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

**AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, ‘*Zoning*,’ by adding Section 50-12-364; by repealing Sections 50-11-491, 50-11-492, 50-11-493, 50-11-494, 50-11-495, 50-11-496, 50-11-497, 50-11-498, 50-11-499, 50-11-500, Sec. 50-11-501, Sec. 50-11-502, and Sec. 50-11-503; and by amending Sections 50-2-222, 50-3-323, 50-7-6, 50-9-44, 50-9-47, 50-9-50, 50-9-52, 50-9-53, 50-9-74, 50-9-76, 50-9-77, 50-9-80, 50-9-104, 50-9-107, 50-9-110, 50-9-113, 50-11-215, 50-11-245, 50-11-364, 50-11-382, 50-12-5, 50-12-22, 50-12-62, 50-12-66, 50-12-69, 50-12-81, 50-12-82, 50-12-134, 50-12-159, 50-12-162, 50-12-217, 50-12-218, 50-12-220, 50-12-320, 50-12-334, 50-12-336, 50-12-340, 50-12-342, 50-12-353, 50-12-359, 50-12-360, 50-12-361, 50-12-362, 50-12-363, 50-13-251, 50-14-7, 50-14-34, 50-14-49, 50-14-153, 50-14-432, 50-14-436, 50-14-437, 50-14-440, 50-14-441, 50-14-443, 50-14-444, 50-14-445, 50-14-448, 50-14-449, 50-14-450, and 50-16-362; in order to:

* Traditional Main Street Overlay (TMSO) Area,
  + The boundaries of the Grand River Avenue TMSO are expanded and also include a portion of Lahser Avenue.
  + Segments of East Warren and West Warren Avenues are added to the list of TMSOs.
  + Several TMSO design standards are further tailored to the various TMSO areas.
  + Various “maker” uses (light industrial) are newly permitted in TMSOs on land zoned B2, B3, and B4, where the goods made are sold on site.
  + Mixed-use residential/commercial-industrial uses are further encouraged in TMSOs.
  + Cabarets and bars are newly permitted in TMSOs on land zoned B2.
  + Brewpubs are newly permitted in TMSOs on land zoned B3.
  + Parking regulations for uses in TMSOs are made more flexible.
  + Membership of the Design Review Advisory Committee, which advises the Buildings, Safety Engineering and Environmental Department on TMSOs, is updated and reduced.
* Gateway Radial Thoroughfare Overlay Area—the number of uses prohibited on Gateway Radials is reduced to allow certain “maker” uses (light industrial) in B2 and B4 Districts.
* Far Eastside Overlay Area—the overlay is eliminated in its entirety.

Additionally, this text amendment provides for the following:

* Removes “used goods dealer” and “precious metal and gem dealer” from the list of Regulated Uses;
* Expands the definition of “residential use combined in structures with permitted commercial uses” and modifies the permissibility of this use in various zoning classifications; and
* Clarifies the rear setback requirements in three instances.

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

**Section 1.** Chapter 50 of the 2019 Detroit City Code, ‘*Zoning*,’ is amended by adding Section 50-12-364; by repealing Sections 50-11-491, 50-11-492, 50-11-493, 50-11-494, 50-11-495, 50-11-496, 50-11-497, 50-11-498, 50-11-499, 50-11-500, Sec. 50-11-501, Sec. 50-11-502, and Sec. 50-11-503; and by amending Sections 50-2-222, 50-3-323, 50-7-6, 50-9-44, 50-9-47, 50-9-50, 50-9-52, 50-9-53, 50-9-74, 50-9-76, 50-9-77, 50-9-80, 50-9-104, 50-9-107, 50-9-110, 50-9-113, 50-11-215, 50-11-245, 50-11-364, 50-11-382, 50-12-5, 50-12-22, 50-12-62, 50-12-66, 50-12-69, 50-12-81, 50-12-82, 50-12-134, 50-12-159, 50-12-162, 50-12-217, 50-12-218, 50-12-220, 50-12-320, 50-12-334, 50-12-336, 50-12-340, 50-12-342, 50-12-353, 50-12-359, 50-12-360, 50-12-361, 50-12-362, 50-12-363, 50-13-251, 50-14-7, 50-14-34, 50-14-49, 50-14-153, 50-14-432, 50-14-436, 50-14-437, 50-14-440, 50-14-441, 50-14-443, 50-14-444, 50-14-445, 50-14-448, 50-14-449, 50-14-450, and 50-16-362 as follows:

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

**DIVISION 6. ADVISORY REVIEW COMMITTEES**

**Subdivision H. Design Review Advisory Committee.**

Sec. 50-2-222. Personnel.

(a) The Design Review Advisory Committee shall consist of one representative from each of the following:

(1) The Planning and Development Department - a staff person who is assigned to site plan review;

(2) City Planning Commission staff; and

~~(3) Office of Neighborhood Commercial Revitalization; and~~

(3) A community group, the boundaries of which include the commercial district to which a given permit application pertains.

(b) The Chairperson may include other *ad hoc* members as the Chairperson deems appropriate for the review of a particular application.

ARTICLE III. REVIEW AND APPROVAL PROCEDURES (PART 1)

DIVISION 8. REGULATED USES

Subdivision A. In General

Sec. 50-3-323. List of Regulated Uses.

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

(1) Brewpub, outside the Central Business District and SD2 District, microbrewery outside the Central Business District and SD2 District, and small distillery or small winery outside the Central Business District and SD2 District, that serve alcohol for consumption on the premises, except, that brewpubs, microbreweries, small distilleries and small wineries, which operate in conjunction with and are located on the same zoning lot as a standard restaurant as defined in Section 50-16-362 of this Code, shall not be considered regulated uses;

(2) Cabaret, outside the Central Business District and SD5 District;

(3) Dance hall, public, outside the Central Business District;

(4) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, outside the Central Business District and outside the SD1, SD2 and SD5 Districts; however, such establishments that operate in conjunction with and are located on the same zoning lot as a standard restaurant as defined in Section 50-16-362 of this Code shall not be considered regulated uses;

(5) Lodging house, public;

(6) Motel;

(7) Pawnshop; and

(8) Plasma donation center~~;~~.

~~(9) Precious metal and gem dealer outside the M1, M2, M3, and M4 Districts; and~~

~~(10) Used goods dealer outside the M1, M2, M3, and M4 Districts.~~

**ARTICLE VII. ZONING DISTRICTS (IN GENERAL)**

**Sec. 50-7-6. Overlay Areas.**

As provided for in ARTICLE XI, Division 14, of this Chapter, certain areas of the City, while classified within certain zoning districts, are geographically sub-classified as overlay areas. Overlay areas include the following:

(1) Gateway Radial Thoroughfare Overlay Areas;

(2) Traditional Main Street Overlay Areas;

(3) Major Corridor Overlay Areas;

(4) Grand Boulevard Overlay Area;

(5) Downtown and Riverfront Overlay Areas; and

(6) Development Improvement Area~~; and~~.

~~(7) Far Eastside Overlay Area~~.

ARTICLE IX. BUSINESS ZONING DISTRICTS

DIVISION 3. B2 LOCAL BUSINESS AND RESIDENTIAL DISTRICT

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

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

(1) Adult foster care facility.

(2) Assisted living facility.

(3) Boarding school and dormitory.

(4) Child caring institution.

(5) Convalescent, nursing, or rest home.

(6) Home for the aged.

(7) Loft, subject to Section 50-12-159 of this Code.

~~(7) Multiple-family dwelling where located in a Traditional Main Street Overlay Area~~ ~~and where combined with uses specified in Section 50-9-46 of this code.~~

(8) Religious residential facilities.

(9) Residential use combined in structures with permitted commercial or industrial uses, subject to Section 50-12-159 of this Code ~~where located in a Traditional Main Street Overlay Area~~.

(10) Shelter for victims of domestic violence.

Sec. 50-9-47. By-right manufacturing and industrial uses.

By-right manufacturing and industrial uses in the B2 Local Business and Residential District are as follows: ~~None.~~

(1) Confection manufacturing, subject to Section 50-12-334 of this Code.

(2) Food catering establishment, subject to Section 50-12-336 of this Code.

(3) Low/medium impact manufacturing or processing facilities, subject to Section 50-12-361 of this Code.

(4) Jewelry manufacture, subject to Section 50-12-340 of this Code.

(5) Lithographing shop, subject to Section 50-12-342 of this Code.

(6) Low-impact manufacturing or processing facilities, subject to Section 50-12-359 of this Code.

(7) Trade services, general, subject to Section 50-12-353 of this Code.

(8) Wearing apparel manufacturing, subject to Section 50-12-360 of this Code.

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

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

(1) Fraternity or sorority house.

(2) Loft, subject to Section 50-12-159 of this Code.

(3) Multiple-family dwelling.

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

(5) Residential substance abuse service facility.

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

(7) Rooming house.

(8) Single-family detached dwelling.

(9) Single-room-occupancy housing, nonprofit.

(10) Townhouse.

(11) Two-family dwelling.

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

Conditional retail, service, and commercial uses in the B2 Local Business and Residential District are as follows:

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

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

(3) Bed and breakfast inn.

(4) Cabaret, subject to Section 50-12-218 of this Code.

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

(6) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, subject to Section 50-12-220 of this Code.

(7) Financial services center.

(8) Food stamp distribution center.

(9) Hotel.

(10) Mortuary or funeral home, including those containing a crematory.

(11) Motel.

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

(13) Printing or engraving shops with building size not exceeding 6,000 square feet.

(14) Private club, lodge, or similar use.

(15) Radio or television station.

(16) Recording studio or photo studio or video studio, no assembly hall.

(17) Restaurant, fast-food without drive-up or drive-through facilities.

(18) Restaurant, standard, with the sale of beer or alcoholic liquor for consumption on the premises and without drive-up or drive-through facilities, as provided for in Sec 50-12 311.

(19) Specially designated distributor’s (SDD) or specially designated merchant’s (SDM) establishment.

(20) Youth hostel/hostel.

Sec. 50-9-53. Conditional manufacturing and industrial uses.

Conditional manufacturing and industrial uses in the B2 Local Business and Residential District are as follows:

(1) Blueprinting shop.

(2) Confection manufacture, subject to Section 50-12-334 of this Code ~~except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare~~.

(3) Dental products, surgical, or optical goods manufacture with building size not exceeding 4,000 square feet~~,~~ of gross floor area. ~~except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.~~

(4) Food catering establishment, subject to Section 50-12-336 of this Code.

(5) Lithographing, subject to Section 50-12-342 of this Code ~~with building size not exceeding 4,000 square feet, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare~~.

(6) Trade services, general, subject to Section 50-12-353 of this Code~~, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare~~.

(7) High/medium-impact manufacturing or processing, subject to Section 50-12-362 of this Code.

(8) Machine shop, subject to Section 50-12-363 of this Code.

(9) Welding shop, subject to Section 50-12-364 of this Code.

DIVISION 4. B3 SHOPPING DISTRICT

Sec. 50-9-74. By-right residential uses.

By-right residential uses in the B3 Shopping District are as follows:

1. Residential use combined in structures with permitted commercial or industrial uses, subject to Section 50-12-159 of this Code ~~where located in a Traditional Main Street Overlay Area~~.

(2) Loft, subject to Section 50-12-159 of this Code.

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

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

(1) Animal-grooming shop.

(2) Art gallery.

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

(4) Bake shop, retail.

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

(6) Barber or beauty shop.

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

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

(9) Dry cleaning, laundry, or laundromat.

(10) Medical or dental clinic, physical therapy clinic, or massage facility.

(11) Nail salon.

(12) Office, business or professional.

(13) Parking lots or parking areas for operable private passenger vehicles.

(14) Parking structure.

(15) Pet shop.

(16) Radio, television, or household appliance repair shop.

(17) Recreation, indoor commercial and health club.

(18) Restaurant, carry-out without drive-up or drive-through facilities.

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

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

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

(22) Shoe repair shop.

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

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

(25) Veterinary clinic for small animals.

Sec. 50-9-77. By-right manufacturing and industrial uses.

By-right manufacturing and industrial uses in the B3 Shopping District are as follows: ~~None.~~

(1) Confection manufacturing, subject to Section 50-12-334 of this Code.

(2) Food catering establishment, subject to Section 50-12-336 of this Code.

(3) Low/medium impact manufacturing or processing facilities, subject to Section 50-12-361 of this Code.

(4) Low-impact manufacturing or processing facilities, subject to Section 50-12-359 of this Code.

(5) Jewelry manufacture, subject to Section 50-12-340 of this Code.

(6) Lithographing shop, subject to Section 50-12-342 of this Code.

(7) Wearing apparel manufacturing, subject to Section 50-12-360 of this Code.

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

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

(1) Loft, subject to Section 50-12-159 of this Code.

(2) Religious residential facilities.

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

* 1. 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:

Assisted living facility.

Boarding school and dormitory.

Child caring institution.

Convalescent, nursing, or rest home.

Lofts, subject to Section 50-12-159 of this Code.

~~(6) Multiple-family dwelling where located in a Traditional Main Street Overlay Area and where combined with uses~~ s~~pecified in Section 50-9-106 of this Code.~~

(6) Religious residential facilities.

(7) Residential use~~, where~~ combined in structures with permitted commercial or industrial uses, subject to Section 50-12-159 of this Code ~~where located in a Traditional Main Street Overlay Area~~.

(8) Shelter for victims of domestic violence.

Sec. 50-9-107. By-right manufacturing and industrial uses.

By-right manufacturing and industrial uses in the B4 General Business District are as follows:

(1) Blueprinting shop.

(2) Trade services, general.

(3) Confection manufacturing, subject to Section 50-12-334 of this Code.

(4) Food catering, subject to Section 50-12-336 of this Code.

(5) Low/medium impact manufacturing or processing facilities, subject to Section 50-12-361 of this Code.

(6) Low-impact manufacturing or processing facilities, subject to Section 50-12-359 of this Code.

(7) Jewelry manufacture, subject to Section 50-12-340 of this Code.

(8) Lithographing, subject to Section 50-12-342 of this Code.

(9) Wearing apparel manufacturing, subject to Section 50-12-360 of this Code.

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

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

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

(2) Fraternity or sorority house.

(3) Loft, subject to Section 50-12-159 of this Code ~~outside the Central Business District~~.

(4) Multiple-family dwelling.

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

(6) Residential substance abuse service facility.

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

(8) Rooming house.

(9) Single-family detached dwelling.

(10) Single-room-occupancy housing, non-profit.

(11) Townhouse.

(12) Two-family dwelling.

Sec. 50-9-113. Conditional manufacturing and industrial uses.

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

(1) Confection manufacture, subject to Section 50-12-334 of this Code ~~except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare~~.

(2) Dental products, surgical, or optical goods manufacture~~, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare~~.

(3) Food catering establishment, subject to Section 50-12-336 of this Code.

(4) High/medium-impact manufacturing or processing, subject to Section 50-12-362 of this Code.

(5) Ice manufacture, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.

(6) Jewelry manufacture, subject to Section 50-12-340 of this Code. ~~except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare~~

(7) Lithographing, subject to Section 50-12-342 of this Code ~~except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare~~.

(8) Machine shop, subject to Section 50-12-363 of this Code.

(9) Research or testing laboratory.

(10) Toiletries or cosmetic manufacturing, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.

(11) Tool, die, and gauge manufacturing, small items, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.

(12) Vending machine commissary, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.

(13) Wearing apparel manufacturing, subject to Section 50-12-360 of this Code ~~except such use is not permitted on any zoning lot abutting~~ ~~a Gateway Radial Thoroughfare~~.

(14) Welding shops, subject to Section 50-12-364 of this Code ~~not exceeding 4,000 square feet of gross floor area~~.

(15) Wholesaling, warehousing, storage buildings, or public storage facilities, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare, except the Gratiot Avenue Gateway Radial Thoroughfare.

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

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

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

Development in the SD1 Special Development District shall comply with the general intensity and dimensional standards provided in Section 50-13-129 of this Code and as follows:

(1) Front Setback:

a. A minimum front setback is not required.

b. The maximum front setback allowed shall be the average of the front setback of the buildings located on the adjacent lots on each side of the subject building or 20 feet, whichever is less.

c. Off-street parking shall be prohibited in the front setback.

(2) Rear Setback:

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

b. Where land zoned R1, R2, R3, R4, R5, R6, residential PD, or SD1 is located across a street or alley ~~to~~ from the rear of a multi-story building, the multi-story building~~s~~ shall have a rear setback of ten feet; ~~if an alley is to the rear of the building and~~ where a street or alley is not present to separate the rear of a multi-story building from land zoned R1, R2, R3, R4, R5, R6, residential PD, or SD1, the multi-story building shall have a rear setback of 20 feet ~~if one is not present~~.

c. ~~Multi-family dwellings~~ Buildings containing dwelling units, other than single-or two-family dwellings, shall have a rear setback of ten feet if ~~an~~ a street or alley is present at the rear and 20 feet if ~~one~~ a street or alley is not present.

(3) Side Setback: No minimum side setback is required except where building is adjacent to land zoned R1, R2, R3, or R4. Where adjacent to land zoned R1, R2, R3, or R4, the side setback shall be calculated using Formula A.

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

(5) Maximum height: 35 feet for non-mixed-use, 50 feet for mixed- use. Where a lot fronts on a right-of-way which is more than 50 feet wide and where the outermost point of the proposed mixed-use building is at least 40 feet from all R1, R2, and R3 Districts, the maximum height may be increased one foot for each one foot of right-of-way width greater than 50 feet. The building shall not exceed 60 feet in height.

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

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

Development in the SD2 Special Development District is subject to Section 50-13-130 of this Code and as follows:

(1) *Front Setback.*

a. A minimum front setback is not required.

b. The maximum front setback allowed shall be the average of the front setback of the buildings located on each side of the subject building or 20 feet, whichever is less. Parking in front of a neighboring building does not count as a front setback.

c. Off-street parking shall be prohibited in the front setback.

(2) *Rear Setback.*

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

b. Where a single- or two-family dwelling is located ~~to~~ across a street or alley from the rear of a multi-story building, the multi-story building~~s~~ shall have a rear setback of ten feet ~~if an alley is to the rear of the building and~~ ; where a street or alley is not present to separate the rear of a multi-story building from a single-or two-family dwelling, the multi-story building shall have a rear setback of 20 feet ~~if one is not present~~.

c. ~~Multiple-family dwellings~~ Buildings containing dwelling units, other than single-or two-family dwellings, shall have a rear setback of ten feet if ~~an~~ a street or alley is present at the rear and 20 feet if ~~one~~ a street or alley is not present.

(3) *Side Setback.* No minimum side setback is required except where building is adjacent to land zoned R1, R2, R3, or R4. Where adjacent to land zoned R1, R2, R3, or R4, the side setback shall be calculated using Formula A.

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

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

DIVISION 14. OVERLAY AREAS

Subdivision A. Gateway Radial Thoroughfare Overlay Areas.

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

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

~~(1) Confection manufacture;~~

~~(2) Dental products, surgical, or optical goods manufacture;~~

(1) Emergency shelter;

(2) Go-cart track;

(3) Ice manufacture;

~~(6) Jewelry manufacture;~~

~~(7) Lithographing;~~

(4) Medical marihuana caregiver center, as provided for in Article II, Division 12, of this chapter;

(5) Motor vehicle washing and steam cleaning;

(6) Motor vehicle services, major;

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

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

(9) Pawnshop;

(10) Plasma donation center;

(11) Precious metal and gem dealer;

(12) Pre-release adjustment center;

(13) Radio, television, or household appliance repair shop;

(14) Rebound tumbling center;

(15) Restaurant, carry-out or fast-food with drive-up or drive-through facilities or where not located In a multi-story building having a mixed-use or multi-tenant development; prohibition limited to Woodward Avenue only;

(16) Signs, advertising;

(17) Substance abuse service facility;

(18) Taxicab dispatch and/or storage facility;

(19) Toiletries or cosmetic manufacturing;

(20) Tool, die, and gauge manufacturing;

~~(25) Trade services, general;~~

(21) Trailer coaches or boats, sale or rental, open air display;

(22) Trailers, utility, or cement mixers, pneumatic-tired, sales, rental or service;

(23) Used goods dealer;

(24) Vending machine commissary;

~~(30) Wearing apparel manufacturing;~~

(25) Wholesaling, warehousing, storage buildings, or public storage facilities, except on Gratiot Avenue;

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

(c) Commercial parking lots or areas and accessory parking lots or areas on zoning lots abutting a designated Gateway Radial Thoroughfare that are farther than the maximum distance specified in Article XIV, Division 1, Subdivision B, of this chapter, shall be reviewed as conditional uses subject to Article XIV, Division 1, Subdivision E, of this chapter, Article XIV, Division 1, Subdivision G, of this chapter, and Article XIV, Division 2, Subdivision C, of this chapter.

Subdivision B. Traditional Main Street Overlay Areas.

Sec. 50-11-382. Designated Traditional Main Street Overlay Areas.

The following areas are designated as Traditional Main Street Overlay Areas:

(1) *West Seven Mile*. All zoning lots abutting West Seven Mile Road between the zoning lots at the four corners of John R Avenue and the center line of Woodward Avenue.

(2) *Grand River/Lahser Road.* All zoning lots abutting Grand River Avenue between the center line of ~~Woodmont~~ ~~Avenue~~ Greenfield Road and the zoning lots at the four corners of ~~Evergreen~~ Lahser Road and all zoning lots abutting Lahser Road between West McNichols Road and Santa Clara Avenue.

(3) *Bagley/Vernor.* All zoning lots abutting Bagley Avenue between the center line of 16th Street and the center line of 24th Street; and all zoning lots abutting West Vernor Highway between the center line of Newark Avenue and the center line of Clark Street.

(4) *Livernois/West McNichols.* All zoning lots abutting Livernois Avenue between the center line of the John C. Lodge Freeway and the center line of West Eight Mile Road; and all zoning lots abutting West McNichols Road between the center line of Lawton Avenue and the zoning lots at the four corners of Wyoming Avenue.

(5) *East Jefferson.* All zoning lots abutting East Jefferson Avenue between the center lines of Dickerson Avenue/Gray Avenue and the city limits of Grosse Pointe Park.

(6) *Woodward.* All zoning lots abutting Woodward Avenue between the center line of Temple Avenue/Alfred Street and the city limits of Highland Park.

(7) *Grand Boulevard.* All zoning lots abutting West Grand Boulevard/East Grand Boulevard between the John C. Lodge freeway (M-10) and the eastern edge of Cameron Street (extended). Standards for West Grand Boulevard between John C. Lodge freeway (M-10) and West Grand River in the Grand Boulevard Overlay Area, are available in Subdivision D of this division.

(8) *Michigan Avenue*. All zoning lots abutting Michigan Avenue between the John C. Lodge freeway (M-10) and the zoning lots at the four corners of Vinewood Avenue.

(9) *Vernor/Springwells.* All zoning lots abutting West Vernor Highway between the center line of Clark Street and the zoning lots at the four corners of Woodmere Avenue; and all zoning lots abutting Springwells Avenue between the four corners of West Vernor Highway and the four corners of the Fisher Freeway (I-75) service drives.

(10) *East Warren Avenue.* All zoning lots abutting East Warren Avenue between Audubon Avenue and the four corners of Radnor Street.

(11) *West Warren Avenue*. All zoning lots abutting West Warren Avenue between the Southfield Freeway and Greenfield Road.

~~Subdivision G. Far Eastside Overlay Area.~~

~~Sec. 50-11-491. Far Eastside Overlay Area created; description; applicability of provisions. (a) Certain areas of the City of Detroit are characterized by a high concentration of vacant land once occupied by dwellings on small lots. East Warren Avenue, Alter Road and the Grosse Pointe Park city limits, East Jefferson Avenue, and Conner Avenue generally bound one such broad area, which has been found to be ripe for infill housing development. To facilitate residential infill development within this broad area, a Far Eastside Overlay Area is created, the boundaries of which are specified in 50-11-492 of this Chapter of this Code. The provisions in this subdivision for the Far Eastside Overlay Area will allow for the reestablishment of dwellings similar in placement, character, and massing to the dwellings originally built on the lots of this broad area and will further allow for an even greater density of such dwellings, notwithstanding the intensity and dimensional standards that govern such construction elsewhere in the City, provided, that where no special provision is recited in this subdivision, the standard provisions of Article XIII of this chapter that apply City-wide shall govern development within the overlay area.~~

~~(b) Although this overlay area is created in the spirit of the alternative residential development options of Article XIII, Division 3, of this chapter; however, the provisions of this subdivision shall apply in lieu of Article XIII, Division 3, of this chapter.~~

~~(c) As the Planning and Development Department identifies contiguous neighborhoods within this broad area for concentrated redevelopment, the boundaries of the overlay area may be expanded only by amendment of this chapter.~~

~~Sec. 50-11-492. Boundaries of the Far Eastside Overlay Area.~~

~~The Far Eastside Overlay Area is bounded by a line beginning on the south side of East Vernor Highway at the north/south alley first east of Philip Avenue, proceeding east to the north/south alley first east of Alter Road at the Grosse Pointe Park city limits, then proceeding south to the north side of East Jefferson Avenue, then proceeding west to the centerline of Newport Avenue, then proceeding north to the east/west alley first north of East Jefferson Avenue, then proceeding west to the north/south alley first west of Newport Avenue, then proceeding north to the centerline of Kercheval Avenue, then proceeding east to the centerline of Newport Avenue, then proceeding north to the east/west alley first north of Kercheval Avenue, then proceeding east to the north/south alley first east of Philip Avenue, then proceeding north to the point of beginning.~~

~~(b) The zoning district classifications for land within the Far Eastside Overlay Area are specified in Section 50-17-34 on Zoning District Map No. 32.~~

~~(c) Where the boundaries of the Far Eastside Overlay Area overlap with the boundaries of any Traditional Main Street Overlay Area, the standards established for both overlay areas shall apply. Where there is conflict between the standards of the two overlay areas, the provisions of the Traditional Main Street Overlay Area shall control.~~

Sec. 50-11-493. Minimum lot area for single-family dwellings, two-family dwellings, and town houses.

~~Notwithstanding the lot area requirements of Article XIII, Division 1, Subdivision A, of this chapter, in the Far Eastside Overlay Area:~~

~~(1) Single-family dwellings and two-family dwellings may be built on any zoning lot having a minimum of 3,000 square feet in area;~~

~~(2) Townhouses may be built on any zoning lot having a minimum of 4,320 square feet in area.~~

Sec. 50-11-494. Minimum lot width for single-family dwellings, two-family dwellings, town houses, and multiple-family dwellings.

~~Notwithstanding the lot width requirements of, ARTICLE XIII, DIVISION 1, Subdivision A of this chapter, in the Far Eastside Overlay Area:~~

1. ~~Single-family dwellings, two-family dwellings, and multiple-family dwellings may be built on any zoning lot having a minimum width of 30 feet;~~
2. ~~Town houses may be built on any zoning lot having a minimum width of sixty (60) feet.~~

Sec. 50-11-495. Minimum front setback for multiple-family dwellings.

~~(a) Notwithstanding the front setback requirements of ARTICLE XIII, DIVISION 1, Subdivision A of this chapter for residential zoning districts, multiple-family dwellings in the Far Eastside Overlay Area shall provide a minimum front setback of:~~

1. ~~15 feet where the multiple-family dwelling has 6 or fewer units; and~~
2. ~~Ten feet where the multiple-family dwelling has seven or more units.~~

~~(b) Notwithstanding the front setback requirements of Article XIII, Division 1, Subdivision C, of this chapter for business zoning districts, no minimum front setback shall be required for multiple-family dwellings in the Far Eastside Overlay Area.~~

~~(c) For residential uses combined in structures with permitted commercial uses, see 50-11-502 of this Code.~~

Sec. 50-11-496. Minimum side setbacks for single-family dwellings, two-family dwellings, town houses, and multiple-family dwellings.

~~(a) Notwithstanding the side setback requirements of Article XIII, Division 1, Subdivision A of this chapter for residential zoning districts, single-family dwellings, two-family dwellings, town houses, and multiple-family dwellings in the Far Eastside Overlay Area shall provide a side setback of not less than four feet on each side of the building.~~

~~(b) Notwithstanding the side setback requirements of ARTICLE XIII, DIVISION 1, Subdivision C, of this chapter for business zoning districts, in the Far Eastside Overlay Area:~~

1. ~~No minimum side setback for multiple-family dwellings shall be required along a side lot line abutting a right-of-way; and~~
2. ~~A minimum side setback of not less than four feet shall be required along any interior side lot line for multiple-family dwellings.~~

Sec. 50-11-497. Minimum rear setback for town houses and multiple-family dwellings.

~~Notwithstanding the rear setback requirements of Article XIII, Division 1, of this chapter for residential and business zoning districts, town houses and multiple-family dwellings in the Far Eastside Overlay Area shall provide a rear setback of not less than two feet, provided, that where a town house or multiple-family dwelling would be located directly across an alley from an existing or approved town house or multiple-family dwelling which has a two-foot rear setback, the proposed townhouse or multiple-family dwelling shall provide the minimum required rear setback as specified in Article XIII, Division 1 of this Chapter in order to avoid the creation of a canyon-type effect in the alley. At no point in a public or private alley may two principal buildings be separated from each other at any point merely by the width of the public or private alley and a two-foot rear setback on each side of the alley.~~

Sec. 50-11-498. Maximum lot coverage for single-family dwellings, two-family dwellings, town houses, and multiple-family dwellings; recreational space.

~~(a) Notwithstanding the maximum lot coverage requirement of ARTICLE XIII, DIVISION 1, Subdivision A, of this chapter for residential zoning districts, single-family dwellings, two-family dwellings, town houses, and multiple-family dwellings, in the Far Eastside Overlay Area, and all buildings accessory to them, shall cover no more than 50 percent of the zoning lot.~~

~~(b) Recreational space shall be provided in accordance with Article XIII, Division 1, Subdivision A, of this chapter for residential zoning districts and Section 50-13-239 of this Code; however, the minimum dimensions specified in Section 50-13-239(1)e of this Code do not apply in the Far Eastside Overlay Area.~~

Sec. 50-11-499. Maximum height of new single-family and two-family dwellings and townhouses adjacent to existing dwellings.

~~(a) Where a new single-family or two-family dwelling or town house is to be constructed on a lot adjacent to, or across an alley from, the side lot line of an existing single-family or two-family dwelling, the height of the new single-family or two-family dwelling or town house shall not exceed 135 percent of the height of the existing single-family or two-family dwelling or 35 feet, whichever is less.~~

~~(b) Except as provided in Subsection (a) of this section, the maximum height of single-family and two-family dwellings in the Far Eastside Overlay Area shall be 47 feet, notwithstanding the maximum height provisions of Article XIII, Division 1, Subdivision A, of this chapter for residential zoning districts.~~

Sec. 50-11-500. Maximum floor area ratio (FAR) for multiple-family dwellings; maximum height of new multiple-family dwellings adjacent to existing dwellings.

~~Notwithstanding the~~ ~~provisions in this chapter for residential zoning districts, the maximum floor area ratio (FAR) for multiple-family dwellings in the Far Eastside Overlay Area shall be 2.5, provided, that where a multiple-family dwelling is to be constructed on a lot adjacent to, or across an alley from, the side lot line of an existing single-family or two-family dwelling, the height of the new multiple-family dwelling shall not exceed 135 percent of the height of the existing single-family or two-family dwelling or the maximum floor area ratio (FAR) specified in Article XIII, Division 1, Subdivision A, of this chapter for residential zoning districts, whichever is less.~~

Sec. 50-11-501. Multiple-family dwellings permitted by right; residential uses combined in structures with permitted commercial uses permitted by right in B4.

~~(a) Notwithstanding Section 50-8-50(2) of this Code:~~

1. ~~Multiple-family dwellings shall be permitted on a by-right basis on land zoned R2 within the Far Eastside Overlay Area;~~
2. ~~The total number of units in a multiple-family dwelling in the R2 district within the Far Eastside Overlay Area may exceed eight dwelling units.~~

~~(b) Notwithstanding Section 50-9-110(4) of this Code, multiple-family dwellings shall be permitted on a by-right basis on land zoned B4 within the Far Eastside Overlay Area;~~

~~(c) Notwithstanding Section 50-9-110(7) of this Code, residential uses combined in structures with permitted commercial uses shall be permitted on a by-right basis on land zoned B4 within the Far Eastside Overlay Area.~~

Sec. 50-44-502. Residential uses combined in structures with permitted commercial uses.

~~Notwithstanding the setback requirements of Article XIII, Division 1, Subdivision C, of this chapter for business zoning districts, in the Far Eastside Overlay Area, residential uses combined in structures with permitted commercial uses shall be subject to the following:~~

1. ~~Buildings shall be placed on the front lot line and the new building footprint and façade shall be located parallel to the street system;~~
2. ~~No minimum side setback shall be required along a side lot line abutting a right-of-way;~~
3. ~~A minimum side setback of not less than four feet shall be provided along any interior side lot line; and~~
4. ~~A rear setback of not less than two feet shall be provided.~~

~~Sec. 50-11-503. Outdoor recreation facilities.~~

~~Notwithstanding Section 50-8-51(3) of this Code, outdoor recreation facilities are permitted on a by-right basis in the Far Eastside Overlay Area.~~

### **ARTICLE XII. USE REGULATIONS**

### **DIVISION 1. USE TABLE**

### **Subdivision A. Generally.**

Sec. 50-12-22. Household living.

Regulations regarding household living uses are as follows:

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| Subdivision B. Residential Uses. |

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| Household living. | Loft |  |  | R | R | R | R | C | C/R | C/R | C/R | R | C | C | C | C | C |  | L |  |  | R |  |  |  | R | R |  | R |  | Section 50-12-157; Section 50-12-159 |
| Mobile Home Park |  |  |  |  | C |  |  |  |  |  |  |  |  |  |  |  |  | L |  |  |  |  |  |  |  |  |  |  |  | Section50-12-160 |
| Multiple-family dwelling |  | C | C/R | R | R | R | C | C~~/R~~ |  | C~~/R~~ | R/C |  |  |  |  |  |  | L |  |  | R/C |  |  |  | R | C/R |  | R |  | Section 50-12-157; Section 50-12-161; Section 50-12-162 |
| Residential use combined in structures with permitted commercial or industrial 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 |
| Single-family detached dwelling | R | R | R | R | R | C | C | C |  | C |  |  |  |  |  |  |  | L |  |  |  |  |  |  | C |  |  |  |  | Section 50-12-157; Section 50-12-159 |
| Single-room-occupancy (SRO) housing, nonprofit |  |  |  | C | C | C | C | C |  | C | C |  |  |  |  |  |  | L |  |  |  |  |  |  | C | C |  |  |  | SPC; Section 50-12-166 |
| Town house |  | C | R | R | R | R | C | C |  | C | C |  |  |  |  |  |  | L |  |  |  |  |  |  | C | C |  | R |  | Section 50-12-157; Section 50-12-167 |
| Two-family dwelling |  | R | R | R | R | C | C | C |  | C |  |  |  |  |  |  |  | L |  |  |  |  |  |  | C |  |  |  |  | Section 50-12-157; Section 50-12-159 |
| All other |  |  |  | C | C | C | C | C |  | C | C |  |  |  |  |  |  | L |  |  |  |  |  |  | C |  |  |  |  | Section 50-12-157; Section 50-12-159 |

Subdivision D. Retail, Service and Commercial Uses

Sec. 50-12-62. Food and beverage service.

Regulations regarding food and beverage service uses are as follows:

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| Food and beverage service. |  |  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Brewpub or microbrewery or small distillery or small winery |  |  |  |  |  |  |  |  | R | C | C/R | C/R | C/R | C/R | C/R | C/R |  | L |  |  | R | C/R |  |  | C/R | R |  | C |  | CU;  RU; Section 50-12-217 |
| Commissary |  |  |  |  |  |  |  | R |  | R | R | R | R | R | R | R |  | L |  |  |  | R |  |  |  |  |  |  |  |  |
| Establishment for the sale of beer or alcoholic liquor for consumption on the premises |  |  |  |  |  |  |  | C | C | C/R | C/R | C/R | C | C | C | C |  | L |  |  | C/R | C |  |  | C/R | R |  | C |  | RU;SPC; Section 50-12-220 |
| Restaurant, carry‑out, with drive‑up or drive‑through facilities |  |  |  |  |  |  |  |  | C | C | C/R | R | C | R | R | R |  | L |  |  |  | R |  |  |  |  |  |  |  | SPC; Sections 50-12-310 and 50-12-511 |
| Restaurant, carry-out, without drive‑up or drive‑through facilities |  |  |  |  |  |  |  | R | R | R | C/R | R | C | R | R | R |  | L |  |  | R/C | R |  |  | R | R |  | R |  | SPC; Sections 50-12-310 and 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 and 50-12-511 |
| Restaurant, fast-food, without drive‑up or drive‑through facilities |  |  |  |  |  |  |  | C | C | C/R | C/R | R | C | R | R | R |  | L |  |  | R/C | R |  |  | R | R |  | R |  | SPC; Sections 50-12-310 and 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 50-12-310 and 50-12-511 |
| Restaurant, standard, without drive-up or drive-through facilities |  |  |  |  |  |  |  | C/R | C/R | C/R | C/R | R | R | R | R | R |  | L |  |  | R | R |  |  | R | R |  | R |  | SPC; Sections 50-12-310 and 50-12-511 |
| All other |  |  |  |  |  |  |  | C | C | C | C | C | C | C | C | C |  | L |  |  | C |  |  |  |  |  |  | C |  |  |

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

Regulations regarding indoor recreation and entertainment uses are as follows:

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| Recreation/ entertainment, indoor. | Arcade |  |  |  |  |  |  |  |  | C | C | C | C | R | R | R | R |  | L |  | R | R | R |  |  |  | C |  |  |  | CU;P;  SPC; Sections 50-12-213; 50-12-515 |
| Cabaret |  |  |  |  |  |  |  | C | C | C/R | C/R | C/R | C | C | C | C |  | L |  |  | C/R | C |  |  |  | C |  | C |  | RU;  SPC; Section 50-12-218 |
| Casinos and casino complexes |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | L |  |  |  |  |  |  |  |  |  |  | R |  |
| 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 |  |  |  |  |  |  |  | R | R | R | R | R | R | R | R | R |  | L |  |  | R | R | R |  | R | R |  | R |  | Section 50-12-308 |
| Theater and Concert café, excluding drive-in theaters |  |  |  |  |  |  |  |  | R | C | R |  | R | R | R | R |  | L |  |  | R | R |  |  | C | C/R |  | R |  | Section 50-12-317 |

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

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

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| Retail sales and service; sales-oriented. | Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, with drive-up or drive-through facilities |  |  |  |  |  |  |  |  | R | R | C/R | R | R | R | R | R |  | L |  |  | R | R |  |  |  |  |  | \* |  | \*Section 50-11-318 |
| Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through facilities |  |  |  |  |  |  |  | R | R | R | R | R | R | R | R | R |  | L |  |  | R | R |  |  | R | R |  | R |  | Section 50-11-318 |
| Art gallery |  |  |  |  |  |  |  | R | R | R | R | R | R | R | R | R |  | L |  |  |  |  |  |  | R | R |  |  |  |  |
| Bake shop, retail |  |  |  |  |  |  |  | R | R | R | R | R | R | R | R | R |  | L |  |  | R | R |  |  | R | R |  | R |  | Section 50-12-215 |
| Firearms dealership |  |  |  |  |  |  |  |  | C | C | C | C | C | C | C | C |  | L |  |  |  |  |  |  |  |  |  |  |  | Section 50-12-223 |
| Fireworks sales, consumer |  |  |  |  |  |  |  |  |  |  |  |  |  |  | C | C |  | L |  |  |  |  |  |  |  |  |  |  |  | Section 50-12-225 |
| Motor vehicles, new, salesroom or sales lots |  |  |  |  |  |  |  |  | C | R | R | R | R | R | R | R |  | L |  |  | C | R |  |  |  |  |  | C |  | Section 50-12-292; Section 50-12-517 |
| Motor vehicles, used, salesroom or sales lots |  |  |  |  |  |  |  |  | C | C |  | R | R | R | R | R |  | L |  |  |  | R |  |  |  |  |  | C |  | Section 50-12-293; Section 50-12-517 |
| Motorcycles, retail sales, rental or service |  |  |  |  |  |  |  |  |  | C |  |  | C | R | R | R |  | L |  |  |  | R |  |  |  |  |  |  |  | P; Section 50-12-297 |
| Pawnshop |  |  |  |  |  |  |  |  |  | C |  |  | C | C | C | C |  | L |  |  |  | C |  |  |  |  |  |  |  | P;RU;SPC; GRT; Section 50-12-302 |
| Pet shop |  |  |  |  |  |  |  | R | R | R | R | R | R | R | R | R |  | L |  |  |  | R |  |  | R | R |  |  |  | Section 50-12-303 |
| Precious metal and gem  dealers |  |  |  |  |  |  |  |  |  | C | C | C | R | R | R | R |  | L |  |  | C | C |  |  | C | C |  |  |  | ~~RU;~~ SPC; Section 50-  12-304 |
| Produce or food markets, wholesale |  |  |  |  |  |  |  |  |  |  |  | R | R | R | R | R |  | L |  |  |  | R |  |  |  |  |  |  |  |  |
| Specially designated distributor’s (SDD) or specially designated merchant’s (SDM) establishment |  |  |  |  |  |  |  | C | C | C | C | C | C | C | C | C |  | L |  |  | C |  |  |  | C | C |  | C |  | CU; P; SPC; Section 50-12-314 |
| Storage or killing of poultry or small game for direct, retail sale on the premises or for wholesale trade |  |  |  |  |  |  |  |  |  |  |  | R |  | R | R | R | R | L |  |  |  |  |  |  |  |  |  |  |  | Section 50-12-315 |
| Trailer coaches or boat sale or rental, open air display |  |  |  |  |  |  |  |  |  | C |  | R | R | R | R | R |  | L |  |  |  | R |  |  |  |  |  |  |  | GRT |
| Trailers, utility—sales, rental, or service; moving truck/trailer rental lots |  |  |  |  |  |  |  |  |  | C |  | R | R | R | R | R |  | L |  |  |  | R |  |  |  |  |  |  |  |  |
| Used goods dealer |  |  |  |  |  |  |  |  |  | C | C | C | R | R | R | R |  | L |  |  | C | C |  |  | C | C |  |  |  | ~~RU;~~ SPC; Section 50-  12-320 |
| All other |  |  |  |  |  |  |  |  |  | C | C | C | C | C | C | C |  | L |  |  |  | C |  |  |  |  |  | C |  |  |

**Subdivision E. Manufacturing and Industrial Uses**

Sec. 50-12-81. Industrial service.

Regulations regarding industrial service uses are as follows:

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| Industrial service. | Blueprinting shop |  |  |  |  |  |  |  | C |  | R | R | R | R | R | R | R | R | L |  |  | R | R |  |  |  |  |  | C |  | Section 50-12-333 |
| Boiler repairing |  |  |  |  |  |  |  |  |  |  |  |  | C | R | R | R | R | L |  |  |  |  |  |  |  |  |  |  |  | Section 50-12-458 |
| Construction equipment, agricultural implements, and other heavy equipment repair or service |  |  |  |  |  |  |  |  |  |  |  |  |  | C | R | R | R | L |  |  |  | R |  |  |  |  |  |  |  | Section 50-12-458 |
| Contractor yard, landscape or construction |  |  |  |  |  |  |  |  |  |  |  | R | R | R | R | R | R | L |  |  |  | R |  |  |  |  |  |  |  | Section 50-12-458 |
| Junkyard |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | C | C | L |  |  |  |  |  | C |  |  |  |  |  | SWFRC; Section 50-12-341 |
| Laundry, industrial |  |  |  |  |  |  |  |  |  |  |  |  | C | R | R | R | R | L |  |  |  | R |  |  |  |  |  |  |  |  |
| Lumber yard |  |  |  |  |  |  |  |  |  |  |  | R | R | R | R | R | R | L |  |  |  | R |  |  |  |  |  |  |  | Section 50-12-343 |
| Machine shop |  |  |  |  |  |  |  | C |  | C |  |  |  | C | R | R | R | L |  |  |  |  |  |  | C | C |  |  |  | Sections 50-12-363 and 50-12-458 |
| Outdoor storage yard |  |  |  |  |  |  |  |  |  |  |  |  |  |  | C | R | R | L |  |  |  |  |  |  |  |  |  |  |  | Sections 50-12-344 and 50-12-458 |
| Pet crematory |  |  |  |  |  |  |  |  |  |  |  |  | R | R | R | R | R |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Research facilities |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | L |  |  |  |  |  |  |  |  | R |  |  |  |
| Tires, used; sales and/or service |  |  |  |  |  |  |  |  |  |  |  | C | C | C | C | C | C | L |  |  |  | C |  |  |  |  |  |  |  | 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 | C | C | C | L |  |  |  | C |  |  |  |  |  |  |  | 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 |
| Used vehicle parts sales |  |  |  |  |  |  |  |  |  |  |  |  |  |  | C | C | C | L |  |  |  |  |  |  |  |  |  |  |  | Section 50-12-356 |
| Welding shops |  |  |  |  |  |  |  | C |  | C |  | C |  | C | R | R | R | L |  |  |  |  |  |  | C | C |  |  |  | Section 50-12-364 |
| All other |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | C | C | L |  |  |  |  |  |  |  |  |  |  |  |  |

**Sec. 50-12-82. Manufacturing and production.**

Regulations regarding manufacturing and production uses are as follows:

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Manufacturing and  production | Abattoir, slaughter house |  |  |  |  |  |  |  |  |  |  |  | C |  |  |  | C | C | L |  |  |  |  |  |  |  |  |  |  |  | Sections 50-12-331 and 50-12-458 |
| Baling of waste paper or rags |  |  |  |  |  |  |  |  |  |  |  | R | C | R | R | R | R | L |  |  |  | R |  |  |  |  |  |  |  | Sections 50-12-332 and; 50-12-458 |
| Chemical materials blending or compounding but not involving chemicals manufacturing |  |  |  |  |  |  |  |  |  |  |  |  |  | C | R | R | R | L |  |  |  | R |  |  |  |  |  |  |  | EGLE; Section 50-12-458 |
| Confection manufacture |  |  |  |  |  |  |  | C/R | R | C/R | C | R | C | R | R | R | R | L |  |  |  | R |  |  | R | R |  | C |  | ~~GRT;~~ Sections 50-12-334 and 50-12-458 |
| Dental products, surgical, or optical goods manufacture |  |  |  |  |  |  |  | C |  | C | C |  | C | R | R | R | R | L |  |  |  | R |  |  |  |  |  | C |  | ~~GRT;~~ Sections 50-12-355 and 50-12-458 |
| Food catering establishment |  |  |  |  |  |  |  | C/R | R | C/R | R | R | R | R | R | R | R | L |  |  |  | R |  |  | R | R |  | C |  | Sections 50-12-336 and 50-12-458 |
| High-impact manufacturing or processing as defined in Section 50-16-242 |  |  |  |  |  |  |  |  |  |  |  |  |  |  | C | R | R | L |  |  |  |  |  |  |  |  |  |  |  | Section 50-16-242 |
| High/medium-impact manufacturing or processing as defined in Section 50-16-242 |  |  |  |  |  |  |  | C |  | C |  |  |  |  | R | R | R | L |  |  |  | R |  |  | C | C |  |  |  | Section 362 and Section 50-16-242 |
| Ice manufacture |  |  |  |  |  |  |  |  |  | C |  | R |  | R | R | R | R | L |  |  |  | R |  |  |  |  |  |  |  | GRT; Section 50-12-448 |
| Jewelry manufacture |  |  |  |  |  |  |  | R | R | C/R | C |  | R | R | R | R | R | L |  |  |  | R |  |  | R | R |  |  |  | ~~GRT;~~ Sections 50-12-340 and 50-12-458 |
| Lithographing, and sign shops |  |  |  |  |  |  |  | C/R | R | C/R |  |  | C | R | R | R | R | L |  |  |  | R |  |  | R | R |  | C |  | ~~GRT;~~ Sections 50-12-342 and 50-12-458 |
| Low/medium-impact manufacturing or processing as defined in Section 50-16-284 |  |  |  |  |  |  |  | R | R | R |  |  | C | R | R | R | R | L |  |  |  | R |  |  | R | R |  |  |  | Sections 50-12-361 and 50-12-458 |
| Low-impact manufacturing or processing as defined in Section 50-16-284 |  |  |  |  |  |  |  | R | R | R |  | R | C | R | R | R | R | L |  |  |  | R |  |  | R | R |  | C |  | Sections 50-12-359 and 50-12-458 |
| Newspaper (daily) publishing or printing |  |  |  |  |  |  |  |  |  |  | R |  | R | R | R | R | R | L |  |  | R | R |  |  |  |  |  |  |  | Section 50-12-458 |
| Outdoor operations of all manufacturing and production land uses |  |  |  |  |  |  |  |  |  |  |  |  |  |  | C | C/R | C/R | L |  |  |  |  |  |  |  |  |  |  |  | Sections 50-12-344 and 50-12-458 |
| Research or testing laboratory |  |  |  |  |  |  |  |  |  | C | C | R | R | R | R | R | R | L |  |  |  | R |  |  |  |  |  |  |  | Sections 50-12-348 and 50-12-458 |
| Salt works |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | C | C | L |  |  |  |  |  |  |  |  |  |  |  | IRC |
| Toiletries or cosmetic manufacturing |  |  |  |  |  |  |  |  |  | C | C |  | C | R | R | R | R | L |  |  |  | R |  |  |  |  |  |  |  | GRT; 50-12-458 |
| Tool, die, and gauge manufacturing |  |  |  |  |  |  |  |  |  | C |  |  | C | R | R | R | R | L |  |  |  | R |  |  |  |  |  |  |  | GRT; Section 50-12-351 and 50-12-458 |
| Very high-impact manufacturing or processing as defined in Section 50-16-441 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | C | C | L |  |  |  |  |  | C |  |  |  |  |  | EGLE; IRC |
| Wearing apparel manufacturing |  |  |  |  |  |  |  | R | R | C/R | C |  | C | R | R | R | R | L |  |  |  | R |  |  | R | R |  |  |  | ~~GRT;~~ Section 50-12-360 and 50-12-458 |
| All other |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | C | C | L |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

DIVISION 2. GENERAL USE STANDARDS

**Sec. 50-12-134. Regulated uses—Spacing.**

Regulations regarding spacing of regulated uses are as follows:

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| | **Use Type** | **Minimum Distance from**  **Regulated Uses**  **(Existing or Approved)** | **Minimum Distance from Other Use Types (Existing or Approved) or Zoning District** | **Comment** | | --- | --- | --- | --- | | | | |
| Brewpub outside the Central Business District and SD2 District and Microbrewery outside the Central Business District and SD2 District and Small Distillery or Small Winery outside the Central Business District and SD2 District that serves alcohol for consumption on the premises | Any 2 other Regulated Uses: 1000 feet | Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet. | ARTICLE III, DIVISION 8, Subdivision C; Sections 50-12-135; 50-12-217 |
| Cabaret, outside the Central business district and SD5 District | Any 2 other Regulated Uses: 1000 feet | Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet. | Article III, Division 8, Subdivision C; Sections 50-12-135; 50-12-218 |
| Dance hall, public, outside the Central business district | Any 2 other Regulated Uses: 1000 feet | Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet; Residentially zoned area: 500 feet. | Article III, Division 8, Subdivision C; Sections 50-12-135; 50-12-219 |
| Establishment for the sale of beer or alcoholic liquor for consumption on the premises, outside the Central Business District and outside the SD1, SD2 and SD5 Districts | Any 2 other Regulated Uses: 1000 feet | Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet. | Article III, Division 8, Subdivision C; Sections 50-12-135; 50-12-220 |
| Lodging house, public | Any 2 other Regulated Uses: 1000 feet | Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet. | Article III, Division 8, Subdivision C; Sections 50-12-135; 50-12-230 |
| Motel | Any 2 other Regulated Uses: 1000 feet | Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet. | Article III, Division 8, Subdivision C; Section 50-12-135; Section 50-12-233 |
| Pawnshop | Any 2 other Regulated Uses: 1000 feet | Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet; Residentially zoned area: 500 feet. | Section 50-3-322(2); Article III, Division 8, Subdivision C; Sections 50-12-135; 50-12-302 |
| Plasma donation center | Any 2 other Regulated Uses: 1000 feet | Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet. | ARTICLE III, DIVISION 8, Subdivision C; Section 50-12-135 |
| ~~Precious metal and gem~~  ~~dealer, outside the M1,~~  ~~M2, M3 and M4 Districts~~ | ~~Any 2 other regulated~~  ~~uses: 1,000 feet~~ | ~~Any 2 adult uses: 1,000~~  ~~feet; any 1 adult use and~~  ~~any 1 regulated use:~~  ~~1,000 feet.~~ | ~~Article III, Division 8,~~  ~~Subdivision C; Sections~~  ~~50-12-135;~~  ~~50-12-304~~ |
| ~~Used goods dealer, outside the M1, M2, M3, and M4 Districts~~ | ~~Any 2 other Regulated Uses: 1000 feet~~ | ~~Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet.~~ | ~~ARTICLE III, DIVISION 8, Subdivision C; Sections 50-12-135; 50-12-320~~ |

DIVISION 3. SPECIFIC USE STANDARDS

Subdivision A. Residential Uses

Sec. 50-12-159. Lofts; residential uses combined in structures with permitted commercial uses.

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

(1) Loft conversions are prohibited in the R1 and R2 Districts except where developed under the “School building adaptive reuses” provision as defined in Section 50-16-381 of this Code.

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

(3) Similarly, single-family dwellings, two-family dwellings, and multiple-family dwellings are permitted in commercial or industrial structures combined with those permitted Retail, Service, and Commercial uses specified in Division 1, Subdivision D of this Article, except for “adult uses/sexually oriented businesses” as specified in Section 50-12-108 of this Code.

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

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

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

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

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

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

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

Sec. 50-12-162. Multi-family dwellings.

Multi-family dwellings shall be subject to the following requirements:

(1) In the R2 District, such uses shall have a maximum of eight dwelling units, except where developed under the “school building adaptive reuse” provision as defined in Section 50-16-381 of this Code;

(2) In the R3 District, multiple-family dwellings, where fewer than 50 percent of the units are efficiency units, are permitted by right; multiple-family dwellings, where 50 percent or more of the units are efficiency units, are a Conditional Use;

(3) In the B5 District, ground-floor commercial uses shall be required along at least fifty percent of the building façade fronting Woodward Avenue, and may be required in other portions of the B5 District;

(4) The required recreational space ratios for multi-family dwellings are listed as follows:

a. R3 District: 0.12;

b. R4 District: 0.10;

c. R5 District: 0.085;

d. R6 District: 0.07;

e. SD1 District: 0.07;

f. SD2 District: 0.07.

(See Section 50-13-239 of this Code for information on recreational space requirements.)

(5) For certain permitted accessory uses in the R5, R6, and B1 Districts, see Section 50-12-514 of this Code;

(6) In the B5 and PCA districts, multiple-family dwellings that have ground floor commercial space or other space oriented to pedestrian traffic are permitted by right. Multiple-family dwellings not having such ground floor space are a conditional use;

(7) Multiple-family dwelling developments that exceed 12 units are subject to site plan review as provided for in Section 50-3-113 of this Code;

(8) In the SD4 District, specially designated merchant’s (SDM) establishments and specially designated distributor’s (SDD) establishments are permitted when incidental to, accessory to, and on the same zoning lot as a multiple-family dwelling, that have not fewer than 50 dwelling units;

(9) Multiple-family dwellings for the elderly as defined in Sec. 50-16-304 of this Code, are subject to a lesser off-street parking requirement than other multiple-family dwellings. Where a multiple-family dwelling for the elderly converts to a general population multiple-family dwelling, the full off-street parking requirement must be satisfied~~;~~.

~~(10) In designated Traditional Main Street Overlay Areas, as provided in Section 50-11-382 of this Code, residential uses, including multiple-family dwellings, shall be permitted by right where combined in structures with commercial uses that are permitted by right in the respective zoning district.~~

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

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

Brewpubs and microbreweries and small distilleries and small wineries are subject to the following provisions:

Regulated Use provisions of Article III, Division 8, of this chapter where there is consumption of beer or alcoholic liquor on the premises, located outside of the Central Business District and outside the SD2 District; however, a brewpub, microbrewery, small distillery, or small winery operating in conjunction with and located on the same zoning lot as a standard restaurant, as defined in Section 50-16-362 of this Code, shall not be considered a Regulated Use, as provided in Section 50-3-323(1) of this Code;

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

In the M1, M2, M3, and M4 Districts, where a brewpub, microbrewery, small distillery, or small winery is classified as a regulated use or a controlled use, the use may be permitted on a conditional basis; where a brewpub, microbrewery, small distillery, or small winery in an M1, M2, M3, or M4 District is not classified as either a regulated use or controlled use, the use may be permitted on a by‑right basis;

In the SD1 District, a brewpub or microbrewery or small distillery or small winery may be permitted on a by-right basis where not exceeding 3,000 square feet and are not located adjacent to or across an alley from a lot containing a single- or two-family swelling that is located on a street other than a major thoroughfare, ~~as provided in Section 50-11-206(7) of this Code~~ and on a conditional basis where such uses exceed 3,000 square feet or across an alley from a lot containing a single- or two-family dwelling that is located on a street other than a major thoroughfare, ~~as provided in Section 50-11-212(2) of this Code~~.

(5) In the B3 District, a brewpub or microbrewery or small distillery or small winery is permissible by-right where located within a Traditional Main Street Overlay Area.

Sec. 50-12-218. Cabaret.

(a) Cabarets are subject to the licensing provisions of Chapter 5, Article III, of this Code, *Amusements and Entertainments*.

(b) In the B2 District, a cabaret is permissible conditionally only where located in a Traditional Main Street Overlay Area.

Sec. 50-12-220. Establishment for the sale of beer or alcoholic liquor for consumption on the premises.

Establishments for the sale of beer or alcoholic liquor for consumption on the premises are subject to the following provisions:

(1) Regulated Use provisions of Article III, Division 8, of this chapter if not located in the Central Business District or SD1, SD2, or SD5 districts, or where not operating in conjunction with and located on the same zoning lot as a standard restaurant, as defined in Section 50-16-362 of this Code;

(2) Establishments for the sale of beer or alcoholic liquor for consumption on the premises are permitted conditionally in the R5 District and by right in the R6 District only where they are located in a multiple-family dwelling, hotel, or motel that has at least 50 units and, provided, that the establishment for consumption on the premises:

a. Does not exceed 2,000 square feet in gross floor area;

b. Is accessible only from the interior of the building; and

c. Has no advertising or display of said use visible from the exterior of the building.

(3) In the B2 District, establishments for the sale of beer or alcoholic liquor for consumption on the premises are permissible conditionally only if located outside a Traditional Main Street Overlay Area.

(4) In the SD1 District, establishments for the sale of beer or alcoholic liquor for consumption on the premises shall be permitted on a by-right basis where such establishments do not exceed 3,000 square feet and are not located adjacent to or across an alley from a lot containing a single- or two-family dwelling that is located on a street other than a major thoroughfare, ~~as provided in~~ [~~50-11-206~~](#_bookmark417)~~(7) of this Code~~ and on a conditional basis where such establishments do exceed 3,000 square feet or are located adjacent to or across an alley from a lot containing a single- or two-family dwelling that is located on a street other than a major thoroughfare, ~~as provided in Section 50-11-212(2) of this Code~~.

(5) In the B2 District, establishments for the sale of beer or alcoholic liquor for consumption on the premises are not permitted either by right or as a conditional use, in accordance with [Article IX, Division 3](#_bookmark311), of this chapter, except where located in a Traditional Main Street Overlay Area; while such establishments are generally prohibited on land zoned B2 as a stand-alone use, standard restaurants, as defined in [Section 50-16-362](#_bookmark1034) of this Code, located on land zoned B2, may provide for the sale of beer or alcoholic liquor for consumption on the premises.

(6) The gross floor area specifications set forth in this section may not be waived by the Board of Zoning Appeals.

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

Used goods dealers, and precious metal and gem dealers are subject to the ~~Regulated Use provisions of Article III, Division 8 of this chapter and shall be subject to the~~ following requirements:

* + 1. Used goods dealers shall comply with the licensing provisions of Chapter 41, Article VII, of this Code, *Secondhand Goods*;
    2. Precious metal and gem dealers shall comply with the licensing provisions of Chapter 41, Article III, of this Code, *Secondhand Goods*;
    3. Such uses shall not be permitted in the B4 District on any zoning lot abutting a designated Gateway Radial Thoroughfare; and
    4. In the PCA district, used good dealers shall be limited to antique stores and auction houses.

**Subdivision F. Manufacturing and Industrial Uses**

Sec. 50-12-334. Confection manufacturing.

(a) In the ~~B2 District~~ B2, B3, and B4 Districts, confection manufacturing ~~must include retail sales, and the building size shall not exceed 6,000 square feet in gross floor area~~ is permissible by-right only if located in a structure not exceeding 4,000 square feet of gross floor area with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises, and located in a Traditional Main Street Overlay Area. Otherwise, in the B2 and B4 Districts confection manufacturing is permissible conditionally, and in the B3 District confection manufacturing is prohibited.

(b) In the SD1 District, confection manufacturing with a minimum of 10 percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises, shall not exceed 4,000 square feet in gross floor area~~, as provided for in~~ [~~Section 50-11-207~~](#_bookmark418) ~~of this Code~~.

(c) In the SD2 District, confection manufacturing, with a minimum of 10 percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises, shall not exceed 5,000 square feet in gross floor area~~, as provided for in~~ [~~Section 50-11-237~~](#_bookmark427) ~~of this Code~~.

(d) ~~These regulations~~ The gross floor area specifications set forth in this section may not be waived by the Board of Zoning Appeals.

Sec. 50-12-336. Food catering establishment.

(a) In the B2, B3, and B4 Districts, a food catering establishment is permissible by-right only if located in a structure not exceeding 4,000 square feet of gross floor area with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises, and located in a Traditional Main Street Overlay Area. Otherwise, in the B2 and B4 Districts a food catering establishment is permissible only conditionally, and in the B3 District a food catering establishment is prohibited.

(b) In the SD1 District, food catering establishments not exceeding 4,000 square feet in gross floor area are permitted on a by-right basis~~, as provided in Section 50-11-207 of this Code~~. ~~This regulation~~ The gross floor area specifications set forth in this subsection may not be waived by the Board of Zoning Appeals.

(c) In the SD2 District, food catering establishments not exceeding 5,000 square feet in gross floor area are permitted on a conditional basis ~~as provided in~~ [~~Section~~](#_bookmark427)[~~50-11-237~~](#_bookmark427) ~~of this Code~~. ~~This regulation~~ The gross floor area specifications set forth in this subsection may not be waived by the Board of Zoning Appeals.

Sec. 50-12-340. Jewelry manufacturing manufacture.

(a) In the B2, B3, and B4 Districts, a jewelry manufacture establishment is permissible by-right only if located in a structure not exceeding 4,000 square feet of gross floor area with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises, and located in a Traditional Main Street Overlay Area. Otherwise, in the B4 District a jewelry manufacture establishment is permissible conditionally, and in the B2 and B3 Districts a jewelry manufacture establishment is prohibited.

(b) In the SD1 District, jewelry manufacturing establishments shall have a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises and shall not exceed 4,000 square feet in gross floor area~~, as provided in~~ [~~Section 50-11-207~~](#_bookmark418) ~~of this Code~~. ~~This regulation~~ The gross floor area specifications set forth in this subsection may not be waived by the Board of Zoning Appeals.

(c) In the SD2 District, jewelry manufacturing establishments shall have a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises and shall not exceed 5,000 square feet in gross floor area~~, as provided in~~ [~~Section 50-11-237~~](#_bookmark427) ~~of this Code~~. ~~This regulation~~ The gross floor area specifications set forth in this subsection may not be waived by the Board of Zoning Appeals.

Sec. 50-12-342. Lithographing and sign shops.

(a) In the B2 and B4 Districts, sign shops shall be prohibited.

~~(b) As provided for in~~ [~~Section 50-9-53(5)~~](#_bookmark317) ~~of this Code, lithographing shops on land zoned B2 shall not exceed 4,000 square feet of gross floor area; this regulation may not be waived by the Board of Zoning Appeals.~~

(b) In the B2, B3, and B4 Districts, a lithographing shop is permissible by-right only if located in a structure not exceeding 4,000 square feet of gross floor area with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises, and located in a Traditional Main Street Overlay Area. Otherwise, in the B2 District a lithographing shop is permissible conditionally only if located in a structure not exceeding 4,000 square feet of gross floor area and located outside a Traditional Main Street Overlay Area, in the B3 District a lithographing shop is prohibited, and in the B4 District, a lithographing shop is permissible conditionally. The gross floor area specifications set forth in this subsection may not be waived by the Board of Zoning Appeals.

(c) In the SD1 District, lithographing and sign shop establishments shall have a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises and shall not exceed 4,000 square feet in gross floor area~~, as provided for in~~ [~~Section 50-11-207~~](#_bookmark418) ~~of this Code~~. T~~his regulation~~ The gross floor area specifications set forth in this subsection may not be waived by the Board of Zoning Appeals.

(d) In the SD2 District, lithographing and sign shop establishments shall have a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises and shall not exceed 5,000 square feet in gross floor area~~, as provided in~~ [~~Section 50-11-237~~](#_bookmark427) ~~of this Code~~. T~~his regulation~~ The gross floor area specifications set forth in this subsection may not be waived by the Board of Zoning Appeals.

Sec. 50-12-353. Trade services, general.

General trade services shall be subject to the following provisions:

1. The term “general trade services” is defined in Section 50-16-402 of this Code;
2. All material shall be stored within an enclosed building with walls on all sides; and
3. Cabinet-making, carpenter, and furniture repair or upholstering shops shall be reviewed by the Michigan Department of Environment, Great Lakes, and Energy Air Quality Division as provided for in Section 50-12-122 of this Code.

(4) In the B2 District, general trade services other than cabinet making are permissible by-right only if located in a structure not exceeding 4,000 square feet of gross floor area with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises, and located in a Traditional Main Street Overlay Area. Otherwise, in the B2 District general trade services other than cabinet making is permissible conditionally.

(5) In the B2 District, cabinet making is permissible conditionally, only if located in a structure not exceeding 4,000 square feet of gross floor area with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises, and located in a Traditional Main Street Overlay Area.

(6) SD1 District.

a. In the SD1 District, trade services, general, with the exception of cabinet making establishments, shall be permitted on a by-right basis if they have a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises and do not exceed 4,000 square feet in gross floor area~~, as provided in~~ [~~Section 50-11-207~~](#_bookmark418) ~~of this Code~~. This regulation may not be waived by the Board of Zoning Appeals.

b. In the SD1 District, Trade services, general, cabinet making establishments may be permitted on a conditional basis if they have a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises and do not exceed 4,000 square feet in gross floor area~~, as provided in Section 50-11-213 of this Code~~. This regulation may not be waived by the Board of Zoning Appeals.

(7) SD2 District.

* 1. In the SD2 District, Trade services, general, with the exception of cabinet making establishments, shall be permitted on a by-right basis if they have a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises and do not exceed 5,000 square feet in gross floor area~~, as provided in Section 50-11-237 of this Code~~. This regulation may not be waived by the Board of Zoning Appeals.
  2. In the SD2 District, Trade services, general, cabinet making establishments may be permitted on a conditional basis if they have a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises and do not exceed 5,000 square feet in gross floor area~~, as provided in Section 50-11-243 of this Code~~. This regulation may not be waived by the Board of Zoning Appeals.

Sec. 50-12-359. Low-impact Manufacturing or processing facilities.

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

(b) In the SD1 District, low-impact manufacturing or processing facilities, with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises, shall not exceed 4,000 square feet in gross floor area~~, as provided in 50-11-207 of this Code~~.

(c) In the SD2 District, low-impact manufacturing or processing facilities, with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises, shall not exceed 5,000 square feet in gross floor area~~, as provided in Section 50-11-237 of this Code~~.

### (d) These regulations may not be waived by the Board of Zoning Appeals.

Sec. 50-12-360. Wearing apparel manufacturing.

(a) In the B2, B3, and B4 Districts, wearing apparel manufacturing is permissible by-right only if located in a structure not exceeding 4,000 square feet of gross floor area with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises, and located in a Traditional Main Street Overlay Area. Otherwise, in the B2 and B3 Districts wearing apparel manufacturing is prohibited and in the B4 District wearing apparel manufacturing is permissible conditionally.

(b) In the SD1 District, wearing apparel manufacturing facilities~~, with~~ must have a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises~~,~~ and shall not exceed 4,000 square feet in gross floor area~~, as provided in Section 50-11-207 of this Code~~.

(b) In the SD2 District, wearing apparel manufacturing facilities~~, with~~ must have a minimum of 10 percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises~~,~~ and shall not exceed 5,000 square feet in gross floor area~~, as provided in Section 50-11-237 of this Code~~.

(c) These regulations may not be waived by the Board of Zoning Appeals.

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

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

(1) Art needlework

(2) Canvas goods manufacture

(3) Cigar or cigarette manufacture

(4) Clock or watch manufacture

(5) Coffee roasting

(6) Door, sash, or trim manufacture

(7) Draperies manufacture

(8) Flag or banner manufacture

(9) Glass blowing

(10) Knit goods manufacturing

(11) Leather goods manufacture or fabrication

(b) In the SD1 and SD2 Districts, the following low/medium-impact manufacturing or processing facilities with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises are ~~limited to the following~~ permitted:

(1) Art needlework.

(2) Canvas goods manufacture.

(3) Cigar or cigarette manufacture.

(4) Clock or watch manufacture.

(5) Coffee roasting.

(6) Door, sash, or trim manufacture.

(7) Draperies manufacture.

(8) Flag or banner manufacture.

(9) Glass blowing.

(10) Knit goods manufacturing.

(11) Leather goods manufacture or fabrication.

(c) In the SD1 District, such facilities shall not exceed 4,000 square feet in gross floor area~~, as provided in Section 50-11-207 of this Code~~.

(d) In the SD2 District, such facilities shall not exceed 5,000 square feet in gross floor area~~, as provided in Section 50-11-237 of this Code~~.

(e) ~~These regulations~~ The gross floor area specifications set forth in this section may not be waived by the Board of Zoning Appeals.

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

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

(b) In the SD1 and SD2 Districts, high/medium-impact manufacturing or processing facilities with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises may be permitted as a conditional use and are limited to furniture making facilities.

(c) In the SD1 District, furniture making facilities shall not exceed 4,000 square feet in gross floor area~~, as provided for in Section 50-11-213 of this Code~~.

(d) In the SD2 District, furniture making facilities shall not exceed 5,000 square feet in gross floor area~~, as provided for in Section 50-11-243 of this Code~~.

(e) These regulations may not be waived by the Board of Zoning Appeals.

Sec.50-12-363. Machine Shop.

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

(b) In the SD1 and SD2 Districts, machine shop facilities with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises may be permitted as a Conditional use; the gross square footage specifications set forth in this subsections may not be waived by the Board of Zoning Appeals.

(c) In the SD1 District, machine shops shall not exceed 4,000 square feet in gross floor area~~, as provided in Section 50-11-213 of this Code~~; ~~this prohibition~~ The gross square footage specifications set forth in this subsection may not be waived by the Board of Zoning Appeals.

(d) In the SD2 District, machine shops shall not exceed 5,000 square feet in gross floor area~~, as provided for in Section 50-11-243 of this Code~~; ~~this regulation~~ The gross floor area specifications set forth in this subsection may not be waived by the Board of Zoning Appeals.

**Sec. 50-12-364. Welding shop.**

(a) In the B2 District, a welding shop is permissible conditionally only if located in a structure not exceeding 4,000 square feet of gross floor area with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced on the premises, and located in a Traditional Main Street Overlay Area. Otherwise, in the B2 District a welding shop is prohibited.

(b) In the B4 District, a welding shop is permissible conditionally only if located in a structure not exceeding 4,000 square feet of gross floor area. Otherwise, in the B4 District a welding shop is prohibited.

**Secs. 50-12-365 — 50-12-370. - Reserved.**

**ARTICLE XIII. INTENSITY AND DIMENSIONAL STANDARDS**

**DIVISION 3. ALTERNATIVE RESIDENTIAL DEVELOPMENT OPTIONS**

**Sec. 50-13-251. In general.**

This division presents options for residential development patterns that may be undertaken as alternatives to the dimensional requirements that are set out in Divisions 1 and 2 of this article. Pursuant to Article III, Division 5, of this chapter, all development options that are set out in this division must be approved during site plan review. These alternative development options may be further limited or modified by other applicable provisions of this chapter. ~~In the Far Eastside Overlay Area, the provisions of Article XI, Division 14, Subdivision G, of this chapter shall apply in lieu of the provisions of this division.~~

**ARTICLE XIV. DEVELOPMENT STANDARDS**

* 1. OFF-STREET PARKING, LOADING AND ACCESS

Subdivision A. In General

Sec. 50-14-7. Off-street parking exemptions, reductions, and allowances.

(a) *Off-street parking*. The following exemptions and allowances to the off-street parking requirements shall apply:

(1) Uses in the B5 and PC Districts and in any other district in the Central Business District area shall be exempt from the off-street parking requirements of Subdivisions B and C of this division;

(2) For retail, service, and commercial uses on zoning lots abutting a Traditional Main Street Overlay Area or on land zoned SD1 or SD2, the maximum distance that off-street parking shall be provided from the principal use specified in Subdivision B of this division, may be increased to 1,320 feet where the applicant can show to the satisfaction of the Planning and Development Department that a “district approach” to parking is being used in the Traditional Main Street Overlay Area or other area nearby. To show a district approach to parking, the applicant shall provide the following:

a. A signage plan to show how the business will direct customers and employees to the off-site parking lot, including parking signage and wayfinding;

b. A plan for who will manage and maintain the off-site parking facility, including safety and security measures;

c. Where the parking area or parking structure is owned by someone other than the applicant, a shared parking agreement shall be required according to Section 50-14-156 and Section 50-14-159 of this Code.

(3) No additional off-street parking, beyond that already provided, shall be required for structures erected prior to April 9, 1998, other than religious institutions, that do not exceed 3,000 square feet of gross floor area; and

(4) When a use located in a structure erected prior to April 9, 1998, expands into an existing adjacent structure erected prior to April 9, 1998, and the total gross floor area of the combined structures does not exceed 4,000 square feet, no additional off-street parking shall be required.

(5) Additional parking reductions are set forth in Section 50-14-153 and Section 50-14-163 of this Code.

(b) *Credit for on-street parking.* Within the Woodward and Grand River/Lahser Traditional Main Street Overlay Areas, any on-street parking space adjacent to a use, each such space consisting of not less than 23 feet of contiguous linear permissible on-street parking that is immediately adjacent to the use, may be counted as one space against applicable off-street parking requirements for such use.

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

**Sec. 50-14-34. Household living.**

Off-street parking regulations for household living 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)** |
| --- | --- | --- | --- | --- |
|  | | | | |
| HouseholdLiving | | ~~Loft~~ | ~~1.25 per dwelling unit~~ | ~~100~~ | |
| Loft and Multiple-family dwelling, in general | 1.25 per dwelling; 0.75 per dwelling unit for multiple-family dwelling for the elderly as defined in Section 50-16-304; see also Section 61-14-74. On land zoned SD1 or SD2: 1.0 per dwelling unit.  Where located within 0.50 miles of a bus rapid transit, street car/trolley or light rail line in any zoning district: 0.75 per dwelling unit. | 100; except where developed under the "school building adaptive reuses" provision as defined in Section 50-16-381; same lot; and  except on land zoned  SD1 or SD2: 1,320 where a “district  approach” to parking as provided in Section 50-14-7(2)a, b, and c has been recognized by the  Planning and  Development  Department. | |
| Loft and Multiple-family dwelling, where located within 0.50 miles of a high-frequency transit corridor or within the Lahser or Livernois/ West McNichols Traditional Main Street Overlay Areas | 0.75 per dwelling unit. | 1,320 where a “district approach” to  parking as provided in Section 50-14-7(2)a, b, and c has  been recognized by the Planning and  Development Department. | |
| Mobile home park | 2 per dwelling unit | same lot | |
| Single Room Occupancy Housing (Nonprofit) | 1 per 2 employees + 1 per 10 residents | 100 | |
| Single-family detached dwelling | 2 per dwelling unit | same lot | |
| Town house | 1.5 per dwelling unit | 100 | |
| Two-family dwelling | 1.5 per dwelling unit | same lot | |

**Sec. 50-14-49. Retail, service, and commercial uses.**

Off-street parking regulations for retail, service, and commercial uses located on land zoned SD1 or SD2 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 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 Section 61-14-50 of this Code and excluding “Motor vehicles, used, salesrooms or sales lots.” | Where the use is located within 0.25 miles of a bus rapid transit, street car/trolley or light  rail line, 0.75 of the minimum required off- street spaces specified in Sections 50-14-50 through Section 50-14-60. | As specified in Sections 50-14-50  through 50-14-60 or  Section 50-14-7(2)  where applicable. |

**Subdivision F. Waivers and Alternative Parking Plans**

Sec. 50-14-153. Waiver of off-street parking requirements for uses or buildings minimally deficient.

(a) *In general.* Where the Buildings, Safety Engineering, and Environmental Department determines that:

(1) A building or use requires no variance or other action under the jurisdiction of the Board of Zoning Appeals, other than the parking deficiency; and

(2) The building or use can provide at least 80 percent of the required off-street parking spaces; then, upon request of the petitioner and in conjunction with the Municipal Parking Department and the Department of Public Works Traffic Engineering Division, the department may grant a waiver of the off-street parking requirements, not exceeding ten parking spaces or 20 percent of the required off-street parking requirement, whichever is less. Such waiver shall not be granted unless, in the judgment of the Buildings, Safety Engineering, and Environmental Department, with the sign-off of the Municipal Parking Department and the Department of Public Works Traffic Engineering Division, the waiver of the parking requirement for the building or use involved is not injurious to the adjacent or surrounding areas by creating or increasing traffic congestion or by disrupting traffic circulation, provided that, in those instances where a building or use is subject to Site Plan Review, the Planning and Development Department has sole authority to consider such waiver.

(b) *Traditional Main Street Overlay Areas.*

(1) *Applicability*. In addition to the parking waiver granted for buildings not exceeding 3,000 square feet per Section 50-14-7(3) of this Code, in a Traditional Main Street overlay area, as provided in Section 50-11-382 of this Code, the Planning and Development Department may grant a waiver of the off-street parking requirements for the first 3,000 square feet of pedestrian-oriented retail, service, or commercial uses. The Planning and Development Department shall have authority to consider such waiver, ensuring that the waiver will not be injurious to the adjacent or surrounding areas by creating or increasing traffic congestion or by disrupting traffic circulation.

(2) *Eligibility*. In order to qualify for the waiver, the following criteria shall be met:

a. The pedestrian-oriented use shall fall into one of the following use categories:

1. Section 50-12-62 of this Code, *Food and beverage service*;

2. Section 50-12-69 of this Code, *Retail sales and service, sales-oriented*; and

3. Section 50-12-70 of this Code, *Retail sales and service, service-oriented*, except motor vehicle sales, motorcycle sales, and any use with drive-up or drive-through facilities.

b. New buildings must comply with all of the requirements in the Traditional Main Street Overlay standards, as specified in Section 50-14-432 through Section 50-14-450 of this Code, except that only the provisions of Section 50-14-153(b)(2)(c)(1) and Section 50-14-153(b)(2)(c)(2) and Section 50-14-153)(b)(2)(c)(3) shall apply to the East Warren and West Warren Traditional Main Street Overlay Areas and the portion of the Grand River Traditional Main Street Overlay Area between Greenfield and Woodmont and between Evergreen and Lahser.

c. Except for within the East Warren and West Warren Traditional Main Street Overlay Areas and the portion of the Grand River Traditional Main Street Overlay Area between Greenfield and Woodmont, and between Evergreen and Lahser, ~~New~~ new uses in existing buildings shall be eligible for this waiver only if, at a minimum, the building complies with the following standards from Division 3, Subdivision C, of this article:

1. The front façade of the building is located on the lot line facing the Traditional Main Street or set back a maximum of ten feet, in accordance with the standards in Section 50-14-432 of this Code;

2. The street level façade of the building has a minimum of 60 percent transparency according to Section 50-14-436 of this Code;

3. The building has an active entryway located on the façade facing the Traditional Main Street, according to Section 50-14-439 of this Code.

d. In the case where one building or development contains multiple retail, service, or commercial uses, the total number of spaces that may be waived for a building or development using this waiver shall not exceed 45 spaces.

(c) *SD1/SD2 Areas.* In addition to the parking waiver granted for buildings under 3,000 square feet per Section 50-14-7(3) of this Code, on properties zoned SD1 or SD2, the Planning and Development Department may grant a waiver of the off-street parking requirements, for the first 3,000 square feet of pedestrian-oriented retail, service, or commercial uses. The Planning and Development Department shall have authority to consider such waiver, ensuring that the waiver will not be injurious to the adjacent or surrounding areas by creating or increasing traffic congestion or by disrupting traffic circulation. In the case where one building or development contains multiple retail, service, or commercial uses, the total number of spaces that may be waived for a building or development using this waiver shall not exceed 45 spaces.

(d) *Additional parking reductions and waivers.* Additional parking reductions and waivers are set forth in Section 50-14-7 and Section 50-14-163 of this Code.

DIVISION 3. ARCHITECTURAL AND SITE DESIGN STANDARDS

Subdivision C. Traditional Main Street Overlay Areas

Sec. 50-14-432. Site design standards; building site relationship; placement and orientation.

* + - * 1. The objectives of this section are:

To line streets with buildings and/or other architectural site features in order to create a pedestrian friendly built-environment; and

To create a pedestrian-friendly setting that directly relates buildings and active uses such as shopping and dining to the street, and maintains the continuity of street wall.

* + - * 1. To achieve the objectives of this section, the following standards shall apply:

Notwithstanding the front yard setback requirements in Article XIII, Division 1, of this chapter, the front façade of buildings shall be placed on the lot line facing the Traditional Main Street. A setback, which does not exceed ten feet, may be provided for religious institutions, residential buildings, or restaurants with an outside dining area; the area between the façade and the lot line shall feature pedestrian-oriented space (such as plaza or widened sidewalk) or landscaping that consists of a combination of groundcover, shrubs and/or trees that provide seasonal interest; the landscaping shall be designed so that visibility is maintained between the street and the ground-floor windows;

On corner lots, buildings shall be located at the corner, placed on the lot line of both streets. (See also Section 50-14-438 Building design standards: Corner Lot Buildings and Section 50-14-449 Parking Design Standards: Parking Areas).

(3) *Rear Setback*.

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

b. Where a single- or two-family dwelling is located across a street or alley from the rear of a multi-story building, the multi-story building shall have a rear setback of ten feet; where a street or alley is not present to separate the rear of a multi-story building from a single- or two-family dwelling, the multi-story building shall have a rear setback of 20 feet.

c. Buildings containing dwelling units, other than single- or two-family dwellings, shall have a rear setback of ten feet if a street or alley is present at the rear and 20 feet if a street or alley is not present.

Sec. 50-14-436. Building design standards—Façade and architectural details.

(a) For purposes of this subdivision, the term “street level façade” means the first story of a multi-story building or the first 13 feet of the façade above grade plane;

(b) The objectives of this section are:

(1) To provide street level façades on Traditional Main Streets with maximum visibility and transparency between active interior uses and the outside;

(2) To create façades with ratios of solids (wall surfaces) to voids (openings for windows and doors) that express traditional fenestration patterns; and

(3) To require fenestration patterns, surface delineations, textures, material expressions and architectural details that relate to the human scale.

(c) To achieve the objectives of this section, the following standards shall apply:

(1) For all buildings located on lots abutting a Traditional Main Street that contain a commercial use and all other buildings located on the front property line, a minimum of 60 percent of the street level façade along Traditional Main Streets, major thoroughfares, or secondary thoroughfares between two and eight feet above the grade plane shall consist of transparent windows and doors; all other façades of buildings on lots abutting a Traditional Main Street that face a public street (other than a major or secondary thoroughfare) shall consist of transparent windows or doors covering at least 40 percent of the façade between four and eight feet above the grade plane. On the East Warren, West Warren, and Grand River between Greenfield and Woodmont and between Evergreen and Lahser Traditional Main Street Overlay Areas, a minimum of 50 percent of the street level façade along Traditional Main Streets, major thoroughfares, or secondary thoroughfares between two and eight feet above the grade plane shall consist of transparent windows and doors;

(2) For all buildings, a minimum of 40 percent of the upper level façade along a Traditional Main Street shall consist of openings for windows or window wall system;

(3) Façades with a public entrance that do not face a public street shall consist of transparent windows or doors covering at least 30 percent of the façade between four and eight feet above the grade plane;

(4) Transparent doors and windows shall be defined as those having glass that can be seen through from the right-of-way into the establishment. The glass shall have a minimum visible transmittance rating of ~~0.70~~ 0.68, according to the National Fenestration Rating Council. Glass that obscures visibility shall not be considered transparent~~, such as glazed glass~~. Reflective or mirrored glass and glass block are prohibited;

(5) Eighty percent of the transparent area required in Subsection (1) of this section shall be visually unobstructed by signs, advertisements, window screens, security grilles, and other permanent window coverings. The display of merchandise items in display windows is not restricted by this provision.

Sec. 50-14-437. Building design standards - Drive-up and drive-through facilities.

Drive-up and drive-through facilities (including, but not limited to, restaurants and banks) are prohibited on zoning lots abutting a Traditional Main Street except where the Planning and Development Department determines that the proposed development complies with all of the other requirements of the Traditional Main Street standards and is allowed by the underlying zoning designation or where located on the East Warren, West Warren, Grand River between Evergreen and Lahser or between Woodmont and Greenfield, or Lahser Road Traditional Main Street Overlay Areas. Driveways or vehicle stacking areas shall not be located between the building and the Traditional Main Street. No more than one driveway/curb cut shall be allowed on the Traditional Main Street.

Sec. 50-14-440. Building design standards --Materials.

(a) The objectives of this section are:

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

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

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

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

(1) Within the West Grand River, Livernois / West McNichols, East Jefferson, Woodward, Grand Boulevard, Michigan Avenue, and Vernor/Springwells overlay areas, a minimum of 80 percent of any building façade that faces a public street, excluding window and door openings, shall consist of the following building materials: masonry (preferably brick), stone, or porcelain;

(2) Within the West Seven Mile and the Bagley/Vernor overlay areas, a minimum of 30 percent of any building façade that faces a public street, excluding window and door openings, shall consist of the following building materials: masonry (preferably brick), stone, or porcelain;

(3) For buildings within the Traditional Main Street Overlay area, the following materials are prohibited on any façade facing a Traditional Main Street, major thoroughfare, or secondary thoroughfare: vinyl or plywood siding, corrugated fiberglass, non-corrugated and highly reflective sheet metal, corrugated metal panels such as those used for roof decking or shipping containers, painted or unfinished concrete block, rough-textured concrete block, and split-face block;

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

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

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

Sec. 50-14-441. Building design standards—Color and finish.

(a) The objective of this section is to reinforce traditional color palettes and analogous colors of permanent building materials; and to establish positive district character by achieving continuity and coordination in colors and finishes.

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

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

(1) The following standards shall apply to the cleaning of all exterior masonry, including brick, stone, stucco, terra cotta, ceramic tile and cement exterior finish materials:

a. The application, by use of a stream of pressurized water or air, of abrasive substances such as sand, ground slag, volcanic ash, crushed walnut or almond shells, rice husks, ground corncobs, ground coconut shells, crushed eggshells, silica flour, synthetic particles, glass beads, microballoons, or baking soda shall not be permitted;

b. The use of tools and equipment such as wire brushes, rotary wheels, power sanding disks, rotary sanders, or belt sanders, shall not be permitted;

c. Chemical cleaning is permissible provided that the cleaning method proposed is not one that is known to cause damage to the type of material that is being cleaned; and

d. High pressure liquid cleaning will be permitted if it is shown (by means of a test patch no greater than nine square feet and located in an inconspicuous area) that the proposed amount of pressure will not cause abrasive damage to the materials it is to clean.

(2) The exterior of every principal structure and accessory structure shall be maintained in good repair. All surfaces, with the exception of masonry, porcelain, architectural metals, brick or stone material, shall be kept painted or protected with approved coating or material. Masonry, porcelain, brick, or stone buildings that are not currently painted should be left natural and should not be painted. Buildings with painted brick prior to May 29, 2005, may be repainted or may have the paint removed as a means of maintaining the surface in good repair; and

(3) Applied finishes, such as concrete and stucco, shall be fine and smooth textured.

Sec. 50-14-443. Building design standards—Lighting.

(a) The objective of this section is to improve the character and safety of the pedestrian environment.

(b) To achieve the objectives of this section, the following standards shall apply:

(1) Lighting fixtures shall be located, aimed, and shielded so as not to produce:

a Light spill into the night sky;

b. Glare and spillage of light into residential areas, adjacent properties or rights-of-ways; or

c. Distracting reflections;

(2) Flashing lights, such as strobe lights and LED “rope lights”, are not permitted.

(3) Neon tubing around windows is prohibited, except in the Vernor/Springwells and Bagley/Vernor overlay areas.

(4) Wall mounted decorative lighting, such as wall sconces, is encouraged.

Sec. 50-14-444. Building design standards—Blank walls.

(a) In general.For purposes of this subdivision, a blank wall is a portion of a ground floor wall (including building façades 13 feet high from the grade plane) with a surface area of 300 square feet or greater that does not include a transparent window or transparent door. Blank walls are only permitted where abutting an alley or along a side lot line that does not abut a right-of-way or parking lot.

(b) The objective of this section is to enhance the pedestrian experience through architecture by adding visual interest, character, and architectural details to otherwise blank walls.

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

(d) To achieve the objectives of this section, blank walls (treated or untreated) on any building facing a Traditional Main Street are prohibited, subject to Subsection (c) of this Section. All other blank walls adjacent to a public right-of-way or on a façade with a public entrance shall be treated with one or more of the following methods, subject to Subsection (c) of this Section:

(1) Architectural details and structural bay expression that provide vertical relief, such as a pier or pilaster spaced at a maximum of 20 feet; for large blank wall areas over 400 square feet, the architectural details shall be accompanied with landscape screening according to subsection (3) of this section;

(2) A horizontal band, 12 to 16 inches wide, such as a middle cornice or a reveal band at the façade’s mid-point of the same material as the façade; for large blank wall areas over 400 square feet, the architectural details shall be accompanied with landscape screening according to according to Subsection (c)(3) of this section;

(3) Landscaping that will obscure or screen at least 50 percent of the blank wall’s surface within four years; landscaping shall include a combination of evergreen and deciduous trees and shrubs; vines can also be used to contribute to the landscape screening; turf or other groundcover are allowed, but will not contribute to the screening requirement; or

(4) Artwork such as mosaic, mural, sculpture, or relief over at least 50 percent of the blank wall surface; the artwork shall be subject to review by the Design Review Committee.

Sec. 50-14-445. Building design standards—Security roll-down doors and grilles.

(a) The objectives of this section are:

(1) To promote the perception of main streets districts as safe commercial areas; and

(2) To deter crime, but foster pride and positive perception about main streets, by relying on discrete security measures such as security glass, alarms, lighting, and police notification system.

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

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

(1) For all projects that involve new construction, security roll-down grilles shall be designed and recessed into the interior of the window system;

(2) For retrofit projects, when it is not feasible to install a security grille into the interior of the window system, an exterior roll-down grille may be used. The roll-down grille box shall be as inconspicuous as possible, as follows:

a. An encased-type roll-down grille box shall be located on the exterior above the display windows and transom;

b. The exterior box shall be painted or finished a color to match the building’s color scheme. The exterior box shall be concealed by an awning;

(3) At least 30 percent of the exterior roll-down grille area shall be decorative, open-slat and transparent; and

(4) Permanent grilles over the exterior of windows or doors are prohibited.

**Sec. 50-14-448. Building design standards—vacant structures.**

(a) The objectives of this section are:

(1) To translate vacant structures into an economic asset; and

(2) To improve the physical condition of vacant structures while unoccupied and inactive.

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

(c) To achieve the objectives of this section, and as provided in Section 50-11-385 of this Code, the Buildings, Safety Engineering and Environmental Department shall refer applications for demolition permits to the Planning and Development Department for review consideration.

Sec. 50-14-449. Parking design standards and reductions—Parking areas.

(a) *Surface parking*.

(1) The objectives of this subsection are:

a. To line streets with buildings and/or other architectural site features to maintain a continuous street wall;

b. To promote a pedestrian-oriented environment, where building storefronts line the main streets rather than parking lots; and

c. To mask the visual clutter of parked cars and to provide uniform elements of screening.

(2) To achieve the objectives of this subsection, the following standards shall apply:

a. No parking area may be placed between the façade of a primary structure and the Traditional Main Street. Parking areas shall be located to the rear of the building, except as may otherwise be provided in this section;

b. Where it is determined that locating the parking behind the building is not feasible, as determined by the Planning and Development Department, the parking may be located on the side of the building; however, no more than 50 percent of the street frontage of the development on a Traditional Main Street shall be occupied by parking, aisles, or drives.

c. On corner lots, parking areas shall not be located at the corner;

d. Off-street parking areas that are adjacent to a public street shall include a landscape buffer strip with a minimum width of five feet between the off-street parking area and the street; the landscape buffer strip shall include the following:

1. A wall immediately adjacent to the parking area, forming a continuous screen at least 30 inches, but not more than 36 inches, in height. The wall shall be:

(i) A brick wall;

(ii) A masonry wall with brick facing;

(iii) A concrete wall with brick design;

(iv) A stone wall; or

(v) Other opaque ~~wall~~ screen which, in the determination of the Planning and Development Department, is both suitable for the site and compatible with, and similar to, the building frontages nearest the parking area.

2. A combination of evergreen and deciduous vegetation, including trees, shrubs, and groundcover, shall be planted between the wall and the sidewalk. At least one tree shall be provided for each 30 linear feet of landscape buffer. At least one shrub shall be provided per 20 square feet of landscaped area. Vegetation shall comply with the standards in Division 2 of this article.

3. In instances where the applicant can prove that the five-foot landscape buffer strip would prevent the applicant from being able to provide the minimum number of required parking spaces, the 30- to 36 inch wall from subsection (a)(2)d.1 of this section may be erected without the additional landscaping, subject to review and approval by the Planning and Development Department.

e. To protect the screen wall, wheel stops and curbs shall be placed in compliance with Section 50-14-233 of this Code;

f. To protect the screen wall at the parking entry and exit points, two 30-inch high bollards shall be placed on either side of the wall;

g. The minimum lighting levels for parking lots shall be provided in compliance with Section 50-14-236 and Section 50-14-413(3) of this Code;

h. Light fixtures shall be maintained in good operating condition and with the required light levels to provide illumination from dusk until two hours after the end of business hours; and

i. Lighting fixtures shall be located, aimed, and shielded so that they do not produce light spill into the night sky, onto adjacent properties, or onto adjacent right-of-way.

(b) *Parking structures*.

(1) The objective of this subsection is to enliven parking structures with active uses and to architecturally integrate them to their district.

(2) To achieve the objectives of this subsection, the following standards shall apply for parking structures located within Traditional Main Street Overlay Areas:

a. Commercial space or other space oriented to pedestrian traffic shall be provided on the ground floor of a parking structure for at least 60 percent of the length of the ground facing a Traditional Main Street or a major or secondary thoroughfare. Where the parking structure abuts more than one street the priority shall be to place the ground floor commercial space facing the Traditional Main Street. The applicant shall determine whether the ground floor commercial space or other space oriented to pedestrian traffic, faces one or more than one street;

b. The parking structure façade shall be designed so that no ramp structure or sloping deck is expressed on building façades facing public streets; and

c. Parking structures are subject to the design standards for materials, as provided in Section 50-14-440 of this Code, and color and finish, as provided in Section 50-14-441 of this Code, and signage, as provided in Section 50-14-450 of this Code.

(c) *Parking reductions.* Parking reductions may be granted as provided for in Section 50-14-7 and Section 50-14-153 of this Code.

**Sec. 50-14-450. Signage and communication elements design standards.**

(a) The objective of this section is to reach a visual balance between the objective of businesses to draw pedestrian attention and the goal of creating an attractive district free of visual clutter by integrating signage into the overall design of the storefront.

(b) To achieve the objective of this section, the following signage standards shall apply for all buildings with a commercial use on a lot abutting a Traditional Main Street, except for the East Warren, West Warren, Grand River between Evergreen and Lahser or between Woodmont and Greenfield, or Lahser Road Traditional Main Street Overlay Areas:

(1) Signage shall comply with the provisions of Article VI of this Chapter and Chapter 4 of this Code, *Advertising*;

(2) Signage shall be designed to architecturally fit within the overall design of the building and the site;

(3) Signage shall be located so that it does not conceal architectural details and features;

(4) Signage material shall consist of, but is not limited to, painted metal, glass, finished wood or other architectural metal such as copper, bronze, stainless steel or cast aluminum. Unpainted, non-architectural metals or unfinished wood are prohibited;

(5) Signage, including design, material, painting and construction, shall be professionally made;

(6) Signage material substrate shall consist of, but is not limited to, aluminum, painted metal, weather resistant painted wood, or durable non-glare acrylic or composite material; unpainted or unfinished metals or unpainted wood are prohibited as signage material substrate;

(7) Dimensional letters shall be made of metal such as copper, bronze, stainless steel, cast aluminum, or durable non-glare acrylic;

(8) New pylon signs are prohibited. New ground mounted monument signs shall be limited to a maximum height of 12 feet.

(9) New roof signs are prohibited.

(10) The bottom of projecting sign shall be a minimum of eight feet, six inches above the sidewalk. The projecting sign shall not project more than one-half of the width of the sidewalk, or more than four feet from the wall of the building on which the sign is placed, whichever is less. Projecting signs shall be placed as close as practicable to the center of the building facade, and in no case shall adjacent projecting signs be closer than 15 feet.

(11) Each business shall be allowed one professionally-prepared window sign not exceeding ten square feet or 20 percent of the area of a window, whichever is less, for every 30 linear feet of transparent window or door area along the length of the building. Any such sign shall not require a permit and shall not count toward the maximum allowed sign area.

(12) Illumination of signage shall be provided by external lighting, including wall sconces, extended arm light fixtures, sign bands, and halo illumination. Internal illumination of signs is prohibited, with the following exceptions:

a. One neon window sign shall be allowed per business, but shall not exceed the overall size allowed for window signs. The neon window sign shall require a permit. Neon lights shall not flash on and off. Neon signs shall not be used for the advertisement of products.

b. LED lighting shall only be allowed for gas station pricing signs.

c. Within the Grand River, Bagley/Vernor, and East Jefferson overlay areas, signs with internally illuminated channel letters are allowed.

d. Within the Woodward Avenue overlay area, neon wall signs may be allowed, subject to the review and approval of the Design Review Committee.

e. Marquees for theaters may be internally illuminated but may not be animated.

(13) Animated signs and signs that incorporate flashing or moving lights are prohibited.

(c) In achieving the objective of this section, satellite dishes and antennas shall be located in the rear roof space and away from public view, except where location is needed elsewhere to avoid obstruction of the satellite signal.

ARTICLE XVI. DEFINITIONS AND RULES OF CONSTRUCTION

DIVISION 2. WORDS AND TERMS DEFINED

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

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

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

|  |  |
| --- | --- |
| **Term** | **Definition** |
| Refuse | Putrescible and nonputrescible solid waste, except body wastes, including garbage, rubbish, ash, incinerator ash, incinerator residue, and solid market, industrial and construction refuse. |
| Regulated Use | Any of the following:  (1) Brewpub outside the Central Business District and SD2 District and microbrewery outside the Central Business District and SD2 District and small distillery or small winery outside the Central Business District and SD2 District that serves alcohol for consumption on the premises; however, any brewpub, microbrewery, small distillery or small winery that operates in conjunction with and is located on the same zoning lot as a standard restaurant, as defined in this section, shall not be considered a Regulated Use;  (2) Cabaret;  (3) Dance hall, public outside the Central Business District;  (4) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, outside the Central Business District and the SD1, SD2 and SD5 Districts; however, any establishment for the sale of beer or alcoholic liquor for consumption on the premises that operates in conjunction with and is located on the same zoning lot as a standard restaurant, as defined in this section, shall not be considered a Regulated Use;  (5) Lodging house, public;  (6) Motel;  (7) Pawnshop; and  (8) Plasma donation center~~;~~.  ~~(9) Precious metal and gem dealer, outside the M1, M2, M3, and M4 Districts.~~  (~~10) Used goods dealer, outside the M1, M2, M3, and M4 Districts.~~ |
| Religious institutions (Use Category) | Uses primarily engaged in providing meeting areas for religious activities. Typical examples include churches, chapels, mosques, temples, and synagogues. Affiliated preschools are classified as day care uses. Affiliated schools are classified as schools. |
| Religious residential facilities | Rectories, parsonages, monasteries, convents, seminaries, religious retreats and the like. |
| Rental Hall | Any enclosed hall, building or portion of any building regularly available for rental, lease or loan for the purpose of public assembly, banquets, luncheons, entertainment or sports events, whether such assemblies are public or private or subject to an admission fee. The term "rental hall" does not include "public dance halls." |
| Rental merchandise store | A store whose primary business is the rental of household or personal merchandise originally stocked as new merchandise, such as videocassette and/or DVD recordings, household appliances, formal attire, and other articles stored and displayed within the store or showroom. For zoning purposes, a rental merchandise store shall be regulated the same as a "store of a generally recognized retail nature whose primary business is the sale of new merchandise," provided, that a car rental facility shall be regulated in the same manner as a sales room or sales lot for new or used operable motor vehicles. |
| Repeat Offense | A second, or any subsequent, determination regarding a blight violation notice that is made within a one-calendar-year period for the same blight violation, except for a determination by an administrative hearings officer that a person is not responsible for a blight violation. |
| Research Facility | As specified in Section 50-11-263 of this Code. |
| Residential Substance Abuse Service Facility | An establishment in a residential setting used for the treatment of persons having drug or alcohol abuse problems. The establishment may or may not dispense compounds or prescription medicines to individuals depending upon the severity of their drug or alcohol abuse problems. |
| Residential use combined in structures with permitted commercial uses. | This land use allows for ~~one or two~~ residential apartments with permitted commercial uses in a commercial building occupied by a use permitted in the given zoning district as indicated in the use table in Article XII, Division 1, Subdivision D of this chapter. As examples, a doctor’s office in an R5 or R6 District may also include a residential unit on a by-right basis and a hardware store in a B2, B3, B4, B5 or B6 District may rent out ~~two~~ apartments on its second floor ~~but three or more residential units in a single building constitute a multiple-family dwelling~~. |
| Rest Home | See “Convalescent, Nursing or Rest Home.” |
| Restaurant, carry-out | An establishment for the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state, and whose design or method of operation includes both of the following characteristics:  (1) Foods, frozen desserts, or beverages are usually served in edible or disposable containers;  (2) The consumption of foods, frozen desserts, or beverages within the restaurant building, within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building, is posted as being prohibited, and such prohibition is strictly enforced by the restaurateur. |
| Restaurant, Fast-food | An establishment for the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state for consumption either within the restaurant building or for carry-out with consumption off the premises, whose delivery of food to the customer may include service via a drive-up or outdoor walk-up pass-through window, and whose design or principal method of operation includes both of the following characteristics:  (1) Foods, frozen desserts, or beverages are usually served in edible containers or disposable containers;  (2) The consumption of foods, frozen desserts, or beverages within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building other than designated and approved outdoor eating areas, is posted as being prohibited, and such prohibition is strictly enforced by the restaurateur. |
| Restaurant, Standard | An establishment for the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state, and whose design or principal method of operation includes one or both of the following characteristics:  (1) Customers are normally provided with an individual menu, are served foods, frozen desserts, or beverages by a restaurant employee at the same table or counter at which said items are consumed;  (2) A cafeteria-type operation where foods, frozen desserts, or beverages generally are consumed within the restaurant building. |
| Retail Sales and Service, Occupant-oriented (Use Category) | Ancillary and accessory uses to principal multi-family, office or employment uses. They are involved in providing goods and services to residents or employees of the principal use and to visitors to the site.  Examples include the following uses:  •Retail sales and personal service in multiple-residential structures  •Retail sales and personal service in business and professional offices |
| Retail Sales and Service, Sales- Oriented (Use Category) | Uses involved in the sale, lease or rent of new or used products to the general public.  Examples include the following uses:  • Stores of a generally recognized retail nature whose primary business is the sale of new merchandise  • Bake shop, retail  • Firearms dealership  • Garden center  • Kennel, commercial  • Motor vehicles, new or used, salesroom or sales lot  • Motorcycles, retail sales, rental or service  • Pawnshop  • Pet shop  • Poultry or small game (storage or killing for direct, retail sale on the premises or for wholesale trade)  • Precious metal and gem dealer  • Produce or food markets, wholesale  • Specially designated distributor's (SDD) establishment  • Specially designated merchant's (SDM) establishment  • Trailer coaches or boat sale or rental, open air display  • Trailers, pneumatic-tired utility type, cement mixers: sales, rental, or service (outdoor)  • Used goods dealer  Sales, rental, or leasing of heavy trucks and equipment or manufactured housing units are classified as wholesale sales. |
| Retail Sales and Service, Service-Oriented (Use Category) | Uses providing retail consumer services to the general public.  Examples include the following uses:  • Animal-grooming shop  • Automated teller machine (without drive-through facilities)  • Automated teller machine (with drive-through facilities)  • Bank (without drive-through facilities)  • Bank (with drive-through facilities)  • Barber or beauty shop  • Body art facility  • Business college or commercial trade school  • Customer service center  • Dry cleaning, laundry, or laundromat  • Employee recruitment center  • Financial services center  • Food stamp distribution center (no drive-through window)  • Food stamp distribution center (with drive-through window)  • Mortuary or funeral home  • Nail salon  • Printing or engraving shops  • School or studio of dance, gymnastics, music, art, or cooking  • Shoe repair shop  • Veterinary clinic for small animals |
| Review Body | The entity that is authorized to recommend approval or denial of an application or permit required under this chapter. |
| Right-of-way | A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, sanitary or storm sewer, electric transmission line, oil or gas pipeline or for any other similar use as may be designated. |

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

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

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

Approved as to Form:

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Lawrence T. García,

Corporation Counsel