SUMMARY

This Ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, to revise the published public notice requirements for consistency with the City Charter and State law; to remove the section regarding lapse of approval for Planned Developments; to allow lofts conditionally in R1 and R2 districts; to allow lofts and mixed residential-commercial development by-right in B2, B3, and B4 districts; to allow body art facilities conditionally in B2, B3, and SD1 districts, and by-right in B4, SD2, and SD4 districts; to allow brewpubs, microbreweries, small distilleries, and small wineries conditionally in B2 districts and by-right in B3, B4, B5, B6, M1, M2, M3, and M4 districts; to change the name of the use "kennel, commercial" to "animal care facility" and include animal shelters in such use; to allow miniature golf conditionally in SD1 and SD2 districts; to revise the definition of Gateway Radial Thoroughfare Overlay to include zoning districts other than B4; to add uses currently permitted in the R5 and R6 districts to the use table and update several additional sections for consistency; to add that crematories and pet crematories are allowed in PD districts with legislative approval; to remove the requirement for a neighborhood petition to establish a miniature golf course within 500 feet of a land zoned residential; to clarify that the prohibition of several uses in Gateway Radial Thoroughfare Overlay Areas is not waivable by the Board of Zoning Appeals; to clarify that brewpubs, microbreweries, small distilleries, and small wineries are not controlled uses; to clarify the allowability of food catering in SD2 districts; to clarify that the permissibility of additional height is based on the width of the right-of-way; to decrease the minimum parking required for miniature golf courses; to clarify that required loading space for a residential use can be located in an alley; to allow properties in Traditional Main Street Overlay Areas to use off-street parking in public parking lots toward satisfying their parking requirement; to add provisions requiring mechanical, electrical, and telecommunications equipment to be screened in residential districts; to add provisions regarding the thickness of metal panels; to add provisions regarding fiber cement and metal panels in Traditional Main Street Overly areas; to add a definition for "Animal care facility"; to revise the definition of "Family" to increase the number of unrelated persons qualifying as a family from two to four; to revise the definition of "Loft" to exclude accessory buildings; to broaden the definition of "Truck stop" to include additional accessory uses and not require fuel sales; and to correct inconsistencies in several sections:

by repealing Article III, *Review and Approval Procedures (Part 1)*, Division 4, *Planned Developments*, Section 50-3-98, *Lapse of approval*; and Article XII, *Use Regulations*, Division 3, *Specific Use Standards*, Subdivision C, *Retail, Service, and Commercial Uses; Generally (Amusement Park—Mortuary or Funeral Home)*, Section 50-12-229, *Kennel, commercial*, which is replaced by Section 50-12-211.1, *Animal care facility*;

by adding Article XII, *Use Regulations*, Division 3, *Specific Use Standards*, Subdivision C, *Retail, Service, and Commercial Uses; Generally*, *(Amusement Park—Mortuary or Funeral Home)*, Section 50-12-211.1, *Animal care facility*, Section 50-12-215.2, *Banquet facility*, Subdivision E, *Retail, Service, and Commercial Uses; Generally, (Motor Vehicles—Youth Hostels/Hostels)*, Section 50-12-306.2, *Radio, television, or household appliance repair shop*, and Section 50-12-326, *Smoking lounge, cigar*; and

by amending Article III, *Review and Approval Procedures (Part 1)*, Division 1, *General Provisions*, Section 50-3-10, *Notices; published (newspaper) notice*; Article IV, *Review and Approval Procedures (Part 2)*, Division 6, *Variances and Administrative Adjustments*, Section 50-4-131, *Permitted dimensional variances*; Article VIII, *Residential Zoning Districts*, Division 2, *R1 Single-Family Residential District*, Section 50-8-20, *Conditional residential uses*, Section 50-8-22, *Conditional retail, service, and commercial uses*, Division 3, *R2 Two-Family Residential District*, Section 50-8-50, *Conditional residential uses*, Section 50-8-52, *Conditional retail, service, and commercial uses*, Division 4, *R3 Low Density Residential District*, Section 50-8-82, *Conditional retail, service, and commercial uses*, Division 5, *R4 Thoroughfare Residential District*, Section 50-8-112, *Conditional retail, service, and commercial uses*, Division 6, *R5 Medium Density Residential District*, Section 50-8-142, *Conditional retail, service, and commercial uses*, Division 7, *R6 High Density Residential District*, Section 50-8-166, *By-right retail, service, and commercial uses*, Section 50-8-172, *Conditional retail, service, and commercial uses*; Article IX, *Business Zoning Districts*, Division 3, *B2 Local Business and Residential District*, Section 50-9-44, *By-right residential uses*, Section 50-9-46, *By-right retail, service, and commercial uses*, Section 50-9-50, *Conditional residential uses*, Section 50-9-52, *Conditional retail, service, and commercial uses*, Division 4, *B3 Shopping District*, Section 50-9-74, *By-right residential uses*, Section 50-9-76, *By-right retail, service, and commercial uses*, Section 50-9-80, *Conditional residential uses*, Section 50-9-82, *Conditional retail, service, and commercial uses*, Division 5, *B4 General Business District*, Section 50-9-104, *By-right residential uses*, Section 50-9-106, *By-right retail, service, and commercial uses*, Section 50-9-110, *Conditional residential uses*, Section 50-9-112, *Conditional retail, service, and commercial uses*, Division 6, *B5 Major Business District*, Section 50-9-136, *By-right retail, service, and commercial uses*, Section 50-9-142, *Conditional retail, service, and commercial uses*, Division 7, *B6 General Services District*, Section 50-9-166, *By-right retail, service, and commercial uses*, Section 50-9-172, *Conditional retail, service, and commercial uses*; Article X, *Industrial Zoning Districts*, Division 2, *M1 Limited Industrial District*, Section 50-10-16, *By-right retail, service, and commercial uses*, Section 50-10-22, *Conditional retail, service, and commercial uses*, Division 3, *M2 Restricted Industrial District*, Section 50-10-46, *By-right retail, service, and commercial uses*, Section 50-10-52, *Conditional retail, service, and commercial uses*, Division 4, *M3 General Industrial District*, Section 50-10-76, *By-right retail, service, and commercial uses*, Section 50-10-82, *Conditional retail, service, and commercial uses*, Division 5, *M4 Intensive Industrial District*, Section 50-10-106, *By-right retail, service, and commercial uses*, Section 50-10-112, *Conditional retail, service, and commercial uses*; Article XI, *Special Purpose Zoning Districts and Overlay Areas*, Division 6, *TM Transitional-Industrial District*, Section 50-11-116, *By-right retail, service, and commercial uses*, Division 10, *SD1–Special Development District, Small-Scale, Mixed-Use*, Section 50-11-242, *Conditional retail, service, and commercial uses*, Division 11, *SD2–Special Development District, Mixed-Use*, Section 50-11-266, *By-right retail, service, and commercial uses*, Section 50-11-272, *Conditional retail, service, and commercial uses*, Division 12, *SD4–Special Development District, Riverfront Mixed-Use*, Section 50-11-292, *By-right retail, service, and commercial uses*, Division 14, *Overlay Areas*, Subdivision A, *Gateway Radial Thoroughfare Overlay Areas*, Section 50-11-361, *Description*; Article XII, *Use Regulations*, Division 1, *Use Tables*, Subdivision B, *Residential Uses*, Section 50-12-21, *Group living*, Section 50-12-22, *Household living*, Subdivision D, *Retail, Service, and Commercial Uses*, Section 50-12-61, *Assembly*, Section 50-12-62, *Food and beverage service*, Section 50-12-63, *Office*, Section 50-12-64, *Parking, commercial*, Section 50-12-66, *Recreation/entertainment, indoor*,

Section 50-12-67, *Recreation/entertainment, outdoor*, 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*, Division 2, *General Use Standards*, Section 50-12-123, *GRT (Gateway Radial Thoroughfare)*, Section 50-12-125, *P (petition)*, Section 50-12-131, *Retail, service, and commercial uses—spacing*, Division 3, *Specific Use Standards*, Subdivision A, *Residential Uses*, Section 50-12-156, *Emergency shelter*, Section 50-12-159, *Lofts; residential uses combined in structures with permitted commercial or industrial uses*, Section 50-12-163, *Pre-release adjustment centers*, Subdivision B, *Public, Civic, and Institutional Uses*, Section 50-12-191, *Substance abuse service facility*, Subdivision C, *Retail, Service, and Commercial Uses; Generally (Amusement Park—Mortuary or Funeral Home)*, Section 50-12-212, *Animal-grooming shop*, Section 50-12-213.1, *Art gallery*, Section 50-12-214, *Assembly hall*, Section 50-12-215, *Bake shop*, Section 50-12-215.1, *Bank, without drive-up or drive-through facilities*, Section 50-12-215.2, *Barber or beauty shop*, which is relocated to Section 50-12-215.3, Section 50-12-216.1, *Body art facility*, Section 50-12-217, *Brewpub or microbrewery or small distillery or small winery*, Section 50-12-217.1, *Business college or commercial trade school*, Section 50-12-220, *Dry cleaning, laundry, or laundromat*, Section 50-12-221, *Establishment for the sale of beer or alcoholic liquor for consumption on the premises*, Section 50-12-226, *Go-cart track*, Section 50-12-227, *Golf course (miniature)*, which is renamed to *Golf course, miniature*, Section 50-12-235, *Nail salons*, Subdivision E, *Retail, Service, and Commercial Uses; Generally (Motor Vehicles—Youth Hostels/Hostels)*, Section 50-12-296, *Motor vehicle washing and steam cleaning*, Section 50-12-298, *Office, business or professional*, Section 50-12-299, *Parking lots or parking areas*, Section 50-12-302, *Pawnshops*, Section 50-12-303, *Pet shops*, Section 50-12-304, *Precious metal and gem dealers*, Section 50-12-307, *Rebound tumbling centers*, Section 50-12-307.1, *Recording studio or photo studio or video studio, no assembly hall*, Section 50-12-308, *Recreation, indoor commercial and health club; recreation, outdoor commercial*, Section 50-12-309, *Rental halls*, 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 to *Schools or studios of dance, gymnastics, music, art, or cooking*, Section 50-12-313.1, *Shoe repair shop*, Section 50-12-316, *Taxicab dispatch and/or storage facilities*, Section 50-12-320, *Used goods dealers; precious metal and gem dealers*, Section 50-12-321, *Veterinary clinic for small animals*, 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 50-12-336, *Food catering establishments*, Section 50-12-348, *Research or testing laboratories*, Section 50-12-351, *Tool, die, and gauge manufacturing*, Section 50-12-358, *Wholesaling, warehousing, storage buildings, or public storage facilities*; Article XIII, *Intensity and Dimensional Standards*, Division 1, *Tables of Intensity and Dimensional Standards*, Subdivision D, *General Dimensional Standards for Business Districts*, Section 50-13-63, *B3 and B4 District height limitations*; Article XIV, *Development Standards*, Division 1, *Off-Street Parking, Loading, and Access*, Subdivision A, *In General*, Section 50-14-7, *Off-street parking exemptions, reductions, and allowances*, Subdivision B, *Off-Street Parking Schedule "A"*, Section 50-14-49, *Retail, service, and commercial uses located on land zoned SD1 or SD2*, which is renamed to *Retail, service, and commercial uses located in specific areas*, Section 50-14-56, *Recreation, outdoor*, Section 50-14-58, *Retail sales and service (sales-oriented)*, which is renamed to *Retail sales and service, sales-oriented*, Section 50-14-59, *Retail sales and service (service-oriented)*, which is renamed to *Retail sales and service,*

service-oriented, Section 50-14-60, *Vehicle repair and service*, which is renamed to *Vehicle sales, repair, and service*, Subdivision D, *Off-Street Loading*, Section 50-14-111, *Off-street loading schedule and exemptions*, Division 3, *Architectural and Site Design Standards*, Subdivision A, *Residential Development*, Section 50-14-398, *Other residential development standards*, Subdivision B, *Non-Residential Development*, Section 50-14-414, *Quality of materials*, Subdivision C, *Traditional Main Street Overlay Areas*, Section 50-14-440, *Building design standards—Materials*, which is renamed to *Building design standards–materials*; Article XVI, *Rules of Construction and Definitions*, Division 2, *Words and Terms Defined*, Subdivision B, *Letter "A"*, Section 50-16-113, *Words and terms (An—As)*, Subdivision G, *Letter "F"*, Section 50-16-201, *Words and terms (Fa—Fg)*, Subdivision H, *Letter "G"*, Section 50-16-221, *Words and terms (Ga—Gm)*, Subdivision K, *Letters "K" Through "L"*, Section 50-16-281, *Words and terms (Ka—Kz)*, Section 50-16-284, *Words and terms (Ln—Lz)*, Subdivision O, *Letters "Q" Through "R"*, Section 50-16-362, *Words and terms (Red—Rm)*, Subdivision Q, *Letter "T"*, Section 50-16-402, *Words and terms (Tn—Tz)*; Appendix A, *Assignment of Specific Use Types to General Use Categories*, Division 1, *Letter "A."*, Division 7, *Letter "G."*, Division 11, *Letter "K."*, and Division 19, *Letter "S"*, which is renamed to *Letter "S."*.

BY COUNCIL MEMBER _____:

AN ORDINANCE to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, to revise the published public notice requirements for consistency with the City Charter and State law; to remove the section regarding lapse of approval for Planned Developments; to allow lofts conditionally in R1 and R2 districts; to allow lofts and mixed residential-commercial development by-right in B2, B3, and B4 districts; to allow body art facilities conditionally in B2, B3, and SD1 districts, and by-right in B4, SD2, and SD4 districts; to allow brewpubs, microbreweries, small distilleries, and small wineries conditionally in B2 districts and by-right in B3, B4, B5, B6, M1, M2, M3, and M4 districts; to change the name of the use "kennel, commercial" to "animal care facility" and include animal shelters in such use; to allow miniature golf conditionally in SD1 and SD2 districts; to revise the definition of Gateway Radial Thoroughfare Overlay to include zoning districts other than B4; to add uses currently permitted in the R5 and R6 districts to the use table and update several additional sections for consistency; to add that crematories and pet crematories are allowed in PD districts with legislative approval; to remove the requirement for a neighborhood petition to establish a miniature golf course within 500 feet of a land zoned residential; to clarify that the prohibition of several uses in Gateway Radial Thoroughfare Overlay Areas is not waivable by the Board of Zoning Appeals; to clarify that brewpubs, microbreweries, small distilleries, and small wineries are not controlled uses; to clarify the allowability of food catering in SD2 districts; to clarify that the permissibility of additional height is based on the width of the right-of-way; to decrease the minimum parking required for miniature golf courses; to clarify that required loading space for a residential use can be located in an alley; to allow properties in Traditional Main Street Overlay Areas to use off-street parking in public parking lots toward satisfying their parking requirement; to add provisions requiring mechanical, electrical, and telecommunications

equipment to be screened in residential districts; to add provisions regarding the thickness of metal panels; to add provisions regarding fiber cement and metal panels in Traditional Main Street Overly areas; to add a definition for "Animal care facility"; to revise the definition of "Family" to increase the number of unrelated persons qualifying as a family from two to four; to revise the definition of "Loft" to exclude accessory buildings; to broaden the definition of "Truck stop" to include additional accessory uses and not require fuel sales; and to correct inconsistencies in several sections: by repealing Article III, *Review and Approval Procedures (Part 1)*, Division 4, *Planned Developments*, Section 50-3-98, *Lapse of approval*; and Article XII, *Use Regulations*, Division 3, *Specific Use Standards*, Subdivision C, *Retail, Service, and Commercial Uses; Generally (Amusement Park—Mortuary or Funeral Home)*, Section 50-12-229, *Kennel, commercial*, which is replaced by Section 50-12-211.1, *Animal care facility*; by adding Article XII, *Use Regulations*, Division 3, *Specific Use Standards*, Subdivision C, *Retail, Service, and Commercial Uses; Generally*, *(Amusement Park—Mortuary or Funeral Home)*, Section 50-12-211.1, *Animal care facility*, Section 50-12-215.2, *Banquet facility*, Subdivision E, *Retail, Service, and Commercial Uses; Generally, (Motor Vehicles—Youth Hostels/Hostels)*, Section 50-12-306.2, *Radio, television, or household appliance repair shop*, and Section 50-12-326, *Smoking lounge, cigar*; and by amending Article III, *Review and Approval Procedures (Part 1)*, Division 1, *General Provisions*, Section 50-3-10, *Notices; published (newspaper) notice*; Article IV, *Review and Approval Procedures (Part 2)*, Division 6, *Variances and Administrative Adjustments*, Section 50-4-131, *Permitted dimensional variances*; Article VIII, *Residential Zoning Districts*, Division 2, *R1 Single-Family Residential District*, Section 50-8-20, *Conditional residential uses*, Section 50-8-22, *Conditional retail, service, and commercial uses*, Division 3, *R2 Two-Family Residential District*, Section 50-8-50, *Conditional residential uses*, Section 50-8-52,

Conditional retail, service, and commercial uses, Division 4, *R3 Low Density Residential District*, Section 50-8-82, *Conditional retail, service, and commercial uses*, Division 5, *R4 Thoroughfare Residential District*, Section 50-8-112, *Conditional retail, service, and commercial uses*, Division 6, *R5 Medium Density Residential District*, Section 50-8-142, *Conditional retail, service, and commercial uses*, Division 7, *R6 High Density Residential District*, Section 50-8-166, *By-right retail, service, and commercial uses*, Section 50-8-172, *Conditional retail, service, and commercial uses*; Article IX, *Business Zoning Districts*, Division 3, *B2 Local Business and Residential District*, Section 50-9-44, *By-right residential uses*, Section 50-9-46, *By-right retail, service, and commercial uses*, Section 50-9-50, *Conditional residential uses*, Section 50-9-52, *Conditional retail, service, and commercial uses*, Division 4, *B3 Shopping District*, Section 50-9-74, *By-right residential uses*, Section 50-9-76, *By-right retail, service, and commercial uses*, Section 50-9-80, *Conditional residential uses*, Section 50-9-82, *Conditional retail, service, and commercial uses*, Division 5, *B4 General Business District*, Section 50-9-104, *By-right residential uses*, Section 50-9-106, *By-right retail, service, and commercial uses*, Section 50-9-110, *Conditional residential uses*, Section 50-9-112, *Conditional retail, service, and commercial uses*, Division 6, *B5 Major Business District*, Section 50-9-136, *By-right retail, service, and commercial uses*, Section 50-9-142, *Conditional retail, service, and commercial uses*, Division 7, *B6 General Services District*, Section 50-9-166, *By-right retail, service, and commercial uses*, Section 50-9-172, *Conditional retail, service, and commercial uses*; Article X, *Industrial Zoning Districts*, Division 2, *M1 Limited Industrial District*, Section 50-10-16, *By-right retail, service, and commercial uses*, Section 50-10-22, *Conditional retail, service, and commercial uses*, Division 3, *M2 Restricted Industrial District*, Section 50-10-46, *By-right retail, service, and commercial uses*, Section 50-10-52, *Conditional retail, service, and commercial uses*, Division 4, *M3 General*

Industrial District, Section 50-10-76, *By-right retail, service, and commercial uses*, Section 50-10-82, *Conditional retail, service, and commercial uses*, Division 5, *M4 Intensive Industrial District*, Section 50-10-106, *By-right retail, service, and commercial uses*, Section 50-10-112, *Conditional retail, service, and commercial uses*; Article XI, *Special Purpose Zoning Districts and Overlay Areas*, Division 6, *TM Transitional-Industrial District*, Section 50-11-116, *By-right retail, service, and commercial uses*, Division 10, *SD1–Special Development District, Small-Scale, Mixed-Use*, Section 50-11-242, *Conditional retail, service, and commercial uses*, Division 11, *SD2–Special Development District, Mixed-Use*, Section 50-11-266, *By-right retail, service, and commercial uses*, Section 50-11-272, *Conditional retail, service, and commercial uses*, Division 12, *SD4–Special Development District, Riverfront Mixed-Use*, Section 50-11-292, *By-right retail, service, and commercial uses*, Division 14, *Overlay Areas*, Subdivision A, *Gateway Radial Thoroughfare Overlay Areas*, Section 50-11-361, *Description*; Article XII, *Use Regulations*, Division 1, *Use Tables*, Subdivision B, *Residential Uses*, Section 50-12-21, *Group living*, Section 50-12-22, *Household living*, Subdivision D, *Retail, Service, and Commercial Uses*, Section 50-12-61, *Assembly*, Section 50-12-62, *Food and beverage service*, Section 50-12-63, *Office*, Section 50-12-64, *Parking, commercial*, Section 50-12-66, *Recreation/entertainment, indoor*, Section 50-12-67, *Recreation/entertainment, outdoor*, 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*, Division 2, *General Use Standards*, Section 50-12-123, *GRT (Gateway Radial Thoroughfare)*, Section 50-12-125, *P (petition)*, Section 50-12-131, *Retail, service, and commercial uses—spacing*, Division 3, *Specific Use Standards*, Subdivision A, *Residential Uses*, Section 50-12-156, *Emergency shelter*, Section 50-12-159, *Lofts; residential uses combined in structures with permitted commercial or industrial*

uses, Section 50-12-163, *Pre-release adjustment centers*, Subdivision B, *Public, Civic, and Institutional Uses*, Section 50-12-191, *Substance abuse service facility*, Subdivision C, *Retail, Service, and Commercial Uses; Generally (Amusement Park—Mortuary or Funeral Home)*, Section 50-12-212, *Animal-grooming shop*, Section 50-12-213.1, *Art gallery*, Section 50-12-214, *Assembly hall*, Section 50-12-215, *Bake shop*, Section 50-12-215.1, *Bank, without drive-up or drive-through facilities*, Section 50-12-215.2, *Barber or beauty shop*, which is relocated to Section 50-12-215.3, Section 50-12-216.1, *Body art facility*, Section 50-12-217, *Brewpub or microbrewery or small distillery or small winery*, Section 50-12-217.1, *Business college or commercial trade school*, Section 50-12-220, *Dry cleaning, laundry, or laundromat*, Section 50-12-221, *Establishment for the sale of beer or alcoholic liquor for consumption on the premises*, Section 50-12-226, *Go-cart track*, Section 50-12-227, *Golf course (miniature)*, which is renamed to *Golf course, miniature*, Section 50-12-235, *Nail salons*, Subdivision E, *Retail, Service, and Commercial Uses; Generally (Motor Vehicles—Youth Hostels/Hostels)*, Section 50-12-296, *Motor vehicle washing and steam cleaning*, Section 50-12-298, *Office, business or professional*, Section 50-12-299, *Parking lots or parking areas*, Section 50-12-302, *Pawnshops*, Section 50-12-303, *Pet shops*, Section 50-12-304, *Precious metal and gem dealers*, Section 50-12-307, *Rebound tumbling centers*, Section 50-12-307.1, *Recording studio or photo studio or video studio, no assembly hall*, Section 50-12-308, *Recreation, indoor commercial and health club; recreation, outdoor commercial*, Section 50-12-309, *Rental halls*, 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 to *Schools or studios of dance, gymnastics, music, art, or cooking*, Section 50-12-313.1, *Shoe repair shop*, Section 50-12-316, *Taxicab dispatch and/or storage facilities*, Section 50-12-320, *Used goods dealers; precious metal and*

gem dealers, Section 50-12-321, *Veterinary clinic for small animals*, 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 50-12-336, *Food catering establishments*, Section 50-12-348, *Research or testing laboratories*, Section 50-12-351, *Tool, die, and gauge manufacturing*, Section 50-12-358, *Wholesaling, warehousing, storage buildings, or public storage facilities*; Article XIII, *Intensity and Dimensional Standards*, Division 1, *Tables of Intensity and Dimensional Standards*, Subdivision D, *General Dimensional Standards for Business Districts*, Section 50-13-63, *B3 and B4 District height limitations*; Article XIV, *Development Standards*, Division 1, *Off-Street Parking, Loading, and Access*, Subdivision A, *In General*, Section 50-14-7, *Off-street parking exemptions, reductions, and allowances*, Subdivision B, *Off-Street Parking Schedule "A"*, Section 50-14-49, *Retail, service, and commercial uses located on land zoned SD1 or SD2*, which is renamed to *Retail, service, and commercial uses located in specific areas*, Section 50-14-56, *Recreation, outdoor*, Section 50-14-58, *Retail sales and service (sales-oriented)*, which is renamed to *Retail sales and service, sales-oriented*, Section 50-14-59, *Retail sales and service (service-oriented)*, which is renamed to *Retail sales and service, service-oriented*, Section 50-14-60, *Vehicle repair and service*, which is renamed to *Vehicle sales, repair, and service*, Subdivision D, *Off-Street Loading*, Section 50-14-111, *Off-street loading schedule and exemptions*, Division 3, *Architectural and Site Design Standards*, Subdivision A, *Residential Development*, Section 50-14-398, *Other residential development standards*, Subdivision B, *Non-Residential Development*, Section 50-14-414, *Quality of materials*, Subdivision C, *Traditional Main Street Overlay Areas*, Section 50-14-440, *Building design standards—Materials*, which is renamed to *Building design standards–materials*; Article XVI,

Rules of Construction and Definitions, Division 2, *Words and Terms Defined*, Subdivision B, *Letter "A"*, Section 50-16-113, *Words and terms (An—As)*, Subdivision G, *Letter "F"*, Section 50-16-201, *Words and terms (Fa—Fg)*, Subdivision H, *Letter "G"*, Section 50-16-221, *Words and terms (Ga—Gm)*, Subdivision K, *Letters "K" Through "L"*, Section 50-16-281, *Words and terms (Ka—Kz)*, Section 50-16-284, *Words and terms (Ln—Lz)*, Subdivision O, *Letters "Q" Through "R"*, Section 50-16-362, *Words and terms (Red—Rm)*, Subdivision Q, *Letter "T"*, Section 50-16-402, *Words and terms (Tn—Tz)*; Appendix A, *Assignment of Specific Use Types to General Use Categories*, Division 1, *Letter "A."*, Division 7, *Letter "G."*, Division 11, *Letter "K."*, and Division 19, *Letter "S"*, which is renamed to *Letter "S."*.

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 III, Division 4, Section 50-3-98; Article XII, Division 3, Subdivision C, Section 50-12-229; by adding Article XII, Division 3, Subdivision C, Section 50-12-211.1, Section 50-12-215.2, Subdivision E, Section 50-12-306.2, and Section 50-12-326; and by amending Article III, Division 1, Section 50-3-10; Article IV, Division 6, Section 50-4-131; Article VIII, Division 2, Section 50-8-20, Section 50-8-22, Division 3, Section 50-8-50, Section 50-8-52, Division 4, Section 50-8-82, Division 5, Section 50-8-112, Division 6, Section 50-8-142, Division 7, Section 50-8-166, Section 50-8-172; Article IX, Division 3, Section 50-9-44, Section 50-9-46, Section 50-9-50, Section 50-9-52, Division 4, Section 50-9-74, Section 50-9-76, Section 50-9-80, Section 50-9-82, Division 5, Section 50-9-104, Section 50-9-106, Section 50-9-110, Section 50-9-112, Division 6, Section 50-9-136, Section 50-9-142, Division 7, Section 50-9-166, Section 50-9-172; Article X, Division 2, Section 50-10-16, Section 50-10-22, Division 3, Section 50-10-46, Section 50-10-52,

Division 4, Section 50-10-76, Section 50-10-82, Division 5, Section 50-10-106, Section 50-10-112; Article XI, Division 6, Section 50-11-116, Division 10, Section 50-11-242, Division 11, Section 50-11-266, Section 50-11-272, Division 12, Section 50-11-292, Division 14, Subdivision A, Section 50-11-361; Article XII, Division 1, Subdivision B, Section 50-12-21, Section 50-12-22, Subdivision D, Section 50-12-61, Section 50-12-62, Section 50-12-63, Section 50-12-64, Section 50-12-66, Section 50-12-67, Section 50-12-69, Section 50-12-70, Subdivision E, Section 50-12-81, Division 2, Section 50-12-123, Section 50-12-125, Section 50-12-131, Division 3, Subdivision A, Section 50-12-156, Section 50-12-159, Section 50-12-163, Subdivision B, Section 50-12-191,Subdivision C, Section 50-12-212, Section 50-12-213.1, Section 50-12-214, Section 50-12-215, Section 50-12-215.1, Section 50-12-215.2, Section 50-12-216.1, Section 50-12-217, Section 50-12-217.1, Section 50-12-220, Section 50-12-221, Section 50-12-226, Section 50-12-227, Section 50-12-235, Subdivision E, Section 50-12-296, Section 50-12-298, Section 50-12-299, Section 50-12-302, Section 50-12-303, Section 50-12-304, Section 50-12-307, Section 50-12-307.1, Section 50-12-308, Section 50-12-309, Section 50-12-310, Section 50-12-311, Section 50-12-313, Section 50-12-313.1, Section 50-12-316, Section 50-12-320, Section 50-12-321, Section 50-12-323, Section 50-12-324, Subdivision F, Section 50-12-336, Section 50-12-348, Section 50-12-351, Section 50-12-358; Article XIII, Division 1, Subdivision D, Section 50-13-63; Article XIV, Division 1, Subdivision A, Section 50-14-7, Subdivision B, Section 50-14-49, Section 50-14-56, Section 50-14-58, Section 50-14-59, Section 50-14-60, Subdivision D, Section 50-14-111, Division 3, Subdivision A, Section 50-14-398, Subdivision B, Section 50-14-414, Subdivision C, Section 50-14-440; Article XVI, Division 2, Subdivision B, Section 50-16-113, Subdivision G, Section 50-16-201, Subdivision H, Section 50-16-221, Subdivision K, Section 50-16-281, Section 50-16-284, Subdivision O, Section 50-16-362,

Subdivision Q, Section 50-16-402; Appendix A, Division 1, Division 7, Division 11, and Division 19, as follows:

CHAPTER 50. ZONING

ARTICLE III. REVIEW AND APPROVAL PROCEDURES (PART 1)

DIVISION 1. GENERAL PROVISIONS

Sec. 50-3-10. Notices; published (newspaper) notice.

Where the provisions of this chapter require that notice be published, the agency responsible for giving notice shall ensure that it is published in a newspaper of general circulation within the City. The notice shall be published not less than 15 days before the date of a public hearing~~:~~.

~~(1) At least 15 days prior to a public hearing being held before the Buildings, Safety Engineering, and Environmental Department; or~~

~~(2) At least 15 days prior to a public hearing being held before the Board of Zoning Appeals; or~~

~~(3) At least 15 days prior to a public hearing being held before the City Planning Commission; or~~

~~(4) At least five days prior to a public hearing being held before the City Council in accordance with Section 4-115(2) of the Charter.~~

DIVISION 4. PLANNED DEVELOPMENTS

Sec. 50-3-98. ~~Lapse of approval.~~ [RESERVED]

~~The authorization for a planned development shall lapse and be of no further effect:~~

~~(1) Upon the abandonment of a particular project that is approved under this division; or~~

~~(2) Three years from the effective date of approval of a planned development where the planned development has not been completed; or~~

~~(3) Upon the expiration of any extension of time that is granted by the City Planning Commission.~~

~~Where one of these conditions exists, the City Council shall act to rezone the property to the zoning district classification which existed immediately prior to the time of rezoning to planned development, or to another zoning district classification as deemed appropriate.~~

ARTICLE IV. REVIEW AND APPROVAL PROCEDURES (PART 2)

DIVISION 6. VARIANCES AND ADMINISTRATIVE ADJUSTMENTS

Sec. 50-4-131. Permitted dimensional variances.

The Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of the Buildings, Safety Engineering, and Environmental Department's ~~ten~~ 10 percent administrative adjustments as provided for in ~~(see~~ Section 50-2-21(9) of this Code~~)~~. Said dimensional variances may be granted in any of the following ~~seven~~ instances based on the approval criteria of Section 50-4-121 of this Code~~, except as may be limited or restricted by other provisions of this chapter~~:

(1) *Location or amount of off-street parking.* For a variance from the required location of off-street parking facilities or the amount of off-street parking facilities required, or both, where, after investigation by the Board, it is found that such modification is necessary to secure an appropriate development of a specific parcel of land, provided, that any such modification will not be inconsistent with other requirements and general purpose of this chapter~~; or~~.

(2) *Loading spaces.* For a variance of the loading space provisions of Article XIV, Division 1, Subdivision D~~,~~ of this chapter where, after investigation by the Board, it is ascertained that the volume of vehicular service will not require complete compliance with said provisions, or that variance will not cause undue interference with the public use of the streets or alleys or imperil public safety, and where the requested variance will not be inconsistent with the spirit and purpose of this chapter~~; or~~.

(3) *Height requirements in airport overlay zones.* For a variance of the height requirements, as specified in the airport overlay zones "A," "B," or "AA," after obtaining and giving due consideration to a report and favorable recommendation from the Airport Department regarding its interests in the matter under consideration, provided, that said modification variance will not be injurious to contiguous or neighboring properties, or contrary to the spirit and intent of this chapter~~; or~~.

(4) *General dimensional standards.* For a variance of the minimum lot area, minimum lot width, minimum setbacks, maximum height ~~(~~except as provided in Section ~~50-13-157~~ 50-13-158 of this Code for the SD4 District~~)~~, maximum lot coverage, recreational space ratio (RSR), maximum floor area ratio (FAR) ~~(~~except as provided in Section ~~50-13-157~~ 50-13-158 of this Code for the SD4 District~~)~~, bulk, or cubical content as specified in Article XIII of this chapter, except for antennas~~,~~ and other similar structures, the dimensional variances or adjustments of which are provided for in this chapter, provided:

a. That the open space needs of the potential occupants are adequately served; and

b. That said facility complies with all appropriate federal and state statutes, Wayne County Code of Ordinances, this Code, and their accompanying regulations that control or regulate such use, including all applicable standards of this chapter~~; or~~.

(5) *Antenna limitations.* For a variance of the dimensional limitations of antennas as provided for in Article XII, Division 3, Subdivision G~~,~~ of this chapter.

ARTICLE VIII. RESIDENTIAL ZONING DISTRICTS

DIVISION 2. R1 SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 50-8-20. Conditional residential uses.

Conditional residential uses in the R1 Single-Family Residential District are as follows:

(1) Assisted living facility, subject to Section 50-12-152 of this Code.

(2) Boarding school and dormitory, subject to Section 50-12-153 of this Code.

(3) Child caring institution, subject to Section 50-12-154 of this Code.

(4) Convalescent, nursing, or rest home, subject to Section 50-12-155 of this Code.

(5) Loft~~, subject to Section 50-12-159 of this Code~~.

(6) Multiple-family dwelling, subject to Section 50-12-162 of this Code.

(7) Religious residential facilities.

(8) Townhouse, subject to Section 50-12-167 of this Code.

Sec. 50-8-22. Conditional retail, service, and commercial uses.

Conditional retail, service, and commercial uses in the R1 Single-Family 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 50-12-215.3 of this Code.

(6) Bed and breakfast inn, subject to Section 50-12-216 of this Code.

(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) Medical or dental clinic, physical therapy clinic, or massage facility, subject to Section 50-12-232 of this Code.

(13) Nail salon, subject to Section 50-12-235 of this Code.

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

(15) Parking lots or parking areas for operable private passenger vehicles.

(16) Printing or engraving shops, subject to Section 50-12-323 of this Code.

(17) Radio or television station, subject to Section 50-12-306.1 of this Code.

(18) Recording studio or photo studio or video studio, no assembly hall, subject to Section 50-12-307.1 of this Code.

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

(20) Restaurant, fast-food, without drive-up or drive-through facilities, subject to Section 50-12-310 of this Code.

(21) Restaurant, standard, without drive-up or drive-through facilities, subject to Section 50-12-311 of this Code.

(22) School or studio of dance, gymnastics, music, art, or cooking, subject to Section 50-12-313 of this Code.

(23) Shoe repair shop, subject to Section 50-12-313.1 of this Code.

(24) 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.

(25) Theater and concert café, excluding drive-in theaters, subject to Section 50-12-317 of this Code.

(26) Veterinary clinic for small animals, subject to Section 50-12-321 of this Code.

(27) Youth hostel/hostel, subject to Section 50-12-322 of this Code.

DIVISION 3. R2 TWO-FAMILY RESIDENTIAL DISTRICT

Sec. 50-8-50. Conditional residential uses.

Conditional residential uses in the R2 Two-Family Residential District are as follows:

(1) Assisted living facility, subject to Section 50-12-152 of this Code.

(2) Boarding school and dormitory, subject to Section 50-12-153 of this Code.

(3) Child caring institution, subject to Section 50-12-154 of this Code.

(4) Convalescent, nursing, or rest home, subject to Section 50-12-155 of this Code.

(5) Loft~~, subject to Section 50-12-159 of this Code~~.

(6) Multiple-family dwelling, ~~which has not more than eight dwelling units~~ subject to Section 50-12-162 of this Code.

(7) Townhouses ~~with a maximum of eight in any group of attached townhouses~~ subject to Section 50-12-167 of this Code.

(8) Religious residential facilities.

Sec. 50-8-52. Conditional retail, service, and commercial uses.

Conditional retail, service, and commercial uses in the R2 Two-Family 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 50-12-215.3 of this Code.

(6) Bed and breakfast inn, subject to Section 50-12-216 of this Code.

(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) Medical or dental clinic, physical therapy clinic, or massage facility, subject to Section 50-12-232 of this Code.

(13) Nail salon, subject to Section 50-12-235 of this Code.

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

(15) Parking lots or parking areas for operable private passenger vehicles.

(16) Printing or engraving shops, subject to Section 50-12-323 of this Code.

(17) Radio or television station, subject to Section 50-12-306.1 of this Code.

(18) Recording studio or photo studio or video studio, no assembly hall, subject to Section 50-12-307.1 of this Code.

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

(20) Restaurant, fast-food, without drive-up or drive-through facilities, subject to Section 50-12-310 of this Code.

(21) Restaurant, standard, without drive-up or drive-through facilities, subject to Section 50-12-311 of this Code.

(22) School or studio of dance, gymnastics, music, art, or cooking, subject to Section 50-12-313 of this Code.

(23) Shoe repair shop, subject to Section 50-12-313.1 of this Code.

(24) 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.

(25) Theater and concert café, excluding drive-in theaters, subject to Section 50-12-317 of this Code.

(26) Veterinary clinic for small animals, subject to Section 50-12-321 of this Code.

(27) Youth hostel/hostel, subject to Section 50-12-322 of this Code.

DIVISION 4. R3 LOW DENSITY RESIDENTIAL DISTRICT

Sec. 50-8-82. Conditional retail, service, and commercial uses.

Conditional retail, service, and commercial uses in the R3 Low Density 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 50-12-215.3 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) Medical or dental clinic, physical therapy clinic, or massage facility, subject to Section 50-12-232 of this Code.

(13) Nail salon, subject to Section 50-12-235 of this Code.

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

(15) Parking lots or parking areas for operable private passenger vehicles.

(16) Printing or engraving shops, subject to Section 50-12-323 of this Code.

(17) Radio or television station, subject to Section 50-12-306.1 of this Code.

(18) Recording studio or photo studio or video studio, no assembly hall, subject to Section 50-12-307.1 of this Code.

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

(20) Restaurant, fast-food, without drive-up or drive-through facilities, subject to Section 50-12-310 of this Code.

(21) Restaurant, standard, without drive-up or drive-through facilities, subject to Section 50-12-311 of this Code.

(22) School or studio of dance, gymnastics, music, art, or cooking, subject to Section 50-12-313 of this Code.

(23) Shoe repair shop, subject to Section 50-12-313.1 of this Code.

(24) 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.

(25) Theater and concert café, excluding drive-in theaters, subject to Section 50-12-317 of this Code.

(26) Veterinary clinic for small animals, subject to Section 50-12-321 of this Code.

(27) Youth hostel/hostel.

DIVISION 5. R4 THOROUGHFARE RESIDENTIAL DISTRICT

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 50-12-215.3 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.

DIVISION 6. R5 MEDIUM DENSITY RESIDENTIAL DISTRICT

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

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

(1) 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) Assembly hall, subject to Section 50-12-214 of this Code.

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

(5) Bake shop, retail, subject to Section 50-12-215 of this Code.

(6) Bank, without drive-up or drive-through facilities, subject to Section 50-12-215.1 of this Code.

(7) Banquet facility, subject to Section 50-12-215.2 of this Code.

(8) Barber or beauty shop, subject to Section 50-12-215.3 of this Code.

(9) Bed and breakfast inn.

(10) Body art facility, subject to Section 50-12-216.1 of this Code.

(11) Brewpub or microbrewery or small distillery or small winery, subject to Section 50-12-217 of this Code.

(12) Dry cleaning, laundry, or laundromat, subject to Section 50-12-220 of this Code.

(13) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, subject to Section 50-12-221 of this Code.

(14) Hotel.

(15) Motel.

(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) Parking structure.

(19) Pet shop, subject to Section 50-12-303 of this Code.

(20) Printing or engraving shops, subject to Section 50-12-323 of this Code.

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

(22) Radio or television station, subject to Section 50-12-306.1 of this Code.

(23) Radio, television, or household appliance repair shop, subject to Section 50-12-306.2 of this Code.

(24) Recording studio or photo studio or video studio, no assembly hall, subject to Section 50-12-307.1 of this Code.

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

(26) Rental hall, subject to Section 50-12-309 of this Code.

(27) Restaurant, carry-out, without drive-up or drive-through facilities, subject to Section 50-12-310 of this Code.

(28) Restaurant, fast-food, without drive-up or drive-through facilities, subject to Section 50-12-310 of this Code.

(29) Restaurant, standard, without drive-up or drive-through facilities, subject to Section 50-12-311 of this Code.

(30) Retail sales and personal service in multiple-residential structures, ~~as provided for in~~ subject to Section 50-12-312 of this Code.

(31) School or studio of dance, gymnastics, music, art or cooking, subject to Section 50-12-313 of this Code.

(32) Shoe repair shop, subject to Section 50-12-313.1 of this Code.

(33) Smoking lounge, cigar, subject to Section 50-12-326 of this Code.

(34) 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.

(35) Theater and concert café, excluding drive-in theaters, subject to Section 50-12-317 of this Code.

(36) Veterinary clinic for small animals, subject to Section 50-12-321 of this Code.

(37) Youth hostel/hostel.

~~(9) 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.~~

~~(10) The following uses, occupying not more than 3,000 square feet of gross floor area and not having drive-up or drive-through facilities, where located in a building constructed prior to January 1, 2017, and located on a zoning lot farther than one-half mile from a high-frequency transit corridor, 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.~~

DIVISION 7. R6 HIGH DENSITY RESIDENTIAL DISTRICT

Sec. 50-8-166. By-right retail, service, and commercial uses.

By-right retail, service, and commercial uses ~~with~~in the R6 High Density Residential District are as follows:

(1) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, subject to Section 50-12-221 of this Code.

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

(3) Parking lots or parking areas for operable private passenger vehicles.

(4) Retail sales and personal service in multiple-residential structures ~~as provided for in~~ , subject to Section 50-12-312 of this Code.

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

(4) Bake shop, retail, subject to Section 50-12-215 of this Code.

(5) Bank, without drive-up or drive-through facilities, subject to Section 50-12-215.1 of this Code.

(6) Barber or beauty shop, subject to Section 50-12-215.3 of this Code.

(7) Bed and breakfast inn.

(8) Body art facility, subject to Section 50-12-216.1 of this Code.

(9) Brewpub or microbrewery or small distillery or small winery, subject to Section 50-12-217 of this Code.

(10) Business college or commercial trade school, other than truck driving school, subject to Section 50-12-217.1 of this Code.

(11) Dry cleaning, laundry, or laundromat, subject to Section 50-12-220 of this Code.

(12) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, subject to Section 50-12-221 of this Code.

(13) Hotel.

(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) Parking structure.

(18) Printing or engraving shops, subject to Section 50-12-323 of this Code.

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

(20) Radio or television station, subject to Section 50-12-306.1 of this Code.

(21) Radio, television, or household appliance repair shop, subject to Section 50-12-306.2 of this Code.

(22) Recording studio or photo studio or video studio, no assembly hall, subject to Section 50-12-307.1 of this Code.

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

(24) Restaurant, carry-out, without drive-up or drive-through facilities, subject to Section 50-12-310 of this Code.

(25) Restaurant, fast-food, without drive-up or drive-through facilities, subject to Section 50-12-310 of this Code.

(26) Restaurant, standard, without drive-up or drive-through facilities, subject to Section 50-12-311 of this Code.

(27) School or studio of dance, gymnastics, music, art or cooking, subject to Section 50-12-313 of this Code.

(28) Shoe repair shop, subject to Section 50-12-313.1 of this Code.

(29) 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.

(30) Theater and concert café, excluding drive-in theaters, subject to Section 50-12-317 of this Code.

(31) Veterinary clinic for small animals, subject to Section 50-12-321 of this Code.

(32) 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 shops.~~

~~j. Radio, television, or household appliance repair shop.~~

~~k. Restaurants of any type, as each is defined in Section 50-16-362 of this Code, without beer or alcoholic liquor for consumption on the premises.~~

~~l. School or studio of dance, gymnastics, music, art, or cooking.~~

~~m. Tattoo and/or piercing parlor.~~

~~n. Veterinary clinic for small animals.~~

ARTICLE IX. BUSINESS ZONING DISTRICTS

DIVISION 3. B2 LOCAL BUSINESS AND RESIDENTIAL DISTRICT

Sec. 50-9-44. By-right residential uses.

By-right residential uses in the B2 Local Business and Residential District are as follows:

(1) Adult foster care facility.

(2) Assisted living facility.

(3) Boarding school and dormitory.

(4) Child caring institution.

(5) Convalescent, nursing, or rest home.

(6) Home for the aged.

(7) Loft~~, subject to Section 50-12-159 of this Code~~.

(8) Religious residential facilities.

(9) Residential use combined in structures with permitted commercial uses, subject to Section 50-12-159 of this Code.

(10) Residential use combined in structures with permitted commercial or industrial uses, subject to Section 50-12-159 of this Code.

(11) Shelter for survivors of domestic violence.

Sec. 50-9-46. By-right retail, service, and commercial uses.

By-right retail, service, and commercial uses in the B2 Local Business and Residential District are as follows:

(1) Animal-grooming shop.

(2) Art gallery.

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

(4) Bake shop, retail.

(5) Bank without drive-up or drive-through facilities.

(6) Barber or beauty shop.

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

(8) Dry cleaning, laundry, or laundromat.

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

(10) Nail salon.

(11) Office, business or professional.

(12) Parking lots or parking areas for operable private passenger vehicles, subject to Section 50-12-299 of this Code.

(13) Parking structure.

(14) Pet shop.

(15) Radio, television, or household appliance repair shop, except such use is not permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare.

(16) Recreation, indoor commercial and health club not exceeding 10,000 square feet of gross floor area.

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

(18) Restaurant, standard, without drive-up or drive-through facilities and without the sale of beer or alcoholic liquor for consumption on the premises.

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

(20) Retail sales and personal service in multiple-residential structures ~~as provided for in~~ , subject to Section 50-12-312 of this Code.

(21) School or studio of dance, gymnastics, music, art, or cooking.

(22) Shoe repair shop.

(23) Smoking lounge, cigar.

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

(25) Veterinary clinic for small animals.

Sec. 50-9-50. Conditional residential uses.

Conditional residential uses in the B2 Local Business and Residential District are as follows:

(1) Fraternity or sorority house.

~~(2) Loft, subject to Section 50-12-159 of this Code.~~

(2) Multiple-family dwelling.

(3) Pre-release adjustment center, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.

(4) Residential substance abuse service facility.

~~(6) Residential use, combined in structures with permitted commercial uses, subject to Section 50-12-159 of this Code.~~

(5) Rooming house.

(6) Single-family detached dwelling.

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

(8) Townhouse.

(9) Two-family dwelling.

Sec. 50-9-52. Conditional retail, service, and commercial uses.

Conditional retail, service, and commercial uses in the B2 Local Business and Residential District are as follows:

(1) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone, with drive-up or drive-through facilities.

(2) Bank with drive-up or drive-through facilities.

(3) Banquet facility.

(4) Bed and breakfast inn.

(5) Body art facility.

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

(7) Cabaret, subject to Section 50-12-218 of this Code.

(8) Customer service center with drive-up or drive-through facilities.

(9) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, subject to Section 50-12-221 of this Code.

(10) Financial services center.

(11) Food stamp distribution center.

(12) Hotel.

(13) Mortuary or funeral home.

(14) Motel.

(15) Parking lots or parking areas for operable private passenger vehicles, subject to Section 50-12-299 of this Code.

(16) Plasma donation center, except such use is not permitted on any zoning lot abutting Gateway Radial Thoroughfare.

(17) Printing or engraving shops with building size not exceeding 6,000 square feet.

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

(19) Radio or television station.

(20) Recording studio or photo studio or video studio, no assembly hall.

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

(22) Restaurant, standard, with the sale of beer or alcoholic liquor for consumption on the premises and without drive-up or drive-through facilities, subject to Section 50-12-311 of this Code.

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

(24) Youth hostel/hostel.

DIVISION 4. B3 SHOPPING DISTRICT

Sec. 50-9-74. By-right residential uses.

By-right residential uses in the B3 Shopping District are as follows:

(1) Loft.

(2) Residential use combined in structures with permitted commercial uses.

(3) Residential use combined in structures with permitted commercial or industrial uses, subject to Section 50-12-159 of this Code.

~~(2) Loft, subject to Section 50-12-159 of this Code.~~

Sec. 50-9-76. By-right retail, service, and commercial uses.

By-right retail, service, and commercial uses in the B3 Shopping District are as follows:

(1) Animal-grooming shop.

(2) Art gallery.

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

(4) Bake shop, retail.

(5) Bank without drive-up or drive-through facilities.

(6) Barber or beauty shop.

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

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

(9) Dry cleaning, laundry, or laundromat.

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

(11) Nail salon.

(12) Office, business or professional.

(13) Parking lots or parking areas for operable private passenger vehicles.

(14) Parking structure.

(15) Pet shop.

(16) Radio, television, or household appliance repair shop~~, except such use is not permitted on any zoning lot abutting a designated Gateway Radial Throughfare~~.

(17) Recreation, indoor commercial and health club.

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

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

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

(21) School or studio of dance, gymnastics, music, art, or cooking.

(22) Shoe repair shop.

(23) Smoking lounge, cigar.

(24) 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.

(25) Theater and concert café, excluding drive-in theaters.

(26) Veterinary clinic for small animals.

Sec. 50-9-80. Conditional residential uses.

Conditional residential uses in the B3 Shopping District are as follows:

~~(1) Loft, subject to Section 50-12-159 of this Code.~~

~~(2)~~ Religious residential facilities.

~~(3) Residential use combined in structures with permitted commercial uses, subject to Section 50-12-159 of this Code.~~

Sec. 50-9-82. Conditional retail, service, and commercial uses.

Conditional retail, service, and commercial uses in the B3 Shopping District are as follows:

(1) Arcade.

(2) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone, with drive-up or drive-through facilities.

(3) Bank with drive-up or drive-through facilities.

(4) Banquet facility.

(5) Body art facility.

(6) Business college or commercial trade school.

~~(6) Brewpub or microbrewery or small distillery or small winery, subject to Section 50-12-217 of this Code.~~

(7) Cabaret.

(8) Customer service center with drive-up or drive-through facilities.

(9) Dance hall, public.

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

(11) Financial services center.

(12) Firearms dealership.

(13) Firearms target practice range, indoor.

(14) Food stamp distribution center.

(15) Hotel.

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

(17) Motel.

(18) Motor vehicle filling station, subject to Article XII, Division 3, Subdivision D of this Chapter.

(19) Motor vehicles, new, salesroom or sales lot.

(20) Plasma donation center.

(21) Pool hall.

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

(23) Restaurant, carry-out with drive-up or drive-through facilities.

(24) Restaurant, fast-food with or without drive-up or drive-through facilities.

(25) Restaurant, standard, subject to Section 50-12-311 of this Code.

(26) Smoking lounge, other.

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

(28) Tobacco retail store.

DIVISION 5. B4 GENERAL BUSINESS DISTRICT

Sec. 50-9-104. By-right residential uses.

By-right residential uses ~~with~~in the B4 General Business District are as follows:

(1) Assisted living facility.

(2) Boarding school and dormitory.

(3) Child caring institution.

(4) Convalescent, nursing, or rest home.

(5) Lofts~~, subject to Section 50-12-159 of this Code~~.

(6) Religious residential facilities.

(7) Residential use combined in structures with permitted commercial uses.

(8) Residential use combined in structures with permitted commercial ~~and~~ or industrial uses, subject to Section 50-12-159 of this Code.

(9) Shelter for survivors of domestic violence.

Sec. 50-9-106. By-right retail, service, and commercial uses.

By-right retail, service, and commercial uses in the B4 General Business District are as follows:

(1) Animal-grooming shop.

(2) Art gallery.

(3) Assembly hall.

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

(5) Bake shop, retail.

(6) Bank without drive-up or drive-through facilities.

(7) Barber or beauty shop.

(8) Body art facility.

(9) Brewpub or microbrewery or small distillery or small winery~~, inside the Central Business District~~.

(10) Business college or commercial trade school.

(11) Cabaret, inside the Central Business District.

(12) Commissary.

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

(14) Dance hall, public, inside the Central Business District.

(15) Dry cleaning, laundry, or laundromat.

(16) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, inside the Central Business District.

(17) Hotel, inside the Central Business District.

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

(19) Mortuary or funeral home.

(20) Motor vehicles, new, salesroom or sales lot.

(21) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor vehicles.

(22) Nail salon.

(23) Office, business or professional.

(24) Parking lots or parking areas for operable private passenger vehicles, subject to Section 50-12-299 of this Code.

(25) Parking structure.

(26) Pet shop.

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

(28) Radio or television station.

(29) Radio, television, or household appliance repair shop, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.

(30) Recreation, indoor commercial and health club.

(31) Recording studio or photo studio or video studio, no assembly hall.

(32) Restaurant, carry-out, without drive-up or drive-through facilities, except such use is prohibited on any zoning lot abutting the Woodward Avenue Gateway Radial

Thoroughfare where not located in a multi-story building and integrated into a mixed-use or multi-tenant development.

(33) Restaurant, fast-food, without drive-up or drive-through facilities, where located in a multi-story building and integrated into a mixed use or multi-tenant development.

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

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

(36) Retail sales and personal service in multiple-residential structures, subject to Section 50-12-312 of this Code.

(37) School or studio of dance, gymnastics, music, art, or cooking.

(38) Shoe repair shop.

(39) Smoking lounge, cigar.

(40) 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.

(41) Veterinary clinic for small animals.

Sec. 50-9-110. Conditional residential uses.

Conditional residential uses in the B4 General Business District are as follows:

(1) Emergency shelter, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare.

(2) Fraternity or sorority house.

~~(3) Loft, subject to Section 50-12-159 of this Code.~~

(3) Multiple-family dwelling.

(4) Pre-release adjustment center, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare.

(5) Residential substance abuse service facility.

~~(7) Residential use combined in structures with permitted commercial uses, subject to Section 50-12-159 of this Code.~~

(6) Rooming house.

(7) Single-family detached dwelling.

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

(9) Townhouse.

(10) Two-family dwelling.

Sec. 50-9-112. Conditional retail, service, and commercial uses.

Conditional retail, service, and commercial uses in the B4 General Business District are as follows:

(1) Amusement park.

(2) Animal care facility.

(3) Arcade.

(4) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone, with drive-up or drive-through facilities.

(5) Bank with drive-up or drive-through facilities.

(6) Banquet facility.

(7) Bed and breakfast inn.

~~(7) Body art facility.~~

~~(8) Brewpub or microbrewery or small distillery or small winery, outside the Central Business District.~~

(8) Cabaret, outside the Central Business District.

(9) Customer service center with drive-up or drive-through facilities.

(10) Dance hall, public, outside the Central Business District.

(11) Employee recruitment center.

(12) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, outside the Central Business District.

(13) Financial services center.

(14) Firearms dealership.

(15) Firearms target practice range, indoor.

(16) Food stamp distribution center.

(17) Go-cart track, subject to Section 50-11-364 of this Code.

(18) Golf course, miniature.

(19) Hotel, outside the Central Business District.

~~(21) Kennel, commercial.~~

(20) Light duty vehicle service establishment.

(21) Lodging house, public.

(22) Motel.

(23) Motor vehicle filling station.

(24) Motor vehicle washing and steam cleaning, subject to Section 50-11-364 of this Code.

(25) Motorcycles, retail sales, rental or service.

(26) Outdoor commercial recreation, not otherwise specified.

(27) Parking lots or parking areas for operable private passenger vehicles, subject to Section 50-12-299 of this Code.

(28) Pawnshop, subject to Section 50-11-364 of this Code.

(29) Plasma donation center, subject to Section 50-11-364 of this Code.

(30) Pool hall.

(31) Precious metal and gem dealer, subject to Section 50-11-364 of this Code.

(32) Printing or engraving shops.

(33) Rebound tumbling center, subject to Section 50-11-364 of this Code.

(34) Rental hall.

(35) Restaurant, carry-out, with drive-up or drive-through facilities, subject to Section 50-11-364 of this Code.

(36) Restaurant, fast-food, with drive-up or drive-through facilities, subject to Section 50-11-364 of this Code.

(37) Restaurant, fast-food, without drive-up or drive-through facilities, subject to Section 50-11-364 of this Code.

(38) Restaurant, standard, subject to Section 50-12-311 of this Code.

(39) Smoking lounge, other.

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

(41) Taxicab dispatch and/or storage facility, subject to Section 50-11-364 of this Code.

(42) Theater and concert café, excluding drive-in theaters.

(43) Tobacco retail store.

(44) Trailer coaches or boat sale or rental, open air display, subject to Section 50-11-364 of this Code.

(45) Trailers, utility—sales, rental or service; moving truck/trailer rental lots.

(46) Used goods dealer, subject to Section 50-11-364 of this Code.

(47) Youth hostel/hostel.

DIVISION 6. B5 MAJOR BUSINESS DISTRICT

Sec. 50-9-136. By-right retail, service, and commercial uses.

By-right retail, service, and commercial uses ~~with~~in the B5 Major Business District are as follows:

(1) Animal-grooming shop.

(2) Art gallery.

(3) Assembly hall.

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

(5) Bake shop, retail.

(6) Bank without drive-up or drive-through facilities.

(7) Banquet facility.

(8) Barber or beauty shop.

(9) Body art facility.

(10) Brewpub or microbrewery or small distillery or small winery~~, inside the Central Business District~~.

(11) Business college or commercial trade school.

(12) Cabaret, inside the Central Business District.

(13) Commissary.

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

(15) Dance hall, public, inside the Central Business District.

(16) Dry cleaning, laundry, or laundromat.

(17) Employee recruitment center.

(18) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, inside the Central Business District.

(19) Financial services center without drive-up or drive-through facilities.

(20) Food stamp distribution center without drive-up or drive-through facilities.

(21) Hotel, inside the Central Business District.

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

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

(24) Motor vehicles, new, salesroom or sales lot.

(25) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor vehicles.

(26) Nail salon.

(27) Office, business or professional.

(28) Parking lots or parking areas for operable private passenger vehicles.

(29) Parking structure having ground floor commercial space or other space oriented to pedestrian traffic.

(30) Pet shop.

(31) Pool hall.

(32) Printing or engraving shops.

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

(34) Radio or television station.

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

(36) Recording studio or photo studio or video studio, no assembly hall.

(37) Recreation, indoor commercial and health club.

(38) Rental hall.

(39) Restaurant, carry-out ~~and~~ or fast-food, without drive-up or drive-through facilities, subject to Section 50-12-310~~(7)~~ of this Code.

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

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

(42) Retail sales and personal service in multiple-residential structures, subject to Section 50-12-312 of this Code.

(43) School or studio of dance, gymnastics, music, art, or cooking.

(44) Shoe repair shop.

(45) Smoking lounge, cigar.

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

(47) Theater and concert café, excluding drive-in theaters.

(48) Tobacco retail store.

(49) Veterinary clinic for small animals.

Sec. 50-9-142. Conditional retail, service, and commercial uses.

Conditional retail, service, and commercial uses ~~with~~in the B5 Major Business District are as follows:

(1) Arcade.

(2) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone, with drive-up or drive-through facilities.

~~(3) Brewpub or microbrewery or small distillery or small winery, outside the Central Business District.~~

(3) Cabaret, outside the Central Business District.

(4) Dance hall, public, outside the Central Business District.

(5) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, outside the Central Business District.

(6) Firearms dealership.

(7) Firearms target practice range, indoor.

(8) Hotel, outside the Central Business District.

(9) Lodging house, public.

(10) Motel.

(11) Motor vehicle filling station.

(12) Motor vehicle washing and steam cleaning.

(13) Parking structure not having ground floor commercial space or other space oriented to pedestrian traffic.

(14) Plasma donation center.

(15) Precious metal and gem dealer.

(16) Restaurant, carry-out or fast-food, with drive-up or drive-through facilities, subject to Section 50-12-310 of this Code.

(17) Restaurant, standard, with drive-up or drive-through facilities, subject to Section 50-12-311 of this Code.

(18) Smoking lounge, other.

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

(20) Stores of a generally recognized retail nature whose primary business is the sale of new merchandise with drive-up or drive-through facilities.

(21) Taxicab dispatch and/or storage facility.

(22) Used goods dealer.

(23) Youth hostel/hostel.

DIVISION 7. B6 GENERAL SERVICES DISTRICT

Sec. 50-9-166. By-right retail, service, and commercial uses.

By-right retail, service, and commercial uses ~~with~~in the B6 General Services District are as follows:

(1) Animal care facility.

(2) Art gallery.

(3) Assembly hall.

(4) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone.

(5) Bake shop, retail.

(6) Bank.

(7) Banquet facility.

(8) Barber or beauty shop.

(9) Body art facility.

(10) Brewpub or microbrewery or small distillery or small winery~~, inside the Central Business District~~.

(11) Business college or commercial trade school.

(12) Cabaret, inside the Central Business District.

(13) Commissary.

(14) Customer service center.

(15) Dance hall, public, inside the Central Business District.

(16) Dry cleaning, laundry, or laundromat.

(17) Employee recruitment center.

(18) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, inside the Central Business District.

(19) Financial services center.

(20) Food stamp distribution center.

(21) Hotel, inside the Central Business District.

~~(21) Kennel, commercial.~~

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

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

(24) Motor vehicle filling station, subject to Section 50-12-252~~(2)~~ of this Code.

(25) Motor vehicle washing and steam cleaning.

(26) Motor vehicles, new, salesroom or sales lot.

(27) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor vehicles.

(28) Nail salon.

(29) Office, business or professional.

(30) Parking lots or parking areas for operable private passenger vehicles.

(31) Parking structure.

(32) Pet shop.

(33) Pool hall.

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

(35) Produce or food markets, wholesale.

(36) Radio or television station.

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

(38) Recording studio or photo studio or video studio, no assembly hall.

(39) Recreation, indoor commercial and health club.

(40) Rental hall.

(41) Restaurant, carry-out or fast-food.

(42) Restaurant, standard, subject to Section 50-12-311 of this Code.

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

(44) Shoe repair shop.

(45) Smoking lounge, cigar.

(46) Storage or killing of poultry or small game for direct, retail sale on the premises or for wholesale trade.

(47) 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.

(48) Taxicab dispatch and/or storage facility.

(49) Tobacco retail store.

(50) Trailer coaches or boat sale or rental, open air display.

(51) Trailers, utility—sales, rental or service; moving truck/trailer rental lots.

Sec. 50-9-172. Conditional retail, service, and commercial uses.

Conditional retail, service, and commercial uses ~~with~~in the B6 General Services District are as follows:

(1) Amusement park.

(2) Arcade.

~~(3) Brewpub or microbrewery or small distillery or small winery, outside the Central Business District.~~

(3) Cabaret, outside the Central Business District.

(4) Dance hall, public, outside the Central Business District.

(5) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, outside the Central Business District.

(6) Firearms dealership.

(7) Firearms target practice range, indoor.

(8) Hotel, outside the Central Business District.

(9) Light duty vehicle service establishment.

(10) Motel.

(11) Motor vehicle filling station other than as provided for in Section 50-12-252(2) of this Code.

(12) Outdoor commercial recreation, not otherwise specified.

(13) Plasma donation center.

(14) Precious metal and gem dealer.

(15) Smoking lounge, other.

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

(17) Used goods dealer.

ARTICLE X. INDUSTRIAL ZONING DISTRICTS

DIVISION 2. M1 LIMITED INDUSTRIAL DISTRICT

Sec. 50-10-16. By-right retail, service, and commercial uses.

By-right ~~residential~~ retail, service, and commercial uses ~~with~~in the M1 Limited Industrial District are as follows:

(1) Animal care facility.

(2) Animal-grooming shop.

(3) Arcade.

(4) Art gallery.

(5) Assembly hall.

(6) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone.

(7) Bake shop, retail.

(8) Bank without drive-up or drive-through facilities.

(9) Banquet facility.

(10) Barber or beauty shop.

(11) Body art facility.

(12) Brewpub or microbrewery or small distillery or small winery~~, subject to Section 50-12-217 of this Code~~.

(13) Business college or commercial trade school.

(14) Commissary.

(15) Customer service center.

(16) Dry cleaning, laundry, or laundromat.

(17) Employee recruitment center.

(18) Financial services center without drive-up or drive-through facilities.

(19) Food stamp distribution center.

(20) Go-cart track.

(21) Golf course, miniature.

~~(21) Kennel, commercial.~~

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

(23) Mortuary or funeral home.

(24) Motor vehicle filling station, subject to Article XII, Division 3, Subdivision D~~,~~ of this chapter.

(25) Motor vehicle washing and steam cleaning.

(26) Motor vehicles, new, salesroom or sales lot.

(27) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor vehicles.

(28) Nail salon.

(29) Office, business or professional.

(30) Parking lots or parking areas for operable private passenger vehicles.

(31) Parking structure.

(32) Pet shop.

(33) Pool hall.

(34) Precious metal and gem dealer.

(35) Printing or engraving shops.

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

(37) Produce or food markets, wholesale.

(38) Radio or television station.

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

(40) Rebound tumbling center.

(41) Recording studio or photo studio or video studio, no assembly hall.

(42) Recreation, indoor commercial and health club.

(43) Rental hall.

(44) Restaurant, standard, subject to Section 50-12-311 of this Code.

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

(46) School or studio of dance, gymnastics, music, art, or cooking.

(47) Shoe repair shop.

(48) 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.

(49) Taxicab dispatch and/or storage facility.

(50) Theater and concert café, excluding drive-in theaters.

(51) Trailer coaches or boat sale or rental, open air display.

(52) Trailers, utility—sales, rental or service; moving truck/trailer rental lots.

(53) Used goods dealer.

(54) Veterinary clinic for small animals.

Sec. 50-10-22. Conditional retail, service, and commercial uses.

Conditional retail, service, and commercial uses ~~with~~in the M1 Limited Industrial District are as follows:

(1) Amusement park.

(2) Bank with drive-up or drive-through facilities.

~~(3) Brewpub or microbrewery or small distillery or small winery, subject to Section 50-12-217(3) of this Code.~~

(3) Cabaret.

(4) Dance hall, public.

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

(6) Financial services center with drive-up or drive-through facilities.

(7) Firearms dealership.

(8) Firearms target practice range, indoor.

(9) Hotel.

(10) Light duty vehicle service establishment.

(11) Motel.

(12) Motor vehicle filling station other than as provided for in Section 50-12-252(2) of this Code.

(13) Motorcycles, retail sales, rental or service.

(14) Outdoor commercial recreation, not otherwise specified.

(15) Pawnshop.

(16) Plasma donation center.

(17) Restaurant, carry-out or fast-food.

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

DIVISION 3. M2 RESTRICTED INDUSTRIAL DISTRICT

Sec. 50-10-46. By-right retail, service, and commercial uses.

By-right retail, service, and commercial uses ~~with~~in the M2 Restricted Industrial District are as follows:

(1) Animal care facility.

(2) Animal-grooming shop.

(3) Arcade.

(4) Art gallery.

(5) Assembly hall.

(6) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone.

(7) Bake shop, retail.

(8) Bank.

(9) Banquet facility.

(10) Barber or beauty shop.

(11) Body art facility.

(12) Brewpub or microbrewery or small distillery or small winery~~, subject to Section 50-12-217 of this Code~~.

(13) Business college or commercial trade school.

(14) Commissary.

(15) Customer service center.

(16) Dry cleaning, laundry, or laundromat.

(17) Employee recruitment center.

(18) Financial services center.

(19) Food stamp distribution center.

(20) Go-cart track.

(21) Golf course, miniature.

~~(21) Kennel, commercial.~~

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

(23) Mortuary or funeral home.

(24) Motor vehicle filling station, subject to Article XII, Division 3, Subdivision D~~,~~ of this chapter.

(25) Motor vehicle washing and steam cleaning.

(26) Motor vehicles, new, salesroom or sales lot.

(27) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor vehicles.

(28) Motorcycles, retail sales, rental or service.

(29) Nail salon.

(30) Office, business or professional.

(31) Parking lots or parking areas for operable private passenger vehicles.

(32) Parking structure.

(33) Pet shop.

(34) Pool hall.

(35) Precious metal and gem dealer.

(36) Printing or engraving shops.

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

(38) Produce or food markets, wholesale.

(39) Radio or television station.

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

(41) Rebound tumbling center.

(42) Recording studio or photo studio or video studio, no assembly hall.

(43) Recreation, indoor commercial and health club.

(44) Rental hall.

(45) Restaurant, carry-out or fast-food with or without drive-up or drive-through facilities.

(46) Restaurant, standard, subject to Section 50-12-311 of this Code.

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

(48) School or studio of dance, gymnastics, music, art, or cooking.

(49) Shoe repair shop.

(50) 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.

(51) Taxicab dispatch and/or storage facility.

(52) Theater and concert café, excluding drive-in theaters.

(53) Trailer coaches or boat sale or rental, open air display.

(54) Trailers, utility—sales, rental, or service; moving truck/trailer rental lots.

(55) Used goods dealer.

(56) Veterinary clinic for small animals.

Sec. 50-10-52. Conditional retail, service, and commercial uses.

Conditional retail, service, and commercial uses ~~with~~in the M2 Restricted Industrial District are as follows:

(1) Amusement park.

~~(2) Brewpub or microbrewery or small distillery or small winery, subject to Section 50-12-217(3) of this Code.~~

(2) Cabaret.

(3) Dance hall, public.

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

(5) Firearms dealership.

(6) Firearms target practice range, indoor.

(7) Hotel.

(8) Light duty vehicle service establishment.

(9) Motel.

(10) Motor vehicle filling station other than as provided for in Section 50-12-252~~(2)~~ of this Code.

(11) Motor vehicles, used, salesroom or sales lot.

(12) Motor vehicles, used, storage lot accessory to salesroom or sales lot for used motor vehicles, subject to Section 50-11-364 of this Code.

(13) Outdoor commercial recreation, not otherwise specified.

(14) Pawnshop.

(15) Plasma donation center.

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

DIVISION 4. M3 GENERAL INDUSTRIAL DISTRICT

Sec. 50-10-76. By-right retail, service, and commercial uses.

By-right retail, service, and commercial uses ~~with~~in the M3 General Industrial District are as follows:

(1) Animal care facility.

(2) Animal-grooming shop.

(3) Arcade.

(4) Art gallery.

(5) Assembly hall.

(6) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone.

(7) Bake shop, retail.

(8) Bank.

(9) Banquet facility.

(10) Barber or beauty shop.

(11) Body art facility.

(12) Brewpub or microbrewery or small distillery or small winery~~, subject to Section 50-12-217 of this Code~~.

(13) Business college or commercial trade school.

(14) Commissary.

(15) Customer service center.

(16) Dry cleaning, laundry, or laundromat.

(17) Employee recruitment center.

(18) Financial services center.

(19) Food stamp distribution center.

(20) Go-cart track.

(21) Golf course, miniature.

~~(21) Kennel, commercial.~~

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

(23) Mortuary or funeral home.

(24) Motor vehicle filling station, subject to Article XII, Division 3, Subdivision D~~,~~ of this chapter.

(25) Motor vehicle washing and steam cleaning.

(26) Motor vehicles, new, salesroom or sales lot.

(27) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor vehicles.

(28) Motorcycles, retail sales, rental or service.

(29) Nail salon.

(30) Office, business or professional.

(31) Parking lots or parking areas for operable private passenger vehicles.

(32) Parking structure.

(33) Pet shop.

(34) Pool hall.

(35) Precious metal and gem dealer.

(36) Printing or engraving shops.

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

(38) Produce or food markets, wholesale.

(39) Radio or television station.

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

(41) Rebound tumbling center.

(42) Recording studio or photo studio or video studio, no assembly hall.

(43) Recreation, indoor commercial and health club.

(44) Rental hall.

(45) Restaurant, carry-out or fast-food with or without drive-up or drive-through facilities.

(46) Restaurant, standard, subject to Section 50-12-311 of this Code.

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

(48) School or studio of dance, gymnastics, music, art, or cooking.

(49) Shoe repair shop.

(50) 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.

(51) Taxicab dispatch and/or storage facility.

(52) Theater and concert café, excluding drive-in theaters.

(53) Trailer coaches or boat sale or rental, open air display.

(54) Trailers, utility—sales, rental or service; moving truck/trailer rental lots.

(55) Used goods dealer.

(56) Veterinary clinic for small animals.

Sec. 50-10-82. Conditional retail, service, and commercial uses.

Conditional retail, service, and commercial uses ~~with~~in the M3 General Industrial District are as follows:

(1) Amusement park.

~~(2) Brewpub or microbrewery or small distillery or small winery, subject to Section 50-12-217(3) of this Code.~~

(2) Cabaret.

(3) Dance hall, public.

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

(5) Firearms dealership.

(6) Firearms target practice range, indoor.

(7) Fireworks sales, consumer.

(8) Hotel.

(9) Light duty vehicle repair establishment, subject to Section 50-11-364 of this Code.

(10) Light duty vehicle service establishment.

(11) Motel.

(12) Motor vehicle filling station other than as provided for in Section 50-12-252(2) of this Code.

(13) Motor vehicles, used, sales room or sales lot, subject to Section 50-11-364 of this Code.

(14) Motor vehicles, used, storage lot accessory to salesroom or sales lot for used motor vehicles, subject to Section 50-11-364 of this Code.

(15) Outdoor commercial recreation, not otherwise specified.

(16) Pawnshop.

(17) Plasma donation center.

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

DIVISION 5. M4 INTENSIVE INDUSTRIAL DISTRICT

Sec. 50-10-106. By-right retail, service, and commercial uses.

By-right retail, service, and commercial uses ~~with~~in the M4 Intensive Industrial District are as follows:

(1) Animal care facility.

(2) Animal-grooming shop.

(3) Arcade.

(4) Art gallery.

(5) Assembly hall.

(6) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone.

(7) Bake shop, retail.

(8) Bank.

(9) Banquet facility.

(10) Barber or beauty shop.

(11) Body art facility.

(12) Brewpub or microbrewery or small distillery or small winery~~, subject to Section 50-12-217 of this Code~~.

(13) Business college or commercial trade school.

(14) Commissary

(15) Customer service center.

(16) Dry cleaning, laundry, or laundromat.

(17) Employee recruitment center.

(18) Financial services center.

(19) Food stamp distribution center.

(20) Go-cart track.

(21) Golf course, miniature.

~~(21) Kennel, commercial.~~

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

(23) Mortuary or funeral home.

(24) Motor vehicle filling station, subject to Article XII, Division 3, Subdivision D~~,~~ of this Chapter.

(25) Motor vehicle washing and steam cleaning.

(26) Motor vehicles, new, salesroom or sales lot.

(27) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor vehicles.

(28) Motorcycles, retail sales, rental or service.

(29) Nail salon.

(30) Office, business or professional.

(31) Parking lots or parking areas for operable private passenger vehicles.

(32) Parking structure.

(33) Pet shop.

(34) Pool hall.

(35) Precious metal and gem dealer.

(36) Printing or engraving shops.

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

(38) Produce or food markets, wholesale.

(39) Radio or television station.

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

(41) Rebound tumbling center.

(42) Recording studio or photo studio or video studio, no assembly hall.

(43) Recreation, indoor commercial and health club.

(44) Rental hall.

(45) Restaurant, carry-out or fast-food with or without drive-up or drive-through facilities.

(46) Restaurant, standard, subject to Section 50-12-311 of this Code.

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

(48) School or studio of dance, gymnastics, music, art, or cooking.

(49) Shoe repair shop.

(50) 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.

(51) Taxicab dispatch and/or storage facility.

(52) Theater and concert café, excluding drive-in theaters.

(53) Trailer coaches or boat sale or rental, open air display.

(54) Trailers, utility—sales, rental or service; moving truck/trailer rental lots.

(55) Used goods dealer.

(56) Veterinary clinic for small animals.

Sec. 50-10-112. Conditional retail, service, and commercial uses.

Conditional retail, service, and commercial uses ~~with~~in the M4 Intensive Industrial District are as follows:

(1) Amusement park.

~~(2) Brewpub or microbrewery or small distillery or small winery, subject to Section 50-12-217(3) of this Code.~~

(2) Cabaret.

(3) Dance hall, public.

(4) Drive-in theater.

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

(6) Firearms dealership.

(7) Firearms target practice range, indoor.

(8) Fireworks sales, consumer.

(9) Light duty vehicle repair establishment, subject to Section 50-11-364 of this Code.

(10) Light duty vehicle service establishment.

(11) Medium/heavy duty vehicle or equipment repair establishment, subject to Section 50-11-364 of this Code.

(12) Motor vehicle filling station other than as provided for in Section 50-12-252(2) of this Code.

(13) Motor vehicles, used, sales room or sales lot, subject to Section 50-11-364 of this Code.

(14) Motor vehicles, used, storage lot accessory to a salesroom or sales lot for used motor vehicles, subject to Section 50-11-364 of this Code.

(15) Outdoor commercial recreation, not otherwise specified.

(16) Pawnshop.

(17) Plasma donation center.

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

ARTICLE XI. SPECIAL PURPOSE ZONING DISTRICTS AND OVERLAY AREAS

DIVISION 6. TM TRANSITIONAL-INDUSTRIAL DISTRICT

Sec. 50-11-116. By-right retail, service, and commercial uses.

By-right retail, service, and commercial uses ~~with~~in the TM Transitional-Industrial District are as follows:

(1) Animal care facility.

(2) Animal-grooming shop.

(3) Arcade.

(4) Assembly hall.

(5) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone.

(6) Bake shop, retail.

(7) Bank.

(8) Banquet facility.

(9) Barber or beauty shop.

(10) Body art facility.

(11) Brewpub or microbrewery or small distillery or small winery, subject to Section 50-12-217 of this Code.

(12) Business college or commercial trade school.

(13) Commissary.

(14) Customer service center.

(15) Dry cleaning, laundry, or laundromat.

(16) Employee recruitment center.

(17) Financial services center.

(18) Food stamp distribution center.

(19) Go-cart track.

(20) Golf course, miniature.

~~(20) Kennel, commercial.~~

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

(22) Mortuary or funeral home.

(23) Motor vehicle filling station, subject to Article XII, Division 3, Subdivision D~~,~~ of this chapter.

(24) Motor vehicle washing and steam cleaning.

(25) Motor vehicles, new, salesroom or sales lot.

(26) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor vehicles.

(27) Motorcycles, retail sales, rental or service.

(28) Nail salon.

(29) Office, business or professional.

(30) Parking lots or parking areas for operable private passenger vehicles.

(31) Parking structure.

(32) Pet shop.

(33) Pool hall.

(34) Precious metal and gem dealer.

(35) Printing or engraving shops.

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

(37) Produce or food markets, wholesale.

(38) Radio or television station.

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

(40) Rebound tumbling center.

(41) Recording studio or photo studio or video studio, no assembly hall.

(42) Recreation, indoor commercial and health club.

(43) Rental hall.

(44) Restaurant, carry-out or fast-food.

(45) Restaurant, standard, subject to Section 50-12-311 of this Code.

(46) Retail sales and service in business and professional offices.

(47) Shoe repair shop.

(48) 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.

(49) Taxicab dispatch and/or storage facility.

(50) Theater and concert café, excluding drive-in theaters.

(51) Trailer coaches or boat sale or rental, open air display.

(52) Trailers, utility—sales, rental or service; moving truck/trailer rental lots.

(53) Used goods dealer.

(54) Veterinary clinic for small animals.

DIVISION 10. SD1–SPECIAL DEVELOPMENT DISTRICT, SMALL-SCALE, MIXED-USE

Sec. 50-11-242. Conditional retail, service, and commercial uses.

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

(1) Animal care facility.

(2) Bed and breakfast inn.

(3) Body art facility.

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

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

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

(6) Golf course, miniature.

(7) Hotel.

~~(5) Kennel, commercial.~~

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

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

(10) Pool hall.

(11) Precious metal and gem dealer.

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

(13) Radio or television station.

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

(15) Rental hall that exceeds 3,000 square feet.

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

(17) Smoking lounge, other.

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

(19) Theater, excluding concert café and drive-in theater, not exceeding 150 fixed seats.

(20) Tobacco retail store.

(21) Used goods dealer.

(22) Youth hostel/hostel.

DIVISION 11. SD2–SPECIAL DEVELOPMENT DISTRICT, MIXED-USE

Sec. 50-11-266. By-right retail, service, and commercial uses.

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

(1) Animal-grooming shop.

(2) Art gallery.

(3) Assembly hall.

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

(5) Bake shop, retail.

(6) Bank without drive-up or drive-through facilities.

(7) Banquet facility.

(8) Barber or beauty shop.

(9) Body art facility.

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

(11) Dry cleaning, laundry, or laundromat.

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

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

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

(15) Nail salon.

(16) Office, business or professional.

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

(18) Pet shop.

(19) Printing or engraving shops ~~not exceeding 5,000 square feet of gross floor area with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced~~, subject to Section 50-12-323 of this Code.

(20) Radio or television station.

(21) Recording studio or photo studio or video studio, no assembly hall.

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

(23) Rental hall.

(24) Restaurant, carry-out or fast-food, located in a multi-story building and integrated into a mixed-use or multi-tenant development, and without drive-up or drive-through facilities.

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

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

(27) Retail sales and personal service in multiple-residential structures, subject to Section 50-12-312 of this Code.

(28) School or studio of dance, gymnastics, music, art, or cooking.

(29) Shoe repair shop.

(30) Smoking lounge, cigar.

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

(32) Theater, excluding concert café and drive-in theaters, not exceeding 150 fixed seats.

(33) Veterinary clinic for small animals.

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

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

(1) Animal care facility.

(2) 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) Golf course, miniature.

(8) 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~~, subject to Section 50-12-323 of this Code.

(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.

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

(23) Tobacco retail store.

(24) Used goods dealer.

(25) Youth hostel/hostel.

DIVISION 12. SD4–SPECIAL DEVELOPMENT DISTRICT, RIVERFRONT MIXED-USE

Sec. 50-11-292. By-right retail, service, and commercial uses.

By-right retail, service, and commercial uses in the SD4 Special Development District are as follows:

(1) Automated teller machine without drive-up or drive-through facilities.

(2) Bake shop, retail.

(3) Bank without drive-up or drive-through facilities.

(4) Barber or beauty shop.

(5) Body art facility.

(6) Business college or commercial trade school.

(7) Cabaret inside the Central Business District.

(8) Dry cleaning, laundry, or laundromat.

(9) Establishments for the sale of beer or alcoholic liquor for consumption on the premises, inside the Central Business District.

(10) Hotel, inside the Central Business District.

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

(12) Nail salon.

(13) Office, business or professional.

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

(15) Radio or television station.

(16) Recording studio or photo studio or video studio, no assembly hall.

(17) Recreation, indoor commercial and health club.

(18) Restaurant, carry-out or fast-food, when integrated into a mixed use or multi-tenant development, and without drive-up or drive-through facilities.

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

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

(21) Retail sales and personal service in multiple-residential structures, subject to Section 50-12-312 of this Code.

(22) School or studio of dance, gymnastics, music, art, or cooking.

(23) Shoe repair shop.

(24) Smoking lounge, cigar.

(25) Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through facilities except as provided in Section 50-11-318 of this Code.

(26) Theater and concert café, excluding drive-in theaters.

DIVISION 14. OVERLAY AREAS

Subdivision A. Gateway Radial Thoroughfare Overlay Areas

Sec. 50-11-361. Description.

The Gateway Radial Thoroughfare Overlay Areas consist of ~~property~~ the zoning lots abutting those major radial streets, within and leading to the Central Business District, ~~upon which the Master Plan of Policies has generally proposed a rezoning from B4 General Business District to a Special Development zoning district~~ that are designated as Gateway Radial Thoroughfares in Section 50-11-362 of this Code.

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)
		R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	PD	P1	PC	PCA	TM	PR	W1	MKT	SD1	SD2	SD4	SD5	
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	C	R	R	R	R		R	R							L							C	R			Section 50-12-152
	Convalescent, nursing, or rest home	C	C	C	R	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		C															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	C	R	R	R						L			C				R	R			
	Residential substance abuse service facility			C	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														R				Section 50-12-165
	All other				C	C	C	C	C		C	C														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)
		R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	PD	P1	PC	PCA	TM	PR	W1	MKT	SD1	SD2	SD4	SD5	
Household living	Loft	C	C	R	R	R	R	C	~~C~~/R	~~C~~/R	~~C~~/R	R	C	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	R	R	C	C		C	R/C							L			R/C					R	C/R	R		Sections 50-12-157, 50-12-161, 50-12-162
	Residential use combined in structures with permitted commercial uses					R	R	C	~~C~~/R	~~C~~/R	~~C~~/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								R	R	R															C					Section 50-12-159
	Single-family detached dwelling	R	R	R	R	R	C	C	C		C								L								C				Sections 50-12-157, 50-12-159
	Single-room-occupancy (SRO) housing, non-profit				C	C	C	C	C		C	C							L								C	C			SPC; Section 50-12-166
	Townhouse	C	C	R	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								L								C				Sections 50-12-157, 50-12-159
	All other				C	C	C	C	C		C	C															C				Sections 50-12-157, 50-12-159

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Subdivision D. Retail, Service, and Commercial Uses

Sec. 50-12-61. Assembly.

Regulations regarding assembly 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)
		R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	PD	P1	PC	PCA	TM	PR	W1	MKT	SD1	SD2	SD4	SD5	
Assembly	Assembly hall					C					R	R	R	R	R	R	R		L				R				R	R			Section 50-12-214
	Banquet facility					C			C	C	C	R	R	R	R	R	R		L			C	R			R	R	R			Section 50-12-215.2
	Dance hall, public									C	C/R	C/R	C/R	C	C	C	C		L			C/R				R		C			P; RU; SPC; Section 50-12-219
	Private club, lodge, or similar use				C	C	C	C	C	C	R	R	R	R	R	R	R		L			R	R			C	C	C	R		Section 50-12-306
	Rental hall					C					C	R	R	R	R	R	R		L			C	R				C/R	R			Section 50-12-309; P
	All other										C	C	C	C	C	C	C		L				C								Section 50-12-551

Sec. 50-12-62. Food and beverage service.

Regulations regarding food and beverage 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)
		R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	PD	P1	PC	PCA	TM	PR	W1	MKT	SD1	SD2	SD4	SD5	
Food and beverage service	Brewpub or microbrewery or small distillery or small winery	C	C	C	C	C	C		C	R	~~C~~ R	~~C/~~ R	~~C/~~ R	~~C/~~ R	~~C/~~ R	~~C/~~ R	~~C/~~ R		L			R	C/R			R	C/R	R	C		~~CU;~~ RU; Section 50-12-217

	Commissary								R		R	R	R	R	R	R	R		L				R			R					
	Establishment for the sale of beer or alcoholic liquor for consumption on the premises	C	C	C	C	C	~~C~~ R		C	C	C/R	C/R	C/R	C	C	C	C		L			C/R	C			R	C/R	R	C		RU; SPC; Section 50-12-221
	Restaurant, carry-out, with drive-up or drive-through facilities									C	C	C/~~R~~	R	C	R	R	R		L				R								SPC; Sections 50-12-310, 50-12-511
	Restaurant, carry-out, without drive-up or drive-through facilities					C	C		R	R	R	C/R	R	C	R	R	R		L			R/C	R			R	R	R	R		SPC; Sections 50-12-310, 50-12-511
	Restaurant, fast food, with drive-up or drive-through facilities									C	C	C/~~R~~	R	C	R	R	R		L				R								SPC; Sections 50-12-310, 50-12-511
	Restaurant, fast food, without drive-up or drive-through facilities	C	C	C	C	C	C		C	C	C/R	C/R	R	C	R	R	R		L			R/C	R			R	R	R	R		SPC; Sections 50-12-310, 50-12-511
	Restaurant, standard, with drive-up or drive-through facilities									C/R	C/R	C/R	R	R	R	R	R		L				R								SPC; Sections 50-12-311, 50-12-511
	Restaurant, standard, without drive-up or drive-through facilities	C	C	C	C	C	C		C/R	C/R	C/R	C/R	R	R	R	R	R		L			R	R			R	R	R	R		SPC; Sections 50-12-311, 50-12-511
	All others								C	C	C	C	C	C	C	C	C		L			C							C		

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Sec. 50-12-63. Office.

Regulations regarding office 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)
		R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	PD	P1	PC	PCA	TM	PR	W1	MKT	SD1	SD2	SD4	SD5	
Office	Medical or dental clinic, physical therapy clinic, or massage facility	C	C	C	C	R	R	R	R	R	R	R	R	R	R	R	R		L			R	R			C	R	R	R		Section 50-12-232
	Office, business or professional	C	C	C	C	C	C	R	R	R	R	R	R	R	R	R	R		L		R	C/R	R			C/R	R	R	R		Section 50-12-298
	Plasma donation center								C	C	C	C	C	C	C	C	C		L												RU; SPC
	Radio or television station	C	C	C	C	C	C		C		R	R	R	R	R	R	R		L			R	R			R	C	R	R		Section 50-12-306.1
	Recording studio or photo studio or video studio, no assembly hall	C	C	C	C	C	C		C		R	R	R	R	R	R	R		L			R	R			R	R	R	R		Section 50-12-307.1
	All other							C	C	C	C	C	C	C	C	C	C		L			C	C				C	C	C		

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

Regulations regarding commercial parking 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)
		R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	PD	P1	PC	PCA	TM	PR	W1	MKT	SD1	SD2	SD4	SD5	
Parking, commercial	Parking lots or parking areas	C	C	C	R	R	R	R	C/R	R	C/R	R	R	R	R	R	R	R	L	R	C/R	R	R				C/R	C/R	C		Section 50-12-299

	Parking structures					C	C	R	R	R	R	C/R	R	R	R	R	R	R	L	R	C/R	C/R	R			C	C	C	C		Section 50-12-301
	All other															C	C	C	L		C						C	C	C		

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2 **Sec. 50-12-66. Recreation/entertainment, indoor.**

3 Regulations regarding indoor recreation and entertainment 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)
		R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	PD	P1	PC	PCA	TM	PR	W1	MKT	SD1	SD2	SD4	SD5	
Recreation/ entertainment, indoor	Arcade									C	C	C	C	R	R	R	R		L		R	R	R			R		C			CU; P; SPC; Sections 50-12-213, 50-12-515
	Cabaret								C	C	C/R	C/R	C/R	C	C	C	C		L			C/R	C			C		C	C		RU; SPC; Section 50-12-218
	Casinos and casino complexes																		L											R	
	Firearms target practice range, indoor									C	C	C	C	C	C	C	C	C	L												P; Section 50-12-224
	Pool hall									C	C	R	R	R	R	R	R		L			R	R				C	C			CU; P; SPC; Section 50-12-305
	Recreation, indoor commercial and health club	C	C	C	C	C	C		R	R	R	R	R	R	R	R	R		L			R	R	R		C	R	R	R		Section 50-12-308
	Smoking lounge, cigar					C			R	R	R	R	R						L			R				R	R	R	R		Section 50-12-326
	Smoking lounge, other									C	C	C	C						L			C					C	C	C		SPC; Section 50-12-325
	Theater and concert café, excluding drive-in theaters	C	C	C	C	C	C			R	C	R		R	R	R	R		L			R	R				C	C/R	R		Section 50-12-317

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

Regulations regarding outdoor recreation and entertainment 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)
		R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	PD	P1	PC	PCA	TM	PR	W1	MKT	SD1	SD2	SD4	SD5	
Recreation/ entertainment, outdoor	Amusement park										C		C	C	C	C	C		L												P; Section 50-12-211
	Drive-in theater																C		L												
	Go-cart track										C			R	R	R	R		L				R								P; GRT; Section 50-12-226
	Golf course, miniature										C			R	R	R	R		L				R			C	C				~~P;~~ Section 50-12-227
	Rebound tumbling center										C			R	R	R	R		L				R								GRT; P; Section 50-12-307
	Outdoor commercial recreation not otherwise specified										C		C	C	C	C	C		L				C	R				C			P; Section 50-12-308

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

Regulations regarding sales-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)
		R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	PD	P1	PC	PCA	TM	PR	W1	MKT	SD1	SD2	SD4	SD5	
Retail sales and service; sales-oriented	Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, with drive-up or drive-through facilities									R	R	C/R	R	R	R	R	R		L				R								
	Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through facilities	C	C	C	C	C	C		R	R	R	R	R	R	R	R	R		L			R	R			R	R	R	R		Section 50-12-324
	Art gallery	C	C	C	C	C	C		R	R	R	R	R	R	R	R	R		L							R	R	R			Section 50-12-213.1
	Bake shop, retail	C	C	C	C	C	C		R	R	R	R	R	R	R	R	R		L			R	R			R	R	R	R		Section 50-12-215
	Firearms dealership									C	C	C	C	C	C	C	C		L												Section 50-12-223
	Fireworks sales, consumer															C	C		L												Section 50-12-225
	Motorcycles, retail sales, rental or service										C			C	R	R	R		L				R								P; Section 50-12-297
	Pawnshop										C			C	C	C	C		L				C								P; RU; SPC; GRT; Section 50-12-302
	Pet shop					C			R	R	R	R	R	R	R	R	R		L				R				R	R			Section 50-12-303
	Precious metal and gem dealers										C	C	C	R	R	R	R		L			C	C				C	C			SPC; Section 50-12-304
	Produce or food markets, wholesale												R	R	R	R	R		L				R			R					
	Specially designated distributor's (SDD) or specially designated								C	C	C	C	C	C	C	C	C		L			C				C	C	C	C		CU; P; SPC; Section 50-12-314

	merchant's (SDM) establishment																													
	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		L				R							GRT
	Trailers, utility—sales, rental, or service; moving truck/trailer rental lots									C		R	R	R	R	R		L				R							
	Used goods dealer									C	C	C	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		

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

11 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)
		R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	PD	P1	PC	PCA	TM	PR	W1	MKT	SD1	SD2	SD4	SD5	
Retail sales and service; service-oriented	Animal care facility										C		R	R	R	R	R						R				C	C			Section 50-12-211.1
	Animal-grooming shop	C	C	C	C	C	C		R	R	R	R		R	R	R	R		L				R			R	R	R			Section 50-12-212
	Automated teller machine, without drive-up or drive-through facilities					C	C	R	R	R	R	C/R	R	R	R	R	R	R	L			R	R			R	R	R	R		
	Automated teller machine, with drive-up or drive-through facilities							C	C	C	C	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		L			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		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		L			R	R			C/R	R	R	R		Sections 50-12-215.3, 50-12-518
	Body art facility	C	C	C	C	C	C		C	C	~~C~~ R	R	R	R	R	R	R		L				R			R	C	~~C~~ R	R		Section 50-12-216.1
	Business college or commercial trade school	C	C	C	C	C/R	C			C	R	R	R	R	R	R	R		L			R	R			C		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		L				R								Article XIV, Division 1, Subdivision H
	Customer service center, without drive-up or drive-through facilities							R	R	R	R	R	R	R	R	R	R		L				R			C		C			
	Dry cleaning, laundry, or laundromat	C	C	C	C	C	C	R	R	R	R	R	R	R	R	R	R		L			R	R			R	R	R	R		Section 50-12-220

	Employee recruitment center										C	R	R	R	R	R	R		L				R							
	Financial services center, with drive-up or drive-through facilities								C	C	C		R	C	R	R	R		L			C	R							Section 50-12-222; Article XIV, Division 1, Subdivision H
Retail sales and service; service-oriented (cont'd)	Financial services center, without drive-up or drive-through facilities								C	C	C	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		L				R							
	~~Kennel, commercial~~										~~C~~		~~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		L				R							Section 50-12-234
	Nail salon	C	C	C	C	C	C	R	R	R	R	R	R	R	R	R	R		L			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		L				R			R	R	R/C	C	Section 50-12-323
	Public center limited sales and service																				R									
	Radio, television, or household appliance repair shop					C	C		R	R	R	R	R	R	R	R	R		L				R				C	C		GRT; Section 50-12-306.2
	School or studio of dance, gymnastics, music, art or cooking	C	C	C	C	C	C	R	R	R	R	R		R	R	R	R		L							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		L			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		L				R			C	R	R		Section 50-12-321
	All other								C	C	C	C	C	C	C	C	C		L			C	C				C	C	C	

Subdivision E. Manufacturing and Industrial Uses

Sec. 50-12-81. Industrial service.

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)
		R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	PD	P1	PC	PCA	TM	PR	W1	MKT	SD1	SD2	SD4	SD5	
Industrial service	Blueprinting shop								C		R	R	R	R	R	R	R	R	L			R	R					C		Section 50-12-333
	Boiler repairing													C	R	R	R	R	L												
	Contractor yard, landscape or construction												R	R	R	R	R	R	L				R								Section 50-12-458
	Crematory or pet crematory													R	R	R	R	R	L												Section 50-12-367
	Junkyard																	C	L												GRT; SPC; SWFRC; Section 50-12-341
	Laundry, industrial													C	R	R	R	R	L				R								
	Lumber yard												R	R	R	R	R	R	L				R								Section 50-12-343
	Machine shop								C		C				C	R	R	R	L								C	C			Section 50-12-363
	Outdoor storage yard															C	R	R	L												Sections 50-12-344, 50-12-458
	Research facilities																		L												
	Tires, used; sales and/or service																C	C	L												GRT; SPC; Section 50-12-350
	Tool sharpening or grinding													C	R	R	R	R	L				R								Section 50-12-516
	Towing service storage yard																C	C	L												GRT; SPC; Section 50-12-352

	Trade services, general	C	C	C	C	C	C		C/R		R	R	R	R	R	R	R	R	L				R				C/R	C/R			Sections~~s~~ 50-12-353
	Truck stops												C			C	C	C	L												Section 50-12-519
Industrial service (cont'd)	Used vehicle parts sales																C	C	L												Section 50-12-356
	Welding shops								C		C		C		C	R	R	R	L								C	C			Section 50-12-364
	All other																C	C	L												

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DIVISION 2. GENERAL USE STANDARDS

Sec. 50-12-123. GRT (Gateway Radial Thoroughfare).

Uses ~~in the B4 District~~ may be subject to the provisions ~~of the~~ for Gateway Radial Thoroughfare Overlay Areas, as ~~provided for~~ set forth in Article XI, Division 14, Subdivision A~~,~~ of this chapter.

Sec. 50-12-125. P (petition).

(a) ~~In some cases, restrictions~~ Restrictions on the location of the use may, in some cases, require presentation of a valid petition signed by nearby property owners and other parties, as indicated in the following subsections:

(1) Amusement parks, see Section 50-12-211 of this Code;

(2) Concert cafés and concert halls, see Section 50-12-317 of this Code;

(3) Controlled uses, see Section 50-3-442 of this Code;

(4) Dance halls, public, see Section 50-3-362 and Section 50-12-219 of this Code;

(5) Firearms target practice ranges, see Section 50-12-224 of this Code;

(6) Go-cart tracks, see Section 50-12-226 of this Code;

~~(7) Golf courses, miniature, see Section 50-12-227 of this Code;~~

(7) Motor vehicle filling stations, see Section 50-12-260 of this Code;

(8) Motorcycle clubs, see Section 50-12-306~~(5)~~ of this Code; ~~for~~

(9) Motorcycle sales, rental, or service establishments, see Section 50-12-297 of this Code;

(10) Pawnshops, see Section 50-3-362 ~~and Section 50-12-302~~ of this Code;

(11) Rebound tumbling centers, see Section 50-12-307 of this Code;

(12) Recreation facilities, commercial (selected), see Section 50-12-308 of this Code; and

(13) Rental halls ~~or banquet facilities~~, see Section 50-12-309 of this Code.

(b) In accordance with Section 2-111 of the Charter, the Director of the Buildings, Safety Engineering, and Environmental Department shall adopt administrative rules~~, which~~ to govern verification of the petition that may be required by this chapter. The rules shall provide, among other things, that the circulator of the petition who is requesting a waiver shall not be less than 18 years of age and shall subscribe to an affidavit attesting to the fact that the petition was circulated in accordance with such rules, that the circulator personally witnessed the signatures on the petition, and that such signatures were affixed to the petition by the persons whose names appeared thereon.

(c) ~~Where~~ If a petition is required for a use that also requires a public hearing, no hearing ~~shall~~ may be scheduled at the Buildings, Safety Engineering, and Environmental Department or at the Board of Zoning Appeals until the petition has been verified by the Buildings, Safety Engineering, and Environmental Department.

Sec. 50-12-131. Retail, service, and commercial uses—spacing.

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

Use Type	Minimum Distance from Same Use Type (Existing or Approved)	Minimum Distance from Other Use Types (Existing or Approved)	Comment
Amusement park	N/A	Residentially zoned area: 2,500 feet	Section 50-12-211
Concert café and concert hall	N/A	Residentially zoned area: 500 feet	Section 50-12-317~~(3)~~
Firearms target practice range, indoor	N/A	Residentially zoned area: 500 feet	Section 50-12-224
Go-cart	N/A	Residentially zoned area: 500 feet	Section 50-12-226
Golf course, miniature	N/A	Residentially zoned area: 5~~0~~0 feet; applies to playing surface only	Section 50-12-227
Motor vehicle filling station, not possessing locational suitability	1,000 feet	N/A	Sections ~~50-12-135,~~ 50-12-258 through 50-12-262
Light duty vehicle repair establishment	1,000 radial feet	Any other vehicle service or repair use: 1,000 radial feet; Zoning lot zoned R1, R2, R3, R4, R5, R6, residential PD: 100 radial feet	~~Section 50-12-294~~
Light duty vehicle service establishment	1,000 radial feet	Any other vehicle service or repair use: 1,000 radial feet	~~Section 50-12-295~~
Medium/heavy duty vehicle or equipment repair establishment	1,000 radial feet	Any other vehicle service or repair use: 1,000 radial feet; Zoning lot zoned R1, R2, R3, R4, R5, R6, residential PD: 100 radial feet	~~Section 50-12-295.1~~
Motor vehicle, used, salesroom or sales lot	2,000 radial feet	N/A	~~Sections 50-12-293, 50-12-517~~
Motor vehicles, used, storage lot accessory to salesroom or sales lots for used motor vehicles	N/A	Residentially zoned area: 250 feet	Section 50-12-291
Motorcycle club	N/A	Residentially zoned area: 500 feet	Section 50-12-306~~(5)~~
Motorcycle rentals	N/A	Residentially zoned area: 500 feet	Section 50-12-297
Rebound tumbling center	N/A	Residentially zoned area: 500 feet	Section 50-12-307
Recreation, facilities, commercial (selected)	N/A	Residentially zoned area: 500 feet	Section 50-12-308
Rental hall	N/A	Residentially zoned area: 500 feet ~~(Inside Central Business District only)~~ Rental hall and public dance hall (inside Central Business District only): 1,000 feet	Section 50-12-309
Restaurant, carry-out or fast-food	N/A	School (not including educational institutions): 500 feet	~~Sections 50-12-136, 50-12-310~~
Restaurant, standard	N/A	School (not including educational institutions): 500 feet	~~Sections 50-12-135, 50-12-136, 50-12-311~~

Smoking lounge, other	1,000 feet	Advertisement-sensitive property as defined in Section 4-1-1 of this Code: 1,000 feet	~~Section 50-12-325~~
Tobacco retail store	N/A	Advertisement-sensitive property as defined in Section 4-1-1 of this Code: 1,000 feet	~~Section 50-12-325~~

DIVISION 3. SPECIFIC USE STANDARDS

Subdivision A. Residential Uses

Sec. 50-12-156. Emergency shelter.

(a) *Conditional use general approval criteria.* In zoning districts in which emergency shelters are permissible on a conditional basis, the only ~~conditional use~~ general approval criteria that shall apply to emergency shelters are those contained in Sections 50-3-281(6) and ~~Section~~ 50-3-281(9) of this Code~~ as well as the following provisions:~~.

(b) *Capacity limitations.* The maximum capacity of an emergency shelter shall be established by the Buildings, Safety Engineering, and Environmental Department in accordance with the terms of the Life Safety Code, but in no case ~~shall~~ may that capacity exceed 50 persons, including children, in the R4, R5, and B4 Districts.

(c) *Other standards*:

(1) The emergency shelter will in other respects conform to the applicable regulations of the district where it is located;

(2) Where the emergency shelter is proposed within or in the immediate vicinity of an area which has a written, approved, and disseminated plan for area development, the establishment of the emergency shelter will not impede the normal and orderly development and improvement of surrounding property for uses permitted in that area.

(d) *Conditions.* The Buildings, Safety Engineering, and Environmental Department may impose reasonable conditions designed to protect natural resources, and the health, safety and welfare, as well as the social and economic well-being, of those who will use the emergency shelter, and the residents and landowners immediately adjacent or across an alley, and the community as a whole~~;~~.

(e) *Gateway Radial Thoroughfares.* In the B2 and B4 Districts, emergency shelters are not permitted along designated Gateway Radial Thoroughfares; this regulation may not be waived by the Board of Zoning Appeals.

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.~~

(1) 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.

(2) ~~Similarly,~~ Even if not permitted on their own, single-family dwellings, two-family dwellings, and multiple-family dwellings are permitted in commercial or industrial structures if combined with one or more of those permitted retail, service, and commercial uses and manufacturing and industrial uses specified in Division 1,

Subdivisions D and E 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~~ As another example, in the M1, M2, M3, and M4 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~~ permitted 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.~~

(3) 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.

(4) In the MKT District, residential uses combined in structures with ~~permissible~~ permitted 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.

(5) 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 in the respective zoning district shall be permitted by right.~~

Sec. 50-12-163. Pre-release adjustment centers.

Pre-release adjustment centers are subject to the following ~~requirements~~ provisions:

(1) ~~Such uses~~ Pre-release adjustment centers shall not have a capacity in excess of 50 persons~~;~~.

(2) ~~Such uses~~ Pre-release adjustment centers shall be located along, or within 200 feet of, a major or secondary thoroughfare unless such location requirement is

specifically modified by the Board of Zoning Appeals after finding that such waiver will:

a. Not be injurious to the contiguous property;

b. Not have a detrimental effect on the surrounding neighborhood; and

c. Not be contrary to any other policy expressed in this chapter~~;~~.

(3) ~~Where possible, such~~ Unless impracticable, a pre-release adjustment center shall not occupy an entire building, ~~but should preferably~~ but rather shall share such building with other permitted uses of service or benefit to the neighborhood where the building is located~~;~~.

(4) In the B2 and B4 ~~and B2~~ Districts, pre-release adjustment centers are prohibited on zoning lots that abut a Gateway Radial Thoroughfare; this regulation may not be waived by the Board of Zoning Appeals.

~~(5) In the B5 District, pre-release adjustment centers that conform to the spacing requirements of Section 50-12-127 and Section 50-12-129 of this Code, and the standards provided for in Subsections (1), (2), and (3) of this section, shall be permitted by right.~~

Subdivision B. Public, Civic, and Institutional Uses

Sec. 50-12-191. Substance abuse service facility.

Substance abuse service facilities shall comply with all appropriate state laws and regulations, County ordinances and this Code, which control or regulate such uses. Such facilities are prohibited in the B2 and B4 Districts on zoning lots that abut a designated Gateway Radial Thoroughfare~~s~~; this regulation may not be waived by the Board of Zoning Appeals.

Subdivision C. Retail, Service, and Commercial Uses; Generally

(Amusement Park—Mortuary or Funeral Home)

Sec. 50-12-211.1. Animal care facility.

Animal care facilities are subject to the following provisions:

(1) All cages, pens, and grooming areas shall be maintained within a completely enclosed, soundproof building. The facility shall conform to the noise restrictions set forth in Section 6-1-3 of this Code.

(2) All facilities shall be designed and constructed in a manner that eliminates any emission of odor offensive to persons owning, occupying, or patronizing properties adjacent to, or across an alley from, the use~~;~~.

(3) Outdoor yards and exercise runs are permissible as an accessory use but must be operated between the hours of 7:00 a.m. and 9:00 p.m.

(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) All outdoor yards and exercise runs must be fenced for the safe confinement of animals.

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~~ animal care facilities.

(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.~~

(5) In the R5 District, if an animal-grooming shop is located farther than one-half mile from a high-frequency transit corridor, it must not occupy more than 3,000 square feet of gross floor area, must not have drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017. Animal-grooming shops that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

(6) In the R6 District, animal-grooming shops must not occupy more than 3,000 square feet of gross floor area, must not have drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017. Animal-grooming shops that are established through the adaptive reuse of eligible existing buildings

in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

(7) In the MKT District, animal grooming shops are prohibited in the first story of a building or structure.

Sec. 50-12-213.1. Art gallery.

Art galleries are subject to the following provisions:

(1) In the R1, R2, R3, and R4 Districts, art galleries 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, art galleries 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.~~

(2) In the R5 District, if an art gallery is located farther than one-half mile from a high-frequency transit corridor, then it must not occupy more than 3,000 square feet of gross floor area, must not have drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017. Art galleries that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

(3) In the R6 District, art galleries must not occupy more than 3,000 square feet of gross floor area, must not have drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017. Art galleries that are

established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

Sec. 50-12-214. Assembly hall.

Assembly halls ~~shall be~~ are subject to the following provisions:

(1) Assembly halls ~~require~~ are subject to licensing by the Buildings, Safety Engineering, and Environmental Department Business License Center in accordance with Chapter 38 of this Code~~, *Rental Halls and Banquet Facilities*~~.

(2) ~~For large~~ Outdoor assemblies and special events~~, see~~ are subject to Section 50-12-551 and Section 50-12-552 of this Code.

(3) In the R5 District, assembly halls must be located within one-half mile of a high-frequency transit corridor.

Sec. 50-12-215. Bake shop.

Bake shops are subject to the following provisions:

(1) Bake shops must have gross floor areas not greater than 4,000 square feet; bakeries with gross floor areas greater than 4,000 square feet are regulated as low-impact manufacturing or processing facilities.

(2) Drive-up or drive-through facilities are prohibited.

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

~~(4) In the R5 and R6 Districts, bake 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.~~

(4) In the R5 District, if a bake shop is located farther than one-half mile from a high-frequency transit corridor, then it must not occupy more than 3,000 square feet of gross floor area and must be located in a building constructed prior to January 1, 2017. Bake shops that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

(5) In the R6 District, retail bake shops must not occupy more than 3,000 square feet of gross floor area and must be located in a building constructed prior to January 1, 2017. Bake shops that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

Sec. 50-12-215.1. Bank, without drive-up or drive-through facilities.

Banks, without drive-up or drive-through facilities, are subject to the following provisions:

(1) In the R1, R2, R3, and R4 Districts, banks, 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.

~~(2) In the R5 and R6 Districts, banks, 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.~~

(2) In the R5 District, if a bank without drive-up or drive-through facilities is located farther than one-half mile from a high-frequency transit corridor, then it must not occupy more than 3,000 square feet of gross floor area and must be located in a building constructed prior to January 1, 2017. Banks without drive-up or drive-through facilities that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

(3) In the R6 District, banks without drive-up or drive-through facilities must not occupy more than 3,000 square feet of gross floor area and must be located in a building constructed prior to January 1, 2017. Banks without drive-up or drive-through facilities that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

Sec. 50-12-215.2. Banquet facility.

In the R5 District, a banquet facility must be located on a zoning lot within one-half mile of a high-frequency transit corridor.

Sec. 50-12-215.3. Barber or beauty shop.

Barber and beauty shops are subject to the following provisions:

(1) In the R1, R2, R3, and R4 Districts, barber or beauty 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, barber or beauty 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.~~

(2) In the R5 District, if a barber or beauty shop is located farther than one-half mile from a high-frequency transit corridor, then it must not occupy more than 3,000 square feet of gross floor area, must not have drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017. Barber and beauty shops that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

(3) In the R6 District, barber or beauty shops must not occupy more than 3,000 square feet of gross floor area, must not have drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017. Barber and beauty shops that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

(4) In the MKT District, barber or beauty shops are prohibited on the first story of a multi-story building. Barber or beauty shops are permissible on a by-right basis if located on an upper story of a multi-story building and on a conditional basis if located in a single-story building.

Sec. 50-12-216.1. Body art facility.

Body art facilities are subject to the following provisions:

(1) Body art facilities are subject to licensing by the Buildings, Safety Engineering, and Environmental Department Business License Center in accordance with Chapter 20, Article III of this Code.

(2) In the R1, R2, R3, and R4 Districts, body art facilities 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, body art 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.~~

(3) In the R5 District, if a body art facility is located farther than one-half mile from a high-frequency transit corridor, then it must not occupy more than 3,000 square feet of gross floor area, must not have drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017. Body art facilities that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

(4) In the R6 District, a body art facility must not occupy more than 3,000 square feet of gross floor area, not have drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017. Body art facilities that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

Sec. 50-12-217. Brewpub or microbrewery or small distillery or small winery.

Brewpubs, microbreweries, small distilleries, and small wineries are subject to the following provisions:

(1) A brewpub, microbrewery, small distillery, or small winery is subject to the regulated use provisions of Article III, Division 8 of this chapter if it serves alcohol for consumption on the premises, is located outside of the Central Business District, and is not in an MKT or SD2 District; however, a brewpub, microbrewery, or small distillery, or small winery operating in conjunction with and located on the same zoning lot as a standard restaurant shall not be considered a regulated use, as provided in Section 50-3-323(1) of this Code.

~~(2) The controlled use provisions of Article III, Division 9 of this chapter where beer or wine or alcoholic liquor are sold to the general public for consumption off the premises at a brewpub or small distillery or small winery.~~

(2) In R1, R2, R3, R4, and R6 Districts, a brewpub, microbrewery, small distillery, or small winery is 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 facilities, gross floor area must be not greater than 3,000 square feet. The location of a brewpub, microbrewery, small distillery, or small winery on a major or secondary thoroughfare must be given favorable consideration as part of any review of such use as a conditional land use in accordance with Article III, Division 7 of this chapter.

(3) In the R5 District, a brewpub, microbrewery, small distillery, or small winery ~~that is not greater than 3,000 square feet in gross floor area is exempt from all applicable~~

~~use regulations that pertain specifically to such district, as may be set forth in this section, if~~ must not exceed 3,000 square feet, must not be 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, and must be located on a zoning lot within one-half mile of a high-frequency transit corridor. Brewpubs, microbreweries, small distilleries, or small wineries that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

~~(5) In the M1, M2, M3, and M4 Districts, where a brewpub, microbrewery, small distillery, or small winery is classified as a regulated use or a controlled use, the use may be permitted on a conditional basis; where a brewpub, microbrewery, small distillery, or small winery in an M1, M2, M3, or M4 District is not classified as either a regulated use or a controlled use, the use may be permitted on a by-right basis.~~

(4) In the SD1 District, a brewpub, microbrewery, small distillery, or small winery that does not exceed 3,000 square feet and is not 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 on a by-right basis, and is otherwise permissible on a conditional basis.

~~(7) In the B3 District, a brewpub or microbrewery or small distillery or small winery is permissible conditionally where located within a Traditional Main Street Overlay Area.~~

Sec. 50-12-217.1. Business college or commercial trade school.

Business colleges and commercial trade schools are subject to the following provisions:

(1) Truck driving schools are subject to the provisions of Chapter 16, Article I, Divisions A and B of this Code.

(2) In the R1, R2, R3, and R4 Districts, business colleges and commercial trade schools 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, R6, SD2, SD4, and MKT Districts, truck driving schools are prohibited.

(4) In the R6 District, a business college or commercial trade school must not occupy more than 3,000 square feet of gross floor area and must be located in a building constructed prior to January 1, 2017. Business colleges and commercial trade schools, other than truck driving schools, that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code 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~~ the requirements set forth in this subsection.

(5) In the SD2 and SD4 Districts, all activities must occur indoors or to the rear of the building.

Sec. 50-12-220. Dry cleaning, laundry, or laundromat.

Dry cleaning, laundry, and laundromat establishments are subject to the following provisions:

(1) Dry cleaning facilities must receive an air permit from the Michigan Department of Environment, Great Lakes, and Energy to conduct operations subject to the U.S. Environmental Protection Agency (EPA) National Emission Standards for Hazardous Air pollutants (NESHAP). All dry cleaning facilities~~, which~~ that use perchloroethylene (PCE) in their cleaning process~~,~~ are subject to NESHAP. Presentation of the state permit to the Buildings, Safety Engineering, and Environmental Department by dry cleaners that use PCE shall be required as a condition for the City's permit. ~~In addition, dry cleaning facilities and laundries shall comply with materials storage, handling and disposal requirements, and pollution prevention and waste minimization requirements.~~

(2) In R1, R2, R3, and R4 Districts, dry cleaning, laundry, and laundromat establishments 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, dry cleaning, laundry, and laundromat establishments 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 R5 District, if a dry cleaning, laundry, or laundromat establishment is located farther than one-half mile from a high-frequency transit corridor, then it must not occupy more than 3,000 square feet of gross floor area, must not have drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017. Dry cleaning, laundry, or laundromat establishments that are established through the adaptive reuse of eligible existing buildings in accordance

with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

(4) In the R6 District, a dry cleaning, laundry, or laundromat establishment must not occupy more than 3,000 square feet of gross floor area, must not have drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017. Dry cleaning, laundry, or laundromat establishments that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

(5) ~~In~~ Only in the B1, B2, B3, B4, B5, B6, M1, M2, M3, M4, PCA, TM, SD1, and SD2 Districts, dry cleaning, laundry, or laundromat establishments may provide:

a. Pick-up stations; and

b. Customer operated washer, dryer, or dry cleaning machines for family washing or dry cleaning; laundromat.

(6) In the B2, B3, and SD4 Districts, dry cleaning, laundry, or laundromat establishments must:

a. ~~Shall~~ not employ ~~a maximum of~~ more than ten persons on site; and

b. ~~Shall~~ not exceed 4,000 square feet in gross floor area.

(7) In the B4, B5, B6, and M1 Districts, dry cleaning, laundry, or laundromat establishments must:

a. ~~Shall~~ include a retail service; and

b. ~~Shall~~ not employ ~~a maximum of~~ more than 25 persons on site.

(8) Dry cleaning, laundry, or laundromat establishments must comply with applicable regulations set forth in Chapter 25 of this Code.

(9) Laundries do not include industrial laundries, as defined in Section 50-16-282 of this Code.

Sec. 50-12-221. Establishment for the sale of beer or alcoholic liquor for consumption on the premises.

Establishments for the sale of beer or alcoholic liquor for consumption on the premises are subject to the following provisions:

(1) Regulated use provisions of Article III, Division 8 of this chapter if not located in the Central Business District or MKT, SD1, SD2, or SD5 Districts, or ~~where~~ if not operating in conjunction with and located on the same zoning lot as a standard restaurant.

(2) In the R1, R2, R3, and R4 Districts, establishments for the sale of beer or alcoholic liquor for consumption on the premises 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 establishments, gross floor area must be not greater than 3,000 square feet. The location of a brewpub, microbrewery, small distillery, or small winery on a major or secondary thoroughfare must be given favorable consideration as part of any review of such use as a conditional land use in accordance with Article III, Division 7 of this chapter.

(3) ~~Establishments~~ In the R5 District, an establishment for the sale of beer or alcoholic liquor for consumption on the premises ~~are permitted conditionally in the R5 District and by right in the R6 District only where they are located in a multiple-~~

~~family dwelling, hotel, or motel that has at least 50 units and, provided, that the establishment for consumption on the premises~~ either:

a. ~~Does not exceed 2,000 square feet in gross floor area;~~ must be located in a multiple-family dwelling, hotel, or motel that has at least 50 units, must not exceed 2,000 square feet in gross floor area, must be accessible only from the interior of the building, and must have no advertising or display of said use visible from the exterior of the building; or

b. ~~Is accessible only from the interior of the building; and~~ must not exceed 3,000 square feet, must not be 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, and must be located on a zoning lot within one-half mile of a high-frequency transit corridor.

~~c. Has no advertising or display of said use visible from the exterior of the building.~~

Establishments for the sale of beer or alcoholic liquor for consumption on the premises that are not greater than 3,000 square feet in gross floor area and that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

~~(3) In R1, R2, R3, and R4 Districts, establishments for the sale of beer or alcoholic liquor for consumption on the premises 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 establishments, gross floor area must be not~~

~~greater than 3,000 square feet. The location of a brewpub, microbrewery, small distillery, or small winery on a major or secondary thoroughfare must be given favorable consideration as part of any review of such use as a conditional land use in accordance with Article III, Division 7 of this chapter.~~

(4) In the R6 District, an establishment for the sale of beer or alcoholic liquor for consumption on the premises must be located in a multiple-family dwelling, hotel, or motel that has at least 50 units, must not exceed 2,000 square feet in gross floor area, must be accessible only from the interior of the building, and must have no advertising or display of said use visible from the exterior of the building. Establishments for the sale of beer or alcoholic liquor for consumption on the premises that are not greater than 3,000 square feet in gross floor area and that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

~~(4) In the R5 and R6 Districts, establishments for the sale of beer or alcoholic liquor for consumption on the premises that are not greater than 3,000 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 B2 District, establishments for the sale of beer or alcoholic liquor for consumption on the premises ~~are permissible conditionally only if~~ must be located

inside a Traditional Main Street Overlay Area or on the same zoning lot as a standard restaurant.

(6) In the SD1 District, an establishments for the sale of beer or alcoholic liquor for consumption on the premises ~~shall be permitted~~ is permissible on a by-right basis ~~where such establishments~~ only if it does not exceed 3,000 square feet and ~~are~~ is not 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, and is otherwise permissible on a conditional basis ~~where such establishments do exceed 3,000 square feet or are located adjacent to or across an alley from a lot containing a single- or two-family dwelling that is located on a street other than a major thoroughfare~~.

~~(7) In the B2 District, establishments for the sale of beer or alcoholic liquor for consumption on the premises are not permitted either by right or as a conditional use, in accordance with Article IX, Division 3, of this chapter, except where located in a Traditional Main Street Overlay Area; while such establishments are generally prohibited on land zoned B2 as a stand-alone use, standard restaurants, as defined in Section 50-16-362 of this Code, located on land zoned B2, may provide for the sale of beer or alcoholic liquor for consumption on the premises.~~

(7) The gross floor area specifications set forth in this section may not be waived by the Board of Zoning Appeals.

Sec. 50-12-226. Go-cart track.

Go-cart tracks are subject to the following ~~requirements~~ provisions:

~~(1) Accessory parking areas shall be provided in accordance with Section 50-14-56 of this Code;~~

(1) Ingress or egress shall be only from the principal, or busier, street as determined by the Planning and Development Department~~;~~.

~~(3) No part of the driving track shall be within 300 feet of property zoned in a residential district classification;~~

(2) Any track surface or other area to be used for the operation of a go-cart shall be of an asphaltic or concrete material~~;~~.

(3) All light standards, poles, or other appurtenances shall be effectively padded or screened so as to prevent injury to drivers of the vehicles. Baled hay or other suitable shock absorbing material shall be placed around all turns or curves in the track~~;~~.

(4) All vehicles shall be provided with mufflers to eliminate objectionable noise. The Buildings, Safety Engineering, and Environmental Department may require a change in mufflers to reduce exhaust noises where, in its opinion, such noise has become a nuisance~~;~~.

(5) Permitted hours of operation shall be 10:00 a.m. to 10:00 p.m. Monday through Saturday, and 12:00 noon to 10:00 p.m. on Sunday~~;~~.

(6) In the B2 and B4 Districts, go-cart tracks are prohibited ~~in the B4 District~~ on zoning lots abutting designated Gateway Radial Thoroughfares; this regulation may not be waived by the Board of Zoning Appeals.

(7) It shall be unlawful to establish a~~ny~~ go-cart track 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~~;~~. Notwithstanding such waiver, no part of the driving track may be within 300 feet of land zoned R1, R2, R3, R4, R5, R6, or residential PD.

(8) Go-cart tracks ~~shall be licensed as such by the Buildings, Safety Engineering, and Environmental Department Business License Center in accordance with~~ must comply with appliable regulations set forth in Chapter 5, Article XI~~,~~ of this Code~~,~~ ~~*Amusements and Entertainments*~~.

Sec. 50-12-227. Golf course~~ (miniature)~~.

Miniature golf courses are subject to the following ~~requirements~~ provisions:

~~(1) Accessory parking areas shall be provided in accordance with Section 50-14-56 of this Code;~~

(1) Ingress or egress shall be only from the principal, or busier, street as determined by the Planning and Development Department~~;~~.

(2) Loudspeakers or public address systems may be used only for control purposes, shall play no music, and shall be removed where, in the opinion of the Buildings, Safety Engineering, and Environmental Department, such operation constitutes a nuisance~~;~~.

(3) No part of the playing surface of a miniature golf course ~~shall~~ may be located within 50 feet of any property zoned ~~in a residential district classification;~~ R1, R2, R3, R4, R5, R6, or residential PD.

(4) Permitted hours of operation shall be 8:00 a.m. to 10:30 p.m. Monday through Saturday, and 12:00 noon to 10:30 p.m. Sunday~~;~~.

~~(6) It shall be unlawful to establish any miniature golf course 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;~~

(5) Miniature golf courses ~~shall be licensed as such by the Buildings, Safety Engineering, and Environmental Department Business License Center in accordance with~~ must comply with appliable regulations set forth in Chapter 5, Article XI~~,~~ of this Code~~, *Amusements and Entertainments*~~.

~~Sec. 50-12-229. Kennel, commercial~~ [RESERVED]

~~Commercial kennels shall be subject to the following requirements:~~

~~(1) No outdoor kennel shall be permitted in any zoning district;~~

~~(2) All cages, pens, and grooming areas shall be maintained with a completely enclosed, soundproof building. The facility shall conform to the noise restrictions of Chapter 6 of this Code, *Animal Care, Control, and Regulation*;~~.

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

~~(4) No outdoor exercise run area shall be permitted less than 50 feet from any land zoned residential or residential PD.~~

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.~~

(2) In the R5 District, if a nail salon is located farther than one-half mile from a high-frequency transit corridor, then it must not occupy more than 3,000 square feet of gross floor area, must not have drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017. Nail salons that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

(3) In the R6 District, nail salons must not occupy more than 3,000 square feet of gross floor area, must not have drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017. Nail salons that are established through the adaptive reuse of eligible existing buildings in accordance with Section

50-12-138 of this Code are exempt from the requirements set forth in this subsection.

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

Subdivision E. Retail, Service, and Commercial Uses; Generally

(Motor Vehicles—Youth Hostels/Hostels)

Sec. 50-12-296. Motor vehicle washing and steam cleaning.

Motor vehicle washing and steam cleaning ~~shall be~~ facilities are subject to the following ~~requirements~~ provisions:

(1) The lot to be built upon shall be located on a street designated as a major or secondary thoroughfare and all means of vehicular ingress and egress shall be located on a major or secondary thoroughfare, and not from an adjoining residential street or alley. A residential street or alley shall not be used as a maneuvering or parking area for vehicles using the facility.

(2) All portions of each area designed or used for the washing of motor vehicles shall be located a minimum of 25 feet from ~~the boundaries of residential zoning districts;~~ any land zoned R1, R2, R3, R4, R5, R6, or residential PD.

(3) A hard surfaced driveway of one or more lanes shall be constructed on the property in such manner as to provide for a continuous movement of vehicles into the wash-rack as follows:

a. The driveway shall be not less than ~~ten~~ 10 feet wide for a single lane and not less than ten additional feet in width for each additional lane.

b. Single-lane driveways shall be used for no other purpose than to provide access to the wash-rack. Driveways of any number of lanes shall be protected from incursions of other traffic.

c. The minimum number of stacking spaces shall be in accordance with Section 50-14-202 of this Code. The total length of the driveway shall be determined by the overall length of the wash line, measured along the center-line of the conveyor or wash line from the point that mechanical washing or cleaning begins to the end of the mechanical washing or drying operation. If the length of the longest wash line is 80 feet or less, the length of the driveway shall be not less than 200 feet. If the length of the longest wash line exceeds 80 feet, the length of the driveway shall be not less than the sum of 200 feet plus 20 feet for each ten feet, or fraction thereof, by which the wash line exceeds 80 feet.

d. Not fewer than two stacking spaces, which measure ~~ten~~ 10 feet by 20 feet, shall be provided for each stall at a self-service/customer-operated car wash. In addition, one stacking space shall be provided between the vehicle exit door and the point of vehicular egress to the right-of-way.

e. Not fewer than two stacking spaces, which measure ~~ten~~ 10 feet by 20 feet, shall be provided for each designated wash area at a "hand car wash".

~~f. The premises shall be screened by six-foot-high opaque walls where adjacent to land zoned R1, R2, R3, R4, R5, R6, or residential PD, in accordance with Section 50-14-367 of this Code;~~

(4) The operating equipment shall be located or buffered so as to prevent unreasonably high noise levels at any point on the property boundary.

(5) There shall be no aboveground outdoor storage/dispensing tanks on the site.

(6) All washing activities shall be conducted within an enclosed structure, except for a designated wash area for not more than one tall vehicle. Customer-operated "car washes" are exempt from this provision.

(7) Vacuuming activities shall be at least 25 feet from any lot line, except where the property abuts a residential zoning district, in which case a 50-foot separation shall be maintained.

(8) All drains shall be properly connected to a public sewer system.

(9) Such uses shall be graded and drained in conformance with the requirements of Chapter 8, Article V~~,~~ of this Code, so as to dispose of all surface water accumulation within the parking area.

(10) Motor vehicle washing and steam cleaning facilities are ~~also~~ subject to Chapter 9 of this Code.

(11) As may be required, landscaping shall be provided in accordance with Article XIV, Division 2 of this chapter.

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

Business ~~or~~ and professional offices are subject to the following provisions:

(1) In 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.~~

(2) In the R5 District, if a business or professional office is located farther than one-half mile from a high-frequency transit corridor, then it must not occupy more than 3,000 square feet of gross floor area, must not have drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017. Business or professional offices that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

(3) In the R6 District, a business or professional office must not occupy more than 3,000 square feet of gross floor area, must not have drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017. Business or professional offices that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

(4) In the PC District, only public offices ~~may be permitted~~ are permissible.

(5) In the MKT District, business and professional offices ~~uses~~:

a. Are permissible conditionally ~~where~~ if 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~~ if located in ~~an~~ existing buildings, 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. 50-12-299. Parking lots or parking areas.

~~The definitions for~~ The parking lots or parking areas use includes both commercial parking~~,~~ and accessory parking~~, and remote accessory parking are specified in Section 50-16-341 of this Code~~. Parking lots ~~shall be~~ and areas are subject to the following provisions:

(1) Parking lots are limited to the parking of operable private passenger vehicles and the accessory parking of ~~other~~ vehicles associated with a land use to which the parking lot is accessory. Parking lots must require all such vehicles ~~shall~~ to bear current and valid license plates~~;~~.

(2) No parking lot or parking area may be used as a towing service storage yard ~~as defined in Section 50-16-402 of this Code;~~.

(3) No permit is required for accessory parking on the same zoning lot as the use to which the parking is accessory. A permit from the Buildings, Safety Engineering, and Environmental Department is required for any commercial parking lot or remote accessory parking lot, and for any accessory parking lot that is located on a zoning lot separate from the principal use~~;~~.

(4) Commercial parking lots must be licensed by the Buildings, Safety Engineering, and Environmental Department Business License Center ~~as provided for~~ in accordance with Chapter 32, Article I~~,~~ of this Code~~, *Off-Street Parking*~~;.

(5) Vending on parking lots that are licensed for commercial parking is prohibited as provided for in Section 32-1-18 of this Code~~;~~.

(6) Vending on parking lots or parking areas that are not licensed for commercial parking is prohibited, except as provided for in Section 50-12-557 of this Code~~;~~.

(7) No commercial parking lot shall be located within 1,000 radial feet of any stadium or sports arena, except on land that, ~~on~~ as of August 13, 1999, was vacant land or was permitted for use for parking purposes~~:~~.

~~a. Was vacant; or~~

~~b. For which the most recently recorded permitted use was for parking purposes;~~

(8) Parking lots and parking areas shall conform to the following, as applicable:

a. The specifications for "Accessible Parking for Physically Disabled Persons" as provided for in Article XIV, Division 1, Subdivision G~~,~~ of this chapter;

b. The "Off-Street Parking Area Design" standards ~~for "Off-Street Parking Areas"~~ as provided for in Article XIV, Division 1, Subdivision I~~,~~ of this chapter; and

c. The "Landscaping and Screening of Off-Street Parking Areas" standards ~~for "Off-Street Parking Areas"~~ as provided for in Article XIV, Division 2, Subdivision C~~,~~ of this chapter~~; and~~.

(9) ~~In addition,~~ The following specific standards shall apply for the specified zoning districts ~~that are specified (see Figure 50-12-299(9))~~:

a. *Districts R1—R2.* A parking lot may be allowed when accessory to any non-residential use permitted in the subject district, and where located on a separate zoning lot and not involving any trade, business, profession, or occupation;

b. *Districts R1—R3.* Where a zoning lot abuts, or is separated by an alley or easement along its side zoning lot line from, a business or industrial zoning district, a parking lot may be allowed provided, that it does not exceed 70 feet in width and not more than 8,500 square feet in area. Any off-street parking spaces so furnished may be considered as supplying either required or surplus off-street parking facilities for new, converted, or expanded uses;

c. *Districts R3—R4.* A parking lot shall be allowed only when accessory to uses permitted in the subject zoning district, where located on a separate zoning lot, and where not involving any trade, business, profession, or occupation;

~~d. *Districts R1—R3.* A parking lot may be permitted on land designated non-residential on the generalized land use plan of the Master Plan;~~

d. *Districts B2 and B4.* ~~A lot for~~ If a commercial parking lot~~, which~~ abuts a designated Gateway Radial Thoroughfare, ~~may be permitted as a conditional use only; however,~~ it is permissible only on a conditional basis. A parking lot utilized for purposes of accessory parking is ~~permitted by right;~~ permissible on a by-right basis. This regulation may not be waived by the Board of Zoning Appeals;

~~f. *District P1.* Parking lots shall conform to:~~

~~1. The specifications for accessible parking for physically disabled persons as provided for in Article XIV, Division 1, Subdivision G, of this chapter;~~

~~2. The off-street parking area design standards as provided for in Article XIV, Division 1, Subdivision I, of this chapter; and~~

~~3. The landscaping and screening standards for off-street parking areas as provided for in Article XIV, Division 2, Subdivision C, of this chapter.~~

Sec. 50-12-302. Pawnshops.

Pawnshops ~~shall be~~ are subject to the following ~~requirements~~ provisions:

(1) Pawnshops are prohibited ~~in all zoning districts~~ within the Central Business District;

(2) In the B2 and B4 Districts, pawnshops are prohibited on zoning lots abutting designated Gateway Radial Thoroughfares; this regulation may not be waived by the Board of Zoning Appeals;

(3) Pawnshops are subject to the regulated use provisions of Article III, Division 8~~,~~ of this chapter; and

(4) Pawnbrokers are subject to the licensing provisions of Chapter 41, Article II~~,~~ of this Code~~, *Secondhand Goods*~~.

Sec. 50-12-303. Pet shops.

Pet shops ~~shall be~~ are subject to the following provisions:

(1) Pet shops are subject to the licensing provisions of Chapter 6, Article VII~~,~~ of this Code~~, *Animal Care, Control, and Regulation*; and~~.

(2) ~~Commercial kennel~~ Pet shops are distinct from animal boarding facilities, ~~shall be governed separately by~~ which are subject to Section 50-12-229 of this Code.

(3) In the R5 District, pet shops must be located within one-half mile of a high-frequency transit corridor.

Sec. 50-12-304. Precious metal and gem dealers.

Precious metal and gem dealers are ~~subject to the regulated use provisions of Article III, Division 8, of this chapter and shall be~~ subject to the following provisions:

(1) Such uses shall comply with the licensing provisions of Chapter 41, Article III~~,~~ of this Code~~, *Secondhand Goods*; and~~.

(2) ~~Such uses shall not be permitted~~ In the B2 and B4 Districts, precious metal and gem dealers are prohibited on any zoning lot abutting a designated Gateway Radial Thoroughfare; this regulation may not be waived by the Board of Zoning Appeals.

Sec. 50-12-306.2. Radio, television, or household appliance repair shop.

Radio, television, or household appliance repair shops are subject to the following provisions:

(1) In the R5 District, if a radio, television, or household appliance repair shop is located farther than one-half mile from a high-frequency transit corridor, then it must not occupy more than 3,000 square feet of gross floor area, must not have drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017.

(2) In the R6 District, a radio, television, or household appliance repair shop must not occupy more than 3,000 square feet of gross floor area, must not have drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017.

(3) In the B2 and B4 Districts, radio, television, or household appliance repair shops are prohibited on any zoning lot abutting a designated Gateway Radial Thoroughfare.

Sec. 50-12-307. Rebound tumbling centers.

Rebound tumbling centers are subject to the following ~~requirements~~ provisions:

~~(1) Accessory parking areas shall be provided in accordance with Article XIV, Division 1, of this chapter;~~

(1) Ingress or egress shall be only from the principal, or busier, street as determined by the Planning and Development Department~~;~~.

(2) Loudspeakers or public address systems may be used only for control purposes, shall play no music, and shall be removed where, in the opinion of the Buildings, Safety Engineering, and Environmental Department, such operation constitutes a nuisance~~;~~.

~~(4) No rebound tumbling apparatus, or part thereof, shall be located within 100 feet of any property zoned in a residential district classification;~~

(3) Permitted hours of operation shall be 8:00 a.m. to 10:30 p.m., Monday through Saturday, and 12:00 noon to 10:30 p.m. Sunday~~;~~.

(4) ~~Rebound tumbling centers are prohibited~~ In the B4 District, rebound tumbling centers are prohibited on zoning lots abutting designated Gateway Radial Thoroughfares; this regulation may not be waived by the Board of Zoning Appeals~~;~~.

(5) It shall be unlawful to establish any rebound tumbling center 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 within 500 feet of the proposed location~~;~~. Notwithstanding such waiver, no rebound tumbling apparatus may be located within 100 feet of land zoned R1, R2, R3, R4, R5, R6, or residential PD.

~~(8) Rebound tumbling centers shall be licensed by the Buildings, Safety Engineering, and Environmental Department Business License Center as provided in Chapter 5, Article XI, of this Code, *Amusements and Entertainments.*~~

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, a recording studio, photo studio, or video studio, without assembly hall, must be located within one-half mile of a high-frequency transit corridor. 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~~ that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

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 must be located within one-half mile of a high-frequency transit corridor. Indoor commercial recreation facilities that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code 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~~ the requirements set forth in this subsection.

(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. 50-12-309. Rental halls.

Rental halls ~~shall be~~ are subject to the following provisions:

(1) Rental halls shall be prohibited 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~~;~~.

(2) In the Central Business District, rental halls shall be prohibited within 1,000 feet of any other rental hall or public dance hall~~;~~.

(3) Rental halls are subject to the licensing requirements of Chapter 38 of this Code~~,~~ ~~*Rental Halls and Banquet Facilities;* and~~.

(4) In the R5 District, a rental hall must not exceed 3,000 square feet and must be located within one-half mile of a high-frequency transit corridor.

(5) In the SD1 District, a rental hall~~s,~~ that does not exceed~~ing~~ 3,000 square feet ~~are permitted~~ may be permissible on a by-right ~~in the SD1 District~~ basis and a rental hall~~s~~ ~~that~~ exceeds 3,000 square feet ~~are permitted~~ is permissible only on a conditional basis ~~in SD1~~. This provision 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 must 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 foods, 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.~~

(4) In the R5 District, if a carry-out or fast-food restaurant is located farther than one-half mile from a high-frequency transit corridor, then it must not occupy more than 3,000 square feet of gross floor area, must not have drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017. Fast food restaurants without drive-up or drive-through facilities that are located on

a street designated as a major or secondary thoroughfare, that are not greater than 4,000 square feet in gross floor area, and that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

(5) In the R6 District, carry-out and fast-food restaurants must not occupy more than 3,000 square feet of gross floor area, must not have drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017. Fast food restaurants without drive-up or drive-through facilities that are located on a street designated as a major or secondary thoroughfare, that are not greater than 4,000 square feet in gross floor area, and that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

(6) 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.

(7) 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.

(8) In the B2, B3, B4, and B5 Districts, if a fast-food restaurant includes a designated outdoor eating areas, 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 approvals by the Department of Public Works and City Council.

(9) 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.

(10) In the B5 and PCA 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.

(11) In the PR District, a carry-out or fast-food restaurants 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.

(12) 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, a standard restaurant that includes the sale of beer or intoxicating liquor for consumption on the premises and that is located adjacent to or across an alley from a lot containing a single- or two-family dwelling that is located on a street other than a major thoroughfare 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 foods, 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.~~

(6) In the R5 District, if a standard restaurant is located farther than one-half mile from a high-frequency transit corridor, then it must not occupy more than 3,000 square feet of gross floor area, must not have drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017. Standard restaurants without drive-up or drive-through facilities that are not greater than 4,000 square feet in gross floor area and that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

(7) In the R6 District, standard restaurants must not occupy more than 3,000 square feet of gross floor area, must not have drive-up or drive-through facilities, and must

be located in a building constructed prior to January 1, 2017. Standard restaurants without drive-up or drive-through facilities that are not greater than 4,000 square feet in gross floor area and that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

(8) 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.

(9) 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.

(10) 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.

(11) 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.~~

(3) In the R5 District, if a school or studio of dance, gymnastics, music, art, or cooking is located farther than one-half mile from a high-frequency transit corridor, then it must not occupy more than 3,000 square feet of gross floor area, must not have drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017. Schools or studios of dance, gymnastics, music, art, or cooking that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

(4) In the R6 District, schools or studios of dance, gymnastics, music, art or cooking must not occupy more than 3,000 square feet of gross floor area, must not have

drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017. Schools or studios of dance, gymnastics, music, art, or cooking that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

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.~~

(2) In the R5 District, if a shoe repair shop is located farther than one-half mile from a high-frequency transit corridor, then it must not occupy more than 3,000 square feet of gross floor area, must not have drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017. Shoe repair shops that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

(3) In the R6 District, shoe repair shops must not occupy more than 3,000 square feet of gross floor area, not have drive-up or drive-through facilities, and must be

located in a building constructed prior to January 1, 2017. Shoe repair shops that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

Sec. 50-12-316. Taxicab dispatch and/or storage facilities.

Taxicab dispatch and/or storage facilities ~~shall be~~ are subject to the following ~~requirements~~ provisions:

(1) ~~Where~~ If taxicabs are stored on the premises, any portion of the storage lot that is visible from a public street shall include a landscape buffer strip with a minimum width of five feet between the storage area and the right-of-way~~;~~.

(2) Landscaping and screening for off street parking areas shall be provided in accordance with Article XIV, Division 2 of this chapter~~;~~.

(3) Only operable taxicabs~~,~~ bearing a current license may be stored on the premises. No junk vehicles may be stored unless a permit for a junkyard has been issued by the Buildings, Safety Engineering, and Environmental Department~~;~~.

(4) Motor vehicle services may be performed on site only upon receipt of a separate permit from the Buildings, Safety Engineering, and Environmental Department for said services and subject to Section 50-12-294 of this Code for light duty vehicle repair establishments or Section 50-12-295 of this Code for light duty vehicle service establishments~~; and~~.

(5) In the B4 District, taxicab dispatch and/or storage facilities ~~shall not be located~~ are prohibited on any zoning lot abutting a designated Gateway Radial Thoroughfare; this regulation may not be waived by the Board of Zoning Appeals.

Sec. 50-12-320. Used goods dealers; precious metal and gem dealers.

Used goods dealers~~,~~ and precious metal and gem dealers~~,~~ are subject to the following ~~requirements~~ provisions:

(1) Used goods dealers shall comply with the licensing provisions of Chapter 41, Article VII~~,~~ of this Code~~, *Used Goods Dealers*;~~.

(2) Precious metal and gem dealers shall comply with the licensing provisions of Chapter 41, Article III~~,~~ of this Code~~, *Precious Metals and Gem Dealers*;~~.

(3) ~~Such uses shall not be permitted in the~~ ~~B4 District~~ In the B4 District, used goods dealers and precious metal and gem dealers are prohibited on any zoning lot abutting a designated Gateway Radial Thoroughfare; ~~and~~ this regulation may not be waived by the Board of Zoning Appeals.

(4) In the PCA District, used goods dealers shall be limited to antique stores and auction houses.

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~~ are regulated as animal care facilities pursuant to Section ~~50-12-229~~ 50-12-211.1 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 areas ~~may be located~~ must be not 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.~~

(6) In the R5 District, if a veterinary clinic is located farther than one-half mile from a high-frequency transit corridor, then it must not occupy more than 3,000 square feet of gross floor area, must not have drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017. Veterinary clinics that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

(7) In the R6 District, a veterinary clinic must not occupy more than 3,000 square feet of gross floor area, must not have drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017. Veterinary clinics that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

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 use 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 feet and is otherwise permissible on a conditional basis. A printing or engraving shop of any size must utilize a minimum of 10 percent of its gross floor area as a retail store for the sale of goods produced therein.

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

~~(4) In the R5 and R6 Districts, printing and engraving 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.~~

(4) In the R5 District, if a printing or engraving shop is located farther than one-half mile from a high-frequency transit corridor, then it must not occupy more than 3,000 square feet of gross floor area, must not have drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017. Printing or engraving shops that are established through the adaptive reuse of

eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

(5) In the R6 District, a printing or engraving shop must not occupy more than 3,000 square feet of gross floor area, must not have drive-up or drive-through facilities, and must be located in a building constructed prior to January 1, 2017. Printing or engraving shops that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

Sec. 50-12-324. Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through facilities.

Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through facilities, are subject to the following provisions:

(1) In R1, R2, R3, R4, and R6 Districts, stores of a generally recognized retail nature whose primary business is the sale of new merchandise, 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. The Master Plan classification of the road on which is use is located must be given due consideration as part of any review of such use as a conditional land use in accordance with Article III, Division 7 of this chapter.

~~(3) In the R5 District, stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through 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.~~

(2) In the R5 District, stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through facilities, must be located on a zoning lot within one-half mile of a high-frequency transit corridor. Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through facilities, that are established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code are exempt from the requirements set forth in this subsection.

(3) In the MKT District, stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through facilities must not exceed 15,000 square feet in gross floor area.

Sec. 50-12-326. Smoking lounge, cigar.

In the R5 District, cigar smoking lounges must be located within one-half mile of a high-frequency transit corridor.

Secs. 50-12-327—50-12-330. Reserved.

Subdivision F. Manufacturing and Industrial Uses

Sec. 50-12-336. Food catering establishments.

Food catering establishments are subject to the following provisions:

(1) In the R1, R2, R3, R4, R5, and R6 Districts, food catering establishments 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

establishments, all refuse receptacles must be located as far as may be feasible from adjacent residential uses and deliveries may be made by semi-truck only if the establishment is located on a major or secondary thoroughfare.

(2) In the B2, B3, and B4 Districts, a food catering establishment is permissible by-right only if located in a structure that does not exceed 4,000 square feet of gross floor area, that utilizes a minimum of 10 percent of the gross floor area as a retail store for the sale of the goods produced on the premises, and that is located in a Traditional Main Street Overlay Area. Otherwise, in the B2 and B4 Districts a food catering establishment is permissible conditionally, and in the B3 District a food catering establishment is prohibited.

(3) In the SD1 District, a food catering establishment must not exceed 4,000 square feet in gross floor area.

(4) In the SD2 District, a food catering establishment must not exceed 5,000 square feet in gross floor area and must have a minimum of 10 percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises.

(5) The gross floor area specifications set forth in this section may not be modified or waived by the Board of Zoning Appeals.

Sec. 50-12-348. Research or testing laboratories.

Research or testing laboratories are subject to the following provision: ~~In the B4, SD1, and SD2 Districts, no research or testing laboratory shall be permitted to utilize large animals.~~ In the B4 and B5 Districts, the utilization of large animals is prohibited.

Sec. 50-12-351. Tool, die, and gauge manufacturing.

Tool, die, and gauge manufacturing establishments are subject to the following provisions:

(1) In the B4 District~~:~~,

~~a. Building size for~~ a special small tool, die, and gauge manufacturing ~~shall~~ facility must not exceed 5,000 square feet ~~of~~ in gross floor area~~;~~ and

~~b. Such establishments shall not be permitted~~ must not be located on any zoning lot abutting a designated Gateway Radial Thoroughfare; this regulation may not be waived by the Board of Zoning Appeals.

(2) In the B4, M1, and M2 Districts, stamping is limited to tryout stamping only~~; and~~.

(3) ~~For die~~ Die casting~~, see~~ is regulated as a "high/medium-impact manufacturing or processing~~.~~" use.

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

Wholesaling, warehousing, storage buildings, and public storage facilities are subject to the following provisions:

(1) In the R1, R2, R3, R4, R5, and R6 Districts, only public storage facilities are permissible and such use is permissible only if established through the adaptive reuse of eligible existing buildings in accordance with Section 50-12-138 of this Code. All such facilities must be located on a major thoroughfare or freeway service drive.

(2) In the B4 District, wholesaling, warehousing, storage buildings, and public storage facilities are prohibited on any zoning lot abutting a designated Gateway Radial Thoroughfare, except Gratiot; this regulation may not be waived by the Board of Zoning Appeals.

(3) In all zoning districts in which warehousing is permissible, except the M2, M3, M4, and M5 Districts, steel warehousing is prohibited.

(4) Storage of bulk petroleum or related products, garbage, refuse, rubbish, or scrap tires is prohibited.

(5) All materials shall be completely enclosed within a building, except that accessory outdoor storage is permissible, subject to Section 50-12-458 of this Code, if placed only on asphalt or concrete paved surfaces and screened subject to the applicable provisions of Article XIV, Division 2, Subdivision D of this chapter.

(6) The separation between warehouses must be, as applicable, a minimum of 25 feet to accommodate a driveway with fire lane and without parking, 35 feet to accommodate a one-way driveway with fire lane and parking, ~~and~~ or 45 feet to accommodate a two-way driveway with fire lane and parking. Traffic direction and parking in such areas shall be designated by signaling or painting.

(7) Storage of hazardous substances, toxic, or explosive materials is prohibited. Signs shall be posted at the facility describing such restrictions.

(8) Public storage facilities are subject to the licensing provisions of Chapter 30, Article II of this Code and shall comply with the following standards:

a. No residential use may be allowed in any public storage unit.

b. No retail, wholesale, fabrication, manufacturing, or service activities may be conducted from within any public storage unit~~s~~.

(9) In the MKT District, warehousing and storage of food-related products ~~are~~ is permissible by-right and warehousing and storage of nonfood-related products ~~are~~ is permissible conditionally.

ARTICLE XIII. INTENSITY AND DIMENSIONAL STANDARDS

DIVISION 1. TABLES OF INTENSITY AND DIMENSIONAL STANDARDS

Subdivision D. General Dimensional Standards for Business Districts

Sec. 50-13-63. B3 and B4 District height limitations.

The following provisions ~~shall~~ apply to B3 and B4 Districts:

(1) The maximum height for each principal use in the B3 and B4 Districts shall not exceed 35 feet~~;~~.

(2) ~~Where~~ If the zoning lot fronts on a ~~street which~~ right-of-way that is 80 feet or more in width and is designated by the Detroit Master Plan of Policies as a major or secondary thoroughfare, and ~~where~~ if the outermost point of the proposed building on said zoning lot is 40 feet or more from the nearest point of the lot line of all R1, R2, and R3 Districts, then the maximum height may be increased~~, as a matter of right,~~ by one foot for each ~~one~~ foot of ~~street~~ right-of-way width greater than 80 feet, provided, that in no case shall the building exceed 80 feet in height~~; and~~.

(3) ~~Where~~ If the zoning lot fronts on a ~~street which~~ right-of-way that is 80 feet or more in width and is designated by the Detroit Master Plan of Policies as a major or secondary thoroughfare, and ~~where~~ if the zoning lot abuts, is adjacent to, or across an alley from any zoning district other than an R1, R2, R3 or residential PD District, then the maximum height may be increased~~,~~ by ~~right,~~ one foot for each ~~one~~ foot of ~~street~~ right-of-way width greater than 80 feet, regardless of the location of the proposed structure, provided, that in no case shall the building exceed 80 feet in height.

ARTICLE XIV. DEVELOPMENT STANDARDS

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

Subdivision A. In General

Sec. 50-14-7. Off-street parking exemptions, reductions, and allowances.

(a) *Off-street parking*. The following exemptions and allowances to the off-street parking requirements shall apply:

(1) Uses in the B5, MKT, and PC Districts, in the Central Business District, or in the New Center Major Commercial Area ~~as defined in Section 50-16-321 of this Code,~~ shall be exempt from the off-street parking requirements of Subdivisions B and C of this division~~;~~.

(2) For retail, service, and commercial uses specified in Article XII, Division 1, Subdivision D~~,~~ of this chapter, with the exception of those uses listed in ~~of this Code, *Vehicle Repair and Service,* and in *Motor Vehicles, Used, Salesroom or Sales Lots,* specified in~~ Section 50-12-71 of this Code, ~~*Retail Sales and Service, Sales-Oriented,*~~ that are located on zoning lots ~~abutting~~ in a Traditional Main Street Overlay Area ~~or,~~ on land zoned SD1 or SD2, or where located ~~within 0.50 miles of~~ less than one-half mile from a high-frequency transit corridor ~~as defined in Section 50-16-242 of this Code~~, the maximum distance that off-street parking shall be provided from the principal use specified in Subdivision B of this division may be increased to 1,320 feet where the applicant can show to the satisfaction of the Planning and Development Department that a "district approach" to parking is being used in the Traditional Main Street Overlay Area or other area nearby. To show a district approach to parking, the applicant shall provide the following:

a. A signage plan to show how the business will direct customers and employees to the off-site parking lot, including parking signage and wayfinding;

b. A plan for who will manage and maintain the off-site parking facility, including safety and security measures; and

c. Where the parking area or parking structure is owned by someone other than the applicant, a shared parking agreement shall be required according to ~~Section 50-14-156 and~~ Section 50-14-159 of this Code;

(3) No additional off-street parking, beyond that already provided, shall be required for structures erected prior to April 9, 1998, other than religious institutions, that do not exceed 3,000 square feet of gross floor area; and

(4) When a use located in a structure erected prior to April 9, 1998, expands into an existing adjacent structure erected prior to April 9, 1998, and the total gross floor area of the combined structures does not exceed 4,000 square feet, no additional off-street parking shall be required.

(5) Additional off-street parking reductions~~. These~~ are set forth in ~~Section 50-14-153 and Section 50-14-163 of this Code~~ Division 1, Subdivision F of this article.

(b) *Credit for on-street parking*. Within the Woodward and Grand River/Lahser Traditional Main Street Overlay Areas, any on-street parking space adjacent to a use, each such space consisting of not less than 23 feet of contiguous linear permissible on-street parking that is immediately adjacent to the use, may be counted as one space against applicable off-street parking requirements for such use.

Subdivision B. Off-Street Parking Schedule "A"

Sec. 50-14-49. Retail, service, and commercial uses located ~~on land zoned SD1 or SD2~~ in specific areas.

Off-street parking regulations for retail, service, and commercial uses located ~~on land zoned SD1 or SD2~~ in specific areas 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)
Retail, service, and commercial uses located on land zoned SD1 or SD2, or where the use is located within 0.50 miles of a high-frequency transit corridor, or located within the Livernois/West McNichols, or Lahser Traditional Main Street Overlay Area	All, with the exception of "Vehicle Repair and Service" uses specified in Section 50-14-60 of this Code ~~and excluding "Motor vehicles, used, salesrooms or sales lots."~~	0.75 of the minimum required off-street spaces specified in Sections 50-14-50 through ~~Section~~ 50-14-60.	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.

Sec. 50-14-56. Recreation, outdoor.

Off-street parking regulations for outdoor recreation 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)
Recreation, outdoor	Amusement park	1 per 200 square feet of public activity area	1,000
	Go-cart track	15 per track	100
	Golf driving range	1 per 2 employees + 1 per tee	100

	Golf course, miniature	~~2~~ 1 per hole	100
	Rebound tumbling center	1 per tumbling apparatus	100
	All other	As required for most similar use type or Schedule C	

Sec. 50-14-58. Retail sales and service~~ (sales-oriented)~~.

Off-street parking regulations for sales-oriented retail sales and 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)
Retail sales and service (sales-oriented)	Bake shop	~~See~~ Schedule B	100
	Firearms dealership	~~See~~ Schedule B	100
	~~Kennel, commercial~~	~~Schedule B~~	~~100~~
	~~Motor vehicles, new or used, salesroom or sales lot~~	~~2 spaces + 1 per 800 square feet of floor area over 1,600 square feet, or 2 spaces + 1 per 2,400 square feet of lot area, whichever is greater~~	~~100~~
	Motorcycles, retail sales, rental or service	2 spaces + 1 per 800 square feet of floor area over 1,600 square feet	100
	Pawnshop	Schedule B	100
	Pet shop	Schedule B	100
	Precious metal and gem dealers	Schedule B	100
	Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment	Schedule B	100
	Stores of a generally recognized retail nature whose primary business is the sale of new merchandise	Schedule B	100
	Tobacco retail store	Schedule B	100
	Trailer coaches or boat sale or rental, open air display	2 spaces + 1 per 800 square feet of floor area over 1,600 square feet	100

	Trailers, utility—sales, rental, or service; moving truck/trailer rental lots	2 spaces + 1 per 800 square feet of floor area over 1,600 square feet	100
	Used goods dealer	Schedule B	100
	All other	~~See~~ Schedule B	100

Sec. 50-14-59. Retail sales and service, ~~(~~service-oriented~~)~~.

Off-street parking regulations for service-oriented retail sales and 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)
Retail sales and service (service-oriented)	Animal care facility	Schedule B	100
	Animal-grooming shop	Schedule B	100
	Automated teller machine (without drive-in facilities)	None	N/A
	Automated teller machine (with drive-in facilities)	None; stacking spaces per Article XIV, Division 1, Subdivision H	N/A
	Bank (without drive-in facilities)	1 per 200 square feet	100
	Bank (with drive-in facilities)	1 per 200 square feet + stacking spaces per Article XIV, Division 1, Subdivision H	100
	Barber shop	~~See~~ Schedule B	100
	Beauty shop	1 per 100 square feet	100
	Body art facility	Schedule B	100
	Business college or commercial trade school	1 per employee + 1 per 3 students based on maximum number of students that can be accommodated at one time	500

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)
	Customer service center (no drive-through window)	1 per 100 square feet	100
	Customer service center (with drive-through window)	1 per 100 square feet + stacking spaces per Article XIV, Division 1, Subdivision H	100
	Dry cleaning or laundry pick-up stations	Schedule B	100
	Employee recruitment center	1 per 400 square feet	100
	Financial services center (without drive- through)	1 per 200 square feet	100
	Financial services center (with drive-through)	1 per 200 square feet + stacking spaces per Article XIV, Division 1, Subdivision H	100
	Food stamp distribution center (no drive-through window)	1 per 200 square feet	100
	Food stamp distribution center (with drive-through window)	1 per 200 square feet + stacking spaces per Article XIV, Division 1, Subdivision H	100
	Laundromat	1 per 200 square feet	100
~~Retail sales and service (service-oriented) (cont'd)~~	Mortuary or funeral home	1 per 100 square feet + 1 per dwelling unit	Same lot
	Nail salon	1 per 100 square feet	100
	Photocopying and computing self-service establishment	~~See~~ Schedule B for the area accessible to customers + 1 per 800 square feet or 1 per 3 employees (whichever is greater) for that portion of building not accessible to customers	100
	Printing or engraving shops	1 per 800 square feet or 1 per 3 employees, whichever is greater	500

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)
	Radio, television, or household appliance repair shop	2 spaces + 1 per 800 square feet of floor area over 1,600 square feet	100
	School or studio of dance, gymnastics, music, art or cooking	1 per employee + 1 per 5 students based on maximum number of students that can be accommodated at one time	500
	Shoe repair shop	Schedule B	100
	Shoeshine parlor	Schedule B	100
	Veterinary clinic for small animals	Schedule B	100
	All other	Schedule B	100

Sec. 50-14-60. Vehicle sales, repair, and service.

Off-street parking regulations for vehicle repair and 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)
Vehicle repair and service	Light duty vehicle repair establishment	1 per 300 square feet (all required spaces shall be outside principal building)	100
	Light duty vehicle service establishment	1 per 300 square feet (all required spaces shall be outside principal building); 2 per 3 employees at quick oil change facilities.	100
	Medium/heavy duty vehicle or equipment repair establishment	1 per 300 square feet (all required spaces shall be outside principal building)	100

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)
	Motor vehicle filling station	1 space for each service bay, plus one space for each 200 square feet of gross floor area, excluding service bays, or two spaces, whichever is greater.	Same lot
	Motor vehicle washing and steam cleaning	2 per 3 employees	100
	Motor vehicles, new or used, salesroom or sales lot	2 spaces + 1 per 800 square feet of floor area over 1,600 square feet, or 2 spaces + 1 per 2,400 square feet of lot area, whichever is greater	100
	Motor vehicles, new or used: storage lots accessory to salesroom or sales lot for new or used motor vehicles	None	N/A
	All other	1 per 300 square feet	100

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 residential and 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, medium/heavy duty vehicle or equipment repair establishments, and outdoor recreation uses.

(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.

DIVISION 3. ARCHITECTURAL AND SITE DESIGN STANDARDS

Subdivision A. Residential Development

Sec. 50-14-398. Other residential development standards.

The following additional standards shall also apply to residential development:

(1) Where a new residential development incorporates private streets, they shall be designed to meet the City standards for street width, gutters, sidewalks, and the area between sidewalk and curb for comparable public streets~~;~~.

(2) Residential lot shapes ~~should~~ must, to the maximum extent practicable be simple and rectilinear, or wedge-shaped where located at the end of a cul-de-sac. The creation of new flag lots or irregularly shaped lots is ~~discouraged,~~ prohibited unless it is necessary to match the existing pattern of surrounding lots~~;~~.

(3) Mechanical, electrical, and telecommunications equipment screening:

a. All mechanical equipment, including gas and electric meters, shall be architecturally screened from view where located on the street side of a house~~;~~.

b. With the exception of renewable energy generation equipment such as solar panels and wind turbines, all roof-mounted, building-mounted, and ground-mounted mechanical, electrical, and telecommunications equipment shall

be screened from view or isolated so as not to be visible, within 150 feet of the zoning lot on which the equipment is located:

(i) From land zoned R1, R2, R3, R4, R5, R6, or residential PD, measured at a point five feet above grade as depicted in Figure 50-14-416(a)(1); or

(ii) From any public right-of-way, measured at a point five feet above grade as depicted in Figure 50-14-416(a)(2).

c. If used, roof screens shall be coordinated with the building to maintain a unified appearance and to effectively conceal or camouflage the equipment. This provision shall not require that screening be taller than the objects being screened.

(4) Phased projects shall be designed so that each phase is completed in its functional, traffic, parking, visual, drainage and landscaping aspects~~;~~.

(5) Circulation systems shall be designed to avoid conflicts between vehicular, bicycle, and pedestrian traffic~~;~~.

(6) Where the dwelling unit does not have a basement, a crawl space is permitted in accordance with Chapter 8, Article VII, of this Code~~, *Residential Code*~~. Alternatively, construction on slab may be permitted where the distance from the finished floor to the floor joists of the second floor is not less than eight feet; additionally, construction on slab may be permitted for a single-story dwelling where the distance from the finished floor to the ceiling is not less than eight feet~~;~~. ~~and~~

(7) All reasonable measures shall be taken to ensure that the off-site spillover of light and nightglow are minimized to the greatest extent possible.

(8) To the maximum extent practicable, metal panel systems that are used as an exterior building material must be a minimum thickness of U.S. Standard 18 gauge metal.

Subdivision B. Non-Residential Development

Sec. 50-14-414. Quality of materials.

The following "quality of materials" standards shall apply to non-residential development:

(1) Rear and side façades of all non-residential buildings that face a public street, park, playground, or other public open space shall incorporate the same quality of materials, trim levels, and degree of articulation which are found predominantly on the front façade of the building. Parking, service, or other open spaces at the rear of the structure shall be maintained in a neat and orderly condition~~;~~.

(2) Where the principal entrance of a freestanding building is on the side elevation or at the corner of the front and side elevations, as ~~suggested~~ depicted in Figures 50-14-415(b) and 50-14-415(c), that side elevation shall include the same quality of materials, trim levels, and degree of articulation as those found on the front façade~~;~~.

(3) To the maximum extent practicable, concrete finishes or precast concrete panels ~~(~~, such as tilt walls~~)~~, shall not be used as exterior building materials unless they are exposed aggregate, hammered, embossed, patterned, imprinted, sandblasted, or covered with a cement-based acrylic coating~~;~~.

(4) To the maximum extent practicable, metal panel systems, used as an exterior building material, ~~should~~ must be a minimum thickness of U.S. Standard 18 gauge metal. Corrugated ~~(~~or ribbed~~)~~ metal panels and siding shall be prohibited on all

exterior walls, except as a method of screening mechanical roof top equipment. Notwithstanding this prohibition, architectural metal panels may be used upon the approval of the Planning and Development Department.~~; and~~

(5) To the maximum extent practicable, mirrored glass with a reflectance greater than 40 percent shall not be used to cover more than 40 percent of the exterior walls of any building.

Subdivision C. Traditional Main Street Overlay Areas

Sec. 50-14-440. Building design standards–materials.

(a) The objectives of this section are:

(1) To reinforce durable and traditional building materials consistent with urban context; and

(2) To encourage the use of durable construction materials.

~~(b) The standards of Subsection (c) of this section do not apply to the East Warren, West Warren, Grand River between Evergreen and Lahser or between Woodmont and Greenfield, or Lahser Traditional Main Street Overlay Areas.~~

(b) To achieve the objectives of this section, the following standards ~~shall~~ apply~~, subject to Subsection (b) of this section~~ to all Traditional Main Street Overlay Areas, except for those along East Warren, West Warren, Van Dyke Street, Grand River between Evergreen and Lahser or between Woodmont and Greenfield, or Lahser:

(1) Within the Grand River, Livernois/West McNichols, East Jefferson, Woodward, Grand Boulevard, Michigan, and Vernor/Springwells Overlay Areas, a minimum of 80 percent of any building façade that faces a public street, excluding window and door openings, shall consist of the following building materials: masonry

(preferably brick), stone, or porcelain~~;~~. Fiber cement and architectural metal panel may be used upon approval of the Design Review Advisory Committee.

(2) Within the West Seven Mile and the Bagley/Vernor Overlay Areas, a minimum of 30 percent of any building façade that faces a public street, excluding window and door openings, shall consist of the following building materials: masonry (preferably brick), stone, or porcelain~~;~~. Fiber cement and architectural metal panel may be used upon approval of the Design Review Advisory Committee.

(3) For buildings within the Traditional Main Street Overlay Area, the following materials are prohibited on any façade facing a Traditional Main Street, major thoroughfare, or secondary thoroughfare: vinyl or plywood siding, corrugated fiberglass, non-corrugated and highly reflective sheet metal, ~~corrugated metal panels such as those used for roof decking or shipping containers,~~ painted or unfinished concrete block, rough-textured concrete block, and split-face block~~;~~.

(4) Exterior Insulation and Finish System (EIFS) and other similar troweled finishes shall be trimmed in wood or masonry and shall not be located within the first two feet of the grade plane~~;~~.

(5) Building materials that are ~~neither delineated~~ not identified in either Subsections (b)(1) or (b)(2) of this section, nor prohibited in Subsections (b)(3) or (b)(4) of this section may ~~only~~ be used only upon consideration and recommendation of the Design Review Advisory Committee~~; and~~.

(6) Accent building materials that may be used include~~,~~ but are not limited to: architectural metals such as stainless steel, copper, clear or color anodized aluminum~~;~~, other pre-finished metal~~;~~, and finished or painted exterior-grade wood.

ARTICLE XVI. RULES OF CONSTRUCTION AND DEFINITIONS

DIVISION 2. WORDS AND TERMS DEFINED

Subdivision B. Letter "A"

Sec. 50-16-113. Words and terms (An—As).

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

Term	Definition
Animal care facility	An establishment that provides for the care of domestic animals with limited outdoor activity. Typical examples include commercial kennel, animal boarding, animal shelter, and dog day care.
Animal husbandry and beekeeping	The keeping of certain livestock, as defined in Section 6-8-2 of this Code, for purposes of personal consumption or utilization of agricultural products, such as eggs, meat, or honey.
Antenna	Any system of wires, poles, rods, reflecting discs, or similar devices, together with any supporting structure, used for the reception and/or transmission of electromagnetic waves.
Antenna - Category A	Television antennas not 28 square feet in area or six feet in dish diameter, customarily though not exclusively erected for residential use, such as microwave-receiving antennas, and dipole "rod and mast" VHF-UHF antennas, hereinafter referred to as "conventional" television antennas.
Antenna - Category B	Radio antennas and antenna towers, such as amateur radio antennas for ham/shortwave operations, and fixed-station antennas for business-band radio, citizens band radio, general mobile radio service and two-way radio.
Antenna - Category C	Dish antennas, such as satellite television antennas, also known as satellite dishes, earth stations, television receive-only (TVRO) antennas, earth terminals, and earth terminal antennas; other parabolic dish antennas and parabolic reflectors exceeding six feet in diameter, including, but not limited to, microwave-receiving antennas and studio-to-transmitter-link (STL) antennas.

Term	Definition
Antenna - Category D	Antenna towers and poles exceeding 75 feet in height from established grade, customarily though not necessarily housing multiple antennas, such as radio broadcasting towers, television broadcasting towers, microwave antenna towers, studio-to-transmitter links, and other communications antennas, including antennas for cellular telephone systems.
Approach surfaces	(1) Instrument approach surfaces and non-instrument approach surfaces having a runway at least 5,000 feet in length; and (2) Non-instrument approach surface having a runway with a length of 2,000 feet or more up to, but not including, 5,000 feet in length. Instrument Approach Surface and Non-instrument Approach Surfaces are defined in Section 50-16-262 and Section 50-16-322 of this Code.
Aquaculture	The cultivation of marine or freshwater food fish, shellfish, or plants under controlled conditions.
Aquaponics	The integration of aquaculture with hydroponics, in which the waste products from fish are treated and then used to fertilize hydroponically growing plants.
Arcade	A place, premises or establishment or room set aside in a retail or commercial establishment where three or more coin-operated amusement devices are located, defined herein as a machine or device operated by means of the insertion of a coin, token or similar object, for the purpose of amusement or skill and for the playing of which a fee is charged. The term "arcade" does not include vending machines in which are not incorporated gaming or amusement features, nor coin-operated mechanical music devices; nor mechanical motion picture devices. The definition shall not apply to coin-operated amusement devices owned or leased to establishments that are properly licensed for the sale of beer or alcoholic liquor for consumption on the premises.
Arena	An enclosed structure with tiers of seats rising around a sports field, playing court or public exhibition area. Arenas are typically used for sports, entertainment and other public gathering purposes, such as athletic events, concerts, conventions, circuses and conferences.
Articles pyrotechnic	Pyrotechnic devices for professional use that are similar to consumer fireworks in chemical composition and construction but not intended for consumer use, that meet the weight limit for consumer fireworks but are not labeled as such, and that are classified as UN0431 or UN0432 under 49 CFR 172.101.
Ash	The residue from the burning of wood, coal, coke or other combustible materials including incinerator ash and residue.

Term	Definition
Assembly (use category)	Activities or structures, generally of a commercial nature that draw members of the general public to specific events or shows. Examples include the following uses: • Assembly hall • Banquet ~~hall~~ facility • Dance hall, public • Private club • Private lodge • Rental hall
Assembly hall	An enclosed place of assembly for the exclusive use of the owners of the facility or by the members of the association or organization controlling the premises. Such facility shall not be available for rental to the general public. Assembly halls are typically accessory to private clubs and private lodges and are located in a non-residential building.
Assessed valuation	The assessed valuation in the records of the Assessor of the City. With respect to exempt properties for which the assessed valuation is zero, an independent valuation from a reputable source, subject to review and acceptance by the Buildings, Safety Engineering, and Environmental Department, may be presented by the owner as the basis for determinations required by this chapter.
Assisted living facility	A residential care facility designed primarily for older people who typically have no serious health problems but who may have chronic or debilitating conditions requiring assistance with daily activities. Permitted services include but are not limited to staff-supervised meals, housekeeping and personal care, medication supervision, and social activities. Both private and shared sleeping rooms may be provided. Facilities providing regular care under supervision of physicians are not considered assisted living facilities.

Subdivision G. Letter "F"

Sec. 50-16-201. Words and terms (Fa—Fg).

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

Term	Definition
Family	(1) One person, or a group of two or more persons living together, and interrelated by bonds of consanguinity, marriage, legal adoption, or guardianship, and occupying the whole or part of a dwelling as a separate housekeeping unit with a common and a single set of culinary facilities. The persons thus constituting a family may also include domestic servants employed solely on the premises. It may also include not more than four foster children provided, that the home is licensed as a foster home by the State of Michigan. (2) ~~Two persons, interrelated by bonds of consanguinity, marriage, legal adoption, or guardianship, and one person not so interrelated, occupying the whole or part of a dwelling as a separate housekeeping unit with a common and a single set of culinary facilities.~~ ~~(3)~~ ~~Two~~ Not more than four persons not interrelated by bonds of consanguinity, marriage, legal adoption, or guardianship, provided, that such group lives together and occupies a dwelling as a single housekeeping unit with a single set of culinary facilities, and provided, that ~~both~~ all members of the group have full access to all portions of the dwelling. A dwelling occupied under this definition shall not be operated as a rooming house or an adult foster care home or child caring institution. See also "functional family."
Family day care home	A day care establishment located within a permitted private residential home in which at least one but fewer than seven minor children are received for care and supervision by a permanent resident of the household, who is licensed by the State of Michigan to provide such care and supervision and whose residency is not contingent upon such care and supervision, for compensation for periods of less than 24 hours a day, unattended by a parent or legal guardian, except children related to an adult member of the household. Family day care home includes a home in which care is given to an unrelated minor child for more than four weeks during a calendar year. A family day care home does not include an individual providing babysitting services for another individual.
Family, functional	A group of persons that does not otherwise meet the definition of "family," living in a dwelling unit as a single housekeeping unit and intended to live together as a group for the indefinite future. This definition shall not include any private club, fraternity, hotel, motel, rooming house or any other group of persons whose association is temporary or commercial in nature. (See Section 50-12-157 of this Code for specific use regulations that may apply to dwelling units occupied by a functional family.)
Farm stand	A temporary structure, accessory to an urban garden or urban farm for the display and sale of vegetables or produce, flowers, orchard products, locally-produced packaged food products and similar non-animal products grown ~~of~~ or produced on the general property of the urban garden or urban farm upon which the stand is located.

Farmers' market	A pre-designed non-municipality-owned or -operated area, with or without temporary structures, where vendors and individuals who have raised the vegetables or produce or have taken the same on consignment for retail sale, sell vegetables or produce, flowers, orchard products, locally-produced packaged food products ~~and~~/or animal agricultural products.

Subdivision H. Letter "G"

Sec. 50-16-221. Words and terms (Ga—Gm).

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

Term	Definition
Garage, private (accessory to residential dwelling unit)	An accessory building or portion of a principal building not over one story or 15 feet in height designed or used for the storage of not more than five passenger vehicles or recreational equipment.
Garbage	Putrescible solid waste that consists of rejected food waste being the waste accumulation of animal, fruit or vegetable matter intended for or used as food or utilized for preparation, cooking, dealing in or storing of meat, fish, fowl, fruit or vegetables, and of animal and fowl excrement.
~~Gateway radial thoroughfare~~	~~Those major radial streets, within and leading to the Central Business District, upon which the Master Plan of Policies has generally proposed a rezoning from B4 (General Business) district to a Special Development zoning district, are hereby designated Gateway Radial Thoroughfares. The five Gateway Radial Thoroughfares are designated as:~~ ~~(1) Woodward Avenue between Euclid Avenue and the Fisher Freeway (I-75);~~ ~~(2) Grand River Avenue between the Edsel Ford Freeway (I-94) and Cass Avenue;~~ ~~(3) Gratiot Avenue between Mount Elliott Avenue and Randolph Street/Broadway Avenue;~~ ~~(4) Michigan Avenue between the Jeffries Freeway (I-96) and the John C. Lodge Freeway (M-10); and~~ ~~(5) East Jefferson Avenue between Water Works Park (Garland Avenue/Marquette Ave.) and the Chrysler Freeway (I-375).~~

Subdivision K. Letters "K" Through "L"

Sec. 50-16-281. Words and terms (Ka—Kz).

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

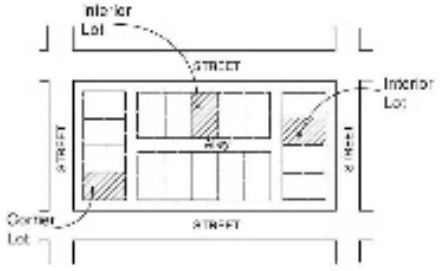
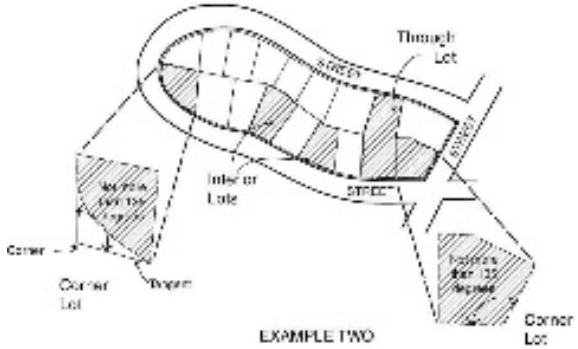
Term	Definition
Kennel, commercial	Any facility except a duly licensed pet shop wherein three or more licensable dogs or other household animals are boarded, confined, kept or maintained for remuneration for the purpose of breeding, boarding, sale, sporting, or any commercial or training purposes. For zoning purposes, commercial kennels are regulated as “animal care facilities”.

Sec. 50-16-284. Words and terms (Ln—Lz).

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

Term	Definition
Lodging house, public	A commercial establishment or place where five or more members of the public, whether travelers or not, are charged for or pay for sleeping quarters in the form of cots or beds in the same room.
Loft	~~A dwelling unit in a building originally constructed for other than primarily residential use containing one or more rooms or enclosed floor space arranged for living, eating, sleeping and/or home occupations;~~ The residential conversion of a principal building originally constructed for other than residential use for inclusion of a dwelling unit ~~such units shall include~~ that includes bathroom and kitchen facilities as required by applicable codes.
Lot	Same as "Zoning lot." (See *Lot, zoning.*)
Lot area	The area contained within the boundary lines of a lot, excluding any street, easement for street purposes, or street right-of-way.

Term	Definition
Lot, corner	A lot of which at least two sides abut (for their full length) upon a street, provided, that the two sides intersect at an angle of not more than 135 degrees. Where a lot is on a curve, if tangents through the extreme points of the street line of such lot make an interior angle of not more than 135 degrees, it is a corner lot. In the case of a corner lot with a curved street line, the corner shall be considered to be that point on the street line nearest to the point of intersection of the tangent herein described. ~~(See~~ Corner lots are depicted in Figure 50-16-284.~~)~~
Lot, interior	A lot other than a corner lot, with only one frontage on a street. (See Figure 50-16-284.)
Lot line	A line bounding a lot that divides one lot from another lot or from a street or any other public or private space.
Lot line, boundary	A lot line that separates a property in one zoning district from a property in a different zoning district.
Lot line, front	The line dividing a lot from a street. On a corner lot, the shorter street line shall be considered the front lot line; provided, that for a lot comprised of more than one lot of record, the front lot line shall be the same as indicated on the plat for the individual parcels comprising the lot. In unusual circumstances the Planning and Development Department shall designate which shall be the front lot line. Where a zoning lot is bounded on two opposite sides by public streets, the zoning lot line fronting on the street having the wider right-of-way shall be the front zoning lot line.
Lot line, rear	That lot line that is parallel to and most distant from the front lot line of the lot; in the case of a triangular, or an irregular lot, a line 20 feet in length, entirely within the lot, parallel to and at the maximum possible distance from, the street lot line shall be considered to be the rear lot line. In the case of corner lots, the rear lot line shall be opposite the lot line along which the lot takes access to a street.
Lot line, side	A lot line other than the front lot line or rear lot line.
Lot of record	A lot that is part of a subdivision, the plat of which has been recorded in the office of the County Register of Deeds; or a parcel of land, the deed of which is recorded in the office of the County Register of Deeds.
Lot, through	A lot other than a corner lot with frontage on more than one street. (See Figure 50-16-284.)

Term	Definition
Lot width	Refers to the horizontal distance between side lot lines. Lot width shall be measured at right angles to the lot depth at points 20 feet from the front lot line and 20 feet from the rear lot line.
Lot, zoning	A single tract of land located within a single block that at the time of filing for a building permit is designated by its owner or developer as a tract to be used, developed, or built upon as a unit under single or unified ownership or control. Such lot shall have frontage on a street, or permanent means of access to a street, other than an alley, and may consist of: (1) A single lot of record; (2) A portion of a lot of record; (3) A combination of complete lots of record, of complete lots of record and portions of lots of record, or of portions of lots of record; (4) A parcel of land described by metes and bounds. **Figure 50-16-284** **(For Informational Purposes Only)** **Lot Types, Example 1 and 2**  EXAMPLE ONE  EXAMPLE TWO

Term	Definition
Low/medium-impact manufacturing or processing	Examples include: • Art needlework (factory); • Assembly of small parts; • Awnings, cloth, custom manufacture or assembly; • Bleaching powder compounding (blending of materials only and not involving chemicals manufacturing); • Bookbinding; • Braces, orthopedic manufacture; • Broom manufacture; • Canvas goods manufacture; • Cigar or cigarette manufacture; • Cinema production or development; • Clock or watch manufacture; • Coffee roasting; • Display designer's or builder's shops; • Dog or cat food cannery or manufacture excluding rendering or the use of fish products; • Door, sash, or trim manufacture; • Draperies manufacture; • Electric equipment assembly; • Flag or banner manufacture; • Furs: manufacture, cutting, or assembly; • Glass blowing; • Glass laminating; • Heating or ventilating apparatus assembly (not including fabrication or sheet metal ductwork); ~~• Industrial laundry;~~ • Ink or paint products compounding, cold mix only; • Knit goods manufacture; • Leather goods manufacture or fabrication; • Mattress manufacturing; • Paper or cardboard box forming or assembly, excluding corrugating; • Pattern shop; • Plastic products forming or molding; • Vending machine assembly; • Wire rope assembly.
Low-impact fireworks	Ground and hand-held sparkling devices as the phrase is defined under APA Standard 87-1, 3.1, 3.1.1.1 to 3.1.1.8, and 3.5.

Term	Definition
Low-impact manufacturing or processing	Examples include: • Bakeries; • Bottling of alcoholic products; • Creameries; • Food products manufacturing or processing, but excluding slaughtering or rendering; • Manufacturing of musical instruments, toys, novelties, metal or rubber stamps, or other small molded rubber products; • Soda water or soft drink manufacturing or bottling establishments.

Subdivision O. Letters "Q" Through "R"

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

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

Term	Definition
Refuse	Putrescible and nonputrescible solid waste, except body wastes, including garbage, rubbish, ash, incinerator ash, incinerator residue, and solid market, industrial and construction refuse.
Regulated use	Any of the following: (1) Brewpub, microbrewery, or small distillery or small winery that serves alcohol for consumption on the premises, that is located outside the Central Business District, the MKT District and the SD2 District except if operating in conjunction with and located on the same zoning lot as a standard restaurant; (2) Cabaret; (3) Dance hall, public, outside the Central Business District; (4) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, outside the Central Business District and the MKT, SD1, SD2 and SD5 Districts; however, any establishment for the sale of beer or alcoholic liquor for consumption on the premises that operates in conjunction with and is located on the same zoning lot as a standard restaurant, as defined in this section, shall not be considered a regulated use; (5) Lodging house, public; (6) Motel; (7) Pawnshop; and (8) Plasma donation center.
Religious institutions (use category)	Uses primarily engaged in providing meeting areas for religious activities. Typical examples include chapels, churches, mosques, synagogues, and temples. Affiliated preschools are classified as day care uses. Affiliated schools are classified as schools.
Religious residential facilities	Rectories, parsonages, monasteries, convents, seminaries, religious retreats and the like.
Rental hall	Any enclosed hall, building, or portion of any building regularly available for rental, lease or loan for the purpose of public assembly, banquets, luncheons, entertainment or sports events, whether such assemblies are public or private or subject to an admission fee. The term "rental hall" does not include "public dance halls."

Rental merchandise store	A store whose primary business is the rental of household or personal merchandise originally stocked as new merchandise, such as videocassette and/or DVD recordings, household appliances, formal attire, and other articles stored and displayed within the store or showroom. For zoning purposes, a rental merchandise store shall be regulated the same as a "store of a generally recognized retail nature whose primary business is the sale of new merchandise," provided, that a car rental facility shall be regulated in the same manner as a sales room or sales lot for new or used operable motor vehicles.
Repeat offense	A second, or any subsequent, determination regarding a blight violation notice that is made within a one-calendar-year period for the same blight violation, except for a determination by an administrative hearings officer that a person is not responsible for a blight violation.
Residential substance abuse service facility	An establishment in a residential setting used for the treatment of persons having drug or alcohol abuse problems. The establishment may or may not dispense compounds or prescription medicines to individuals depending upon the severity of their drug or alcohol abuse problems.
Residential use combined in structures with permitted commercial uses	This land use allows for residential apartments with permitted commercial uses in a commercial building occupied by a use permitted in the given zoning district as indicated in the use table in Article XII, Division 1, Subdivision D~~,~~ of this chapter. As examples, a doctor's office in an R5 or R6 District may also include a residential unit on a by-right basis and a hardware store in a B2, B3, B4, B5 or B6 District may rent out apartments on its second floor.
Rest home	See “Convalescent, nursing, or rest home.”
Restaurant, carry- out	An establishment for the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state, and whose design or method of operation includes both of the following characteristics: (1) Foods, frozen desserts, or beverages are usually served in edible or disposable containers; (2) The consumption of foods, frozen desserts, or beverages within the restaurant building, within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building, is posted as being prohibited, and such prohibition is strictly enforced by the restaurateur.

Restaurant, fast food	An establishment for the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state for consumption either within the restaurant building or for carry-out with consumption off the premises, whose delivery of food to the customer may include service via a drive-up or outdoor walk-up pass-through window, and whose design or principal method of operation includes both of the following characteristics: (1) Foods, frozen desserts, or beverages are usually served in edible or disposable containers; (2) The consumption of foods, frozen desserts, or beverages within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building other than designated and approved outdoor eating areas, is posted as being prohibited, and such prohibition is strictly enforced by the restaurateur.
Restaurant, standard	An establishment for the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state, and whose design or principal method of operation includes one or both of the following characteristics: (1) Customers are normally provided with an individual menu, are served foods, frozen desserts, or beverages by a restaurant employee at the same table or counter at which said items are consumed; (2) A cafeteria-type operation where foods, frozen desserts, or beverages generally are consumed within the restaurant building.
Retail sales and service, occupant-oriented (use category)	Ancillary and accessory uses to principal multi-family, office or employment uses. They are involved in providing goods and services to residents or employees of the principal use and to visitors to the site. Examples include the following uses: • Retail sales and personal service in multiple-residential structures; • Retail sales and personal service in business and professional offices.

Retail sales and service, sales-oriented (use category)	Uses involved in the sale, lease or rent of new or used products to the general public. Examples include the following uses: ~~• Stores of a generally recognized retail nature whose primary business is the sale of new merchandise;~~ • Animal care facility; • Art gallery; • Bake shop, retail; • Firearms dealership; • Fireworks sales, consumer; • Garden center; ~~• Kennel, commercial;~~ • Motor vehicles, new or used, salesroom or sales lot; • Motorcycles, retail sales, rental or service; • Pawnshop; • Pet shop; • Poultry or small game (storage or killing for direct, retail sale on the premises or for wholesale trade); • Precious metal and gem dealer; • Produce or food markets, wholesale; • Specially designated distributor's (SDD) establishment; • Specially designated merchant's (SDM) establishment; • Stores of a generally recognized retail nature whose primary business is the sale of new merchandise; • Tobacco retail store; • Trailer coaches, or boat sale or rental, open air display; • Trailers, ~~pneumatic-tired~~ utility~~,~~ ~~type, cement mixers:~~ sales, rental, or service ~~(outdoor)~~; • Used goods dealer. Sales, rental, or leasing of heavy trucks and equipment or manufactured housing units are classified as wholesale sales.

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

Subdivision Q. Letter "T"

Sec. 50-16-402. Words and terms (Tn—Tz).

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

Term	Definition
Tobacco retail store	A retail establishment in which the primary purpose is the retail sale of "tobacco products" and "Smoking paraphernalia" as defined by Section 12601 of the Michigan Smoke-Free Indoor Air Law, PA 188 of 2009, being MCL 333.12601, and that is not designated wholly or in part for the on-premises smoking of tobacco products or non-tobacco smoking products or substances. Tobacco retail store does not include smoking lounge, cigar, smoking lounge, other, medical marijuana facilities, or adult-use marijuana establishments, as defined by this article, a tobacco department or section of a larger commercial establishment, or any establishment with any type of liquor, food, or restaurant license.
Towing service storage yard	Any private storage lot or yard of a towing enterprise where inoperable or distressed motor vehicles are temporarily held for retrieval or redemption by their owner, whether such enterprise is a contractor for a Police Department precinct or not. Such storage yards shall not function as a junkyard; no stripping or dismantling, or outdoor storage of parts is permitted; no sale of used vehicle parts is permitted; no stacking of vehicles is permitted. Towing service storage yards shall be considered a principal use of the land except when same vehicles are awaiting repairs or service at a facility located on the same zoning lot, in which case they operate as an accessory use of ~~this~~ the land. Any land use previously classified as a "Police Department authorized abandoned vehicle storage yard" shall now be considered a "towing service storage yard" without need for issuance of any additional permit or change of use.
Townhouse	One of three or more attached single-family dwelling units, each having its own entrance, and each extending from the basement to the roof and having no side yards except end units which have one side yard.
Toxic substance disposal facility	A facility that disposes of, destroys, or incinerates "PCB~~,~~" or "PBB" substances, in accordance with the Toxic Substances Control Act of 1976, being 15 USC 2601 *et seq.*, and Section 324.20120a of the Michigan Resources and Environmental Protection Act, being MCL 324.20120a.
Trade services, general	Offices or shops for plumbing, electrical, heating or air conditioning, cabinet-making, carpentry, furniture repair or upholstering shops, and furniture, carpet, rug cleaning establishments, and similar uses.
Traditional Main Street Overlay Area	An area designated by ordinance as being or having the potential to be, a high quality, pedestrian-scale, walkable area with a traditional urban atmosphere.

Term	Definition
Transfer station	An intermediate destination for nonhazardous solid waste materials where refuse awaiting transportation to a disposal site is transferred from one type of vehicle to another. May include the separation of different types of waste and aggregation of smaller shipments with larger ones, and compaction to reduce the bulk of the waste.
Trailer	Every vehicle, without motive power, other than a pole-trailer, which is designed for carrying property or persons and for being drawn by a motor vehicle, and is so constructed that no part of its weight rests upon the towing vehicle.
Transitional housing	Typically refers to rental housing for persons whose most recent address has been a homeless shelter and who anticipate finding a permanent residence after leaving the transitional housing facility and after accumulating funds for a rental security deposit. Unlike residents of emergency shelters who may move after 30 days, transitional housing residents may spend many months before relocating. Transitional housing may differ from typical apartment house living insofar as the residents may be expected or may be able to avail themselves of counseling or life skills training or job training on the premises. When transitional housing offers space for three or more families and provides separate housekeeping and cooking facilities for each, it should be regulated as any other multiple-family dwelling, provided, that when residents are not free to come and go because the program is part of a correctional program, the facility should be regulated as a pre-release adjustment center. When residents require supervision, assistance, protection or personal care, the facility should be regulated as an adult foster care facility. When the facility offers congregate style temporary lodging primarily to the homeless, it should be regulated as an emergency shelter. When the facility offers sleeping quarters in the form of cots or beds in the same room, it should be regulated as a public lodging house. When the transitional housing facility includes a residential substance abuse treatment program, it shall be regulated as a residential substance abuse service facility. When the facility provides sleeping accommodations in ten or fewer rooms or dwelling units that lack separate housekeeping and cooking facilities in each unit, it should be regulated as a rooming house.

Term	Definition
Transitional surfaces	Transitional surfaces exist adjacent to each runway as indicated on the Flight Obstruction Area Map on file at the Buildings, Safety Engineering, and Environmental Department. These surfaces begin at the centerline of the runways and extend outward, at the elevation of the runway, for 500 feet in the case of instrument runways, and for 250 feet in the case of non-instrument runways, and then slope upward and outward one foot vertically for each seven feet horizontally to the point where they intersect horizontal surface "A." Further, transitional surfaces exist adjacent to all approach surfaces and extend the entire length of the approach surfaces, beginning at the edges and extending upward and outward at the same 1:7 slope ratio to the point where they intersect horizontal surface "A."
Tree	A large woody plant having one or several self-supporting stems or trunks and numerous branches. Trees may be classified as deciduous or evergreen.
Tree farm	Any parcel of land used to raise or harvest more than ten trees for wood products, Christmas trees, or for transplant, where forest products are sold on site or transported to market. A tree farm as a principal use is considered an urban farm.
Truck	Any vehicle designed, used, or maintained primarily for the transportation of goods and other freight, rather than passengers, with a gross vehicle weight rating over 10,000 pounds.
Truck stop	~~Any premises where diesel fuel for motor vehicles is sold on a retail basis, providing adequate maneuvering room and access for fueling facilities to be simultaneously used by at least three semi-trailer trucks, and which provides at least one of the following:~~ ~~(1) An off-street parking area proportioned for at least three semi-trailer trucks;~~ ~~(2) A motor vehicle washing and steam cleaning facility adequately sized to service tractor trucks;~~ ~~(3) A truck scale; or~~ ~~(4) Commercial shower facilities.~~ An establishment providing services to the trucking industry, including any one or combination of the following facilities, as primarily for use by trucks and truck crews: dispensing of fuel, minor repair facilities, convenience store, motor vehicle wash, restaurants, overnight parking, overnight or rest-break accommodations, and commercial shower facilities; all as part of a single establishment.

Term	Definition
Tunnel plaza and terminal, vehicular	That property immediately contiguous to a vehicular tunnel where motor vehicles enter and exit the tunnel. Certain uses and activities, if oriented and available exclusively to tunnel traffic, shall be considered incidental and accessory to the vehicular ~~bridge~~ tunnel plaza and terminal: toll booths, inspection and weigh stations, customs and immigration facilities, duty-free retail stores, motor vehicle filling stations, and similar uses ~~similar to the preceding~~.
Two-family dwelling	A structure, located on one lot, containing two dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each.

APPENDIX A. ASSIGNMENT OF SPECIFIC USE TYPES TO GENERAL USE CATEGORIES

Division 1. Letter "A."

Specific use types, beginning with the letter "A," assigned to general use categories are as follows:

Specific Land Use	**Use Category**
Abattoirs (slaughter houses)	Manufacturing and production
Abrasives manufacture	Manufacturing and production (high-impact manufacturing or processing)
Acetylene manufacture	Manufacturing and production (high-impact manufacturing or processing)
Acid manufacture	Manufacturing and production (very high-impact manufacturing or processing)
Acoustical material manufacture	Manufacturing and production (very high-impact manufacturing or processing)
Adult bookstore or adult video store	Adult use/sexually-oriented business
Adult day care center	Day care
Adult cabaret	Adult use/sexually-oriented business

Specific Land Use	Use Category
Adult foster care facility	Group living
Adult motion picture theater	Adult use/sexually-oriented business
Air conditioning (contractor) shop	Industrial service (trade services, general)
Aircraft landing areas for winged aircraft	Aviation and surface transportation facilities
Airplane manufacture	Manufacturing and production (very high-impact manufacturing or processing)
Alkali manufacture	Manufacturing and production (very high-impact manufacturing or processing)
Amusement park	Recreation/entertainment, outdoor
Animal care facility	Retail sales and service (service-oriented)
Animal-grooming shop	Retail sales and service (service-oriented)
Annealing or heat treating plants	Manufacturing and production (high-impact manufacturing or processing)
Antennas - Categories A, B, C, D or others	Telecommunications facilities
Apartment building (see *Multiple-family dwelling*)	Household living
Arcade	Recreation/entertainment, indoor
Arena, sports	Auditorium or stadium
Armory	Auditorium or stadium
Art gallery	Retail sales and service (sales-oriented)
Art needlework (factory)	Manufacturing and production (low/medium-impact manufacturing or processing)
Asphalt manufacture	Manufacturing and production (very high-impact manufacturing or processing)

Specific Land Use	Use Category
Assembly of small parts	Manufacturing and production (low/medium-impact manufacturing or processing)
Assembly hall	Auditorium or stadium
Assisted living facility	Group living
Auditoriums, public	Auditorium or stadium
Auto (see *Automobile* or *Motor vehicle*)	
Automated teller machine	Retail sales and service (service-oriented)
Automatic screw machine operations	Manufacturing and production (high/medium-impact manufacturing or processing)
Automobile (see also *Motor vehicle*)	
Automobile accessory manufacture	Manufacturing and production (high/medium-impact manufacturing or processing)
Automobile body plant	Manufacturing and production (very high-impact manufacturing or processing)
Automobile dismantling and wrecking yard (junkyard)	Industrial service
Automotive, agricultural or other heavy machinery manufacturing	Manufacturing and production (high/medium-impact manufacturing or processing)
Automotive services (see *Motor vehicle services*)	Vehicle repair and service
Awnings, cloth, custom manufacture or assembly	Manufacturing and production (low/medium-impact manufacturing or processing)

Division 7. Letter “G.”

Specific use types, beginning with the letter "G," assigned to general use categories are as follows:

Specific Land Use	Use Category
Garbage, offal, or dead animal reduction	Waste-related use
Garden center (See *Stores of a generally recognized retail nature for the sale of new merchandise*)	Retail sales and service (sales-oriented)
Gas regulator station	Utility, basic
Gas station (see *Motor vehicle filling station*)	Vehicle repair and service
Glass blowing	Manufacturing and production (low/medium-impact manufacturing or processing)
Glass laminating	Manufacturing and production (low/medium-impact manufacturing or processing)
Glass manufacture	Manufacturing and production (high-impact manufacturing or processing)
Glucose manufacture	Manufacturing and production (high-impact manufacturing or processing)
Glue manufacture	Manufacturing and production (very high-impact manufacturing or processing)
Go-cart track	Recreation/entertainment, outdoor
Golf course	Park and open space
Golf course, miniature	Recreation/entertainment, outdoor
Governmental service agency	Community service
Graphite manufacture	Manufacturing and production (high-impact manufacturing or processing)
Group day care home	Day care
Group home (see *Adult foster care facility* or *Emergency shelter* or *Home for the aged* or *Residential substance abuse service facility* or *Shelter for ~~victims~~ survivors of domestic violence*)	Group living

Specific Land Use	Use Category
(See also *Pre-release adjustment center.*)	Institutional living

Division 11. Letter "K."

Specific use types, beginning with the letter "K," assigned to general use categories are as follows:

Specific Land Use	Use Category
Kennel, commercial	Retail sales and service (~~sales~~ service-oriented)
Knit goods manufacture	Manufacturing and production (low/medium-impact manufacturing or processing)

Division 19. Letter "S."

Specific use types, beginning with the letter "S," assigned to general use categories are as follows:

Specific Land Use	Use Category
Salt works	Manufacturing and production
Schools, elementary, middle/junior high, or high	Schools
School or studio of dance, gymnastics, music, art, or cooking	Retail sales and service (service-oriented)
Scrap iron and metal processor (junkyard)	Industrial service
Scrap tire storage, processing, or recycling facility	Waste-related use
Semi-nude model studio	Adult use/sexually-oriented business
Sewage disposal plant	Waste-related use
Sexually-oriented business	Adult use/sexually-oriented business

Specific Land Use	Use Category
Sheet metal works	Manufacturing and production (high/medium-impact manufacturing or processing)
Shelter for ~~victims~~ survivors of domestic violence	Group living
Shoe polish manufacture	Manufacturing and production (high-impact manufacturing or processing)
Shoe repair shop	Retail sales and service (service-oriented)
Sign shop (see *Lithographing*)	Manufacturing and production
Silk screening (see *Lithographing*)	Manufacturing and production
Single-family detached dwelling	Household living
Single-room-occupancy (SRO) housing, non-profit	Household living
Small distillery	Food and beverage service
Small winery	Food and beverage service
Smelting or refining of metals or ores	Manufacturing and production (very high-impact manufacturing or processing)
Smoking lounge, cigar	Recreation and entertainment, indoor
Smoking lounge, other	Recreation and entertainment, indoor
Soap manufacture	Manufacturing and production (high-impact manufacturing or processing)
Soda water or soft drink manufacturing or bottling establishments	Manufacturing and production (low-impact manufacturing or processing)
Solar generation station	Utility, basic
Sorority house	Group living
Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment	Retail sales and service (sales-oriented)
Stadium or sports arena	Auditorium or stadium

Specific Land Use	Use Category
Stamping or pressing plants	Manufacturing and production (very high-impact manufacturing or processing)
Starch manufacture	Manufacturing and production (high-impact manufacturing or processing)
Steam generating plant	Utility, major
Steel barrel, drum, or pail renovation or reclaiming	Manufacturing and production (very high-impact manufacturing or processing)
Steel mills	Manufacturing and production (very high-impact manufacturing or processing)
Steel warehousing	Warehouse and freight movement
Storage building	Warehouse and freight movement
Storage or killing of poultry or small game for direct retail sale on the premises or for wholesale trade	Retail sales and service (sales-oriented)
Stores of a generally recognized retail nature whose primary business is the sale of new merchandise	Retail sales and service (sales-oriented)
Substance abuse service facility	Community service
Sugar refining	Manufacturing and production (high-impact manufacturing or processing)
Surgical goods manufacture	Manufacturing and production
Swimming pool	Park and open space

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

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

Section 4. This ordinance shall become effective on the eighth (8th) day after publication in accordance with Section 401(6) of Public Act 110 of 2006, as amended, MCL 125.3401(6), and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:



Conrad L. Mallett
Corporation Counsel