

SUMMARY

This Ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article III, *Review and Approval Procedures (Part 1)*, Division 4, *Planned Developments*, Section 50-3-98, *Lapse of approval*; Article IV, *Review and Approval Procedures (Part 2)*, Division 6, *Variances and Administrative Adjustments*, Section 50-4-131, *Permitted dimensional variances*; Article VIII, *Residential Zoning Districts*, Division 2, *R1 Single-Family Residential District*, Section 50-8-20, *Conditional residential uses*, Division 3, *R2 Two-Family Residential District*, Section 50-8-50, *Conditional residential uses*, Division 6, *R5 Medium Density Residential District*, Section 50-8-142, *Conditional retail, service, and commercial uses*; Article IX, *Business Zoning Districts*, Division 3, *B2 Local Business and Residential District*, Section 50-9-44, *By-right residential uses*, Section 50-9-50, *Conditional residential uses*, Section 50-9-52, *Conditional retail, service, and commercial uses*, Division 4, *B3 Shopping District*, Section 50-9-74, *By-right residential uses*, Section 50-9-76, *By-right retail, service, and commercial uses*, Section 50-9-80, *Conditional residential uses*, Section 50-9-82, *Conditional retail, service, and commercial uses*, Division 5, *B4 General Business District*, Section 50-9-104, *By-right residential uses*, Section 50-9-106, *By-right retail, service, and commercial uses*, Section 50-9-110, *Conditional residential uses*, Section 50-9-112, *Conditional retail, service, and commercial uses*, Division 6, *B5 Major Business District*, Section 50-9-136, *By-right retail, service, and commercial uses*, Section 50-9-142, *Conditional retail, service, and commercial uses*, Division 7, *B6 General Services District*, Section 50-9-166, *By-right retail, service, and commercial uses*, Section 50-9-172, *Conditional retail, service, and commercial uses*; Article X, *Industrial Zoning Districts*, Division 2, *M1 Limited Industrial District*, Section 50-10-16, *By-right retail, service, and commercial uses*, Section 50-10-22, *Conditional retail, service, and commercial uses*, Division 3, *M2 Restricted Industrial District*, Section 50-10-46, *By-right retail, service, and commercial uses*, Section 50-10-52, *Conditional retail, service, and commercial uses*, Division 4, *M3 General Industrial District*, Section 50-10-76, *By-right retail, service, and commercial uses*, Section 50-10-82, *Conditional retail, service, and commercial uses*, Division 5, *M4 Intensive Industrial District*, Section 50-10-106, *By-right retail, service, and commercial uses*, Section 50-10-112, *Conditional retail, service, and commercial uses*; Article XI, *Special Purpose Zoning Districts and Overlay Areas*, Division 10, *SD1 Special Development District, Small-Scale, Mixed-Use*, Section 50-11-242, *Conditional retail, service, and commercial uses*, Division 11, *SD2 Special Development District, Mixed-Use*, Section 50-11-272, *Conditional retail, service, and commercial uses*, Division 14, *Overlay Areas*, Section 50-11-361, *Description*; Article XII, *Use Regulations*, Division 1, *Use Table*, Subdivision B, *Residential Uses*, Section 50-12-22, *Household living*, Subdivision D, *Retail, service, and commercial uses*, Section 50-12-61, *Assembly*, Section 50-12-62, *Food and beverage service*, Section 50-12-63, *Office*, Section 50-12-66, *Recreation/entertainment, indoor*, Section 50-12-67, *Recreation/entertainment, outdoor*, Section 50-12-69, *Retail sales and service, sales-oriented*, Section 50-12-70, *Retail sales and service, service-oriented*, Subdivision E, *Manufacturing and Industrial Uses*, Section 50-12-81, *Industrial service*, Division 2, *General Use Standards*, Section 50-12-123, *GRT (Gateway Radial Thoroughfare)*, Section 50-12-125, *P (petition)*, Section 50-12-131, *Retail, service, and commercial uses—Spacing*, Division 3, *Specific Use Standards*, Subdivision A, *Residential Uses*, Section 50-12-156, *Emergency shelter*, Section 50-12-159, *Lofts; residential uses combined in structures with permitted commercial or industrial uses*, Section 50-

12-163, *Pre-release adjustment centers*, Subdivision B, *Public, Civic, and Institutional Uses*, Section 50-12-191, *Substance abuse service facility*, Subdivision C, *Retail, Service, and Commercial Uses; Generally*, Section 50-12-217, *Brewpub and microbrewery and small distillery and small winery*, Section 50-12-226, *Go-cart track*, Section 50-12-227, *Golf course (miniature)*, Subdivision E, *Retail, Service, and Commercial Uses; Generally*, Section 50-12-296, *Motor vehicle washing and steam cleaning*, Section 50-12-299, *Parking lots or parking areas*, Section 50-12-302, *Pawnshops*, Section 50-12-304, *Precious metal and gem dealers*, Section 50-12-307, *Rebound tumbling centers*, Section 50-12-316, *Taxicab dispatch and/or storage facilities*, Section 50-12-320, *Used goods dealers; precious metal and gem dealers*, Section 50-12-336, *Food catering establishments*, Subdivision F, *Manufacturing and Industrial Uses*, Section 50-12-348, *Research or testing laboratories*, Section 50-12-351, *Tool, die, and gauge manufacturing*, Section 50-12-358, *Wholesaling, warehousing, storage buildings, or public storage facilities*, Division 5, *Accessory Uses and Structures*, Subdivision B, *Home Occupations*, Section 50-12-492, *Prohibited uses and activities*; Article XIII, *Intensity and Dimensional Standards*, Division 1, *Tables of Intensity and Dimensional Standards*, Subdivision D, *General Dimensional Standards for Business Districts*, Section 50-13-63, *B3 and B4 District height limitations*; Article XIV, *Development Standards*, Division 1, *Off-Street Parking, Loading, and Access*, Subdivision B, *Off-Street Parking Schedule “A”*, Section 50-14-49, *Retail, service, and commercial uses located on land zoned SD1 or SD2 or where the use is located within 0.50 miles of a high-frequency transit corridor*, Section 50-14-56, *Recreation, outdoor*, Section 50-14-58, *Retail sales and service (sales-oriented)*, Section 50-14-60, *Vehicle repair and service*, Subdivision D, *Off-Street Loading*, Section 50-14-111, *Off-street loading schedule and exemptions*, Division 3, *Architectural and Site Design Standards*, Subdivision A, *Residential Development*, Section 50-14-398, *Other residential development standards*, Subdivision B, *Non-Residential Development*, Section 50-14-414, *Quality of materials*, Subdivision C, *Traditional Main Street Overlay Areas*, Section 50-14-440, *Building design standards—Materials*; Article XVI, *Rules of Construction and Definitions*, Division 2, *Words and Terms Defined*, Subdivision H, *Letter “G”*, Section 50-16-221, *Words and terms (Ga—Gm)*, Subdivision Q, *Letter “T”*, Section 50-16-402, *Words and terms (Tn—Tz)*; and Appendix A, *Assignment of Specific Use Types to General Use Categories*, Division 7, *Letter “G”*, and Division 19, *Letter “S”*, collectively in order to revise the conditions under which a Planned Development approval may lapse; to allow lofts conditionally in R1 and R2 districts; to allow lofts and mixed residential-commercial development by-right in B2, B3, and B4 districts; to allow body art facilities conditionally in B2 and B3 districts; to allow brewpubs, microbreweries, small distilleries, and small wineries conditionally in B2 districts and by-right in B3, B4, B5, B6, M1, M2, M3, and M4 districts; to allow miniature golf conditionally in SD1 and SD2 districts; to expand the definition of Gateway Radial Thoroughfare Overlay to include B2 districts; to add uses currently permitted in the R5 and R6 districts to the use table; to add that crematories and pet crematories are allowed in PD districts with legislative approval; to remove the requirement for a neighborhood petition to establish a miniature golf course; to remove the prohibition of miniature golf within 500 feet of residentially-zoned land; to clarify that the prohibition of several uses in Gateway Radial Thoroughfare Overlay areas is not waivable by the Board of Zoning Appeals; to clarify the allowability of food catering in SD2 districts; to eliminate the prohibition on accommodating paid overnight guests as a home occupation; to clarify that the permissibility of

additional height is based on the width of the right-of-way; to decrease the minimum parking required for miniature golf courses; to clarify that required loading space for a residential use can be located in an alley; to add provisions regarding fiber cement and metal panels in Traditional Main Street Overlay areas; to broaden the definition of truck stop to include additional accessory uses and not require fuel sales; and to correct inconsistencies in several sections.

DRAFT

1 **BY COUNCIL MEMBER** _____ :

2 AN ORDINANCE to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by
3 amending Article III, *Review and Approval Procedures (Part 1)*, Division 4, *Planned*
4 *Developments*, Section 50-3-98, *Lapse of approval*; Article IV, *Review and Approval Procedures*
5 *(Part 2)*, Division 6, *Variances and Administrative Adjustments*, Section 50-4-131, *Permitted*
6 *dimensional variances*; Article VIII, *Residential Zoning Districts*, Division 2, *R1 Single-Family*
7 *Residential District*, Section 50-8-20, *Conditional residential uses*, Division 3, *R2 Two-Family*
8 *Residential District*, Section 50-8-50, *Conditional residential uses*, Division 6, *R5 Medium Density*
9 *Residential District*, Section 50-8-142, *Conditional retail, service, and commercial uses*; Article
10 IX, *Business Zoning Districts*, Division 3, *B2 Local Business and Residential District*, Section 50-
11 9-44, *By-right residential uses*, Section 50-9-50, *Conditional residential uses*, Section 50-9-52,
12 *Conditional retail, service, and commercial uses*, Division 4, *B3 Shopping District*, Section 50-9-
13 74, *By-right residential uses*, Section 50-9-76, *By-right retail, service, and commercial uses*,
14 Section 50-9-80, *Conditional residential uses*, Section 50-9-82, *Conditional retail, service, and*
15 *commercial uses*, Division 5, *B4 General Business District*, Section 50-9-104, *By-right residential*
16 *uses*, Section 50-9-106, *By-right retail, service, and commercial uses*, Section 50-9-110,
17 *Conditional residential uses*, Section 50-9-112, *Conditional retail, service, and commercial uses*,
18 Division 6, *B5 Major Business District*, Section 50-9-136, *By-right retail, service, and commercial*
19 *uses*, Section 50-9-142, *Conditional retail, service, and commercial uses*, Division 7, *B6 General*
20 *Services District*, Section 50-9-166, *By-right retail, service, and commercial uses*, Section 50-9-
21 172, *Conditional retail, service, and commercial uses*; Article X, *Industrial Zoning Districts*,
22 Division 2, *M1 Limited Industrial District*, Section 50-10-16, *By-right retail, service, and*
23 *commercial uses*, Section 50-10-22, *Conditional retail, service, and commercial uses*, Division 3,

1 *M2 Restricted Industrial District, Section 50-10-46, By-right retail, service, and commercial uses,*
2 *Section 50-10-52, Conditional retail, service, and commercial uses, Division 4, M3 General*
3 *Industrial District, Section 50-10-76, By-right retail, service, and commercial uses, Section 50-*
4 *10-82, Conditional retail, service, and commercial uses, Division 5, M4 Intensive Industrial*
5 *District, Section 50-10-106, By-right retail, service, and commercial uses, Section 50-10-112,*
6 *Conditional retail, service, and commercial uses; Article XI, Special Purpose Zoning Districts and*
7 *Overlay Areas, Division 10, SD1 Special Development District, Small-Scale, Mixed-Use, Section*
8 *50-11-242, Conditional retail, service, and commercial uses, Division 11, SD2 Special*
9 *Development District, Mixed-Use, Section 50-11-272, Conditional retail, service, and commercial*
10 *uses, Division 14, Overlay Areas, Section 50-11-361, Description; Article XII, Use Regulations,*
11 *Division 1, Use Table, Subdivision B, Residential Uses, Section 50-12-22, Household living,*
12 *Subdivision D, Retail, service, and commercial uses, Section 50-12-61, Assembly, Section 50-12-*
13 *62, Food and beverage service, Section 50-12-63, Office, Section 50-12-66,*
14 *Recreation/entertainment, indoor, Section 50-12-67, Recreation/entertainment, outdoor, Section*
15 *50-12-69, Retail sales and service, sales-oriented, Section 50-12-70, Retail sales and service,*
16 *service-oriented, Subdivision E, Manufacturing and Industrial Uses, Section 50-12-81, Industrial*
17 *service, Division 2, General Use Standards, Section 50-12-123, GRT (Gateway Radial*
18 *Thoroughfare), Section 50-12-125, P (petition), Section 50-12-131, Retail, service, and*
19 *commercial uses—Spacing, Division 3, Specific Use Standards, Subdivision A, Residential Uses,*
20 *Section 50-12-156, Emergency shelter, Section 50-12-159, Lofts; residential uses combined in*
21 *structures with permitted commercial or industrial uses, Section 50-12-163, Pre-release*
22 *adjustment centers, Subdivision B, Public, Civic, and Institutional Uses, Section 50-12-191,*
23 *Substance abuse service facility, Subdivision C, Retail, Service, and Commercial Uses; Generally,*

1 Section 50-12-217, *Brewpub and microbrewery and small distillery and small winery*, Section 50-
2 12-226, *Go-cart track*, Section 50-12-227, *Golf course (miniature)*, Subdivision E, *Retail, Service,*
3 *and Commercial Uses; Generally*, Section 50-12-296, *Motor vehicle washing and steam cleaning*,
4 Section 50-12-299, *Parking lots or parking areas*, Section 50-12-302, *Pawnshops*, Section 50-12-
5 304, *Precious metal and gem dealers*, Section 50-12-307, *Rebound tumbling centers*, Section 50-
6 12-316, *Taxicab dispatch and/or storage facilities*, Section 50-12-320, *Used goods dealers;*
7 *precious metal and gem dealers*, Section 50-12-336, *Food catering establishments*, Subdivision F,
8 *Manufacturing and Industrial Uses*, Section 50-12-348, *Research or testing laboratories*, Section
9 50-12-351, *Tool, die, and gauge manufacturing*, Section 50-12-358, *Wholesaling, warehousing,*
10 *storage buildings, or public storage facilities*, Division 5, *Accessory Uses and Structures*,
11 Subdivision B, *Home Occupations*, Section 50-12-492, *Prohibited uses and activities*; Article XIII,
12 *Intensity and Dimensional Standards*, Division 1, *Tables of Intensity and Dimensional Standards*,
13 Subdivision D, *General Dimensional Standards for Business Districts*, Section 50-13-63, *B3 and*
14 *B4 District height limitations*; Article XIV, *Development Standards*, Division 1, *Off-Street*
15 *Parking, Loading, and Access*, Subdivision B, *Off-Street Parking Schedule "A"*, Section 50-14-
16 49, *Retail, service, and commercial uses located on land zoned SD1 or SD2 or where the use is*
17 *located within 0.50 miles of a high-frequency transit corridor*, Section 50-14-56, *Recreation,*
18 *outdoor*, Section 50-14-58, *Retail sales and service (sales-oriented)*, Section 50-14-60, *Vehicle*
19 *repair and service*, Subdivision D, *Off-Street Loading*, Section 50-14-111, *Off-street loading*
20 *schedule and exemptions*, Division 3, *Architectural and Site Design Standards*, Subdivision A,
21 *Residential Development*, Section 50-14-398, *Other residential development standards*,
22 Subdivision B, *Non-Residential Development*, Section 50-14-414, *Quality of materials*,
23 Subdivision C, *Traditional Main Street Overlay Areas*, Section 50-14-440, *Building design*

1 *standards—Materials; Article XVI, Rules of Construction and Definitions, Division 2, Words and*
2 *Terms Defined, Subdivision H, Letter “G”, Section 50-16-221, Words and terms (Ga—Gm),*
3 *Subdivision Q, Letter “T”, Section 50-16-402, Words and terms (Tn—Tz); and Appendix A,*
4 *Assignment of Specific Use Types to General Use Categories, Division 7, Letter “G”, and Division*
5 *19, Letter “S”, collectively in order to revise the conditions under which a Planned Development*
6 *approval may lapse; to allow lofts conditionally in R1 and R2 districts; to allow lofts and mixed*
7 *residential-commercial development by-right in B2, B3, and B4 districts; to allow body art*
8 *facilities conditionally in B2 and B3 districts; to allow brewpubs, microbreweries, small*
9 *distilleries, and small wineries conditionally in B2 districts and by-right in B3, B4, B5, B6, M1,*
10 *M2, M3, and M4 districts; to allow miniature golf conditionally in SD1 and SD2 districts; to*
11 *expand the definition of Gateway Radial Thoroughfare Overlay to include B2 districts; to add uses*
12 *currently permitted in the R5 and R6 districts to the use table; to add that crematories and pet*
13 *crematories are allowed in PD districts with legislative approval; to remove the requirement for a*
14 *neighborhood petition to establish a miniature golf course; to remove the prohibition of miniature*
15 *golf within 500 feet of residentially-zoned land; to clarify that the prohibition of several uses in*
16 *Gateway Radial Thoroughfare Overlay areas is not waivable by the Board of Zoning Appeals; to*
17 *clarify the allowability of food catering in SD2 districts; to eliminate the prohibition on*
18 *accommodating paid overnight guests as a home occupation; to clarify that the permissibility of*
19 *additional height is based on the width of the right-of-way; to decrease the minimum parking*
20 *required for miniature golf courses; to clarify that required loading space for a residential use can*
21 *be located in an alley; to add provisions regarding fiber cement and metal panels in Traditional*
22 *Main Street Overly areas; to broaden the definition of truck stop to include additional accessory*
23 *uses and not require fuel sales; and to correct inconsistencies in several sections.*

1 criteria of Section 50-4-121 of this Code, except as may be limited or restricted by other provisions
2 of this chapter:

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

9 (2) *Loading spaces.* For a variance of the loading space provisions of Article XIV, Division
10 1, Subdivision D, of this chapter where, after investigation by the Board, it is ascertained
11 that the volume of vehicular service will not require complete compliance with said
12 provisions, or that variance will not cause undue interference with the public use of the
13 streets or alleys or imperil public safety, and where the requested variance will not be
14 inconsistent with the spirit and purpose of this chapter;

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

21 (4) *General dimensional standards.* For a variance of the minimum lot area, minimum lot
22 width, minimum setbacks, maximum height (except as provided in Section 50-13-157 of
23 this Code for the SD4 District), maximum lot coverage, recreational space ratio (RSR),

1 maximum floor area ratio (FAR) (except as provided in Section 50-13-157 of this Code
2 for the SD4 District), bulk, or cubical content as specified in Article XIII of this chapter,
3 except for signs, antennas, and other similar structures, the dimensional variances or
4 adjustments of which are provided for in this chapter, provided:

- 5 a. That the open space needs of the potential occupants are adequately served; and
- 6 b. That said facility complies with all appropriate federal and state statutes, Wayne
7 County Code, this Code and their accompanying regulations that control or regulate
8 such use, including all applicable standards of this chapter; or

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

11 **ARTICLE VIII. RESIDENTIAL ZONING DISTRICTS**

12 **DIVISION 2. R1 SINGLE-FAMILY RESIDENTIAL DISTRICT**

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

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

- 15 (1) Loft.
- 16 (2) Religious residential facilities.
- 17 (3) School building adaptive reuses, residential.

18 **DIVISION 3. R2 TWO-FAMILY RESIDENTIAL DISTRICT**

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

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

- 21 (1) Loft.
- 22 (2) Multiple-family dwelling, which has not more than eight dwelling units.
- 23 (3) Townhouses with a maximum of eight in any group of attached townhouses.

1 (4) Religious residential facilities.

2 (5) School building adaptive reuses, residential.

3 **DIVISION 6. R5 MEDIUM DENSITY RESIDENTIAL DISTRICT**

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

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

7 (1) Bed and breakfast inn.

8 (2) Hotel.

9 (3) Motel.

10 (4) Parking structure.

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

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

14 (7) School building adaptive reuses—retail, service, and commercial.

15 (8) Youth hostel/hostel.

16 (9) All of those uses specified in Section 50-11-236 of this Code where located on a zoning
17 lot within one-half mile of a high-frequency transit corridor.

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

22 a. Animal-grooming shop.

23 b. Art gallery.

- 1 c. Automated teller machine not accessory to another use on the same zoning lot.
- 2 d. Bank.
- 3 e. Bake shop, retail.
- 4 f. Body art facility.
- 5 ~~g. Business college or commercial trade school, other than truck driving school.~~
- 6 g. Office, business or professional.
- 7 h. Personal service establishments, as defined in Section 50-16-341 of this Code.
- 8 i. Printing or engraving shops.
- 9 j. Radio, television, or household appliance repair shop.
- 10 k. Restaurants of any type, as each is defined in Section 50-16-362 of this Code, without
- 11 beer or alcoholic liquor for consumption on the premises.
- 12 l. School or studio of dance, gymnastics, music, art, or cooking.
- 13 m. Veterinary clinic for small animals.

14 **ARTICLE IX. BUSINESS ZONING DISTRICTS**

15 **DIVISION 3. B2 LOCAL BUSINESS AND RESIDENTIAL DISTRICT**

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

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

- 18 (1) Adult foster care facility.
- 19 (2) Assisted living facility.
- 20 (3) Boarding school and dormitory.
- 21 (4) Child caring institution.
- 22 (5) Convalescent, nursing, or rest home.
- 23 (6) Home for the aged.

- 1 (7) Loft, ~~subject to Section 50-12-159 of this Code.~~
- 2 (8) Religious residential facilities.
- 3 (9) Residential use combined in structures with permitted commercial or industrial uses;
- 4 ~~subject to Section 50-12-159 of this Code.~~
- 5 (10) Shelter for survivors of domestic violence.

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

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

- 8 (1) Fraternity or sorority house.
- 9 ~~(2) Loft, subject to Section 50-12-159 of this Code.~~
- 10 (2) Multiple-family dwelling.
- 11 (3) Pre-release adjustment center, except such use is not permitted on any zoning lot abutting
- 12 a Gateway Radial Thoroughfare.
- 13 (4) Residential substance abuse service facility.
- 14 ~~(6) Residential use, combined in structures with permitted commercial uses, subject to~~
- 15 ~~Section 50-12-159 of this Code.~~
- 16 (5) Rooming house.
- 17 (6) Single-family detached dwelling.
- 18 (7) Single-room-occupancy housing, non-profit.
- 19 (8) Townhouse.
- 20 (9) Two-family dwelling.

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

22 Conditional retail, service, and commercial uses in the B2 Local Business and Residential

23 District are as follows:

- 1 (1) 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 (2) Bank with drive-up or drive-through facilities.
- 4 (3) Banquet facility.
- 5 (4) Bed and breakfast inn.
- 6 (5) Body art facility.
- 7 (6) Brewpub or microbrewery or small distillery or small winery.
- 8 (7) Cabaret, subject to Section 50-12-218 of this Code.
- 9 (8) Customer service center with drive-up or drive-through facilities.
- 10 (9) Establishment for the sale of beer or alcoholic liquor for consumption on the premises,
11 subject to Section 50-12-220 of this Code.
- 12 (10) Financial services center.
- 13 (11) Food stamp distribution center.
- 14 (12) Hotel.
- 15 (13) Mortuary or funeral home.
- 16 (14) Motel.
- 17 (15) Plasma donation center, except such use is not permitted on any zoning lot abutting
18 Gateway Radial Thoroughfare.
- 19 (16) Printing or engraving shops with building size not exceeding 6,000 square feet.
- 20 (17) Private club, lodge, or similar use.
- 21 (18) Radio or television station.
- 22 (19) Recording studio or photo studio or video studio, no assembly hall.
- 23 (20) Restaurant, fast-food without drive-up or drive-through facilities.

- 1 (9) Dry cleaning, laundry, or laundromat.
- 2 (10) Medical or dental clinic, physical therapy clinic, or massage facility.
- 3 (11) Nail salon.
- 4 (12) Office, business or professional.
- 5 (13) Parking lots or parking areas for operable private passenger vehicles.
- 6 (14) Parking structure.
- 7 (15) Pet shop.
- 8 (16) Radio, television, or household appliance repair shop.
- 9 (17) Recreation, indoor commercial and health club.
- 10 (18) Restaurant, carry-out without drive-up or drive-through facilities.
- 11 (19) Restaurant, standard without drive-up or drive-through facilities.
- 12 (20) Retail sales and personal service in business and professional offices.
- 13 (21) School or studio of dance, gymnastics, music, art, or cooking.
- 14 (22) Shoe repair shop.
- 15 (23) Smoking lounge, cigar.
- 16 (24) Stores of a generally recognized retail nature whose primary business is the sale of new
17 merchandise with or without drive-up or drive-through facilities.
- 18 (25) Theater and concert café, excluding drive-in theaters.
- 19 (26) Veterinary clinic for small animals.

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

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

- 22 ~~(1) Loft, subject to Section 50-12-159 of this Code.~~
- 23 (1) Religious residential facilities.

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

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

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

5 (1) Arcade.

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

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

9 (4) Banquet facility.

10 (5) Business college or commercial trade school.

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

13 (6) Body art facility.

14 (7) Cabaret.

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

16 (9) Dance hall, public.

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

18 (11) Financial services center.

19 (12) Firearms dealership.

20 (13) Firearms target practice range, indoor.

21 (14) Food stamp distribution center.

22 (15) Hotel.

23 (16) Mortuary or funeral home.

- 1 (17) Motel.
- 2 (18) Motor vehicle filling station, subject to Article XII, Division 3, Subdivision D of this
- 3 Chapter.
- 4 (19) Motor vehicles, new, salesroom or sales lot.
- 5 (20) Plasma donation center.
- 6 (21) Pool hall.
- 7 (22) Private club, lodge, or similar use.
- 8 (23) Restaurant, carry-out with drive-up or drive-through facilities.
- 9 (24) Restaurant, fast-food with or without drive-up or drive-through facilities.
- 10 (25) Restaurant, standard, subject to Section 50-12-311 of this Code.
- 11 (26) Smoking lounge, other.
- 12 (27) Specially designated distributor's (SDD) or specially designated merchant's (SDM)
- 13 establishment.
- 14 (28) Tobacco retail store.

DIVISION 5. B4 GENERAL BUSINESS DISTRICT

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

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

- 18 (1) Assisted living facility.
- 19 (2) Boarding school and dormitory.
- 20 (3) Child caring institution.
- 21 (4) Convalescent, nursing, or rest home.
- 22 (5) Lofts, ~~subject to Section 50-12-159 of this Code.~~
- 23 (6) Religious residential facilities.

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

3 (8) Shelter for survivors of domestic violence.

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

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

7 (1) Animal-grooming shop.

8 (2) Art gallery.

9 (3) Assembly hall.

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

12 (5) Bake shop, retail.

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

14 (7) Barber or beauty shop.

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

17 (9) Business college or commercial trade school.

18 (10) Cabaret, inside the Central Business District.

19 (11) Commissary.

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

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

22 (14) Dry cleaning, laundry, or laundromat.

- 1 (15) Establishment for the sale of beer or alcoholic liquor for consumption on the premises,
2 inside the Central Business District.
- 3 (16) Hotel, inside the Central Business District.
- 4 (17) Medical or dental clinic, physical therapy clinic, or massage facility.
- 5 (18) Mortuary or funeral home.
- 6 (19) Motor vehicles, new, salesroom or sales lot.
- 7 (20) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor
8 vehicles.
- 9 (21) Nail salon.
- 10 (22) Office, business or professional.
- 11 (23) Parking lots or parking areas for operable private passenger vehicles, subject to Section
12 50-12-299 of this Code.
- 13 (24) Parking structure.
- 14 (25) Pet shop.
- 15 (26) Private club, lodge, or similar use.
- 16 (27) Radio or television station.
- 17 (28) Radio, television, or household appliance repair shop, except such use is not permitted
18 on any zoning lot abutting a Gateway Radial Thoroughfare.
- 19 (29) Recreation, indoor commercial and health club.
- 20 (30) Recording studio or photo studio or video studio, no assembly hall.
- 21 (31) Restaurant, carry-out, without drive-up or drive-through facilities, except such use is
22 prohibited on any zoning lot abutting the Woodward Avenue Gateway Radial

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

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

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

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

7 (35) Retail sales and personal service in multiple-residential structures, subject to Section 50-
8 12-312 of this Code.

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

10 (37) Shoe repair shop.

11 (38) Smoking lounge, cigar.

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

14 (40) Veterinary clinic for small animals.

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

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

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

19 (2) Fraternity or sorority house.

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

21 (3) Multiple-family dwelling.

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

- 1 (5) Residential substance abuse service facility.
- 2 ~~(7) Residential use combined in structures with permitted commercial uses, subject to~~
- 3 ~~Section 50-12-159 of this Code.~~
- 4 (6) Rooming house.
- 5 (7) Single-family detached dwelling.
- 6 (8) Single-room-occupancy housing, non-profit.
- 7 (9) Townhouse.
- 8 (10) Two-family dwelling.

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

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

- 12 (1) Amusement park.
- 13 (2) Arcade.
- 14 (3) Automated teller machine not accessory to another use on the same zoning lot, which is
- 15 stand-alone, with drive-up or drive-through facilities.
- 16 (4) Bank with drive-up or drive-through facilities.
- 17 (5) Banquet facility.
- 18 (6) Bed and breakfast inn.
- 19 (7) Body art facility.
- 20 ~~(8) Brewpub or microbrewery or small distillery or small winery, outside the Central~~
- 21 ~~Business District.~~
- 22 (8) Cabaret, outside the Central Business District.
- 23 (9) Customer service center with drive-up or drive-through facilities.

- 1 (10) Dance hall, public, outside the Central Business District.
- 2 (11) Employee recruitment center.
- 3 (12) Establishment for the sale of beer or alcoholic liquor for consumption on the premises,
- 4 outside the Central Business District.
- 5 (13) Financial services center.
- 6 (14) Firearms dealership.
- 7 (15) Firearms target practice range, indoor.
- 8 (16) Food stamp distribution center.
- 9 (17) Go-cart track, subject to Section 50-11-364 of this Code.
- 10 (18) Golf course, miniature.
- 11 (19) Hotel, outside the Central Business District.
- 12 (20) Kennel, commercial.
- 13 (21) Light duty vehicle service establishment.
- 14 (22) Lodging house, public.
- 15 (23) Motel.
- 16 (24) Motor vehicle filling station.
- 17 (25) Motor vehicle washing and steam cleaning, subject to Section 50-11-364 of this Code.
- 18 (26) Motorcycles, retail sales, rental or service.
- 19 (27) Outdoor commercial recreation, not otherwise specified.
- 20 (28) Parking lots or parking areas for operable private passenger vehicles, subject to Section
- 21 50-12-299(9)e of this Code.
- 22 (29) Pawnshop, subject to Section 50-11-364 of this Code.
- 23 (30) Plasma donation center, subject to Section 50-11-364 of this Code.

- 1 (31) Pool hall.
- 2 (32) Precious metal and gem dealer, subject to Section 50-11-364 of this Code.
- 3 (33) Printing or engraving shops.
- 4 (34) Rebound tumbling center, subject to Section 50-11-364 of this Code.
- 5 (35) Rental hall.
- 6 (36) Restaurant, carry-out, with drive-up or drive-through facilities, subject to Section 50-11-
- 7 364 of this Code.
- 8 (37) Restaurant, fast-food, with drive-up or drive-through facilities, subject to Section 50-11-
- 9 364 of this Code.
- 10 (38) Restaurant, fast-food, without drive-up or drive-through facilities, subject to Section 50-
- 11 11-364 of this Code.
- 12 (39) Restaurant, standard, subject to Section 50-12-311 of this Code.
- 13 (40) Smoking lounge, other.
- 14 (41) Specially designated distributor's (SDD) or specially designated merchant's (SDM)
- 15 establishment.
- 16 (42) Taxicab dispatch and/or storage facility, subject to Section 50-11-364 of this Code.
- 17 (43) Theater and concert café, excluding drive-in theaters.
- 18 (44) Tobacco retail store.
- 19 (45) Trailer coaches or boat sale or rental, open air display, subject to Section 50-11-364 of
- 20 this Code.
- 21 (46) Trailers, utility—sales, rental or service; moving truck/trailer rental lots.
- 22 (47) Used goods dealer, subject to Section 50-11-364 of this Code.
- 23 (48) Youth hostel/hostel.

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

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

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

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

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

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

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

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

- 18 (1) Arcade.
- 19 (2) Automated teller machine not accessory to another use on the same zoning lot, which is
- 20 stand-alone, with drive-up or drive-through facilities.
- 21 ~~(3) Brewpub or microbrewery or small distillery or small winery, outside the Central~~
- 22 ~~Business District.~~
- 23 (3) Cabaret, outside the Central Business District.

- 1 (4) Dance hall, public, outside the Central Business District.
- 2 (5) Establishment for the sale of beer or alcoholic liquor for consumption on the premises,
3 outside the Central Business District.
- 4 (6) Firearms dealership.
- 5 (7) Firearms target practice range, indoor.
- 6 (8) Hotel, outside the Central Business District.
- 7 (9) Lodging house, public.
- 8 (10) Motel.
- 9 (11) Motor vehicle filling station.
- 10 (12) Motor vehicle washing and steam cleaning.
- 11 (13) Parking structure not having ground floor commercial space or other space oriented to
12 pedestrian traffic.
- 13 (14) Plasma donation center.
- 14 (15) Precious metal and gem dealer.
- 15 (16) Restaurant, carry-out or fast-food, subject to Section 50-12-310 of this Code.
- 16 (17) Restaurant, standard, with drive-up or drive-through facilities, subject to Section 50-12-
17 311 of this Code.
- 18 (18) Smoking lounge, other.
- 19 (19) Specially designated distributor's (SDD) or specially designated merchant's (SDM)
20 establishment.
- 21 (20) Stores of a generally recognized retail nature whose primary business is the sale of new
22 merchandise with drive-up or drive-through facilities.
- 23 (21) Taxicab dispatch and/or storage facility.

- 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.
- 10 (24) Motor vehicle filling station, subject to Article XII, Division 3, Subdivision D of this
11 Chapter.
- 12 (25) Motor vehicle washing and steam cleaning.
- 13 (26) Motor vehicles, new, salesroom or sales lot.
- 14 (27) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor
15 vehicles.
- 16 (28) Nail salon.
- 17 (29) Office, business or professional.
- 18 (30) Parking lots or parking areas for operable private passenger vehicles.
- 19 (31) Parking structure.
- 20 (32) Pet shop.
- 21 (33) Pool hall.
- 22 (34) Private club, lodge, or similar use.
- 23 (35) Produce or food markets, wholesale.

- 1 (36) Radio or television station.
- 2 (37) Radio, television, or household appliance repair shop.
- 3 (38) Recording studio or photo studio or video studio, no assembly hall.
- 4 (39) Recreation, indoor commercial and health club.
- 5 (40) Rental hall.
- 6 (41) Restaurant, carry-out or fast-food.
- 7 (42) Restaurant, standard, subject to Section 50-12-311 of this Code.
- 8 (43) Retail sales and personal service in business and professional offices.
- 9 (44) Shoe repair shop.
- 10 (45) Smoking lounge, cigar.
- 11 (46) Storage or killing of poultry or small game for direct, retail sale on the premises or for
- 12 wholesale trade.
- 13 (47) 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 (48) Taxicab dispatch and/or storage facility.
- 16 (49) Tobacco retail store.
- 17 (50) Trailer coaches or boat sale or rental, open air display.
- 18 (51) Trailers, utility—sales, rental or service; moving truck/trailer rental lots.

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

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

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

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

3 (3) Cabaret, outside the Central Business District.

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

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

7 (6) Firearms dealership.

8 (7) Firearms target practice range, indoor.

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

10 (9) Light duty vehicle service establishment.

11 (10) Motel.

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

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

15 (13) Plasma donation center.

16 (14) Precious metal and gem dealer.

17 (15) Smoking lounge, other.

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

20 (17) Used goods dealer.

21 **ARTICLE X. INDUSTRIAL ZONING DISTRICTS**

22 **DIVISION 2. M1 LIMITED INDUSTRIAL DISTRICT**

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

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

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

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

- 1 (41) Recording studio or photo studio or video studio, no assembly hall.
- 2 (42) Recreation, indoor commercial and health club.
- 3 (43) Rental hall.
- 4 (44) Restaurant, standard, subject to Section 50-12-311 of this Code.
- 5 (45) Retail sales and personal service in business and professional offices.
- 6 (46) School or studio of dance, gymnastics, music, art, or cooking.
- 7 (47) Shoe repair shop.
- 8 (48) Stores of a generally recognized retail nature whose primary business is the sale of new
- 9 merchandise, with or without drive-up or drive-through facilities.
- 10 (49) Taxicab dispatch and/or storage facility.
- 11 (50) Theater and concert café, excluding drive-in theaters.
- 12 (51) Trailer coaches or boat sale or rental, open air display.
- 13 (52) Trailers, utility—sales, rental or service; moving truck/trailer rental lots.
- 14 (53) Used goods dealer.
- 15 (54) Veterinary clinic for small animals.

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

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

- 19 (1) Amusement park.
- 20 (2) Bank with drive-up or drive-through facilities.
- 21 ~~(3) Brewpub or microbrewery or small distillery or small winery, subject to Section 50-12-~~
- 22 ~~217 of this Code.~~
- 23 (3) Cabaret.

- 1 (4) Dance hall, public.
- 2 (5) Establishment for the sale of beer or alcoholic liquor for consumption on the premises.
- 3 (6) Financial services center with drive-up or drive-through facilities.
- 4 (7) Firearms dealership.
- 5 (8) Firearms target practice range, indoor.
- 6 (9) Hotel.
- 7 (10) Light duty vehicle service establishment.
- 8 (11) Motel.
- 9 (12) Motor vehicle filling station other than as provided for in Section 50-12-252(2) of this
- 10 Code.
- 11 (13) Motorcycles, retail sales, rental or service.
- 12 (14) Outdoor commercial recreation, not otherwise specified.
- 13 (15) Pawnshop.
- 14 (16) Plasma donation center.
- 15 (17) Restaurant, carry-out or fast-food.
- 16 (18) Specially designated distributor's (SDD) or specially designated merchant's (SDM)
- 17 establishment.

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

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

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

- 22 (1) Animal-grooming shop.
- 23 (2) Arcade.

- 1 (3) Art gallery.
- 2 (4) Assembly hall.
- 3 (5) Automated teller machine not accessory to another use on the same zoning lot, which is
- 4 stand-alone.
- 5 (6) Bake shop, retail.
- 6 (7) Bank.
- 7 (8) Banquet facility.
- 8 (9) Barber or beauty shop.
- 9 (10) Body art facility.
- 10 (11) Brewpub or microbrewery or small distillery or small winery, ~~subject to Section 50-12-~~
- 11 ~~217 of this Code.~~
- 12 (12) Business college or commercial trade school.
- 13 (13) Commissary.
- 14 (14) Customer service center.
- 15 (15) Dry cleaning, laundry, or laundromat.
- 16 (16) Employee recruitment center.
- 17 (17) Financial services center.
- 18 (18) Food stamp distribution center.
- 19 (19) Go-cart track.
- 20 (20) Golf course, miniature.
- 21 (21) Kennel, commercial.
- 22 (22) Medical or dental clinic, physical therapy clinic, or massage facility.
- 23 (23) Mortuary or funeral home.

- 1 (24) Motor vehicle filling station, subject to Article XII, Division 3, Subdivision D of this
- 2 Chapter.
- 3 (25) Motor vehicle washing and steam cleaning.
- 4 (26) Motor vehicles, new, salesroom or sales lot.
- 5 (27) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor
- 6 vehicles.
- 7 (28) Motorcycles, retail sales, rental or service.
- 8 (29) Nail salon.
- 9 (30) Office, business or professional.
- 10 (31) Parking lots or parking areas for operable private passenger vehicles.
- 11 (32) Parking structure.
- 12 (33) Pet shop.
- 13 (34) Pool hall.
- 14 (35) Precious metal and gem dealer.
- 15 (36) Printing or engraving shops.
- 16 (37) Private club, lodge, or similar use.
- 17 (38) Produce or food markets, wholesale.
- 18 (39) Radio or television station.
- 19 (40) Radio, television, or household appliance repair shop.
- 20 (41) Rebound tumbling center.
- 21 (42) Recording studio or photo studio or video studio, no assembly hall.
- 22 (43) Recreation, indoor commercial and health club.
- 23 (44) Rental hall.

- 1 (45) Restaurant, carry-out or fast-food with or without drive-up or drive-through facilities.
- 2 (46) Restaurant, standard, subject to Section 50-12-311 of this Code.
- 3 (47) Retail sales and personal service in business and professional offices.
- 4 (48) School or studio of dance, gymnastics, music, art, or cooking.
- 5 (49) Shoe repair shop.
- 6 (50) Stores of a generally recognized retail nature whose primary business is the sale of new
- 7 merchandise, with or without drive-up or drive-through facilities.
- 8 (51) Taxicab dispatch and/or storage facility.
- 9 (52) Theater and concert café, excluding drive-in theaters.
- 10 (53) Trailer coaches or boat sale or rental, open air display.
- 11 (54) Trailers, utility—sales, rental, or service; moving truck/trailer rental lots.
- 12 (55) Used goods dealer.
- 13 (56) Veterinary clinic for small animals.

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

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

- 17 (1) Amusement park.
- 18 ~~(2) Brewpub or microbrewery or small distillery or small winery, subject to Section 50-12-~~
- 19 ~~217 of this Code.~~
- 20 (2) Cabaret.
- 21 (3) Dance hall, public.
- 22 (4) Establishment for the sale of beer or alcoholic liquor for consumption on the premises.
- 23 (5) Firearms dealership.

- 1 (6) Firearms target practice range, indoor.
- 2 (7) Hotel.
- 3 (8) Light duty vehicle service establishment.
- 4 (9) Motel.
- 5 (10) Motor vehicle filling station other than as provided for in Section 50-12-252(2) of this
- 6 Code.
- 7 (11) Motor vehicles, used, salesroom or sales lot.
- 8 (12) Motor vehicles, used, storage lot accessory to salesroom or sales lot for used motor
- 9 vehicles, subject to Section 50-11-364 of this Code.
- 10 (13) Outdoor commercial recreation, not otherwise specified.
- 11 (14) Pawnshop.
- 12 (15) Plasma donation center.
- 13 (16) Specially designated distributor's (SDD) or specially designated merchant's (SDM)
- 14 establishment.

DIVISION 4. M3 GENERAL INDUSTRIAL DISTRICT

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

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

- (1) Animal-grooming shop.
- (2) Arcade.
- (3) Art gallery.
- (4) Assembly hall.

- 1 (5) Automated teller machine not accessory to another use on the same zoning lot, which is
- 2 stand-alone.
- 3 (6) Bake shop, retail.
- 4 (7) Bank.
- 5 (8) Banquet facility.
- 6 (9) Barber or beauty shop.
- 7 (10) Body art facility.
- 8 (11) Brewpub or microbrewery or small distillery or small winery, ~~subject to Section 50-12-~~
- 9 ~~217 of this Code.~~
- 10 (12) Business college or commercial trade school.
- 11 (13) Commissary.
- 12 (14) Customer service center.
- 13 (15) Dry cleaning, laundry, or laundromat.
- 14 (16) Employee recruitment center.
- 15 (17) Financial services center.
- 16 (18) Food stamp distribution center.
- 17 (19) Go-cart track.
- 18 (20) Golf course, miniature.
- 19 (21) Kennel, commercial.
- 20 (22) Medical or dental clinic, physical therapy clinic, or massage facility.
- 21 (23) Mortuary or funeral home.
- 22 (24) Motor vehicle filling station, subject to Article XII, Division 3, Subdivision D of this
- 23 Chapter.

- 1 (25) Motor vehicle washing and steam cleaning.
- 2 (26) Motor vehicles, new, salesroom or sales lot.
- 3 (27) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor
- 4 vehicles.
- 5 (28) Motorcycles, retail sales, rental or service.
- 6 (29) Nail salon.
- 7 (30) Office, business or professional.
- 8 (31) Parking lots or parking areas for operable private passenger vehicles.
- 9 (32) Parking structure.
- 10 (33) Pet shop.
- 11 (34) Pool hall.
- 12 (35) Precious metal and gem dealer.
- 13 (36) Printing or engraving shops.
- 14 (37) Private club, lodge, or similar use.
- 15 (38) Produce or food markets, wholesale.
- 16 (39) Radio or television station.
- 17 (40) Radio, television, or household appliance repair shop.
- 18 (41) Rebound tumbling center.
- 19 (42) Recording studio or photo studio or video studio, no assembly hall.
- 20 (43) Recreation, indoor commercial and health club.
- 21 (44) Rental hall.
- 22 (45) Restaurant, carry-out or fast-food with or without drive-up or drive-through facilities.
- 23 (46) Restaurant, standard, subject to Section 50-12-311 of this Code.

- 1 (47) Retail sales and personal service in business and professional offices.
- 2 (48) School or studio of dance, gymnastics, music, art, or cooking.
- 3 (49) Shoe repair shop.
- 4 (50) Stores of a generally recognized retail nature whose primary business is the sale of new
- 5 merchandise, with or without drive-up or drive-through facilities.
- 6 (51) Taxicab dispatch and/or storage facility.
- 7 (52) Theater and concert café, excluding drive-in theaters.
- 8 (53) Trailer coaches or boat sale or rental, open air display.
- 9 (54) Trailers, utility—sales, rental or service; moving truck/trailer rental lots.
- 10 (55) Used goods dealer.
- 11 (56) Veterinary clinic for small animals.

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

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

- 15 (1) Amusement park.
- 16 ~~(2) Brewpub or microbrewery or small distillery or small winery, subject to Section 50-12-~~
- 17 ~~217 of this Code.~~
- 18 (2) Cabaret.
- 19 (3) Dance hall, public.
- 20 (4) Establishment for the sale of beer or alcoholic liquor for consumption on the premises.
- 21 (5) Firearms dealership.
- 22 (6) Firearms target practice range, indoor.
- 23 (7) Fireworks sales, consumer.

- 1 (8) Hotel.
- 2 (9) Light duty vehicle repair establishment, subject to Section 50-11-364 of this Code.
- 3 (10) Light duty vehicle service establishment.
- 4 (11) Motel.
- 5 (12) Motor vehicle filling station other than as provided for in Section 50-12-252(2) of this
- 6 Code.
- 7 (13) Motor vehicles, used, sales room or sales lot, subject to Section 50-11-364 of this Code.
- 8 (14) Motor vehicles, used, storage lot accessory to salesroom or sales lot for used motor
- 9 vehicles, subject to Section 50-11-364 of this Code.
- 10 (15) Outdoor commercial recreation, not otherwise specified.
- 11 (16) Pawnshop.
- 12 (17) Plasma donation center.
- 13 (18) Specially designated distributor's (SDD) or specially designated merchant's (SDM)
- 14 establishment.

DIVISION 5. M4 INTENSIVE INDUSTRIAL DISTRICT

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

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

- (1) Animal-grooming shop.
- (2) Arcade.
- (3) Art gallery.
- (4) Assembly hall.

- 1 (5) Automated teller machine not accessory to another use on the same zoning lot, which is
- 2 stand-alone.
- 3 (6) Bake shop, retail.
- 4 (7) Bank.
- 5 (8) Banquet facility.
- 6 (9) Barber or beauty shop.
- 7 (10) Body art facility.
- 8 (11) Brewpub or microbrewery or small distillery or small winery, ~~subject to Section 50-12-~~
- 9 ~~217 of this Code.~~
- 10 (12) Business college or commercial trade school.
- 11 (13) Commissary
- 12 (14) Customer service center.
- 13 (15) Dry cleaning, laundry, or laundromat.
- 14 (16) Employee recruitment center.
- 15 (17) Financial services center.
- 16 (18) Food stamp distribution center.
- 17 (19) Go-cart track.
- 18 (20) Golf course, miniature.
- 19 (21) Kennel, commercial.
- 20 (22) Medical or dental clinic, physical therapy clinic, or massage facility.
- 21 (23) Mortuary or funeral home.
- 22 (24) Motor vehicle filling station, subject to Article XII, Division 3, Subdivision D of this
- 23 Chapter.

- 1 (25) Motor vehicle washing and steam cleaning.
- 2 (26) Motor vehicles, new, salesroom or sales lot.
- 3 (27) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor
- 4 vehicles.
- 5 (28) Motorcycles, retail sales, rental or service.
- 6 (29) Nail salon.
- 7 (30) Office, business or professional.
- 8 (31) Parking lots or parking areas for operable private passenger vehicles.
- 9 (32) Parking structure.
- 10 (33) Pet shop.
- 11 (34) Pool hall.
- 12 (35) Precious metal and gem dealer.
- 13 (36) Printing or engraving shops.
- 14 (37) Private club, lodge, or similar use.
- 15 (38) Produce or food markets, wholesale.
- 16 (39) Radio or television station.
- 17 (40) Radio, television, or household appliance repair shop.
- 18 (41) Rebound tumbling center.
- 19 (42) Recording studio or photo studio or video studio, no assembly hall.
- 20 (43) Recreation, indoor commercial and health club.
- 21 (44) Rental hall.
- 22 (45) Restaurant, carry-out or fast-food with or without drive-up or drive-through facilities.
- 23 (46) Restaurant, standard, subject to Section 50-12-311 of this Code.

- 1 (47) Retail sales and personal service in business and professional offices.
- 2 (48) School or studio of dance, gymnastics, music, art, or cooking.
- 3 (49) Shoe repair shop.
- 4 (50) Stores of a generally recognized retail nature whose primary business is the sale of new
- 5 merchandise, with or without drive-up or drive-through facilities.
- 6 (51) Taxicab dispatch and/or storage facility.
- 7 (52) Theater and concert café, excluding drive-in theaters.
- 8 (53) Trailer coaches or boat sale or rental, open air display.
- 9 (54) Trailers, utility—sales, rental or service; moving truck/trailer rental lots.
- 10 (55) Used goods dealer.
- 11 (56) Veterinary clinic for small animals.

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

13 Conditional retail, service, and commercial uses within the M4 Intensive Industrial District
14 are as follows:

- 15 (1) Amusement park.
- 16 ~~(2) Brewpub or microbrewery or small distillery or small winery, subject to Section 50-12-~~
- 17 ~~217 of this Code.~~
- 18 (2) Cabaret.
- 19 (3) Dance hall, public.
- 20 (4) Drive-in theater.
- 21 (5) Establishment for the sale of beer or alcoholic liquor for consumption on the premises.
- 22 (6) Firearms dealership.
- 23 (7) Firearms target practice range, indoor.

- 1 (2) Brewpub or microbrewery or small distillery or small winery that exceeds 3,000 square feet
2 or that is located adjacent to or across an alley from a lot containing a single- or two-family
3 dwelling that is located on a street other than a major thoroughfare.
- 4 (3) Establishment for the sale of beer or alcoholic liquor for consumption on the premises that
5 exceeds 3,000 square feet or that is located adjacent to or across an alley from a lot containing
6 a single- or two-family dwelling that is located on a street other than a major thoroughfare.
- 7 (4) Golf course, miniature.
- 8 (5) Hotel.
- 9 (6) Kennel, commercial.
- 10 (7) Parking lots or parking areas, commercial and accessory parking farther than the maximum
11 distance specified in Article XIV, Division 1, of this chapter.
- 12 (8) Parking structure having at least 60 percent of the ground floor level façade abutting a public
13 street dedicated to commercial space or other space oriented to pedestrian traffic.
- 14 (9) Pool hall.
- 15 (10) Precious metal and gem dealer.
- 16 (11) Private club, lodge, or similar use.
- 17 (12) Radio or television station.
- 18 (13) Radio, television, or household appliance repair shop.
- 19 (14) Rental hall that exceeds 3,000 square feet.
- 20 (15) Restaurant, standard, located adjacent to or across an alley from a lot containing a single- or
21 two-family dwelling that is located on a street other than a major thoroughfare.
- 22 (16) Smoking lounge, other.

1 (17) Specially designated distributor's (SDD) or specially designated merchant's (SDM)
2 establishment.

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

4 (19) Tobacco retail store.

5 (20) Used goods dealer.

6 (21) Youth hostel/hostel.

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

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

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

11 (1) Arcade.

12 (2) Body art facility.

13 (3) Business college or trade school.

14 (4) Cabaret.

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

16 (6) Dance hall, public.

17 (7) Golf course, miniature.

18 (8) Hotel.

19 (9) Kennel, commercial.

20 (10) Light duty vehicle service establishment.

21 (11) Motel.

22 (12) Motor vehicle filling station.

23 (13) Parking lots or parking areas, commercial.

1

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	P4	P5	P6	P7	P8	P9	P10		P11	P12	P13	P14	P15	P16	P17	P18	P19	P20	
Household living	Loft	R	R	R	R	R	R	C	C/R	C/R	C/R	R	C	C	C	C	C	L				R														R	R	R	R	Sections 50-12-157, 50-12-159
	Mobile home park					C													L																				Section 50-12-160	
	Multiple-family dwelling		C	C/R	R	R	R	C	C		C	R/C							L			R/C													R	C/R	R	Sections 50-12-157, 50-12-161, 50-12-162		
	Residential use combined in structures with permitted commercial uses					R	R	C	C/R	C/R	C/R	C	C	C	C	C	C	L			R														R	R	R	Section 50-12-159		
	Residential use combined in structures with permitted commercial or industrial uses								R	R	R																								C				Section 50-12-159	
	Single-family detached dwelling	R	R	R	R	R	C	C	C		C									L																C			Sections 50-12-157, 50-12-159	
	Single-room-occupancy (SRO) housing, non-profit				C	C	C	C	C		C	C								L																C	C		SPC; Section 50-12-166	
	Townhouse		C	R	R	R	R	C	C		C	C								L																C	C	R	Sections 50-12-157, 50-12-167	
	Two-family dwelling		R	R	R	R	C	C	C		C									L																C			Sections 50-12-157, 50-12-159	
	All other				C	C	C	C	C		C	C																									C			Sections 50-12-157, 50-12-159

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Subdivision D. Retail, Service, and Commercial Uses

4

Sec. 50-12-61. Assembly.

5

Regulations regarding assembly uses are as follows:

Restaurant, carry-out, without drive-up or drive-through facilities					<u>C</u>	<u>C</u>		R	R	R	C/R	R	C	R	R	R	L		R/C	R			R	R	R	R	SPC; Sections 50-12-310, 50-12-511
Restaurant, fast food, with drive-up or drive-through facilities								C	C	C/R	R	C	R	R	R	L			R								SPC; Sections 50-12-310, 50-12-511
Restaurant, fast food, without drive-up or drive-through facilities					<u>C</u>	<u>C</u>		C	C	C/R	C/R	R	C	R	R	R	L		R/C	R			R	R	R	R	SPC; Sections 50-12-310, 50-12-511
Restaurant, standard, with drive-up or drive-through facilities									C/R	C/R	C/R	R	R	R	R	R	L			R							SPC; Sections 50-12-311, 50-12-511
Restaurant, standard, without drive-up or drive-through facilities					<u>C</u>	<u>C</u>		C/R	C/R	C/R	C/R	R	R	R	R	R	L		R	R			R	C/R	R	R	SPC; Sections 50-12-311, 50-12-511
All others								C	C	C	C	C	C	C	C	C	L		C							C	

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1 **Sec. 50-12-63. Office.**

2 Regulations regarding office uses are as follows:

Use Category	Specific Land Use	Residential						Business						Industrial					Special and Overlay										Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)					
		R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	P1	P2	P3	P4	P5	T	P	W	M	S		S	S	S		
Office	Medical or dental clinic, physical therapy clinic, or massage facility				C	R	R	R	R	R	R	R	R	R	R	R	R	R							R	R			C	R	R	R	Section 50-12-232	
	Office, business or professional				C	C	R	R	R	R	R	R	R	R	R	R	R				R			C/R	R			C/R	R	R	R	Section 50-12-298		
	Plasma donation center						C	C	C	C	C	C	C	C	C	C	C							L								RU; SPC		
	Radio or television station						C		R	R	R		R	R	R	R								L			R	R		R	C	R	R	
	Recording studio or photo studio or video studio, no assembly hall					C		C		R	R	R	R	R	R	R								L			R	R		R	R	R	R	
	All other						C	C	C	C	C	C	C	C	C	C	C							L			C	C			C	C	C	Section 50-12-298

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

5 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	T	P	W	M	S	S	S	S	D	D	
Recreation/entertainment, indoor	Arcade									C	C	C	C	R	R	R	R		L		R	R	R				R		C				CU; P; SPC; Sections 50-12-213, 50-12-515
	Cabaret							C	C	C/R	C/R	C/R	C	C	C	C		L			C/R	C				C		C	C			RU; SPC; Section 50-12-218	
	Casinos and casino complexes																												R				
	Firearms target practice range, indoor									C	C	C	C	C	C	C	C	C	L														P; Section 50-12-224
	Pool hall									C	C	R	R	R	R	R	R		L			R	R				C	C				CU; P; SPC; Section 50-12-305	
	Recreation, indoor commercial and health club					C		R	R	R	R	R	R	R	R	R		L			R	R	R			C	R	R	R			Section 50-12-308	
	Smoking lounge, cigar					C		R	R	R	R	R						L			R					R	R	R	R				
	Smoking lounge, other									C	C	C	C						L			C					C	C	C			SPC; Section 50-12-325	
	Theater and concert café, excluding drive-in theaters									R	C	R		R	R	R	R		L			R	R				C	C/R	R			Section 50-12-317	

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

3 Regulations regarding recreation, entertainment and outdoor 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	M	S	S	S	S	D	D	
	Amusement park											C	C	C	C	C	C		L														P; Section 50-12-211

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	P	W	M		S	S	S	S	S
Retail sales and service; service-oriented	Animal-grooming shop					C	C	R	R	R	R			R	R	R	R		L						R				R	R	R			Section 50-12-212
	Automated teller machine, without drive-up or drive-through facilities					C	C	R	R	R	R	C/R	R	R	R	R	R	R	L						R	R			R	R	R	R		
	Automated teller machine, with drive-up or drive-through facilities							C	C	C	C	R	R	R	R	R	R	R	L				C	R								C		Article XIV, Division 1, Subdivision H; Section 50-11-318
	Bank, without drive-up or drive-through facilities					C	C	R	R	R	R	R	R	R	R	R	R		L						R	R			R	R	R	R		
	Bank, with drive-up or drive-through facilities							C	C	C	C		R	C	R	R	R		L				C	R							R	C		Article XIV, Division 1, Subdivision H; Section 50-11-318
	Barber or beauty shop					C		R	R	R	R	R	R	R	R	R	R		L						R	R			C/R	R	R	R		Section 50-12-518
	Body art facility					C	C	C	C	C	R	R	R	R	R	R		L						R				R	C				Section 50-12-300	
	Business college or commercial trade school					R	C			C	R	R	R	R	R	R	R		L						R	R			C			R		Section 50-12-318
	Customer service center, with drive-up or drive-through facilities							C	C	C	C		R	R	R	R	R		L						R									Article XIV, Division 1, Subdivision H
	Customer service center, without drive-up or drive-through facilities							R	R	R	R	R	R	R	R	R	R		L						R				C		C			
	Dry cleaning, laundry, or laundromat					C		R	R	R	R	R	R	R	R	R	R		L						R	R			R	R	R	R		Section 50-12-221
	Employee recruitment center										C	R	R	R	R	R	R		L						R									
	Financial services center, with drive-up or drive-through facilities							C	C	C		R	C	R	R	R		L						C	R								Section 50-12-222; Article XIV, Division 1, Subdivision H	

Use Category	Specific Land Use	Residential						Business						Industrial					Special and Overlay										Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)		
		R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C A	T M	P R	W 1	M K T	S D 1	S D 2		S D 4	S D 5
Industrial service	Blueprinting shop							C		R	R	R	R	R	R	R	R	L			R	R							C		Section 50-12-333
	Boiler repairing												C	R	R	R	R	L													Section 50-12-458
	Contractor yard, landscape or construction											R	R	R	R	R	R	L				R									Section 50-12-458
	Crematory or pet crematory												R	R	R	R	R	L													Section 50-12-367
	Junkyard																	C	L												GRT; SPC; SWFRC; Section 50-12-341
	Laundry, industrial												C	R	R	R	R	L				R									
	Lumber yard											R	R	R	R	R	R	L				R									Section 50-12-343
	Machine shop							C		C			C	R	R	R	R	L								C	C			Sections 50-12-363, 50-12-458	
	Outdoor storage yard														C	R	R	L													Sections 50-12-344, 50-12-458
	Research facilities																	L													
	Tires, used; sales and/or service															C	C	L													GRT; SPC; Section 50-12-350
	Tool sharpening or grinding												C	R	R	R	R	L				R									Section 50-12-516
	Towing service storage yard															C	C	L													GRT; SPC; Section 50-12-352
	Trade services, general							C/R		R	R	R	R	R	R	R	R	L				R				C/R	C/R			Section 50-12-353	
	Truck stops											C				C	C	C	L												Section 50-12-519

DIVISION 2. GENERAL USE STANDARDS**Sec. 50-12-123. GRT (Gateway Radial Thoroughfare).**

Uses ~~in the B4 District~~ may be subject to the provisions of the Gateway Radial Thoroughfare Overlay Area as provided for in Article XI, Division 14, Subdivision A, of this chapter. These regulations may not be waived by the Board of Zoning Appeals.

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

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

- (1) Amusement parks, see Section 50-12-211 of this Code;
- (2) Concert cafés and concert halls, see Section 50-12-317 of this Code;
- (3) Controlled uses, see Section 50-3-402 and Section 50-3-442 of this Code;
- (4) Dance halls, public, see Section 50-3-362 of this Code;
- (5) Firearms target practice ranges, see Section 50-12-224 of this Code;
- (6) Go-cart tracks, see Section 50-12-226 of this Code;
- ~~(7) Golf courses, miniature, see Section 50-12-227 of this Code;~~
- (7) Motor vehicle filling stations, see Section 50-12-260 of this Code;
- (8) Motorcycle clubs, see Section 50-12-306(5) of this Code; for motorcycle sales, rental, or service establishments, see Section 50-12-297 of this Code;
- (9) Pawnshops, see Section 50-3-362 of this Code;
- (10) Rebound tumbling centers, see Section 50-12-307 of this Code;
- (11) Recreation facilities, commercial (selected), see Section 50-12-308 of this Code; and
- (12) Rental halls, see Section 50-12-309 of this Code.

1 (b) In accordance with Section 2-111 of the Charter, the Director of the Buildings, Safety
2 Engineering, and Environmental Department shall adopt administrative rules, which govern
3 verification of the petition that may be required by this chapter. The rules shall provide, among
4 other things, that the circulator of the petition who is requesting a waiver shall not be less than
5 18 years of age and shall subscribe to an affidavit attesting to the fact that the petition was
6 circulated in accordance with such rules, that the circulator personally witnessed the
7 signatures on the petition, and that such signatures were affixed to the petition by the persons
8 whose names appeared thereon.

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

13 **Sec. 50-12-131. Retail, service, and commercial uses—Spacing.**

14 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	<u>Section 50-12-211</u>
Concert café and concert hall	N/A	Residentially zoned area: 500 feet	<u>Section 50-12-317(3)</u>
Firearms target practice range, indoor	N/A	Residentially zoned area: 500 feet	<u>Section 50-12-224</u>
Go-cart	N/A	Residentially zoned area: 500 feet	<u>Section 50-12-226</u>
Golf course, miniature	N/A	Residentially zoned area: 500 feet	<u>Section 50-12-227</u>
Motor vehicle filling station, not possessing locational suitability	1,000 feet	N/A	<u>Sections 50-12-135, 50-12-258 through 50-12-262</u>
Light duty vehicle repair establishment	1,000 radial feet	Any other vehicle service or repair use: 1,000 radial feet; Zoning lot zoned R1, R2, R3, R4, R5, R6, residential PD: 100 radial feet	<u>Section 50-12-294</u>
Light duty vehicle service establishment	1,000 radial feet	Any other vehicle service or repair use: 1,000 radial feet	<u>Section 50-12-295</u>
Medium/heavy duty vehicle or equipment repair establishment	1,000 radial feet	Any other vehicle service or repair use: 1,000 radial feet; Zoning lot zoned R1, R2, R3, R4, R5, R6, residential PD: 100 radial feet	<u>Section 50-12-295.1</u>
Motor vehicle, used, salesroom or sales lot	2,000 radial feet	N/A	<u>Sections 50-12-293, 50-12-517</u>
Motor vehicles, used, storage lot accessory to salesroom or sales lots for used motor vehicles	N/A	Residentially zoned area: 250 feet	<u>Section 50-12-291</u>
Motorcycle club	N/A	Residentially zoned area: 500 feet	<u>Section 50-12-306(5)</u>
Motorcycle rentals	N/A	Residentially zoned area: 500 feet	<u>Section 50-12-297</u>
Rebound tumbling center	N/A	Residentially zoned area: 500 feet	<u>Section 50-12-307</u>
Recreation, facilities, commercial (selected)	N/A	Residentially zoned area: 500 feet	<u>Section 50-12-308</u>
Rental hall	N/A	Residentially zoned area: 500 feet (Inside Central Business District only) Rental hall and public dance hall; 1,000 feet	<u>Section 50-12-309</u>
Restaurant, carry-out or fast-food	N/A	School (not including educational institutions): 500 feet	<u>Sections 50-12-136, 50-12-310</u>
Restaurant, standard	N/A	School (not including educational institutions): 500 feet	<u>Sections 50-12-135, 50-12-136, 50-12-311</u>
Smoking lounge, other	1,000 feet	Advertisement-sensitive property as defined in Section 4-1-1 of this Code: 1,000 feet	<u>Section 50-12-325</u>

Tobacco retail store	N/A	Advertisement-sensitive property as defined in Section 4-1-1 of this Code: 1,000 feet	<u>Section 50-12-325</u>
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DIVISION 3. SPECIFIC USE STANDARDS

Subdivision A. Residential Uses

Sec. 50-12-156. Emergency shelter.

The only conditional use general approval criteria that shall apply to emergency shelters are contained in Section 50-3-281(6) and Section 50-3-281(9) of this Code as well as the following provisions:

- (1) *Capacity limitations.* The maximum capacity of an emergency shelter shall be established by the Buildings, Safety Engineering, and Environmental Department in accordance with the terms of the Life Safety Code, but in no case shall that capacity exceed 50 persons, including children, in the R4, R5, and B4 Districts.
- (2) *Other standards:*
 - a. The emergency shelter will in other respects conform to the applicable regulations of the district where it is located;
 - b. Where the emergency shelter is proposed within or in the immediate vicinity of an area which has a written, approved, and disseminated plan for area development, the establishment of the emergency shelter will not impede the normal and orderly development and improvement of surrounding property for uses permitted in that area.
- (3) *Conditions.* The Buildings, Safety Engineering, and Environmental Department may impose reasonable conditions designed to protect natural resources, and the health, safety and welfare, as well as the social and economic well-being, of those who will use the

1 emergency shelter, and the residents and landowners immediately adjacent or across an
 2 alley, and the community as a whole;

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

6 **Sec. 50-12-159. Lofts; residential uses combined in structures with permitted commercial or**
 7 **industrial uses.**

8 In order to encourage the preservation and reuse of existing commercial and industrial
 9 structures, and to encourage live-work situations, loft conversions and mixed-use commercial-
 10 residential or industrial-residential uses are permitted in many zoning districts, even in certain
 11 districts where new residential construction is prohibited, subject to the following.

12 ~~(1) Loft conversions are prohibited in the R1 and R2 Districts except where developed under~~
 13 ~~the "school building adaptive reuses" provision as defined in Section 50-16-381 of this~~
 14 ~~Code.~~

15 (1) Lofts in the B6, M1, M2, M3, M4, and SD4 Districts are subject to review by the Loft
 16 Review Committee as provided for in Article II, Division 6, Subdivision C, of this
 17 chapter.

18 (2) Similarly, single-family dwellings, two-family dwellings, and multiple-family dwellings
 19 are permitted in commercial or industrial structures combined with those permitted retail,
 20 service, and commercial, and industrial uses specified in Division 1, Subdivision D, of
 21 this article, except for "adult uses/sexually-oriented businesses" as specified in Section
 22 50-12-108 of this Code.

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

8 ~~(4) In B2 and B3 Districts, lofts are permissible on a by right basis only where located in a
9 Traditional Main Street Overlay Area and combined in a structure with permitted
10 commercial or industrial uses, and otherwise are permissible conditionally.~~

11 ~~(5) In B4 Districts, lofts are permissible on a by right basis only where located in the Central
12 Business District or in a Traditional Main Street Overlay Area, and otherwise are
13 permissible conditionally.~~

14 ~~(6) In B2, B3, and B4 Districts, residential uses combined in structures with permitted
15 commercial uses are permissible on a by right basis only where located in a Traditional
16 Main Street Overlay Area, and otherwise are permissible conditionally.~~

17 (3) In M1, M2, M3, and M4 Districts, new construction of a "residential use combined with
18 permitted commercial uses" is limited to not more than two residential units. However,
19 any time three or more residential units are combined with permitted commercial uses in
20 an existing commercial or industrial structure in the B6, M1, M2, M3, M4, or SD4
21 District, the use shall be subject to the review of the Loft Review Committee as provided
22 for in Article II, Division 6, Subdivision C, of this chapter.

1 (4) In the MKT District, residential uses combined in structures with permissible commercial
2 or industrial uses are permissible conditionally only if one or more permitted commercial
3 or industrial use is located on the ground floor of the structure, except that new residential
4 uses are impermissible in the area where setbacks are required by Section 50-13-157 of
5 this Code.

6 (5) In the SD4 District, specially designated merchant's (SDM) establishments and specially
7 designated distributor's (SDD) establishments are permitted when incidental to, accessory
8 to, and on the same zoning lot as a loft development that has not fewer than 50 dwelling
9 units.

10 (6) In designated Traditional Main Street Overlay Areas, as provided for in Section 50-11-
11 382 of this Code, residential uses combined in structures with commercial or industrial
12 uses that are permitted in the respective zoning district shall be permitted by right.

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

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

- 15 (1) Such uses shall not have a capacity in excess of 50 persons;
- 16 (2) Such uses shall be located along, or within 200 feet of, a major or secondary thoroughfare
17 unless such location requirement is specifically modified by the Board of Zoning Appeals
18 after finding that such waiver will:
- 19 a. Not be injurious to the contiguous property;
- 20 b. Not have a detrimental effect on the surrounding neighborhood; and
- 21 c. Not be contrary to any other policy expressed in this chapter;

- 1 (3) Where possible, such pre-release adjustment center shall not occupy an entire building, but
2 should preferably share such building with other permitted uses of service or benefit to the
3 neighborhood where the building is located;
- 4 (4) In the B2 and B4 ~~and B2~~ Districts, pre-release adjustment centers are prohibited on zoning
5 lots that abut a Gateway Radial Thoroughfare; this regulation may not be waived by the Board
6 of Zoning Appeals;
- 7 (5) In the B5 District, pre-release adjustment centers that conform to the spacing requirements of
8 Section 50-12-127 and Section 50-12-129 of this Code, and the standards provided for in
9 Subsections (1), (2), and (3) of this section, shall be permitted by right.

10 **Subdivision B. Public, Civic, and Institutional Uses**

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

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

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

17 **Sec. 50-12-217. Brewpub and microbrewery and small distillery and small winery.**

18 Brewpubs and microbreweries and small distilleries and small wineries are subject to the
19 following requirements:

- 20 (1) Regulated use provisions of Article III, Division 8, of this chapter where there is
21 consumption of beer or alcoholic liquor on the premises, located outside of the Central
22 Business District and outside the SD2 District; however, a brewpub, microbrewery, or
23 small distillery, or small winery operating in conjunction with and located on the same

1 zoning lot as a standard restaurant, as defined in Section 50-16-362 of this Code, shall
2 not be considered a regulated use, as provided in Section 50-3-323(1) of this Code;

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

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

11 (2) In the SD1 District, a brewpub or microbrewery or small distillery or small winery may
12 be permitted on a by-right basis where such establishments do not exceed 3,000 square
13 feet and are not located adjacent to or across an alley from a lot containing a single- or
14 two-family dwelling that is located on a street other than a major thoroughfare, and on a
15 conditional basis where such establishments exceed 3,000 square feet or are located
16 adjacent to or across an alley from a lot containing a single- or two-family dwelling that
17 is located on a street other than a major thoroughfare.

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

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

21 Go-cart tracks are subject to the following requirements:

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

- 1 (1) Ingress or egress shall be only from the principal, or busier, street as determined by the
2 Planning and Development Department;
- 3 (2) No part of the driving track shall be within 300 feet of property zoned in a residential
4 district classification;
- 5 (3) Any track surface or other area to be used for the operation of a go-cart shall be of an
6 asphaltic or concrete material;
- 7 (4) All light standards, poles, or other appurtenances shall be effectively padded or screened
8 so as to prevent injury to drivers of the vehicles. Baled hay or other suitable shock
9 absorbing material shall be placed around all turns or curves in the track;
- 10 (5) All vehicles shall be provided with mufflers to eliminate objectionable noise. The
11 Buildings, Safety Engineering, and Environmental Department may require a change in
12 mufflers to reduce exhaust noises where, in its opinion, such noise has become a nuisance;
- 13 (6) Permitted hours of operation shall be 10:00 a.m. to 10:00 p.m. Monday through Saturday,
14 and 12:00 noon to 10:00 p.m. on Sunday;
- 15 (7) Go-cart tracks are prohibited in the B2 and B4 Districts on zoning lots abutting designated
16 Gateway Radial Thoroughfares; this regulation may not be waived by the Board of
17 Zoning Appeals;
- 18 (8) It shall be unlawful to establish any go-cart track within 500 feet of land zoned R1, R2,
19 R3, R4, R5, R6, or residential PD. Said prohibition shall be waived upon presentation to
20 the Buildings, Safety Engineering, and Environmental Department of a verified petition
21 requesting such waiver, signed by two-thirds of those persons owning, residing, or doing
22 business on land, other than vacant land that is designated by the City Assessor as
23 "unimproved," within 500 feet of the proposed location;

1 (9) Go-cart tracks shall be licensed as such by the Buildings, Safety Engineering, and
2 Environmental Department Business License Center in accordance with Chapter 5,
3 Article XI, of this Code, *Amusements and Entertainments*.

4 **Sec. 50-12-227. Golf course (miniature).**

5 Miniature golf courses are subject to the following requirements:

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

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

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

13 (3) No part of the playing surface of a miniature golf course shall be located within 50 feet
14 of any property zoned in a residential district classification;

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

17 ~~(6) It shall be unlawful to establish any miniature golf course within 500 feet of land zoned~~
18 ~~R1, R2, R3, R4, R5, R6, or residential PD; said prohibition shall be waived upon~~
19 ~~presentation to the Buildings, Safety Engineering, and Environmental Department of a~~
20 ~~verified petition requesting such waiver, signed by two thirds of those persons owning,~~
21 ~~residing, or doing business on land, other than vacant land that is designated by the City~~
22 ~~Assessor as "unimproved," within 500 feet of the proposed location;~~

1 (5) Miniature golf courses shall be licensed as such by the Buildings, Safety Engineering,
2 and Environmental Department Business License Center in accordance with Chapter 5,
3 Article XI, of this Code, *Amusements and Entertainments*.

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

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

6 Motor vehicle washing and steam cleaning shall be subject to the following requirements:

- 7 (1) The lot to be built upon shall be located on a street designated as a major or secondary
8 thoroughfare and all means of vehicular ingress and egress shall be located on a major or
9 secondary thoroughfare, and not from an adjoining residential street or alley. A residential
10 street or alley shall not be used as a maneuvering or parking area for vehicles using the
11 facility;
- 12 (2) All portions of each area designed or used for the washing of motor vehicles shall be
13 located a minimum of 25 feet from the boundaries of residential zoning districts;
- 14 (3) A hard surfaced driveway of one or more lanes shall be constructed on the property in
15 such manner as to provide for a continuous movement of vehicles into the wash-rack (See
16 Figure 50-12-296 and Section 50-14-202 of this Code):
- 17 a. The driveway so provided shall be not less than ten feet wide for a single lane and
18 not less than ten additional feet in width for each additional lane;
- 19 b. Where only a single lane is provided, the lane shall be used for no other purpose than
20 to provide access to the wash-rack. All lanes provided shall be suitably protected
21 from incursions of other traffic;
- 22 c. The total length of the required stacking lanes so provided shall be determined by the
23 overall length of the wash line, measured from the point that mechanical washing or

1 cleaning begins, to the end of the mechanical washing or drying operation. In any
2 development where the washing operation moves in other than a straight line, the
3 length of the building or wash line for purposes of this section shall be the distance
4 measured along the center-line of the conveyor or wash line. The greater of the above
5 measurements shall be used in the determination of the length of the required lane or
6 lanes. The overall length of the required lane or lanes, as measured along the center-
7 line, shall be determined in accordance with the following formula: Where the
8 building or total length of all wash lines is 80 feet or less in overall length, the total
9 required lane or lanes exclusive of the wash line shall be not less than 200 feet in
10 length. Where the building or total length of all wash lines exceed 80 feet in length,
11 the length of the required lane or lanes exclusive of the wash line shall be increased
12 20 feet for each ten feet, or fraction thereof, by which the building or wash lines
13 exceed 80 feet in overall length;

- 14 d. Not fewer than two stacking spaces, which measure ten feet by 20 feet, shall be
15 provided for each stall at a self-service/customer-operated car wash. In addition, one
16 stacking space shall be provided between the vehicle exit door and the point of
17 vehicular egress to the right-of-way;
- 18 e. Not fewer than two stacking spaces, which measure ten feet by 20 feet, shall be
19 provided for each designated wash area at a "hand car wash";
- 20 f. The premises shall be screened by six-foot-high opaque walls where adjacent to land
21 zoned R1, R2, R3, R4, R5, R6, or residential PD, in accordance with Section 50-14-
22 367 of this Code;

- 1 (4) A barrier, that is a minimum of 18 inches in height, shall be constructed and maintained
2 on all lot lines within nine feet of a required stacking lane, except where the above
3 required masonry wall is constructed on the lot line;
- 4 (5) The operating equipment shall be located or buffered so as to prevent unreasonably high
5 noise levels at any point on the property boundary;
- 6 (6) Permitted hours of operation shall be from 7:00 a.m. to 10:00 p.m.;
- 7 (7) There shall be no aboveground outdoor storage/dispensing tanks on the site;
- 8 (8) All washing activities shall be conducted within an enclosed structure, except for a
9 designated wash area for not more than one tall vehicle. Customer-operated "car washes"
10 are exempt from this provision;
- 11 (9) Vacuuming activities shall be at least 25 feet from any lot line, except where the property
12 abuts a residential zoning district, in which case a 50-foot separation shall be maintained;
- 13 (10) All drains shall be properly connected to a public sewer system;
- 14 (11) Such uses shall be graded and drained in conformance with the requirements of Chapter
15 8, Article V, of this Code, *Plumbing Code*, so as to dispose of all surface water
16 accumulation within the parking area;
- 17 (12) Motor vehicle washing and steam cleaning facilities are also subject to Chapter 9 of this
18 Code, *Car Washes*;
- 19 (13) In the B2 and B4 Districts, motor vehicle washing and steam cleaning establishments
20 shall not be permitted on any zoning lot abutting a designated Gateway Radial
21 Thoroughfare; this regulation may not be waived by the Board of Zoning Appeals; and
22 (14) As may be required, landscaping shall be provided in accordance with Article XIV,
23 Division 2, of this chapter.

1 **Sec. 50-12-299. Parking lots or parking areas.**

2 The definitions for commercial parking, accessory parking, and remote accessory parking are
3 specified in Section 50-16-341 of this Code. Parking lots shall be subject to the following
4 provisions:

- 5 (1) Parking lots are limited to the parking of operable private passenger vehicles and the
6 accessory parking of other vehicles associated with a land use to which the parking lot is
7 accessory. All such vehicles shall bear current and valid license plates;
- 8 (2) No parking lot or parking area may be used as a towing service storage yard as defined
9 in Section 50-16-402 of this Code;
- 10 (3) No permit is required for accessory parking on the same zoning lot as the use to which
11 the parking is accessory. A permit from the Buildings, Safety Engineering, and
12 Environmental Department is required for any commercial parking lot or remote
13 accessory parking lot, and for any accessory parking lot that is located on a zoning lot
14 separate from the principal use;
- 15 (4) Commercial parking lots must be licensed by the Buildings, Safety Engineering, and
16 Environmental Department Business License Center as provided for in Chapter 32,
17 Article I, of this Code, *Off-Street Parking*;
- 18 (5) Vending on parking lots that are licensed for commercial parking is prohibited as
19 provided for in Section 32-1-18 of this Code;
- 20 (6) Vending on parking lots or parking areas that are not licensed for commercial parking is
21 prohibited, except as provided for in Section 50-12-557 of this Code;
- 22 (7) No commercial parking lot shall be located within 1,000 radial feet of any stadium or
23 sports arena, except on land that, on August 13, 1999:

- 1 a. Was vacant; or
- 2 b. For which the most recently recorded permitted use was for parking purposes;
- 3 (8) Parking lots and parking areas shall conform to:
- 4 a. The specifications for "Accessible Parking for Physically Disabled Persons" as
- 5 provided for in Article XIV, Division 1, Subdivision G, of this chapter;
- 6 b. The "Off-Street Parking Area Design" standards for "Off-Street Parking Areas" as
- 7 provided for in Article XIV, Division 1, Subdivision I, of this chapter; and
- 8 c. The "Landscaping and Screening" standards for "Off-Street Parking Areas" as
- 9 provided for in Article XIV, Division 2, Subdivision C, of this chapter; and
- 10 (9) In addition, the following specific standards shall apply for the zoning districts that are
- 11 specified (see Figure 50-12-299(9)):
- 12 a. *Districts R1—R2.* A parking lot may be allowed when accessory to any non-
- 13 residential use permitted in the subject district, and where located on a separate
- 14 zoning lot and not involving any trade, business, profession, or occupation;
- 15 b. *Districts R1—R3.* Where a zoning lot abuts, or is separated by an alley or easement
- 16 along its side zoning lot line from a business or industrial zoning district, a parking
- 17 lot may be allowed provided, that it does not exceed 70 feet in width and not more
- 18 than 8,500 square feet in area. Any off-street parking spaces so furnished may be
- 19 considered as supplying either required or surplus off-street parking facilities for
- 20 new, converted, or expanded uses;
- 21 c. *Districts R3—R4.* A parking lot shall be allowed only when accessory to uses
- 22 permitted in the subject zoning district, where located on a separate zoning lot, and
- 23 where not involving any trade, business, profession, or occupation;

- 1 d. *Districts R1—R3.* A parking lot may be permitted on land designated non-residential
2 on the generalized land use plan of the Master Plan;
- 3 e. *Districts B2 and B4.* A lot for commercial parking, which abuts a designated
4 Gateway Radial Thoroughfare, may be permitted as a conditional use only; however,
5 accessory parking is permitted by right; this regulation may not be waived by the
6 Board of Zoning Appeals;
- 7 f. *District P1.* Parking lots shall conform to:
- 8 1. The specifications for accessible parking for physically disabled persons as
9 provided for in Article XIV, Division 1, Subdivision G, of this chapter;
- 10 2. The off-street parking area design standards as provided for in Article XIV,
11 Division 1, Subdivision I, of this chapter; and
- 12 3. The landscaping and screening standards for off-street parking areas as provided
13 for in Article XIV, Division 2, Subdivision C, of this chapter.

14 **Sec. 50-12-302. Pawnshops.**

15 Pawnshops shall be subject to the following requirements:

- 16 (1) Pawnshops are prohibited in all zoning districts within the Central Business District;
- 17 (2) In the B2 and B4 Districts, pawnshops are prohibited on zoning lots abutting designated
18 Gateway Radial Thoroughfares; this regulation may not be waived by the Board of
19 Zoning Appeals;
- 20 (3) Pawnshops are subject to the regulated use provisions of Article III, Division 8, of this
21 chapter; and
- 22 (4) Pawnbrokers are subject to the licensing provisions of Chapter 41, Article II, of this Code,
23 *Secondhand Goods.*

1 **Sec. 50-12-304. Precious metal and gem dealers.**

2 Precious metal and gem dealers are subject to the regulated use provisions of Article III,
3 Division 8, of this chapter and shall be subject to the following provisions:

4 (1) Such uses shall comply with the licensing provisions of Chapter 41, Article III, of this
5 Code, *Secondhand Goods*; and

6 (2) Such uses shall not be permitted in the B2 and B4 Districts on any zoning lot abutting a
7 designated Gateway Radial Thoroughfare; this regulation may not be waived by the
8 Board of Zoning Appeals.

9 **Sec. 50-12-307. Rebound tumbling centers.**

10 Rebound tumbling centers are subject to the following requirements:

11 ~~(1) Accessory parking areas shall be provided in accordance with Article XIV, Division 1,~~
12 ~~of this chapter;~~

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

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

18 (3) No rebound tumbling apparatus, or part thereof, shall be located within 100 feet of any
19 property zoned in a residential district classification;

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

1 (5) Rebound tumbling centers are prohibited in the B2 and B4 Districts on zoning lots
2 abutting designated Gateway Radial Thoroughfares; this regulation may not be waived
3 by the Board of Zoning Appeals;

4 (6) It shall be unlawful to establish any rebound tumbling center within 500 feet of land zoned
5 R1, R2, R3, R4, R5, R6, or residential PD. Said prohibition shall be waived upon
6 presentation to the Buildings, Safety Engineering, and Environmental Department of a
7 verified petition requesting such waiver, signed by two-thirds of those persons owning,
8 residing, or doing business within 500 feet of the proposed location;

9 (7) Rebound tumbling centers shall be licensed by the Buildings, Safety Engineering, and
10 Environmental Department Business License Center as provided in Chapter 5, Article XI,
11 of this Code, *Amusements and Entertainments*.

12 **Sec. 50-12-316. Taxicab dispatch and/or storage facilities.**

13 Taxicab dispatch and/or storage facilities shall be subject to the following requirements:

14 (1) Where taxicabs are stored on the premises, any portion of the storage lot that is visible
15 from a public street shall include a landscape buffer strip with a minimum width of five
16 feet between the storage area and the right-of-way;

17 (2) Where required, the landscape buffer shall be landscaped in the manner that is specified
18 in Section 50-14-362 of this Code;

19 (3) A screen wall may be required as provided for in Section 50-14-342 of this Code;

20 (4) Only operable taxicabs, bearing a current license may be stored on the premises. No junk
21 vehicles may be stored unless a permit for a junkyard has been issued by the Buildings,
22 Safety Engineering, and Environmental Department;

- 1 (5) Motor vehicle services may be performed on site only upon receipt of a separate permit
2 from the Buildings, Safety Engineering, and Environmental Department for said services
3 and subject to Section 50-12-294 of this Code for ~~major motor~~ light duty vehicle ~~services~~
4 repair or Section 50-12-295 of this Code for ~~minor motor~~ light duty vehicle services; and
- 5 (6) In the B2 and B4 Districts, taxicab dispatch and/or storage facilities shall not be located
6 on any zoning lot abutting a designated Gateway Radial Thoroughfare; this regulation
7 may not be waived by the Board of Zoning Appeals.

8 **Sec. 50-12-320. Used goods dealers; precious metal and gem dealers.**

9 Used goods dealers, and precious metal and gem dealers, are subject to the following
10 requirements:

- 11 (1) Used goods dealers shall comply with the licensing provisions of Chapter 41, Article VII,
12 of this Code, *Secondhand Goods*;
- 13 (2) Precious metal and gem dealers shall comply with the licensing provisions of Chapter 41,
14 Article III, of this Code, *Secondhand Goods*;
- 15 (3) Such uses shall not be permitted in the B2 and B4 Districts on any zoning lot abutting a
16 designated Gateway Radial Thoroughfare; this regulation may not be waived by the
17 Board of Zoning Appeals; and
- 18 (4) In the PCA District, used goods dealers shall be limited to antique stores and auction
19 houses.

20 **Sec. 50-12-336. Food catering establishments.**

- 21 (a) In the B2, B3, and B4 Districts, a food catering establishment is permissible by-right only if
22 located in a structure not exceeding 4,000 square feet of gross floor area with a minimum of
23 ten percent of the gross floor area being used as a retail store for the sale of the goods produced

1 on the premises, and located in a Traditional Main Street Overlay Area. Otherwise, in the B2
2 and B4 Districts a food catering establishment is permissible only conditionally, and in the B3
3 District a food catering establishment is prohibited.

4 (b) In the SD1 District, food catering establishments not exceeding 4,000 square feet of gross
5 floor area are permitted on a by-right basis.

6 (c) In the SD2 District, food catering establishments not exceeding 5,000 square feet of gross
7 floor area with a minimum of ten percent of the gross floor area being used as a retail store
8 for the sale of the goods produced on the premises are permitted on a by-right conditional
9 basis.

10 (d) The gross floor area specifications set forth in this Section may not be modified or waived by
11 the Board of Zoning Appeals.

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

13 **Sec. 50-12-348. Research or testing laboratories.**

14 In the B4 and B5, SD1, and SD2 Districts, no research or testing laboratory shall be permitted
15 to utilize large animals.

16 **Sec. 50-12-351. Tool, die, and gauge manufacturing.**

17 Tool, die, and gauge manufacturing establishments are subject to the following provisions:

18 (1) In the B4 District,

19 a. ~~B~~building size for special small tool, die, and gauge manufacturing shall not exceed
20 5,000 square feet of gross floor area; ~~and~~.

21 (2) ~~b.~~ In the B2 and B4 Districts, sSuch establishments shall not be permitted on any
22 zoning lot abutting a designated Gateway Radial Thoroughfare; this regulation may not
23 be waived by the Board of Zoning Appeals.

1 (3) In the B4, M1, and M2 Districts, stamping is limited to tryout stamping only; and

2 (4) For die casting, see "High-medium impact manufacturing processing."

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

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

6 (1) In the B2 and B4 Districts, such facilities shall not be permitted on any zoning lot abutting
7 a designated Gateway Radial Thoroughfare, except Gratiot; this regulation may not be
8 waived by the Board of Zoning Appeals;

9 (2) Steel warehousing shall be prohibited in all zoning districts except M2, M3, M4, and M5;

10 (3) Storage of bulk petroleum or related products, garbage, refuse, rubbish, or scrap tires are
11 prohibited;

12 (4) All materials shall be completely enclosed within a building, except as provided for in
13 Subsection (6) of this section;

14 (5) There shall be a minimum of 35 feet, or 45 feet if the driveway is two-way, between
15 warehouses for driveway, parking, and fire lane purposes. Where no parking is permitted
16 within the building separation areas, the building separation need only be 25 feet. Traffic
17 direction and parking in such areas shall be designated by signaling or painting;

18 (6) Permitted outdoor accessory storage is subject to Section 50-12-458 of this Code and
19 shall be placed only on asphalt or concrete paved surfaces, and screening shall be subject
20 to the applicable provisions of Article XIV, Division 2, Subdivision D, of this chapter;

21 (7) No storage of hazardous substances, toxic, or explosive materials shall be permitted.

22 Signs shall be posted at the facility describing such restrictions;

1 (8) Public storage facilities are subject to the licensing provisions of Chapter 30, Article II,
2 of this Code, *Moving and Storage*, and shall comply with the following standards:

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

6 (9) In the MKT District, warehousing and storage of food-related products are permissible
7 by-right and warehousing and storage of nonfood-related products are permissible
8 conditionally.

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

10 **Subdivision B. Home Occupations**

11 **Sec. 50-12-492. Prohibited uses and activities.**

12 (a) Any sale of fireworks, any firearms dealership, any materials or service characterized by an
13 emphasis on "specified anatomical areas" or "specified sexual activities" as defined in Section
14 50-16-384 of this Code, and any type of repair or assembly of vehicles or equipment with
15 internal combustion engines, such as automobiles, motorcycles, scooters, snowmobiles,
16 outboard marine engines, lawn mowers, chain saws, and other small engines, are prohibited.
17 Any other work related to automobiles and their parts, that is not conducted as a home
18 occupation and is merely incidental and accessory to the principal use, is subject to Section
19 50-8-27 of this Code.

20 (b) In addition, no home occupation may use, store, handle, or manage "significant quantities" of
21 hazardous substances as defined in Section 50-16-241 of this Code. For purposes of this
22 provision, the term "significant quantities" means amounts exceeding those commonly used
23 for typical residential or office purposes, provided, that this does not include gasoline, oil, or

1 other vehicle fluids that are contained in vehicles traversing or parked at a property for
2 individual use or on a short-term basis.

3 (c) Further, those land uses specified in Section 50-12-21 of this Code, the "group living" use
4 category, being an adult foster care facility, assisted living facility, convalescent, nursing, or
5 rest home, emergency shelter, fraternity or sorority house, home for the aged, religious
6 residential facility, residential substance abuse service facility, rooming house, and shelter for
7 survivors of domestic violence, and in Section 50-12-23 of this Code, the "institutional living"
8 use category, being boarding school, dormitory, child caring institution, penal or correctional
9 institution, detention facility, and pre-release adjustment center, may only be permitted as
10 principal uses of the land in those zoning districts where such uses are permitted. In no
11 instance shall such uses be considered as a home occupation accessory to a single-family
12 dwelling, two-family dwelling, multiple-family dwelling, townhouse, or loft.

13 ~~(d) Use of a dwelling to accommodate paid overnight guests is prohibited as a home occupation;~~
14 ~~notwithstanding this regulation, public accommodations, including bed and breakfast inns~~
15 ~~outside the R1 and R2 Districts, are permitted as provided for in Section 50-12-65 of this~~
16 ~~Code.~~

17 **ARTICLE XIII. INTENSITY AND DIMENSIONAL STANDARDS**

18 **DIVISION 1. TABLES OF INTENSITY AND DIMENSIONAL STANDARDS**

19 **Subdivision D. General Dimensional Standards for Business Districts**

20 **Sec. 50-13-63. B3 and B4 District height limitations.**

21 The following provisions shall apply to B3 and B4 Districts:

22 (1) The maximum height for each principal use in the B3 and B4 Districts shall not exceed
23 35 feet;

1 (2) Where the zoning lot fronts on a street right-of-way which is 80 feet or more in width,
2 and is designated by the Master Plan as a major or secondary thoroughfare, and where
3 the outermost point of the proposed building on said zoning lot is 40 feet or more from
4 the nearest point of the lot line of all R1, R2, and R3 Districts, the maximum height may
5 be increased, as a matter of right, one foot for each one foot of street width greater than
6 80 feet, provided, that in no case shall the building exceed 80 feet in height; and

7 (3) Where the zoning lot fronts on a street right-of-way which is 80 feet or more in width,
8 and is designated by the Master Plan as a major or secondary thoroughfare, and where
9 the zoning lot abuts, is adjacent to, or across an alley from any zoning district other than
10 an R1, R2, R3 or residential PD District, the maximum height may be increased, by right,
11 one foot for each one foot of street width greater than 80 feet, regardless of the location
12 of the proposed structure, provided, that in no case shall the building exceed 80 feet in
13 height.

14 **ARTICLE XIV. DEVELOPMENT STANDARDS**

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

16 **Subdivision B. Off-Street Parking Schedule “A”**

17 **Sec. 50-14-49. Retail, service, and commercial uses located ~~on land zoned SD1 or SD2 or~~**
18 **~~where the use is located within 0.50 miles of a high-frequency transit corridor~~ in specific**
19 **areas.**

20 Off-street parking regulations for retail, service, and commercial uses located ~~on land zoned~~
21 ~~SD1 or SD2~~ in specific areas are as follows:

Use Category	Specific Land Use	Off-Street Parking Spaces Required, Minimum. (References are to square feet of gross floor area unless otherwise indicated.)	Maximum Distance (feet)
Retail, service, and commercial uses located on land zoned SD1 or SD2 or where the use is located within 0.50 miles of a high-frequency transit corridor or located within the Livernois/West McNichols, or Lahser Traditional Main Street Overlay Area	All, with the exception of “Vehicle Repair and Service” uses specified in <u>Sec. 61-14-50</u> of this Code and excluding “Motor vehicles, used, salesrooms or sales lots.”	0.75 of the minimum required off-street spaces specified in <u>Sections 50-14-50 through 50-14-60</u> .	1,320, where a “district approach” to parking as provided in <u>Section 50-14-7(2)a, b, and c</u> has been recognized by the Planning and Development Department.

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2 **Sec. 50-14-56. Recreation, outdoor.**

3 Off-street parking regulations for outdoor recreation facilities are as follows:

Use Category	Specific Land Use	Off-Street Parking Spaces Required, Minimum. (References are to square feet of gross floor area unless otherwise indicated.)	Maximum Distance (feet)
Recreation, outdoor	Amusement park	1 per 200 square feet of public activity area	1,000
	Go-cart track	15 per track	100
	Golf driving range	1 per 2 employees + 1 per tee	100
	Golf course, miniature	≥ 1 per hole	100
	Rebound tumbling center	1 per tumbling apparatus	100
	All other	As required for most similar use type or Schedule C	

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

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

Use Category	Specific Land Use	Off-Street Parking Spaces Required, Minimum. (References are to square feet of gross floor area unless otherwise indicated.)	Maximum Distance (feet)
Retail sales and service (sales-oriented)	Bake shop	See Schedule B	100
	Firearms dealership	See Schedule B	100
	Kennel, commercial	Schedule B	100
	Motor vehicles, new or used, salesroom or sales lot	2 spaces + 1 per 800 square feet of floor area over 1,600 square feet, or 2 spaces + 1 per 2,400 square feet of lot area, whichever is greater	100
	Motorcycles, retail sales, rental or service	2 spaces + 1 per 800 square feet of floor area over 1,600 square feet	100
	Pawnshop	Schedule B	100
	Pet shop	Schedule B	100
	Precious metal and gem dealer	Schedule B	100
	Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment	Schedule B	100
	Stores of a generally recognized retail nature whose primary business is the sale of new merchandise	Schedule B	100
	Tobacco retail store	Schedule B	100
	Trailer coaches or boat sale or rental, open air display	2 spaces + 1 per 800 square feet of floor area over 1,600 square feet	100
	Trailers, utility—sales, rental, or service; moving truck/trailer rental lots	2 spaces + 1 per 800 square feet of floor area over 1,600 square feet	100
	Used goods dealer	Schedule B	100
	All other	See Schedule B	100

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2 **Sec. 50-14-60. Vehicle sales, repair, and service.**

3 Off-street parking regulations for vehicle repair and service facilities are as follows:

Use Category	Specific Land Use	Off-Street Parking Spaces Required, Minimum. (References are to square feet of gross floor area unless otherwise indicated.)	Maximum Distance (feet)
Vehicle repair and service	Light duty vehicle repair establishment	1 per 300 square feet (all required spaces shall be outside principal building)	100

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)
	Light duty vehicle service establishment	1 per 300 square feet (all required spaces shall be outside principal building); 2 per 3 employees at quick oil change facilities.	100
	Medium/heavy duty vehicle or equipment repair establishment	1 per 300 square feet (all required spaces shall be outside principal building)	100
	Motor vehicle filling station	1 space for each service bay, plus one space for each 200 square feet of gross floor area, excluding service bays, or two spaces, whichever is greater.	Same lot
	Motor vehicle washing and steam cleaning	2 per 3 employees	100
	Motor vehicles, new or used, salesroom or sales lot	<u>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</u>	100
	Motor vehicles, new or used: storage lots accessory to salesroom or sales lot for new or used motor vehicles	None	N/A
	All other	1 per 300 square feet	100

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Subdivision D. Off-Street Loading

Sec. 50-14-111. Off-street loading schedule and exemptions.

- (a) Off-street loading spaces shall be provided on the same zoning lot in accordance with the following schedule and with Subdivision J of this division. An open, adjacent alley may be credited toward one off-street loading space for residential and retail, service, or commercial uses if access for loading into the building is available in the rear and the alley is not less than 18 feet wide.
- (b) The following uses shall be exempt from off-street loading requirements: Docks (water-related facilities); ~~major and minor motor vehicle services~~ light duty vehicle repair and service establishments, and outdoor recreation uses.

DIVISION 3. ARCHITECTURAL AND SITE DESIGN STANDARDS

Subdivision A. Residential Development

Sec. 50-14-398. Other residential development standards.

The following additional standards shall also apply to residential development:

(1) Where a new residential development incorporates private streets, they shall be designed to meet the City standards for street width, gutters, sidewalks, and the area between sidewalk and curb for comparable public streets;

(2) Residential lot shapes should be simple and rectilinear, or wedge-shaped where located at the end of a cul-de-sac. The creation of new flag lots or irregularly shaped lots is discouraged, unless it is necessary to match the existing pattern of surrounding lots;

(3) Mechanical, electrical, and telecommunications equipment screening:

(a) All mechanical equipment, including gas and electric meters, shall be architecturally screened from view where located on the street side of a house; and

(b) All roof-mounted, building-mounted, and ground-mounted mechanical, electrical, and telecommunications equipment shall be screened from view or isolated so as not to be visible, within 150 feet of the zoning lot on which the equipment is located:

(i) From land zoned R1, R2, R3, R4, R5, R6, or residential PD, measured at a point five feet above grade (see Figure 50-14-416(a)(1)); or

(ii) From any public right-of-way, measured at a point five feet above grade (see Figure 50-14-416(a)(2)).

(c) Where used, roof screens shall be coordinated with the building to maintain a unified appearance and to effectively conceal or camouflage the equipment. This provision shall not require that screening be taller than the objects being screened.

- 1 (4) Phased projects shall be designed so that each phase is completed in its functional, traffic,
2 parking, visual, drainage and landscaping aspects;
- 3 (5) Circulation systems shall be designed to avoid conflicts between vehicular, bicycle, and
4 pedestrian traffic;
- 5 (6) Where the dwelling unit does not have a basement, a crawl space is permitted in
6 accordance with Chapter 8, Article VII, of this Code, *Residential Code*. Alternatively,
7 construction on slab may be permitted where the distance from the finished floor to the
8 floor joists of the second floor is not less than eight feet; additionally, construction on
9 slab may be permitted for a single-story dwelling where the distance from the finished
10 floor to the ceiling is not less than eight feet; ~~and~~
- 11 (7) All reasonable measures shall be taken to ensure that the off-site spillover of light and
12 nightglow are minimized to the greatest extent possible; ~~and-~~
- 13 (8) To the maximum extent practicable, metal panel systems, used as an exterior building
14 material, should be a minimum thickness of U.S. Standard 18 gauge metal. Corrugated
15 (ribbed) metal panels and siding shall be prohibited on all exterior walls, except as a
16 method of screening mechanical roof top equipment. Notwithstanding the above
17 prohibition, architectural metal panel may be used upon approval of the Planning and
18 Development Department.

19 **Subdivision B. Non-Residential Development**

20 **Sec. 50-14-414. Quality of materials.**

21 The following "quality of materials" standards shall apply to non-residential development:

- 22 (1) Rear and side façades of all non-residential buildings that face a public street, park,
23 playground, or other public open space shall incorporate the same quality of materials,

1 trim levels, and degree of articulation which are found predominantly on the front façade
2 of the building. Parking, service, or other open spaces at the rear of the structure shall be
3 maintained in a neat and orderly condition;

4 (2) Where the principal entrance of a freestanding building is on the side elevation or at the
5 corner of the front and side elevations, as suggested in Figure 50-14-415(c), that side
6 elevation shall include the same quality of materials, trim levels, and degree of
7 articulation as those found on the front façade;

8 (3) To the maximum extent practicable, concrete finishes or precast concrete panels (tilt
9 walls) shall not be used as exterior building materials unless they are exposed aggregate,
10 hammered, embossed, patterned, imprinted, sandblasted, or covered with a cement-based
11 acrylic coating;

12 (4) To the maximum extent practicable, metal panel systems, used as an exterior building
13 material, should be a minimum thickness of U.S. Standard 18 gauge metal. Corrugated
14 (ribbed) metal panels and siding shall be prohibited on all exterior walls, except as a
15 method of screening mechanical roof top equipment. Notwithstanding this prohibition,
16 architectural metal panels may be used upon the approval of the Planning and
17 Development Department; and

18 (5) To the maximum extent practicable, mirrored glass with a reflectance greater than 40
19 percent shall not be used to cover more than 40 percent of the exterior walls of any
20 building.

21 **Subdivision C. Traditional Main Street Overlay Areas**

22 **Sec. 50-14-440. Building design standards—Materials.**

23 (a) The objectives of this section are:

1 (1) To reinforce durable and traditional building materials consistent with urban context; and

2 (2) To encourage the use of durable construction materials.

3 (b) The standards of Subsection (c) of this Section do not apply to the East Warren, West Warren,
4 Van Dyke Street, Grand River between Evergreen and Lahser or between Woodmont and
5 Greenfield, or Lahser Road Traditional Main Street Overlay Areas.

6 (c) To achieve the objectives of this section, the following standards shall apply, subject to
7 Subsection (b) of this Section:

8 (1) Within the Grand River, Livernois/West McNichols, East Jefferson, Woodward,
9 Grand Boulevard, Michigan Avenue, and Vernor/Springwells Overlay Areas, a
10 minimum of 80 percent of any building façade that faces a public street, excluding
11 window and door openings, shall consist of the following building materials:
12 masonry (preferably brick), stone, or porcelain. Fiber cement and architectural metal
13 panel may be used upon approval of the Design Review Advisory Committee;

14 (2) Within the West Seven Mile and the Bagley/Vernor Overlay Areas, a minimum of
15 30 percent of any building façade that faces a public street, excluding window and
16 door openings, shall consist of the following building materials: masonry (preferably
17 brick), stone, or porcelain. Fiber cement and architectural metal panel may be used
18 upon approval of the Design Review Advisory Committee;

19 (3) For buildings within the Traditional Main Street Overlay Area, the following
20 materials are prohibited on any façade facing a Traditional Main Street, major
21 thoroughfare, or secondary thoroughfare: vinyl or plywood siding, corrugated
22 fiberglass, non-corrugated and highly reflective sheet metal, ~~corrugated metal panels~~

1 ~~such as those used for roof decking or shipping containers~~, painted or unfinished
 2 concrete block, rough-textured concrete block, and split-face block;

3 (4) Exterior Insulation and Finish System (EIFS) and other similar troweled finishes
 4 shall be trimmed in wood or masonry and shall not be located within the first two
 5 feet of the grade plane;

6 (5) Building materials that are neither delineated in Subsection (b)(1) or (2) of this
 7 section nor prohibited in Subsection (b)(3) or (4) of this section may only be used
 8 upon consideration and recommendation of the Design Review Advisory
 9 Committee; and

10 (6) Accent building materials that may be used include, but are not limited to:
 11 architectural metals such as stainless steel, copper, clear or color anodized aluminum;
 12 other pre-finished metal; finished or painted exterior-grade wood.

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

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

15 **Subdivision H. Letter "G"**

16 **Sec. 50-16-221. Words and terms (Ga—Gm).**

17 For the purposes of this chapter, the following words and phrases beginning with the
 18 letters "Ga" through "Gm," shall have the meaning respectively ascribed to them by this
 19 section:

Term	Definition
Garage, private (accessory to residential dwelling unit)	An accessory building or portion of a principal building not over one story or 15 feet in height designed or used for the storage of not more than five passenger vehicles or recreational equipment.

Term	Definition
Garbage	Putrescible solid waste that consists of rejected food waste being the waste accumulation of animal, fruit or vegetable matter intended for or used as food or utilized for preparation, cooking, dealing in or storing of meat, fish, fowl, fruit or vegetables, and of animal and fowl excrement.
Gateway radial thoroughfare	<p>Those major radial streets, within and leading to the Central Business District, upon which the Master Plan of Policies has generally proposed a rezoning from <u>B2 (Local Business and Residential)</u> and B4 (General Business) districts to a Special Development zoning district, are hereby designated Gateway Radial Thoroughfares. The five Gateway Radial Thoroughfares are designated as:</p> <p>(1) Woodward Avenue between Euclid Avenue and the Fisher Freeway (I-75);</p> <p>(2) Grand River Avenue between the Edsel Ford Freeway (I-94) and Cass Avenue;</p> <p>(3) Gratiot Avenue between Mount Elliott Avenue and Randolph Street/Broadway Avenue;</p> <p>(4) Michigan Avenue between the Jeffries Freeway (I-96) and the John C. Lodge Freeway (M-10); and</p> <p>(5) East Jefferson Avenue between Water Works Park (Garland Avenue/Marquette Ave.) and the Chrysler Freeway (I-375).</p>

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Subdivision Q. Letter "T"

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

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

Term	Definition
Tobacco retail store	A retail establishment in which the primary purpose is the retail sale of “tobacco products” and “Smoking paraphernalia” as defined by Section 12601 of the Michigan Smoke-Free Indoor Air Law, PA 188 of 2099 <u>2009</u> , being MCL 333.12601, and that is not designated wholly or in part for the on-premises smoking of tobacco products or non- tobacco smoking products or substances. Tobacco retail store does not include smoking lounge, cigar, smoking lounge, other, medical marijuana facilities, or adult- use marijuana establishments, as defined by this article, a tobacco department or section of a larger commercial establishment, or any establishment with any type of liquor, food, or restaurant license.
Towing service storage yard	Any private storage lot or yard of a towing enterprise where inoperable or distressed motor vehicles are temporarily held for retrieval or redemption by their owner, whether such enterprise is a contractor for a Police Department precinct or not. Such storage yards shall not function as a junkyard; no stripping or dismantling, or outdoor storage of parts is permitted; no sale of used vehicle parts is permitted; no stacking of vehicles is permitted. Towing service storage yards shall be considered a principal use of the land except when same vehicles are awaiting repairs or service at a facility located on the same zoning lot, in which case they operate as an accessory use of the land. Any land use previously classified as a "Police Department authorized abandoned vehicle storage yard" shall now be considered a "towing service storage yard" without need for issuance of any additional permit or change of use.
Townhouse	One of three or more attached single-family dwelling units, each having its own entrance, and each extending from the basement to the roof and having no side yards except end units which have one side yard.
Toxic substance disposal facility	A facility that disposes of, destroys, or incinerates "PCB," or "PBB" substances, in accordance with the Toxic Substances Control Act of 1976, being 15 USC 2601 <i>et seq.</i> , and Section 324.20120a of the Michigan Resources and Environmental Protection Act, being MCL 324.20120a.

Term	Definition
Trade services, general	Offices or shops for plumbing, electrical, heating or air conditioning, 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	<p>Typically refers to rental housing for persons whose most recent address has been a homeless shelter and who anticipate finding a permanent residence after leaving the transitional housing facility and after accumulating funds for a rental security deposit. Unlike residents of emergency shelters who may move after 30 days, transitional housing residents may spend many months before relocating. Transitional housing may differ from typical apartment house living insofar as the residents may be expected or may be able to avail themselves of counseling or life skills training or job training on the premises.</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 correctional 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>

Term	Definition
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 for 250 feet in the case of non-instrument runways, and then slope upward and outward one foot vertically for each seven feet horizontally to the point where they intersect horizontal surface "A."</p> <p>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>

Term	Definition
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 semi-trailer trucks;</p> <p>(2) A motor vehicle washing and steam cleaning facility adequately sized to service tractor trucks;</p> <p>(3) A truck scale; or</p> <p>(4) Commercial shower facilities.</p> <p>An establishment providing services to the trucking industry, including any combination of the following activities primarily for the use of truck crews: dispensing of fuel, minor repair facilities, convenience store, motor vehicle wash, restaurants, overnight parking, overnight or rest-break accommodations, and commercial shower facilities; all as part of the facility.”</p>
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-free retail stores, motor vehicle filling stations, and uses similar to the preceding.</p>
Two-family dwelling	<p>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.</p>

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APPENDIX A. ASSIGNMENT OF SPECIFIC USE TYPES TO GENERAL USE CATEGORIES

Division 7. Letter “G.”

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

Specific Land Use	Use Category
Garbage, offal, or dead animal reduction	Waste-related use
Garden center (See <i>Stores of a generally recognized retail nature for the sale of new merchandise</i>)	Retail sales and service (sales-oriented)
Gas regulator station	Utility, basic
Gas station (see <i>Motor vehicle filling station</i>)	Vehicle repair and service
Glass blowing	Manufacturing and production (low/medium-impact manufacturing or processing)
Glass laminating	Manufacturing and production (low/medium-impact manufacturing or processing)
Glass manufacture	Manufacturing and production (high-impact manufacturing or processing)
Glucose manufacture	Manufacturing and production (high-impact manufacturing or processing)
Glue manufacture	Manufacturing and production (very high-impact manufacturing or processing)
Go-cart track	Recreation/entertainment, outdoor
Golf course	Park and open space
Golf course, miniature	Recreation/entertainment, outdoor
Governmental service agency	Community service
Graphite manufacture	Manufacturing and production (high-impact manufacturing or processing)
Group day care home	Day care
Group home (see <i>Adult foster care facility</i> or <i>Emergency shelter</i> or <i>Home for the aged</i> or <i>Residential substance abuse service facility</i> or <i>Shelter for victims survivors of domestic violence</i>)	Group living
(See also <i>Pre-release adjustment center.</i>)	Institutional living

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Division 19. Letter "S."

- 1 Specific use types, beginning with the letter "S," assigned to general use categories are as
 2 follows:

Specific Land Use	Use Category
Salt works	Manufacturing and production
Schools, elementary, middle/junior high, or high	Schools
School or studio of dance, gymnastics, music, art, or cooking	Retail sales and service (service-oriented)
Scrap iron and metal processor (junkyard)	Industrial service
Scrap tire storage, processing, or recycling facility	Waste-related use
Semi-nude model studio	Adult use/sexually-oriented business
Sewage disposal plant	Waste-related use
Sexually-oriented business	Adult use/sexually-oriented business
Sheet metal works	Manufacturing and production (high/medium-impact manufacturing or processing)
Shelter for victims survivors of domestic violence	Group living
Shoe polish manufacture	Manufacturing and production (high-impact manufacturing or processing)
Shoe repair shop	Retail sales and service (service-oriented)
Sign shop (see <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)
Smoking lounge, cigar	Recreation and entertainment, indoor
Smoking lounge, other	Recreation and entertainment, indoor
Soap manufacture	Manufacturing and production (high-impact manufacturing or processing)
Soda water or soft drink manufacturing or bottling establishments	Manufacturing and production (low-impact manufacturing or processing)
Solar generation station	Utility, basic
Sorority house	Group living
Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment	Retail sales and service (sales-oriented)

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

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

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

Approved as to Form:

Conrad L. Mallett
Corporation Counsel

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