

## SUMMARY

This Ordinance amends Chapter 50 of the Detroit City Code, *Zoning*, by adding Article XII, *Use Regulations*, Division 2, *General Use Standards*, Section 50-12-131.5, *Manufacturing and industrial uses – Spacing*, Division 3, *Specific Use Standards*, Subdivision E, *Retail, Service and Commercial Uses; Generally, continued*, Section 50-12-294.5, *Motor vehicle repair*, and Section 50-12-295.5, *Motor vehicle service*, and by amending Article II, *Review and Decision-Making Bodies*, Division 6, *Advisory Review Committees*, Subdivision E, *Solid Waste Facility Review Committee*, Section 50-2-165, *Solid waste facilities subject to review*, and by amending Article IX, *Business Zoning Districts*, Division 4, *B3 Shopping District*, Section 50-9-82, *Conditional retail, service, and commercial uses*, Division 5, *B4 General Business District*, Section 50-9-112, *Conditional retail, service, and commercial uses*, Division 6, *B5 Major Business District*, Section 50-9-142, *Conditional retail, service, and commercial uses*, Division 7, *B6 General Services District*, Section 50-7-166, *By-right retail, service, and commercial uses*, Section 50-9-167, *By-right manufacturing and industrial uses*, Section 50-9-172, *Conditional retail, service, and commercial uses*, and Section 50-9-173, *Conditional manufacturing and industrial uses*, and by amending Article X, *Industrial Zoning Districts*, Division 2, *M1 Limited Industrial District*, Section 50-10-16, *By-right retail, service, and commercial uses*, Section 50-10-22, *Conditional retail, service, and commercial uses*, Section 50-10-23, *Conditional manufacturing and industrial uses*, Division 3, *M2 Restricted Industrial District*, Section 50-10-46, *By-right retail, service, and commercial uses*, Section 50-10-47, *By-right manufacturing and industrial uses*, Section 50-10-52, *Conditional retail, service, and commercial uses*, and Section 50-10-53, *Conditional manufacturing and industrial uses*, Division 4, *M3 General Industrial District*, Section 50-10-76, *By-right retail, service, and commercial uses*, Section 50-10-77, *By-right manufacturing and industrial uses*, Section 50-10-82, *Conditional retail, service, and commercial uses*, and Section 50-10-83, *Conditional manufacturing and industrial uses*, Division 5, *M4 Intensive Industrial District*, Section 50-10-106, *By-right retail, service, and commercial uses*, Section 50-10-107, *By-right manufacturing and industrial uses*, Section 50-10-112, *Conditional retail, service, and commercial uses*, Section 50-10-113, *Conditional manufacturing and industrial uses*, Division 6, *M5 Special Industrial District*, Section 50-10-136, *By-right retail, service, and commercial uses*, Section 50-10-137, *By-right manufacturing and industrial uses*, and Section 50-10-142, *Conditional retail, service, and commercial uses*, and by amending Article XI, *Special Purpose Zoning Districts and Overlay Areas*, Division 6, *TM Transitional-Industrial District*, Section 50-11-116, *By-right retail, service, and commercial uses*, Section 50-11-117, *By-right manufacturing and industrial uses*, Section 50-11-122, *Conditional retail, service, and commercial uses*, Section 50-11-123, *Conditional industrial uses*, Division 8, *W1 Waterfront-Industrial District*, Section 50-11-183, *Conditional manufacturing and industrial uses*, Division 10, *SD2 – Special Development District, Mixed-Use*, Section 50-11-242, *Conditional retail, service, and commercial uses*, Division 12, *SD4 Special Development District, Riverfront Mixed Use*, Section 50-11-298, *Conditional retail, service, and commercial uses*, Section 50-11-299, *Conditional manufacturing and industrial uses*, Division 14, *Overlay Areas*, Subdivision A, *Gateway Radial Thoroughfare Overlay Areas*, Section 50-11-364, *Prohibitions and limitations*, and by amending Article XII, *Use Regulations*, Division 1, *Use Table*, Subdivision D, *Retail, Service, and Commercial uses*, Section 50-12-69,

*Retail sales and service, sales-oriented, Section 50-12-71, Vehicle repair and service, Subdivision E, Manufacturing and Industrial Uses, Section 50-12-81, Industrial service, Section 50-12-83, Warehouse and freight movement, Section 50-12-84, Waste-related use, Division 2, General Use Standards, Section 50-12-131, Retail, service, and commercial uses – Spacing, Division 3, Specific Use Standards, Subdivision E, Retail, Service, and Commercial Uses; Generally, continued, Section 50-12-291, Motor vehicles, new or used; storage lot accessory to a salesroom or sales lot for new or used motor vehicles, Section 50-12-293, Motor vehicles, used, salesroom or sales lot, Section 50-12-294, Motor vehicle services, major repair, Section 50-12-295, Motor vehicle services, minor, Subdivision F, Manufacturing and Industrial Uses, Section 50-12-341, Junkyards, Section 50-12-349, Scrap tire storage, processing, or recycling facility, Section 50-12-350, Tires, used; sales and/or service, Section 50-12-352, Towing service storage yards, Section 50-12-355, Trucking terminals, transfer buildings, truck garages, recreational vehicle storage lots, and open areas for the parking of operable trucks, Section 50-12-356, Used vehicle parts sales, Division 5, Accessory Uses and Structures, Subdivision C, Specific Accessory Use Standards, Section 50-12-517, Motor vehicle salesroom or sales lot, and by amending Article XIII, Intensity and Dimensional Standards, Division 1, Tables of Intensity and Dimensional Standards, Subdivision C, Business Districts, Section 50-13-44, B3 District, Section 50-13-45, B4 District, Section 50-13-47, B6 District, Subdivision E, Industrial Districts, Section 50-13-82, M1 District, Section 50-13-85, M4 District, Subdivision G, Special Purpose Zoning Districts, Section 50-13-126, TM District, and by amending Article XIV, Development Standards, Division 1, Off-Street Parking, Loading, and Access, Subdivision B, Off-Street Parking Schedule “A”, Section 50-14-64, Warehouse and freight movement, and by amending Article XV, Nonconformities, Division 2, Nonconforming Uses, Section 50-15-30, Change of nonconforming use to other nonconforming use, and by amending Article XVI, Rules of Construction and Definitions, Division 2, Words and Terms Defined, Subdivision B, Letter “A”, Section 50-16-111, Words and terms (At – Az), Subdivision J, Letters “I” Through “J”, Section 50-16-262, Words and terms (In – Iz), Subdivision L, Letter “M”, Section 50-16-303, Words and terms (Mn – Ms), Subdivision O, Letters “Q” Through “R”, Section 50-16-361, Words and terms, (Qa – Qz and Ra – Rec), Subdivision P, Letter “S”, Section 50-16-381, Words and terms (Sa – Sd), Subdivision R, Letter “U”, Section 50-16-421, Words and terms (Ua – Us), Subdivision T, Letters “W” Through “Z”, Section 50-16-461, Words and terms (Wa – Wz), and by amending Appendix A, Assignment of Specific Use Types to General Use Categories, Division 3, Letter “C”, Division 13, Letter “M”, Division 20, Letter “T” to change the permissibility of motor vehicle sales and repair uses including junkyards and towing service storage yards, to implement a spacing requirement between such uses, to re-define several motor vehicle repair uses, and to update the use regulations for such uses.*

1 **BY COUNCIL MEMBER \_\_\_\_\_** :

2           **AN ORDINANCE** to amend Chapter 50 of the Detroit City Code, *Zoning*, by  
3 adding Article XII, *Use Regulations*, Division 2, *General Use Standards*, Section 50-12-131.5,  
4 *Manufacturing and industrial uses – Spacing*, Division 3, *Specific Use Standards*, Subdivision E,  
5 *Retail, Service and Commercial Uses; Generally, continued*, Section 50-12-294.5, *Motor vehicle*  
6 *repair*, and Section 50-12-295.5, *Motor vehicle service*, and by amending Article II, *Review and*  
7 *Decision-Making Bodies*, Division 6, *Advisory Review Committees*, Subdivision E, *Solid Waste*  
8 *Facility Review Committee*, Section 50-2-165, *Solid waste facilities subject to review*, and by  
9 amending Article IX, *Business Zoning Districts*, Division 4, *B3 Shopping District*, Section 50-9-  
10 82, *Conditional retail, service, and commercial uses*, Division 5, *B4 General Business District*,  
11 Section 50-9-112, *Conditional retail, service, and commercial uses*, Division 6, *B5 Major*  
12 *Business District*, Section 50-9-142, *Conditional retail, service, and commercial uses*, Division  
13 7, *B6 General Services District*, Section 50-7-166, *By-right retail, service, and commercial uses*,  
14 Section 50-9-167, *By-right manufacturing and industrial uses*, Section 50-9-172, *Conditional*  
15 *retail, service, and commercial uses*, and Section 50-9-173, *Conditional manufacturing and*  
16 *industrial uses*, and by amending Article X, *Industrial Zoning Districts*, Division 2, *M1 Limited*  
17 *Industrial District*, Section 50-10-16, *By-right retail, service, and commercial uses*, Section 50-  
18 10-22, *Conditional retail, service, and commercial uses*, Section 50-10-23, *Conditional*  
19 *manufacturing and industrial uses*, Division 3, *M2 Restricted Industrial District*, Section 50-10-  
20 46, *By-right retail, service, and commercial uses*, Section 50-10-47, *By-right manufacturing and*  
21 *industrial uses*, Section 50-10-52, *Conditional retail, service, and commercial uses*, and Section  
22 50-10-53, *Conditional manufacturing and industrial uses*, Division 4, *M3 General Industrial*  
23 *District*, Section 50-10-76, *By-right retail, service, and commercial uses*, Section 50-10-77, *By-*

1 *right manufacturing and industrial uses, Section 50-10-82, Conditional retail, service, and*  
 2 *commercial uses, and Section 50-10-83, Conditional manufacturing and industrial uses,*  
 3 *Division 5, M4 Intensive Industrial District, Section 50-10-106, By-right retail, service, and*  
 4 *commercial uses, Section 50-10-107, By-right manufacturing and industrial uses, Section 50-10-*  
 5 *112, Conditional retail, service, and commercial uses, Section 50-10-113, Conditional*  
 6 *manufacturing and industrial uses, Division 6, M5 Special Industrial District, Section 50-10-*  
 7 *136, By-right retail, service, and commercial uses, Section 50-10-137, By-right manufacturing*  
 8 *and industrial uses, and Section 50-10-142, Conditional retail, service, and commercial uses,*  
 9 *and by amending Article XI, Special Purpose Zoning Districts and Overlay Areas, Division 6,*  
 10 *TM Transitional-Industrial District, Section 50-11-116, By-right retail, service, and commercial*  
 11 *uses, Section 50-11-117, By-right manufacturing and industrial uses, Section 50-11-122,*  
 12 *Conditional retail, service, and commercial uses, Section 50-11-123, Conditional industrial*  
 13 *uses, Division 8, W1 Waterfront-Industrial District, Section 50-11-183, Conditional*  
 14 *manufacturing and industrial uses, Division 10, SD2 – Special Development District, Mixed-*  
 15 *Use, Section 50-11-242, Conditional retail, service, and commercial uses, Division 12, SD4*  
 16 *Special Development District, Riverfront Mixed Use, Section 50-11-298, Conditional retail,*  
 17 *service, and commercial uses, Section 50-11-299, Conditional manufacturing and industrial*  
 18 *uses, Division 14, Overlay Areas, Subdivision A, Gateway Radial Thoroughfare Overlay Areas,*  
 19 *Section 50-11-364, Prohibitions and limitations, and by amending Article XII, Use Regulations,*  
 20 *Division 1, Use Table, Subdivision D, Retail, Service, and Commercial uses, Section 50-12-69,*  
 21 *Retail sales and service, sales-oriented, Section 50-12-71, Vehicle repair and service,*  
 22 *Subdivision E, Manufacturing and Industrial Uses, Section 50-12-81, Industrial service, Section*  
 23 *50-12-83, Warehouse and freight movement, Section 50-12-84, Waste-related use, Division 2,*

1 *General Use Standards, Section 50-12-131, Retail, service, and commercial uses – Spacing,*  
 2 *Division 3, Specific Use Standards, Subdivision E, Retail, Service, and Commercial Uses;*  
 3 *Generally, continued, Section 50-12-291, Motor vehicles, new or used; storage lot accessory to*  
 4 *a salesroom or sales lot for new or used motor vehicles, Section 50-12-293, Motor vehicles,*  
 5 *used, salesroom or sales lot, Section 50-12-294, Motor vehicle services, major repair, Section*  
 6 *50-12-295, Motor vehicle services, minor, Subdivision F, Manufacturing and Industrial Uses,*  
 7 *Section 50-12-341, Junkyards, Section 50-12-349, Scrap tire storage, processing, or recycling*  
 8 *facility, Section 50-12-350, Tires, used; sales and/or service, Section 50-12-352, Towing service*  
 9 *storage yards, Section 50-12-355, Trucking terminals, transfer buildings, truck garages,*  
 10 *recreational vehicle storage lots, and open areas for the parking of operable trucks, Section 50-*  
 11 *12-356, Used vehicle parts sales, Division 5, Accessory Uses and Structures, Subdivision C,*  
 12 *Specific Accessory Use Standards, Section 50-12-517, Motor vehicle salesroom or sales lot, and*  
 13 *by amending Article XIII, Intensity and Dimensional Standards, Division 1, Tables of Intensity*  
 14 *and Dimensional Standards, Subdivision C, Business Districts, Section 50-13-44, B3 District,*  
 15 *Section 50-13-45, B4 District, Section 50-13-47, B6 District, Subdivision E, Industrial Districts,*  
 16 *Section 50-13-82, M1 District, Section 50-13-85, M4 District, Subdivision G, Special Purpose*  
 17 *Zoning Districts, Section 50-13-126, TM District, and by amending Article XIV, Development*  
 18 *Standards, Division 1, Off-Street Parking, Loading, and Access, Subdivision B, Off-Street*  
 19 *Parking Schedule “A”, Section 50-14-64, Warehouse and freight movement, and by amending*  
 20 *Article XV, Nonconformities, Division 2, Nonconforming Uses, Section 50-15-30, Change of*  
 21 *nonconforming use to other nonconforming use, and by amending Article XVI, Rules of*  
 22 *Construction and Definitions, Division 2, Words and Terms Defined, Subdivision B, Letter “A”,*  
 23 *Section 50-16-111, Words and terms (At – Az), Subdivision J, Letters “I” Through “J”, Section*

50-16-262, *Words and terms (In – Iz)*, Subdivision L, *Letter “M”*, Section 50-16-303, *Words and terms (Mn – Ms)*, Subdivision O, *Letters “Q” Through “R”*, Section 50-16-361, *Words and terms, (Qa – Qz and Ra – Rec)*, Subdivision P, *Letter “S”*, Section 50-16-381, *Words and terms (Sa – Sd)*, Subdivision R, *Letter “U”*, Section 50-16-421, *Words and terms (Ua – Us)*, Subdivision T, *Letters “W” Through “Z”*, Section 50-16-461, *Words and terms (Wa – Wz)*, and by amending Appendix A, *Assignment of Specific Use Types to General Use Categories*, Division 3, *Letter “C”*, Division 13, *Letter “M”*, Division 20, *Letter “T”* to change the permissibility of motor vehicle sales and repair uses including junkyards and towing service storage yards, to implement a spacing requirement between such uses, to re-define several motor vehicle repair uses, and to update the use regulations for such uses.

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

**Section 1.** Chapter 50 of the Detroit City Code, *Zoning*, is amended as follows:

**CHAPTER 50. ZONING.**

**ARTICLE II. REVIEW AND DECISION-MAKING BODIES**

**DIVISION 6. ADVISORY REVIEW COMMITTEES**

**Subdivision E. Solid Waste Facility Review Committee**

**Sec. 50-2-165. Solid waste facilities subject to review.**

The following uses, and uses accessory thereto, may be permitted by the Buildings, Safety Engineering, and Environmental Department after a report and recommendation has been received from the Solid Waste Facility Review Committee, relative to the issues that are identified in Section 50-2-166(b) of this Code which are relevant to the proposed use, and other operating characteristics that are peculiar to any of the following uses:

- (1) Incinerator plants;

- (2) ~~Junkyards and salvage yards;~~
- (3) Recycling centers;
- (4) Scrap tire storage, processing, or recycling facilities;
- (5) Solid waste processing, recycling, storage, and transfer facilities as defined and regulated by Part 115 of the Michigan Natural Resources and Environmental Protection Act, titled Solid Waste Management, being MCL 324.11501 through 324.11554, and the administrative rules of the Michigan Department of Environment, Great Lakes, and Energy;
- (6) Transfer stations for garbage or rubbish; and
- (7) Used ~~auto~~ vehicle parts sales.

## ARTICLE IX. BUSINESS ZONING DISTRICTS

### DIVISION 4. B3 SHOPPING DISTRICT

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

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

- (1) Arcade.
- (2) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone, with drive-up or drive-through facilities.
- (3) Bank with drive-up or drive-through facilities.
- (4) Banquet hall.
- (5) Business college or commercial trade school.
- (6) Brewpub or microbrewery or small distillery or small winery, subject to Section 50-12-217 of this Code.
- (7) Cabaret.
- (8) Customer service center with drive-up or drive-through facilities.
- (9) Dance hall, public.

- (10) Establishment for the sale of beer or alcoholic liquor for consumption on the premises.
- (11) Financial services center.
- (12) Firearms dealership.
- (13) Firearms target practice range, indoor.
- (14) Food stamp distribution center.
- (15) Hotel.
- (16) Mortuary or funeral home, including those containing a crematory.
- (17) Motel.
- (18) Motor vehicle filling station.
- (19) Motor vehicles, new ~~or used~~, salesroom or sales lot.
- (20) Plasma donation center.
- (21) Pool hall.
- (22) Private club, lodge, or similar use.
- (23) Restaurant, carry-out with drive-up or drive-through facilities.
- (24) Restaurant, fast-food with or without drive-up or drive-through facilities.
- (25) Restaurant, standard with drive-up or drive-through facilities.
- (26) Restaurant, standard without drive-up or drive-through facilities, as provided in Sec. 50-12-311 of this Code.
- (27) Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment.

## **DIVISION 5. B4 GENERAL BUSINESS DISTRICT**

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

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

- (1) Amusement park.



- 1 (2) Arcade.
- 2 (3) Automated teller machine not accessory to another use on the same zoning lot, which is
- 3 stand-alone, with drive-up or drive-through facilities.
- 4 (4) Bank with drive-up or drive-through facilities.
- 5 (5) Banquet hall.
- 6 (6) Bed and breakfast inn.
- 7 (7) Body art facility.
- 8 (8) Brewpub or microbrewery or small distillery or small winery, outside the Central Business
- 9 District.
- 10 (9) Cabaret, outside the Central Business District.
- 11 (10) Customer service center with drive-up or drive-through facilities.
- 12 (11) Dance hall, public, outside the Central Business District.
- 13 (12) Employee recruitment center.
- 14 (13) Establishment for the sale of beer or alcoholic liquor for consumption on the premises,
- 15 outside the Central Business District.
- 16 (14) Financial services center.
- 17 (15) Firearms dealership.
- 18 (16) Firearms target practice range, indoor.
- 19 (17) Food stamp distribution center.
- 20 (18) Go-cart track, except such use is not permitted on any zoning lot abutting a Gateway Radial
- 21 Thoroughfare.
- 22 (19) Golf course, miniature.
- 23 (20) Hotel, outside the Central Business District.
- 24 (21) Kennel, commercial.

(22) Lodging house, public.

(23) Motel.

(24) Motor vehicle filling station.

~~(25) Motor vehicles, used, salesroom or sales lot, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.~~

~~(26) Motor vehicles, used, storage lot accessory to a salesroom or sales lot for used motor vehicles, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.~~

~~(27) Motor vehicle services, major, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.~~

~~(28) (25) Motor vehicle services, minor.~~

~~(29) (26) Motor vehicle washing and steam cleaning, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.~~

~~(30) (27) Motorcycles, retail sales, rental or service.~~

~~(31) (28) Outdoor commercial recreation, not otherwise specified.~~

~~(32) (29) Parking lots or parking areas for operable private passenger vehicles, as restricted by Section 50-12-299(9)e of this Code.~~

~~(33) (30) Pawnshop, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.~~

~~(34) (31) Plasma donation center, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.~~

~~(35) (32) Pool hall.~~

~~(36) (33) Precious metal and gem dealer, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare.~~

~~(37) (34) Printing or engraving shops.~~

~~(38)~~ (35) Rebound tumbling center, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.

~~(39)~~ (36) Rental hall.

~~(40)~~ (37) Restaurant, carry-out, with drive-up or drive-through facilities, except such use is not permitted on any zoning lot abutting the Woodward Avenue Gateway Radial Thoroughfare.

~~(41)~~ (38) Restaurant, fast-food, with drive-up or drive-through facilities, except such use is not permitted on any zoning lot abutting the Woodward Avenue Gateway Radial Thoroughfare.

~~(42)~~ (39) Restaurant, fast-food, without drive-up or drive-through facilities, where not located in a multi-story building and integrated into a mixed-use or multi-tenant development.

~~(43)~~ (40) Restaurant, standard, with drive-up or drive-through facilities, except such use is not permitted on any zoning lot abutting the Woodward Avenue Gateway Radial Thoroughfare.

~~(44)~~ (41) Restaurant, standard, without drive-up or drive-through facilities, as provided in Sec. 50-12-311, except such use is not permitted on any zoning lot abutting the Woodward Avenue Gateway Radial Thoroughfare.

~~(45)~~ (42) Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment.

~~(46)~~ (43) Taxicab dispatch and/or storage, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.

~~(47)~~ (44) Theater and concert café, excluding drive-in theaters.

~~(48)~~ (45) Trailer coaches or boat sale or rental, open air display, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.

~~(49)~~ (46) Trailers, utility—sales, rental or service; moving truck/trailer rental lots.

~~(50)~~ (47) Used goods dealer, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.

~~(51)~~ (48) Youth hostel/hostel.

## **DIVISION 6. B5 MAJOR BUSINESS DISTRICT**

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

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

(1) Arcade.

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

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

(4) Cabaret, outside the Central Business District.

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

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

(7) Firearms dealership.

(8) Firearms target practice range, indoor.

(9) Hotel, outside the Central Business District.

(10) Lodging house, public.

(11) Motel.

(12) Motor vehicle filling station.

(13) Motor vehicle ~~services, minor, repair.~~

(14) Motor vehicle washing and steam cleaning.

- (15) Parking structure not having ground floor commercial space or other space oriented to pedestrian traffic.
- (16) Plasma donation center.
- (17) Precious metal and gem dealer.
- (18) Restaurant, carry-out or fast-food, as provided for in Section 50-12-310(7) of this Code.
- (19) Restaurant, standard, with drive-up or drive-through facilities.
- (20) Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment.
- (21) Stores of a generally recognized retail nature whose primary business is the sale of new merchandise with drive-up or drive-through facilities.
- (22) Taxicab dispatch and/or storage facility.
- (23) Used goods dealer.
- (24) Youth hostel/hostel.

#### **DIVISION 7. B6 GENERAL SERVICES DISTRICT**

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

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

- (1) Assembly hall.
- (2) Art gallery.
- (3) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone.
- (4) Bake shop, retail.
- (5) Bank.
- (6) Banquet hall.
- (7) Barber or beauty shop.

- 1 (8) Body art facility.
- 2 (9) Brewpub or microbrewery or small distillery or small winery, inside the Central Business
- 3 District.
- 4 (10) Business college or commercial trade school.
- 5 (11) Cabaret, inside the Central Business District.
- 6 (12) Commissary.
- 7 (13) Customer service center.
- 8 (14) Dance hall, public, inside the Central Business District.
- 9 (15) Dry cleaning, laundry, or laundromat.
- 10 (16) Employee recruitment center.
- 11 (17) Establishment for the sale of beer or alcoholic liquor for consumption on the premises,
- 12 inside the Central Business District.
- 13 (18) Financial services center.
- 14 (19) Food stamp distribution center.
- 15 (20) Hotel, inside the Central Business District.
- 16 (21) Kennel, commercial.
- 17 (22) Medical or dental clinic, physical therapy clinic, or massage facility.
- 18 (23) Mortuary or funeral home, including those containing a crematory.
- 19 (24) Motor vehicle filling station as provided for in Section 50-12-252(2) of this Code.
- 20 (25) Motor vehicle services, ~~minor~~.
- 21 (26) Motor vehicle washing and steam cleaning.
- 22 (27) Motor vehicles, new ~~or used~~, salesroom or sales lots.
- 23 (28) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor vehicles.
- 24 (29) Nail salon.

- 1 (30) Office, business or professional.
- 2 (31) Parking lots or parking areas for operable private passenger vehicles.
- 3 (32) Parking structure.
- 4 (33) Pet shop.
- 5 (34) Pool hall.
- 6 (35) Private club, lodge, or similar use.
- 7 (36) Produce or food markets, wholesale.
- 8 (37) Radio or television station.
- 9 (38) Radio, television, or household appliance repair shop.
- 10 (39) Recording studio or photo studio or video studio, no assembly hall.
- 11 (40) Recreation, indoor commercial and health club.
- 12 (41) Rental hall.
- 13 (42) Restaurant, carry-out or fast-food with or without drive-up or drive-through facilities.
- 14 (43) Restaurant, standard.
- 15 (44) Retail sales and personal service in business and professional offices.
- 16 (45) Shoe repair shop.
- 17 (46) Storage or killing of poultry or small game for direct, retail sale on the premises or for
- 18 wholesale trade.
- 19 (47) Stores of a generally recognized retail nature whose primary business is the sale of new
- 20 merchandise with or without drive-up or drive-through facilities.
- 21 (48) Taxicab dispatch and/or storage facility.
- 22 (49) Trailer coaches or boat sale or rental, open air display.
- 23 (50) Trailers, utility—sales, rental or service; moving truck/trailer rental lots.

24 **Sec. 50-9-167. By-right manufacturing and industrial uses.**

By-right manufacturing and industrial uses within the B6 General Services District are as follows:

- (1) Baling of waste paper or rags.
- (2) Blueprinting shop.
- (3) Cold storage plant.
- (4) Confection manufacture.
- (5) Containerized freight yard.
- (6) Contractor, yard, landscape or construction.
- (7) Food catering establishment.
- (8) Ice manufacture.
- (9) Low-impact manufacturing or processing.
- (10) Lumber yard.
- (11) Railroad transfer or storage tracks.
- (12) Research or testing laboratory.
- (13) Trade services, general.
- (14) 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.
- (15) Vending machine commissary.
- (16) Wholesaling, warehousing, storage buildings, or public storage facilities.

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

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

- (1) Amusement park.
- (2) Arcade.



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

(4) Cabaret, outside the Central Business District.

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

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

(7) Firearms dealership.

(8) Firearms target practice range, indoor.

(9) Hotel, outside the Central Business District.

(10) Motel.

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

~~(12) Motor vehicle services, major.~~

~~(13) Motor vehicles, used, storage lot accessory to salesroom or sales lot for used motor vehicles.~~

~~(14)~~ (12) Outdoor commercial recreation, not otherwise specified.

~~(15)~~ (13) Plasma donation center.

~~(16)~~ (14) Precious metal and gem dealer.

~~(17)~~ (15) Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment.

~~(18)~~ (16) Used goods dealer.

**Sec. 50-9-173. Conditional manufacturing and industrial uses.**

Conditional manufacturing and industrial uses within the B6 General Services District are as follows:

(1) Abattoir, slaughterhouse.

~~(2) Tires, used, sales and/or service.~~

~~(3)~~ (2) Truck stop.

~~(4)~~ (3) Welding shops.

## ARTICLE X. INDUSTRIAL ZONING DISTRICTS

### DIVISION 2. M1 LIMITED INDUSTRIAL DISTRICT

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

By-right residential uses within the M1 Limited Industrial District are as follows:

- (1) Animal-grooming shop.
- (2) Arcade.
- (3) Art gallery.
- (4) Assembly hall.
- (5) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone.
- (6) Bake shop, retail.
- (7) Bank without drive-up or drive-through facilities.
- (8) Banquet hall.
- (9) Barber or beauty shop.
- (10) Body art facility.
- (11) Brewpub or microbrewery or small distillery or small winery, subject to Section 50-12-217(3) of this Code.
- (12) Business college or commercial trade school.
- (13) Commissary.
- (14) Customer service center.
- (15) Dry cleaning, laundry, or laundromat.
- (16) Employee recruitment center.
- (17) Financial services center without drive-up or drive-through facilities.

- 1 (18) Food stamp distribution center.
- 2 (19) Go-cart track.
- 3 (20) Golf course, miniature.
- 4 (21) Kennel, commercial.
- 5 (22) Medical or dental clinic, physical therapy clinic, or massage facility.
- 6 (23) Mortuary or funeral home, including those containing a crematory.
- 7 (24) Motor vehicle filling station as provided for in Section 50-12-252(2) of this Code.
- 8 (25) Motor vehicle services, ~~minor~~.
- 9 (26) Motor vehicle washing and steam cleaning.
- 10 (27) Motor vehicles, new ~~or used~~, salesroom or sales lot.
- 11 (28) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor vehicles.
- 12 (29) Nail salon.
- 13 (30) Office, business or professional.
- 14 (31) Parking lots or parking areas for operable private passenger vehicles.
- 15 (32) Parking structure.
- 16 (33) Pet shop.
- 17 (34) Pool hall.
- 18 (35) Precious metal and gem dealer.
- 19 (36) Printing or engraving shops.
- 20 (37) Private club, lodge, or similar use.
- 21 (38) Produce or food markets, wholesale.
- 22 (39) Radio or television station.
- 23 (40) Radio, television, or household appliance repair shop.
- 24 (41) Rebound tumbling center.

- (42) Recording studio or photo studio or video studio, no assembly hall.
- (43) Recreation, indoor commercial and health club.
- (44) Rental hall.
- (45) Restaurant, standard.
- (46) Retail sales and personal service in business and professional offices.
- (47) School or studio of dance, gymnastics, music, art, or cooking.
- (48) Shoe repair shop.
- (49) Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, with or without drive-up or drive-through facilities.
- (50) Taxicab dispatch and/or storage facility.
- (51) Theater and concert café, excluding drive-in theaters.
- (52) Trailer coaches or boat sale or rental, open air display.
- (53) Trailers, utility—sales, rental or service; moving truck/trailer rental lots.
- (54) Used goods dealer.
- (55) Veterinary clinic for small animals.

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

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

- (1) Amusement park.
- (2) Bank with drive-up or drive-through facilities.
- (3) Brewpub or microbrewery or small distillery or small winery, subject to Section 50-12-217(3) of this Code.
- (4) Cabaret.
- (5) Dance hall, public.

- (6) Establishment for the sale of beer or alcoholic liquor for consumption on the premises.
- (7) Financial services center with drive-up or drive-through facilities.
- (8) Firearms dealership.
- (9) Firearms target practice range, indoor.
- (10) Hotel.
- (11) Motel.
- (12) Motor vehicle filling station other than as provided for in Section 50-12-252(2) of this Code.
- (13) Motor vehicle repair services, ~~major~~.
- ~~(14) Motor vehicles, used, storage lot accessory to a salesroom or sales lot for used motor vehicles.~~
- ~~(15) (14) Motorcycles, retail sales, rental or service.~~
- ~~(16) (15) Outdoor commercial recreation, not otherwise specified.~~
- ~~(17) (16) Pawnshop.~~
- ~~(18) (17) Plasma donation center.~~
- ~~(19) (18) Restaurant, carry-out or fast-food.~~
- ~~(20) (19) Specially designated distributor's (SDD) or specially designated merchant's (SDM)~~  
establishment.

**Sec. 50-10-23. Conditional manufacturing and industrial uses.**

Conditional manufacturing and industrial uses within the M1 Limited Industrial District are as follows:

- (1) Baling of waste paper or rags.
- (2) Boiler repairing.
- (3) Cold storage plant.
- (4) Confection manufacture.
- (5) Dental products, surgical, or optical goods manufacture.
- (6) Laundry, industrial.

- (7) Lithographing and sign shops.
- (8) Low/medium-impact manufacturing or processing.
- (9) Low-impact manufacturing or processing.
- (10) Railroad transfer or storage tracks.
- ~~(11) Tires, used, sales and/or service.~~
- ~~(12)~~ (11) Toiletries or cosmetic manufacturing.
- ~~(13)~~ (12) Tool sharpening or grinding.
- ~~(14)~~ (13) Tool, die, and gauge manufacturing, small items.
- ~~(15) Towing service storage yard.~~
- ~~(16)~~ (14) 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.
- ~~(17)~~ (15) Wearing apparel manufacturing.

### **DIVISION 3. M2 RESTRICTED INDUSTRIAL DISTRICT**

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

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

- (1) Animal-grooming shop.
- (2) Arcade.
- (3) Art gallery.
- (4) Assembly hall.
- (5) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone.
- (6) Bake shop, retail.
- (7) Bank.

- 1 (8) Banquet hall.
- 2 (9) Barber or beauty shop.
- 3 (10) Body art facility.
- 4 (11) Brewpub or microbrewery or small distillery or small winery, subject to Section 50-12-217(3)
- 5 of this Code.
- 6 (12) Business college or commercial trade school.
- 7 (13) Commissary.
- 8 (14) Customer service center.
- 9 (15) Dry cleaning, laundry, or laundromat.
- 10 (16) Employee recruitment center.
- 11 (17) Financial services center.
- 12 (18) Food stamp distribution center.
- 13 (19) Go-cart track.
- 14 (20) Golf course, miniature.
- 15 (21) Kennel, commercial.
- 16 (22) Medical or dental clinic, physical therapy clinic, or massage facility.
- 17 (23) Mortuary or funeral home, including those containing a crematory.
- 18 (24) Motor vehicle filling station as provided for in Section 50-12-252(2) of this Code.
- 19 (25) Motor vehicle services, ~~minor~~.
- 20 (26) Motor vehicle washing and steam cleaning.
- 21 (27) Motor vehicles, new ~~or used~~, salesroom or sales lot.
- 22 (28) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor vehicles.
- 23 (29) Motorcycles, retail sales, rental or service.
- 24 (30) Nail salon.

- 1 (31) Office, business or professional.
- 2 (32) Parking lots or parking areas for operable private passenger vehicles.
- 3 (33) Parking structure.
- 4 (34) Pet shop.
- 5 (35) Pool hall.
- 6 (36) Precious metal and gem dealer.
- 7 (37) Printing or engraving shops.
- 8 (38) Private club, lodge, or similar use.
- 9 (39) Produce or food markets, wholesale.
- 10 (40) Radio or television station.
- 11 (41) Radio, television, or household appliance repair shop.
- 12 (42) Rebound tumbling center.
- 13 (43) Recording studio or photo studio or video studio, no assembly hall.
- 14 (44) Recreation, indoor commercial and health club.
- 15 (45) Rental hall.
- 16 (46) Restaurant, carry-out or fast-food with or without drive-up or drive-through facilities.
- 17 (47) Restaurant, standard.
- 18 (48) Retail sales and personal service in business and professional offices.
- 19 (49) School or studio of dance, gymnastics, music, art, or cooking.
- 20 (50) Shoe repair shop.
- 21 (51) Stores of a generally recognized retail nature whose primary business is the sale of new  
22 merchandise, with or without drive-up or drive-through facilities.
- 23 (52) Taxicab dispatch and/or storage facility.
- 24 (53) Theater and concert café, excluding drive-in theaters.



- (54) Trailer coaches or boat sale or rental, open air display.
- (55) Trailers, utility—sales, rental, or service; moving truck/trailer rental lots.
- (56) Used goods dealer.
- (57) Veterinary clinic for small animals.

**Sec. 50-10-47. By-right manufacturing and industrial uses.**

By-right residential uses within the M2 Restricted Industrial District are as follows:

- (1) Baling of waste paper or rags.
- (2) Blueprinting shop.
- (3) Boiler repairing.
- (4) Cold storage plant.
- (5) Confection manufacture.
- (6) Contractor yard, landscape or construction.
- (7) Dental products, surgical, or optical goods manufacture.
- (8) Food catering establishment.
- (9) Ice manufacture.
- (10) Jewelry manufacture.
- (11) Laundry, industrial.
- (12) Lithographing and sign shops.
- (13) Low/medium-impact manufacturing or processing.
- (14) Low-impact manufacturing or processing.
- (15) Lumber yard.
- (16) Newspaper, daily, publishing or printing.
- (17) Pet crematory.
- (18) Railroad transfer or storage tracks.

(19) Research or testing laboratory.

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

(21) Tank storage of bulk oil or gasoline.

(22) Toiletries or cosmetic manufacturing.

(23) Tool sharpening or grinding.

(24) Tool, die, and gauge manufacturing, small items.

(25) Trade services, general.

(26) 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.

(27) Vending machine commissary.

(28) Wearing apparel manufacturing.

(29) Wholesaling, warehousing, storage buildings, or public storage facilities.

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

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

(1) Amusement park.

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

(3) Cabaret.

(4) Dance hall, public.

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

(6) Firearms dealership.

(7) Firearms target practice range, indoor.

(8) Hotel.

(9) Motel.

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

(11) Motor vehicle repair services, ~~major~~.

~~(12) Motor vehicles, used, salesroom or sales lot.~~

~~(13) (42)~~ Motor vehicles, used, storage lot accessory to salesroom or sales lot for used motor vehicles.

~~(14) (43)~~ Outdoor commercial recreation, not otherwise specified.

~~(15) (44)~~ Pawnshop.

~~(16) (45)~~ Plasma donation center.

~~(17) (46)~~ Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment.

#### **Sec. 50-10-53. Conditional manufacturing and industrial uses.**

Conditional manufacturing and industrial uses within the M2 Restricted Industrial District are as follows:

(1) Chemical materials blending or compounding but not involving chemicals manufacturing.

~~(2) Construction equipment, agricultural implements, and other heavy equipment repair or service.~~

~~(3) (2)~~ Containerized freight yard.

~~(4) (3)~~ Machine shop.

~~(5) (4)~~ Steel warehousing.

~~(6) Tires, used, sales and/or service.~~

~~(7) Towing service storage yard.~~

~~(8)~~ (5) Welding shops.

#### **DIVISION 4. M3 GENERAL INDUSTRIAL DISTRICT**

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

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

- (1) Animal-grooming shop.
- (2) Arcade.
- (3) Art gallery.
- (4) Assembly hall.
- (5) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone.
- (6) Bake shop, retail.
- (7) Bank.
- (8) Banquet hall.
- (9) Barber or beauty shop.
- (10) Body art facility.
- (11) Brewpub or microbrewery or small distillery or small winery, subject to Section 50-12-217(3) of this Code.
- (12) Business college or commercial trade school.
- (13) Commissary.
- (14) Customer service center.
- (15) Dry cleaning, laundry, or laundromat.
- (16) Employee recruitment center.
- (17) Financial services center.
- (18) Food stamp distribution center.

- 1 (19) Go-cart track.
- 2 (20) Golf course, miniature.
- 3 (21) Kennel, commercial.
- 4 (22) Medical or dental clinic, physical therapy clinic, or massage facility.
- 5 (23) Mortuary or funeral home, including those containing a crematory.
- 6 (24) Motor vehicle filling station as provided for in Section 50-12-252(2) of this Code.
- 7 (25) Motor vehicle services, ~~minor~~.
- 8 (26) Motor vehicle washing and steam cleaning.
- 9 (27) Motor vehicles, new ~~or used~~, salesroom or sales lot.
- 10 (28) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor vehicles.
- 11 (29) Motorcycles, retail sales, rental or service.
- 12 (30) Nail salon.
- 13 (31) Office, business or professional.
- 14 (32) Parking lots or parking areas for operable private passenger vehicles.
- 15 (33) Parking structure.
- 16 (34) Pet shop.
- 17 (35) Pool hall.
- 18 (36) Precious metal and gem dealer.
- 19 (37) Printing or engraving shops.
- 20 (38) Private club, lodge, or similar use.
- 21 (39) Produce or food markets, wholesale.
- 22 (40) Radio or television station.
- 23 (41) Radio, television, or household appliance repair shop.
- 24 (42) Rebound tumbling center.

- (43) Recording studio or photo studio or video studio, no assembly hall.
- (44) Recreation, indoor commercial and health club.
- (45) Rental hall.
- (46) Restaurant, carry-out or fast-food with or without drive-up or drive-through facilities.
- (47) Restaurant, standard.
- (48) Retail sales and personal service in business and professional offices.
- (49) School or studio of dance, gymnastics, music, art, or cooking.
- (50) Shoe repair shop.
- (51) Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, with or without drive-up or drive-through facilities.
- (52) Taxicab dispatch and/or storage facility.
- (53) Theater and concert café, excluding drive-in theaters.
- (54) Trailer coaches or boat sale or rental, open air display.
- (55) Trailers, utility—sales, rental or service; moving truck/trailer rental lots.
- (56) Used goods dealer.
- (57) Veterinary clinic for small animals.

**Sec. 50-10-77. By-right manufacturing and industrial uses.**

By-right manufacturing and industrial uses within the M3 General Industrial District are as follows:

- (1) Baling of waste paper or rags.
- (2) Blueprinting shop.
- (3) Boiler repairing.
- (4) Chemical materials blending or compounding but not involving chemicals manufacturing.
- (5) Cold storage plant.

- 1 (6) Confection manufacture.
- 2 ~~(7) Construction equipment, agricultural implements, and other heavy equipment repair or~~
- 3 ~~service.~~
- 4 ~~(8) (7)~~ Containerized freight yard.
- 5 ~~(9) (8)~~ Contractor, yard, landscape or construction.
- 6 ~~(10) (9)~~ Dental products, surgical, or optical goods manufacture.
- 7 ~~(11) (10)~~ Food catering establishment.
- 8 ~~(12) (11)~~ High/medium-impact manufacturing or processing.
- 9 ~~(13) (12)~~ Ice manufacture.
- 10 ~~(14) (13)~~ Jewelry manufacture.
- 11 ~~(15) (14)~~ Laundry, industrial.
- 12 ~~(16) (15)~~ Lithographing and sign shops.
- 13 ~~(17) (16)~~ Low/medium-impact manufacturing or processing.
- 14 ~~(18) (17)~~ Low-impact manufacturing or processing.
- 15 ~~(19) (18)~~ Lumber yard.
- 16 ~~(20) (19)~~ Machine shop.
- 17 ~~(21) (20)~~ Newspaper, daily, publishing or printing.
- 18 ~~(22) (21)~~ Pet crematory.
- 19 ~~(23) (22)~~ Railroad transfer or storage tracks.
- 20 ~~(24) (23)~~ Research or testing laboratory.
- 21 ~~(25) (24)~~ Steel warehousing.
- 22 ~~(26) (25)~~ Storage or killing of poultry or small game for direct, retail sale on the premises or for
- 23 wholesale trade.
- 24 ~~(27) (26)~~ Tank storage of bulk oil or gasoline.

~~(28)~~ (27) Toiletries or cosmetic manufacturing.

~~(29)~~ (28) Tool sharpening or grinding.

~~(30)~~ (29) Tool, die, and gauge manufacturing, small items.

~~(31)~~ (30) Trade services, general.

~~(32)~~ (31) 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.

~~(33)~~ (32) Vending machine commissary.

~~(34)~~ (33) Wearing apparel manufacturing.

~~(35)~~ (34) Welding shops.

~~(36)~~ (35) Wholesaling, warehousing, storage buildings, or public storage facilities.

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

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

(1) Amusement park.

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

(3) Cabaret.

(4) Dance hall, public.

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

(6) Firearms dealership.

(7) Firearms target practice range, indoor.

(8) Fireworks sales, consumer.

(9) Hotel.



(10) Motel.

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

(12) Motor vehicle ~~services, major collision and major repair.~~

(13) Motor vehicle repair.

~~(13)~~ (14) Motor vehicles, used, sales room or sales lot.

(15) Motor vehicles, used, storage lot accessory to salesroom or sales lot for used motor vehicles.

~~(14)~~ (15) Outdoor commercial recreation, not otherwise specified.

~~(15)~~ (16) Pawnshop.

~~(16)~~ (17) Plasma donation center.

~~(17)~~ (18) Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment.

### **Sec. 50-10-83. Conditional manufacturing and industrial uses.**

Conditional manufacturing and industrial uses within the M3 General Industrial District are as follows:

(1) Elevators, grain.

(2) Feed or grain mill.

(3) High-impact manufacturing or processing as defined in Section 50-16-242 of this Code.

(4) Outdoor operations of permitted land uses specified in the Manufacturing and Production use category, Section 50-12-82 of this Code, or in the Warehouse and Freight Movement use category, Section 50-12-83 of this Code.

(5) Outdoor storage yards.

(6) Sewage disposal plant.

~~(7) Tires, used, sales and/or service.~~

~~(8) Towing service storage yard.~~

~~(9)~~ (7) Truck stop.

~~(10) Used auto parts sales.~~

~~(11)~~ (8) Waste/scrap materials: indoor storage, handling, transfer.

## **DIVISION 5. M4 INTENSIVE INDUSTRIAL DISTRICT**

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

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

(1) Animal-grooming shop.

(2) Arcade.

(3) Art gallery.

(4) Assembly hall.

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

(6) Bake shop, retail.

(7) Bank.

(8) Banquet hall.

(9) Barber or beauty shop.

(10) Body art facility.

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

(12) Business college or commercial trade school.

(13) Commissary

(14) Customer service center.

(15) Dry cleaning, laundry, or laundromat.

(16) Employee recruitment center.

(17) Financial services center.

- 1 (18) Food stamp distribution center.
- 2 (19) Go-cart track.
- 3 (20) Golf course, miniature.
- 4 (21) Kennel, commercial.
- 5 (22) Medical or dental clinic, physical therapy clinic, or massage facility.
- 6 (23) Mortuary or funeral home, including those containing a crematory.
- 7 (24) Motor vehicle filling station as provided for in Section 50-12-252(2) of this Code.
- 8 (25) Motor vehicle services, ~~minor~~.
- 9 (26) Motor vehicle washing and steam cleaning.
- 10 (27) Motor vehicles, new ~~or used~~, salesroom or sales lot.
- 11 (28) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor vehicles.
- 12 (29) Motorcycles, retail sales, rental or service.
- 13 (30) Nail salon.
- 14 (31) Office, business or professional.
- 15 (32) Parking lots or parking areas for operable private passenger vehicles.
- 16 (33) Parking structure.
- 17 (34) Pet shop.
- 18 (35) Pool hall.
- 19 (36) Precious metal and gem dealer.
- 20 (37) Printing or engraving shops.
- 21 (38) Private club, lodge, or similar use.
- 22 (39) Produce or food markets, wholesale.
- 23 (40) Radio or television station.
- 24 (41) Radio, television, or household appliance repair shop.

- (42) Rebound tumbling center.
- (43) Recording studio or photo studio or video studio, no assembly hall.
- (44) Recreation, indoor commercial and health club.
- (45) Rental hall.
- (46) Restaurant, carry-out or fast-food with or without drive-up or drive-through facilities.
- (47) Restaurant, standard.
- (48) Retail sales and personal service in business and professional offices.
- (49) School or studio of dance, gymnastics, music, art, or cooking.
- (50) Shoe repair shop.
- (51) Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, with or without drive-up or drive-through facilities.
- (52) Taxicab dispatch and/or storage facility.
- (53) Theater and concert café, excluding drive-in theaters.
- (54) Trailer coaches or boat sale or rental, open air display.
- (55) Trailers, utility—sales, rental or service; moving truck/trailer rental lots.
- (56) Used goods dealer.
- (57) Veterinary clinic for small animals.

**Sec. 50-10-107. By-right manufacturing and industrial uses.**

By-right manufacturing and industrial uses within the M4 Intensive Industrial District are as follows:

- (1) Baling of waste paper or rags.
- (2) Blueprinting shop.
- (3) Boiler repairing.
- (4) Chemical materials blending or compounding but not involving chemicals manufacturing.

- 1 (5) Cold storage plant.
- 2 (6) Confection manufacture.
- 3 ~~(7) Construction equipment, agricultural implements, and other heavy equipment repair or~~
- 4 ~~service.~~
- 5 ~~(8) (7)~~ Containerized freight yard.
- 6 ~~(9) (8)~~ Contractor yard, landscape or construction.
- 7 ~~(10) (9)~~ Dental products, surgical, or optical goods manufacture.
- 8 ~~(11) (10)~~ Elevators, grain.
- 9 ~~(12) (11)~~ Feed or grain mill.
- 10 ~~(13) (12)~~ Food catering establishment.
- 11 ~~(14) (13)~~ High/medium-impact manufacturing or processing.
- 12 ~~(15) (14)~~ High-impact manufacturing or processing.
- 13 ~~(16) (15)~~ Ice manufacture.
- 14 ~~(17) (16)~~ Jewelry manufacture.
- 15 ~~(18) (17)~~ Laundry, industrial.
- 16 ~~(19) (18)~~ Lithographing and sign shops.
- 17 ~~(20) (19)~~ Low/medium-impact manufacturing or processing.
- 18 ~~(21) (20)~~ Low-impact manufacturing or processing.
- 19 ~~(22) (21)~~ Lumber yard.
- 20 ~~(23) (22)~~ Machine shop.
- 21 ~~(24) (23)~~ Newspaper, daily, publishing or printing.
- 22 ~~(25) (24)~~ Outdoor operations of permitted land uses specified in the Manufacturing and
- 23 Production use category, Section 50-12-82 of this Code, or in the Warehouse and Freight
- 24 Movement use category, Section 50-12-83 of this Code.

- 1        ~~(26)~~ (25) Outdoor storage yards.
- 2        ~~(27)~~ (26) Pet crematory.
- 3        ~~(28)~~ (27) Railroad transfer or storage tracks.
- 4        ~~(29)~~ (28) Research or testing laboratory.
- 5        ~~(30)~~ (29) Sewage disposal plant.
- 6        ~~(31)~~ (30) Steel warehousing.
- 7        ~~(32)~~ (31) Storage or killing of poultry or small game for direct, retail sale on the premises or for
- 8        wholesale trade.
- 9        ~~(33)~~ (32) Tank storage of bulk oil or gasoline.
- 10       ~~(34)~~ (33) Toiletries or cosmetic manufacturing.
- 11       ~~(35)~~ (34) Tool sharpening or grinding.
- 12       ~~(36)~~ (35) Tool, die, and gauge manufacturing, small items.
- 13       ~~(37)~~ (36) Trade services, general.
- 14       ~~(38)~~ (37) Trucking terminals, transfer buildings, ~~truck garages~~, recreational vehicle storage lots,
- 15       and open areas for the parking of semi-trailers, buses, and other operable commercial
- 16       vehicles, not including limousines and taxicabs.
- 17       ~~(39)~~ (38) Vending machine commissary.
- 18       ~~(40)~~ (39) Wearing apparel manufacturing.
- 19       ~~(41)~~ (40) Welding shops.
- 20       ~~(42)~~ (41) Wholesaling, warehousing, storage buildings, or public storage facilities.

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

22       Conditional retail, service, and commercial uses within the M4 Intensive Industrial District are as

23       follows:

- 24       (1) Amusement park.

- (2) Brewpub or microbrewery or small distillery or small winery, subject to Section 50-12-217(3) of this Code.
- (3) Cabaret.
- (4) Dance hall, public.
- (5) Drive-in theater.
- (6) Establishment for the sale of beer or alcoholic liquor for consumption on the premises.
- (7) Firearms dealership.
- (8) Firearms target practice range, indoor.
- (9) Fireworks sales, consumer.
- (10) Motor vehicle filling station other than as provided for in Section 50-12-252(2) of this Code.
- (11) Motor vehicle ~~services, major collision and major repair.~~
- (12) Motor vehicle repair.
- (13) Motor vehicle repair over 10,000 pounds and heavy equipment repair.
- (14) Motor vehicles, used, sales room or sales lot.
- ~~(12)~~ (15) Motor vehicles, used, storage lot accessory to a salesroom or sales lot for used motor vehicles.
- ~~(13)~~ (16) Outdoor commercial recreation, not otherwise specified.
- ~~(14)~~ (17) Pawnshop.
- ~~(15)~~ (18) Plasma donation center.
- ~~(16)~~ (19) Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment.

**Sec. 50-10-113. Conditional manufacturing and industrial uses.**

Conditional manufacturing and industrial uses within the M4 Intensive Industrial District are as follows:

- (1) Abattoir, slaughterhouse.
- (2) Explosives storage.
- (3) Garbage, offal, or dead animal reduction.
- (4) Hazardous waste facility.
- (5) Incinerator plant.
- (6) Intermodal freight terminal.
- ~~(7) Junkyard.~~
- ~~(8)~~ (7) Outdoor operations of permitted land uses specified in the Manufacturing and Production use category, Section 50-12-82 of this Code, and as specified in the Warehouse and Freight Movement use category, Section 50-12-83 of this Code.
- ~~(9)~~ (8) Radioactive waste handling.
- ~~(10)~~ (9) Recycling center.
- ~~(11)~~ (10) Rendering plant.
- ~~(12)~~ (11) Salt works.
- ~~(13)~~ (12) Scrap tire storage, processing, or recycling facility.
- ~~(14)~~ (13) Tires, used, sales and/or service.
- ~~(15)~~ (14) Towing service storage yard.
- ~~(16)~~ (15) Transfer station for garbage, refuse, or rubbish.
- ~~(17)~~ (16) Truck stop.
- ~~(18)~~ (17) Used vehicle parts sales.
- ~~(19)~~ (18) Very high-impact manufacturing or processing as defined in Section 50-16-441 of this Code.
- ~~(20)~~ (19) Waste/scrap materials: indoor storage, handling, transfer.

## **DIVISION 6. M5 SPECIAL INDUSTRIAL DISTRICT**



**Sec. 50-10-136. By-right retail, service, and commercial uses.**

By-right retail, service, and commercial uses within the M5 Special Industrial District are as follows:

- (1) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone, with or without drive-up or drive-through facilities.
- (2) Motor vehicle filling station as provided for in Section 50-12-252(2) of this Code.
- (3) Motor vehicle services, ~~minor~~.
- (4) Motor vehicle washing and steam cleaning.
- (5) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor vehicles.
- (6) Parking lots or parking areas for operable private passenger vehicles.
- (7) Parking structure.
- (8) Taxicab dispatch and/or storage facility.

**Sec. 50-10-137. By-right manufacturing and industrial uses.**

By-right manufacturing and industrial uses within the M5 Special Industrial District are as follows:

- (1) Baling of waste paper or rags.
- (2) Blueprinting shop.
- (3) Boiler repairing.
- (4) Chemical materials blending or compounding but not involving chemicals manufacturing.
- (5) Cold storage plant.
- (6) Confection manufacture.
- ~~(7) Construction equipment, agricultural implements, and other heavy equipment repair or service.~~
- ~~(8) (7)~~ Containerized freight yard.
- ~~(9) (8)~~ Contractor, yard, landscape or construction.
- ~~(10) (9)~~ Dental products, surgical, or optical goods manufacture.

- 1        ~~(41)~~ (10)   Elevators, grain.
- 2        ~~(42)~~ (11)   Feed or grain mill.
- 3        ~~(43)~~ (12)   Food catering establishment.
- 4        ~~(44)~~ (13)   High/medium-impact manufacturing or processing.
- 5        ~~(45)~~ (14)   High-impact manufacturing or processing.
- 6        ~~(46)~~ (15)   Ice manufacture.
- 7        ~~(47)~~ (16)   Intermodal freight terminal.
- 8        ~~(48)~~ (17)   Jewelry manufacture.
- 9        ~~(49)~~ (18)   Laundry, industrial.
- 10       ~~(20)~~ (19)   Lithographing and sign shops.
- 11       ~~(21)~~ (20)   Low/medium-impact manufacturing or processing.
- 12       ~~(22)~~ (21)   Low-impact manufacturing or processing.
- 13       ~~(23)~~ (22)   Lumber yard.
- 14       ~~(24)~~ (23)   Machine shop.
- 15       ~~(25)~~ (24)   Newspaper, daily, publishing or printing.
- 16       ~~(26)~~ (25)   Outdoor operations of permitted land uses specified in the Manufacturing and
- 17           Production use category, Section 50-12-82 of this Code, or the Warehouse and Freight
- 18           Movement use category, Section 50-12-83 of this Code.
- 19       ~~(27)~~ (26)   Outdoor storage yards.
- 20       ~~(28)~~ (27)   Pet crematory.
- 21       ~~(29)~~ (28)   Railroad transfer or storage tracks.
- 22       ~~(30)~~ (29)   Research or testing laboratory.
- 23       ~~(31)~~ (30)   Sewage disposal plant.
- 24       ~~(32)~~ (31)   Steel warehousing.

~~(33)~~ (32) Storage or killing of poultry or small game for direct, retail sale on the premises or for wholesale trade.

~~(34)~~ (33) Tank storage of bulk oil or gasoline.

~~(35)~~ (34) Toiletries or cosmetic manufacturing.

~~(36)~~ (35) Tool sharpening or grinding.

~~(37)~~ (36) Tool, die, and gauge manufacturing, small items.

~~(38)~~ (37) Trade services, general.

~~(39)~~ (38) 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.

~~(40)~~ (39) Vending machine commissary.

~~(41)~~ (40) Wearing apparel manufacturing.

~~(42)~~ (41) Welding shops.

~~(43)~~ (42) Wholesaling, warehousing, storage buildings, or public storage facilities.

#### **Sec. 50-10-142. Conditional retail, service, and commercial uses.**

Conditional retail, service, and commercial uses within the M5 Special Industrial District are as follows:

(1) Firearms target practice range, indoor.

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

(3) Motor vehicle ~~services, major collision and major repair.~~

(4) Motor vehicle repair.

(5) Motor vehicle repair over 10,000 pounds and heavy equipment repair.

(6) Motor vehicles, used, sales room or sales lot.

~~(4)-(7)~~ Motor vehicles, used, storage lot accessory to salesroom or sales lot for used motor vehicles.

**ARTICLE XI. SPECIAL PURPOSE ZONING DISTRICTS AND OVERLAY AREAS**

**DIVISION 6. TM TRANSITIONAL-INDUSTRIAL DISTRICT**

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

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

- (1) Animal-grooming shop.
- (2) Arcade.
- (3) Assembly hall.
- (4) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone.
- (5) Bake shop, retail.
- (6) Bank.
- (7) Banquet hall.
- (8) Barber or beauty shop.
- (9) Body art facility.
- (10) Brewpub or microbrewery or small distillery or small winery, subject to Section 50-12-217(3) of this Code.
- (11) Business college or commercial trade school.
- (12) Commissary.
- (13) Customer service center.
- (14) Dry cleaning, laundry, or laundromat.
- (15) Employee recruitment center.
- (16) Financial services center.
- (17) Food stamp distribution center.

- 1 (18) Go-cart track.
- 2 (19) Golf course, miniature.
- 3 (20) Kennel, commercial.
- 4 (21) Medical or dental clinic, physical therapy clinic, or massage facility.
- 5 (22) Mortuary or funeral home, including those containing a crematory.
- 6 (23) Motor vehicle filling station as provided for in Section 50-12-252(2) of this Code.
- 7 (24) Motor vehicle services, ~~minor~~.
- 8 (25) Motor vehicle washing and steam cleaning.
- 9 (26) Motor vehicles, new ~~or used~~, salesroom or sales lot.
- 10 (27) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor vehicles.
- 11 (28) Motorcycles, retail sales, rental or service.
- 12 (29) Nail salon.
- 13 (30) Office, business or professional.
- 14 (31) Parking lots or parking areas for operable private passenger vehicles.
- 15 (32) Parking structure.
- 16 (33) Pet shop.
- 17 (34) Pool hall.
- 18 (35) Precious metal and gem dealer.
- 19 (36) Printing or engraving shops.
- 20 (37) Private club, lodge, or similar use.
- 21 (38) Produce or food markets, wholesale.
- 22 (39) Radio or television station.
- 23 (40) Radio, television, or household appliance repair shop.
- 24 (41) Rebound tumbling center.

- (42) Recording studio or photo studio or video studio, no assembly hall.
- (43) Recreation, indoor commercial and health club.
- (44) Rental hall.
- (45) Restaurant, carry-out or fast-food.
- (46) Restaurant, standard.
- (47) Retail sales and service in business and professional offices.
- (48) Shoe repair shop.
- (49) Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, with or without drive-up or drive-through facilities.
- (50) Taxicab dispatch and/or storage facility.
- (51) Theater and concert café, excluding drive-in theaters.
- (52) Trailer coaches or boat sale or rental, open air display.
- (53) Trailers, utility—sales, rental or service; moving truck/trailer rental lots.
- (54) Used goods dealer.
- (55) Veterinary clinic for small animals.

**Sec. 50-11-117. By-right manufacturing and industrial uses.**

By-right manufacturing and industrial uses within the TM Transitional-Industrial District are as follows:

- (1) Baling of waste paper or rags.
- (2) Blueprinting shop.
- (3) Chemical materials blending or compounding but not involving chemicals manufacturing.
- (4) Cold storage plant.
- (5) Confection manufacture.

- 1     ~~(6)~~ Construction equipment, agricultural implements, and other heavy equipment repair or  
2     service.
- 3     ~~(7)~~ (6)     Containerized freight yard.
- 4     ~~(8)~~ (7)     Contractor, yard, landscape or construction.
- 5     ~~(9)~~ (8)     Dental products, surgical, or optical goods manufacture.
- 6     ~~(10)~~ (9)    Food catering establishment.
- 7     ~~(11)~~ (10)   High/medium-impact manufacturing or processing as defined in Section 50-16-242 of  
8     this Code.
- 9     ~~(12)~~ (11)   Ice manufacture.
- 10    ~~(13)~~ (12)   Jewelry manufacture.
- 11    ~~(14)~~ (13)   Laundry, industrial.
- 12    ~~(15)~~ (14)   Lithographing and sign shops.
- 13    ~~(16)~~ (15)   Low/medium-impact manufacturing or processing as defined in Section 50-16-284 of  
14    this Code.
- 15    ~~(17)~~ (16)   Low-impact manufacturing or processing as defined in Section 50-16-284 of this Code.
- 16    ~~(18)~~ (17)   Lumber yard.
- 17    ~~(19)~~ (18)   Newspaper, daily, publishing or printing.
- 18    ~~(20)~~ (19)   Railroad transfer or storage tracks.
- 19    ~~(21)~~ (20)   Research or testing laboratory.
- 20    ~~(22)~~ (21)   Steel warehousing.
- 21    ~~(23)~~ (22)   Tank storage of bulk oil or gasoline.
- 22    ~~(24)~~ (23)   Toiletries or cosmetic manufacturing.
- 23    ~~(25)~~ (24)   Tool sharpening or grinding.
- 24    ~~(26)~~ (25)   Tool, die, and gauge manufacturing, small items.

~~(27)~~ (26) Trade services, general.

~~(28)~~ (27) Trucking terminals, transfer buildings, ~~truck garages~~, recreational vehicle storage lots,  
and open areas for the parking of operable trucks.

~~(29)~~ (28) Vending machine commissary.

~~(30)~~ (29) Wearing apparel manufacturing.

~~(31)~~ (30) Wholesaling, warehousing, storage buildings, or public storage facilities.

**Sec. 50-11-122. Conditional retail, service, and commercial uses.**

Conditional retail, service, and commercial uses within the TM Transitional-Industrial District are as follows:

(1) All those uses permitted by right in the TM District on a parcel for development consisting of one or more acres.

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

(3) Cabaret.

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

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

(6) Motor vehicle repair services, ~~major~~.

~~(7) Motor vehicles, used, storage lot accessory to salesroom or sales lot for used motor vehicles.~~

~~(8)~~ (7) Outdoor commercial recreation, not otherwise specified.

~~(9)~~ (8) Pawnshop.

**Sec. 50-11-123. Conditional industrial uses.**

Conditional industrial uses within the TM Transitional-Industrial District are as follows:

(1) All those uses permitted by right in the TM District having one acre or more of lot area.

~~(2) Tires, used, sales and/or service.~~



~~(3) Towing service storage yard.~~

## **DIVISION 8. W1 WATERFRONT-INDUSTRIAL DISTRICT**

### **Sec. 50-11-183. Conditional manufacturing and industrial uses.**

Conditional manufacturing and industrial uses within the W1 Waterfront-Industrial District ~~from~~  
~~the following list that require large quantities of raw water for cooling, condensing, washing or other~~  
~~mill purposes, or depend upon water transportation for receipt or shipment of goods or products,~~  
~~and, when found by the County of Wayne Department of Public Services Environmental Services~~  
~~Group to comply with all requirements of the Wayne County Code, are as follows:~~

(1) Explosives, storage only;

(2) Garbage, offal, or dead animal reduction;

~~(3) Junkyards;~~

~~(4) (3) Radioactive waste handling;~~

~~(5) Scrap tire storage, processing, or recycling facility;~~

~~(6) (4) Transfer stations for garbage or rubbish;~~

~~(7) (5) The following 11 uses, which are included among the "very high-impact manufacturing~~  
~~or processing" uses as defined in Section 50-16-441 of this Code, that require large quantities~~  
~~of raw water for cooling, condensing, washing or other mill purposes, or depend upon water~~  
~~transportation for receipt or shipment of goods or products, and when found by the County~~  
~~of Wayne Department of Public Services Environmental Services Group to comply with all~~  
~~applicable requirements, regulations, and ordinances:~~

a. Acoustical material manufacture;

b. Airplane manufacture;

c. Automobile body plant;

d. Bituminous concrete manufacture;

- e. Charcoal or fuel briquette manufacture;
- f. Coal or coke yard;
- g. Foundry, ferrous or nonferrous;
- h. Insulation manufacture;
- i. Linoleum manufacture;
- j. Paint, enamel, oil, shellac, lacquer, varnish, or synthetic resin manufacture;
- k. Stamping or pressing plant;

~~(8)~~ (6) The following 27 uses, which are included among the "very high-impact manufacturing or processing" uses as defined in Section 50-16-441 of this Code, that require large quantities of raw water for cooling, condensing, washing or other mill purposes, or depend upon water transportation for receipt or shipment of goods or products, after a report and recommendation has been received by the Buildings, Safety Engineering, and Environmental Department from the Industrial Review Committee relative to the external effects of noise, vibration, smoke, odor, noxious gas, dust, dirt, glare, heat or other discharge or emission or other operating characteristic:

- a. Acid manufacture;
- b. Alkali manufacture;
- c. Asphalt manufacture;
- d. Beryllium storage, handling, or processing;
- e. Carbide manufacture;
- f. Cement, lime, gypsum, or plaster of paris manufacture;
- g. Ceramic glaze or porcelain enamel frit manufacture;
- h. Chemical manufacture from raw substances;
- i. Coke ovens;

- j. Crushing, grading, and screening of rock, stone, slag, clay, or concrete;
- k. Distillation of coal, petroleum, bones, tar, or refuse;
- l. Dog or cat food cannery or manufacture;
- m. Drop forge plants;
- n. Fertilizer manufacture;
- o. Fish oil or meal manufacture;
- p. Fish smoking, curing, canning, or cleaning;
- q. Glue manufacture using animal products;
- r. Lampblack manufacturing;
- s. Paper manufacturing or reclaiming;
- t. Petroleum refining or processing;
- u. Radio isotope fabrication or use;
- v. Smelting or refining of metals or ores;
- w. Steel barrel, drum, or pail renovation or reclaiming;
- x. Steel mills;
- y. Tanning, curing, or storage of raw hides or skins;
- z. Tar products manufacture;
- aa. Wool pulling.

#### **DIVISION 10. SD2—SPECIAL DEVELOPMENT DISTRICT, MIXED-USE**

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

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

- (1) Arcade.
- (2) Body art facility.

- 1 (3) Business college or trade school.
- 2 (4) Cabaret.
- 3 (5) Customer service center without drive-up or drive-through facilities.
- 4 (6) Dance hall, public.
- 5 (7) Hotel.
- 6 (8) Kennel, commercial.
- 7 (9) Motel.
- 8 (10) Motor vehicle filling station.
- 9 (11) Motor vehicle services, ~~minor~~.
- 10 (12) Parking lots or parking areas, commercial.
- 11 (13) Parking lots or parking areas, accessory for operable private passenger vehicles, farther than
- 12 the maximum distance specified in Article XIV, Division 1, of this chapter.
- 13 (14) Parking structure having at least 60 percent of the ground floor devoted to commercial space
- 14 or other space oriented to pedestrian traffic.
- 15 (15) Pool hall.
- 16 (16) Precious metal and gem dealer.
- 17 (17) Printing or engraving shops exceeding 5,000 square feet of gross floor area with a minimum
- 18 of ten percent of the gross floor area being used as a retail store for the sale of the goods
- 19 produced.
- 20 (18) Private club, lodge, or similar use.
- 21 (19) Radio, television, or household appliance repair shop.
- 22 (20) School building adaptive reuses - retail, service, and commercial.
- 23 (21) Specially designated distributor's (SDD) or specially designated merchant's (SDM)
- 24 establishment.

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

(23) Used goods dealer.

(24) Youth hostel/hostel.

## **DIVISION 12. SD4 SPECIAL DEVELOPMENT DISTRICT, RIVERFRONT MIXED**

### **USE**

#### **Sec. 50-11-298. Conditional retail, service, and commercial uses.**

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

(1) Automated teller machine, with drive-up or drive-through facilities.

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

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

(4) Cabaret, outside the Central Business District.

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

(6) Hotels, outside the Central Business District.

(7) Motor vehicles, new or used, salesroom or sales lot.

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

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

~~(8)~~ (10) Outdoor commercial recreation not otherwise specified.

~~(9)~~ (11) Parking lots or parking areas for operable private passenger vehicles.

~~(10)~~ (12) Parking structure.

~~(11)~~ (13) Printing or engraving shop.

~~(12)~~ (14) Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment, subject to Section 50-12-314 of this Code.

**Sec. 50-11-299. Conditional manufacturing and industrial uses.**

In order to facilitate the reuse of existing buildings, the following uses may be allowed in buildings that were constructed prior to July 15, 1998, but shall be prohibited in buildings constructed thereafter:

- (1) Blueprinting shop.
- (2) Confection manufacture.
- (3) Food catering establishments.
- (4) Lithographing and sign shops.
- (5) Low-impact manufacturing or processing as defined in Section 50-16-284 of this Code, but limited to only food products manufacturing or processing, but excluding slaughtering or rendering.
- (6) Vending machine commissary.
- (7) Trucking terminals, ~~truck garages~~, and open areas for the parking of operable commercial vehicles having not more than two axles.
- (8) Wholesaling, warehousing, storage buildings, or public storage facility.

**DIVISION 14. OVERLAY AREAS**

**Subdivision A. Gateway Radial Thoroughfare Overlay Areas**

**Sec. 50-11-364. Prohibitions and limitations.**

(a) The following uses are prohibited on any zoning lot zoned B2 or B4 abutting any Gateway Radial Thoroughfare:

- (1) Confection manufacture.
- (2) Dental products, surgical, or optical goods manufacture.
- (3) Emergency shelter.
- (4) Go-cart track.
- (5) Ice manufacture.

- 1 (6) Jewelry manufacture.
- 2 (7) Lithographing.
- 3 (8) Marijuana retail/provisioning facility.
- 4 (9) Motor vehicle washing and steam cleaning.
- 5 ~~(10) Motor vehicle services, major.~~
- 6 ~~(11) Motor vehicles, used, salesroom or sales lots.~~
- 7 ~~(12) Motor vehicles, used, storage lot accessory to a salesroom or sales lot for used motor vehicles.~~
- 8 ~~(13)~~ (10) Pawnshop.
- 9 ~~(14)~~ (11) Plasma donation center.
- 10 ~~(15)~~ (12) Precious metal and gem dealer.
- 11 ~~(16)~~ (13) Pre-release adjustment center.
- 12 ~~(17)~~ (14) Radio, television, or household appliance repair shop.
- 13 ~~(18)~~ (15) Rebound tumbling center.
- 14 ~~(19)~~ (16) Restaurant, carry-out or fast-food with drive-up or drive-through facilities or where
- 15 not located in a multi-story building having a mixed-use or multi-tenant development;
- 16 prohibition limited to Woodward Avenue only.
- 17 ~~(20)~~ ~~(17)~~ Substance abuse service facility.
- 18 ~~(21)~~ ~~(18)~~ Taxicab dispatch and/or storage facility.
- 19 ~~(22)~~ ~~(19)~~ Toiletries or cosmetic manufacturing.
- 20 ~~(23)~~ ~~(20)~~ Tool, die, and gauge manufacturing.
- 21 ~~(24)~~ ~~(21)~~ Trade services, general.
- 22 ~~(25)~~ ~~(22)~~ Trailer coaches or boats, sale or rental, open air display.
- 23 ~~(26)~~ ~~(23)~~ Trailers or cement mixers, pneumatic-tired, sales, rental or service.
- 24 ~~(27)~~ ~~(24)~~ Used goods dealer.

~~(28)~~ ~~(25)~~ Vending machine commissary.

~~(29)~~ ~~(26)~~ Wearing apparel manufacturing.

~~(30)~~ ~~(27)~~ Wholesaling, warehousing, storage buildings, or public storage facilities, except on Gratiot Avenue.

~~(b)~~ The following uses are prohibited on any zoning lot abutting any Gateway Radial Thoroughfare:

(1) Junkyard.

(2) Motor vehicle collision and major repair.

(3) Motor vehicle repair.

(4) Motor vehicle repair over 10,000 pounds and heavy equipment repair.

(5) Motor vehicles, used, salesroom or sales lots.

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

(7) Scrap tire storage, processing, or recycling facility.

(8) Tires, used; sales and/or service.

(9) Towing service storage yard.

~~(b)~~ ~~(c)~~ Accessory parking lots or parking areas on zoning lots abutting a designated Gateway Radial Thoroughfare that are not farther than the maximum distance specified in Article XIV, Division 1, Subdivision B, of this chapter shall be permitted by right subject to Article XIV, Division 1, Subdivision E, of this chapter, Article XIV, Division 1, Subdivision G, of this chapter, and Article XIV, Division 2, Subdivision C, of this chapter.

~~(c)~~ ~~(d)~~ Commercial parking lots or areas and accessory parking lots or areas on zoning lots abutting a designated Gateway Radial Thoroughfare that are farther than the maximum distance specified in Article XIV, Division 1, Subdivision B, of this chapter, shall be reviewed as conditional uses



1 subject to Article XIV, Division 1, Subdivision E, of this chapter, Article XIV, Division 1,  
2 Subdivision G, of this chapter, and Article XIV, Division 2, Subdivision C, of this chapter.

3 **ARTICLE XII. USE REGULATIONS**

4 **DIVISION 1. USE TABLE**

5 **Subdivision D. – Retail, Service and Commercial Uses**

DRAFT

- 1 **Sec. 50-12-69. – Retail sales and service, sales-oriented.**
- 2 Regulations regarding sales-oriented retail sales and service uses are as follows:

Use Category	Specific Land Use	Residential						Business						Industrial					Special and Overlay										Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)	
		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	S D 1	S D 2	S D 3		S D 4
Retail sales and service; sales-oriented	Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, with drive-up or drive-through facilities									R	R	C/R	R	R	R	R	R		L				R						*	*Section 50-11-318
	Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through facilities								R	R	R	R	R	R	R	R	R		L			R	R			R	R		R	Section 50-11-318
	Art gallery								R	R	R	R	R	R	R	R	R		L							R	R			
	Bake shop, retail								R	R	R	R	R	R	R	R	R		L			R	R			R	R		R	Section 50-12-215
	Firearms dealership									C	C	C	C	C	C	C	C		L											Section 50-12-223
	Fireworks sales, consumer															C	C		L											Section 50-12-225
	Motor vehicles, new, salesroom or sales lots									G	R	R	R	R	R	R	R		L			G	R						G	Sections 50-12-292, 50-12-517
	Motor vehicles, used, salesroom or sales lots									G	G		R	R	R	R	R		L				R						G	Sections 50-12-293, 50-12-517
	Motorcycles, retail sales, rental or service										C			C	R	R	R		L				R							

Use Category	Specific Land Use	Residential						Business						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	S D 1	S D 2	S D 3		S D 4	S D 5		
	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		L				R			R	R					Section 50-12- 303	
	Precious metal and gem dealers										C	C	C	R	R	R	R		L			C	C			C	C					SPC; Section 50-12-304	
	Produce or food markets, wholesale												R	R	R	R	R		L				R										
	Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment									C	C	C	C	C	C	C	C	C		L			C				C	C		C			CU; P; SPC; Section 50-12- 314
Retail sales and service; sales-oriented (cont'd)	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			C	C						SPC; Section 50-12-320
	All other											C	C	C	C	C	C	C		L				C						C			

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2 **Sec. 50-12-71. – Vehicle sales, repair, and service.**3 Regulations regarding vehicle sales, repair, and service uses are as follows:

Use Category	Specific Land Use	Residential						Business						Industrial					Special and Overlay										Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)			
		R 1	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	S D 1	S D 2	S D 3		S D 4	S D 5	
Vehicle sales, repair, and service	Motor vehicle filling station									C	C	C	R/C	R/C	R/C	R/C	R/C	R/C	L			C	R/C				C					P; Division 3, Subdivision D of this article
	Motor vehicle <u>collision and</u> <del>services</del> , major <u>repair</u>																														<u>GRT; SPC;</u>  Section 50-12-  294	
	<u>Motor vehicle repair</u>																														<u>GRT; SPC;</u>  <u>Section 50-12-</u>  <u>294.5</u>	
	Motor vehicle repair over 10,000 pounds and heavy equipment repair																														<u>GRT; SPC;</u>  <u>Section 50-12-</u>  <u>295</u>	
	Motor vehicle services, <del>minor</del>										C		R	R	R	R	R	R	L				R				C				<u>SPC; Section</u>  50-12-295 <u>.5</u>	
	Motor vehicle washing and steam cleaning											C	C	R	R	R	R	R	R	L			C	R								GRT; Section 50-12-296
	<u>Motor vehicles, new,</u> <u>salesroom or sales lots</u>											<u>C</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>L</u>			<u>C</u>	<u>R</u>						<u>C</u>		<u>Sections 50-12-</u> <u>292,</u> <u>50-12-517</u>

[illegible]

### Subdivision E. - Manufacturing and Industrial Uses

**Sec. 50-12-81. - Industrial service.**

Regulations regarding industrial service uses are as follows:

Use Category	Specific Land Use	Residential						Business						Industrial					Special and Overlay										Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)		
		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	S D 1	S D 2	S D 3		S D 4	S D 5
Industrial service	Blueprinting shop								C		R	R	R	R	R	R	R	R	L			R	R						C		Section 50-12-333
	Boiler repairing													C	R	R	R	R	L												Section 50-12-458
	Construction equipment, agricultural implements, and other heavy equipment repair or service																														Section 50-12-458
	Contractor yard, landscape or construction												R	R	R	R	R	R	L				R								Section 50-12-458
	Junkyard																		L												GRT; SPC; SWFRC; Section 50-12-341
	Laundry, industrial													C	R	R	R	R	L				R								
	Lumber yard												R	R	R	R	R	R	L				R								Section 50-12-343
	Machine shop								C		C				C	R	R	R	L							C	C				Sections 50-12-363, 50-12-458

[illegible]

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**2 Sec. 50-12-83. – Warehouse and freight movement.**

3 Regulations regarding warehouse and freight movement uses are as follows:

Use Category	Specific Land Use	Residential						Business						Industrial					Special and Overlay										Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)			
		R 1	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	S D 1	S D 2	S D 3		S D 4	S D 5	
Warehouse and freight movement	Cold storage plant												R	C	R	R	R	R	L				R								Section 50-12-458	
	Containerized freight yard												R		C	R	R	R	L				R								Section 50-12-454	
	Elevators, grain															C	R	R	L													
	Explosives storage																C	C	L						C						IRC	
	Feed or grain mill															C	R	R	L						R							
	Fuel dock																		L						R							
	Intermodal freight terminal																C	R	L													
	Outdoor operations of all warehouse and freight movement land uses															C	C/R	C/R	L												Sections 50-12-344, 50-12-458	
	Railroad transfer or storage tracks													R	C	R	R	R	R	L				R								
	Steel warehousing															C	R	R	R	L				R								
	Tank storage of bulk oil or gasoline																R	R	R	L				R								
	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																														Sections 50-12-355, 50-12-458	



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

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2     **Sec. 50-12-84. – Waste-related use.**

3 Regulations regarding waste-related uses are as follows:

Use Category	Specific Land Use	Residential						Business						Industrial					Special and Overlay										Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)			
		R 1	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	S D 1	S D 2	S D 3		S D 4	S D 5	
Waste-related use	Garbage, offal, or dead animal reduction																C	C	L						C						IRC; Section 50-12-337	
	Hazardous waste facility																C	C	L												Section 50-12-338	
	Incinerator plant																C	C	L												Section 50-12-339	
	Outdoor operations of all waste-related land uses																C	C	L												Sections 50-12-344, 50-12-458	
	Radioactive waste handling																C	C	L						C						IRC; Section 50-12-345	
	Recycling center																	C	C	L												SWFRC; Section 50-12-346
	Rendering plant																	C	C	L												IRC; Section 50-12-347
	Scrap tire storage, processing, or recycling facility																	C	C	L						⊕						<u>GRT</u> ; IRC; <u>SPC</u> ; Section 50-12-349
	Sewage disposal plant																C	R	R	L												
	Transfer station for garbage, refuse, or rubbish																	C	C	L						C						SWFRC; Section 50-12-354
	Waste, scrap materials: indoor storage, handling and/or transfer																C	C	C	L												SWFRC; Section 50-12-357
	All other																	C	C	L												IRC

1 **DIVISION 2. GENERAL USE STANDARDS**

2 **Sec. 50-12-131. Retail, service, and commercial uses – Spacing**

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

Use Type	Minimum Distance from Same Use Type (Existing or Approved)	Minimum Distance from Other Use Types (Existing or Approved)	Comment
Amusement park	N/A	- Residentially zoned area: 2,500 feet	Section 50-12-211
Concert café and concert hall	N/A	- Residentially zoned area: 500 feet	Section 50-12-317(3)
Firearms target practice range, indoor	N/A	- Residentially zoned area: 500 feet	Section 50-12-224
Go-cart	N/A	- Residentially zoned area: 500 feet	Section 50-12-226
Golf course, miniature	N/A	- Residentially zoned area: 500 feet	Section 50-12-227
Motor vehicle filling station, not possessing locational suitability	1,000 feet	N/A	Sections 50-12-135, 50-12-258 through 50-12-262
<u>Motor vehicle collision and major repair</u>	<u>1,000 radial feet</u>	- <u>Any other motor vehicle service or repair use: 1,000 radial feet;</u> - <u>Zoning lot zoned R1, R2, R3, R4, R5, R6, residential PD: 100 radial feet</u>	<u>Section 50-12-294</u>
<u>Motor vehicle repair</u>	<u>1,000 radial feet</u>	- <u>Any other motor vehicle service or repair use: 1,000 radial feet</u>	<u>Section 50-12-294.5</u>
<u>Motor vehicle repair over 10,000 pounds and heavy equipment repair</u>	<u>1,000 radial feet</u>	- <u>Any other motor vehicle service or repair use: 1,000 radial feet;</u> - <u>Zoning lot zoned R1, R2, R3, R4, R5, R6, residential PD: 100 radial feet</u>	<u>Section 50-12-295</u>

Use Type	Minimum Distance from Same Use Type (Existing or Approved)	Minimum Distance from Other Use Types (Existing or Approved)	Comment
<u>Motor vehicle service</u>	<u>1,000 radial feet</u>	- Any other motor vehicle service or repair use: <u>1,000 radial feet</u>	<u>Section 50-12-295.5</u>
Motor vehicle, used, salesroom or sales lot	<u>24,000 radial feet</u>	N/A	Sections 50-12-293, 50-12-517
<u>Motor vehicles, used, Storage lot accessory to salesroom or sales lots for used motor vehicles</u>	<u>N/A</u>	- <u>Residentially zoned area: 250 radial feet</u>	<u>Section 50-12-291</u>
Motorcycle club	N/A	- Residentially zoned area: 500 feet	Section 50-12-306(5)
Motorcycle rentals	N/A	- Residentially zoned area: 500 feet	Section 50-12-297
Rebound tumbling center	N/A	- Residentially zoned area: 500 feet	Section 50-12-307
Recreation, facilities, commercial (selected)	N/A	- Residentially zoned area: 500 feet	Section 50-12-308
Rental hall	N/A	- Residentially zoned area: 500 feet - (Inside Central Business District only) Rental hall and public dance hall; 1,000 feet	Section 50-12-309
Restaurant, carry-out or fast-food	N/A	School (not including educational institutions): 500 feet	Sections 50-12-136, 50-12-310
Restaurant, standard	N/A	School (not including educational institutions): 500 feet	Sections 50-12-135, 50-12-136, 50-12-311

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2 **Sec. 50-12-131.5. Manufacturing and industrial uses – Spacing**3 Regulations regarding spacing of manufacturing and industrial uses are as follows:

<u>Use Type</u>	<u>Minimum Distance from Same Use Type (Existing or Approved)</u>	<u>Minimum Distance from Other Use Types (Existing or Approved)</u>	<u>Comment</u>
<u>Junkyard</u>	<u>2,000 radial feet</u>	<ul style="list-style-type: none"> <li>• <u>Zoning lot zoned R1, R2, R3, R4, R5, R6, residential PD: 1,000 radial feet;</u></li> <li>• <u>Park, playlot, playfield, playground, recreation center, youth activity center: 1,000 radial feet</u></li> </ul>	<u>Section 50-12-341</u>
<u>Scrap tire storage, processing, or recycling facility</u>	<u>1,000 radial feet</u>	<u>Zoning lot zoned R1, R2, R3, R4, R5, R6, residential PD: 1,000 radial feet</u>	<u>Section 50-12-349</u>
<u>Tires, used; sales and/or service</u>	<u>1,000 radial feet</u>	<u>N/A</u>	<u>Section 50-12-350</u>
<u>Towing service storage yard</u>	<u>1,000 radial feet</u>	<u>N/A</u>	<u>Section 50-12-352</u>

### DIVISION 3. SPECIFIC USE STANDARDS

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

#### **Sec. 50-12-291. Motor vehicles, new or used; storage lot accessory to a salesroom or sales lot for new or used motor vehicles.**

Storage lots accessory to a salesroom or sales lot for new or used motor vehicles shall be subject to the following provisions:

- (1) Such storage lots for motor vehicle salesrooms or sales lots exclude use as "towing service storage yards," as defined in Section 50-16-402 of this Code; and
- (2) Any portion of such storage lots designed or used for the storage of commercial vehicles or semi-trucks shall be located a minimum of 250 radial feet from any lot zoned R1, R2,

~~R3, R4, R5, R6, or residential PD properties adjacent or across an alley and used for residential purposes.~~

~~(3) All used motor vehicles for sale shall be in operable condition.~~

~~(4) All outdoor areas shall be either landscaped, in accordance with Article XIV, Division 2, Subdivision B, of this chapter, or paved.~~

~~(5) All lighting shall be directed so as not to shine upon land zoned R1, R2, R3, R4, R5, R6, or residential PD.~~

~~(6) The premises shall have proper curb cuts for entrances and exits.~~

~~(7) The premises shall be screened by six-foot-high opaque walls where adjacent to, or across an alley from, land zoned R1, R2, R3, R4, R5, R6, or residential PD, in accordance with Section 50-14-367 of this Code.~~

### **Sec. 50-12-293. Motor vehicles, used, salesroom or sales lot.**

Salesrooms or sales lots for used motor vehicles shall be subject to the following requirements:

(1) The facility shall be adequate in size for the display and sale of not fewer than 12 used motor vehicles; all display spaces shall measure not less than nine feet by 20 feet, exclusive of unusable space and drives or aisles which give access to the space; aisle ways that adjoin display spaces shall comply with the dimensional standards for width as specified in Section 50-14-232 of this Code.

(2) All used motor vehicles for sale shall be in operable condition.

(3) All outdoor areas shall be either landscaped, in accordance with Article XIV, Division 2, Subdivision B, of this chapter, or paved.

(4) All lighting shall be directed so as not to shine upon land zoned R1, R2, R3, R4, R5, R6, or residential PD.

- 1 (5) The premises shall have proper curb cuts for entrances and exits.
- 2 (6) The premises shall be screened by six-foot-high opaque walls where adjacent to, or across  
3 an alley from, land zoned R1, R2, R3, R4, R5, R6, or residential PD, in accordance with  
4 Section 50-14-367 of this Code.
- 5 (7) A suitable building of a permanent nature shall be erected, that has at least 200 square feet  
6 of gross floor area, is constructed of wood, masonry, or other approved building material,  
7 and sits on a proper foundation, ~~except that frame and all metal buildings less than 200~~  
8 ~~square feet of gross floor area may be erected as provided for in Chapter 8, Article II, of this~~  
9 ~~Code, *Building Code*. In the event of cessation of used motor vehicle sales, said accessory uses~~  
10 ~~may not continue, except upon issuance of a permit for said uses as the principal use of the~~  
11 ~~land, which is subject to a conditional use public hearing where such is specified in the zoning~~  
12 ~~districts use lists.~~
- 13 (8) Vehicle preparation shall be permitted as an accessory use at the time of establishment of  
14 the used motor vehicle salesroom or sales lot, provided, that ~~major motor vehicle services or~~  
15 ~~minor motor vehicle repair services~~ on the premises of the used motor vehicle salesroom or  
16 sales lot shall only be permitted upon issuance of a permit for the service facilities as a  
17 principal land use in conjunction with the salesroom or sales lot, which is subject to a  
18 conditional use public hearing where such is specified in the zoning districts use lists for said  
19 service facilities. Motor vehicle collision and major repair shall not be allowed on the  
20 premises of a used motor vehicle salesroom or sales lot.
- 21 (9) All used motor vehicle salesrooms or sales lots shall be licensed in accordance with Chapter  
22 41 of this Code, *Secondhand Goods*.
- 23 (10) In the SD4 District, used motor vehicle sales are prohibited, except where incidental and  
24 accessory to a new car dealership.

(11) ~~Where used motor vehicles are sold on the same zoning lot upon which a~~ Used tire sales ~~are~~  
 shall not be allowed on the premises of a used motor vehicle salesroom or sales lot  
 conducted, ~~a separate principal land use permit is required for used tire sales; the outdoor~~  
 storage of used tires is prohibited.

(12) All used motor vehicle salesrooms or sales lot shall be established and located along a major  
 thoroughfare only, as identified in the Master Plan.

~~(13) All used motor vehicle salesrooms or sales lots shall be subject to site plan review as specified~~  
~~in Section 50-3-113 of this Code.~~

~~(14)~~ (13) It is unlawful for any used motor vehicle salesroom or sales lot to display motor  
 vehicles on the berm, sidewalk, or elsewhere in the public right-of-way.

~~(15)~~ (14) As specified in Section 50-12-131 of this Code, no new and/or newly established used  
 motor vehicle salesroom or sales lot shall be located within ~~4~~ 2,000 radial feet of any existing  
 used motor vehicle salesroom or sales lot located within or outside of the City's boundaries.

(See Section 50-13-44, Section 50-13-45, Section 50-13-47, Section 50-13-82, Section 50-13-83,  
 Section 50-13-84, Section 50-13-85, Section 50-13-86, and Section 50-13-126 of this Code for  
 dimensional requirements.)

**Sec. 50-12-294. Motor vehicle collision and services, major repair.**

~~Major motor vehicle collision and major repair facilities services~~ shall be subject to the following  
 requirements:

- (1) All ~~major motor vehicle collision and major repair services~~ shall be conducted entirely within  
 an enclosed building;
- (2) The premises shall be screened by six-foot high opaque walls where adjacent to, or across an  
 alley from, land zoned R1, R2, R3, R4, R5, R6, or residential PD, in accordance with Section



50-14-367 of this Code. Said walls shall have no openings, except for one secondary, pedestrian exit door of minimum requirements, where mandated by the Fire Marshal;

(3) All open storage of vehicles awaiting repairs or service shall be enclosed by an opaque wall ~~or fence~~ of masonry construction, that is six feet in height and maintained in a neat and orderly fashion at all times;

(4) All lighting shall be directed so as not to shine upon land zoned R1, R2, R3, R4, R5, R6, or residential PD;

(5) All outdoor areas shall be either landscaped, in accordance with Article XIV, Division 2, Subdivision B, of this chapter, or paved;

(6) Motor vehicle collision and major repair shall not be allowed on the premises of a used motor vehicle salesroom or sales lot. ~~The sale or rental of used motor vehicles, and the storage of such vehicles incidental to their sale, is prohibited on the premises of a major motor vehicle services facility, except upon issuance of a permit for such sale, rental, or storage in conjunction with the major motor vehicle repair facility, which is subject to a conditional use public hearing, where such is specified in the zoning districts use lists for said sales, rental, or storage;~~

(7) There shall be no external evidence of the service operations, in the form of dust, odors, or noise, beyond the interior of the service building;

(8) ~~Major motor vehicle~~ collision and major repair services facilities shall ~~neither~~ not be permitted ~~in the B4 District~~ on any zoning lot abutting a designated Gateway Radial Thoroughfare, nor anywhere within the Central Business District; this regulation is not appealable to the Board of Zoning Appeals; ; and

(9) As specified in Section 50-12-131 of this Code, no new and/or newly established motor vehicle collision and major repair facility shall be located within 1,000 radial feet of any

1        existing motor vehicle service or repair facility of any type located within or outside of the  
2        City's boundaries.

3        **Sec. 50-12-294.5. Motor vehicle repair.**

4        Motor vehicle repair facilities shall be subject to the following requirements:

5        (1) All motor vehicle repair shall be conducted entirely within an enclosed building;

6        (2) The premises shall be screened by six-foot high opaque walls where adjacent to, or across an  
7        alley from, land zoned R1, R2, R3, R4, R5, R6, or residential PD, in accordance with Section  
8        50-14-367 of this Code. Said walls shall have no openings, except for one secondary,  
9        pedestrian exit door of minimum requirements, where mandated by the Fire Marshal;

10       (3) All lighting shall be directed so as not to shine upon land zoned R1, R2, R3, R4, R5, R6, or  
11       residential PD;

12       (4) All outdoor areas shall be either landscaped, in accordance with Article XIV, Division 2,  
13       Subdivision B, of this chapter, or paved;

14       (5) The sale or rental of used motor vehicles, and the storage of such vehicles incidental to their  
15       sale, is prohibited on the premises of a motor vehicle repair facility, except upon issuance of  
16       a permit for such sale, rental, or storage in conjunction with the motor vehicle repair facility,  
17       which is subject to a conditional use public hearing, where such is specified in the zoning  
18       districts use lists for said sales, rental, or storage;

19       (6) There shall be no external evidence of the service operations, in the form of dust, odors, or  
20       noise, beyond the interior of the service building; and

21       (7) As specified in Section 50-12-131 of this Code, no new and/or newly established motor  
22       vehicle repair facility shall be located within 1,000 radial feet of any existing motor vehicle  
23       service or repair facility of any type located within or outside of the City's boundaries.

**Sec. 50-12-295. Motor vehicle repair over 10,000 pounds and heavy equipment repair services, minor.**

Facilities repairing motor vehicles over 10,000 pounds and heavy equipment ~~Minor motor vehicle services~~ shall be subject to the following requirements:

- (1) All ~~minor~~ motor vehicle repair services shall be conducted entirely within an enclosed building;
- (2) The premises shall be screened by six-foot high opaque walls where adjacent to, or across an alley from, land zoned R1, R2, R3, R4, R5, R6, or residential PD, in accordance with Section 50-14-367 of this Code. Said walls shall have no openings, except for one secondary, pedestrian exit door of minimum requirements, where mandated by the Fire Marshal;
- (3) All open storage of vehicles awaiting repairs or service shall be enclosed by an opaque wall of masonry construction, that is six feet in height and maintained in a neat and orderly fashion at all times;
- (3) All lighting shall be directed so as not to shine upon land zoned R1, R2, R3, R4, R5, R6, or residential PD;
- (4) All outdoor areas shall be either landscaped, in accordance with Article XIV, Division 2, Subdivision B, of this chapter, or paved;
- (5) The sale or rental of used motor vehicles, and the storage of such vehicles incidental to their sale, is prohibited on the premises of a ~~minor~~ motor vehicle repair services facility, except upon issuance of a permit for such sale, rental, or storage in conjunction with the ~~minor~~ motor vehicle repair facility, which is subject to a conditional use public hearing, where such is specified in the zoning districts use lists for said sales, rental, or storage;

(6) There shall be no external evidence of the service operations, in the form of dust, odors, or noise, beyond the interior of the service building; and

~~(7) Minor motor vehicle services at which customers are not required to exit their vehicles, such as at quick oil change facilities, shall be subject to the vehicle stacking provisions of Section 50-14-202 and Section 50-14-203 of this Code.~~

(7) As specified in Section 50-12-131 of this Code, no new and/or newly established motor vehicle repair facility over 10,000 pounds and heavy equipment repair facility shall be located within 1,000 radial feet of any existing motor vehicle service or repair facility of any type located within or outside of the City's boundaries.

#### **Sec. 50-12-295.5. Motor vehicle service.**

Motor vehicle service facilities shall be subject to the following requirements:

(1) All motor vehicle services shall be conducted entirely within an enclosed building;

(2) The premises shall be screened by six-foot high opaque walls where adjacent to, or across an alley from, land zoned R1, R2, R3, R4, R5, R6, or residential PD, in accordance with Section 50-14-367 of this Code. Said walls shall have no openings, except for one secondary, pedestrian exit door of minimum requirements, where mandated by the Fire Marshal;

(3) All lighting shall be directed so as not to shine upon land zoned R1, R2, R3, R4, R5, R6, or residential PD;

(4) All outdoor areas shall be either landscaped, in accordance with Article XIV, Division 2, Subdivision B, of this chapter, or paved;

(5) The sale or rental of used motor vehicles, and the storage of such vehicles incidental to their sale, is prohibited on the premises of a motor vehicle service facility, except upon issuance of a permit for such sale, rental, or storage in conjunction with the motor vehicle service

facility, which is subject to a conditional use public hearing, where such is specified in the zoning districts use lists for said sales, rental, or storage;

(6) There shall be no external evidence of the service operations, in the form of dust, odors, or noise, beyond the interior of the service building;

(7) Motor vehicle service facilities at which customers are not required to exit their vehicles, such as at quick oil change facilities, shall be subject to the vehicle stacking provisions of Section 50-14-202 and Section 50-14-203 of this Code; and

(8) As specified in Section 50-12-131 of this Code, no new and/or newly established motor vehicle service facility shall be located within 1,000 radial feet of any existing motor vehicle service or repair facility of any type located within or outside of the City's boundaries.

## **Subdivision F. Manufacturing and Industrial Uses**

### **Sec. 50-12-341. Junkyards.**

~~The term "junkyard" includes four land uses: the premises of junk dealers, the premises of scrap metal dealers, automobile dismantling and wrecking yards, and recycling centers other than scrap tire recycling as defined in Section 50-16-381 of this Code, and recycling center as defined in Section 50-16-361 of this Code. These uses are subject to review by the Solid Waste Facility Review Committee and the applicable, corresponding licensing provisions of Chapter 41 of this Code, *Secondhand Goods*.~~

Junkyards are subject to the following requirements:

- (1) Minimum size. The minimum lot or parcel size for junkyards shall be two acres;
- (2) Spacing. Junkyards shall not be located within ~~450~~ 1,000 feet of any lot zoned R1, R2, R3, R4, R5, R6, or residential PD, park, playlot, playfield, playground, recreation center, or youth activity center;

- 1 (3) Screening. Notwithstanding the junkyard screening provisions of Chapter 41, of this Code,  
2 *Secondhand Goods*, a masonry wall that is not less than eight feet in height and not more than  
3 12 feet in height, shall be constructed and maintained in good condition around any junkyard;
- 4 (4) Setbacks. All buildings, screening, and junk materials shall be set back at least 20 feet from  
5 any lot line abutting a right-of-way;
- 6 (5) As required by Section 50-14-361 of this Code, the 20-foot setback area between the masonry  
7 wall and the lot line shall be landscaped in accordance with Section 50-14-362 and Section  
8 50-14-365 of this Code;
- 9 (6) Adequate parking and unloading facilities shall be provided at the site so that no junk-hauling  
10 vehicle stands on a public right-of-way awaiting entrance to the site at any time;
- 11 (7) All activities shall be confined within the walled-in area. There shall be no stacking of material  
12 above the height of the masonry wall, except that moveable equipment used on the site may  
13 exceed that height. No equipment or material shall be used or stored outside the screened  
14 area;
- 15 (8) No open burning shall be permitted;
- 16 ~~(9) All lighting shall be directed so as not to shine upon land zoned R1, R2, R3, R4, R5, R6, or~~  
17 ~~residential PD;~~
- 18 ~~(9) Any outdoor industrial processes involving the use of equipment for cutting, shredding,~~  
19 ~~compressing, or packaging shall be conducted at least 500 feet from land zoned R1, R2, R3,~~  
20 ~~R4, R5, R6, or residential PD;~~
- 21 (10) All roads, driveways, parking lots, and loading and unloading areas within any junkyard shall  
22 be paved so as to limit the nuisance caused by wind-borne dust on adjoining lots and public  
23 roads;

(11) The operation shall be licensed by the Michigan Secretary of State to sell used vehicle parts or tow nonoperational vehicles. Before the state will issue the licenses, the Buildings, Safety Engineering, and Environmental Department shall certify that the facility is in a properly zoned area and the Police Department shall certify that the operators have not been previously convicted as felons;

(12) All fluids shall be drained from vehicles and disposed of in a proper manner prior to the vehicles being stored on the site. Any materials listed on the Michigan Critical Materials Register, gasoline and solvents, shall require secondary containment and a Pollution Incident Protection Plan (PIPP) filed with the Michigan Department of Environment, Great Lakes, and Energy. Owner must retain a bound copy of PIPP on site, and provide it to the City upon request;

~~(13) Bond.~~

~~a. The applicant shall tender to the Office of Chief Financial Officer an instrument of assurance in the form of a surety bond or an irrevocable letter of credit or a certificate of deposit note, in a sufficient amount, as determined by the Director of the Buildings, Safety Engineering, and Environmental Department for the removal and safe disposal of the maximum amount of material determined to be storable on site and to abate any nuisances remaining in the event of abandonment (see Article XIV, Division 8, of this chapter); and~~

~~b. The Buildings, Safety Engineering, and Environmental Department shall prepare rules governing these instruments of assurance.~~

(13) As specified in Section 50-12-131.5 of this Code, no new and/or newly established junkyard shall be located within 2,000 radial feet of any existing junkyard located within or outside of the City's boundaries.

**Sec. 50-12-349. Scrap tire storage, processing, or recycling facility.**

Scrap tire storage, processing, or recycling facilities shall be subject to the following requirements:

~~(1) Where conducted outside of an enclosed structure, such uses shall comply with all applicable provisions of Part 169 of the Michigan Natural Resources and Environmental Protection Act, titled "Scrap Tires," being MCL 324.16901 through 324.16910, and Article I of Chapter 18 of this Code, *Detroit Fire Prevention and Protection Code*;~~

(1) ~~(2)~~ Where conducted inside an enclosed structure, the Buildings, Safety Engineering, and Environmental Department shall determine the maximum volume of indoor scrap tire storage space, and the maximum number of scrap tires allowed to be stored in said space in accordance with Article I of Chapter 18, Division 7, of this Code, *Detroit Fire Prevention and Protection Code*;

~~(3) Where conducted inside of an enclosed structure, the applicant shall tender to the Office of Chief Financial Officer an instrument of assurance in the form of a surety bond or an irrevocable letter of credit or a certificate of deposit note, in a sufficient amount, as determined by the Director of the Buildings, Safety Engineering, and Environmental Department for the removal and safe disposal of the maximum number of scrap tires, previously determined to be storable under Subsection (2) of this section, and to abate any other nuisances remaining in the event of abandonment. Rules governing these instruments of assurance shall be prepared by the Buildings, Safety Engineering, and Environmental Department. Performance guarantees are addressed in Article XIV, Division 8, of this chapter;~~

~~(4) Scrap tire storage accessory and incidental to retail dealerships shall abide by the Fire Marshal's requirements for method of storage, maximum height of stored tires, maximum width of tire stacks, required aisles between stacks, etc., and shall comply with Article I of Chapter 18 of this Code, *Detroit Fire Prevention and Protection Code*, and Part 169 of the Michigan~~



~~Natural Resources and Environmental Protection Act, being MCL 324.16901 through MCL 324.16910. In those instances where storage of scrap tires within trucks or trailers has been approved, such storage shall be limited to trucks or trailers bearing valid and current license plates as required by the Michigan Secretary of State;~~

~~(5) Such uses are subject to review by the Industrial Review Committee as provided for in Article H, Division 6, Subdivision B, of this chapter;~~

~~(2)(6) A permit for scrap tire storage, processing, or recycling facilities shall be contingent on obtaining and maintaining all applicable licenses and/or permits from federal, state, and County agencies and from City departments.~~

~~(3) As specified in Section 50-12-131.5 of this Code, no new and/or newly established scrap tire storage, processing, or recycling facility shall be located within 1,000 radial feet of a lot zoned R1, R2, R3, R4, R5, R6, residential PD or any existing scrap tire storage, processing, or recycling facility located within or outside of the City's boundaries.~~

#### **Sec. 50-12-350. Tires, used; sales and/or service.**

Used tire sales and/or service establishments are subject to the following:

(1) Shall not operate as a scrap tire storage, processing, or recycling facility; ~~unless a permit for such "scrap tire" facility has been issued by the Buildings, Safety Engineering, and Environmental Department; and~~

(2) The sale of used tires requires no separate permit when merely incidental and accessory to a ~~retail store~~ motor vehicle repair facility the business of which is the sale of new tires; :

~~(3) As specified in Section 50-12-131.5 of this Code, no new and/or newly established used tire sales and/or service facility shall be located within 1,000 radial feet of any existing used tire sales and/or service facility located within or outside of the City's boundaries;~~

(4) A used tire disposal plan and three years of manifests for tires removed from the site must be maintained onsite, and provided to the City upon request; and

(5) Outdoor storage of used tires is prohibited.

**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) All lighting shall be directed so as not to shine upon land zoned R1, R2, R3, R4, R5, R6, or residential PD;

(7) Adequate parking and unloading facilities shall be provided at the site so that no junk-hauling vehicle stands on a public right-of-way awaiting entrance to the site at any time;

(6) All abandoned vehicle storage spaces shall measure not less than nine feet by 20 feet, exclusive of unusable space and drives or aisles which give access to the space; aisle ways that adjoin storage spaces shall comply with the dimensional standards for width as specified in Section 50-14-232 of this Code; 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.~~

(8) As specified in Section 50-12-131.5 of this Code, no new and/or newly established towing service storage yard shall be located within 1,000 radial feet of any existing used towing service storage yard located within or outside of the City's boundaries.

(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.

**Sec. 50-12-356. Used vehicle parts sales.**

Used vehicle parts sales shall be subject to the following provisions:

(1) Such establishments are subject to the licensing provisions of Chapter 41 Article VI, Division 3, of this Code, *Secondhand Goods*;

(2) The dismantling or salvage of vehicles entirely within a building on the premises is permitted where the state has issued a Class C Used Vehicle Parts Dealer license; where such dismantling or salvage is conducted in the open, a "junkyard" permit from the Buildings, Safety Engineering, and Environmental Department is required in addition to the State of Michigan Class C Used Vehicle Parts Dealer license;

(3) All outdoor storage shall be screened by a masonry wall that is not less than eight feet in height and not more than 12 feet in height, shall be constructed and maintained in good condition, and shall be set back at least 20 feet from the property line;

(4) As required by Section 50-14-361 of this Code, the 20-foot setback area between the masonry wall and the lot line shall be landscaped in accordance with Section 50-14-362 and Section 50-14-365 of this Code;

(5) All lighting shall be directed so as not to shine upon land zoned R1, R2, R3, R4, R5, R6, or residential PD;

~~(3) On land zoned M3, the indoor storage and/or transfer of distressed vehicles, pursuant to a Michigan Class C Used Vehicle Parts Dealer License, may be permitted subject to the following:~~

~~a. The outdoor storage of distressed or unlicensed vehicles is prohibited;~~

~~b. The dismantling of vehicles, whether indoors or outdoors, is prohibited;~~

~~(4) (6)~~ Used vehicle parts sales facilities are subject to review by the Solid Waste Facility Review Committee; and

~~(5) (7)~~ The sale of used vehicle parts requires no separate permit where merely incidental and accessory to a retail store that sells new vehicle parts.

## **DIVISION 5. ACCESSORY USES AND STRUCTURES**

### **Subdivision C. Specific Accessory Use Standards**

#### **Sec. 50-12-517. Motor vehicle salesroom or sales lot.**

Motor vehicle salesrooms and sales lots shall be subject to the following:

(1) *New vehicle sales.* Service facilities that are operated in conjunction with a new motor vehicle sales establishment (motor vehicle, new, salesroom or sales lots) shall be considered accessory where such service facilities are located within 300 feet of the zoning lot on which the motor vehicles are sold.

(2) *New vehicle sales.* Service facilities that are operated in conjunction with a new motor vehicle sales establishment (motor vehicle, new, salesroom or sales lots) shall not be considered accessory, but rather as a principal use, where such service facilities are located farther than 300 feet from the zoning lot on which the motor vehicles are sold. Establishment of such service facilities as a principal use of the land may require a public hearing.

(3) *Used vehicle sales.* Vehicle preparation shall be considered a permissible accessory use at a used motor vehicle salesroom or sales lot. Where ~~minor~~ motor vehicle services or ~~repair~~ ~~major motor~~

vehicle services are to take place on the same zoning lot as a used motor vehicle salesroom or sales lot, a separate principal land use permit must be obtained from the Buildings, Safety Engineering, and Environmental Department.

- (4) ~~New and used vehicle sales~~. Service facilities that are operated in conjunction with a new ~~or used~~ motor vehicle sales establishment are subject to the use regulations for ~~major~~ motor vehicle collision and services, major repair as provided for in Section 50-12-294 of this Code, or for ~~minor~~ motor vehicle repair services as provided for in Section 50-12-295 of this Code.

## ARTICLE XIII. INTENSITY AND DIMENSIONAL STANDARDS

### DIVISION 1. TABLES OF INTENSITY AND DIMENSIONAL STANDARDS

#### Subdivision C. Business Districts

#### Sec. 50-13-44. B3 District.

Intensity and dimensional standards in the B3 Shopping District 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		
<div>*Formula A = Length (feet) + 2 (height) / 15</div> <div>*Formula B = Length (feet) + 2 (height) / 6</div>									
Libraries or museums	10,000	70	20	Formula B	30	35			Section 50-13-62
Hotel/motel	7,000	70				35			
Motor vehicle filling station	See Section 50-13-173		See Sections 50-13-178 and 50-13-179			35	See Section 50-13-177		
<del>Motor vehicle, used: salesroom or sales lot</del>	<del>4,000</del>	<del>40</del>				<del>35</del>			
Neighborhood center, non-profit	10,000	70	20	Formula B	30	35			Section 50-13-62
Religious institutions	10,000	70	20	Formula B	30	35			Sections 50-13-62, 50-13-184

Parking lots or parking areas									Section 50-13-182; Article XIV, Division 1, Subdivision I
All other residential and public, civic and institutional uses	7,000	70	20	Formula B	30	35			Section 50-13-62
All other uses						35			

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2 **Sec. 50-13-45. B4 District.**

3 Intensity and dimensional standards in the B4 General Business District 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		
$*Formula A = Length (feet) + 2 (height) / 15$ $*Formula B = Length (feet) + 2 (height) / 6$									
Fraternity or sorority houses	7,000	70	20	Formula A	30	35			
Libraries or museums	10,000	70	20	Formula B	30	35			Section 50-13-62
Motels or hotels	7,000	70	20	Formula A	30	35			
Motor vehicle filling station	See Section 50-13-173		See Sections 50-13-178 and 50-13-179			35	See Section 50-13-177		
<del>Motor vehicles, used: salesroom or sales lot</del>	<del>4,000</del>	<del>40</del>				<del>35</del>			
Motor vehicle washing and steam cleaning	10,000					35			
Multiple-family dwellings (not mixed-use)	7,000	70	20	Formula A	30			2.00	
Multiple-family dwellings (part of mixed-use development)	7,000	70			30	35			Section 50-13-62(a)
Parking lots or parking areas									Section 50-13-182; Article XIV, Division 1, Subdivision I
Religious institutions	10,000	70	20	Formula B	30	35			Sections 50-13-62, 50-13-184

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		
$\text{*Formula A} = \text{Length (feet)} + 2 (\text{height}) / 15$ $\text{*Formula B} = \text{Length (feet)} + 2 (\text{height}) / 6$									
Single-family dwellings; religious residential facilities	5,000	50	20	4 ft. minimum/ 14 ft. combined	30	35			
Two-family dwellings	6,000	55	20	Formula A	30	35			
Townhouses (attached group)	7,000	70	20	Formula A	30	35			Section 50-13-186
All other residential and public, civic and institutional uses	7,000	70	20	Formula B	30	35			Section 50-13-62
All other uses						35			

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2 **Sec. 50-13-47. B6 District.**

3 Intensity and dimensional standards in the B6 General Services District 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		
$\text{*Formula A} = \text{Length (feet)} + 2 (\text{height}) / 15$ $\text{*Formula B} = \text{Length (feet)} + 2 (\text{height}) / 6$									
Motels or hotels	7,000	70	20	Formula A	30	80			
Motor vehicle filling stations	See Section 50-13-173		See Section 50-13-178 and Section 50-13-179			35	See Section 50-13-177		
<del>Motor vehicles, used, salesroom or sales lot</del>	<del>4,000</del>	<del>40</del>							
Multiple-family dwelling (as specified in Section 50-9-170)						80			



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		
$*Formula A = Length (feet) + 2 (height) / 15$ $*Formula B = Length (feet) + 2 (height) / 6$									
Parking lots or parking areas									Section 50-13-182; Article XIV, Division 1, Subdivision I
Penal or correctional institutions	10,000	70	20	Formula A	30	80			
All other uses						80			

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### Subdivision E. Industrial Districts

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#### Sec. 50-13-82. M1 District.

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Intensity and dimensional standards in the M1 Limited Industrial District 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		
$*Formula A = Length (feet) + 2 (height) / 15$ $*Formula B = Length (feet) + 2 (height) / 6$									
Hotels or motels	7,000	70	20	Formula A	30	35			
Motor vehicle filling stations	See Section 50-13-173		See Sections 50-13-178 and 50-13-179			35	See Section 50-13-177		
<del>Motor vehicles,</del> used: salesroom or sales lot	<del>4,000</del>	<del>40</del>				<del>35</del>			
All other uses	No minimum requirements					35			

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#### Sec. 50-13-85. M4 District.

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Intensity and dimensional standards in the M4 Intensive Industrial District are as follows:

Use	Minimum Lot Dimensions	Minimum Setbacks (feet)			Max FAR	Add'l. Regs.
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	Area (sq. ft.)	Width (feet)	Front	Side*	Rear	Max. Height (feet)	Max. Lot Coverage (%)		
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		
$\text{*Formula A} = \text{Length (feet)} + 2 (\text{height}) / 15$ $\text{*Formula B} = \text{Length (feet)} + 2 (\text{height}) / 6$									
Junkyards	2 acres		<del>See Section 50-12-341(4)</del>			35			
Motor vehicle filling stations	See Section 50-13-173		See Sections 50-13-178 and 50-13-179			35	See Section 50-13-177		
Motor vehicles, used, salesroom or sales lot	4,000	40				<del>80</del> 35			
Transfer stations			See Section 50-12-354(1)			35			
All other uses				No minimum requirements		80			Section 50-13-205

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### Subdivision G. Special Purpose Zoning Districts

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#### Sec. 50-13-126. TM District.

4

Intensity and dimensional standards in the TM Transitional-Industrial District 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		
$\text{*Formula A} = \text{Length (feet)} + 2 (\text{height}) / 15$ $\text{*Formula B} = \text{Length (feet)} + 2 (\text{height}) / 6$									
Chemical materials blending or compounding but not involving chemicals manufacturing	15,000	-	-	-	-	35	-	-	
<del>Construction equipment,</del> agricultural implements and other heavy equipment repair or service	<del>15,000</del>	-	-	-	-	<del>35</del>	-	-	
High/medium-impact manufacturing or processing as defined in Section 50-16-242	15,000	-	-	-	-	35	-	-	
Machine shop	15,000	-	-	-	-	35	-	-	
Motor vehicle filling station	See Section 50-13-173		See Sections 50-13-178 and 50-13-179			35	See Section 50-13-177		
<del>Motor vehicles, used, salesroom or sales lot</del>	<del>4,000</del>	<del>40</del>	-	-	-	-	-	-	
Steel warehousing	15,000	-	-	-	-	35	-	-	

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		
<div><div>*Formula A = Length (feet) + 2 (height) / 15</div><div>*Formula B = Length (feet) + 2 (height) / 6</div></div>									
Tank storage of bulk oil or gasoline	15,000	-	-	-	-	35	-	-	
Welding shops	15,000	-	-	-	-	35	-	-	
All other uses	10,000	-	-	-	-	35	-	-	

## ARTICLE XIV. DEVELOPMENT STANDARDS

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

#### Subdivision B. Off-Street Parking Schedule "A"

#### Sec. 50-14-64. Warehouse and freight movement.

Off-street parking regulations for warehouse and freight movement facilities are as follows:

Use Category	Specific Land Use	Off-Street Parking Spaces Required, Minimum. (References are to square feet of gross floor area unless otherwise indicated.)	Maximum Distance (feet)
Warehouse and freight movement	Coal or coke yards	2 per 3 employees	500
	Containerized freight yard	2 per 3 employees	Same lot
	Intermodal freight terminal	None	
	Railroad transfer or storage tracks	None	
	Tank storage of bulk oil or gasoline	2 per 3 employees	500
	Trucking terminal, transfer buildings, truck garages, recreational vehicle storage lots and open areas for the parking of operable trucks.	2 per 3 employees	500
	All other	1 per 2,400 square feet or 1 per 3 employees, whichever is less	500

## ARTICLE XV. NONCONFORMITIES

### DIVISION 2. NONCONFORMING USES

#### Sec. 50-15-30. Change of nonconforming use to other nonconforming use.

(a) A nonconforming use may be changed to another nonconforming use only where reviewed and approved by the Board of Zoning Appeals in accordance with the procedures that are specified in Section 50-2-67 of this Code, except, that a nonconforming use may not be changed to any of the following:

(1) Regulated uses as specified in Section 50-3-323 of this Code on land zoned R1, R2, R3, R4, R5, or R6, except where an establishment for the sale of beer or alcoholic liquor for consumption on the premises would reoccupy an existing non-residential building, provided no dance or entertainment activity that would require a cabaret permit and license shall be included;

(2) Controlled uses as specified in Section 50-3-402 of this Code;

(3) Restaurants, except where the use would reoccupy an existing non-residential building;

(4) Motor vehicle filling stations;

(5) Mortuaries or funeral homes;

(6) Motor vehicle collision and services, major repair;

(7) Motor vehicle repair services, ~~minor~~;

(8) Motor vehicle repair over 10,000 pounds and heavy equipment repair

~~(8) (9)~~ Motor vehicle washing and steam cleaning;

(10) Motor vehicles, used, salesroom or sales lots;

~~(9) (11)~~ Adult uses as specified in Section 50-3-502 of this Code;

~~(10) (12)~~ Tires, used: sales and/or service; ~~and~~

~~(11) (13)~~ Signs;

(14) Junkyards;

(15) Scrap tire storage, processing, or recycling facility; and

(16) Towing service storage yards.

(b) Except for the ~~44~~ 13 items prohibited above, the Board of Zoning Appeals may approve the change of one nonconforming use to another nonconforming use only where the Body determines that the new proposed use will be less injurious to the surrounding area than the previous nonconforming use. Where a change in use is approved, the Board of Zoning Appeals shall be authorized to impose conditions that the Body deems necessary to reduce or minimize any potentially adverse effect upon other property in the neighborhood, and to carry out the general purpose and intent of this chapter. Any condition that is imposed must relate to a situation created or aggravated by the proposed use and must be roughly proportional to its impact.

(c) Notwithstanding the foregoing requirements that the Board of Zoning Appeals review and approve a change of use, a legally established nonconforming use that was a Group "D" adult cabaret use, as that kind of use was defined on November 1, 2009, may be placed on record by the Buildings, Safety Engineering, and Environmental Department, upon written request of the owner, as a Group "A" cabaret use, a Group "B" cabaret use, or a Group "C" cabaret use without applying for or obtaining approval from the Board of Zoning Appeals for the change of use.

## ARTICLE XVI. RULES OF CONSTRUCTION AND DEFINITIONS

### DIVISION 2. WORDS AND TERMS DEFINED

#### Subdivision B. Letter "A"

#### Sec. 50-16-114. Words and terms (At—Az).

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

Term	Definition
Auditorium or stadium (use category)	Activities or structures that draw large numbers of people to specific events or show. Activities are generally of a spectator nature, although participatory events can also be classified as auditorium or stadium uses. Examples include the following uses: • Armory

	<ul style="list-style-type: none"> <li>• Auditorium, public</li> <li>• Convention or exhibit building</li> <li>• Office, public only</li> <li>• Outdoor entertainment facility</li> <li>• Race track, motor vehicle</li> <li>• Sports arena</li> <li>• Stadium</li> <li>• Other similar venues for major entertainment events</li> </ul>
Authorized local official	A Detroit police officer, or other City employee or agent, who is authorized to issue blight violations in accordance with Chapter 3, Article II, of this Code, <i>Enforcement of Blight Violations</i> .
Automobile dismantling or wrecking yard	<u>A location used for the business of buying, dismantling or wrecking of vehicles or buying, selling, delivering or dealing in used motor vehicle parts. For zoning purposes, these facilities are regulated as Junkyards.</u>
Aviation and surface transportation facilities (use category)	<p>Facilities for the landing and takeoff of flying vehicles, including loading and unloading areas. Aviation facilities may be improved or unimproved. Aviation and Surface Transportation Facilities also include passenger terminals for aircraft, bus, rail and cable car service.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> <li>• Aircraft landing areas for winged aircraft</li> <li>• Heliports</li> <li>• Passenger transportation terminal</li> <li>• Tunnel or bridge plaza and terminal, vehicular</li> </ul> <p>Private helicopter landing facilities that are accessory to another use, are considered accessory uses, provided, that they are subject to all the regulations and approval criteria for helicopter landing facilities.</p>

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### Subdivision J. Letters “I” Through “J”

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#### Sec. 50-16-262. Words and terms (In—Iz).

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For the purposes of this chapter, the following words and phrases beginning with the letters "In"

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through "Iz," shall have the meaning respectively ascribed to them by this section:

Term	Definition
Incidental	(1) Occurring as a minor accompaniment; or (2) In the context of zoning and land use, an activity or item that occupies or involves not more than ten percent of a whole, such as gross floor area or inventory, is considered as an incidental use of the land, while an activity or item that occupies or involves more than ten percent of a whole is considered a principal use of the land.

Industrial service (use category)	<p>Uses engaged in the repair or servicing of industrial, business or consumer machinery, equipment, products or byproducts. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off site. Few customers, especially the general public, come to the site. Examples include the following uses:</p> <ul style="list-style-type: none"> <li>• Blueprinting shop;</li> <li>• Boiler repairing;</li> <li>• <del>Construction equipment, agricultural implements and other heavy equipment repair or service;</del></li> <li>• Contractor, yard, landscaping or construction;</li> <li>• Junkyard;</li> <li>• Laundry, industrial;</li> <li>• Lumber yard;</li> <li>• Machine shop;</li> <li>• Outdoor storage yard;</li> <li>• Research facilities;</li> <li>• Tires, used: sales and/or service;</li> <li>• Towing service storage yard;</li> <li>• Trade services, general;</li> <li>• Truck stop;</li> <li>• Welding shop.</li> </ul>
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Term	Definition
Institutional bulletin	<p>A business sign of any public, civic, or institutional land use specified in Article XII, Division 1, Subdivision C, of this chapter, other than family day care homes and group day care homes, and a business sign of any fraternal or philanthropic organization, provided, that said sign is located on the premises and limited to bearing only information related to activities conducted on the premises, persons involved, or other identification information.</p>
Institutional living (use category)	<p>Occupancy of an institutional structure (not a dwelling unit) by a group of people who do not meet the definition of the term "household living." Care givers may or may not reside at the site. Examples include the following uses:</p> <ul style="list-style-type: none"> <li>•Boarding school</li> <li>•Child caring institution</li> <li>•Dormitory</li> <li>•Penal or correctional institution; detention facility</li> <li>•Pre-release adjustment center</li> </ul>
Intensification of use	<p>An intensification of use occurs where a use is added to an existing land use without the physical expansion of the building, structure, lot, or gross floor area. As an example: where a conditional use, regulated use, controlled use, or nonconforming use that occupies a single-story building were to add an additional use under the same roof, and that additional use is reached through the same entrance as the original use and the additional use is not separated from the original use by a tenant separation wall, then it would be considered an intensification of the original use even though the gross floor area had not been increased, provided, that where a land use that occupies a single-story building were to subdivide its floor area by a tenant separation wall and were to provide a separate entrance from the outside to the subdivided space, it would not be considered an intensification of the original use, but rather the establishment of a new principal use at a different address.</p>
Intermodal freight terminal	<p>The site at which freight is transferred between railroad flat cars and trucks, typically involving containers or trailers.</p>

Term	Definition
Instrument approach surface and non-instrument approach surface having a runway at least 5,000 feet in length	A plane longitudinally centered on the extended runway centerline beginning at each end of the runway and extending 500 feet outward at the elevation of the approach ends of the runway and then sloping upward at a slope ratio of one to 40 to an altitude of 150 feet above the established airport elevation. The instrument approach area surface is 1,000 feet wide for the first 500 feet and then expands uniformly to a width of 3,100 feet at a distance of 6,500 feet from the end of the runway.
Intensity of land use	<p>The intensity of a land use shall be based on the zoning district where the specified land use initially appears in this chapter as a use permitted as a matter of right.</p> <p>For example, a land use first listed as a matter of right use in Article X of this chapter (industrial zoning districts) shall be deemed more intensive than a land use first listed as a matter of right use in Article IX of this chapter (business districts), and a land use first listed as a matter of right use in Article IX of this chapter shall be more intensive than a land use first listed as a matter of right use in Article VIII of this chapter (residential districts).</p> <p>Similarly, within a given article, zoning districts bearing a higher number shall be deemed more intensive than districts bearing a lower number; for example, a use first permitted as a matter of right in the M4 District shall be deemed more intensive than a use first permitted as a matter of right in the M2 District. For a land use not permitted in any zoning district as a matter of right, but exclusively as a conditional use, the intensity of that land use in comparison to another shall be determined according to the zoning districts where the two land uses are first conditionally permitted.</p>

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### Subdivision L. Letter “M”

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#### Sec. 50-16-303. Words and terms (Mn—Ms).

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For the purposes of this chapter, the following words and phrases beginning with the letters "Mn"

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through "Ms," shall have the meaning respectively ascribed to them by this section:

Term	Definition
Mobile home park	A parcel or tract of land under the control of a person upon which three or more mobile homes are located on a continual, nonrecreational basis and which is offered to the public for that purpose regardless of whether a charge is made therefor, together with any building, structure, enclosure, street, equipment, or facility used or intended for use incident to the occupancy of a mobile home.

Term	Definition
Mobile home	A structure, transportable in one or more sections, which is built on a chassis and designed to be used as a dwelling unit with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. The term "mobile home" shall not include pick-up campers, travel trailers, motor homes, recreational vehicles, manufactured housing units, recreational units, converted buses, tent trailers, or other transportable structures designed for temporary use. Structures that comply with the Federal Manufactured Housing Construction and Safety Standards Act of 1974, being 42 USC 5401), are not considered mobile homes, but are instead considered "manufactured housing units."
Modular housing unit	A dwelling unit that consists of building materials commonly used in on-site construction but which are pre-constructed off-site into units and transported to the site on a removable undercarriage or flat bed and assembled for permanent location on the lot.
Motel	A building, or part of a building, or a group of buildings, on a single zoning lot, designed for or primarily occupied by transients: that contains more than ten rooming or dwelling units where 25 percent or more of said units are independently accessible from the outside without the necessity of passing through the main lobby of the building. The term "motel" includes any such building or building group that is designated by the operator as a motor lodge, motor inn, or any other title intended for identification as providing lodging for compensation, and that is with or without a general kitchen and public dining room for the use of the occupants. Motels are subject to licensing by the Buildings, Safety Engineering, and Environmental Department Business License Center in accordance with Chapter 36, Article I, of this Code, <i>Public Accommodations</i> .
Motorcycle club	An association of motorcyclists organized for social or recreational purposes, for the promotion of some common object, or as any place of assembly located in a building where five or more motorcyclists periodically or regularly engage in social, recreational, or promotional activities and generally use motorcycles as the primary means of transportation to and from the place of assembly.
Motor vehicle	Every vehicle that is self-propelled, but does not include an electric patrol vehicle being operated in compliance with the Michigan Electric Patrol Vehicle Act, being MCL 257.1571 <i>et seq.</i>
Motor vehicle filling station	Any premises where gasoline or other fuel for motor vehicles is sold on a retail basis which offers either full service (for example, offering employee-dispensed fuel, window cleaning, and/or oil checking), or self-service (no such services offered). Light maintenance services such as engine tune-ups, lubrication, or motor vehicle minor repairs are permitted when operated in conjunction with a motor vehicle filling station. Automotive body or fender bumping or painting, and major motor repairing are specifically disallowed from operating in conjunction with a motor vehicle filling station. References to "gas stations" mean "motor vehicle filling stations."

Term	Definition
<p>Motor vehicle  <u>collision and services,</u>  major <u>repair</u></p>	<p>An establishment providing passenger vehicle motor repair, body work and painting services within completely enclosed buildings. Major motor vehicle <u>repair services</u> includes body or fender bumping or painting shops, major motor repairing <u>including transmission work businesses,</u> and other vehicle repair services that do not meet the definition of "<del>minor</del> motor vehicle repair." <u>Work is typically done over a several day period and vehicles are often left overnight for repair.</u></p>
<p><u>Motor vehicle repair</u></p>	<p><u>An establishment providing passenger vehicle minor repair services within completely enclosed buildings. Such services include brake, muffler/exhaust, battery, and tire repair or replacement, and other vehicle maintenance that does not typically render vehicles inoperable overnight.</u></p>
<p><u>Motor vehicle repair</u>  <u>over 10,000 pounds</u>  <u>and heavy equipment</u>  <u>repair</u></p>	<p><u>An establishment providing service and/or repair to equipment or vehicles over 10,000 pounds, including body work, painting shops, engine work, and other vehicle repair services. Construction equipment and agricultural implements are classified as heavy equipment.</u></p>

Term	Definition
Motor vehicle services, minor	An establishment providing <u>primarily private</u> passenger vehicle <del>minor repair or maintenance</del> services within completely enclosed buildings. <del>Minor motor vehicle</del> Such services include quick-lube businesses, <u>oil change, brake and muffler shops, battery and tire service shops</u> , car stereo or car alarm installation, auto detailing, <u>glass/window repair or replacement</u> , and other vehicle maintenance establishments that <u>does</u> not typically render vehicles inoperable overnight. Auto detailing shops that also offer a "car wash" service to vehicles that are not in the shop for detailing service shall be classified as a "motor vehicle washing and steam cleaning" establishment.
Motor vehicle washing and steam cleaning	An establishment primarily engaged in cleaning motor vehicles, whether self-service, automatic or by hand, that may provide detailing as an accessory use. References to "car wash" mean "motor vehicle washing and steam cleaning."
Motor vehicles, new or used, storage of	Storage of new or used motor vehicles, accessory to a salesroom or sales lot for operable new or used motor vehicles, but excluding towing service storage yards. For zoning purposes, such storage lots are not considered parking lots.

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### Subdivision O. Letters "Q" Through "R"

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#### Sec. 50-16-361. Words and terms (Qa—Qz and Ra—Rec).

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For the purposes of this chapter, the following words and phrases beginning with the letters "Qa"

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through "Qz" and "Ra" through "Rec," shall have the meaning respectively ascribed to them by this

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section:

Term	Definition
Race track, motor vehicle	An unenclosed facility, having a permanent track or course or oval for the racing of motor vehicles. The term, "motor vehicle race track," does not include go-cart tracks.

Term	Definition
Radial measurement	<p>Radial measurement between two points is a straight line connecting two points, drawn irrespective of intervening property lines, rights-of-way or natural or built environment.</p> <p>When notification is required to be given within a 300-foot radius of a rectangular zoning lot, for example, all points 300 feet distant from the lot lines are connected to create an oval-like shape. Similarly, when a land use is prohibited within a specified distance from a given point, all points at the specified distance are connected to create an oval-like shape, as illustrated in Figure 50-12-127.</p>
Railroad facility (use category)	<p>Facilities owned or operated by railroad companies or rail companies. Examples include the following uses:</p> <ul style="list-style-type: none"> <li>• Railroad rights-of-way, not including storage tracks, yards, or buildings</li> </ul>
Rainwater catchment system	<p>A method of catching rainwater runoff from the roof of a structure into rain gutters that channel into a rain barrel, drum, or cistern.</p>
Reception window	<p>That area within the direct line between a land-based antenna and an orbiting satellite; that area within the direct line between a microwave-receiving antenna and a terrestrial transmitter.</p>
Recreation center	<p>A facility under the jurisdiction and control of the Recreation Department that is created primarily to benefit minors through the use of organized educational, social, and/or recreational activities.</p>
Recreation, indoor commercial	<p>Indoor commercial uses such as bowling alleys, basketball courts, archery ranges, golf domes and ranges, tennis facilities, ice/roller skating rinks, laser tag facilities, paint ball facilities, and the like. Although part of the use category, indoor recreation and entertainment, indoor firearms target practice ranges shall not be regulated as the land use known as indoor commercial recreation.</p>
Recreation and entertainment, indoor (use category)	<p>Commercial uses that provide continuous recreation or entertainment-oriented activities in an enclosed setting. Such uses are distinguished from "assembly" uses by the fact that they are operated on a continuous basis, rather than for specific events.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> <li>• Arcade;</li> <li>• Cabaret;</li> <li>• Casinos;</li> <li>• Casino complex;</li> <li>• Commercial recreation (Indoor);</li> <li>• Firearms target practice range, indoor;</li> <li>• Health club;</li> <li>• Pool hall;</li> <li>• Theater and concert café, excluding drive-in theaters.</li> </ul>

Term	Definition
Recreation and entertainment, outdoor (use category)	<p>Large, generally commercial uses that provide continuous recreation or entertainment-oriented activities. They primarily take place outdoors. They may take place in a number of structures that are arranged together in an outdoor setting.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> <li>• Amusement park;</li> <li>• Baseball/softball/soccer or other athletic complexes that include outdoor lighting of playing or activity areas;</li> <li>• Drive-in theater;</li> <li>• Go-cart track;</li> <li>• Golf course, miniature;</li> <li>• Golf driving range;</li> <li>• Rebound tumbling center.</li> </ul> <p>Golf courses are classified as parks and open spaces. Uses that draw large numbers of people to periodic events, rather than on a continuous basis, are classified as major entertainment events. (See <i>Auditorium or stadium</i> use category.)</p>
Recreational equipment	Items such as boats, snowmobiles, off-road vehicles, dune buggies, jet skis, or other similar items.
Recreational space ratio	The total recreational space on a zoning lot divided by the gross floor area of all structures on the zoning lot.
Recreational vehicle	<p>Includes motor homes, pickup campers, and trailer coaches.</p> <p>The term "motor home" means a motor vehicle constructed or altered to provide living quarters, including permanently installed cooking and sleeping facilities, and is used for recreation, camping, or other noncommercial use.</p> <p>The term "pickup camper" means a non-self-propelled recreational vehicle, without wheels for road use, that is designed to rest all of its weight upon, and be attached to, a motor vehicle, and is primarily intended for use as temporary living quarters in connection with recreational, camping, or travel purposes. A pickup camper does not include truck covers or caps consisting of walls and a roof but that do not have floors and facilities for using the camper as a dwelling.</p> <p>The term "trailer coach" means every vehicle primarily designed and used as temporary living quarters for recreational, camping, or travel purposes and drawn by another vehicle.</p>

Term	Definition
Recycling center	<p>A lot or parcel of land, with or without buildings, upon which wastes are recovered in a process designed to provide an acceptable reuse of all or part of the waste. This use includes, but is not limited to, facilities for processing or recycling metal, wire, concrete, roofing materials, drywall, asphalt, siding, insulation, wood, demolition debris, paper, and glass.</p> <p>A recycling center does not include storage containers or processing activity located on the premises of a residential, commercial, or manufacturing use that is used solely for the recycling of material generated by that property, business or manufacturer. <u>For zoning purposes, facilities recycling metal other than curbside recycling, vehicle parts, or entire vehicles are regulated as Junkyards.</u></p>

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### Subdivision P. Letter “S”

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

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For the purposes of this chapter, the following words and phrases beginning with the letters "Sa"

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through "Sd," shall have the meaning respectively ascribed to them by this section:

Term	Definition
Satellite television antenna	A device incorporating a reflective surface that is solid open mesh, or bar configured and is in the shape of a shallow dish, cone, horn, or cornucopia. Such device shall be used to transmit and/or receive radio or electromagnetic waves between terrestrially and/or orbitally based uses. This definition is meant to include but not be limited to what are commonly referred to as satellite earth stations, TVROs, and satellite microwave antennas.



Term	Definition
School building adaptive reuses	<p>Any of 19 uses listed below and located within a building originally constructed as a school that is other- wise not permitted as a by-right or conditional use on land zoned R1 and/or R2 and/or R3 and/or R4 and/or R5 and/or R6.</p> <p><i>School building adaptive reuses, residential:</i></p> <ul style="list-style-type: none"> <li>(1) Assisted living facility, where located on a major thoroughfare;</li> <li>(2) Boarding school and dormitory, where located on a major thoroughfare;</li> <li>(3) Convalescent, nursing, or rest home, where located on a major thoroughfare;</li> <li>(4) Loft;</li> <li>(5) Multiple-family dwelling;</li> </ul> <p><i>School building adaptive reuses—public, civic, and institutional:</i></p> <ul style="list-style-type: none"> <li>(6) Adult day care center;</li> <li>(7) Child care center;</li> <li>(8) Educational institution;</li> <li>(9) Governmental service agency;</li> <li>(10) Library;</li> <li>(11) Museum;</li> </ul> <p><i>School building adaptive reuses—retail, service, and commercial:</i></p> <ul style="list-style-type: none"> <li>(12) Business college or commercial trade school;</li> <li>(13) Medical or dental clinic, physical therapy clinic, or massage facility;</li> <li>(14) Office, business or professional;</li> <li>(15) Radio or television station;</li> <li>(16) Recording studio or photo studio or video studio, no assembly hall;</li> <li>(17) Recreation, indoor commercial and health club;</li> <li>(18) School or studio of dance, gymnastics, music, art, or cooking;</li> <li>(19) Youth hostel/hostel, where located on a major thoroughfare.</li> </ul>
Schools (use category)	<p>Public or private schools at the primary, elementary, middle, junior high, or high school level that provide state-mandated basic education. Examples include public and private daytime (elementary, junior high and senior high) schools, and military academies. Charter schools are public schools. Preschools are classified as day care uses, provided, that a preschool "Head Start" program shall be considered as an accessory use where located on the premises of an operating school. (See also Section 50-12-512 of this Code.) Business and trade schools are classified as retail sales and service. Boarding schools are classified as institutional living uses.</p>
Scrap metal recycling facility	<p><u>A location where a business purchases ferrous or nonferrous metal that is intended for recycling or reuse. For zoning purposes, these facilities are regulated as Junkyards.</u></p>

Term	Definition
<u>Scrap processing facility</u>	<u>A location where machinery and equipment is used to process and manufacture iron, steel, nonferrous metals, paper, plastic, or glass into prepared grades of products suitable for consumption by recycling mills, foundries, and other scrap processors pursuant to the Section 3 of the Michigan Secondhand Dealer and Junk Dealers Act, being MCL 445.403 and in Section 3 of the Michigan Scrap Metal Regulatory Act, being MCL 445.423. For zoning purposes, these facilities are regulated as Junkyards.</u>
Scrap tire processing or recycling facility	The storing, buying, or otherwise acquiring scrap tires, and reducing their volume by shredding or otherwise facilitating recycling or resource recovery techniques for scrap tires.
Scrap tire storage facility	A premises used for the storage of scrap tires, whether indoors or outdoors, provided, that duly authorized retail tire dealerships may temporarily store only those scrap tires that are incidental and accessory to normal retail operations and are awaiting removal for disposal or processing.
Scrap tires	Scrap tires are continuous solid or pneumatic rubber coverings that were manufactured to encircle a wheel for use in the operation of any motorized vehicle and are no longer being used for their original intended purpose.
Screening	A method of reducing the impact of noise and/or unsightly visual intrusions with less offensive or more harmonious elements, such as plants, berms, opaque fences, walls, or any appropriate combination.

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### Subdivision R. - Letter "U"

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#### Sec. 50-16-421. Words and terms (Ua—Us).

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For the purposes of this chapter, the following words and phrases beginning with the letters "Ua"

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through "Us," shall have the meaning respectively ascribed to them by this section:

Term	Definition
Underground storage tank	A tank or combination of tanks, including underground pipes connected to the tank or tanks, which is, was, or may have been used to contain hazardous substances, and the volume of which, including the volume of the underground pipes connected to the tank or tanks, is ten percent or more beneath the surface of the ground.

Term	Definition
Urban farm	A zoning lot, as defined in this article, over one acre, used to grow and harvest food crops and/or non-food crops for personal or group use. An orchard or tree farm that is a principal use is considered an urban farm. An urban farm may be divided into plots for cultivation by one or more individuals and/or groups or may be cultivated by individuals and/or groups collectively. The products of an urban farm may or may not be for commercial purposes.
Urban garden	A zoning lot, as defined in this article, up to one acre of land, used to grow and harvest food or non-food crops for personal or group use. The products of an urban garden may or may not be for commercial purposes.
Use	The purpose or activity for which land, or any structure thereon, is designed, arranged, or intended, or for which it is occupied or maintained.
Use, accessory	See <i>Accessory use</i> .
Use, principal	See <i>Principal use</i> .
Used vehicle parts sales	<u>A location used for the business of buying, selling, or delivering used vehicle parts, when used vehicle parts comprise more than ten percent of the facility's inventory</u> <del>vehicle parts sales facility shall be deemed a "Used vehicle parts sales" facility, and not a retail store, when used vehicle parts comprise more than ten percent of the facility's inventory.</del>
Used goods dealer	A building, structure, premises, or part thereof, including a flea market, that is open to the public for buying, exchanging, bartering, offering for sale, or keeping with the intention of selling secondhand articles of any kind, except: (1) For books, magazines, records, CDs, or DVDs, which under this chapter and Chapter 41, Article VII, of this Code are considered to be new merchandise; and (2) For those articles, which are governed by Chapter 41, Article I, of this Code, <i>Junk Dealers, Junk Vehicles, and Junk Collectors</i> ; Chapter 41, Article II, of this Code, <i>Pawnbrokers</i> ; Chapter 41, Article III, of this Code, <i>Precious Metal and Gem Dealers</i> ; Chapter 41, Article IV, of this Code, <i>Scrap Metal Dealers</i> ; Chapter 41, Article V, of this Code, <i>Used Building Materials Dealers</i> ; and Chapter 41, Article VI, of this Code, <i>Used Motor Vehicle Dealers, Used Vehicle Parts Dealers, and Automobile Dismantling and Wrecking Yards</i> .

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### Subdivision T. - Letters "W" Through "Z"

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#### Sec. 50-16-461. Words and terms (Wa—Wz).

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For the purposes of this chapter, the following words and phrases beginning with the letters "Wa"

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through "Wz," shall have the meaning respectively ascribed to them by this section:

Term	Definition
Warehouse and freight movement (use category)	<p>Uses involved in the storage, or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present. Examples include the following uses:</p> <ul style="list-style-type: none"> <li>• Cold storage plant;</li> <li>• Containerized freight yard;</li> <li>• Elevators, grain;</li> <li>• Explosives storage;</li> <li>• Feed or grain mill;</li> <li>• Fuel dock;</li> <li>• Intermodal freight terminal;</li> <li>• Railroad transfer or storage tracks;</li> <li>• Steel warehousing;</li> <li>• Tank storage of bulk oil or gasoline;</li> <li>• Trucking terminals, transfer buildings, <del>truck garages</del>, recreational vehicle storage yards, and open areas for the parking of operable trucks;</li> <li>• Vending machine commissary;</li> <li>• Wholesaling, warehousing, storage buildings, or public storage facilities.</li> </ul> <p>Uses that involve the transfer or storage of solid or liquid wastes are classified as waste-related uses. Mini-warehouses and self-service storage facilities shall be considered a "storage building" use.</p>

Term	Definition
Waste-related use (use category)	<p>Uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material. Examples include the following uses:</p> <ul style="list-style-type: none"> <li>• Garbage, offal, or dead animal reduction;</li> <li>• Hazardous waste facility;</li> <li>• Incinerator plant;</li> <li>• Radioactive waste handling;</li> <li>• Recycling center;</li> <li>• Rendering plant;</li> <li>• Scrap tire processing or recycling facility;</li> <li>• Scrap tire storage facility;</li> <li>• Sewage disposal;</li> <li>• Transfer station for garbage, refuse, or rubbish;</li> <li>• Waste/scrap materials: indoor storage, handling, and/or transfer.</li> </ul>
Water-related facility (use category)	<p>Uses that must be located on or near water in order to operate. Examples include the following uses:</p> <ul style="list-style-type: none"> <li>• Boat terminal (passenger and common carrier);</li> <li>• Docks (waterway shipping, freight);</li> <li>• Marinas (for privately owned pleasure craft);</li> <li>• Ferry terminal.</li> </ul>

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### Division 3. - Letter "C."

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Specific use types, beginning with the letter "C," assigned to general use categories are as follows:

Specific Land Use	Use Category
Cabaret	Recreation/entertainment, indoor
Cabinet-making shop	Industrial service (trade services, general)
Can, barrel, drum or pail manufacture	Manufacturing and production (high/medium-impact manufacturing or processing)
Candle manufacture	Manufacturing and production (high-impact manufacturing or processing)
Canning factories, excluding fish products	Manufacturing and production (high/medium-impact manufacturing or processing)
Canvas goods manufacture	Manufacturing and production (low/medium-impact manufacturing or processing)
Car wash (motor vehicle washing and steam cleaning)	Vehicle <u>sales</u> , repair, and service

Specific Land Use	Use Category
Carbide manufacture	Manufacturing and production (very high-impact manufacturing or processing)
Carbonic gas manufacture or storage	Manufacturing and production (high-impact manufacturing or processing)
Carbonic ice manufacture	Manufacturing and production (high-impact manufacturing or processing)
Carpenter's shop	Industrial service (trade services, general)
Casinos and casino complexes	Recreation/entertainment, indoor
Catering establishment (food catering establishment)	Manufacturing and production
Cattle or sheep dip manufacture	Manufacturing and production (high-impact manufacturing or processing)
Cellophane or celluloid manufacture	Manufacturing and production (high-impact manufacturing or processing)
Cement, lime, gypsum, or plaster of Paris manufacture	Manufacturing and production (very high-impact manufacturing or processing)
Cemeteries (including mausoleums, crematories, or columbaria)	Park and open space
Ceramic glaze or porcelain enamel frit manufacture	Manufacturing and production (very high-impact manufacturing or processing)
Ceramic products manufacture	Manufacturing and production (high-impact manufacturing or processing)
Charcoal or fuel briquette manufacture	Manufacturing and production (very high-impact manufacturing or processing)
Check advance center (see <i>Financial services center</i> )	Retail sales and service (service-oriented)
Check cashing store (see <i>Financial services center</i> )	Retail sales and service (service-oriented)
Chemical manufacture	Manufacturing and production (very high-impact manufacturing or processing)
Chemical materials blending or compounding, but not involving chemicals manufacturing	Manufacturing and production
Child care center	Day care
Child caring institution	Institutional living
Chlorine gas manufacture	Manufacturing and production (high-impact manufacturing or processing)

Specific Land Use	Use Category
Cigar or cigarette manufacture	Manufacturing and production (low/medium-impact manufacturing or processing)
Cinema production or development	Manufacturing and production (low/medium-impact manufacturing or processing)
Clay products manufacture	Manufacturing and production (high-impact manufacturing or processing)
Clock or watch manufacture	Manufacturing and production (low/medium-impact manufacturing or processing)
Coal or coke yard	Manufacturing and production (very high-impact manufacturing or processing)
Coffee house (see <i>Restaurant</i> )	Food and beverage service
Coffee roasting	Manufacturing and production (low/medium-impact manufacturing or processing)
Coke oven	Manufacturing and production (very high-impact manufacturing or processing)
Cold storage plant	Warehouse and freight movement
Concert café (see <i>Theater</i> )	Recreation/entertainment, indoor
Concert hall (see <i>Theater</i> )	Recreation/entertainment, indoor
Concrete batching plants	Manufacturing and production (high-impact manufacturing or processing)
Concrete pipe or concrete pipe products manufacture	Manufacturing and production (high-impact manufacturing or processing)
Confection manufacture	Manufacturing and production
Construction equipment, agricultural implements and other heavy equipment repair or service	<del>Industrial service</del> <u>Vehicle sales, repair, and service</u>
Containerized freight yard	Warehouse and freight movement
Convalescent, nursing, or rest home	Group living
Contractor's shop (see <i>Trade services, general</i> , for the shops of the following contractors: air conditioning, cabinet-making, carpenter, electrical, furniture cleaning, furniture repair, heating, plumbing, rug cleaning, upholstery)	Industrial service
Contractor, yard, landscape or construction	Industrial service

Specific Land Use	Use Category
Convenience store (see <i>Stores of a generally recognized retail nature for the sale of new merchandise</i> )	Retail sales and service (sales-oriented)
Convention or exhibit building; office, public only	Auditorium or stadium
Correctional institution	Institutional living
Cosmetic manufacturing	Manufacturing and production
Creameries	Manufacturing and production (low-impact manufacturing or processing)
Credit union (see <i>Bank</i> )	Retail sales and service (service-oriented)
Crematory (See <i>Cemetery</i> )	Park and open space
Crematory (See <i>Mortuary or funeral home</i> )	Retail sales and service (service-oriented)
Crushing, grading, and screening of rock, stone, slag, clay, or concrete	Manufacturing and production (very high-impact manufacturing or processing)
Customer service center	Retail sales and service (service-oriented)
Customs office	Community service

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### Division 13. - Letter "M."

3

Specific use types, beginning with the letter "M," assigned to general use categories are as follows:

Specific Land Use	Use Category
Machine shop	Industrial service
Marinas	Water-related facilities
Massage facility	Office
Mattress manufacture	Manufacturing and production (high/medium-impact manufacturing or processing)
Mattress manufacturing, assembly of new materials only	Manufacturing and production (low/medium-impact manufacturing or processing)
Meat products manufacturing or processing	Manufacturing and production (high-impact manufacturing or processing)
Medical marijuana grower facility	Medical marijuana facilities <del>and adult-use</del> <u>marijuana establishments</u>



Specific Land Use	Use Category
Medical marijuana processor facility	Medical marijuana facilities <u>and adult-use marijuana establishments</u>
Medical marijuana <u>retail/provisioning center</u> facility	Medical marijuana facilities <u>and adult-use marijuana establishments</u>
Medical marijuana safety compliance facility	Medical marijuana facilities <u>and adult-use marijuana establishments</u>
Medical marijuana secure transporter facility	Medical marijuana facilities <u>and adult-use marijuana establishments</u>
Medical or dental clinic, physical therapy clinic, or massage facility	Office
Mercado (see Stores of a generally recognized retail nature )	Retail sales and service (sales-oriented)
Millwork, lumber or planing mills	Manufacturing and production (high/medium-impact manufacturing or processing)
Mobile home park	Household living
Monument works	Manufacturing and production (high/medium-impact manufacturing or processing)
Mortuary or funeral home, including those containing a crematory	Retail sales and service (service-oriented)
Motel	Public accommodation
Motor vehicle detailing shop (see Motor vehicle services, minor )	Vehicle <u>sales</u> , repair, and service
Motor vehicle filling station	Vehicle <u>sales</u> , repair, and service
Motor vehicle services, major	Vehicle <u>sales</u> , repair, and service
Motor vehicle services, minor	Vehicle <u>sales</u> , repair, and service
Motor vehicle washing and steam cleaning	Vehicle <u>sales</u> , repair, and service

Specific Land Use	Use Category
Motor vehicles, new, salesroom or sales lot	<del>Retail sales and service (sales-oriented)</del> <u>Vehicle sales, repair, and service</u>
Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor vehicles	Vehicle <u>sales</u> , repair, and service
Motor vehicles, used, salesroom or sales lot	<del>Retail sales and service (sales-oriented)</del> <u>Vehicle sales, repair, and service</u>
Motor vehicles, used, storage lot accessory to a salesroom or sales lot for used motor vehicles	Vehicle <u>sales</u> , repair, and service
Motorcycle club; a type of Private clubs, lodges or similar uses	Assembly
Motorcycles, retail sales, rental or service	Retail sales and service (sales-oriented)
Moving truck/trailer rental lots (see Trailers, utility—sales, rental, or service; moving truck/trailer rental lots )	Retail sales and service (sales-oriented)
Multiple-family dwelling	Household living
Museum	Museum

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## Division 20. - Letter "T."

3

Specific use types, beginning with the letter "T," assigned to general use categories are as follows:

Specific Land Use	Use Category
Tank storage of bulk oil or gasoline	Warehouse and freight movement
Tanning, curing, or storage of raw hides or skins	Manufacturing and production (very high-impact manufacturing or processing)
Tar products manufacture	Manufacturing and production (very high-impact manufacturing or processing)
Tavern (establishment for the sale of beer or alcoholic liquor for consumption on the premises)	Food and beverage service
Taxicab dispatch and/or storage facility	Vehicle repair and service
Telecommunications building, private	Telecommunications facilities
Telephone exchange building	Utility, basic
Television or radio station	Office

Specific Land Use	Use Category
Television repair shop	Retail sales and service (service-oriented)
Tennis court	Park and open space
Terra cotta manufacture	Manufacturing and production (high-impact manufacturing or processing)
Testing laboratory	Manufacturing and production
Theater and concert café, excluding drive-in theaters	Recreation/entertainment, indoor
Tire manufacture	Manufacturing and production (high-impact manufacturing or processing)
Tire recapping	Manufacturing and production (high/medium-impact manufacturing or processing)
Tires, used: sales and/or service	Industrial service
Toiletries or cosmetic manufacturing	Manufacturing and production
Tool, die, and gauge manufacturing, small items	Manufacturing and production
Tool sharpening or grinding	Industrial service
Towing service storage yard	Industrial service
Townhouse	Household living
Trade services, general	Industrial service
Trailer coaches or boat sale or rental, open air display	Retail sales and service (sales-oriented)
Trailers, utility—sales, rental, or service; moving truck/trailer rental lots	Retail sales and service (sales-oriented)
Transfer building	Warehouse and freight movement
Transfer station for garbage, refuse, or rubbish	Waste-related use
Truck garage	<del>Warehouse and freight movement</del> <u>Vehicle sales, repair, and service</u>
Truck stops	Industrial service
Trucking terminals, transfer buildings, <del>truck garages</del> , recreational vehicle storage lots, and open areas for the parking of semi-trailers, buses, and other operable commercial vehicles, not including limousines and taxicabs	Warehouse and freight movement
Tunnel plaza and terminal, vehicular	Aviation and surface transportation facilities
Turpentine manufacture	Manufacturing and production (high-impact manufacturing or processing)
Two-family dwelling	Household living

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

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

5           **Section 4.** This ordinance shall become effective on the eighth (8<sup>th</sup>) day after publication  
6 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6),  
7 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:

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**Conrad Mallett,**  
Corporation Counsel