

## S U M M A R Y

**THIS ORDINANCE** amends Chapter 50 of the Detroit City Code, *Zoning*, by adding Section 50-12-324, *Smoking lounges; tobacco retail stores; or tobacco specialty retail stores*, and by amending Article IX, *Business Zoning Districts*, Division 4, *B3 Shopping District*, Section 50-9-82, *Conditional retail, service, and commercial uses*, Division 5, *B4 General Business District*, Section 50-9-112, *Conditional retail, service, and commercial uses*, Division 6, *B5 Major Business District*, Section 50-9-136, *By-right retail, service, and commercial uses*, Division 7, *B6 General Services District*, Section 50-9-166, *By-right 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 50-11-92, *Conditional retail, service, and commercial uses*, Division 9, *SD1-Special Development District, Small-Scale, Mixed-Use*, Section 50-11-212, *Conditional retail, service, and commercial uses*, Division 10, *SD2-Special Development District, Mixed-Use*, Section 50-11-242, *Conditional retail, service, and commercial uses*, Division 12, *SD4-Special Development District, Riverfront Mixed-Use*, Section 50-11-298, *Conditional retail, service, and commercial uses*, 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*, Division 3, *Specific Use Standards*, **Subdivision B, Public, Civic, and Institutional Uses**, **Section 50-12-188, Outdoor recreation facility**, Subdivision E, *Retail, Service and Commercial Uses; Generally*, Section 50-12-306, *Private clubs, lodges, or similar uses*, Division 5, *Accessory Uses and Structures*, Subdivision C, *Specific Accessory Use Standards*, Section 50-12-513, *Golf course*, 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 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 P, *Letter “S”*, Section 50-16-384, *Words and terms (Sm-Ss)*, 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 19, Letter “S”, Division 20, Letter “T”, to add smoking lounge, tobacco retail store, and tobacco specialty retail store as a Conditional Use in the B3, B4, PCA, SD1, SD2, and SD4 districts, to add smoking lounge, tobacco retail store, and tobacco specialty retail store as a By-right use in the B5 and B6 districts, to add smoking 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 smoking lounges, tobacco retail stores, and tobacco specialty retail stores, to add smoking lounges as a permitted accessory use to private clubs, lodges, or similar uses and golf courses, to add new specific use standards for smoking lounges, tobacco retail stores, and tobacco specialty retail stores, to add off-street parking requirements for smoking lounges, tobacco retail stores, and tobacco specialty retail stores, to exempt (prohibit) smoking 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 smoking 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 smoking lounge, tobacco retail store, and tobacco specialty retail store, and to assign smoking 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, *Smoking lounges; tobacco retail stores; or tobacco specialty retail stores*, and  
4 by amending Article IX, *Business Zoning Districts*, Division 4, *B3 Shopping District*, Section 50-  
5 9-82, *Conditional retail, service, and commercial uses*, Division 5, *B4 General Business District*,  
6 Section 50-9-112, *Conditional retail, service, and commercial uses*, Division 6, *B5 Major Business*  
7 *District*, Section 50-9-136, *By-right retail, service, and commercial uses*, Division 7, *B6 General*  
8 *Services District*, Section 50-9-166, *By-right retail, service, and commercial uses*, Article XI,  
9 *Special Purpose Zoning Districts and Overlay Areas*, Division 5, *PCA Public Center Adjacent*  
10 *District (Restricted Central Business District)*, Section 50-11-92, *Conditional retail, service, and*  
11 *commercial uses*, Division 9, *SD1-Special Development District, Small-Scale, Mixed-Use*, Section  
12 50-11-212, *Conditional retail, service, and commercial uses*, Division 10, *SD2-Special*  
13 *Development District, Mixed-Use*, Section 50-11-242, *Conditional retail, service, and commercial*  
14 *uses*, Division 12, *SD4-Special Development District, Riverfront Mixed-Use*, Section 50-11-298,  
15 *Conditional retail, service, and commercial uses*, by amending Article XII, *Use Regulations*,  
16 Division 1, *Use Table*, Subdivision D, *Retail, Service and Commercial Uses*, Section 50-12-66,  
17 *Recreation/entertainment, indoor.*, Section 50-12-69, *Retail sales and service; sales-oriented*,  
18 Division 2, *General Use Standards*, Section 50-12-131, *Retail, service, and commercial uses-*  
19 *Spacing*, Division 3, *Specific Use Standards*, **Subdivision B, Public, Civic, and Institutional Uses,**  
20 **Section 50-12-188, Outdoor recreation facility,** Subdivision E, *Retail, Service and Commercial*  
21 *Uses; Generally*, Section 50-12-306, *Private clubs, lodges, or similar uses*, Division 5, *Accessory*  
22 *Uses and Structures*, Subdivision C, *Specific Accessory Use Standards*, Section 50-12-513, *Golf*  
23 *course*, by amending Article XIV, *Development Standards*, Division 1, *Off-Street Parking*,

1 *Loading, and Access*, Subdivision B, *Off-Street Parking Schedule “A”*, Section 50-14-55,  
2 *Recreation and entertainment, indoor*, Section 50-14-58, *Retail sales and service (sales-oriented)*,  
3 by amending Article XV, *Nonconformities*, Division 2, *Nonconforming Uses*, Section 50-15-30,  
4 *Change of nonconforming use to other nonconforming use*, by amending Article XVI, *Rules of*  
5 *Construction and Definitions*, Division 2, *Words and Terms Defined*, Subdivision O, *Letters “Q”*  
6 *Through “R”*), Section 50-16-361, *Words and terms (Qa-Qz and Ra-Rec)*, Section 50-16-362,  
7 *Words and terms (Red-Rm)*, Subdivision P, *Letter “S”*, Section 50-16-384, *Words and terms (Sm-*  
8 *Ss)*, Subdivision Q, *Letter “T”*, Section 50-16-402, *Words and terms (Tn-Tz)*, and by amending  
9 Appendix A., *Assignment of Specific Use Types to General Use Categories*, Division 19, Letter  
10 “S”, Division 20, Letter “T”, to add smoking lounge, tobacco retail store, and tobacco specialty  
11 retail store as a Conditional Use in the B3, B4, PCA, SD1, SD2, and SD4 districts, to add smoking  
12 lounge, tobacco retail store, and tobacco specialty retail store as a By-right use in the B5 and B6  
13 districts, to add smoking lounge to the recreation/entertainment, indoor use category, to add  
14 tobacco retail store and tobacco specialty retail store to the retail sales and service, sales-oriented  
15 use category, to add retail, service, and commercial use-spacing regulations for smoking lounges,  
16 tobacco retail stores, and tobacco specialty retail stores, to add smoking lounges as a permitted  
17 accessory use to private clubs, lodges, or similar uses and golf courses, to add new specific use  
18 standards for smoking lounges, tobacco retail stores, and tobacco specialty retail stores, to add off-  
19 street parking requirements for smoking lounges, tobacco retail stores, and tobacco specialty retail  
20 stores, to exempt (prohibit) smoking lounges, tobacco retail stores, and tobacco specialty retail  
21 stores from change of nonconforming use to another, to amend the definition of recreation and  
22 entertainment, indoor use category to add smoking lounge, to amend the definition of retail sales  
23 and service, sales-oriented use category to add tobacco retail store and tobacco specialty retail

1 store, to add definitions for smoking lounge, tobacco retail store, and tobacco specialty retail store,  
2 and to assign smoking lounge, tobacco retail store, and tobacco specialty retail store to general use  
3 categories.

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

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

7 **CHAPTER 50. ZONING.**

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

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

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

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

- 12 (1) Arcade.
- 13 (2) Automated teller machine not accessory to another use on the same zoning lot, which is  
14 stand-alone, with drive-up or drive-through facilities.
- 15 (3) Bank with drive-up or drive-through facilities.
- 16 (4) Banquet facility.
- 17 (5) Business college or commercial trade school.
- 18 (6) Brewpub or microbrewery or small distillery or small winery, subject to Section 50-12-  
19 217 of this Code.
- 20 (7) Cabaret.
- 21 (8) Customer service center with drive-up or drive-through facilities.

- 1 (9) Dance hall, public.
- 2 (10) Establishment for the sale of beer or alcoholic liquor for consumption on the premises.
- 3 (11) Financial services center.
- 4 (12) Firearms dealership.
- 5 (13) Firearms target practice range, indoor.
- 6 (14) Food stamp distribution center.
- 7 (15) Hotel.
- 8 (16) Mortuary or funeral home, including those containing a crematory.
- 9 (17) Motel.
- 10 (18) Motor vehicle filling station.
- 11 (19) Motor vehicles, new or used, salesroom or sales lot.
- 12 (20) Plasma donation center.
- 13 (21) Pool hall.
- 14 (22) Private club, lodge, or similar use.
- 15 (23) Restaurant, carry-out, with drive-up or drive-through facilities.
- 16 (24) Restaurant, fast-food, with or with-out drive-up or drive-through facilities.
- 17 (25) Restaurant, standard, with drive-up or drive-through facilities.
- 18 (26) Restaurant, standard, without drive-up or drive-through facilities, as provided for in
- 19 Section 50-12-311(6) of this Code.

1 (27) Smoking lounge.

2 (27~~8~~) Specially designated distributor's (SDD) or specially designated merchant's (SDM)  
3 establishment.

4 (29) Tobacco retail store.

5 (30) Tobacco specialty retail store.

6 **DIVISION 5. - B4 GENERAL BUSINESS DISTRICT**

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

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

10 (1) Amusement park.

11 (2) Arcade.

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

14 (4) Bank with drive-up or drive-through facilities.

15 (5) Banquet facility.

16 (6) Bed and breakfast inn.

17 (7) Body art facility.

18 (8) Brewpub or microbrewery or small distillery or small winery outside the Central  
19 Business District.

- 1 (9) Cabaret outside the Central Business District.
- 2 (10) Customer service center with drive-up or drive-through facilities.
- 3 (11) Dance hall, public, outside the Central Business District.
- 4 (12) Employee recruitment center.
- 5 (13) Establishment for the sale of beer or alcoholic liquor for consumption on the premises,  
6 outside the Central Business District.
- 7 (14) Financial services center.
- 8 (15) Firearms dealership.
- 9 (16) Firearms target practice range, indoor.
- 10 (17) Food stamp distribution center.
- 11 (18) Go-cart track, except such use is not permitted on any zoning lot abutting a Gateway  
12 Radial Thoroughfare.
- 13 (19) Golf course, miniature.
- 14 (20) Hotel, outside the Central Business District.
- 15 (21) Kennel, commercial.
- 16 (22) Lodging house, public.
- 17 (23) Motel.
- 18 (24) Motor vehicle filling station.

- 1 (25) Motor vehicles, used, salesroom or sales lot, except such use is not permitted on any  
2 zoning lot abutting a Gateway Radial Thoroughfare.
- 3 (26) Motor vehicles, used, storage lot accessory to a salesroom or sales lot for used motor  
4 vehicles, except such use is not permitted on any zoning lot abutting a designated  
5 Gateway Radial Thoroughfare.
- 6 (27) Motor vehicle services, major, except such use is not permitted on any zoning lot abutting  
7 a Gateway Radial Thoroughfare.
- 8 (28) Motor vehicle services, minor.
- 9 (29) Motor vehicle washing and steam cleaning, except such use is not permitted on any  
10 zoning lot abutting a Gateway Radial Thoroughfare.
- 11 (30) Motorcycles, retail sales, rental or service.
- 12 (31) Outdoor commercial recreation, not otherwise specified.
- 13 (32) Parking lots or parking areas for operable private passenger vehicles as restricted by  
14 Section 50-12-299(9)(e) of this Code.
- 15 (33) Pawnshop, except such use is not permitted on any zoning lot abutting a Gateway Radial  
16 Thoroughfare.
- 17 (34) Plasma donation center, except such use is not permitted on any zoning lot abutting a  
18 Gateway Radial Thoroughfare.
- 19 (35) Pool hall.

- 1 (36) Precious metal or gem dealer, except such use shall not be permitted on any zoning lot  
2 abutting a designated Gateway Radial Thoroughfare.
- 3 (37) Printing or engraving shops.
- 4 (38) Rebound tumbling center, except such use is not permitted on any zoning lot abutting a  
5 Gateway Radial Thoroughfare.
- 6 (39) Rental hall.
- 7 (40) Restaurant, carry-out, with drive-up or drive-through facilities, except such use is not  
8 permitted on any zoning lot abutting the Woodward Avenue Gateway Radial  
9 Thoroughfare.
- 10 (41) Restaurant, fast-food, with drive-up or drive-through facilities, except such use is not  
11 permitted on any zoning lot abutting the Woodward Avenue Gateway Radial  
12 Thoroughfare.
- 13 (42) Restaurant, fast-food, without drive-up or drive-through facilities, where not located in a  
14 multi-story building and integrated into a mixed-use or multi-tenant development.
- 15 (43) Restaurant, standard, 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 (44) Restaurant, standard, without drive-up or drive-through facilities, as provided in Section  
19 50-12-311(6) of this Code, except such use is not permitted on any zoning lot abutting the  
20 Woodward Avenue Gateway Radial Thoroughfare.
- 21 (45) Smoking lounge.

- 1 (~~456~~) Specially designated distributor's (SDD) or specially designated merchant's (SDM)
- 2 establishment.
- 3 (~~467~~) Taxicab dispatch and/or storage, except such use is not permitted on any zoning lot
- 4 abutting a Gateway Radial Thoroughfare.
- 5 (~~478~~) Theater and concert café, excluding drive-in theaters.
- 6 (~~49~~) Tobacco retail store.
- 7 (~~49~~) Tobacco specialty retail store.
- 8 (~~4851~~) Trailer coaches or boat sale or rental, open air display, except such use is not permitted
- 9 on any zoning lot abutting a Gateway Radial Thoroughfare.
- 10 (~~4952~~) Trailers, utility — sales, rental or service; moving truck/trailer rental lots.
- 11 (~~503~~) Used goods dealer, except such use is not permitted on any zoning lot abutting a Gateway
- 12 Radial Thoroughfare.
- 13 (~~514~~) Youth hostel/hostel.

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

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

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

- 18 (1) Animal-grooming shop.
- 19 (2) Art gallery.
- 20 (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) Body art facility
- 8 (10) Brewpub or microbrewery or small distillery or small winery, inside the Central Business  
9 District.
- 10 (11) Business college or commercial trade school.
- 11 (12) Cabaret inside the Central Business District.
- 12 (13) Commissary.
- 13 (14) Customer service center without drive-up or drive-through facilities.
- 14 (15) Dance hall, public, inside the Central Business District.
- 15 (16) Dry cleaning, laundry, or laundromat.
- 16 (17) Employee recruitment center.
- 17 (18) Establishment for the sale of beer or alcoholic liquor for consumption on the premises  
18 inside the Central Business District.
- 19 (19) Financial services center without drive-up or drive-through facilities.

- 1 (20) Food stamp distribution center without drive-up or drive-through facilities.
- 2 (21) Hotel inside the Central Business District.
- 3 (22) Medical or dental clinic, physical therapy clinic, or massage facility.
- 4 (23) Mortuary or funeral home, including those containing a crematory.
- 5 (24) Motor vehicles, new, salesroom or sales lot.
- 6 (25) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor  
7 vehicles.
- 8 (26) Nail salon.
- 9 (27) Office, business or professional.
- 10 (28) Parking lots or parking areas for operable private passenger vehicles.
- 11 (29) Parking structure having ground floor commercial space or other space oriented to  
12 pedestrian traffic
- 13 (30) Pet shop.
- 14 (31) Pool hall.
- 15 (32) Printing or engraving shops.
- 16 (33) Private club, lodge, or similar use.
- 17 (34) Radio or television station.
- 18 (35) Radio, television, or household appliance repair shop.
- 19 (36) Recording studio or photo studio or video studio, no assembly hall.

- 1 (37) Recreation, indoor commercial and health club.
- 2 (38) Rental hall.
- 3 (39) Restaurant, carry-out and fast-food, as provided for in Section 50-12-310(8) of this Code.
- 4 (40) Restaurant, standard, without drive-up or drive-through facilities.
- 5 (41) Retail sales and personal service in business and professional offices.
- 6 (42) Retail sales and personal service in multiple-residential structures as provided for in
- 7 Section 50-12-312 of this Code.
- 8 (43) School or studio of dance, gymnastics, music, art, or cooking.
- 9 (44) Shoe repair shop.
- 10 (45) Smoking lounge.
- 11 (~~45~~6) Stores of a generally recognized retail nature whose primary business is the sale of new
- 12 merchandise without drive-up or drive-through facilities.
- 13 (~~46~~7) Theater and concert café, excluding drive-in theaters.
- 14 (~~48~~) Tobacco retail store.
- 15 (~~49~~) Tobacco specialty retail store.
- 16 (~~47~~50) Veterinary clinic for small animals.

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

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

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

3 (1) Assembly hall.

4 (2) Art gallery.

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

7 (4) Bake shop, retail.

8 (5) Bank.

9 (6) Banquet facility.

10 (7) Barber or beauty shop.

11 (8) Body art facility.

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

14 (10) Business college or commercial trade school.

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

16 (12) Commissary.

17 (13) Customer service center.

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

19 (15) Dry cleaning, laundry, or laundromat.

- 1 (16) Employee recruitment center.
- 2 (17) Establishment for the sale of beer or alcoholic liquor for consumption on the premises,  
3 inside the Central Business District.
- 4 (18) Financial services center.
- 5 (19) Food stamp distribution center.
- 6 (20) Hotel inside the Central Business District.
- 7 (21) Kennel, commercial.
- 8 (22) Medical or dental clinic, physical therapy clinic, or massage facility.
- 9 (23) Mortuary or funeral home, including those containing a crematory.
- 10 (24) Motor vehicle filling station as provided for in Section 50-12-252(2) of this Code.
- 11 (25) Motor vehicle services, minor.
- 12 (26) Motor vehicle washing and steam cleaning.
- 13 (27) Motor vehicles, new or used, salesroom or sales lots.
- 14 (28) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor  
15 vehicles.
- 16 (29) Nail salon.
- 17 (30) Office, business or professional.
- 18 (31) Parking lots or parking areas for operable private passenger vehicles.
- 19 (32) Parking structure.

- 1 (33) Pet shop.
- 2 (34) Pool hall.
- 3 (35) Private club, lodge, or similar use.
- 4 (36) Produce or food markets, wholesale.
- 5 (37) Radio or television station.
- 6 (38) Radio, television, or household appliance repair shop.
- 7 (39) Recording studio or photo studio or video studio, no assembly hall.
- 8 (40) Recreation, indoor commercial and health club.
- 9 (41) Rental hall.
- 10 (42) Restaurant, carry-out or fast-food, with or without drive-up or drive-through facilities.
- 11 (43) Restaurant, standard.
- 12 (44) Retail sales and personal service in business and professional offices.
- 13 (45) Shoe repair shop.
- 14 (46) Smoking lounge.
- 15 (~~467~~) Storage or killing of poultry or small game for direct, retail sale on the premises or for  
16 wholesale trade.
- 17 (~~478~~) Stores of a generally recognized retail nature whose primary business is the sale of new  
18 merchandise with or with-out drive-up or drive-through facilities.
- 19 (~~489~~) Taxicab dispatch and/or storage facility.

1 (50) Tobacco retail store.

2 (51) Tobacco specialty retail store.

3 (4952) Trailer coaches or boat sale or rental, open air display.

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

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

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

7 **CENTRAL BUSINESS DISTRICT)**

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

9 Conditional retail, service, and commercial uses within the PCA Center Adjacent District

10 (Restricted Central Business District) are as follows:

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

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

14 (3) Banquet facility.

15 (4) Cabaret outside the Central business district.

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

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

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

20 (8) Hotel, outside the Central Business District.

- 1 (9) Motor vehicle filling station.
- 2 (10) Motor vehicle washing and steam cleaning.
- 3 (11) Motor vehicles, new, salesroom or sales lot.
- 4 (12) Office, business or professional, other than that permitted by right.
- 5 (13) Parking structure, not having ground floor commercial space or other space oriented to
- 6 pedestrian traffic.
- 7 (14) Rental hall.
- 8 (15) Restaurant, carry-out or fast-food, other than that permitted by right.
- 9 (16) Restaurant, standard, as provided for in Section 50-12-311(5) of this Code.
- 10 (17) Retail sales and personal service in business and professional offices.
- 11 (18) Smoking lounge.
- 12 (18~~9~~) Specially designated distributor's (SDD) or specially designated merchant's (SDM)
- 13 establishment.
- 14 (20) Tobacco retail store.
- 15 (21) Tobacco specialty retail store.

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

17 **USE**

18 **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) Hotel.

12 (5) Kennel, commercial.

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

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

17 (8) Pool hall.

18 (9) Precious metal and gem dealer.

19 (10) Private club, lodge, or similar use.

20 (11) Radio or television station.

- 1 (12) Radio, television, or household appliance repair shop.
- 2 (13) Rental hall that exceeds 3,000 square feet.
- 3 (14) Restaurant, standard, located adjacent to or across an alley from a lot containing a single-
- 4 or two-family dwelling that is located on a street other than a major thoroughfare.
- 5 (15) Smoking lounge.
- 6 (~~15~~) Specially designated distributor's (SDD) or specially designated merchant's (SDM)
- 7 establishment.
- 8 (~~16~~) 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~~) Used goods dealer.
- 12 (~~18~~) Youth hostel/hostel.

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

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

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

- 17 (1) Arcade.
- 18 (2) Body art facility.
- 19 (3) Business college or trade school.

- 1 (4) Cabaret.
- 2 (5) Customer service center without drive-up or drive-through facilities.
- 3 (6) Dance hall, public.
- 4 (7) Hotel.
- 5 (8) Kennel, commercial.
- 6 (9) Motel.
- 7 (10) Motor vehicle filling station.
- 8 (11) Motor vehicle services, minor.
- 9 (12) Parking lots or parking areas, commercial.
- 10 (13) Parking lots or parking areas, accessory for operable private passenger vehicles, farther  
11 than the maximum distance specified in Article XIV, Division 1, of this chapter.
- 12 (14) Parking structure having at least 60 percent of the ground floor devoted to commercial  
13 space or other space oriented to pedestrian traffic.
- 14 (15) Pool hall.
- 15 (16) Precious metal and gem dealer.
- 16 (17) Printing or engraving shops exceeding 5,000 square feet of gross floor area with a  
17 minimum of ten percent of the gross floor area being used as a retail store for the sale of  
18 the goods produced.
- 19 (18) Private club, lodge, or similar use.

- 1 (19) Radio, television, or household appliance repair shop.
- 2 (20) School building adaptive reuses - retail, service, and commercial.
- 3 (21) Smoking lounge.
- 4 (242) Specially designated distributor's (SDD) or specially designated merchant's (SDM)
- 5 establishment.
- 6 (223) Theater, excluding concert café and drive-in theaters, exceeding 150 fixed seats.
- 7 (24) Tobacco retail store.
- 8 (25) Tobacco specialty retail store.
- 9 (236) Used goods dealer.
- 10 (247) Youth hostel/hostel.

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

12 **USE**

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

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

- 16 (1) Automated teller machine, with drive-up or drive-through facilities.
- 17 (2) Bank with drive-up or drive-through facilities.
- 18 (3) Brewpub or microbrewery or small distillery or small winery.
- 19 (4) Cabaret, outside the Central Business District.

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

14 **ARTICLE XII. - USE REGULATIONS**

15 **DIVISION 1. - USE TABLE**

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

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

18 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	P	P	P	T	P	W	S	S	S		S	S	D	D	D	D	D
Recreation/entertainment, indoor	Arcade									C	C	C	C	R	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	C	L			C/R	C								C	C				RU: SPC; Section 50-12-218	
	Casinos and casino complexes																		L														R			
	Firearms target practice range, indoor									C	C	C	C	C	C	C	C	C	L																P; Section 50-12-224	
	Pool hall									C	C	R	R	R	R	R	R	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	R	R	L			R	R	R						R	R		R		Section 50-12-308	
	Smoking lounge									C	C	R	R									C								C	C		C		SPC; Section 50-12-324	
	Theater and concert café, excluding drive-in theaters									R	C	R		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	P1	P2	P3	PCA	TM	PR	W1	SD1	SD2	SD3		SD4	SD5				
<b>Retail sales and service; sales-oriented</b>	Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, with drive-up or drive-through facilities									R	R	C/R	R	R	R	R	R	L					R											*	*Section 50-11-318
	Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through facilities							R	R	R	R	R	R	R	R	R	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	L															Section 50-12-223		
	Fireworks sales, consumer																																Section 50-12-225		
	Motor vehicles, new, salesroom or sales lots									C	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	L					R									C	Sections 50-12-293, 50-12-517		
	Motorcycles, retail sales, rental or service											C						C	R	R	R			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	R	W		S1	S2	S3	S4	S5
	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
<b>Retail sales and service; sales-oriented (cont'd)</b>	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	
	<b>Tobacco Retail Store/Tobacco</b>																										<b>C</b>				<b>C</b>	<b>C</b>	<b>C</b>	<b>SPC; Section 50-12-324</b>
	<b>Specialty Retail Store</b>										<b>C</b>	<b>C</b>	<b>R</b>	<b>R</b>														<b>C</b>						
	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
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
Smoking lounge	1,000 feet	- <u>Elementary, middle, or high school: 1,000 feet;</u> - <u>Park, playlot, playfield, playground, recreation center, youth activity center: 1,000 feet</u>	Section 50-12-324

Use Type	Minimum Distance from Same Use Type (Existing or Approved)	Minimum Distance from Other Use Types (Existing or Approved)	Comment
<u>Tobacco retail store/Tobacco specialty retail store</u>	<u>1,000 feet</u>	- <u>Elementary, middle, or high school: 1,000 feet;</u> - <u>Park, playlot, playfield, playground, recreation center, youth activity center: 1,000 feet</u>	<u>Section 50-12-324</u>

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### DIVISION 3. - SPECIFIC USE STANDARDS

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#### **SUBDIVISION B. - PUBLIC, CIVIC, AND INSTITUTIONAL USES**

4

##### **Sec. 50-12-188. – Outdoor recreation facility.**

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Outdoor recreation facilities are subject to the following:

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(1) *Golf course.* Facilities including, but not limited to, club houses, which may include an indoor smoking lounge, banquet facilities, and outdoor swimming pools shall be considered customary and incidental accessory uses to a golf course;

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(2) *Swimming pool, outdoor.* No public outdoor swimming pool shall be constructed less than 40 feet from any property line abutting, or across an alley from, private property, other than a railroad, on land zoned R1, R2, R3, R4, R5, R6, or residential PD;

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(3) Accessory structures for outdoor recreation facilities in general are subject to the provisions in Section 50-13-211 of this Code; the outdoor exhibition of art or sculpture gardens may be permitted as an accessory feature of outdoor recreation facilities; and

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(4) Recreation centers under the control of the Recreation Department shall be considered as an accessory use where located in conjunction with a public park, playfield, or playground. Such accessory use may be established on a by-right basis where the outdoor

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1 recreation facility itself is permitted by right. Where the outdoor recreation facility is  
 2 permitted as a conditional use, the accessory recreation center shall be established on a  
 3 conditional use basis. Recreation centers that are not located in conjunction with a public  
 4 park, playfield, or playground shall be considered "non-profit neighborhood centers."

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

6 **Sec. 50-12-306. - Private clubs, lodges, or similar uses.**

7 Private clubs and lodges, and similar uses, shall be subject to the following provisions:

8 (1) Private clubs, lodges, and similar uses without assembly halls are permitted in the R4,  
 9 R5, R6, B1, B2, B3, B4, B5, B6, M1, M2, M3, M4, PCA, TM, SD1, and SD2 Districts;

10 (2) Such uses with assembly halls are only permitted in the B4, B5, B6, M1, M2, M3, M4,  
 11 and TM Districts;

12 (3) Smoking lounges shall be considered a customary and incidental accessory use only to  
 13 private clubs permitted in the PR District;

14 (34) Such uses that rent, lease, or loan space for the purpose of public assembly, banquets,  
 15 luncheons, entertainment or sports events, whether such assemblies are public or private  
 16 or subject to an admission fee, are permitted only in those zoning districts where "rental  
 17 halls" are permitted. Such rental facilities may be subject to the petition requirements of  
 18 Section 50-12-125 of this Code. Such rental facilities are subject to the licensing  
 19 requirements of Chapter 38 of this Code, *Rental Halls and Banquet Facilities*;

20 (45) No private club, lodge, or similar use shall be licensed by the Michigan Liquor Control  
 21 Commission for consumption of alcoholic liquor on the premises until the Buildings,

1 Safety Engineering, and Environmental Department shall have approved a change of use  
2 for the premises to a Group B Cabaret as defined in Section 50-16-222 of this Code; such  
3 clubs that are licensed by the MLCC for consumption on the premises are only permitted  
4 in the B3, B4, B5, B6, M1, M2, M3, M4, PCA, TM, SD1, SD2, and SD4 Districts;

5 ~~(56)~~ Motorcycle clubs, as defined in Section 50-16-303 of this Code, shall be prohibited  
6 within 500 feet of land zoned R1, R2, R3, R4, R5, R6, or residential PD. Said prohibition  
7 shall be waived upon presentation to the Buildings, Safety Engineering, and  
8 Environmental Department of a verified petition requesting such waiver, signed by two-  
9 thirds of those persons owning, residing, or doing business on land, other than vacant  
10 land that is designated by the City Assessor as "unimproved," within 500 feet of the  
11 proposed location; and

12 ~~(67)~~ In the R4, R5, and R6 Districts, only those private clubs and lodges recognized by the  
13 Internal Revenue Service as holding non-profit, tax-exempt status are permitted.

14 **Sec. 50-12-324. - Smoking lounges; tobacco retail stores; or tobacco specialty retail stores.**

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

17 (1) Points of vehicular ingress and egress shall be determined by the Department of Public  
18 Works Traffic Engineering Division;

19 (2) Outdoor activities shall be prohibited;

20 (3) Smoking lounges and tobacco specialty retail stores shall be licensed in accordance with  
21 Chapter TBD of this Code, *Smoking Lounges*;

- 1 (4) Smoking lounges and tobacco specialty retail stores shall be physically separated from
- 2 any areas of the same or adjacent establishments in which smoking is prohibited by state
- 3 law and where smoke does not infiltrate into those nonsmoking areas. “Physically
- 4 separated” shall mean an area that is enclosed on all sides by any combination of solid
- 5 windows, walls, or doors that extend from the floor to the ceiling;
- 6 (5) In the PR District, smoking lounges are permitted when incidental to, accessory to, and
- 7 on the same zoning lot as a private club; and
- 8 (6) Smoking lounges are permitted when incidental to, accessory to, and on the same zoning
- 9 lot as a golf course when located within a club house building.

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

**SUBDIVISION C. - SPECIFIC ACCESSORY USE STANDARDS**

**Sec. 50-12-513. - Golf course.**

Clubhouses, which may include an indoor smoking lounge, banquet facilities, and outdoor swimming pools shall be considered customary and incidental accessory uses to a golf course.

**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

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)
	Casino or casino complex	See provisions for SD5 District in Section 50-11-337	300
	Firearms target practice range, indoor	1 per 2 employees + 1 per target lane	100
	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
	Smoking lounge	1 per 100 square feet	100
	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
	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

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)
	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

3

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

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

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- 1 (3) Restaurants, except where the use would reoccupy an existing non-residential
- 2 building;
- 3 (4) Motor vehicle filling stations;
- 4 (5) Mortuaries or funeral homes;
- 5 (6) Motor vehicle services, major;
- 6 (7) Motor vehicle services, minor;
- 7 (8) Motor vehicle washing and steam cleaning;
- 8 (9) Adult uses as specified in Section 50-3-502 of this Code;
- 9 (10) Tires, used: sales and/or service; ~~and~~
- 10 (11) Signs;:
- 11 (12) Smoking lounges;
- 12 (13) Tobacco retail stores; and
- 13 (14) Tobacco specialty retail stores.
- 14 (b) Except for the ~~14~~ items prohibited in Subsection (a) of this section, the Board of Zoning
- 15 Appeals may approve the change of one nonconforming use to another nonconforming
- 16 use only where the Body determines that the new proposed use will be less injurious to
- 17 the surrounding area than the previous nonconforming use. Where a change in use is
- 18 approved, the Board of Zoning Appeals shall be authorized to impose conditions that the
- 19 Body deems necessary to reduce or minimize any potentially adverse effect upon other
- 20 property in the neighborhood, and to carry out the general purpose and intent of this

chapter. Any condition that is imposed must relate to a situation created or aggravated by the proposed use and must be roughly proportional to its impact.

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

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

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

**Subdivision 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:

<b>Term</b>	<b>Definition</b>
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.
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; • Casinos; • Casino complex; • Commercial recreation (Indoor); • Firearms target practice range, indoor; • Health club;

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

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

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

Term	Definition
Refuse	Putrescible and nonputrescible solid waste, except body wastes, including garbage, rubbish, ash, incinerator ash, incinerator residue, and solid market, industrial, and construction refuse.
Regulated use	Any of the following (1) Brewpub 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, 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."
Restaurant, carry-out	An establishment for the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state, and whose design or method of operation includes both of the following characteristics: (1) Foods, frozen desserts, or beverages are usually served in edible or disposable containers; (2) The consumption of foods, frozen desserts, or beverages within the restaurant building, within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building, is posted as being prohibited, and such prohibition is strictly enforced by the restaurateur.

Restaurant, Fast-food	<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"> <li>•Retail sales and personal service in multiple-residential structures</li> <li>•Retail sales and personal service in business and professional offices</li> </ul>
Retail Sales and Service, Sales-Oriented (Use Category)	<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"> <li>• Stores of a generally recognized retail nature whose primary business is the sale of new merchandise</li> <li>• Bake shop, retail</li> <li>• Firearms dealership</li> </ul>

	<ul style="list-style-type: none"> <li>• Garden center</li> <li>• Kennel, commercial</li> <li>• Motor vehicles, new or used, salesroom or sales lot</li> <li>• Motorcycles, retail sales, rental or service</li> <li>• Pawnshop</li> <li>• Pet shop</li> <li>• Poultry or small game (storage or killing for direct, retail sale on the premises or for wholesale trade)</li> <li>• Precious metal and gem dealer</li> <li>• Produce or food markets, wholesale</li> <li>• Specially designated distributor's (SDD) establishment</li> <li>• Specially designated merchant's (SDM) establishment</li> <li>• <u>Tobacco retail store</u></li> <li>• <u>Tobacco specialty retail store</u></li> <li>• Trailer coaches, or boat sale or rental, open air display</li> <li>• Trailers, pneumatic-tired utility type, cement mixers: sales, rental, or service (outdoor)</li> <li>• Used goods dealer</li> </ul> <p>Sales, rental, or leasing of heavy trucks and equipment or manufactured housing units are classified as wholesale sales.</p>
<p>Retail Sales and Service, Service-Oriented (Use Category)</p>	<p>Uses providing retail consumer services to the general public. Examples include the following uses:</p> <ul style="list-style-type: none"> <li>• Animal-grooming shop</li> <li>• Automated teller machine (without drive-through facilities)</li> <li>• Automated teller machine (with drive-through facilities)</li> <li>• Bank (without drive-through facilities)</li> <li>• Bank (with drive-through facilities)</li> <li>• Barber or beauty shop</li> <li>• Body art facility</li> <li>• Business college or commercial trade school</li> <li>• Customer service center</li> </ul>

	<ul style="list-style-type: none"> <li>• Dry cleaning, laundry, or laundromat</li> <li>• Employee recruitment center</li> <li>• Financial services center</li> <li>• Food stamp distribution center (no drive-through window)</li> <li>• Food stamp distribution center (with drive-through window)</li> <li>• Mortuary or funeral home</li> <li>• Nail salon</li> <li>• Printing or engraving shops</li> <li>• School or studio of dance, gymnastics, music, art, or cooking</li> <li>• Shoe repair shop</li> <li>• Veterinary clinic for small animals</li> </ul>
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 P. – Letter “S”

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#### Sec. 50-16-384. - Words and terms (Sm-Ss).

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

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Term	Definition
Small distillery	A facility operated by a manufacturer of spirits licensed by the Michigan Liquor Control Commission as a small distiller, annually manufacturing in Michigan not more than 60,000 gallons of spirits, of all brands combined.
Small lot	Any residential lot less than 50 feet in width and 5,000 square feet in area.
Small winery	A facility operated by a small winemaker licensed by the Michigan Liquor Control Commission for the manufacturing or bottling of not more than 50,000 gallons of wine in one calendar year.
<u>Smoking lounge</u>	<u>An establishment that has a State issued smoking ban exemption certificate and that allows smoking on the premises of tobacco and non-tobacco products as defined in Chapter TBD of 2019 Detroit City Code.</u>
Snack food	Prepared and commercially prepackaged non-potentially hazardous food.
Solar generation station	An energy generation facility in excess of one acre comprised of one or more freestanding, ground-mounted devices that

	capture solar energy and convert it to electrical energy for use in locations other than where it is generated. (Also known as "solar farm.")
Solid waste	Includes garbage, rubbish, ashes, incinerator ash, incinerator residue, street cleanings, municipal and industrial sludges, solid commercial and solid industrial waste, and animal waste, but does not include human body waste, liquid or other waste regulated by statute, ferrous or nonferrous scrap directed to a scrap metal processor or to a re-user of ferrous or nonferrous products, and slag or slag products directed to a slag processor or to a re-user of slag or slag products.
Special effects	A combination of chemical elements or chemical compounds capable of burning independently of the oxygen of the atmosphere, and designed and intended to produce an audible, visual, mechanical, or thermal effect as an integral part of a motion picture, radio, television, theatrical, or opera production or live entertainment.
Specially designated distributor's (SDD) establishment	A retail establishment, consisting of less than 15,000 square feet of gross floor area, licensed by the Michigan Liquor Control Commission to distribute alcoholic liquor in the original package for consumption off the premises, which alcoholic liquor is other than beer and other than wine under 20 percent alcohol by volume; an SDD is also any retail establishment, regardless of size, where more than ten percent of the usable retail space is utilized for the display or distribution of alcoholic liquor other than beer and other than wine under 20 percent alcohol by volume, for consumption off the premises.
Specially designated merchant's (SDM) establishment	A retail establishment, consisting of less than 15,000 square feet of gross floor area, utilized for the distribution of alcoholic liquor, licensed by the Michigan Liquor Control Commission to sell beer and/or wine for consumption off the premises; an SDM is also any retail establishment, regardless of size, where more than ten percent of the usable retail space is utilized for the display or distribution of alcoholic liquor and is licensed to sell beer and/or wine for consumption off the premises.
Specified anatomical areas	Specified anatomical areas means and includes less than completely and opaquely covered: (1) Female breasts below a point immediately above the top of the areola; (2) Male or female buttocks; (3) Male or female genitals and pubic area; and (4) A penis in a discernibly erect state, even if completely and opaquely covered.
Specified sexual activity	Specified sexual activity means any of the following: (1) Intercourse, oral copulation, masturbation or sodomy; or (2) Excretory functions as a part of or in connection with any of the activities described in Subsection (1) of this definition.

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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:

<b>Term</b>	<b>Definition</b>
<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 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>
<u>Tobacco specialty retail store</u>	<u>An establishment that does have 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 smoking on the premises of tobacco and non-tobacco products. 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>
Towing service storage yard	Any private storage lot or yard of a towing enterprise where inoperable or distressed motor vehicles are temporarily held for retrieval or redemption by their owner, whether such

	enterprise is a contractor for a Police Department precinct or not. Such storage yards shall not function as a junkyard; no stripping or dismantling, or outdoor storage of parts is permitted; no sale of used vehicle parts is permitted; no stacking of vehicles is permitted. Towing service storage yards shall be considered a principal use of the land except when same vehicles are awaiting repairs or service at a facility located on the same zoning lot, in which case they operate as an accessory use of this land. Any land use previously classified as a "Police Department authorized abandoned vehicle storage yard" shall now be considered a "towing service storage yard" without need for issuance of any additional permit or change of use.
Townhouse	One of three or more attached single-family dwelling units, each having its own entrance, and each extending from the basement to the roof and having no side yards except end units which have one side yard.
Toxic substance disposal facility	A facility that disposes of, destroys, or incinerates "PCB" 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	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>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 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> <p>(1) An off-street parking area proportioned for at least three</p>

	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	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-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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## APPENDIX A. – ASSIGNMENT OF SPECIFIC USE TYPES TO GENERAL USE

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### CATEGORIES

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### DIVISION 19. LETTER “S”

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

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Specific Land Use	Use Category
Salt works	Manufacturing and production
Schools, elementary, middle/junior high, or high	Schools
School or studio of dance, gymnastics, music, art, or cooking	Retail sales and service (service-oriented)
Scrap iron and metal processor (junkyard)	Industrial service
Scrap tire storage, processing, or recycling facility	Waste-related use
Semi-nude model studio	Adult use/sexually-oriented business
Sewage disposal plant	Waste-related use
Sexually-oriented business	Adult use/sexually-oriented business
Sheet metal works	Manufacturing and production (high/medium-impact manufacturing or processing)
Shelter for victims of domestic violence	Group living
Shoe polish manufacture	Manufacturing and production (high-impact manufacturing or processing)

Shoe repair shop	Retail sales and service (service-oriented)
Sign shop (see <i>Lithographing</i> )	Manufacturing and production
Silk screening (see <i>Lithographing</i> )	Manufacturing and production
Single-family detached dwelling	Household living
Single-room-occupancy (SRO) housing, non-profit	Household living
Small distillery	Food and beverage service
Small winery	Food and beverage service
Smelting or refining of metals or ores	Manufacturing and production (very high-impact manufacturing or processing)
<u>Smoking lounge</u>	<u>Recreation and entertainment, indoor</u>
Soap manufacture	Manufacturing and production (high-impact manufacturing or processing)
Soda water or soft drink manufacturing or bottling establishments	Manufacturing and production (low-impact manufacturing or processing)
Solar generation station	Utility, basic
Sorority house	Group living
Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment	Retail sales and service (sales-oriented)
Stadium or sports arena	Auditorium or stadium
Stamping or pressing plants	Manufacturing and production (very high-impact manufacturing or processing)
Starch manufacture	Manufacturing and production (high-impact manufacturing or processing)
Steam generating plant	Utility, major
Steel barrel, drum, or pail renovation or reclaiming	Manufacturing and production (very high-impact manufacturing or processing)
Steel mills	Manufacturing and production (very high-impact manufacturing or processing)
Steel warehousing	Warehouse and freight movement
Storage building	Warehouse and freight movement
Storage or killing of poultry or small game for direct retail sale on the premises or for wholesale trade	Retail sales and service (sales-oriented)
Stores of a generally recognized retail nature whose primary business is the sale of new merchandise	Retail sales and service (sales-oriented)
Substance abuse service facility	Community service
Sugar refining	Manufacturing and production (high-impact manufacturing or processing)
Surgical goods manufacture	Manufacturing and production
Swimming pool	Park and open space

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**DIVISION 20. LETTER "T"**

- 1 Specific use types, beginning with the letter “T,” assigned to general use categories are as  
 2 follows:

<b>Specific Land Use</b>	<b>Use Category</b>
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>
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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**Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are repealed.

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

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

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Approved as to form:

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**Conrad Mallett,**  
Corporation Counsel