immediately contiguous to the facility it is intended to serve and shall be enclosed by a protective wall or fence.

(2) In the R1 and R2 Districts, state-licensed residential facilities for six or fewer persons, as provided for in Section 206 of the Michigan Zoning Enabling Act, being MCL 125.3206, are governed by the provisions of the Act.

(3) In the R1 and R2 Districts, child caring institutions are permissible only if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

Sec. 50-12-155. Convalescent, nursing, or rest home.

Convalescent, nursing, and rest homes are subject to the following provisions:

(1) In convalescent, nursing, or rest homes, adequate provisions shall be made for access by emergency medical and fire vehicles.

(2) Notwithstanding the provisions of Section 50-11-245(1) and Section 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.

(3) In the R1, R2, and R3 Districts, convalescent, nursing, and rest homes permissible only if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code. Any such facility must be located on a major thoroughfare.

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 subject to the following:

(1) In the R1 and R2 Districts, lofts are permissible only if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

(2) In the B6, M1, M2, M3, M4, and SD4 Districts, lofts 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. 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 M5 District, residential uses combined in structures with permissible commercial or industrial uses are permissible conditionally only if at least one permitted commercial or industrial use is 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.

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

Sec. 50-12-162. Multiple-family dwellings.

Multiple-family dwellings are subject to the following provisions:

(1) In the R1 District, multiple-family dwellings are permissible only if established through the adaptive reuse of eligible existing buildings, or of buildings located on the same zoning lot as an eligible existing building, in accordance with Section 50-12-138 of this Code. Additionally, buildings constructed on the same zoning lot as a building eligible for adaptive reuse under Section 50-12-138 of this Code are also permissible.

(2) In the R2 District, multiple-family dwellings may have a maximum of eight dwelling units, except if established through the adaptive reuse of eligible existing buildings or if located on the same zoning lot as an existing building that is eligible for adaptive reuse, in accordance with Section 50-12-138 of this Code, in which cases multiple-family dwellings are not limited in their number of dwellings.

(3) In the R3 District, multiple-family dwellings in which fewer than 50 percent of the number of units are efficiency units are permissible by right; multiple-family dwellings in which 50 percent or more of the number of units are efficiency units are permissible conditionally.

(4) In the B5 District, ground-floor commercial use is required along at least 50 percent of any multiple-family dwelling building facade fronting Woodward Avenue.

(5) The required recreational space ratios for multi-family dwellings, for purposes of the calculations set forth in Section 50-13-239 of this Code, are as follows:

- a. R3 District: 0.12;
- b. R4 District: 0.10;
- c. R5 District: 0.085;
- d. R6 District: 0.07;
- e. SD1 District: 0.07;
- f. SD2 District: 0.07.

(6) Regulations regarding accessory retail sales and service uses in multiple-family dwellings are set forth in Section 50-12-514 of this Code.

(7) In the B5 and PCA Districts, multiple-family dwellings that include ground-floor commercial space or other space oriented to pedestrian traffic are permissible by-right; multiple-family dwellings that do not include any such ground floor space are permissible conditionally.

(8) Multiple-family dwelling developments that exceed 12 units are subject to site plan review as provided for in Section 50-3-113 of this Code.

(9) Multiple-family dwellings for the elderly, as defined in Section 50-16-304 of this Code, are subject to a lesser off-street parking requirement than other multiple-family dwellings. Where a multiple-family dwelling for the elderly converts to a general population multiple-family dwelling, the full off-street parking requirement must be satisfied.

Sec. 50-12-167. Townhouses.

Townhouses shall be subject to the following requirements:

(1) In the R1 District, townhouses are permissible only if established through the adaptive reuse of eligible existing buildings or if located on the same zoning lot as an existing building that is eligible for adaptive reuse in accordance with Section 50-12-138 of this Code.

(2) In the R2 District, a maximum of eight townhouses shall be permitted in any group of attached townhouses;

(3) In the R3 District, a maximum of ten townhouses shall be permitted in any group of attached townhouses; and

(4) Townhouse developments that exceed 12 units are subject to site plan review as provided for in Section 50-3-113 of this Code.

Subdivision B. Public, Civic, and Institutional Uses

Sec. 50-12-181. Adult day care center.

Adult day care centers are subject to the following provisions:

(1) The facility shall be in full compliance with Chapter 8, Article II, of this Code.

(2) Adequate provision shall be made for access by emergency medical and fire vehicles.

(3) Safe areas for pick-up and discharge of users that do not interfere with the free flow of traffic on adjacent streets shall be provided. If such areas are provided on a street, they must be approved by the Department of Public Works, Traffic Engineering Division.

(4) In R1 and R2 Districts, adult day care centers are permissible only if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

Sec. 50-12-186.1. Governmental service agency.

Governmental service agencies are subject to the following provision: In the R1, R2, R3, R4, R5, and R6 Districts, governmental service agencies are permissible only if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

Sec. 50-12-186.2. Library.

Libraries are subject to the following provision: In the R1 and R2 Districts, libraries are permissible only if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

Sec. 50-12-186.3. Museum.

Museums are subject to the following provision: In the R1 and R2 Districts, museums are permissible only if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

Subdivision C. Retail, Service, and Commercial Uses; Generally (Amusement Park—Mortuary or Funeral Home)

Sec. 50-12-212. Animal-grooming shop.

Animal-grooming shops are subject to the following provisions:

(1) All facilities of an animal-grooming shop, including all grooming areas, cages, pens and kennels, shall be maintained within a completely enclosed, soundproof building.

(2) 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 use.

(3) Kennel facilities, if any, shall be governed separately by Section 50-12-229 of this Code for commercial kennels.

(4) In the R1, R2, R3, and R4 Districts, animal-grooming shops are permissible only if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

(5) In the R5 and R6 Districts, animal-grooming shops are exempt from all applicable use regulations that pertain specifically to such districts, as may be set forth in this section, if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

Sec. 50-12-232. Medical or dental clinic, physical therapy clinic, or massage facility.

Medical or dental clinics, physical therapy clinics, and massage facilities are subject to the following provisions:

(1) Massage facilities are subject to applicable licensing provisions of Chapter 20, Article V of this Code.

(2) In the R1, R2, and R3 Districts, medical or dental clinics, physical therapy clinics, and massage facilities are permissible only if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

Sec. 50-12-235. Nail salons.

Nail salons are subject to the following provisions:

(1) In the R1, R2, R3, and R4 Districts, nail salons are permissible only if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

(2) In the R5 and R6 Districts, nail salons are exempt from all applicable use regulations that pertain specifically to such districts, as may be set forth in this section, if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

(3) In the MKT District, nail salons are prohibited on the first story of any building or structure.

Secs. 50-12-236—50-12-250. Reserved.**Subdivision E. Retail, Service, and Commercial Uses; Generally**

(Motor Vehicles – Youth Hostels/Hostels)

Sec. 50-12-298. Office, business or professional.

Business or professional offices are subject to the following provisions:

(1) In the R1, R2, R3, and R4 Districts, business and professional offices are permissible only if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

(2) In the R5 and R6 Districts, business and professional offices are exempt from all applicable use regulations that pertain specifically to such districts, as may be set forth in this section, if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

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

(4) In the MKT District, office uses:

a. 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

b. 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. 50-12-300. [RESERVED]**Sec. 50-12-306.1. Radio or television station.**

Radio and television stations are subject to the following provision: In the R1, R2, R3, R4, R5, and R6 Districts, radio and television stations are permissible only if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

Sec. 50-12-307.1. Recording studio or photo studio or video studio, no assembly hall.

Recording, photo, and video studios, without assembly halls, are subject to the following provisions:

(1) In the R1, R2, R3, R4, and R6 Districts, recording, photo, and video studios, without assembly halls, are permissible only if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

(2) In the R5 District, recording, photo, and video studios, without assembly halls, are exempt from all applicable use regulations that pertain specifically to such districts, as may be set forth in this section, if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

Sec. 50-12-308. Recreation, indoor commercial and health club; recreation, outdoor commercial.

Indoor and outdoor commercial recreation facilities are subject to the following provisions:

(1) In the R1, R2, R3, R4, and R6 Districts, indoor commercial recreation facilities are permissible only if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

(2) In the R5 District, indoor commercial recreation facilities are exempt from all applicable use regulations that pertain specifically to such district, as may be set forth in this section, if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

(3) The following activities are prohibited within 500 feet of land zoned R1, R2, R3, R4, R5, R6, or residential PD:

a. Archery gallery, range, or school;

b. Baseball batting practice net;

c. Golf practice driving range, golf practice driving net, golf practice putting green, or golf school; and

d. Track for bicycles, or velodromes, except where operated exclusively indoors.

Said prohibition shall be waived upon presentation to the Buildings, Safety Engineering, and Environmental Department of a verified petition requesting such waiver, signed by two-thirds of those persons owning, residing, or doing business on land, other than vacant land that is designated by the City Assessor as "unimproved," within 500 feet of the proposed location.

(4) Bicycle tracks or velodromes are subject to regulation set forth in Chapter 5, Article XI of this Code.

(5) Bowling alleys are subject to regulation set forth in Chapter 5, Article II of this Code.

(6) In the SD2 District, golf domes are prohibited;

(7) Golf schools are subject to regulation set forth in Chapter 5, Article XI of this Code.

(8) Ice skating rinks are subject to the licensing provisions of Chapter 5, Article XI of this Code.

(9) Public bathhouses are subject to the licensing provisions of Chapter 20, Article VIII of this Code.

(10) Roller skating rinks are subject to the licensing provisions of Chapter 5, Article XI of this Code.

(11) In the B2 District, indoor commercial recreation facilities must not exceed 10,000 square feet of gross floor area and must not contain a spectator seating area; the 10,000 square feet of gross floor area limit may not be waived by the Board of Zoning Appeals.

Sec. 50-12-310. Restaurants, carry-out and fast-food.

Carry-out restaurants and fast-food restaurants are subject to the following provisions:

(1) Carry-out restaurants and fast-food restaurants shall be located on a street designated as a major or secondary thoroughfare. Points of vehicular ingress and egress shall be approved by the Department of Public Works, Traffic Engineering Division in accordance with Chapter 43, Article VI of this Code.

(2) Except as provided in this section, food consumption upon the premises outside the restaurant building shall be prohibited, and, where deemed advisable by the enforcing official to assure compliance with this prohibition, the premises shall be properly posted with signs stating that the consumption of food, frozen desserts, or beverages within vehicles parked upon the premises is unlawful and that violators are subject to fines as prescribed by law. A minimum of two such signs shall be posted within the building near the checkout counter of the restaurant, and a minimum of four such signs shall be posted within the parking area so as to be clearly visible from all vehicles on the premises.

(3) In the R1, R2, R3, and R4 Districts, fast food restaurants, without drive-up or drive-through facilities, are permissible only if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code. For all such restaurants, gross floor area must be not greater than 4,000 square feet and all refuse receptacles must be located as far as may be feasible from adjacent residential uses.

(4) In the R5 and R6 Districts, fast food restaurants, without drive-up or drive-through facilities, that are located on a street designated as a major or secondary thoroughfare and that are not greater than 4,000 square feet in gross floor area are exempt from all applicable use regulations that pertain specifically to such districts, as may be set forth in this section, if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

(5) In the B3, B4, and B5 Districts carry-out restaurants and fast-food restaurants with drive-up or drive-through facilities must, if practicable, include at least one temporary vehicle stopping space after the delivery window so motorists may prepare themselves for a safe exit onto the public roadway.

(6) In the B4 District, carry-out or fast-food restaurants with drive-up or drive-through facilities are prohibited on zoning lots abutting the Woodward Avenue Gateway Radial Thoroughfare unless located in a multi-story building having a mixed-use or multi-tenant development; the regulations contained in this subsection may not be waived by the Board of Zoning Appeals.

(7) In the B2, B3, B4, and B5 Districts, if a fast-food restaurant includes a designated outdoor eating area, such as in a courtyard or on a roof or deck, then it is permissible only on a conditional basis. Carry-out restaurants are prohibited from including designated outdoor eating areas. Designated outdoor eating areas shall be added to the gross floor area of the building for purposes of computing off-street parking requirements. Outdoor eating areas shall not be designated in required parking areas. Outdoor eating areas on the sidewalk or elsewhere in the right-of-way are prohibited except upon applicable approval by the Department of Public Works and City Council.

(8) Any carry-out or fast-food restaurant that operates as a concert café or coffee house is subject to the licensing provisions of Chapter 5, Article V of this Code.

(9) In the B5 and PC Districts:

a. A carry-out or fast-food restaurant that is located in a multi-story building and integrated into a mixed-use or multi-tenant development, rather than a single-use building, may be permissible on a by-right basis. Carry-out or fast-food restaurants that are not located in such a building are permissible only on a conditional basis.

b. A carry-out or fast-food restaurant that necessitates customers to enter the building may be permissible on a by-right basis. A carry-out or fast-food restaurant that includes a walk-up window or other service, which eliminates the need for the customer to enter the building, is permissible only on a conditional basis.

(10) In the PR District, a carry-out or fast-food restaurant operated as a concession under contract with the General Services Department or other governmental or non-profit operating entity is permissible as accessory as provided for in Section 50-12-511 of this Code.

(11) In the SD4 District, carry-out or fast-food restaurants must be integrated in a mixed-use, multi-tenant development and must be without drive-up or drive-through facilities.

Sec. 50-12-311. Restaurants, standard.

Standard restaurants are subject to the following provisions:

(1) Standard restaurants may include the sale of beer or alcoholic liquor for consumption on the premises without constituting a regulated use.

(2) In the SD1 District, standard restaurant that includes the sale of beer or intoxicating liquor for consumption on the premises and that is 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 is permissible only on a conditional basis and may otherwise be permissible on a by-right basis.

(3) Points of vehicular ingress and egress shall be determined by the Department of Public Works Traffic Engineering Division.

(4) Except as provided in this section, food consumption upon the premises outside the restaurant shall be prohibited and, where deemed advisable by the enforcing official to assure compliance with this prohibition, the premises shall be properly posted with signs stating that the consumption of food, frozen desserts, or beverages within vehicles parked upon the premises is unlawful and that violators are subject to fines as prescribed by law. A minimum of two such signs shall be posted within the building near the checkout counter of the restaurant and a minimum of four such signs shall be posted within the parking area so as to be clearly visible from all vehicles on the premises.

(5) In the R1, R2, R3, and R4 Districts, standard restaurants, without drive-up or drive-through facilities, are permissible only if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code. For all such restaurants, gross floor area must be not greater than 4,000 square feet and all refuse receptacles must be located as far as may be feasible from adjacent residential uses.

(6) In the R5 and R6 Districts, standard restaurants, without drive-up or drive-through facilities, that are not greater than 4,000 square feet in gross floor area are exempt from all applicable use regulations that pertain specifically to such districts, as may be set

forth in this section, if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

(7) In the B3 and B4 Districts, standard restaurants containing drive-up or drive-through facilities are permissible only on a conditional basis, subject to the provisions for vehicle stacking in Article XIV, Division 1, Subdivision H of this chapter. Where practicable, there shall be at least one temporary vehicle stopping space after the delivery window so motorists may prepare themselves for a safe exit onto the public roadway.

(8) Standard restaurants with drive-up or drive-through facilities are prohibited on any zoning lot abutting a designated Gateway Radial Thoroughfare; this regulation may not be waived by the Board of Zoning Appeals.

(9) In B2, B3, and B4 Districts, if a standard restaurant includes a designated outdoor eating area, such as in a courtyard or on a roof or deck, then it is permissible only on a conditional basis. Designated outdoor eating areas shall be added to the gross floor area of the building for purposes of computing off-street parking requirements. Outdoor eating areas shall not be designated in required parking areas.

(10) Any standard restaurant operating as a coffee house is subject to the licensing provisions of Chapter 5, Article V of this Code.

Sec. 50-12-313. Schools or studios of dance, gymnastics, music, art, or cooking.

Schools or studios of dance, gymnastics, music, art or cooking are subject to the following provisions:

(1) Dance studios shall be licensed in accordance with Chapter 5, Article VIII of this Code.

(2) In the R1, R2, R3, and R4 Districts, schools or studios of dance, gymnastics, music, art or cooking are permissible only if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

(3) In the R5 and R6 Districts, standard restaurants, without drive-up or drive-through facilities, are exempt from all applicable use regulations that pertain specifically to such districts, as may be set forth in this section, if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

Sec. 50-12-313.1 Shoe repair shop.

Shoe repair shops are subject to the following provisions:

(1) In the R1, R2, R3, and R4 Districts, shoe repair shops are permissible only if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

(2) In the R5 and R6 Districts, shoe repair shops are exempt from all applicable use regulations that pertain specifically to such districts, as may be set forth in this section, if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

Sec. 50-12-317. Theaters and concert cafés.

Theaters and concert cafés are subject to the following provisions:

(1) Multiplex theaters exceeding 50,000 square feet shall conform to the standards for large retail centers as provided for in Article XIV, Division 3, Subdivision E of this chapter.

(2) It shall be unlawful to establish any concert hall within 500 feet of land zoned R1, R2, R3, R4, R5, R6, or residential PD; said prohibition shall be waived upon presentation to the Buildings, Safety Engineering, and Environmental Department of a verified petition requesting such waiver, signed by two-thirds of those persons owning, residing, or doing business on land, other than vacant land that is designated by the City Assessor as "unimproved," within 500 feet of the proposed location.

(3) Concert cafés are prohibited within 500 feet of land zoned R1, R2, R3, R4, R5, R6, or residential PD; however, such prohibition shall be waived upon presentation to the Buildings, Safety Engineering, and Environmental Department of a verified petition requesting such waiver, signed by two-thirds of those persons owning, residing, or doing business on land, other than vacant land that is designated by the City Assessor as "unimproved," within 500 feet of the proposed location.

(4) Theaters, stage show theaters, concert halls, and motion picture theaters are subject to licensing by the Buildings, Safety Engineering, and Environmental Department Business License Center, as provided for in Chapter 5, Article XI of this Code.

(5) Concert cafés are subject to licensing by the Buildings, Safety Engineering, and Environmental Department Business License Center, as provided for in Chapter 5, Article V of this Code.

(6) In the SD1 District, theaters, excluding concert cafés, not exceeding 150 fixed seats, may be permitted on a conditional basis.

(7) In the SD2 District, theaters, excluding concert cafés, not exceeding 150 fixed seats, are permitted on a by-right basis. Those exceeding 150 fixed seats may be permitted on a conditional basis.

Sec. 50-12-318. [RESERVED]**Sec. 50-12-321. Veterinary clinic for small animals.**

Veterinary clinics for small animals are subject to the following provisions:

(1) Kennel facilities shall be governed separately by Section 50-12-229 of this Code for commercial kennels.

(2) All facilities of a veterinary clinic, including all grooming areas, cages, pens, and kennels, shall be maintained within a completely enclosed, soundproof building.

(3) All veterinary clinics shall be designed and constructed in a manner that eliminates any emission of odor which is offensive to persons owning, occupying or patronizing properties adjacent to, or across an alley from, the use.

(4) No outdoor exercise run area may be located less than 50 feet from any land zoned R1, R2, R3, R4, R5, R6, or residential PD.

(5) In the R1, R2, R3, and R4 Districts, veterinary clinics for small animals are permissible only if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

(6) In the R5 and R6 Districts, veterinary clinics for small animals are exempt from all applicable use regulations that pertain specifically to such districts, as may be set forth in this section, if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

(7) In the SD1 District, veterinary clinics for small animals are permissible only if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

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

Printing and engraving shops are subject to the following provisions:

(1) In the SD1 District, a printing or engraving shop must not exceed 4,000 square feet and must utilize a minimum of 10 percent of the gross floor area as a retail store for the sale of the goods produced therein. This regulation may not be waived by the Board of Zoning Appeals.

(2) In the SD2 District, a printing or engraving shop is permissible on a by-right basis if it does not exceed 5,000 square

- j. Knit goods manufacturing.
- k. Leather goods manufacture or fabrication.

(3) In the SD1 and SD2 Districts, only the following types of low/medium-impact manufacturing or processing facilities are permissible, and any such facility must utilize a minimum of 10 percent of the gross floor area as a retail store for the sale of the goods produced on the premises:

- a. Art needlework.
- b. Canvas goods manufacture.
- c. Cigar or cigarette manufacture.
- d. Clock or watch manufacture.
- e. Coffee roasting.
- f. Door, sash, or trim manufacture.
- g. Draperies manufacture.
- h. Flag or banner manufacture.
- i. Glass blowing.
- j. Knit goods manufacturing.
- k. Leather goods manufacture or fabrication.

(4) In the SD1 District, low/medium-impact manufacturing or processing facilities must not exceed 4,000 square feet in gross floor area.

(5) In the SD2 District, low/medium-impact manufacturing or processing facilities must not exceed 5,000 square feet in gross floor area.

(6) In the MKT District, only the following types of low/medium-impact manufacturing or processing facilities are permissible:

- a. Coffee roasting; and
- b. Dog or cat food cannery or manufacture excluding rendering or the use of fish.

(7) The regulations set forth in this Section may not be modified or waived by the Board of Zoning Appeals.

Subdivision H. Other Uses—Urban Agriculture

In R1, R2, R3, R4, R5, and R6 Districts, aquaculture, aquaponics, and hydroponics are permissible only if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

Subdivision I. Other Uses—Miscellaneous

Sec. 50-12-414. Telecommunications building, private.

Private telecommunications buildings are subject to the following provision: In R1, R2, R3, R4, R5, and R6 Districts, private telecommunications buildings are permissible only if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code.

Secs. 50-12-415—50-12-430. Reserved.

DIVISION 4. PRINCIPAL USES AND STRUCTURES

Subdivision A. General Uses

Subdivision B. General Dimensional Standards for Residential Districts

Sec. 50-13-30. Lot coverage exception.

In the R1 and R2 Districts, the maximum lot coverage for multi-family dwellings developed through the adaptive reuse of eligible existing buildings, in accordance with Section 50-12-138 of this Code, is 75 percent.

Secs. 50-13-31—50-13-40. Reserved.

ARTICLE XIV. DEVELOPMENT STANDARDS

DIVISION 1. OFF-STREET PARKING, LOADING, AND ACCESS

Subdivision B. Off-Street Parking Schedule "A"

Sec. 50-14-33. Group living.

Off-street parking regulations for group living facilities are as follows:

Use Category	Specific Land Use	Off-Street Parking Spaces Required, Minimum. (References are to square feet of gross floor area unless otherwise indicated.)	Maximum Distance (feet)
Group Living	Adult foster care facility	1 space per each 4 persons based on maximum capacity as specified in state license	100
	Assisted living facility	0.50 per dwelling unit plus 1 per 2 employees	Same lot
	Convalescent, nursing, or rest home	1 per 4 beds	100
	Emergency shelter	1 per 2 employees	100
	Fraternity or sorority house; dormitory	1 per 3 beds	100
	Home for the aged	1 space per each 4 persons based on maximum capacity as specified in state license	100
	Religious residential facility	2 per rectory or parsonage; 1 per convent or monastery plus 1 for each 10 residents	Same lot
	Residential substance abuse facility	1 per 2 employees	100
	Rooming house	2 per 3 guestrooms or 1 per 4 residents, whichever is greater + 1 per dwelling unit	100
	Shelter for survivors of domestic violence	1 per 2 employees	100

Sec. 50-14-34. Household living.

Off-street parking regulations for household living are as follows:

Use Category	Specific Land Use	Off-Street Parking Spaces Required, Minimum. (References are to square feet of gross floor area unless otherwise indicated.)	Maximum Distance (feet)
Household Living	Loft and Multiple-family dwelling, in general	1.25 per dwelling unit; 0.75 per dwelling unit for multiple-family dwelling for the elderly as defined in Section 50-16-304; see also Section 50-14-74. On land zoned SD1 or SD2: 1.0 per dwelling unit. Where located within 0.50 miles of a bus rapid transit, street car/trolley or light rail line a high-frequency transit corridor in any zoning district, or within the Grand River/Lahser or Livernois/West McNichols Traditional Main Street Overlay Areas: 0.75 per dwelling unit.	100; except on land zoned SD1 or SD2: 1,320 where a "district approach" to parking as provided in Section 50-14-7(2)a., b., and c. has been recognized by the Planning and Development Department.
	Multiple-family dwelling, where located within 0.50 miles of a high-frequency transit corridor	0.75 per dwelling unit	1,320 where a "district approach" to parking as provided in Section 50-14-7(2)a., b., and c. has been recognized by the Planning and Development Department.
	Mobile home park	2 per dwelling unit	Same lot
	Single room occupancy housing (non-profit)	1 per 2 employees + 1 per 10 residents	100
	Single-family detached dwelling	2 per dwelling unit	Same lot
	Townhouse	1.5 per dwelling unit	100
	Two-family dwelling	1.5 per dwelling unit	Same lot

Sec. 50-14-35. Institutional living.

Off-street parking regulations for institutional living facilities are as follows:

Use Category	Specific Land Use	Off-Street Parking Spaces Required, Minimum. (References are to square feet of gross floor area unless otherwise indicated.)	Maximum Distance (feet)
Institutional Living	Boarding school	1 per 5 beds or as required for schools, whichever is greater	100
	Child caring institution	1 per 4 beds	100
	Penal or correctional institution	2 per 3 employees	Same lot
	Pre-release adjustment center	2 per 3 employees	500

Sec. 50-14-38. Community service.

Off-street parking regulations for community service facilities are as follows:

Use Category	Specific Land Use	Off-Street Parking Spaces Required, Minimum. (References are to square feet of gross floor area unless otherwise indicated.)	Maximum Distance (feet)
Community Service	Courthouse	15 per court room or 1 per 150 square feet, whichever is less	100
	Customs office	1 per 150 square feet	100
	Fire station	2 per 3 employees	100
	Police station	1 per 160 square feet	100
	Governmental service agency	1 per 150 square feet	100
	Neighborhood center, non-profit	1 per 100 square feet	100
	Substance abuse service facility	1 per 100 square feet	100
	All other	1 per 150 square feet	100

Sec. 50-14-41. Library.

Off-street parking regulations for library facilities are as follows:

Use Category	Specific Land Use	Off-Street Parking Spaces Required, Minimum. (References are to square feet of gross floor area unless otherwise indicated.)	Maximum Distance (feet)
Library	Library	1 per 400 square feet	100

Sec. 50-14-42. Museum.

Off-street parking regulations for museum facilities are as follows:

Use Category	Specific Land Use	Off-Street Parking Spaces Required, Minimum. (References are to square feet of gross floor area unless otherwise indicated.)	Maximum Distance (feet)
Museum	Museum or public aquarium	1 per 400 square feet	100

Sec. 50-14-45. Schools.

Off-street parking regulations for schools are as follows:

Use Category	Specific Land Use	Off-Street Parking Spaces Required, Minimum. (References are to square feet of gross floor area unless otherwise indicated.)	Maximum Distance (feet)
Schools	Educational institution	1 per each employee plus 1 for each 5 students based on the maximum number of students that can be accommodated at one time	500
	School (public or parochial elementary)	3 per 2 instructional rooms or 1 per 4 seats in main auditorium, whichever is greater	Same lot
	School (public or parochial junior high)	3 per 2 instructional rooms or 1 per 3 seats in main auditorium, whichever is greater	Same lot
	School (public or parochial senior high)	5 per instructional room or 1 per 2 seats in main auditorium, whichever is greater	Same lot
	All other	As required for most similar use type or Schedule C	

Sec. 50-14-52. Office.

Off-street parking regulations for offices are as follows:

Use Category	Specific Land Use	Off-Street Parking Spaces Required, Minimum. (References are to square feet of gross floor area unless otherwise indicated.)	Maximum Distance (feet)
Office	Medical or dental clinic, physical therapy clinic, or massage facility	1 per 200 square feet or 5 per doctor, dentist or therapist, whichever is greater	100
	Office, business or professional	1 per 400 square feet	100
	Radio or television station	2 per 3 employees + 1 per 4 (fixed or moveable) seats in studio having greatest seating capacity	100
	Recording studio or photo studio or video studio	2 per 3 employees + 1 per 4 (fixed or moveable) seats in studio having greatest seating capacity	100
	All other	1 per 400 square feet	100

Sec. 50-14-54. Public accommodation.

Off-street parking regulations for public accommodations are as follows:

Use Category	Specific Land Use	Off-Street Parking Spaces Required, Minimum. (References are to square feet of gross floor area unless otherwise indicated.)	Maximum Distance (feet)
Public Accommodation	Bed and breakfast inn	3 per 4 guestrooms + 2 per dwelling unit	
	Hotel or motel	3 per 4 guestrooms + 1 per dwelling unit	100
	Lodging house, public	2 per 3 employees	100
	Youth hostel/hostel	1 per 1 employee	100
	All other	3 per 4 guestrooms + 1 per dwelling unit	100

Sec. 50-14-55. Recreation and entertainment, indoor.

Off-street parking regulations for indoor recreation and entertainment facilities are as follows:

Subdivision D. Off-Street Loading

Sec. 50-14-111. Off-street loading schedule and exemptions.

(a) Off-street loading spaces shall be provided on the same zoning lot in accordance with the following schedule and with Subdivision J of this division. An open, adjacent alley may be credited toward one off-street loading space for retail, service, or commercial uses if access for loading into the building is available in the rear and the alley is not less than 18 feet wide.

(b) The following uses shall be exempt from off-street loading requirements: Docks (water-related facilities), light duty vehicle repair and light duty vehicle service establishments, and medium/heavy duty vehicle or equipment repair establishments.

(c) For uses established through the adaptive reuse of eligible existing buildings, in accordance with Section 50-12-138 of this Code, or through tactical preservation, in accordance with the administrative procedures authorized by Section 50-4-43 of this Code, the required loading is reduced by 50 percent and for uses requiring one off-street loading space, the required loading is reduced to zero spaces.

Subdivision F. Waivers and Alternative Parking Plans

Sec. 50-14-153. Waiver of off-street parking requirements for uses or buildings minimally deficient or in certain locations.

(a) *In general.* If the Buildings, Safety Engineering, and Environmental Department determines that:

(1) A building or use requires no variance or other action under the jurisdiction of the Board of Zoning Appeals, other than the parking deficiency; and

(2) The building or use can provide at least 80 percent of the required off-street parking spaces;

then, upon request of the petitioner and in conjunction with the Municipal Parking Department and the Department of Public Works Traffic Engineering Division, the Department may grant a waiver of the off-street parking requirements, not exceeding ten parking spaces or 20 percent of the required off-street parking requirement, whichever is less. Such waiver shall not be granted unless, in the judgment of the Buildings, Safety Engineering, and Environmental Department, with the sign-off of the Municipal Parking Department and the Department of Public Works Traffic Engineering Division, the waiver of the parking requirement for the building or use involved is not injurious to the adjacent or surrounding areas by creating or increasing traffic congestion or by disrupting traffic circulation, provided, that, in those instances where a building or use is subject to site plan review, the Planning and Development Department has sole authority to consider such waiver.

(b) *Traditional Main Street Overlay Areas.*

(1) *Applicability.* In addition to the parking waiver granted for buildings not exceeding 3,000 square feet per Section 50-14-7(a)(3) of this Code, in a Traditional Main Street Overlay Area identified in Section 50-11-382 of this Code, the Planning and Development Department may grant a waiver of the off-street parking requirements for the first 3,000 square feet of pedestrian-oriented retail, service, or commercial uses upon its determination that the waiver will not be injurious to the adjacent or surrounding areas by creating or increasing traffic congestion or by disrupting traffic circulation.

(2) *Eligibility.* In order to qualify for the waiver, the following criteria shall be met:

- a. The use must be listed in any of the following:
 - (i) Section 50-12-62 of this Code;
 - (ii) Section 50-12-69 of this Code, excluding motorcycle sales, rental, and service and any use with drive-up or drive-through facilities; and
 - (iii) Section 50-12-70 of this Code, excluding any use with drive-up or drive-through facilities.

b. New buildings must comply with all Traditional Main Street Overlay standards, as specified in Section 50-14-432 through Section 50-14-450 of this Code, except that within the East Warren and West Warren Traditional Main Street Overlay Areas and the portion of the Grand River/Lahser Traditional Main Street Overlay Area between Greenfield and Woodmont and between Evergreen and Lahser, and the Van Dyke Traditional Main Street Overlay Area, new uses in existing buildings may be eligible for this waiver if the building complies with only the following standards from Division 3, Subdivision C of this article:

(i) The front façade of the building must be located on the lot line facing the Traditional Main Street or set back a maximum of ten feet, in accordance with the standards in Section 50-14-432 of this Code.

(ii) The street level façade of the building must have a minimum of 60 percent transparency in accordance with the standards in Section 50-14-436 of this Code.

(iii) The building's active entry way must be located on the façade facing the Traditional Main Street, in accordance with the standards in Section 50-14-439 of this Code.

d. In the case where one building or development contains multiple retail, service, or commercial uses, the total number of spaces that may be waived for a building or development using this waiver shall not exceed 45 spaces.

(c) *SD1/SD2 Districts.* In addition to the parking waiver for buildings under 3,000 square feet per Section 50-14-7(a)(3) of this Code, in SD1 and SD2 Districts, the Planning and Development Department may grant a waiver of the off-street parking requirements for the first 3,000 square feet of pedestrian-oriented retail, service, or commercial uses upon its determination that the waiver will not be injurious to the adjacent or surrounding areas by creating or increasing traffic congestion or by disrupting traffic circulation. In the case where one building or development contains multiple retail, service, or commercial uses, the total number of spaces that may be waived for a building or development using this waiver shall not exceed 45 spaces.

(d) *Uses established through adaptive reuse or tactical preservation.* The required parking is reduced by 50 percent for uses established through the adaptive reuse of eligible existing buildings, in accordance with Section 50-12-138 of this Code, or through tactical preservation, in accordance with the administrative procedures authorized by Section 50-4-43 of this Code. Parking may be provided at a distance of up to 1,320 feet where a "district approach" to parking, as provided in Section 50-14-7(a)(2), has been recognized by the Planning and Development Department. The provisions of this section also apply to any new residential construction on the same zoning lot as a building formerly used for a public, civic, or institutional purpose.

(e) *Additional parking reductions and waivers.* Additional parking reductions and waivers are set forth in Section 50-14-7 and Section 50-14-163 of this Code.

ARTICLE XVI. RULES OF CONSTRUCTION AND DEFINITIONS

DIVISION 2. WORDS AND TERMS DEFINED

Subdivision P. Letter "S"

Sec. 50-16-381. Words and terms (Sa—Sd).

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

Term	Definition
Satellite television antenna	A device incorporating a reflective surface that is solid open mesh, or bar configured and is in the shape of a shallow dish, cone, horn, or cornucopia. Such device shall be used to transmit and/or receive radio or electromagnetic waves between terrestrially and/or orbitally based uses. This definition is meant to include but not be limited to what are commonly referred to as satellite earth stations, TVROs, and satellite microwave antennas.
Schools (use category)	Public or private schools at the primary, elementary, middle, junior high, or high school level that provide state-mandated basic education. Examples include public and private daytime (elementary, junior high and senior high) schools, and military academies. Charter schools are public schools. Preschools are classified as day care uses, provided, that a preschool "Head Start" program shall be considered as an accessory use where located on the premises of an operating school. (See also Section 50-12-512 of this Code.) Business and trade schools are classified as retail sales and service. Boarding schools are classified as institutional living uses.
Scrap metal recycling facility	A location where a business purchases ferrous or nonferrous metal that is intended for recycling or reuse. For zoning purposes, these facilities are regulated as junkyards.
Scrap processing facility	A location where machinery and equipment is used to process and manufacture iron, steel, nonferrous metals, paper, plastic, or glass into prepared grades of products suitable for consumption by recycling mills, foundries, and other scrap processors pursuant to the Section 3 of the Michigan Secondhand Dealer and Junk Dealers Act, being MCL 445.403 and in Section 3 of the Michigan Scrap Metal Regulatory Act, being MCL 445.423. For zoning purposes, these facilities are regulated as junkyards.
Scrap tire processing or recycling facility	The storing, buying, or otherwise acquiring scrap tires, and reducing their volume by shredding or otherwise facilitating recycling or resource recovery techniques for scrap tires.
Scrap tire storage facility	A premises used for the storage of scrap tires, whether indoors or outdoors, provided, that duly authorized retail tire dealerships may temporarily store only those scrap tires that are incidental and accessory to normal retail operations and are awaiting removal for disposal or processing.
Scrap tires	Scrap tires are continuous solid or pneumatic rubber coverings that were manufactured to encircle a wheel for use in the operation of any motorized vehicle and are no longer being used for their original intended purpose.
Screening	A method of reducing the impact of noise and/or unsightly visual intrusions with less offensive or more harmonious elements, such as plants, berms, opaque fences, walls, or any appropriate combination.

Subdivision Q. Letter "T"

Sec. 50-16-401. Words and terms (Ta—Tm).

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

Term	Definition
Tactical Preservation	A development strategy that enables the partial or incremental reuse of existing buildings through the review and approval process established by Buildings, Safety Engineering, and Environmental Department.
Telecommunications facility (use category)	All devices, equipment, machinery, structures or supporting elements necessary to produce nonionizing electromagnetic radiation within the range of frequencies from 100 KHz to 300 GHz and operating as a discrete unit to produce a signal or message. Facilities may be self-supporting, guyed, mounted on poles, other structures, light posts, power poles, or buildings. Facilities shall also include intertie and interconnection translators, connections from over-the-air to cable, fiber optic, or other landline transmission system. Examples include category A, B, C and D antennas. "Private telecommunications buildings" or "telecom hotel" is also included in this use category. Radio and television broadcast facilities for public/government utilities or public safety facilities are classified as basic utilities.
Theater	A building or part of a building devoted to showing motion pictures, or for dramatic, musical or live performances. A theater typically has fixed seating.
Tires, used: sales and/or service	A tire sales and/or service facility shall be deemed a "Used tire sales and/or service" facility, and not a retail store, when used tires comprise more than ten percent of the facility's inventory.

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

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

Section 4. This ordinance shall become effective on the eighth day after publication in accordance with Section 401(6) of the Michigan Zoning Enabling Act being MCL 125.3401(6), and Section 4-118(3) of the 2012 Detroit City Charter.

(J.C.C. Page :

October 7, 2025)

Passed: November 18, 2025

Approved: December 2, 2025

Published: December 15, 2025

Effective: December 23, 2025

JANICE M. WINFREY

City Clerk