

Proposed MKT – Market and Distribution
zoning district ordinance

ARTICLE II. – REVIEW AND DECISION MAKING BODIES

DIVISION 4. – PLANNING AND DEVELOPMENT DEPARTMENT

Sec. 50-2-51. - Powers and duties.

The Planning and Development Department shall have the following powers and duties under this chapter:

Recommendations to other agencies and departments. To receive all notification of Board of Zoning Appeals, Buildings, Safety Engineering, and Environmental Department, and City Planning Commission hearings and to attend all conditional, regulated, and controlled land use hearings at the Buildings, Safety Engineering, and Environmental Department and at the Board of Zoning Appeals, when appealed to the Board. Where deemed advisable, conduct field inspections, investigations, and prepare maps or other pictorial materials so as to formulate a recommendation on any case reviewed by the Buildings, Safety Engineering, and Environmental Department or the Board of Zoning Appeals or any amendment considered by the City Planning Commission;

- (1) *Identification of district boundaries.* To determine the location of any zoning district boundaries where there is any uncertainty, contradiction, or conflict as to the intent or location of such boundaries (see Section 50-1-7 of this Code);
- (2) *Site plan review.* To review site plan applications through the site plan review process and take final action to approve, approve with conditions, or deny such applications within the following zoning districts: R1, R2, R3, R4, R5, R6, B1, B2, B3, B4, B5, B6, M1, M2, M3, M4, M5, P1, TM, PR, W1, MKT, SD1, SD2, ~~SD3~~, and SD4 less than three acres. In cases of disposition of City-owned lands, the Planning and Development Department may designate an expanded review process to ensure sufficient coordination of all City departments. (See Section 50-3-151 of this Code.)

Where site plan review involves known "contaminated property," which is defined as a "facility" in Section 20101(1)(s) of the Michigan Natural Resources and Environmental Protection Act, being MCL 324.20101(1)(s), the Planning and Development Department shall notify the Building, Safety Engineering, and Environmental Department Environmental Affairs Division of such case;

- (3) *Administrative adjustments.* For applications that do require site plan approval, to review applications for administrative adjustments of any development standard set forth in Articles XIII and XIV of this chapter, and to approve or deny such applications (see Article IV, Division 6, of this chapter);
- (4) *Development plans.* To serve as custodian of development plans and amendments thereto, to advise the Board of Zoning Appeals regarding any proposed or requested minor deviation from a development plan in accordance with Section 50-2-74 and Section 50-4-2(c) of this Code, and to initiate and prepare amendments to development plans in accordance with Section 50-4-2(c) of this Code;
- (5) *Special district review.* To participate in the review of permit applications in the PC, PCA, MKT SD3, SD4 and SD5 Districts when site plan review is not otherwise required (See Sections 50-11-66, ~~and Section 50-11-96~~, and 50-11-188 of this Code);
- (6) *Master Plan.* To serve as custodian of the Master Plan, initiate amendments thereto, and provide determinations relative to the Master Plan as may be required of the Planning and Development Department in Section 50-3-46, Section 50-3-68, Section 50-3-96(7), and Section 50-4-82 of this Code; and

- (7) *Advisory review committees.* To serve as chairperson of the Loft Review Committee and as member of the Industrial Review Committee, Hazardous Waste Facility Review Committee, Solid Waste Facility Review Committee, and Floodplain Management Review Committee, and to review proposals before said committees.

ARTICLE III. – REVIEW AND APPROVAL PROCEDURES (PART 1)

DIVISION 5. - SITE PLAN REVIEW

Sec. 50-3-113. - Applicability.

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

- (1) New construction that involves any one of the following:
 - a. Any new development that has more than 20,000 square feet of gross floor area, except that, on land zoned M1, M2, M3, M4 or M5, the threshold for industrial uses shall be 50,000 square feet of gross floor area;
 - b. Projects with multiple principal structures on one zoning lot;
 - c. Any multiple-family residential or loft development with more than 12 dwelling units;
 - d. Site condominium developments;

- e. Projects in a 100-year floodplain; or
 - f. Any parking structure as defined in Section 50-16-341 of this Code.
- (2) Additions and/or major structural alterations that involve any of the following:
- a. Any development that has not more than 20,000 square feet of gross floor area where the addition or alteration results in a cumulative total of more than 20,000 square feet of gross floor area, considering existing floor area and proposed additions, except that, on land zoned M1, M2, M3, M4 or M5, the threshold for industrial uses shall be 50,000 square feet of gross floor area;
 - b. An increase of 25 percent or more in gross square footage to an existing building that contains more than 20,000 square feet of gross floor area, except that, on land zoned M1, M2, M3, M4 or M5, the threshold for industrial uses shall be 50,000 square feet of gross floor area; or
 - c. Projects in a 100-year floodplain.
- (3) Any development with a lot area of more than one acre in cumulative total considering existing lot area and any proposed additional lot area, except that, on land zoned M1, M2, M3, M4 or M5, the threshold for industrial uses shall be three acres.
- (4) Substantial changes in use within any building that has more than 20,000 square feet of gross floor area or of any use with a lot area of more than one acre, except that, on land zoned M1, M2, M3, M4 or M5, the threshold for industrial uses shall

be 50,000 square feet of gross floor area and three acres. For purposes of site plan review, a substantial change in use is one that involves the establishment of a use from one of the major land use classifications that are set out in Article XII of this chapter, which are residential, public/civic/institutional, retail/service/commercial, manufacturing/industrial, and other, where the use immediately preceding the new use was from a different major land use classification.

- (5) Any conditional, regulated, or controlled land use and any case before the Board of Zoning Appeals as the body of first jurisdiction.
- (6) Any use that has drive-up or drive-through facilities or a walk-up component.
- (7) Animated signs as provided for in Section 50-6-91 of this Code.
- (8) Projects within any PD, SD1, SD2, ~~SD3~~ or SD5 District, provided, that, in the SD1, SD2, ~~SD3~~ and SD5 Districts, alterations to an existing structure, that do not involve additions or major structural alterations, qualify for "expedited review" as provided for in Section 50-3-131(b) of this Code.
- (9) Projects within the SD4 District that involve the following four utility uses: electric transformer station; gas regulator station; telephone exchange building; water works, reservoir, pumping station, or filtration plant.
- (10) Projects seeking approval under the Alternative Residential Development Options provisions of Article XIII, Division 3, of this chapter.
- (11) Urban farms and all other agricultural uses specified as a conditional use in Section 50-12-109 of this Code.

- (12) Any new or newly established motor vehicle salesroom or sales lot for the sale of used vehicles.
- (13) Permits for new construction or expansion and demolition in the MKT district.

Subdivision B. - Submission Requirements

Sec. 50-3-131. - Expedited review.

- (a.) Urban farms and other agriculture uses requiring site plan review are subject only to the submission requirements as specified in Section 50-3-138 of this Code.
- (b.) Plans that are subject to review solely by virtue of the provisions of Section 50-3-113(5) and (6) of this Code may be expedited by review limited to the Planning and Development Department and the Buildings, Safety Engineering, and Environmental Department, with the exception of urban farms and other agricultural uses, which shall always include the City Planning Commission staff. Similarly, in the ~~SD3~~, SD4, and SD5 Districts, plans that relate to alterations to an existing structure, which do not involve additions or major structural alterations, may be expedited by review limited to the Planning and Development Department or City Planning Commission staff, as appropriate. Advisory review by other such departments, as is usually undertaken pursuant to Section 50-3-151 of this Code, is not required in such cases of expedited review. The submittal requirements that apply in cases of expedited review are limited to those specified in Section 50-3-132, Section 50-3-133, Section 50-3-135, and Section 50-3-136 of this Code, with the exception of urban farms and other agricultural uses which shall meet the submittal requirements as specified in Section 50-3-138 of this Code only. The appropriate

review body is authorized to tailor the information that is required by this subdivision to the site under consideration.

Subdivision C. - Authority to Review and Approve Site Plans

Sec. 50-3-151. - Planning and Development Department.

The Planning and Development Department shall have the authority to review and approve preliminary and final site plans within zoning districts: R1, R2, R3, R4, R5, R6, B1, B2, B3, B4, B5, B6, M1, M2, M3, M4, M5, P1, TM, PR, W1, MKT, SD1, SD2, ~~SD3~~, and SD4 with less than three acres. The Buildings, Safety Engineering, and Environmental Department is authorized to participate in the review of all site plans related to development within these zoning districts. The Planning and Development Department shall involve other such departments as deemed necessary for proper site plan review, including, but not limited to, the Recreation Department; review of agricultural uses shall also include the City Planning Commission staff, the Department of Public Works, the Water and Sewerage Department, and other departments and agencies as necessary.

DIVISION 8. REGULATED USES

Subdivision A. In General

Sec. 50-3-323. - List of regulated uses.

The following use types shall be considered "regulated uses" under this chapter:

- (1) Brewpub, outside the Central Business District and SD2 District, microbrewery outside the Central Business District and SD2 District, and small distillery or small winery outside the Central Business District and SD2 District, that serve alcohol for consumption on the premises, except, that brewpubs, microbreweries, small distilleries and small wineries, which operate in conjunction with and are located on

the same zoning lot as a standard restaurant as defined in Section 50-16-362 of this Code, shall not be considered regulated uses;

- (2) Cabaret, outside the Central Business District and SD5 District;
- (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 outside the MKT, SD1, SD2, and SD5 Districts; however, such establishments that operate in conjunction with and are located on the same zoning lot as a standard restaurant as defined in Section 50-16-362 of this Code shall not be considered regulated uses;
- (5) Lodging house, public;
- (6) Motel;
- (7) Pawnshop; and
- (8) Plasma donation center;

DIVISION 9. CONTROLLED USES

Subdivision A. In General

Sec. 50-3-402. - List of controlled uses.

The following land uses shall be considered "controlled uses" under this chapter:

- (1) Arcades outside the M1, M2, M3, M4, PC, PCA, or TM Districts;

- (2) Specially designated merchant's (SDM) establishments and/or specially designated distributor's (SDD) establishments outside the MKT District; and
- (3) Pool halls outside the B5, B6, M1, M2, M3, M4, PCA, and TM Districts.

ARTICLE IV. – REVIEW AND APPROVAL PROCEDURES (PART 2)

DIVISION 6. - VARIANCES AND ADMINISTRATIVE ADJUSTMENTS

Sec. 50-4-124. - Review and decision-making authority.

(a.) *Applications requiring site plan review.* In zoning districts R1, R2, R3, R4, R5, R6, B1, B2, B3, B4, B5, B6, M1, M2, M3, M4, M5, P1, TM, PR, W1, MKT, SD1, SD2, ~~SD3~~, and SD4 with less than three acres, the Planning and Development Department shall have authority to grant administrative adjustments for development proposals that are required to obtain site plan approval, pursuant to the review procedures and approval criteria set forth in this division. In zoning districts PD, PC, PCA, SD4 with three acres or more, and SD5, the City Council shall have authority to similarly grant administrative adjustments. Administrative adjustments shall not be reviewed or approved until technical review comments pertaining to the preliminary site plan review process have been received and reviewed. In cases of permit applications that require site plan review, administrative adjustments shall be granted only during the site plan review process.

(b.) *Applications not requiring site plan review.* The Buildings, Safety Engineering, and Environmental Department shall have authority to grant administrative adjustments for all development proposals that do not require site plan approval, pursuant to the review procedures and approval criteria set forth in this division and a public hearing

shall not be required. Such requests shall be reviewed by a designated officer of the Buildings, Safety Engineering, and Environmental Department who shall grant the administrative adjustment, where the criteria specified in Section 50-4-121 of this Code have been met to the satisfaction of the designated officer. The Buildings, Safety Engineering, and Environmental Department shall involve other such departments as necessary for proper review, including, but not limited to, the Planning and Development Department and the Recreation Department.

ARTICLE VII. - ZONING DISTRICTS (IN GENERAL)

Sec. 50-7-5. - Special districts.

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

- (1) PD Planned Development District.
- (2) P1 Open Parking District.
- (3) PC Public Center District.
- (4) PCA Public Center Adjacent District (Restricted Central Business District).
- (5) TM Transitional-Industrial District.
- (6) PR Parks and Recreation District.
- (7) W1 Waterfront-Industrial District.
- (8) MKT - Market and Distribution District

~~(98)~~ SD1 Special Development District, Small-Scale, Mixed-Use.

~~(109)~~ SD2 Special Development District, Mixed-Use.

~~(10)~~ SD3 Special Development District, Technology and Research.

(11) SD4 Special Development District, Riverfront Mixed-Use.

(12) SD5 Special Development District, Casinos.

ARTICLE XI. - SPECIAL PURPOSE ZONING DISTRICTS AND OVERLAY AREAS

DIVISION 8. - W1 WATERFRONT-INDUSTRIAL DISTRICT

~~Secs. 50-11-187—50-11-200. -- Reserved.~~

~~DIVISION 9. - SD1—SPECIAL DEVELOPMENT DISTRICT, SMALL-SCALE, MIXED- USE MKT - MARKET AND DISTRIBUTION.~~

Sec. 50-11-187. - Description.

The MKT District provides for and encourages food-related uses such as production, processing and wholesaling, as well as transport, and similar activities essential to the commerce and health of the City. Limited supporting uses such as office, retail, service, and other uses normally desiring to locate in this type of district are also permitted.

Within the greater Eastern Market Area, the focus is on the expansion of existing and the attraction of new food-related industries outside the historic Market core. Provisions are made for greenway setbacks along certain streets to be used for vegetative screening of warehouse and

production uses from residential uses, as accessible open space. To avoid visually dominating existing buildings of historical character, building heights are limited around the historic Market core, unless the building contributes to the character of the market by containing a food production use. To avoid potentially overwhelming existing residential properties, building heights are also limited in areas likely to see large amounts of new construction.

Sec. 50-11-188. - Site plan review.

To ensure compliance with the provisions of section 50-13-129, the Buildings, Safety Engineering, and Environmental Department shall forward to the Planning and Development Department all building permit applications for

- (a.) New construction or expansion and
- (b.) Demolition. The Planning and Development Department's review of demolition permits is limited to ten business days during which time alternatives to demolition might be explored with the applicant and/or owner. The Planning and Development Department may waive the ten-day review period where no good purpose would be served by deferring demolition. No review is required if the demolition has been determined to be an “emergency” by the Buildings, Safety Engineering and Environmental Department.

Sec. 50-11-189. - By-right uses.

Uses permitted by right in the MKT District are delineated in Section 50-11-190 through Section 50-11-194 of this Code. See Article XII of this chapter for a complete listing of all use regulations and standards, Article III, Division 5, of this chapter to determine when site plan review

is required for by-right uses, and Article XII, Division 5, of this chapter for accessory uses, including home occupations.

Sec. 50-11-190. - By-right residential uses.

By-right residential uses within the MKT District are as follows: Loft.

Sec. 50-11-191. - By-right public, civic, and institutional uses.

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

- (1) Educational institution.
- (2) Fire or police station, post office, courthouse, and similar public building.
- (3) Museum.
- (4) Outdoor recreation facility.
- (5) Religious institution.

Sec. 50-11-192. –By-right retail, service, and commercial uses.

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

- (1) Animal-grooming shop, subject to 50-12-212.
- (2) Arcade.
- (3) Art gallery.
- (4) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone, without drive-up.

- (5) Bake shop, retail.
- (6) Bank, without drive-up.
- (7) Banquet hall.
- (8) Barber or Beauty shop, subject to Section 50-12-235.
- (9) Bed and breakfast inn.
- (10) Body art facility
- (11) Brewpub or microbrewery or small distillery or small winery.
- (12) Commissary.
- (13) Dance hall, public.
- (14) Dry cleaning, laundry, or laundromat.
- (15) Establishment for the sale of beer or alcoholic liquor for consumption on the premises.
- (16) Nail salon, subject to Section 50-12-236.
- (17) Office, subject to 50-12-298
- (18) Printing or engraving shops
- (19) Produce or food markets, wholesale.
- (20) Radio or television station

- (21) Recording studio or photo studio, no assembly hall.
- (22) Restaurant, carry-out or fast-food without drive-up or drive-through facilities.
- (23) Restaurant, standard without drive-up or drive-through facilities.
- (24) Retail sales and personal service in business and professional offices
- (25) School or studio of dance, gymnastics, music, art, or cooking.
- (26) Shoe repair shop.
- (27) Storage or killing of poultry or small game for direct, retail sale on the premises or for wholesale trade, subject to Section 50-12-315
- (28) 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 50-12-324.
- (29) Used goods dealer.

Sec. 50-11-193. - By-right manufacturing and industrial uses.

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

- (1) Cold storage plant.
- (2) Confection manufacture.
- (3) Food catering establishment.
- (4) High/Medium-impact manufacturing or processing subject to Sec. 50-12-362

- (5) Ice manufacture.
- (6) Low-impact manufacturing or processing.
- (7) Low/Medium impact manufacturing or processing subject to Sec. 50-12-361
- (8) Railroad transfer or storage tracks.
- (9) Vending machine commissary.
- (10) Wholesaling or warehousing subject to 50-12-358.

Sec. 50-11-194. - By-right other uses.

Other by-right uses within the MKT District are as follows:

- (1) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.
- (2) Aquaculture as provided for in Article XII, Division 3, Subdivision H, of this chapter.
- (3) Aquaponics as provided for in Article XII, Division 3, Subdivision H, of this chapter.
- (4) Farmers markets as defined in Article XVI, Division 2, Subdivision G, of this chapter.
- (5) Greenhouses as provided for in Article XII, Division 3, Subdivision H, of this chapter.
- (6) Hoophouses as provided for in Article XII, Division 3, Subdivision H, of this chapter.

- (7) Hydroponics as provided for in Article XII, Division 3, Subdivision H, of this chapter.
- (8) Railroad rights-of-way, not including storage tracks, yards, or buildings.
- (9) Signs as provided for in Article VI of this chapter.
- (10) Urban gardens as provided for in Article XII, Division 3, Subdivision H, of this chapter.

Sec. 50-11-195. - Conditional uses.

Uses permitted conditionally in the MKT District are delineated in Section 50-11-196 through Section 50-11-200 of this Code. See Article XII of this chapter for a complete listing of all use regulations and standards, and Article XII, Division 5, of this chapter for accessory uses, including home occupations.

Sec. 50-11-196 - Conditional residential uses.

Conditional residential uses within the MKT District are as follows:

- (1) Residential use combined in structures with permitted commercial or industrial uses, in which one or more permitted commercial or industrial use is located on the ground floor.
- (2) School building adaptive reuses, residential

New residential uses shall not be permitted in the area where setbacks are required, as defined in Sec. 50-13-129.

Sec. 50-11-197. - Conditional public, civic, and institutional uses.

Conditional public, civic, and institutional uses within the MKT District are as follows:

- (1) Child care center.
- (2) Electric transformer station.
- (3) Gas regulator station.
- (4) Library
- (5) Neighborhood center, non-profit.
- (6) Outdoor entertainment facility.
- (7) School building adaptive reuses — public, civic, and institutional

Sec. 50-11-198. - Conditional retail, service, and commercial uses.

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

- (1) Business college or commercial trade school, subject to Section 50-12-318
- (2) Customer service center, without drive-up or drive-through facilities
- (3) Hotel.
- (4) Medical or dental clinic, physical therapy, or massage therapy
- (5) Office, business or professional, subject to 50-12-298.
- (6) Parking structures, subject to 50-12-301.

- (7) Private club, lodge, or similar use
- (8) Recreation, indoor commercial and health club
- (9) Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment.
- (10) Storage or killing of poultry or small game for direct, retail sale on the premises or for wholesale trade, subject to Section 50-12-315
- (11) Veterinary clinic for small animals
- (12) Youth hostel/hostel

Sec. 50-11-199. - Conditional manufacturing and industrial uses.

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

- (1) Abattoir, slaughterhouse, subject to Sec. 50-12-331.
- (2) High-impact manufacturing or processing, subject to Sec. 50-12-365
- (3) Lithographing.
- (4) Trucking terminals, transfer buildings, truck garages, recreational vehicle storage lots, and open areas for the parking of semi-trailers, buses, and other operable commercial vehicles, not including limousines and taxicabs, subject to Sec. 50-12-355.
- (5) Wholesaling or warehousing, subject 50-12-358.

Sec. 50-11-200. - Conditional other uses.

Other conditional uses within the MKT District are as follows:

- 1) Telecommunications buildings, private.
- 2) Urban farms as provided for in Article XII, Division 3, Subdivision H, of this chapter.

Sec. 50-11-200.5. – Intensity and dimensional standards.

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

DIVISION 10. - ~~SD2—SPECIAL DEVELOPMENT DISTRICT, MIXED-USE SD1—~~
SPECIAL DEVELOPMENT DISTRICT, SMALL-SCALE, MIXED-USE

Sec. 50-11-215. - General intensity and dimensional standards.

Development in the SD1 Special Development District shall comply with the general intensity and dimensional standards provided in Section 50-13-~~429~~ 130 of this Code and as follows:

- (1) Front Setback:
 - a. A minimum front setback is not required.
 - b. The maximum front setback allowed shall be the average of the front setback of the buildings located on the adjacent lots on each side of the subject building or 20 feet, whichever is less.
 - c. Off-street parking shall be prohibited in the front setback.
- (2) Rear Setback:
 - a. If a street or alley is to the rear of a single-story building, a minimum rear

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

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

- (3) Side Setback: No minimum side setback is required except where building is adjacent to land zoned R1, R2, R3, or R4. Where adjacent to land zoned R1, R2, R3, or R4, the side setback shall be calculated using Formula A.
- (4) Off-street parking location: Parking shall be prohibited between the street and front façade of the building.
- (5) Maximum height: 35 feet for non-mixed-use, 50 feet for mixed- use. Where a lot fronts on a right-of-way which is more than 50 feet wide and where the outermost point of the proposed mixed-use building is at least 40 feet from all R1, R2, and R3 Districts, the maximum height may be increased one foot for each one foot of right-of-way width greater than 50 feet. The building shall not exceed 60 feet in height.

**DIVISION 11. ~~SD3—SPECIAL DEVELOPMENT DISTRICT, TECHNOLOGY AND~~
RESEARCH SD2—SPECIAL DEVELOPMENT DISTRICT, MIXED-USE**

1 **Sec. 50-11-245. Intensity and dimensional standards.**

2 Development in the SD2 Special Development District is subject to Section 50-13-430 131 of this
3 Code and as follows:

4 (1) *Front Setback.*

- 5 a. A minimum front setback is not required.
- 6 b. The maximum front setback allowed shall be the average of the front setback of the
7 buildings located on each side of the subject building or 20 feet, whichever is less.
8 Parking in front of a neighboring building does not count as a front setback.
- 9 c. Off-street parking shall be prohibited in the front setback.

10 (2) *Rear Setback.*

- 11 a. If a street or alley is to the rear of a single-story building, a minimum rear setback is
12 not required. If no street or alley is present, single-story buildings shall have a
13 minimum rear setback of ten feet.
- 14 b. Where a single- or two-family dwelling is located across a street or alley from the rear
15 of a multi-story building, the multi-story buildings shall have a rear setback of ten
16 feet; where a street or alley is not present to separate the rear of a multi-story building
17 from a single- or two-family dwelling, the multi-story building shall have a rear
18 setback of 20 feet.
- 19 c. Buildings containing dwelling units, other than single- or two-family dwellings, shall
20 have a rear setback of ten feet if a street or alley is present at the rear and 20 feet if
21 a street or alley is not present.

- 22 (3) *Side Setback.* No minimum side setback is required except where building is adjacent to land

1 zoned R1, R2, R3, or R4. Where adjacent to land zoned R1, R2, R3, or R4, the side setback
2 shall be calculated using Formula A.

3 (4) *Off-street parking location.* Parking shall be prohibited between the street and front façade of
4 the building.

5 (5) *Maximum height.* 45 feet for non-mixed-use, 60 feet for mixed-use. Where a lot fronts on a
6 right-of-way which is more than 60 feet wide and where the outermost point of the
7 proposed mixed-use building is at least 40 feet from all R1, R2, and R3 Districts, the
8 maximum height may be increased one foot for each one foot of right-of-way width greater
9 than 60 feet. The mixed-use building must not exceed 80 feet in height.
10

11 **Sec. 50-11-261. – Description.**Reserved.

12 ~~(a) The SD3 Special Development District is designed for areas of the City where research facility~~
13 ~~development in a campus-like setting is practicable. In addition, the district is designed for areas of the City~~
14 ~~where the future general land use map of the Master Plan indicates usage other than "residential."~~

15 ~~(b) Advances in industry and technology have created uses, which are related to industry and office or~~
16 ~~commercial uses, but may not be appropriate or function adequately in a typical industrial or business zoning~~
17 ~~district. The SD3 District provides an environment where "high technology" uses such as engineering,~~
18 ~~design, research and development, photonics/optics, computer assisted design, robotics research, numerical~~
19 ~~control equipment (CAD/CAM), prototype development and limited manufacturing, biotechnology lasers,~~
20 ~~medical research, food and materials testing, telecommunications, and related storage, warehousing and~~
21 ~~limited assembly operations associated with principal permitted uses can be located. The SD3 District will~~
22 ~~be located in a campus-type environment and so situated that uses will be developed without being negatively~~
23 ~~impacted by elements and conditions which are commonly found in a traditional industrial district and~~
24 ~~without negatively impacting uses found in a business district.~~

1 **Sec. 50-11-262. - ~~Site plan review.~~ Reserved.**

2 All uses in the SD3 Special Development are subject to site plan review as provided for in Article
3 III, Division 5, of this chapter.

4 **Sec. 50-11-263. - ~~By-right uses.~~ Reserved.**

5 By-right uses within the SD3 Special Development District are as follows: Research facility involving any of
6 the following:

7 (1) ~~Basic research, research and development, design, and prototype or experimental product~~
8 ~~development facility;~~

9 (2) ~~Office, business or professional;~~

10 (3) ~~Data processing and computing, including service and maintenance of electronic data~~
11 ~~processing equipment;~~

12 (4) ~~Photonics/optics, robotics, and electronic equipment research;~~

13 (5) ~~High technology service activity that involves computer, information transfer,~~
14 ~~communication, distribution, processing, administrative, laboratory, experimental,~~
15 ~~developmental, technical, or testing services;~~

16 (6) ~~High technology industrial activity that involves one-time prototype production, robotics,~~
17 ~~biological or pharmaceutical research, or technology oriented to emerging industrial or business~~
18 ~~activity not involving any heavy manufacturing;~~

19 (7) ~~Business activity that involves developing, improving, or creating new or existing products;~~
20 ~~and~~

21 (8) ~~Limited assembly and machining operations where accessory to research and development~~
22 ~~activities occurring at the same locations, provided, that:~~

~~a. Assembly activities shall be limited to assembly of premanufactured finished objects or components, and shall include only small volume, nonroutine production of innovative products or equipment products or equipment; and~~

~~b. Machining shall be permitted on a limited basis and only for research and development activities, repair, demonstration and/or training.~~

Sec. 50-11-264. - Conditional Uses. Reserved.

Conditional uses within the SD3 Special Development District are as follows:

- ~~(1) Aquaculture as provided for in Article XII, Division 3, Subdivision H, of this chapter.~~
- ~~(2) Aquaponics as provided for in Article XII, Division 3, Subdivision H, of this chapter.~~
- ~~(3) Greenhouses as provided for in Article XII, Division 3, Subdivision H, of this chapter.~~
- ~~(4) Hoophouses as provided for in Article XII, Division 3, Subdivision H, of this chapter.~~
- ~~(5) Hydroponics as provided for in Article XII, Division 3, Subdivision H, of this chapter.~~
- ~~(6) Urban farms as provided for in Article XII, Division 3, Subdivision H, of this chapter.~~

Sec. 50-11-265. - Intensity and dimensional standards Reserved.

~~Intensity and dimensional standards are subject to review and approval by the Planning and Development Department. See Section 50-13-131 of this Code.~~

Sec. 50-11-266. - Other Regulations. Reserved.

~~(a) *Planning and Development Department review.* The Planning and Development Department shall review site, elevation, and landscape plans to ensure that any building, structure, or use will be blended into the contiguous and adjacent areas so as to promote a campus-like setting and be noninjurious to contiguous uses and not contrary to the spirit and purpose of this chapter. The~~

1 ~~Planning and Development Department shall conduct its site plan review, as provided for in~~
2 ~~Article III, Division 5, of this chapter, with particular focus upon:~~

3 ~~(1) Proximity to adjacent residential developments;~~

4 ~~(2) Open space;~~

5 ~~(3) Bulk;~~

6 ~~(4) Setbacks;~~

7 ~~(5) Traffic flow;~~

8 ~~(6) Signage and graphics;~~

9 ~~(7) Landscaping and screening.~~

10 ~~(b) Specific requirements:~~

11 ~~(1) Research facilities in the SD3 Special Development District shall conform to the~~
12 ~~operational performance standards of Article XIV, Division 7, of this chapter;~~

13 ~~(2) Outdoor lighting shall be provided in an amount which shall be sufficient to permit~~
14 ~~safe movement of vehicles and pedestrians at night;~~

15 ~~(3) Waste removal areas shall be located within a building.~~

16 **ARTICLE XII – USE REGULATIONS**

17 **DIVISION 1. USE TABLE**

18 **Subdivision A. In General.**

Use category	Specified Land use	Residential						Commercial						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	P1	P2	P3	P4	P5	P6	T	P1	W	M		S	S	S

Subdivision B. - Residential Uses

Sec. 50-12-21. - Group living.

Regulations regarding group living uses are as follows:

Use category	Specified Land use	Residential						Commercial						Industrial					Special and Overlay										Standards										
		R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	P1	P2	P3	P4	P5	P6	T	P1	W	M		S	S	S	S	S	S				
Group living	Adult foster care facility		C	C	C	C	R	R													L																	SPC; Section 50-12-151	
	Assisted living facility			C	R	R	R	R		R	R										L														C			Section 50-12-152	
	Convalescent, nursing, or rest home			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										L														C	C			
	Home for the aged			C	C	C	C	R	R												L																		SPC; Section 50-12-158
	Religious residential facility	C	C	R	R	R	R	R	R		R	R	R								L														C		R	R	
	Residential substance abuse service facility			C	C	C		C	C	C	C	C									L																		
	Rooming house				R	R	R	C	C		C	C									L															C	C		

Use category	Specified Land use	Residential						Commercial						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	P1	P2	PC	PCA	PT	PR	W1	MKT	S1	S2	

	Single-room-occupancy (SRO) housing, non-profit				C	C	C	C	C		C	C							L								C	C									SPC; Section 50-12-166
	Townhouse				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															R	C							Sections 50-12-157, 50-12-159	

Sec. 50-12-23. - Institutional living.

Regulations regarding institutional living uses are as follows:

Institutional living	Boarding school and dormitory				R	R	R	R		R	R		R	R							L							R	R							Section 50-12-153	
	Child caring institution				R	R	R	R		R	R		R	R								L							C								Section 50-12-154
	Penal or correctional institution; detention facility																C					L															

Use category	Specified Land use	Residential						Commercial						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	P	P	P	P	T	P	W	M	S	S		S

	All other												C	C	C	C	C	C	C	L																			C	
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Sec. 50-12-43. - Day care.

Regulations regarding day care uses are as follows:

Day care	Specified Land use	Residential						Commercial						Industrial					Special and Overlay										Standards											
		R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	P	P	P	P	T	P	W	M	S	S		S	S	S	S	S	S	S	S	S		
	Adult day care center		R	R	R	R	R	R	R	R	R	R	R	R	R					L																			R	Section 50-12-181
	Child care center		R	R	R	R	R	R	R	R	R	R	R	R	R					L		R					C	R	R									R	Sections 50-12-183, 50-12-512	
	Family day care home	R	R	R	R	R	R					R							L		R							R										R	Section 50-12-185	
	Group day care home	C	C	C	C	C	C												L																			C		
	All other																		L																					

Use category	Specified Land use	Residential						Commercial						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	P1	P2	P3	P4	P5	P6	W1	M1	S1	S2	

Sec. 50-12-45. - Library.

Regulations regarding library uses are as follows:

Library	All			R	R	R	R	R	R	R	R	C	R	R	R	R	R	C	C	L		R	R	R			R	R	C	R		
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Sec. 50-12-46. - Museum.

Regulations regarding museum uses are as follows:

Museum	Museum			R	R	R	R	R	R	C	R	R	R	R	R	R	C	C	L		R	R	R	R	R	R	R	R	C		
	Outdoor art exhibition grounds; sculpture gardens	C	C	R	R	R	R			R	C	R								L											
	Public aquarium																			L		R	R		R					C	

Sec. 50-12-47. - Park and open space.

Use category	Specified Land use	Residential						Commercial						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	P	P1	P2	P3	T	P	W	M	S	S	

Sec. 50-12-49. - Schools.

Regulations regarding school uses are as follows:

Schools	Educational institution	C	C	C	C	R	R	R	R	R	R	R	R								L	R	R					R	R	R	C	Section 50-12-184
	School, elementary, middle/junior high, or high	C	C	R	R	R	R	R	R	C	R	R									L	R	C					R	R		C	Section 50-12-189
	All other																				L	R						R	R		C	

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

Regulations regarding basic utility uses are as follows:

Utility, basic	Electric transformer station					C	C	C	C	C	C	R	R	R	R	R	R	R	R	L								R	R	C	C	C	R	Section 50-12-192
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Use category	Specified Land use	Residential						Commercial						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	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10		P11	P12	P13

	Gas regulator station					C	C	C	C	C	C	R	R	R	R	R	R	R	R	L																	R	R	C	C	C	R	Section 50-12-192
	Residential-area utility facilities, public	C	C	C	C															L																R							Section 50-12-192
	Solar generation station¹																			L																C							Section 50-12-192
	Telephone exchange building					C	C	C	C	C	C	R	R	R	R	R	R	R	R	L																	R	R	C	C	R	Section 50-12-192	
	All other																			L																R						C	Section 50-12-192

Sec. 50-12-52. - Other public, civic and institutional uses.

Regulations regarding other public, civic and institutional uses are as follows:

Other public, civic and institutional uses	School building adaptive reuses— public, civic, and institutional	C	C	C	C	C	C																																C	Section 50-12-138
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Use category	Specified Land use	Residential						Commercial						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	P1	P2	P3	P4	P5	P6	T	P1	W	M		S	S	S

Subdivision D. Retail, Service and Commercial Uses

Sec. 50-12-61. - Assembly.

Regulations regarding assembly uses are as follows:

Use category	Specified Land use	Residential						Commercial						Industrial					Special and Overlay										Standards														
		R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	P1	P2	P3	P4	P5	P6	T	P1	W	M		S	S	S	S	S	S								
Assembly.	Assembly hall									R	R	R	R	R	R	R	R	L							R										R	R					Section 50-12-214		
	Banquet hall							C	C	C	R	R	R	R	R	R	R	L							C	R									R	R	R						
	Dance hall, public									C	/	/	/	C	C	C	C	L							/															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	R	R	R	R	L										R	R				C	C	R	Section 50-12-306
	Rental hall													C	R	R	R	R	R	R	R	R	R	R	L										C	R				C	R		Section 50-12-309; P / R
	All other									C	C	C	C	C	C	C	C	L																	C								Section 50-12-551

Use category	Specified Land use	Residential						Commercial						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	P	P1	P2	P3	T	P	W	M	S		S	S

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

Regulations regarding commercial parking uses are as follows:

Parking, commercial	Parking lots or parking areas	C	C	C	R	R	R	R	R	R	R	C	/	R	R	R	R	R	R	R	R	L	R	C	/	R	R	C	C	/	/	C	Section 50-12-299
	Parking structures				C	C	R	R	R	R	C	/	R	R	R	R	R	R	L	R	C	/	R	C	/	R	C	C	C	C		Section 50-12-301	
	All other															C	C	C	L	C								C	C	C			

Sec. 50-12-65. - Public accommodation.

Regulations regarding public accommodation uses are as follows:

Use category	Specified Land use	Residential						Commercial						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	P	P1	P2	P3	T	P1	W	M	S		S

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

Regulations regarding indoor recreation and entertainment uses are as follows:

Use category	Specified Land use	Residential						Commercial						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	P	P1	P2	P3	T	P1	W	M	S		S	S	S	S		
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	C	C	C	L		/	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		

Use category	Specified Land use	Residential						Commercial						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	P1	P2	P3	P4	P5	P6	T	P	W	M		S	S	S	S	S	S	A	R	1	K	I	1	2

	Recreation, indoor commercial and health club											R	R	R	R	C	R	R	R	R	L														C	R	R	R							Section 50-12-308
	Theater and Concert café, excluding drive-in theaters														R	C	R	R	R	R	R	L													C	R							R		Section 50-12-317

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

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

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

Use category	Specified Land use	Residential						Commercial						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	P1	P2	P3	P4	P5	T	P	W	M	S		S	S

	Golf course, miniature										C				R	R	R	R	L			R														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	C	L			C	R		<u>R</u>								C			P; Section 50-12-308	

Sec. 50-12-68. - Retail sales and service, occupant-oriented.

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

Retail sales and service; occupant-oriented	Retail sales and personal service in business and professional offices							C	R	R	R	R	R	R	R	R	R	R	L		R	R	R		<u>R</u>		R		C					Section 50-12-298
	Retail sales and personal service in multiple-residential structures							C	R	C	R		R	R					L									R		R				

Use category	Specified Land use	Residential						Commercial						Industrial					Special and Overlay									Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)					
		R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C A	T C M R	P 1	W K I	M 1	S D 1			S D 2	S D 3	S D 4	S D 5

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

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

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																														*	*Section 50-11-318
	Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through facilities																															Section 50-11-318, <u>50-12-324</u>
	Art gallery																															
	Bake shop, retail																															Section 50-12-215
	Firearms dealership																															Section 50-12-223

Use category	Specified Land use	Residential						Commercial						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	P	P1	P2	T	P	W	M	S	S		S

Fireworks sales, consumer																																	Section 50-12-225
Motor vehicles, new, salesroom or sales lots									C	R	R	R	R	R	R	R	R	L				C	R								C		Section 50-12-292; Section 50-12-517
Motor vehicles, used, salesroom or sales lots									C	C		R	R	R	R	R	R	L				R									C		Section 50-12-293; Section 50-12-517
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									R	R	R	R	R	R	R	R	R	R	L			R					R	R					Section 50-12-303

Use category	Specified Land use	Residential						Commercial						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	P	P1	P2	P3	T	P1	W	M	S	S		S

Precious metal and gem dealers													C	C	C	R	R	R	R	R	L																		SPC; Section 50-12-304			
Produce or food markets, wholesale																R	R	R	R	R	L					R		R														
Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment													C	C	C	C	C	C	C	C	L							C								C		C	C	C		CU; P; SPC; Section 50-12-314
Storage or killing of poultry or small game for direct, retail sale on the premises or for wholesale trade																R		R	R	R	R	L																			Section 50-12-315	
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

Use category	Specified Land use	Residential						Commercial						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	P1	P2	P3	P4	P5	P6	T	P1	W	M		S	S

	All other									C	C	C	C	C	C	C	L			C														C	
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Sec. 50-12-70. - Retail sales and service, service-oriented.

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

Retail sales and service; service-oriented	Animal-grooming shop									R	R	R	R				R	R	R	R				L									R							Section 50-12-212		
	Automated teller machine, without drive-up or drive-through facilities									R	R	R	R	/			R	R	R	R	R	R		L									R	R								
	Automated teller machine, with drive-up or drive-through facilities									C	C	C	C				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									R	R	R	R				R	R	R	R				L									R	R							R	

Use category	Specified Land use	Residential						Commercial						Industrial					Special and Overlay										Standards General (Art. XII, Div. 2)					
		R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	P	P1	P2	P3	T	P	W	M	K	I	S	S	S	S	S	S

	Bank, with drive-up or drive-through facilities							C	C	C	C		R	C	R	R	R		L																						Article XIV, Division 1, Subdivision H; Section 50-11-318
	Barber or beauty shop							R	R	R	R	R	R	R	R	R	R	R		L									R	R	R		R	R	R					Section 50-12-518 , <u>Sec. 50-12-235</u>	
	Body art facility										C	R	R	R	R	R	R	R		L									R			R							SPC; P; Section 50-12-300		
	Business college or commercial trade school					R					C	R	R	R	R	R	R	R		L													C					Section 50-12-318			
Retail sales and service; service-oriented (cont'd)	Customer service center, with drive-up or drive-through facilities							C	C	C	C		R	R	R	R	R		L																				Article XIV, Division 1,		

Use category	Specified Land use	Residential						Commercial						Industrial					Special and Overlay										Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)			
		R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C	P C	T M	P R	W 1	M K I T	S D	S D	S D	S D	S D

	Food stamp distribution center									C	C	C	C	R	R	R	R	R	R	L																		Article XIV, Division 1, Subdivision H
Retail sales and service; service-oriented (cont'd)	Kennel, commercial																			L																Section 50- 12-229		
	Mortuary or funeral home, including those containing a crematory										C	C	R	R	R	R	R	R	R	L																Section 50- 12-234		
	Nail salon										R	R	R	R	R	R	R	R	R	L								R	R	R	R	R	R			<u>Sec. 50-12- 236</u>		
	Printing or engraving shops										C		C	R			R	R	R	R	L								R	R	R	/	R	C		Section 50- 12-323		
	Public center limited sales and service																							R														
	Radio, television, or household appliance repair shop											R	R	R	R	R	R	R	R	L										R		C	C			GRT		

Use category	Specified Land use	Residential						Commercial						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	P	P1	P2	P3	T	P	W	M	S	S		S

	School or studio of dance, gymnastics, music, art or cooking							R	R	R	R	R		R	R	R	R		L								<u>R</u>	R	R		R		Section 50-12-313
	Shoe repair shop							R	R	R	R	R	R	R	R	R	R		L			R	R				<u>R</u>	R	R		R		Section 50-12-518
	Veterinary clinic for small animals							R	R	R	R			R	R	R	R		L			R				<u>C</u>	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. 50-12-82. Manufacturing and production.

Regulations regarding manufacturing and production uses are as follows:

Use category	Specified Land use	Residential						Commercial						Industrial					Special and Overlay										Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)	
		R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C	T M	P R	W 1	M K T	S D	S D		

Low-impact manufacturing or processing as defined in Section 50-16-284								R	R	R		R	C	R	R	R	R	L						R				<u>R</u>	R	R		C	Sections 50-12-359 and 50-12-458
Newspaper (daily) publishing or printing														R		R	R	R	R	L				R	R							Section 50-12-458	
Outdoor operations of all manufacturing and production land uses																	C	/	/	L											Sections 50-12-344 and 50-12-458		
Research or testing laboratory									C	C	R	R	R	R	R	R	R	L						R							Sections 50-12-348 and 50-12-458		
Salt works																		C	C	L											IRC		
Toiletries or cosmetic manufacturing										C	C		C	R	R	R	R	L						R							GRT; 50-12-458		
Tool, die, and gauge manufacturing										C			C	R	R	R	R	L						R							GRT; Section 50-12-351 and 50-12-458		

Use category	Specified Land use	Residential						Commercial						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	P1	P2	P3	P4	P5	P6	T	P	W	M		S	S	S

Warehouse and freight movement (cont'd)	Feed or grain mill															C	R	R	L							R										
	Fuel dock																											R								
	Intermodal freight terminal																C	R	L																	
	Outdoor operations of all warehouse and freight movement land uses																C	C																		
	Railroad transfer or storage tracks															R	C	R	R	R	R	L					R		R							
	Steel warehousing																C	R	R	R	L					R										
	Tank storage of bulk oil or gasoline																	R	R	R	L				R											
Warehouse and freight movement (cont'd)	Trucking terminals, transfer buildings, truck garages, recreational vehicle storage lots, and open areas for the parking of semi-trailers, buses and other operable commercial vehicles, not including limousines and taxicabs														R	C	R	R	R	R	L				R		C						C			

Use category	Specified Land use	Residential						Commercial						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	P	P1	P2	P3	T	P	P	W	M	S		S

	Vending machine commissary											C	R	R	R	R	R	R	R	L																										GRT; Section 50-12-458		
	Wholesaling, warehousing, storage buildings, or public storage facilities											C	C	R	R	R	R	R	R	L																												GRT; Sections 50-12-358, 50-12-458
	All other																																															

Subdivision F. - Other Uses

Sec. 50-12-103. - Railroad facilities.

Regulations regarding railroad facility uses are as follows:

Railroad facilities	Railroad right-of-way, not including storage tracks, yards, or buildings	C	C	R	R	R	R	R	R	C	R	R	R	R	R	R	R	L																														
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Use category	Specified Land use	Residential						Commercial						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	P1	P2	P3	P4	P5	P6	T	P	W	M		S	S	S

	Farmers' market	*	*	*	*	*	*	*	R	R	R	C	R	R	R	R	R	R	L	*	C	C	R	*											R	R								C	*As accessory use only as provided in Section 50-12-521		
	Greenhouse	C	C	C	R	R	R	R	R	R	R	C	R	R	R	R	R	R	L					R											<u>R</u>									C			
	Hoop-house	C	C	C	R	R	R	R	R	R	R	C	R	R	R	R	R	R	L					R											<u>R</u>									C			
	Hydroponics											C	C	R	R	R	R	R	R	L					R											<u>R</u>									C	C	
	Urban farm (including orchard and tree farm when principal use)	C	C	C	R	R	R	R	R	R	R	C	R	C	C	C	C	C	L					C											<u>C</u>									C			
	Urban garden	R	R	R	R	R	R	R	R	R	R	C	R	C	C	C	C	C	L					C											<u>R</u>	R	C										

Use category	Specified Land use	Residential						Commercial						Industrial					Special and Overlay										Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
		R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C A	T M	P R	W 1	M K I	S D 1	S D 2	

Sec. 50-12-133. - Controlled uses—Spacing.

Regulations regarding spacing of controlled uses are as follows:

Use Type	Minimum Distance from Controlled Uses (Existing or Approved)	Minimum Distance from Other Use Types (Existing or Approved) or Zoning District	Comment
Arcade	Any 2 other controlled uses: 2,000 feet	- Residentially zoned area: 500 feet;	Section 50-3-403(1); Article III, Division 9; Sections 50-12-136, 50-12-213, 50-12-515
		- School (not including Educational institutions): 500 feet.	
Specially designated merchant's (SDM) and/or Specially designated distributor's (SDD) establishments	Any 2 other controlled uses: 2,000 feet.	- Residentially zoned area: 500 feet;	Section 50-3-403(1); Article III, Division 9; Sections 50-12-136, 50-12-314
		- School (not including Educational institutions): 500 feet.	
Pool halls	Any 2 other controlled uses: 2,000 feet.	- Residentially zoned area: 500 feet;	Section 50-3-403(1); Article III, Division 9; Section 50-12-136
		- School (not including Educational institutions): 500 feet.	

DIVISION 3. - SPECIFIC USE STANDARDS

Subdivision A. - Residential Uses

Sec. 50-12-159. - Lofts; residential uses combined in structures with permitted commercial 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 uses are permitted in many zoning districts, even in certain districts where new residential construction is prohibited, subject to the following.

- (1) Loft conversions are prohibited in the R1 and R2 Districts except where developed under the "school building adaptive reuses" provision as defined in Section 50-16-381 of this Code.
- (2) Lofts in the B6, M1, M2, M3, M4, ~~SD3~~, and SD4 Districts are subject to review by the Loft Review Committee as provided for in Article II, Division 6, Subdivision C, of this chapter.
- (3) Similarly, single-family dwellings, two-family dwellings, and multiple-family dwellings are permitted in commercial or industrial structures combined with those permitted Retail, Service, and Commercial uses specified in Division 1, Subdivision D of this Article, except for "adult uses/sexually oriented businesses" as specified in Section 50-12-108 of this Code.

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

- (4) In B2 and B3 Districts, lofts are permissible on a by-right basis only where located in a Traditional Main Street Overlay area and combined in a structure with permitted commercial or industrial uses, and otherwise are permissible conditionally.
- (5) In B4 Districts, lofts are permissible on a by-right basis only where located in the Central Business District or in a Traditional Main Street Overlay Area, and otherwise are permissible conditionally.
- (6) In B2, B3, and B4 Districts, residential uses combined in structures with permitted commercial uses are permissible on a by-right basis only where located in a Traditional Main Street Overlay Area, and otherwise are permissible conditionally.
- (7) In M1, M2, M3, and M4 Districts, new construction of a “residential use combined with permitted commercial uses” is limited to not more than two residential units. However, any time three or more residential units are combined with permitted commercial uses in an existing commercial or industrial structure in the B6, M1, M2, M3, M4, or SD4 District, the use shall be subject to the review of the Loft Review Committee as provided for in Article II, Division 6, Subdivision C, of this Chapter.
- (8) In the 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.
- (9) In designated Traditional Main Street Overlay Areas, as provided in Section 50-11-382 of this Code, residential uses, combined in structures with commercial or industrial uses that are permitted in the respective zoning district, shall be permitted by right.

(10) In the MKT district, residential uses, combined in structures with commercial or industrial uses that are permitted in the respective zoning district, may be permitted on a conditional basis.

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

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

- (c.) All facilities of an animal-grooming shop, including all grooming areas, cages, pens and kennels, shall be maintained within a completely enclosed, soundproof building.
- (d.) 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.
- (e.) Kennel facilities, if any, shall be governed separately by Section 50-12-229 of this Code for commercial kennels.
- (f.) In the MKT district, animal grooming shops are permitted if not located on the first floor.

Sec. 50-12-235 - Barber or Beauty Shop

In the MKT district, barber or beauty shops are permitted if not located on the first floor.

Sec. 50-12-236 – Nail Salons

In the MKT district, nail salons are permitted if not located on the first floor.

Secs. 50-12-~~235~~237 – 50-12-250 - Reserved

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

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

- (1) In the PC District, only public offices shall be permitted.
- (2) In the MKT district, office uses:
 - a. May be conditionally permitted where located in newly-constructed buildings,
 - b. Are permitted where located in an existing building or in the expanded area of an existing building where the expansion comprises less than 200 percent of the area of the first floor of the building, and may be conditionally permitted where the expansion comprises more than 200 percent of the area of the first floor of the building, and

Sec. 50-12-301. - Parking structures.

Parking structures shall be subject to the following provisions:

- (1) The dimensions of parking spaces in a parking structure shall be nine feet by 20 feet as specified in Section 50-14-231 of this Code, except that not more than 20 percent of the total number of spaces may be striped to smaller dimensions, provided, that all such spaces are located in those areas of the structure most remote from street-level ingress and egress and from direct access points to adjacent buildings. No other administrative adjustment of parking space dimensions may be granted;
- (2) Parking structures shall conform to the specifications for accessible parking for physically disabled persons as provided for in Section 50-14-182 through

Section 50-14-186 of this Code. In addition, the minimum height clearance shall be 98 inches for van accessibility;

- (3) In the B5, PC, and PCA Districts, a parking structure shall be permitted by-right if at least 30 percent of the ground floor level façade abutting a public street is dedicated to commercial space or other space oriented to pedestrian traffic. Otherwise, a parking structure may only be permitted as a conditional use;
- (4) In the SD1 and SD2 districts, a parking structure may be permitted as a conditional use if least 60 percent of the ground floor level façade abutting a public street is dedicated to commercial space or other space oriented to pedestrian traffic;
- (5) Parking structures shall be subject to site plan review as provided for in Section 50-3-113(1)f of this Code.
- ~~(6) In the MKT District, a parking structure may be permitted as a conditional use if at least 30 percent of the ground floor level façade abutting a public street is dedicated to commercial space or other space oriented to pedestrian traffic.~~

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

Storage or killing of poultry or small game for direct, retail sale on the premises or for wholesale trade shall also conform to the requirements of Chapter 19 of this Code, *Food*.

In the MKT zoning district, Storage or killing of poultry or small game for direct, retail sale on the premises or for wholesale trade is permitted on a by-right basis where less than or

equal to 5,000 square feet. in size and may be permitted on a conditional basis where such use exceeds 5,000 square feet. in size.

Sec. 50-12-318. - Trade schools, commercial.

- (a) Truck driving schools are subject to the provisions of Chapter 16, Article I, of this Code, *Noise* , and are excluded from the "school building adaptive reuse" provision as defined in Section 50-16-381 of this Code.
- (b) Truck driving schools are prohibited on land zoned R5, ~~R6~~, or MKT.

Sec. 50-12-324 - Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through facilities

In the MKT district, stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through facilities shall not exceed 15,000 square feet in gross floor area.

Secs. 50-12-~~324~~325—50-12-330. - Reserved.

Subdivision F. - Manufacturing and Industrial Uses

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

Abattoirs (slaughterhouses) are additionally subject to state licensing provisions that are specified in the Michigan Slaughterhouses; Edible Rendering, Wholesale Fabricating, Processing, or Storage Establishments Act, being MCL 287.571 et seq.

In the MKT district, abattoirs (slaughterhouses) shall not exceed 15,000 square feet in gross floor area.

Sec. 50-12-352. - Towing service storage yards.

- (a) Towing service storage yards shall be subject to the following provisions:
- (1) All buildings, screening, and stored or abandoned vehicles shall be set back at least 20 feet from any lot line abutting, across the street, or across the alley from land zoned R1, R2, R3, R4, R5, R6, or residential PD;
 - (2) As required by Section 50-14-361 of this Code, the 20-foot setback area between the masonry wall and the lot line, where required, shall be landscaped in accordance with Section 50-14-362 and Section 50-14-367 of this Code;
 - (3) A masonry wall that is not less than six feet in height shall be erected:
 - a. Between any storage and the 20-foot setback area specified in Subsection (1) of this section; and
 - b. At any lot line abutting, across the street, or across the alley from land zoned B1, B2, B3, B4, B5, B6, non-industrial PD, P1, PC, PCA, PR, SD1, SD2, ~~SD3~~, SD4, and SD5;

- (4) All ground surfaces within any towing service storage yard shall be covered with asphalt or concrete paving, or other material to create a firm, level surface (the term "level" as used in this section means free of ruts, potholes, or uneven areas) that prevents the formation of dust and mud and is approved by the Buildings, Safety Engineering, and Environmental Department. Pervious surface treatments are encouraged, except that gravel, slag, cinder, or graded natural surfaces shall not be allowed;
 - (5) No vertical stacking of abandoned vehicles shall be permitted;
 - (6) The Buildings, Safety Engineering, and Environmental Department shall specify the maximum, appropriate number of abandoned vehicles to be stored given the area and configuration of the site; and
 - (7) The Buildings, Safety Engineering, and Environmental Department shall be authorized to obtain a performance guarantee as provided for in Article XIV, Division 8, of this chapter, in a sufficient amount, as determined by the Director of the Buildings, Safety Engineering, and Environmental Department.
- (b) Any use previously classified as a "Police Department authorized abandoned vehicle yard" or a "Police Department authorized abandoned vehicle storage yard" shall now be considered a "towing

service storage yard" without need for issuance of an additional permit or change of use.

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

- (a) Wherever possible, access to the sites of trucking terminals, transfer buildings, truck garages, recreational vehicle storage lots, and open areas for the parking of operable trucks from local residential streets shall be avoided.
- (b) On land zoned SD4, exclusively, only emergency medical service vehicles having not more than two axles may be parked, stored, or serviced.
- (c) On land zoned MKT, only trucking terminals and transfer buildings for food-related products may be permitted. Truck garages, recreational vehicle storage lots, and open areas for the parking of operable trucks are not permitted.

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

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

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

- (2) Steel warehousing shall be prohibited in all zoning districts except M2, M3, M4, and M5;
- (3) Storage of bulk petroleum or related products, garbage, refuse, rubbish, or scrap tires are prohibited;
- (4) All materials shall be completely enclosed within a building, except as provided for in Subsection (6) of this section;
- (5) There shall be a minimum of 35 feet, or 45 feet if the driveway is two-way, between warehouses for driveway, parking, and fire lane purposes. Where no parking is permitted within the building separation areas, the building separation need only be 25 feet. Traffic direction and parking in such areas shall be designated by signaling or painting;
- (6) Permitted outdoor accessory storage is subject to Section 50-12-458 of this Code and shall be placed only on asphalt or concrete paved surfaces, and screening shall be subject to the applicable provisions of Article XIV, Division 2, Subdivision D, of this chapter;
- (7) No storage of hazardous substances, toxic, or explosive materials shall be permitted. Signs shall be posted at the facility describing such restrictions; ~~and~~
- (8) Public storage facilities are subject to the licensing provisions of Chapter 30, Article II, of this Code, *Moving and Storage* , and shall comply with the following standards:

- a. No residential use shall be allowed in any public storage unit;
and
- b. No retail, wholesale, fabrication, manufacturing, or service activities shall be conducted from within public storage units;
and

(9) In the MKT District, warehousing and storage of food-related products shall be permitted on a by-right basis and may be permitted conditionally if the products warehoused or stored are not food-related.

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

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

- (1) Art needlework
- (2) Canvas goods manufacture
- (3) Cigar or cigarette manufacture
- (4) Clock or watch manufacture

- (5) Coffee roasting
 - (6) Door, sash, or trim manufacture
 - (7) Draperies manufacture
 - (8) Flag or banner manufacture
 - (9) Glass blowing
 - (10) Knit goods manufacturing
 - (11) Leather goods manufacture or fabrication
- (b.) In the SD1 and SD2 Districts, the following low/medium-impact manufacturing or processing facilities with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises are permitted:
- (1) Art needlework.
 - (2) Canvas goods manufacture.
 - (3) Cigar or cigarette manufacture.
 - (4) Clock or watch manufacture.
 - (5) Coffee roasting.
 - (6) Door, sash, or trim manufacture.
 - (7) Draperies manufacture.

- (8) Flag or banner manufacture.
- (9) Glass blowing.
- (10) Knit goods manufacturing.
- (11) Leather goods manufacture or fabrication.
 - a. In the SD1 District, such facilities shall not exceed 4,000 square feet in gross floor area:
 - b. In the SD2 District, such facilities shall not exceed 5,000 square feet in gross floor area:
 - (c) In the SDI District, such facilities shall not exceed 4,000 square feet in gross floor area.
 - (d) In the SD2 District, such facilities shall not exceed 5,000 square feet in gross floor area.
 - (e) In the MKT District, low/medium-impact manufacturing or processing facilities allowed by-right are limited to:
 - (1) Coffee roasting.
 - (2) Dog or cat food cannery or manufacture excluding rendering or the use of fish.
 - (ef) The regulations set forth in this Section may not be modified or waived by the Board of Zoning Appeals.

Sec. 50-12-362. High/medium-impact manufacturing or processing facilities.

- (a.) In the B2 and B4 Districts, a high/medium-impact manufacturing or processing facility is permissible by-right only if limited to furniture manufacturing, located in a structure not exceeding 4,000 square feet of gross floor area with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises, and located in a Traditional Main Street Overlay Area. Otherwise, in the B2 and B4 Districts a high/medium-impact manufacturing or processing facility is prohibited.
- (b.) In the SD1 and SD2 Districts, high/medium-impact manufacturing or processing facilities with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises may be permitted as a conditional use and are limited to furniture making facilities.
- (c.) In the SD1 District, furniture making facilities shall not exceed 4,000 square feet in gross floor area.
- (d.) In the SD2 District, furniture making facilities shall not exceed 5,000 square feet in gross floor area.
- (e.) In the MKT District, high/medium impact manufacturing and processing uses are limited to the following:
- (1) Canning factories (excluding fish products),
 - (2) Brewing or distilling of liquors;
 - (3) Brewing of 20,000 or more barrels of beer or malt beverage per year

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

50-12-365 High impact manufacturing or processing facilities.

In the MKT District, high impact manufacturing and processing uses are limited to the following:

- (a.) Carbonic ice manufacture;
- (b.) Meat products manufacturing or processing;

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

Sec. 50-12-396. - Permissibility and review; Category D antenna towers.

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

- (1) *Review.* All Category D antennas shall be subject to review by the Wireless Telecommunications Site Review Committee as provided for in Article II, Division 6, Subdivision G, of this chapter.
- (2) *Permitted by right.* Notwithstanding the height limitations specified in Article XIII, Division 1, of this chapter, Category D antenna towers shall be permitted by right in the B5 and B6 Districts, all industrial zoning districts and in any PCA, TM, or SD2 District where more than 120 feet from any single- or two-family dwelling; Building-mounted antennas: except as provided for in Subsection (5) of this section, antennas, such as those for cellular telephone that are often affixed to antenna towers exceeding 75 feet in height, may be mounted to the wall or roof or other surface of

an existing building or other existing structure on a by right basis in the R4, R5, R6, B1, B2, B3, B4, B5, B6, M1, M2, M3, M4, M5, PC, PCA, TM, PR, W1, SD1, SD2, MKT, and SD4 Districts, provided the antennas are effectively concealed or camouflaged.

- (3) *Conditional.* Notwithstanding the height limitations specified in Article XIII, Division 1, of this chapter for the R4, R5, R6, B1, B2, B3, B4, and PR Districts, Category D antenna towers may be permitted as a conditional use in the R4, R5, and R6 residential districts and in B1, B2, B3, and B4 Districts, and in the PR special zoning district where proposed farther than 120 feet from any R1, R2, or R3 District and from any single- or two-family dwelling, subject to the findings specified in Section 50-12-385(1) of this Code, and subject to conditions as deemed necessary by the Buildings, Safety Engineering, and Environmental Department, including, but not limited to: antenna tower dimensions, setback requirements, number of antenna towers per zoning lot, height limitations, screening, and materials and coloration; Category D antenna towers may also be permitted as a conditional use in the R1, R2, and R3 residential districts on the grounds of a lighted athletic field, notwithstanding the prohibition in Subsection (4)a of this section, where proposed.

- (4) *Prohibited.* Except as delineated in Subsections (3) and (5) of this section, Category D antennas are prohibited:
- a. In the R1, R2, and R3 Districts;
 - b. In the R4, R5, R6, B1, B2, B3, B4, and PR Districts where located within 120 feet of any R1, R2, or R3 District or a single- or two-family dwelling.

Distance shall be measured between the closest R1, R2, R3 District lot line and the outermost point of the antenna structure closest to it;

- c. In the SD4 District, except as accessory to a land use specified in Article XI, Division 12, of this chapter; and
- d. In the TM, W1, M1, M2, M3, M4, M5 Districts where less than 120 feet from a single- or two-family dwelling; collocation of antennas on antenna towers located less than 120 feet from land zoned R1, R2, or R3 or from a single- or two-family dwelling requires a public hearing before the Board of Zoning Appeals as an expansion of a nonconforming structure.
- e. *Exception to prohibition.* Notwithstanding the prohibitions that are contained in Subsection (4) of this section, antennas, such as those for cellular telephones that are often affixed to antenna towers exceeding 75 feet in height, may be mounted to the wall or roof or other surface of an existing building or other existing structure in the R1, R2, R3, R4, R5, R6, B1, B2, B3, B4, PR, and SD4 Districts:
 - a. Subject to review by the Wireless Telecommunications Site Review Committee; and
 - b. Provided the antennas are effectively concealed or camouflaged; and
 - c. As a conditional use, subject to Article III, Division 7, of this chapter.

ARTICLE XIII. - INTENSITY AND DIMENSIONAL STANDARDS

DIVISION 1. - TABLES OF INTENSITY AND DIMENSIONAL STANDARDS

Subdivision G. - Special Purpose Zoning Districts

Sec. 50-13-129. - SD1 MKT District.

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

Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
	Area (sq. ft.)	Width (feet)	Front	Side*	Rear				
Sec. Reference	Section 50-13-222		Section 50-16-382	Section 50-16-382	Section 50-13-231	Section 50-13-232	Section 50-13-236 Section 50-13-237		
<i>*Formula A = Length (feet) + 2 (height) / 15 *Formula B = Length (feet) + 2 (height) / 6</i>									
Gas regulator stations, electric transformer stations, telephone exchange buildings			See Section 50-11-215	See Section 50-11-215	See Section 50-11-215				
Establishment for the sale of beer or alcoholic liquor for consumption on the premises			See Section 50-11-215	See Section 50-11-215	See Section 50-11-215	See Section 50-11-215			
Fraternity or sorority houses	7,000	70	See Section 50-11-215	See Section 50-11-215	See Section 50-11-215	See Section 50-11-215			
Hotels	7,000	70	See Section	See Section 50-11-215	See Section	See Section			

			50-11-215		50-11-215	50-11-215			
Libraries or museums	10,000	70	See Section 50-11-215	See Section 50-11-215	See Section 50-11-215	See Section 50-11-215			
Marinas			20	20					Section 50-13-172
Multiple-family dwellings	7,000	70	See Section 50-11-215	See Section 50-11-215	See Section 50-11-215	See Section 50-11-215	(0.07 RSR)		
Neighborhood centers (non-profit)	7,000	70	See Section 50-11-215	See Section 50-11-215	See Section 50-11-215	See Section 50-11-215			
Outdoor recreation facilities									Section 50-13-211
Parking lots or parking areas			See Section 50-11-215	See Section 50-11-215	See Section 50-11-215				Article XIV, Division 1, Subdivision I
Parking structures			See Section 50-11-215	See Section 50-11-215	See Section 50-11-215	See Section 50-11-215			Section 50-13-183
Personal service establishment as defined in Section 50-16-341			See Section 50-11-215	See Section 50-11-215	See Section 50-11-215	See Section 50-11-215			

Radio, television, or household appliance repair shop			See Section 50-11-215	See Section 50-11-215	See Section 50-11-215	See Section 50-11-215			
Religious institutions	10,000	70	See Section 50-11-215	See Section 50-11-215	See Section 50-11-215	See Section 50-11-215			
Residential-use combined in structures with permitted (first floor) commercial uses			See Section 50-11-215	See Section 50-11-215	See Section 50-11-215	50, not to exceed 4 stories; see Section 50-11-215			
Restaurants			See Section 50-11-215	See Section 50-11-215	See Section 50-11-215	See Section 50-11-215			
Rooming-houses	7,000	70	See Section 50-11-215	See Section 50-11-215	See Section 50-11-215	See Section 50-11-215	(0.07 RSR)		
Schools	10,000	70	See Section 50-11-215	See Section 50-11-215	See Section 50-11-215	See Section 50-11-215			
Single-family dwellings; religious residential facilities	5,000	50	20	4-ft. minimum/ 14 ft. combined	30	35			

Specially designated distributor's (SDD) establishments			See Section 50-11-215	See Section 50-11-215	See Section 50-11-215	See Section 50-11-215			
Specially designated merchant's (SDM) establishments			See Section 50-11-215	See Section 50-11-215	See Section 50-11-215	See Section 50-11-215			
Stores of a generally recognized retail nature whose primary business is the sale of new merchandise			See Section 50-11-215	See Section 50-11-215	See Section 50-11-215	See Section 50-11-215			
Townhouses (attached group)	7,000	70	20	Formula A	30		35	1.50	Section 50-13-186
Agricultural uses			See Section 50-12-400						Section 50-12-409
All mixed use			See Section 50-11-215	See Section 50-11-215	See Section 50-11-215	50, not to exceed 4 stories; see Section 50-11-215			
All other uses, other than mixed use	7,000	70	See Section 50-11-215	See Section 50-11-215	See Section 50-11-215	35			

Agricultural uses			See Section 50-12-400					Section 50-12-409
All uses	3 acres	20	Formula B	30	<u>80</u>		2.00	<u>See subsections below</u>

(1) Setback and screening. For the purposes of buffering uses and visual screening, MKT-zoned parcels in the area bounded by Superior Street to the north, Chene Street to the east, Wilkins Street to the south, and Dequindre Cut Greenway / Dequindre Street to the west (excluding properties abutting Dubois Street) are required to have the following:

- a. Side setback from SD2. On the side of the property where adjacent to land zoned SD2 or across an alley from land zoned SD2, a side setback of 50 feet is required for parcels with a minimum width of 100 feet and of ten feet for those under 100' in width. This standard is eligible only for administrative adjustment from the Planning and Development Department.
- b. Side setback from Public Streets. On the side of the property where either adjacent to a public street, 40 foot side setback is required for parcels with a minimum width of 100 feet and of ten feet for those under 100 feet in width.
- c. Side setback from the Dequindre Cut Greenway / Street, 10 foot side setback is required.

- d. Setback from residential zoning district. Where adjacent to or across an alley from a residential zoning district, a setback of 50 feet is required for parcels with a minimum width of 100 feet and of ten feet for those under 100 feet in width.
- e. Front Setback. A setback of 25 feet for zoning lots on Superior Street.
- f. Vegetative screening. Vegetative material shall be planted within the above required setback areas to provide a minimum of 75 percent opacity on a year-round basis beginning one year after planting, be a minimum of 10 feet tall beginning two years after planting, and meet these standards for the full length of the required screening. The location of the screening is within ten feet of the following:
- i. The property line adjacent to or across an alley from land zoned SD2,
 - ii. Adjacent to any public street or the Dequindre Cut Greenway / Street;
 - iii. Adjacent to or across an alley from a residential zoning district.

The Planning and Development Department may approve an alternative location after making the determination that it will provide screening at least as effective as that specified in this subsection.

- g. The Planning and Development Department may approve an adjustment of up to 10 percent in the required setbacks upon making the finding that the reduced setback will not reduce the effectiveness of the setback's use as a

buffer. The setbacks specified in subsections a, d, and e above are not eligible for administrative adjustment by the Buildings, Safety engineering and Environmental Department, nor are the setbacks in 50-13-129(1) eligible for a waiver from the Board Zoning Appeals.

(2) Height Limitations near Eastern Market Sheds. To prevent the overwhelming of existing structures by new structures or by additions to existing structures, a height limit of 55 feet applies to zoning lots that are:

- a. Abutting the west side of Russell Street between Alfred Street and Napoleon (Fisher Freeway Service Drive); or
- b. Located in the area bounded by Russell Street, Wilkins Street, Orleans Street, and Napoleon (Fisher Freeway Service Drive); or
- c. Abutting the east side of Orleans between Alfred Street and the alley north of and parallel to Gratiot Avenue.
- d. This height limitation may be waived if a food products manufacturing, processing, distribution use comprises a minimum of 60% of the ground floor area.

(3) Height limitations near residential properties. To limit the scale of new developments in areas that are potentially near existing residential developments, MKT-zoned parcels in the area bounded by Superior Street to the north, Chene Street to the east, Wilkins Street to the south, and Dequindre Cut Greenway / Dequindre Street to the west (excluding properties abutting Dubois Street) are limited to 50 feet in height. The

height limit in 50-13-129(3) is not eligible for a waiver from the Board Zoning Appeals.

Sec. 50-13-130. –SD2 SD1 District.

Intensity and dimensional standards in the ~~SD2~~ SD1 Special Development District, ~~Commercial/Residential/Commercial~~, are as follows:

Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
	Area (sq. ft.)	Width (feet)	Front	Side*	Rear				
Sec. Reference	Section 50-13-222		Section 50-16-382	Section 50-16-382	Section 50-13-231	Section 50-13-232	Section 50-13-236 Section 50-13-237		
<i>*Formula A = Length (feet) + 2 (height) / 15 *Formula B = Length (feet) + 2 (height) / 6</i>									
Fraternity or sorority houses	7,000	70	20	Formula A	30			1.50	
Hotels	7,000	70	See Section 50-11-245	See Section 50-11-245	See Section 50-11-245	See Section 50-11-245			
Libraries or museums	10,000	70	See Section 50-11-245	See Section 50-11-245	See Section 50-11-245	See Section 50-11-245			
Motor vehicle filling station	See Section 50-13-173		See Sections 50-13-178 and 50-13-179				See Section 50-13-177		
Multiple family dwellings	7,000	70	See Section 50-11-245	See Section 50-11-245	See Section 50-11-245	See Section 50-11-245	(0.07 RSR)		

Neighborhood centers (non-profit)	7,000	70	See Section 50-11-245	See Section 50-11-245	See Section 50-11-245	See Section 50-11-245			
Outdoor recreation facilities									Section 50-13-211
Parking lots or parking areas			See Section 50-11-245	See Section 50-11-245	See Section 50-11-245				Article XIV, Division 1, Subdivision 1
Parking structures			See Section 50-11-245	See Section 50-11-245	See Section 50-11-245	See Section 50-11-245			Section 50-13-183
Religious institutions	10,000	70	See Section 50-11-245	See Section 50-11-245	See Section 50-11-245	See Section 50-11-245			Section 50-13-184
Rooming houses	7,000	70	See Section 50-11-245	See Section 50-11-245	See Section 50-11-245	See Section 50-11-245	{0.07 RSR}		
Schools	10,000	70	See Section 50-11-245	See Section 50-11-245	See Section 50-11-245	See Section 50-11-245			Section 50-13-211
Townhouses (attached group)	7,000	70	See Section 50-11-245	See Section 50-11-245	See Section 50-11-245	See Section 50-11-245			Section 50-13-186
All mixed use			See Section	See Section	See Section	60, not to			

			50-11-245	50-11-245	50-11-245	exceed 5 stories; see Section 50-11-245			
All other uses, other than mixed use			See Section 50-11-245	See Section 50-11-245	See Section 50-11-245	45			Section 50-13-211

<u>Gas regulator stations, electric transformer stations, telephone exchange buildings</u>			<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>				
<u>Establishment for the sale of beer or alcoholic liquor for consumption on the premises</u>			<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>			
<u>Fraternity or sorority houses</u>	<u>7,000</u>	<u>70</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>			
<u>Hotels</u>	<u>7,000</u>	<u>70</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>			

<u>Libraries or museums</u>	<u>10,000</u>	<u>70</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>			
<u>Marinas</u>			<u>20</u>	<u>20</u>					<u>Section 50-13-172</u>
<u>Multiple-family dwellings</u>	<u>7,000</u>	<u>70</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>(0.07 RSR)</u>		
<u>Neighborhood centers (non-profit)</u>	<u>7,000</u>	<u>70</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>			
<u>Outdoor recreation facilities</u>									<u>Section 50-13-211</u>
<u>Parking lots or parking areas</u>			<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>				<u>Article XIV, Division 1, Subdivision I</u>
<u>Parking structures</u>			<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>			<u>Section 50-13-183</u>
<u>Personal service establishment as defined in Section 50-16-341</u>			<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>			
<u>Radio, television, or household</u>			<u>See Section</u>	<u>See Section</u>	<u>See Section</u>	<u>See Section</u>			

<u>appliance repair shop</u>			<u>50-11-215</u>	<u>50-11-215</u>	<u>50-11-215</u>	<u>50-11-215</u>			
<u>Religious institutions</u>	<u>10,000</u>	<u>70</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>			
<u>Residential use combined in structures with permitted (first floor) commercial uses</u>			<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>50, not to exceed 4 stories; see Section 50-11-215</u>			
<u>Restaurants</u>			<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>			
<u>Rooming houses</u>	<u>7,000</u>	<u>70</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>(0.07 RSR)</u>		
<u>Schools</u>	<u>10,000</u>	<u>70</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>			
<u>Single-family dwellings; religious residential facilities</u>	<u>5,000</u>	<u>50</u>	<u>20</u>	<u>4 ft. minimum/ 14 ft. combined</u>	<u>30</u>	<u>35</u>			

<u>Specially designated distributor's (SDD) establishments</u>			<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>			
<u>Specially designated merchant's (SDM) establishments</u>			<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>			
<u>Stores of a generally recognized retail nature whose primary business is the sale of new merchandise</u>			<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>			
<u>Townhouses (attached group)</u>	<u>7,000</u>	<u>70</u>	<u>20</u>	<u>Formula A</u>	<u>30</u>		<u>35</u>	<u>1.50</u>	<u>Section 50-13-186</u>
<u>Agricultural uses</u>			<u>See Section 50-12-400</u>						<u>Section 50-12-409</u>
<u>All mixed use</u>			<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>See Section 50-11-215</u>	<u>50, not to exceed 4 stories; see Section 50-11-215</u>			

All other uses, other than mixed use	7,000	70	See Section 50-11-215	See Section 50-11-215	See Section 50-11-215	35			
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Sec. 50-13-131. - ~~SD3~~ SD2 District.

Intensity and dimensional standards in the ~~SD3 Special Development District, Technology and Research,~~ SD2 Special Development District, Commercial/Residential are as follows:

Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
	Area (sq. ft.)	Width (feet)	Front	Side*	Rear				
Sec. Reference	Section 50-13-222	Section 50-16-382	Section 50-16-382	Section 50-13-231	Section 50-13-232	Section 50-13-236 Section 50-13-237			
*Formula A = Length (feet) + 2 (height) / 15 *Formula B = Length (feet) + 2 (height) / 6									
Agricultural uses			See Section 50-12-400						Section 50-12-409
All uses	3 acres		20	Formula B	30			2.00	
<u>Fraternity or sorority houses</u>	<u>7,000</u>	<u>70</u>	<u>20</u>	<u>Formula A</u>	<u>30</u>			<u>1.50</u>	
<u>Hotels</u>	<u>7,000</u>	<u>70</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>			

<u>Libraries or museums</u>	<u>10,000</u>	<u>70</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>			
<u>Motor vehicle filling station</u>	<u>See Section 50-13-173</u>		<u>See Sections 50-13-178 and 50-13-179</u>				<u>See Section 50-13-177</u>		
<u>Multiple-family dwellings</u>	<u>7,000</u>	<u>70</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>	<u>(0.07 RSR)</u>		
<u>Neighborhood centers (non-profit)</u>	<u>7,000</u>	<u>70</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>			
<u>Outdoor recreation facilities</u>									<u>Section 50-13-211</u>
<u>Parking lots or parking areas</u>			<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>				<u>Article XIV, Division 1, Subdivision 1</u>
<u>Parking structures</u>			<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>			<u>Section 50-13-183</u>
<u>Religious institutions</u>	<u>10,000</u>	<u>70</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>			<u>Section 50-13-184</u>
<u>Rooming houses</u>	<u>7,000</u>	<u>70</u>	<u>See Section</u>	<u>See Section</u>	<u>See Section</u>	<u>See Section 50-11-245</u>	<u>(0.07 RSR)</u>		

			<u>50-11-245</u>	<u>50-11-245</u>	<u>50-11-245</u>			
<u>Schools</u>	<u>10,000</u>	<u>70</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>		<u>Section 50-13-211</u>
<u>Townhouses (attached group)</u>	<u>7,000</u>	<u>70</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>		<u>Section 50-13-186</u>
<u>All mixed use</u>			<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>	<u>60, not to exceed 5 stories; see Section 50-11-245</u>		
<u>All other uses, other than mixed use</u>			<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>	<u>See Section 50-11-245</u>	<u>45</u>		<u>Section 50-13-211</u>

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 Sec. 50-16-321 of this Code, shall be exempt from the off-street parking requirements of Subdivision B and Subdivision C of this Chapter;

- (2) For retail, service, and commercial uses on zoning lots abutting a Traditional Main Street Overlay Area or on land zoned SD1 or SD2, the maximum distance that 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;
 - c. Where the parking area or parking structure is owned by someone other than the applicant, a shared parking agreement shall be required according to Section 50-14-156 and Section 50-14-159 of this Code.

- (3) No additional off-street parking, beyond that already provided, shall be required for structures erected prior to April 9, 1998, other than religious institutions, that do not exceed 3,000 square feet of gross floor area; and
 - (4) When a use located in a structure erected prior to April 9, 1998, expands into an existing adjacent structure erected prior to April 9, 1998, and the total gross floor area of the combined structures does not exceed 4,000 square feet, no additional off-street parking shall be required.
 - (5) Additional parking reductions are set forth in Section 50-14-153 and Section 50-14-163 of this Code.
- (b.) *Credit for on-street parking.* Within the Woodward and Grand River/Lahser Traditional Main Street Overlay Areas, any 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.