

S U M M A R Y

THIS ORDINANCE amends Chapter 50 of the Detroit City Code, *Zoning*, by adding Section 50-12-324, *Hookah lounges; tobacco retail stores; or tobacco specialty retail stores*, and by amending Article IX, *Business Zoning Districts*, Division 3, *B2 Local Business and Residential District*, Section 50-9-46, *By-right retail, service, and commercial uses*, Division 4, *B3 Shopping District*, Section 50-9-76, *By-right retail, service, and commercial uses*, Section 50-9-82, *Conditional retail, service, and commercial uses*, Division 5, *B4 General Business District*, Section 50-9-106, *By-right retail, service, and commercial uses*, Section 50-9-112, *Conditional retail, service, and commercial uses*, Division 6, *B5 Major Business District*, Section 50-9-136, *By-right retail, service, and commercial uses*, Section 50-9-142, *Conditional retail, service, and commercial uses*, Division 7, *B6 General Services District*, Section 50-9-166, *By-right retail, service, and commercial uses*, Section 50-9-172, *Conditional retail, service, and commercial uses*, Article XI, *Special Purpose Zoning Districts and Overlay Areas*, Division 5, *PCA Public Center Adjacent District (Restricted Central Business District)*, Section 50-11-86, *By-right retail, service, and commercial uses*, Section 50-11-92, *Conditional retail, service, and commercial uses*, Division 9, *SD1-Special Development District, Small-Scale, Mixed-Use*, Section 50-11-206, *By-right retail, service, and commercial uses*, Section 50-11-212, *Conditional retail, service, and commercial uses*, Division 10, *SD2-Special Development District, Mixed-Use*, Section 50-11-236, *By-right retail, service, and commercial uses*, Section 50-11-242, *Conditional retail, service, and commercial uses*, Division 12, *SD4-Special Development District, Riverfront Mixed-Use*, Section 50-11-292, *By-right retail, service, and commercial uses*, Section 50-11-298, *Conditional retail, service, and commercial uses*, by amending Article XII, *Use Regulations*, Division 1, *Use Table*, Subdivision D, *Retail, Service and Commercial Uses*, Section 50-12-66,

Recreation/entertainment, indoor, Section 50-12-69, Retail sales and service; sales-oriented, Division 2, General Use Standards, Section 50-12-131, Retail, service, and commercial uses- Spacing, by amending Article XIV, Development Standards, Division 1, Off-Street Parking, Loading, and Access, Subdivision B, Off-Street Parking Schedule “A”, Section 50-14-55, Recreation and entertainment, indoor, Section 50-14-58, Retail sales and service (sales-oriented), by amending Article XV, Nonconformities, Division 2, Nonconforming Uses, Section 50-15-30, Change of nonconforming use to other nonconforming use, by amending Article XVI, Rules of Construction and Definitions, Division 2, Words and Terms Defined, Subdivision D, Letter “C”, Section 50-16-152, Words and terms (Ch-Cm), Subdivision I, Letter “H”, Section 50-16-243, Words and terms (Hn-Hz), Subdivision O, Letters “Q” Through “R”), Section 50-16-361, Words and terms (Qa-Qz and Ra-Rec), Section 50-16-362, Words and terms (Red-Rm), Subdivision Q, Letter “T”, Section 50-16-402, Words and terms (Tn-Tz), and by amending Appendix A., Assignment of Specific Use Types to General Use Categories, Division 3, Letter “C”, Division 8, Letter “H”, and Division 20, Letter “T”, to add cigar lounge as a by-right use in the B2, B3, B4, B5, B6, PCA, SD1, SD2, and SD4 districts, to add hookah lounge as a conditional use in the B3, B4, B5, B6, PCA, SD1, SD2, and SD4 districts, to add tobacco retail store as a conditional use in the B3, B4, PCA, SD1, SD2, SD4 districts, and as a by-right use in B5 and B6 districts, to add tobacco specialty retail store as conditional use in the B3, B4, B5, B6, PCA, SD1, SD2, and SD4 districts, to add cigar lounge and hookah lounge to the recreation/entertainment, indoor use category, to add tobacco retail store and tobacco specialty retail store to the retail sales and service, sales-oriented use category, to add retail, service, and commercial use-spacing regulations for hookah lounges, tobacco retail stores, and tobacco specialty retail stores, to add off-street parking requirements for cigar lounges, hookah lounges, tobacco retail stores, and tobacco specialty retail

stores, to exempt (prohibit) hookah lounges, tobacco retail stores, and tobacco specialty retail stores from change of nonconforming use to another, to amend the definition of recreation and entertainment, indoor use category to add cigar lounge and hookah lounge, to amend the definition of retail sales and service, sales-oriented use category to add tobacco retail store and tobacco specialty retail store, to add definitions for cigar lounge, hookah, hookah lounge, tobacco retail store, and tobacco specialty retail store, and to assign cigar lounge, hookah lounge, tobacco retail store, and tobacco specialty retail store to general use categories.

1 **BY COUNCIL MEMBER _____ :**

2 **AN ORDINANCE** to amend Chapter 50 of the Detroit City Code, *Zoning*, by adding
3 Section 50-12-324, *Hookah lounges; tobacco retail stores; or tobacco specialty retail stores*, and
4 by amending Article IX, *Business Zoning Districts*, Division 3, *B2 Local Business and Residential*
5 *District*, Section 50-9-46, *By-right retail, service, and commercial uses*, Division 4, *B3 Shopping*
6 *District*, Section 50-9-76, *By-right retail, service, and commercial uses*, Section 50-9-82,
7 *Conditional retail, service, and commercial uses*, Division 5, *B4 General Business District*,
8 Section 50-9-106, *By-right retail, service, and commercial uses*, Section 50-9-112, *Conditional*
9 *retail, service, and commercial uses*, Division 6, *B5 Major Business District*, Section 50-9-136,
10 *By-right retail, service, and commercial uses*, Section 50-9-142, *Conditional retail, service, and*
11 *commercial uses*, Division 7, *B6 General Services District*, Section 50-9-166, *By-right retail,*
12 *service, and commercial uses*, Section 50-9-172, *Conditional retail, service, and commercial uses*,
13 Article XI, *Special Purpose Zoning Districts and Overlay Areas*, Division 5, *PCA Public Center*
14 *Adjacent District (Restricted Central Business District)*, Section 50-11-86, *By-right retail, service,*
15 *and commercial uses*, Section 50-11-92, *Conditional retail, service, and commercial uses*,
16 Division 9, *SD1-Special Development District, Small-Scale, Mixed-Use*, Section 50-11-206, *By-*
17 *right retail, service, and commercial uses*, Section 50-11-212, *Conditional retail, service, and*
18 *commercial uses*, Division 10, *SD2-Special Development District, Mixed-Use*, Section 50-11-236,
19 *By-right retail, service, and commercial uses*, Section 50-11-242, *Conditional retail, service, and*
20 *commercial uses*, Division 12, *SD4-Special Development District, Riverfront Mixed-Use*, Section
21 50-11-292, *By-right retail, service, and commercial uses*, Section 50-11-298, *Conditional retail,*
22 *service, and commercial uses*, by amending Article XII, *Use Regulations*, Division 1, *Use Table*,
23 Subdivision D, *Retail, Service and Commercial Uses*, Section 50-12-66,

1 *Recreation/entertainment, indoor, Section 50-12-69, Retail sales and service; sales-oriented,*
2 *Division 2, General Use Standards, Section 50-12-131, Retail, service, and commercial uses-*
3 *Spacing, by amending Article XIV, Development Standards, Division 1, Off-Street Parking,*
4 *Loading, and Access, Subdivision B, Off-Street Parking Schedule “A”, Section 50-14-55,*
5 *Recreation and entertainment, indoor, Section 50-14-58, Retail sales and service (sales-oriented),*
6 *by amending Article XV, Nonconformities, Division 2, Nonconforming Uses, Section 50-15-30,*
7 *Change of nonconforming use to other nonconforming use, by amending Article XVI, Rules of*
8 *Construction and Definitions, Division 2, Words and Terms Defined, Subdivision D, Letter “C”,*
9 *Section 50-16-152, Words and terms (Ch-Cm), Subdivision I, Letter “H”, Section 50-16-243,*
10 *Words and terms (Hn-Hz), Subdivision O, Letters “Q” Through “R”), Section 50-16-361, Words*
11 *and terms (Qa-Qz and Ra-Rec), Section 50-16-362, Words and terms (Red-Rm), Subdivision Q,*
12 *Letter “T”, Section 50-16-402, Words and terms (Tn-Tz), and by amending Appendix A.,*
13 *Assignment of Specific Use Types to General Use Categories, Division 3, Letter “C”, Division 8,*
14 *Letter “H”, and Division 20, Letter “T”, to add cigar lounge as a by-right use in the B2, B3, B4,*
15 *B5, B6, PCA, SD1, SD2, and SD4 districts, to add hookah lounge as a conditional use in the B3,*
16 *B4, B5, B6, PCA, SD1, SD2, and SD4 districts, to add tobacco retail store as a conditional use in*
17 *the B3, B4, PCA, SD1, SD2, SD4 districts, and as a by-right use in B5 and B6 districts, to add*
18 *tobacco specialty retail store as conditional use in the B3, B4, B5, B6, PCA, SD1, SD2, and SD4*
19 *districts, to add cigar lounge and hookah lounge to the recreation/entertainment, indoor use*
20 *category, to add tobacco retail store and tobacco specialty retail store to the retail sales and service,*
21 *sales-oriented use category, to add retail, service, and commercial use-spacing regulations for*
22 *hookah lounges, tobacco retail stores, and tobacco specialty retail stores, to add off-street parking*
23 *requirements for cigar lounges, hookah lounges, tobacco retail stores, and tobacco specialty retail*

1 stores, to exempt (prohibit) hookah lounges, tobacco retail stores, and tobacco specialty retail
2 stores from change of nonconforming use to another, to amend the definition of recreation and
3 entertainment, indoor use category to add cigar lounge and hookah lounge, to amend the definition
4 of retail sales and service, sales-oriented use category to add tobacco retail store and tobacco
5 specialty retail store, to add definitions for cigar lounge, hookah, hookah lounge, tobacco retail
6 store, and tobacco specialty retail store, and to assign cigar lounge, hookah lounge, tobacco retail
7 store, and tobacco specialty retail store to general use categories.

8 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT**

9 **THAT:**

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

11 **CHAPTER 50. ZONING.**

12 **ARTICLE IX. - BUSINESS ZONING DISTRICTS**

13 **DIVISION 3. - B2 LOCAL BUSINESS AND RESIDENTIAL DISTRICT**

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

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

- 17 (1) Animal-grooming shop.
- 18 (2) Art gallery.
- 19 (3) Automated teller machine not accessory to another use on the same zoning lot, which is
20 stand-alone, without drive-up or drive-through facilities.
- 21 (4) Bake shop, retail.

- 1 (5) Bank without drive-up or drive-through facilities.
- 2 (6) Barber or beauty shop.
- 3 ~~(7)~~ Cigar lounge.
- 4 ~~(78)~~ Customer service center without drive-up or drive-through facilities.
- 5 ~~(89)~~ Dry cleaning, laundry, or laundromat.
- 6 ~~(910)~~ Medical or dental clinic, physical therapy clinic, or massage facility.
- 7 ~~(101)~~ Nail salon.
- 8 ~~(142)~~ Office, business or professional.
- 9 ~~(123)~~ Parking lots or parking areas for operable private passenger vehicles.
- 10 ~~(134)~~ Parking structure.
- 11 ~~(145)~~ Pet shop.
- 12 ~~(156)~~ Radio, television, or household appliance repair shop, except such use is not permitted on
13 any zoning lot abutting a designated Gateway Radial Thoroughfare.
- 14 ~~(167)~~ Recreation, indoor, commercial and health club not exceeding 10,000 square feet of gross
15 floor area.
- 16 ~~(178)~~ Restaurant, carry-out, without drive-up or drive-through facilities.
- 17 ~~(189)~~ Restaurant, standard, without drive-up or drive-through facilities and without the sale of
18 beer or alcoholic liquor for consumption on the premises.
- 19 ~~(4920)~~ Retail sales and personal service in business and professional offices.

- 1 (~~201~~) Retail sales and personal service in multiple-residential structures as provided for in
- 2 Section 50-12-312 of this Code.
- 3 (~~212~~) School or studio of dance, gymnastics, music, art, or cooking.
- 4 (~~223~~) Shoe repair shop.
- 5 (~~234~~) Stores of a generally recognized retail nature whose primary business is the sale of new
- 6 merchandise without drive-up or drive-through facilities.
- 7 (~~245~~) Veterinary clinic for small animals.

8 **DIVISION 4. - B3 SHOPPING DISTRICT**

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

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

- 11 (1) Animal-grooming shop.
- 12 (2) Art gallery.
- 13 (3) Automated teller machine not accessory to another use on the same zoning lot, which is
- 14 stand-alone, without drive-up or drive-through facilities.
- 15 (4) Bake shop, retail.
- 16 (5) Bank without drive-up or drive-through facilities.
- 17 (6) Barber or beauty shop.
- 18 ~~(7)~~ Cigar lounge.
- 19 (~~78~~) Customer service center without drive-up or drive-through facilities.

- 1 (89) Dry cleaning, laundry, or laundromat.
- 2 (910) Medical or dental clinic, physical therapy clinic, or massage facility.
- 3 (101) Nail salon.
- 4 (142) Office, business or professional.
- 5 (123) Parking lots or parking areas for operable private passenger vehicles.
- 6 (134) Parking structure.
- 7 (145) Pet shop.
- 8 (156) Radio, television, or household appliance repair shop.
- 9 (167) Recreation, indoor, commercial and health club.
- 10 (178) Restaurant, carry-out, without drive-up or drive-through facilities.
- 11 (189) Restaurant, standard, without drive-up or drive-through facilities.
- 12 (~~1920~~) Retail sales and personal service in business and professional offices.
- 13 (201) School or studio of dance, gymnastics, music, art, or cooking.
- 14 (242) Shoe repair shop.
- 15 (223) Stores of a generally recognized retail nature whose primary business is the sale of new
16 merchandise with or without drive-up or drive-through facilities.
- 17 (234) Theater and concert café, excluding drive-in theatres.
- 18 (245) Veterinary clinic for small animals.
- 19 **Sec. 50-9-82. - Conditional retail, service, and commercial uses.**

- 1 Conditional retail, service, and commercial uses in the B3 Shopping District are as follows:
- 2 (1) Arcade.
- 3 (2) Automated teller machine not accessory to another use on the same zoning lot, which is
4 stand-alone, with drive-up or drive-through facilities.
- 5 (3) Bank with drive-up or drive-through facilities.
- 6 (4) Banquet facility.
- 7 (5) Business college or commercial trade school.
- 8 (6) Brewpub or microbrewery or small distillery or small winery, subject to Section 50-12-
9 217 of this Code.
- 10 (7) Cabaret.
- 11 (8) Customer service center with drive-up or drive-through facilities.
- 12 (9) Dance hall, public.
- 13 (10) Establishment for the sale of beer or alcoholic liquor for consumption on the premises.
- 14 (11) Financial services center.
- 15 (12) Firearms dealership.
- 16 (13) Firearms target practice range, indoor.
- 17 (14) Food stamp distribution center.
- 18 (15) Hookah lounge.
- 19 (15~~6~~) Hotel.

- 1 (~~167~~) Mortuary or funeral home, including those containing a crematory.
- 2 (~~178~~) Motel.
- 3 (~~189~~) Motor vehicle filling station.
- 4 (~~1920~~) Motor vehicles, new or used, salesroom or sales lot.
- 5 (~~201~~) Plasma donation center.
- 6 (~~212~~) Pool hall.
- 7 (~~223~~) Private club, lodge, or similar use.
- 8 (~~234~~) Restaurant, carry-out, with drive-up or drive-through facilities.
- 9 (~~245~~) Restaurant, fast-food, with or with-out drive-up or drive-through facilities.
- 10 (~~256~~) Restaurant, standard, with drive-up or drive-through facilities.
- 11 (~~267~~) Restaurant, standard, without drive-up or drive-through facilities, as provided for in
- 12 Section 50-12-311(6) of this Code.
- 13 (~~278~~) Specially designated distributor's (SDD) or specially designated merchant's (SDM)
- 14 establishment.
- 15 (29) Tobacco retail store.
- 16 (30) Tobacco specialty retail store.

DIVISION 5. - B4 GENERAL BUSINESS DISTRICT

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

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

- 1 (1) Animal-grooming shop.
- 2 (2) Art gallery.
- 3 (3) Assembly hall.
- 4 (4) Automated teller machine not accessory to another use on the same zoning lot, which is
- 5 stand-alone, without drive-up or drive-through facilities.
- 6 (5) Bake shop, retail.
- 7 (6) Bank without drive-up or drive-through facilities.
- 8 (7) Barber or beauty shop.
- 9 (8) Brewpub or microbrewery or small distillery or small winery, inside the Central Business
- 10 District.
- 11 (9) Business college or commercial trade school.
- 12 (10) Cabaret, inside the Central Business District.
- 13 (11) Cigar lounge.
- 14 (14~~2~~) Commissary.
- 15 (12~~3~~) Customer service center without drive-up or drive-through facilities.
- 16 (13~~4~~) Dance hall, public, inside the Central Business District.
- 17 (14~~5~~) Dry cleaning, laundry, or laundromat.
- 18 (15~~6~~) Establishment for the sale of beer or alcoholic liquor for consumption on the premises,
- 19 inside the Central Business District.

- 1 (~~167~~) Hotel, inside the Central Business District.
- 2 (~~178~~) Medical or dental clinic, physical therapy clinic, or massage facility.
- 3 (~~189~~) Mortuary or funeral home, including those containing a crematory.
- 4 (~~1920~~) Motor vehicles, new, salesroom or sales lot.
- 5 (~~201~~) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor
6 vehicles.
- 7 (~~242~~) Nail salon.
- 8 (~~223~~) Office, business or professional.
- 9 (~~234~~) Parking lots or parking areas for operable private passenger vehicles subject to Section
10 50-12-299 of this Code.
- 11 (~~245~~) Parking structure.
- 12 (~~256~~) Pet shop.
- 13 (~~267~~) Private club, lodge, or similar use.
- 14 (~~278~~) Radio or television station.
- 15 (~~289~~) Radio, television, or household appliance repair shop, except such use is not permitted on
16 any zoning lot abutting a Gateway Radial Thoroughfare.
- 17 (~~2930~~) Recreation, indoor commercial and health club.
- 18 (~~301~~) Recording studio or photo studio or video studio, no assembly hall.

1 ~~(312)~~ Restaurant, carry-out, without drive-up or drive-through facilities, except such use is
2 prohibited on any zoning lot abutting the Woodward Avenue Gateway Radial
3 Thoroughfare where not located in a multi-story building and integrated into a mixed-use
4 or multi-tenant development.

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

7 ~~(334)~~ Restaurant, standard, without drive-up or drive-through facilities.

8 ~~(345)~~ Retail sales and personal service in business and professional offices.

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

11 ~~(367)~~ School or studio of dance, gymnastics, music, art, or cooking.

12 ~~(378)~~ Shoe repair shop.

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

15 ~~(3940)~~ Veterinary clinic for small animals.

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

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

19 (1) Amusement park.

20 (2) Arcade.

- 1 (3) Automated teller machine not accessory to another use on the same zoning lot, which is
2 stand-alone, with drive-up or drive-through facilities.
- 3 (4) Bank with drive-up or drive-through facilities.
- 4 (5) Banquet facility.
- 5 (6) Bed and breakfast inn.
- 6 (7) Body art facility.
- 7 (8) Brewpub or microbrewery or small distillery or small winery outside the Central
8 Business District.
- 9 (9) Cabaret outside the Central Business District.
- 10 (10) Customer service center with drive-up or drive-through facilities.
- 11 (11) Dance hall, public, outside the Central Business District.
- 12 (12) Employee recruitment center.
- 13 (13) Establishment for the sale of beer or alcoholic liquor for consumption on the premises,
14 outside the Central Business District.
- 15 (14) Financial services center.
- 16 (15) Firearms dealership.
- 17 (16) Firearms target practice range, indoor.
- 18 (17) Food stamp distribution center.

- 1 (18) Go-cart track, except such use is not permitted on any zoning lot abutting a Gateway
- 2 Radial Thoroughfare.
- 3 (19) Golf course, miniature.
- 4 ~~(20)~~ Hookah lounge.
- 5 ~~(201)~~ Hotel, outside the Central Business District.
- 6 ~~(242)~~ Kennel, commercial.
- 7 ~~(223)~~ Lodging house, public.
- 8 ~~(234)~~ Motel.
- 9 ~~(245)~~ Motor vehicle filling station.
- 10 ~~(256)~~ Motor vehicles, used, salesroom or sales lot, except such use is not permitted on any
- 11 zoning lot abutting a Gateway Radial Thoroughfare.
- 12 ~~(267)~~ Motor vehicles, used, storage lot accessory to a salesroom or sales lot for used motor
- 13 vehicles, except such use is not permitted on any zoning lot abutting a designated
- 14 Gateway Radial Thoroughfare.
- 15 ~~(278)~~ Motor vehicle services, major, except such use is not permitted on any zoning lot abutting
- 16 a Gateway Radial Thoroughfare.
- 17 ~~(289)~~ Motor vehicle services, minor.
- 18 ~~(2930)~~ Motor vehicle washing and steam cleaning, except such use is not permitted on any
- 19 zoning lot abutting a Gateway Radial Thoroughfare.
- 20 ~~(301)~~ Motorcycles, retail sales, rental or service.

- 1 (~~312~~) Outdoor commercial recreation, not otherwise specified.
- 2 (~~323~~) Parking lots or parking areas for operable private passenger vehicles as restricted by
3 Section 50-12-299(9)(e) of this Code.
- 4 (~~334~~) Pawnshop, except such use is not permitted on any zoning lot abutting a Gateway Radial
5 Thoroughfare.
- 6 (~~345~~) Plasma donation center, except such use is not permitted on any zoning lot abutting a
7 Gateway Radial Thoroughfare.
- 8 (~~356~~) Pool hall.
- 9 (~~367~~) Precious metal or gem dealer, except such use shall not be permitted on any zoning lot
10 abutting a designated Gateway Radial Thoroughfare.
- 11 (~~378~~) Printing or engraving shops.
- 12 (~~389~~) Rebound tumbling center, except such use is not permitted on any zoning lot abutting a
13 Gateway Radial Thoroughfare.
- 14 (~~3940~~) Rental hall.
- 15 (~~401~~) Restaurant, carry-out, with drive-up or drive-through facilities, except such use is not
16 permitted on any zoning lot abutting the Woodward Avenue Gateway Radial
17 Thoroughfare.
- 18 (~~412~~) Restaurant, fast-food, with drive-up or drive-through facilities, except such use is not
19 permitted on any zoning lot abutting the Woodward Avenue Gateway Radial
20 Thoroughfare.

- 1 (~~423~~) Restaurant, fast-food, without drive-up or drive-through facilities, where not located in a
2 multi-story building and integrated into a mixed-use or multi-tenant development.
- 3 (~~434~~) Restaurant, standard, with drive-up or drive-through facilities, except such use is not
4 permitted on any zoning lot abutting the Woodward Avenue Gateway Radial
5 Thoroughfare.
- 6 (~~445~~) Restaurant, standard, without drive-up or drive-through facilities, as provided in Section
7 50-12-311(6) of this Code, except such use is not permitted on any zoning lot abutting the
8 Woodward Avenue Gateway Radial Thoroughfare.
- 9 (~~456~~) Specially designated distributor's (SDD) or specially designated merchant's (SDM)
10 establishment.
- 11 (~~467~~) Taxicab dispatch and/or storage, except such use is not permitted on any zoning lot
12 abutting a Gateway Radial Thoroughfare.
- 13 (~~478~~) Theater and concert café, excluding drive-in theaters.
- 14 (49) Tobacco retail store.
- 15 (50) Tobacco specialty retail store.
- 16 (~~4851~~) Trailer coaches or boat sale or rental, open air display, except such use is not permitted
17 on any zoning lot abutting a Gateway Radial Thoroughfare.
- 18 (~~4952~~) Trailers, utility — sales, rental or service; moving truck/trailer rental lots.
- 19 (~~503~~) Used goods dealer, except such use is not permitted on any zoning lot abutting a Gateway
20 Radial Thoroughfare.

1 (514) Youth hostel/hostel.

2 **DIVISION 6. - B5 MAJOR BUSINESS DISTRICT**

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

4 By-right retail, service, and commercial uses within the B5 Major Business District are as
5 follows:

6 (1) Animal-grooming shop.

7 (2) Art gallery.

8 (3) Assembly hall.

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

11 (5) Bake shop, retail.

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

13 (7) Banquet facility.

14 (8) Barber or beauty shop.

15 (9) Body art facility

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

18 (11) Business college or commercial trade school.

19 (12) Cabaret inside the Central Business District.

- 1 ~~(13)~~ Cigar lounge.
- 2 ~~(134)~~ Commissary.
- 3 ~~(145)~~ Customer service center without drive-up or drive-through facilities.
- 4 ~~(156)~~ Dance hall, public, inside the Central Business District.
- 5 ~~(167)~~ Dry cleaning, laundry, or laundromat.
- 6 ~~(178)~~ Employee recruitment center.
- 7 ~~(189)~~ Establishment for the sale of beer or alcoholic liquor for consumption on the premises
- 8 inside the Central Business District.
- 9 ~~(1920)~~ Financial services center without drive-up or drive-through facilities.
- 10 ~~(201)~~ Food stamp distribution center without drive-up or drive-through facilities.
- 11 ~~(212)~~ Hotel inside the Central Business District.
- 12 ~~(223)~~ Medical or dental clinic, physical therapy clinic, or massage facility.
- 13 ~~(234)~~ Mortuary or funeral home, including those containing a crematory.
- 14 ~~(245)~~ Motor vehicles, new, salesroom or sales lot.
- 15 ~~(256)~~ Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor
- 16 vehicles.
- 17 ~~(267)~~ Nail salon.
- 18 ~~(278)~~ Office, business or professional.
- 19 ~~(289)~~ Parking lots or parking areas for operable private passenger vehicles.

- 1 (~~2930~~) Parking structure having ground floor commercial space or other space oriented to
- 2 pedestrian traffic
- 3 (~~301~~) Pet shop.
- 4 (~~342~~) Pool hall.
- 5 (~~323~~) Printing or engraving shops.
- 6 (~~334~~) Private club, lodge, or similar use.
- 7 (~~345~~) Radio or television station.
- 8 (~~356~~) Radio, television, or household appliance repair shop.
- 9 (~~367~~) Recording studio or photo studio or video studio, no assembly hall.
- 10 (~~378~~) Recreation, indoor commercial and health club.
- 11 (~~389~~) Rental hall.
- 12 (~~3940~~) Restaurant, carry-out and fast-food, as provided for in Section 50-12-310(8) of this Code.
- 13 (~~401~~) Restaurant, standard, without drive-up or drive-through facilities.
- 14 (~~412~~) Retail sales and personal service in business and professional offices.
- 15 (~~423~~) Retail sales and personal service in multiple-residential structures as provided for in
- 16 Section 50-12-312 of this Code.
- 17 (~~434~~) School or studio of dance, gymnastics, music, art, or cooking.
- 18 (~~445~~) Shoe repair shop.

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

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

4 (48) Tobacco retail store.

5 (479) Veterinary clinic for small animals.

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

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

9 (1) Arcade.

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

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

14 (4) Cabaret, outside the Central Business District.

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

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

18 (7) Firearms dealership.

19 (8) Firearms target practice range, indoor.

- 1 ~~(9)~~ Hookah lounge.
- 2 ~~(910)~~ Hotel, outside the Central Business District.
- 3 ~~(101)~~ Lodging house, public.
- 4 ~~(112)~~ Motel.
- 5 ~~(123)~~ Motor vehicle filling station.
- 6 ~~(134)~~ Motor vehicle services, minor.
- 7 ~~(145)~~ Motor vehicle washing and steam cleaning.
- 8 ~~(156)~~ Parking structure not having ground floor commercial space or other space oriented to
9 pedestrian traffic.
- 10 ~~(167)~~ Plasma donation center.
- 11 ~~(178)~~ Precious metal and gem dealer.
- 12 ~~(189)~~ Restaurant, carry-out or fast-food, as provided for in Section 50-12-310(7) of this Code.
- 13 ~~(1920)~~ Restaurant, standard, with drive-up or drive-through facilities.
- 14 ~~(201)~~ Specially designated distributor's (SDD) or specially designated merchant's (SDM)
15 establishment.
- 16 ~~(212)~~ Store of a generally recognized retail nature whose primary business is the sale of new
17 merchandise with drive-up or drive-through facilities.
- 18 ~~(223)~~ Taxicab dispatch and/or storage facility.
- 19 ~~(24)~~ Tobacco specialty retail store.

1 (235) Use goods dealer.

2 (246) Youth hostel/hostel.

3 **DIVISION 7. - B6 GENERAL SERVICES DISTRICT**

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

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

7 (1) Assembly hall.

8 (2) Art gallery.

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

11 (4) Bake shop, retail.

12 (5) Bank.

13 (6) Banquet facility.

14 (7) Barber or beauty shop.

15 (8) Body art facility.

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

18 (10) Business college or commercial trade school.

19 (11) Cabaret, inside the Central Business District.

- 1 (12) Cigar lounge.
- 2 (123) Commissary.
- 3 (134) Customer service center.
- 4 (145) Dance hall, public, inside the Central Business District.
- 5 (156) Dry cleaning, laundry, or laundromat.
- 6 (167) Employee recruitment center.
- 7 (178) Establishment for the sale of beer or alcoholic liquor for consumption on the premises,
8 inside the Central Business District.
- 9 (189) Financial services center.
- 10 (1920) Food stamp distribution center.
- 11 (201) Hotel inside the Central Business District.
- 12 (212) Kennel, commercial.
- 13 (223) Medical or dental clinic, physical therapy clinic, or massage facility.
- 14 (234) Mortuary or funeral home, including those containing a crematory.
- 15 (245) Motor vehicle filling station as provided for in Section 50-12-252(2) of this Code.
- 16 (256) Motor vehicle services, minor.
- 17 (267) Motor vehicle washing and steam cleaning.
- 18 (278) Motor vehicles, new or used, salesroom or sales lots.

- 1 (289) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor
- 2 vehicles.
- 3 (~~2930~~) Nail salon.
- 4 (301) Office, business or professional.
- 5 (342) Parking lots or parking areas for operable private passenger vehicles.
- 6 (323) Parking structure.
- 7 (334) Pet shop.
- 8 (345) Pool hall.
- 9 (356) Private club, lodge, or similar use.
- 10 (367) Produce or food markets, wholesale.
- 11 (378) Radio or television station.
- 12 (389) Radio, television, or household appliance repair shop.
- 13 (~~3940~~) Recording studio or photo studio or video studio, no assembly hall.
- 14 (401) Recreation, indoor commercial and health club.
- 15 (412) Rental hall.
- 16 (423) Restaurant, carry-out or fast-food, with or without drive-up or drive-through facilities.
- 17 (434) Restaurant, standard.
- 18 (445) Retail sales and personal service in business and professional offices.
- 19 (456) Shoe repair shop.

1 (~~467~~) Storage or killing of poultry or small game for direct, retail sale on the premises or for
2 wholesale trade.

3 (~~478~~) Stores of a generally recognized retail nature whose primary business is the sale of new
4 merchandise with or with-out drive-up or drive-through facilities.

5 (~~489~~) Taxicab dispatch and/or storage facility.

6 (~~50~~) Tobacco retail store.

7 (~~4951~~) Trailer coaches or boat sale or rental, open air display.

8 (~~502~~) Trailers, utility — sales, rental or service; moving truck/trailer rental lots.

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

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

12 (1) Amusement park.

13 (2) Arcade.

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

16 (4) Cabaret, outside the Central Business District.

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

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

- 1 (7) Firearms dealership.
- 2 (8) Firearms target practice range, indoor.
- 3 (9) Hookah lounge.
- 4 (~~9~~10) Hotel, outside the Central Business District.
- 5 (~~10~~1) Motel.
- 6 (~~14~~2) Motor vehicle filling station other than as provided for in Section 50-12-252(2) of this
7 Code.
- 8 (~~12~~3) Motor vehicle services, major.
- 9 (~~13~~4) Motor vehicles, used, storage lot accessory to salesroom or sales lot for used motor
10 vehicles.
- 11 (~~14~~5) Outdoor commercial recreation, not otherwise specified.
- 12 (~~15~~6) Plasma donation center.
- 13 (~~16~~7) Precious metal and gem dealer.
- 14 (~~17~~8) Specially designated distributor's (SDD) or specially designated merchant's (SDM)
15 establishment.
- 16 (19) Tobacco specialty retail store.
- 17 (~~18~~20) Use goods dealer.

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

2 **DIVISION 5. - PCA PUBLIC CENTER ADJACENT DISTRICT (RESTRICTED**

3 **CENTRAL BUSINESS DISTRICT)**

4 **Sec. 50-11-86. - By-right retail, service, and commercial uses.**

5 By-right retail, service, and commercial uses within the PCA Center Adjacent District

6 (Restricted Central Business District) are as follows:

7 (1) Arcade.

8 (2) Assembly hall.

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

11 (4) Bake shop, retail.

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

13 (6) Barber or beauty shop.

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

15 (8) Business college or commercial trade school.

16 (9) Cabaret, inside the Central Business District.

17 (10) Cigar lounge.

18 (10~~1~~) Dance hall, public, inside the Central Business District.

19 (11~~2~~) Dry cleaning, laundry, or laundromat.

- 1 (~~123~~) Establishment for the sale of beer or alcoholic liquor for consumption on the premises,
2 inside the Central Business District.
- 3 (~~134~~) Financial services center without drive-up or drive-through facilities.
- 4 (~~145~~) Hotel, inside the Central Business District.
- 5 (~~156~~) Medical or dental clinic, physical therapy clinic, or massage facility.
- 6 (~~167~~) Nail salon.
- 7 (~~178~~) Office, business or professional, having ground-floor commercial space or other space
8 oriented to pedestrian traffic.
- 9 (~~189~~) Parking lots or parking areas for operable private passenger vehicles.
- 10 (~~1920~~) Parking structure, having ground-floor commercial space or other space oriented to
11 pedestrian traffic.
- 12 (~~201~~) Pool hall.
- 13 (~~242~~) Precious metal and gem dealer, as limited by Section 50-12-304 of this Code.
- 14 (~~223~~) Private club, lodge, or similar use.
- 15 (~~234~~) Radio or television station.
- 16 (~~245~~) Recording studio or photo studio or video studio, no assembly hall.
- 17 (~~256~~) Recreation, indoor commercial and health club.
- 18 (~~267~~) Restaurant, carry-out or fast-food, as provided for in Section 50-12-310(7) of this Code.
- 19 (~~278~~) Restaurant, standard, without drive-up or drive-through facilities.

- 1 (289) Shoe repair shop.
- 2 (~~2930~~) Stores of a generally recognized retail nature whose primary business is the sale of new
- 3 merchandise, without drive-up or drive-through facilities.
- 4 (301) Theater and concert café, excluding drive-in theaters.
- 5 (342) Used goods dealer, subject to Section 50-12-304 of this Code.

6 **Sec. 50-11-92. - Conditional retail, service, and commercial uses.**

7 Conditional retail, service, and commercial uses within the PCA Center Adjacent District
8 (Restricted Central Business District) are as follows:

- 9 (1) Automated teller machine not accessory to other use on the same zoning lot, which is
- 10 stand-alone, with drive-up or drive-through facilities.
- 11 (2) Bank with drive-up or drive-through facilities.
- 12 (3) Banquet facility.
- 13 (4) Cabaret outside the Central business district.
- 14 (5) Dance hall, public, outside the Central Business District.
- 15 (6) Establishment for the sale of beer or alcoholic liquor for consumption on the premises,
- 16 inside the Central Business District.
- 17 (7) Financial services center with drive-up or drive-through facilities.
- 18 (8) Hookah lounge.
- 19 (89) Hotel, outside the Central Business District.

- 1 ~~(910)~~ Motor vehicle filling station.
- 2 ~~(101)~~ Motor vehicle washing and steam cleaning.
- 3 ~~(112)~~ Motor vehicles, new, salesroom or sales lot.
- 4 ~~(123)~~ Office, business or professional, other than that permitted by right.
- 5 ~~(134)~~ Parking structure, not having ground floor commercial space or other space oriented to
- 6 pedestrian traffic.
- 7 ~~(145)~~ Rental hall.
- 8 ~~(156)~~ Restaurant, carry-out or fast-food, other than that permitted by right.
- 9 ~~(167)~~ Restaurant, standard, as provided for in Section 50-12-311(5) of this Code.
- 10 ~~(178)~~ Retail sales and personal service in business and professional offices.
- 11 ~~(189)~~ Specially designated distributor's (SDD) or specially designated merchant's (SDM)
- 12 establishment.
- 13 (20) Tobacco retail store.
- 14 (21) Tobacco specialty retail store.

DIVISION 9. - SD1-SPECIAL DEVELOPMENT DISTRICT, SMALL-SCALE, MIXED-

USE

Sec. 50-11-206. - By-right retail, service, and commercial uses.

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

- 1 (1) Animal-grooming shop.
- 2 (2) Art gallery.
- 3 (3) Assembly hall.
- 4 (4) Automated teller machine without drive-up, or drive-through facilities.
- 5 (5) Bake shop, retail.
- 6 (6) Banks without drive-up or drive-through facilities.
- 7 (7) Banquet facility.
- 8 (8) Barber or beauty shop.
- 9 (9) Brewpub or microbrewery or small distillery or small winery, neither exceeding 3,000
10 square feet nor adjacent to or across an alley from a lot containing a single-or two-family
11 dwelling that is located on a street other than a major thoroughfare.
- 12 ~~(10) Cigar lounge.~~
- 13 ~~(101) Dry cleaning, laundry, or laundromat.~~
- 14 ~~(142) Establishment for the sale of beer or alcoholic liquor for consumption on the premises,~~
15 ~~neither exceeding 3,000 square feet nor adjacent to or across an alley from a lot~~
16 ~~containing a single-or two-family dwelling that is located on a street other than a major~~
17 ~~thoroughfare.~~
- 18 ~~(123) Medical or dental clinic, physical therapy clinic, or massage facility.~~
- 19 ~~(134) Nail salon.~~

- 1 (~~145~~) Office, business or professional.
- 2 (~~156~~) Parking lots or parking areas, accessory for operable private passenger vehicles, not
- 3 farther than the maximum distance specified in Article XIV, Division 1, of this chapter..
- 4 (~~167~~) Pet shop.
- 5 (~~178~~) Printing or engraving shops not exceeding 4,000 square feet of gross floor area with a
- 6 minimum of ten percent of the gross floor area being used as a retail store for the sale of
- 7 the goods produced.
- 8 (~~189~~) Recording studio or photo studio or video studio, no assembly hall.
- 9 (~~1920~~) Recreation, indoor, commercial and health club.
- 10 (~~201~~) Rental hall, not exceeding 3,000 square feet.
- 11 (~~242~~) Restaurant, carry-out or fast-food, without drive-up or drive-through facilities.
- 12 (~~223~~) Restaurant, standard, without drive-up or drive-through facilities not located adjacent to
- 13 or across an alley from a lot containing a single-or two-family dwelling that is located on
- 14 a street other than a major thoroughfare.
- 15 (~~234~~) School or studio of dance, gymnastics, music, art or cooking.
- 16 (~~245~~) Shoe repair shop.
- 17 (~~256~~) Stores of a generally recognized retail nature whose primary business is the sale of new
- 18 merchandise, without drive-up or drive-through facilities.
- 19 (~~267~~) Veterinary clinic for small animals.

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

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

3 (1) Bed and breakfast inn.

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

7 (3) Establishment for the sale of beer or alcoholic liquor for consumption on the premises
8 that exceeds 3,000 square feet or that is located adjacent to or across an alley from a lot
9 containing a single- or two-family dwelling, which is on a street other than a major
10 thoroughfare.

11 ~~(4)~~ Hookah lounge.

12 ~~(45)~~ Hotel.

13 ~~(56)~~ Kennel, commercial.

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

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

18 ~~(89)~~ Pool hall.

19 ~~(910)~~ Precious metal and gem dealer.

20 ~~(101)~~ Private club, lodge, or similar use.

- 1 (~~14~~2) Radio or television station.
- 2 (~~12~~3) Radio, television, or household appliance repair shop.
- 3 (~~13~~4) Rental hall that exceeds 3,000 square feet.
- 4 (~~14~~5) Restaurant, standard, located adjacent to or across an alley from a lot containing a single-
- 5 or two-family dwelling that is located on a street other than a major thoroughfare.
- 6 (~~15~~6) Specially designated distributor's (SDD) or specially designated merchant's (SDM)
- 7 establishment.
- 8 (~~16~~7) Theater, excluding concert café and drive-in theater, not exceeding 150 fixed seats.
- 9 (~~18~~) Tobacco retail store.
- 10 (~~19~~) Tobacco specialty retail store.
- 11 (~~17~~20) Used goods dealer.
- 12 (~~18~~21) Youth hostel/hostel.

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

14 **Sec. 50-11-236. - By-right retail, service, and commercial uses.**

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

- 17 (1) Animal-grooming shop.
- 18 (2) Art gallery.
- 19 (3) Assembly hall.

- 1 (4) Automated teller machine not accessory to another use on the same zoning lot, which is
- 2 stand-alone, without drive-up or drive-through facilities.
- 3 (5) Bake shop, retail.
- 4 (6) Bank without drive-up or drive-through facilities.
- 5 (7) Banquet facility.
- 6 (8) Barber or beauty shop.
- 7 (9) Brewpub or microbrewery or small distillery or small winery.
- 8 ~~(10)~~ Cigar lounge.
- 9 ~~(101)~~ Dry cleaning, laundry, or laundromat.
- 10 ~~(112)~~ Establishment for the sale of beer or alcoholic liquor for consumption on the premises.
- 11 ~~(123)~~ Medical or dental clinic, physical therapy clinic, or massage facility.
- 12 ~~(134)~~ Mortuary or funeral home, including those containing a crematory.
- 13 ~~(145)~~ Nail salon.
- 14 ~~(156)~~ Office, business or professional.
- 15 ~~(167)~~ Parking lots or parking areas, accessory for operable private passenger vehicles, not
- 16 farther than the maximum distance specified in Article XIV, Division 1, of this chapter..
- 17 ~~(178)~~ Pet shop.

- 1 (189) Printing or engraving shops not exceeding 5,000 square feet of gross floor area with a
2 minimum of ten percent of the gross floor area being used as a retail store for the sale of
3 the goods produced.
- 4 (~~1920~~) Radio or television station.
- 5 (201) Recording studio or photo studio or video studio, no assembly hall.
- 6 (242) Recreation, indoor commercial and health club, excluding golf dome.
- 7 (223) Rental hall.
- 8 (234) Restaurant, carry-out or fast-food, located in a multi-story building and integrated into a
9 mixed-use or multi-tenant development, and without drive-up or drive-through facilities.
- 10 (245) Restaurant, standard, without drive-up or drive-through facilities.
- 11 (256) Retail sales and personal service in business and professional offices.
- 12 (267) Retail sales and personal service in multiple-residential structures as provided for in
13 Section 50-12-312 of this Code.
- 14 (278) School or studio of dance, gymnastics, music, art, or cooking.
- 15 (289) Shoe repair shop.
- 16 (2930) Stores of a generally recognized retail nature whose primary business is the sale of new
17 merchandise without drive-up or drive-through facilities.
- 18 (301) Theater, excluding concert café and drive-in theaters, not exceeding 150 fixed seats.
- 19 (342) Veterinary clinic for small animals.

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

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

4 (1) Arcade.

5 (2) Body art facility.

6 (3) Business college or trade school.

7 (4) Cabaret.

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

9 (6) Dance hall, public.

10 ~~(7)~~ Hookah lounge.

11 ~~(78)~~ Hotel.

12 ~~(89)~~ Kennel, commercial.

13 ~~(910)~~ Motel.

14 ~~(101)~~ Motor vehicle filling station.

15 ~~(142)~~ Motor vehicle services, minor.

16 ~~(123)~~ Parking lots or parking areas, commercial.

17 ~~(134)~~ Parking lots or parking areas, accessory for operable private passenger vehicles, farther
18 than the maximum distance specified in Article XIV, Division 1, of this chapter.

- 1 (145) Parking structure having at least 60 percent of the ground floor devoted to commercial
- 2 space or other space oriented to pedestrian traffic.
- 3 (156) Pool hall.
- 4 (167) Precious metal and gem dealer.
- 5 (178) Printing or engraving shops exceeding 5,000 square feet of gross floor area with a
- 6 minimum of ten percent of the gross floor area being used as a retail store for the sale of
- 7 the goods produced.
- 8 (189) Private club, lodge, or similar use.
- 9 (1920) Radio, television, or household appliance repair shop.
- 10 (201) School building adaptive reuses - retail, service, and commercial.
- 11 (242) Specially designated distributor's (SDD) or specially designated merchant's (SDM)
- 12 establishment.
- 13 (223) Theater, excluding concert café and drive-in theaters, exceeding 150 fixed seats.
- 14 (24) Tobacco retail store.
- 15 (25) Tobacco specialty retail store.
- 16 (236) Used goods dealer.
- 17 (247) Youth hostel/hostel.

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

19 **USE**

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

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

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

4 (2) Bake shop, retail.

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

6 (4) Barber or beauty shop.

7 (5) Business college or commercial trade school.

8 (6) Cabaret inside the Central Business District.

9 ~~(7)~~ Cigar lounge.

10 ~~(78)~~ Dry cleaning, laundry, or laundromat.

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

13 ~~(910)~~ Hotel, inside the Central Business District.

14 ~~(101)~~ Medical or dental clinic, physical therapy clinic, or massage facility.

15 ~~(142)~~ Nail salon.

16 ~~(123)~~ Office, business or professional.

17 ~~(134)~~ Private club, lodge, or similar use.

18 ~~(145)~~ Radio or television station.

19 ~~(156)~~ Recording studio or photo studio or video studio, no assembly hall.

- 1 (~~167~~) Recreation, indoor commercial and health club.
- 2 (~~178~~) Restaurant, carry-out or fast-food, when integrated into a mixed-use or multi-tenant
- 3 development without drive-up or drive-through facilities.
- 4 (~~189~~) Restaurant, standard, without drive-up or drive-through facilities.
- 5 (~~1920~~) Retail sales and personal service in business and professional offices.
- 6 (~~201~~) Retail sales and personal service in multiple-residential structures, as provided for in
- 7 Section 50-12-312 of this Code.
- 8 (~~212~~) School or studio of dance, gymnastics, music, art or cooking.
- 9 (~~223~~) Shoe repair shop.
- 10 (~~234~~) Stores of a generally recognized retail nature whose primary business is the sale of new
- 11 merchandise, without drive-up or drive-through facilities except as provided in Section
- 12 50-11-318 of this Code.
- 13 (~~245~~) Theater and concert café, excluding drive-in theaters.

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

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

- 17 (1) Automated teller machine, with drive-up or drive-through facilities.
- 18 (2) Bank with drive-up or drive-through facilities.
- 19 (3) Brewpub or microbrewery or small distillery or small winery.

- 1 (4) Cabaret, outside the Central Business District.
- 2 (5) Establishments for the sale of beer or alcoholic liquor for consumption on the premises,
- 3 outside the Central Business District.
- 4 ~~(6)~~ Hookah lounge.
- 5 ~~(67)~~ Hotels, outside the Central Business District.
- 6 ~~(78)~~ Motor vehicles, new or used, salesroom or sales lot.
- 7 ~~(89)~~ Outdoor commercial recreation not otherwise specified.
- 8 ~~(910)~~ Parking lots or parking areas for operable private passenger vehicles.
- 9 ~~(101)~~ Parking structure.
- 10 ~~(112)~~ Printing or engraving shop.
- 11 ~~(123)~~ Specially designated distributor's (SDD) or specially designated merchant's (SDM)
- 12 establishment, subject to Section 50-12-314 of this Code.
- 13 ~~(14)~~ Tobacco retail store.
- 14 ~~(15)~~ Tobacco specialty retail store.

15 **ARTICLE XII. - USE REGULATIONS**

16 **DIVISION 1. - USE TABLE**

17 **SUBDIVISION D. - RETAIL, SERVICE AND COMMERCIAL USES**

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

19 Regulations regarding indoor recreation and entertainment uses are as follows:

| Use Category | Specific Land Use | Residential | | | | | | Business | | | | | | Industrial | | | | | Special and Overlay | | | | | | | | | | Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3) | | | | | |
|-------------------------------------|---|-------------|----|----|----|----|----|----------|----------|----------|----------|----------|----|------------|----|----|----|----------|---------------------|----------|----|----|----|----|---|----------|----------|----------|--|-------------------------------|----------------------------------|-------------------|----------------------|--|
| | | R1 | R2 | R3 | R4 | R5 | R6 | B1 | B2 | B3 | B4 | B5 | B6 | M1 | M2 | M3 | M4 | M5 | P | P1 | P2 | P3 | P4 | P5 | T | M | P | R | | W | S1 | S2 | S3 | S4 |
| Recreation/entertainment, indoor | Arcade | | | | | | | | | C | C | C | C | R | R | R | R | | L | | R | R | R | | | | | | | | | | C | CU; P; SPC; Sections 50-12-213, 50-12-515 |
| | Cabaret | | | | | | | C | C | C/R | C/R | C/R | C | C | C | C | | L | | C/R | C | | | | | | | C | C | | RU; SPC; Section 50-12-218 | | | |
| | Casinos and casino complexes | | | | | | | | | | | | | | | | | L | | | | | | | | | | | | | | R | | |
| | <u>Cigar lounge</u> | | | | | | | <u>R</u> | <u>R</u> | <u>R</u> | <u>R</u> | <u>R</u> | | | | | | <u>L</u> | | <u>R</u> | | | | | | <u>R</u> | <u>R</u> | <u>R</u> | | | | | | |
| | Firearms target practice range, indoor | | | | | | | | C | C | C | C | C | C | C | C | C | L | | | | | | | | | | | | | | | P; Section 50-12-224 | |
| | <u>Hookah lounge</u> | | | | | | | | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | | | | | | <u>L</u> | | <u>C</u> | | | | | | <u>C</u> | <u>C</u> | <u>C</u> | | <u>SPC; Section 50-12-324</u> | | | | |
| | Pool hall | | | | | | | | C | C | R | R | R | R | R | R | | L | | R | R | | | | | | C | C | | | CU; P; SPC; Section 50-12-305 | | | |
| | Recreation, indoor commercial and health club | | | | | | | R | R | R | R | R | R | R | R | R | | L | | R | R | R | | | | | | R | R | R | | Section 50-12-308 | | |
| | Theater and concert café, excluding drive-in theaters | | | | | | | | R | C | R | | R | R | R | R | | L | | R | R | | | | | | C/R | R | | | Section 50-12-317 | | | |

1 **SUBDIVISION D. - RETAIL, SERVICE AND COMMERCIAL USES**

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

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

| Use Category | Specific Land Use | Residential | | | | | | Business | | | | | | Industrial | | | | | Special and Overlay | | | | | | | | | | Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3) | | | | | | |
|---|--|-------------|----|----|----|----|----|----------|----|----|----|-----|----|------------|----|----|----|----|---------------------|----|----|----|---|---|---|----|----|----|---|----|----|--|--|-------------------------------|--------------------|
| | | R1 | R2 | R3 | R4 | R5 | R6 | B1 | B2 | B3 | B4 | B5 | B6 | M1 | M2 | M3 | M4 | M5 | P | P1 | P2 | P3 | T | P | W | S1 | S2 | S3 | | S4 | S5 | | | | |
| 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 | 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 | R | L | | | | | R | R | | | R | R | R | | | Section 50-11-318 | |
| | Art gallery | | | | | | | | | R | R | R | R | R | R | R | R | R | R | L | | | | | | | | | R | R | | | | | |
| | Bake shop, retail | | | | | | | | | R | 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 | C | C | L | | | | | | | | | | | | | | Section 50-12-223 | |
| | Fireworks sales, consumer | | | | | | | | | | | | | | | | C | C | | L | | | | | | | | | | | | | | Section 50-12-225 | |
| | Motor vehicles, new, salesroom or sales lots | | | | | | | | | C | R | R | R | R | R | R | R | R | R | L | | | | | C | R | | | | | C | | | Sections 50-12-292, 50-12-517 | |
| | Motor vehicles, used, salesroom or sales lots | | | | | | | | | C | C | | R | R | R | R | R | R | R | L | | | | | R | | | | | | C | | | Sections 50-12-293, 50-12-517 | |
| | Motorcycles, retail sales, rental or service | | | | | | | | | | C | | | | C | R | R | R | R | L | | | | | R | | | | | | | | | P; Section 50-12-297 | |

| Use Category | Specific Land Use | Residential | | | | | | Business | | | | | | Industrial | | | | | Special and Overlay | | | | | | | | | | Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3) | | | | | | | | | | | | | | |
|--|--|-------------|----|----|----|----|----|----------|----|----------|----------|----------|----------|------------|----|----|----|----|---------------------|----|----|----|----|----|---|---|----------|---|--|----------|----------|---|---|---|----------|---|---|------------------------|---|-------------------------------|-------------------|------------------------------------|---|
| | | R1 | R2 | R3 | R4 | R5 | R6 | B1 | B2 | B3 | B4 | B5 | B6 | M1 | M2 | M3 | M4 | M5 | P | P1 | P2 | P3 | P4 | P5 | T | M | P | R | | W | 1 | S | D | 1 | S | D | 2 | S | D | 3 | S | D | 4 |
| | 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 | 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 | | | |
| | <u>Tobacco Retail Store</u> | | | | | | | | | <u>C</u> | <u>C</u> | <u>R</u> | <u>R</u> | | | | | | | | | | | | | | <u>C</u> | | | <u>C</u> | <u>C</u> | | | | <u>C</u> | | | SPC; Section 50-12-324 | | | | | |
| | <u>Tobacco Specialty Retail Store</u> | | | | | | | | | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | | | | | | | | | | | | | | <u>C</u> | | | <u>C</u> | <u>C</u> | | | | <u>C</u> | | | SPC; Section 50-12-324 | | | | | |
| | 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 | | | | | | | |

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 |
| <u>Hookah lounge</u> | <u>2,000 feet</u> | - <u>Advertisement-sensitive property as defined in Section 4-1-1 of this Code: 1,000 feet;</u> | <u>Section 50-12-324</u> |
| Motor vehicle filling station, not possessing locational suitability | 1,000 feet | N/A | Sections 50-12-135, 50-12-258 through 50-12-262 |
| Motor vehicle, used, salesroom or sales lot | 1,000 feet | N/A | Sections 50-12-293, 50-12-517 |
| 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 |
| <u>Tobacco retail store</u> | <u>1,000 feet</u> | - <u>Advertisement-sensitive property as defined in Section 4-1-1 of this Code: 1,000 feet;</u> | <u>Section 50-12-324</u> |
| <u>Tobacco specialty retail store</u> | <u>2,000 feet</u> | - <u>Advertisement-sensitive property as defined in Section 4-1-1 of this Code: 1,000 feet;</u> | <u>Section 50-12-324</u> |

DIVISION 3. - SPECIFIC USE STANDARDS

SUBDIVISION E. - RETAIL, SERVICE AND COMMERCIAL USES; GENERALLY

Sec. 50-12-324. - Hookah lounges; tobacco retail stores; or tobacco specialty retail stores.

Hookah lounges, tobacco retail stores, and tobacco specialty retail stores shall be subject to the spacing provisions of Section 50-12-131 of this Code and to the following requirements:

- (1) Points of vehicular ingress and egress shall be determined by the Department of Public Works Traffic Engineering Division;
- (2) Outdoor activities shall be prohibited;
- (3) Hookah lounges and tobacco specialty retail stores shall be licensed in accordance with Chapter TBD of this Code, *Smoking Lounges*;
- (4) Hookah lounges and tobacco specialty retail stores shall be physically separated from any areas of the same or adjacent establishments in which smoking is prohibited by state law and where smoke does not infiltrate into those nonsmoking areas. “Physically separated” shall mean an area that is enclosed on all sides by any combination of solid windows, walls, or doors that extend from the floor to the ceiling;

ARTICLE XIV. - DEVELOPMENT STANDARDS

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

SUBDIVISION B. - OFF-STREET PARKING SCHEDULE “A”

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

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

| Use Category | Specific Land Use | Off-Street Parking Spaces Required, Minimum. (References are to square feet of gross floor area unless otherwise indicated.) | Maximum Distance (feet) |
|--------------------------------------|---|--|--|
| Recreation and entertainment, indoor | Arcade | 1 per 100 square feet | 100 |
| | Cabaret | 3 (minimum) + 1 per 100 square feet for each 100 square feet in excess of 1,000 | 100 |
| | Casino or casino complex | See provisions for SD5 District in Section 50-11-337 | 300 |
| | <u>Cigar lounge</u> | <u>3 (minimum) + 1 per 100 square feet for each 100 square feet in excess of 1,000</u> | <u>100</u> |
| | Firearms target practice range, indoor | 1 per 2 employees + 1 per target lane | 100 |
| | <u>Hookah lounge</u> | <u>1 per 100 square feet</u> | <u>100</u> |
| | Pool hall | 1 per 250 square feet or 1 per pool table, whichever is greater | 100 |
| | Recreation, indoor commercial and health club | Schedule C, where 1 space per 200 square feet of gross floor area is deemed by the Planning and Development Department to be inappropriate | Where Schedule C does not apply, 100; except where developed under the "school building adaptive reuses" provision as defined in Section 50-16-381; same lot |
| | Theater and concert café | 1 per 4 seats | 500 |
| | All other | 1 per 100 square feet | 100 |

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2 **Sec. 50-14-58. - Retail sales and service, (sales-oriented).**

3 Off-street parking regulations for sales-oriented retail sales and service facilities are as follows:

| Use Category | Specific Land Use | Off-Street Parking Spaces Required, Minimum. (References are to square feet of gross floor area unless otherwise indicated.) | Maximum Distance (feet) |
|---|---|--|-------------------------|
| Retail sales and service (sales-oriented) | Bake shop | See Schedule B | 100 |
| | Firearm's dealership | See Schedule B | 100 |
| | Kennel, commercial | Schedule B | 100 |
| | Motor vehicles, new or used, salesroom or sales lot | 2 spaces + 1 per 800 square feet of floor area over 1,600 square feet, or 2 spaces + 1 per 2,400 square feet of lot area, whichever is greater | 100 |
| | Motorcycles, retail sales, rental or service | 2 spaces + 1 per 800 square feet of floor area over 1,600 square feet | 100 |
| | Pawnshop | Schedule B | 100 |
| | Pet Shop | Schedule B | 100 |

| 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) |
|--------------|--|---|-------------------------|
| | Precious Metals and Gem Dealers, and Used Goods Dealers | Schedule B | 100 |
| | Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment | Schedule B | 100 |
| | Stores of a generally recognized retail nature whose primary business is the sale of new merchandise | Schedule B | 100 |
| | <u>Tobacco retail store/Tobacco specialty retail store</u> | <u>Schedule B</u> | <u>100</u> |
| | Trailer coaches or boat sales or rental open air display | 2 spaces + 1 per 800 square feet of floor area over 1,600 square feet | 100 |
| | Trailers, utility—sales, rental, or service; moving truck/trailer rental lots | 2 spaces + 1 per 800 square feet of floor area over 1,600 square feet | 100 |
| | All other | See Schedule B | 100 |

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ARTICLE XV. - NONCONFORMITIES

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DIVISION 2. - NONCONFORMING USES

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

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- (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:

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- (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

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1 non-residential building, provided, that no dance or entertainment activity which
2 would require a cabaret permit and license, shall be included:

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

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

6 (4) Motor vehicle filling stations;

7 (5) Mortuaries or funeral homes;

8 (6) Motor vehicle services, major;

9 (7) Motor vehicle services, minor;

10 (8) Motor vehicle washing and steam cleaning;

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

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

13 (11) Signs;

14 (12) Hookah lounges;

15 (13) Tobacco retail stores; and

16 (14) Tobacco specialty retail stores.

17 (b) Except for the ~~14~~ items prohibited in Subsection (a) of this section, the Board of Zoning
18 Appeals may approve the change of one nonconforming use to another nonconforming
19 use only where the Body determines that the new proposed use will be less injurious to

1 the surrounding area than the previous nonconforming use. Where a change in use is
 2 approved, the Board of Zoning Appeals shall be authorized to impose conditions that the
 3 Body deems necessary to reduce or minimize any potentially adverse effect upon other
 4 property in the neighborhood, and to carry out the general purpose and intent of this
 5 chapter. Any condition that is imposed must relate to a situation created or aggravated by
 6 the proposed use and must be roughly proportional to its impact.

7 (c) Notwithstanding the requirements in Subsections (a) and (b) of this section that the Board
 8 of Zoning Appeals review and approve a change of use, a legally-established
 9 nonconforming use that was a Group "D" adult cabaret use, as that kind of use was
 10 defined on November 1, 2009, may be placed on record by the Buildings, Safety
 11 Engineering, and Environmental Department, upon written request of the owner, as a
 12 Group "A" cabaret use, a Group "B" cabaret use, or a Group "C" cabaret use without
 13 applying for or obtaining approval from the Board of Zoning Appeals for the change of
 14 use.

15 **ARTICLE XVI. - RULES OF CONSTRUCTION AND DEFINITIONS**

16 **DIVISION 2. - WORDS AND TERMS DEFINED**

17 **Subdivision D. – Letter “C”**

18 **Sec. 50-16-152. - Words and terms (Ch-Cm).**

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

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| Term | Definition |
|----------------------------|--|
| Change of use or occupancy | The discontinuance of one land use and its replacement by a different land use. Also, the addition of a land use to the operation of an existing land use; for example, the addition of a cabaret to a Class C bar constitutes a change of use or occupancy. A mere change of ownership shall not constitute a change of use or occupancy. |

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|-----------------------------------|---|
| <p>Child care home and center</p> | <p>A facility licensed by the Michigan Department of Licensing and Regulatory Affairs, other than a private residence or home, receiving one or more preschool or school age children for care for periods of less than 24 hours a day, and where the parents or guardians are not immediately available to the child. Child Care Center or Day Care Center includes a facility that provides care for not less than two consecutive weeks, regardless of the number of hours of care per day. The facility is generally described as a Child Care Center, Day Care Center, "Head Start" program, Day Nursery, Nursery School, Parent Cooperative Preschool, Play Group, or Drop-In Center. Child Care Center or Day Care Center does not include any of the following:</p> <ul style="list-style-type: none"> (1) A Sunday school, a vacation bible school, or a religious instructional class that is conducted by a religious organization where children are in attendance for not longer than three hours per day for an indefinite period, or not longer than eight hours per day for a period not to exceed four weeks during a 12-month period; (2) A facility operated by a religious organization where children are cared for not longer than three hours while persons responsible for the children are attending religious services; (3) Family day care home, group day care home, foster family home, foster family group home. |
| <p>Child caring institution</p> | <p>A child care facility licensed by the Michigan Department of Licensing and Regulatory Affairs, other than a juvenile correctional facility, that is organized for the purpose of receiving minor children for care, maintenance, and supervision, usually on a 24-hour basis, in buildings maintained by the institution for that purpose, and operates throughout the year. An educational program may be provided, but the educational program shall not be the primary purpose of the facility. Child Caring Institution includes a Maternity Home for the care of unmarried mothers who are minors and an Agency Group Home that is described as a Small Child Caring Institution owned, leased, or rented by a licensed agency providing care for more than four but less than 13 minor children. Child Caring Institution also includes institutions for mentally retarded or emotionally disturbed minor children. Child caring institution does not include a hospital, nursing home, home for the aged, boarding school, adult foster care family home, adult foster care small group home, family day care home, group day care home, foster family home, or foster family group home.</p> |
| <p><u>Cigar lounge</u></p> | <p><u>An establishment or area within an establishment that has a State issued smoking ban exemption certificate, that is open to</u></p> |

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| | <u>the public, and that allows smoking on the premises of cigars purchased on the premises or elsewhere.</u> |
| City | The word "City" means the City of Detroit. |
| Clear vision triangle | That area formed by extending the two curb lines a distance of 45 feet from their point of intersection, and connecting these points with an imaginary line, thereby making a triangle |

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Subdivision I. – Letter “H”

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Sec. 50-16-243. - Words and terms (Hn-Hz).

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

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| Term | Definition |
|-------------------|--|
| Home for the aged | A supervised personal care facility, other than a hotel, adult foster care facility, hospital, nursing home, or county medical care facility that provides room, board, and supervised personal care to 21 or more unrelated, non-transient, individuals 60 years of age or older that is licensed by the Michigan Department of Licensing and Regulatory Affairs. If the facility is operated in conjunction with and as a distinct part of a licensed nursing home, a home for the aged includes a supervised personal care facility for 20 or fewer individuals 60 years of age or older. |
| Home occupation | A business, profession, occupation or trade, conducted within a dwelling unit by a resident of the dwelling unit. Such occupation is incidental and subordinate to use of the dwelling for residential purposes. |
| <u>Hookah</u> | <u>A type of water pipe used to smoke tobacco or other legal non-tobacco substances, in which air is heated by charcoal or burning embers and passed through the tobacco or other substance to form smoke, and the smoke then passes through a water-filled chamber where it is filtered and cooled, and then inhaled through a tube and mouthpiece by one or more users during a smoking session. At the end of the end of a smoking session, the dirty water is discarded and the water chamber is</u> |

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| | <u>refilled for the next session. The term “hookah” may also be referred to as a water pipe, narghile, argileh, goza, or hubble bubble.</u> |
| <u>Hookah lounge</u> | <u>An establishment that has a State issued smoking ban exemption certificate and that allows the on-premises use of Hookah as defined by this section. Hookah lounge includes but is not limited to establishments variously known as hookah bars, hookah parlors, and hookah cafes. Hookah lounge does not include any establishment with any type of liquor, food, or restaurant license.</u> |
| Hoophouse or high tunnel | An unheated structure whose roof and sides are made largely of transparent or translucent material (not glass) for the purpose of the cultivation of plants for personal use and/or for subsequent sale. |
| Horizontal surface "A" | A circular plane, 150 feet above the established airport elevation and having a radius of 15,000 feet from the airport reference point. |
| Horizontal surface "B" | A nearly rectangular plane, 200 feet above ground level, and longitudinally centered on the extended centerline of the major north-south runway at Detroit City Airport. Said plane begins at the periphery of horizontal surface "A," extends in both northerly and southerly directions to the City limits, and is four miles wide (i.e., two miles on either side of the extended runway centerline). |
| Hospice | Facilities providing in-patient care for individuals suffering from a terminal illness. |
| Hospital (use category) | Uses providing medical or surgical care to patients and offering overnight care. Examples include medical centers, hospitals, and hospices. Uses that provide exclusive care and planned treatment or training for psychiatric, alcohol, or drug problems, where patients are residents of the program, are classified in the group living category. Medical clinics or offices that provide care where patients are generally not kept overnight are classified as offices. |
| Hotel | 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, and where fewer than 25 percent of said units are independently accessible from the outside without the necessity of passing through the main lobby of the building. |

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|---------------------------------|---|
| | The term "hotel" 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. Hotels 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> . |
| House trailer | Same as trailer coach. See <i>Recreational vehicle</i> . (See Section 50-16-361 of this Code.) |
| Household living (use category) | Residential occupancy of a dwelling unit by a "family." Tenancy is arranged on a month-to-month or longer basis. Uses where tenancy may be arranged for a shorter period are not considered residential. Examples include the following uses: <ul style="list-style-type: none"> • Loft; • Mobile home park; • Multiple-family dwelling; • Residential use combined in structures with permitted commercial uses; • Single-room-occupancy housing (SRO), non-profit; • Single-family detached dwelling; • Single- or two-family dwelling combined in structures with permitted commercial uses; • Townhouses; • Two-family dwelling. Lodging in a dwelling unit or where less than two-thirds of the units are rented on a monthly or longer basis is considered a hotel, motel, public lodging house or rooming house/boarding house use. |
| Hydroponics | A method of growing plants without soil, using mineral nutrient solutions or water, or in an inert medium such as perlite, gravel, or mineral wool. |

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Subdivision O. – Letters “Q” Through “R”

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

For the purposes of this chapter, the following words and phrases beginning with the letters "Qa" through "Qz" and “Ra” through “Rec,” shall have the meaning respectively ascribed to them by this 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. |

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|---|--|
| Radial measurement | 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. 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. |
| Railroad facility (use category) | Facilities owned or operated by railroad companies or rail companies. Examples include the following uses: • Railroad rights-of-way, not including storage tracks, yards, or buildings |
| Rainwater catchment system | A method of catching rainwater runoff from the roof of a structure into rain gutters that channel into a rain barrel, drum, or cistern. |
| Reception window | 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. |
| Recreation center | 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. |
| Recreation, indoor commercial | 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. |
| Recreation and entertainment, indoor (use category) | 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. Examples include the following uses: • Arcade; • Cabaret; |

| | |
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| | <ul style="list-style-type: none"> • Casinos; • Casino complex; • <u>Cigar lounge</u>; • Commercial recreation (Indoor); • Firearms target practice range, indoor; • Health club; • <u>Hookah lounge</u>; • Pool hall; • Theater and concert café, excluding drive-in theaters. |
| 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. Examples include the following uses:</p> <ul style="list-style-type: none"> • Amusement park; • Baseball/softball/soccer or other athletic complexes that include outdoor lighting of playing or activity areas; • Drive-in theater; • Go-cart track; • Golf course, miniature; • Golf driving range; • Rebound tumbling center. <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. 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</p> |

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| | covers or caps consisting of walls and a roof but that do not have floors and facilities for using the camper as a dwelling. 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. |
| Recycling center | 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. 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. |

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Subdivision O. – Letters “Q” Through “R”

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

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

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| Term | Definition |
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| Refuse | Putrescible and nonputrescible solid waste, except body wastes, including garbage, rubbish, ash, incinerator ash, incinerator residue, and solid market, industrial, and construction refuse. |
| Regulated use | Any of the following (1) Brewpub outside the Central Business District and SD2 District and microbrewery outside the Central Business District and SD2 District and small distillery or small winery outside the Central Business District and SD2 District that serves alcohol for consumption on the premises; however, any brewpub, microbrewery, small distillery or small winery that operates in conjunction with and is located on the same zoning lot as a standard restaurant, as defined in this section, shall not be considered a regulated use; (2) Cabaret; (3) Dance hall, public, outside the Central Business District; (4) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, outside the Central Business District and the SD1, SD2 and SD5 Districts; however, any establishment for the sale of beer or alcoholic liquor for consumption on the premises that operates in conjunction with and is located on the same zoning lot as a standard restaurant, |

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| | as defined in this section, shall not be considered a regulated use; (5) Lodging house, public; (6) Motel; (7) Pawnshop; and (8) Plasma donation center. |
| Religious institutions (Use Category) | Uses primarily engaged in providing meeting areas for religious activities. Typical examples include chapels, churches, mosques, synagogues, and temples. Affiliated preschools are classified as day care uses. Affiliated schools are classified as schools. |
| Religious residential facilities | Rectories, parsonages, monasteries, convents, seminaries, religious retreats and the like. |
| Rental Hall | Any enclosed hall, building, or portion of any building regularly available for rental, lease or loan for the purpose of public assembly, banquets, luncheons, entertainment or sports events, whether such assemblies are public or private or subject to an admission fee. The term "rental hall" does not include "public dance hall." |
| Rental merchandise store | A store whose primary business is the rental of household or personal merchandise originally stocked as new merchandise, such as videocassette and/or DVD recordings, household appliances, formal attire, and other articles stored and displayed within the store or showroom. For zoning purposes, a rental merchandise store shall be regulated the same as a "store of a generally recognized retail nature whose primary business is the sale of new merchandise," provided, that a car rental facility shall be regulated in the same manner as a sales room or sales lot for new or used operable motor vehicles. |
| Repeat Offense | A second, or any subsequent, determination regarding a blight violation notice that is made within a one-calendar-year period for the same blight violation, except for a determination by an administrative hearings officer that a person is not responsible for a blight violation. |
| Research Facility | As specified in Section 50-11-263 of this Code. |
| Residential Substance Abuse Service Facility | An establishment in a residential setting used for the treatment of persons having drug or alcohol abuse problems. The establishment may or may not dispense compounds or prescription medicines to individuals depending upon the severity of their drug or alcohol abuse problem. |
| Residential use combined in structures with permitted commercial uses. | This land use allows for residential apartments with permitted commercial uses in a commercial building occupied by a use permitted in the given zoning district as indicated in the use table in Article XII, Division 1, Subdivision D, of this chapter. As examples, a doctor's office in an R5 or R6 District may also include a residential unit on a by-right basis and a hardware store in a B2, B3, B4, B5, or B6 District may rent out two apartments on its second floor. |
| Rest Home | See "Convalescent, Nursing or Rest Home." |

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| Restaurant, carry-out | <p>An establishment for the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state, and whose design or method of operation includes both of the following characteristics:</p> <p>(1) Foods, frozen desserts, or beverages are usually served in edible or disposable containers;</p> <p>(2) The consumption of foods, frozen desserts, or beverages within the restaurant building, within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building, is posted as being prohibited, and such prohibition is strictly enforced by the restaurateur.</p> |
| Restaurant, Fast-food | <p>An establishment for the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state for consumption either within the restaurant building or for carry-out with consumption off the premises, whose delivery of food to the customer may include service via a drive-up or outdoor walk-up pass-through window, and whose design or principal method of operation includes both of the following characteristics:</p> <p>(1) Foods, frozen desserts, or beverages are usually served in edible or disposable containers;</p> <p>(2) The consumption of foods, frozen desserts, or beverages within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building other than designated and approved outdoor eating areas, is posted as being prohibited, and such prohibition is strictly enforced by the restaurateur.</p> |
| Restaurant, Standard | <p>An establishment for the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state, and whose design or principal method of operation includes one or both of the following characteristics:</p> <p>(1) Customers are normally provided with an individual menu, are served foods, frozen desserts, or beverages by a restaurant employee at the same table or counter at which said items are consumed;</p> <p>(2) A cafeteria-type operation where foods, frozen desserts, or beverages generally are consumed within the restaurant building.</p> |
| Retail Sales and Service, Occupant-oriented (Use Category) | <p>Ancillary and accessory uses to principal multi-family, office, or employment uses. They are involved in providing goods and services to residents or employees of the principal use and to visitors to the site.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> •Retail sales and personal service in multiple-residential structures •Retail sales and personal service in business and professional offices |

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| <p>Retail Sales and Service, Sales-Oriented (Use Category)</p> | <p>Uses involved in the sale, lease or rent of new or used products to the general public.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> • Stores of a generally recognized retail nature whose primary business is the sale of new merchandise • Bake shop, retail • Firearms dealership • Garden center • Kennel, commercial • Motor vehicles, new or used, salesroom or sales lot • Motorcycles, retail sales, rental or service • Pawnshop • Pet shop • Poultry or small game (storage or killing for direct, retail sale on the premises or for wholesale trade) • Precious metal and gem dealer • Produce or food markets, wholesale • Specially designated distributor's (SDD) establishment • Specially designated merchant's (SDM) establishment • <u>Tobacco retail store</u> • <u>Tobacco specialty retail store</u> • Trailer coaches, or boat sale or rental, open air display • Trailers, pneumatic-tired utility type, cement mixers: sales, rental, or service (outdoor) • Used goods dealer |
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| | Sales, rental, or leasing of heavy trucks and equipment or manufactured housing units are classified as wholesale sales. |
| Retail Sales and Service, Service-Oriented (Use Category) | <p>Uses providing retail consumer services to the general public. Examples include the following uses:</p> <ul style="list-style-type: none"> • Animal-grooming shop • Automated teller machine (without drive-through facilities) • Automated teller machine (with drive-through facilities) • Bank (without drive-through facilities) • Bank (with drive-through facilities) • Barber or beauty shop • Body art facility • Business college or commercial trade school • Customer service center • Dry cleaning, laundry, or laundromat • Employee recruitment center • Financial services center • Food stamp distribution center (no drive-through window) • Food stamp distribution center (with drive-through window) • Mortuary or funeral home • Nail salon • Printing or engraving shops • School or studio of dance, gymnastics, music, art, or cooking • Shoe repair shop • Veterinary clinic for small animals |
| Review Body | The entity that is authorized to recommend approval or denial of an application or permit required under this chapter. |
| Right-of-way | A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, sanitary or storm sewer, electric transmission line, oil or gas pipeline, or for any other similar use as may be designated. |

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Subdivision Q. – Letter “T”

Sec. 50-16-402. - Words and terms (Tn-Tz).

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

| Term | Definition |
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| <u>Tobacco retail store</u> | <u>A retail establishment that does not have a State issued smoking ban exemption certificate and the primary purpose is the retail sale of tobacco products as defined by the Tobacco</u> |

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| | <p><u>Products Tax Act, MCL 205.422; nontobacco smoking products as defined in Section TBD of the 2019 Detroit City Code; and smoking paraphernalia. Tobacco retail store does not include a larger commercial establishment that contains a tobacco department or section, or any establishment with any type of liquor, food, or restaurant license.</u></p> |
| <p><u>Tobacco specialty retail store</u></p> | <p><u>An establishment that has a State issued smoking ban exemption certificate and the primary purpose is the retail sale of tobacco products as defined by the Tobacco Products Tax Act, MCL 205.422; non-tobacco smoking products as defined in Section TBD of the 2019 Detroit City Code; and smoking paraphernalia, and that allows incidental smoking on the premises of tobacco and non-tobacco products, which may include the on-premises use of Hookah as defined by this article. Tobacco specialty retail store does not include a tobacco department or section of a larger commercial establishment or any establishment with any type of liquor, food, or restaurant license.</u></p> |
| <p><u>Towing service storage yard</u></p> | <p>Any private storage lot or yard of a towing enterprise where inoperable or distressed motor vehicles are temporarily held for retrieval or redemption by their owner, whether such enterprise is a contractor for a Police Department precinct or not. Such storage yards shall not function as a junkyard; no stripping or dismantling, or outdoor storage of parts is permitted; no sale of used vehicle parts is permitted; no stacking of vehicles is permitted. Towing service storage yards shall be considered a principal use of the land except when same vehicles are awaiting repairs or service at a facility located on the same zoning lot, in which case they operate as an accessory use of this land. Any land use previously classified as a "Police Department authorized abandoned vehicle storage yard" shall now be considered a "towing</p> |

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| | service storage yard" without need for issuance of any additional permit or change of use. |
| Townhouse | One of three or more attached single-family dwelling units, each having its own entrance, and each extending from the basement to the roof and having no side yards except end units which have one side yard. |
| Toxic substance disposal facility | A facility that disposes of, destroys, or incinerates "PCB" substances, in accordance with the Toxic Substances Control Act of 1976, being 15 USC 2601 <i>et seq.</i> , and Section 324.20120a of the Michigan Resources and Environmental Protection Act, being MCL 324.20120a. |
| Trade services, general | Offices or shops for plumbing, electrical, heating or air conditions, cabinet-making, carpenter, and furniture repair or upholstering shops, furniture and/or carpet and/or rug cleaning establishments, and similar uses. |
| Traditional Main Street Overlay Area | An area, designated by ordinance, as being or having the potential to be, a high quality, pedestrian-scale, walkable area with a traditional urban atmosphere. |
| Transfer station | An intermediate destination for nonhazardous solid waste materials where refuse awaiting transportation to a disposal site is transferred from one type of vehicle to another. May include the separation of different types of waste and aggregation of smaller shipments with larger ones, and compaction to reduce the bulk of the waste. |
| Trailer | Every vehicle, without motive power, other than a pole-trailer, which is designed for carrying property or persons and for being drawn by a motor vehicle, and is so constructed that no part of its weight rests upon the towing vehicle. |
| Transitional housing | Typically refers to rental housing for persons who most recent address has been a homeless shelter and who anticipate finding a permanent residence after leaving the transitional housing facility and after accumulating funds for a rental security deposit. Unlike residents of emergency shelters who may move after 30 days, transitional housing residents may spend many months before relocating. |
| Towing service storage yard | <p>Transitional housing may differ from typical apartment house living insofar as the residents may be expected or may be able to avail themselves of counseling or life skills training or job training on the premises.</p> <p>When transitional housing offers space for three or more families and provides separate housekeeping and cooking facilities for each, it should be regulated as any other multiple-family dwelling, provided, that when residents are not free to come and go because the program is part of a correction program, the facility should be regulated as a pre-release adjustment center.</p> <p>When residents require supervision, assistance, protection or personal care, the facility should be regulated as an adult foster care facility.</p> <p>When the facility offers congregate style temporary lodging</p> |

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| | <p>primarily to the homeless, it should be regulated as an emergency shelter.</p> <p>When the facility offers sleeping quarters in the form of cots or beds in the same room, it should be regulated as a public lodging house.</p> <p>When the transitional housing facility includes a residential substance abuse treatment program, it shall be regulated as a residential substance abuse service facility.</p> <p>When the facility provides sleeping accommodations in ten or fewer rooms or dwelling units that lack separate housekeeping and cooking facilities in each unit, it should be regulated as a rooming house.</p> |
| Transitional surfaces | <p>Transitional surfaces exist adjacent to each runway as indicated on the Flight Obstruction Area Map on file at the Buildings, Safety Engineering, and Environmental Department. These surfaces begin at the centerline of the runways and extend outward, at the elevation of the runway, for 500 feet in the case of instrument runways, and 250 feet in the case of non-instrument runways, and the slope upward and outward one foot vertically for each seven feet horizontally to the point where they intersect horizontal surface "A." Further, transitional surfaces exist adjacent to all approach surfaces and extend the entire length of the approach surfaces, beginning at the edges and extending upward and outward at the same 1:7 slope ratio to the point where they intersect horizontal surface "A."</p> |
| Tree | <p>A large woody plant having one or several self-supporting stems or trunks and numerous branches. Trees may be classified as deciduous or evergreen.</p> |
| Tree farm | <p>Any parcel of land used to raise or harvest more than ten trees for wood products, Christmas trees, or for transplant, where forest products are sold on site or transported to market. A tree farm as a principal use is considered an urban farm.</p> |
| Truck stop | <p>Any premises where diesel fuel for motor vehicles is sold on a retail basis, providing adequate maneuvering room and access for fueling facilities to be simultaneously used by at least three semi-trailer trucks, and which provides at least one of the following:</p> <ol style="list-style-type: none"> (1) An off-street parking area proportioned for at least three semi-trailer trucks; (2) A motor vehicle washing and steam cleaning facility adequately sized to service tractor trucks; (3) A truck scale; or (4) Commercial shower facilities. |
| Tunnel plaza and terminal, vehicular | <p>That property immediately contiguous to a vehicular tunnel where motor vehicles enter and exit the tunnel. Certain uses and activities, if oriented and available exclusively to tunnel traffic, shall be considered incidental and accessory to the vehicular bridge plaza and terminal: toll booths, inspection and weigh stations, customs and immigration facilities, duty-</p> |

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| | free retail stores, motor vehicle filling stations, and uses similar to the preceding. |
| Two-family dwelling | A structure, located on one lot, containing two dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each. |

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2 **APPENDIX A. – ASSIGNMENT OF SPECIFIC USE TYPES TO GENERAL USE**

3

CATEGORIES

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DIVISION 3. LETTER “C”5 Specific use types, beginning with the letter “C,” assigned to general use categories are as
6 follows:

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| Specific Land Use | Use Category |
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| 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 repair and service |
| 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) |

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| 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) |
| <u>Cigar lounge</u> | <u>Recreation and entertainment, indoor</u> |
| 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 | Industrial service |
| Containerized freight yard | Warehouse and freight movement |

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| 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 |
| 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 8. LETTER “H”

3 Specific use types, beginning with the letter “H,” assigned to general use categories are as
4 follows:

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| Specific Land Use | Use Category |
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| Hazardous waste facility | Waste-related use |
| Health club (see <i>Recreation, indoor commercial</i>) | Recreation/entertainment, indoor |
| Heating (contractor) shop | Industrial service (trade services, general |
| Heating or ventilating apparatus assembly (not including fabrication or sheet metal ductwork) | Manufacturing and production (low/medium-impact manufacturing or processing) |
| Heating or ventilating apparatus manufacture or assembly | Manufacturing and production (high/medium-impact manufacturing or processing) |
| Heating plant with fuel storage on site | Utility, major |
| Heliports | Aviation and surface transportation facilities |

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| High/medium-impact manufacturing or processing | Manufacturing and production |
| High-impact manufacturing or processing | Manufacturing and production |
| Home for the aged | Group living |
| <u>Hookah lounge</u> | <u>Recreation and entertainment, indoor</u> |
| Hospice | Hospital |
| Hospital | Hospital |
| Hotel | Public accommodation |
| Household appliance repair shop | Retail sales and service (service-oriented) |

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DIVISION 20. LETTER “T”

3 Specific use types, beginning with the letter “T,” assigned to general use categories are as
4 follows:

| Specific Land Use | Use Category |
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| 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 |
| 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 |
| <u>Tobacco retail store</u> | <u>Retail sales and service, sales-oriented</u> |
| <u>Tobacco specialty retail store</u> | <u>Retail sales and service, sales-oriented</u> |

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| 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 | Warehouse and freight movement |
| Truck stops | Industrial service |
| 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 | 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 |

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

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

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

Approved as to form:

Conrad Mallett,
Corporation Counsel