Proposed MKT zoning district ordinance

# ARTICLE II. – REVIEW AND DEVISION MAKING BODIES DIVISION 4. - PLANNING AND DEVELOPMENT DEPARTMENT

### Sec. 50-2-51. - Powers and duties.

The Planning and Development Department shall have the following powers and duties under this chapter:

- (1) Recommendations to other agencies and departments. To receive all notification of Board of Zoning Appeals, Buildings, Safety Engineering, and Environmental Department, and City Planning Commission hearings and to attend all conditional, regulated, and controlled land use hearings at the Buildings, Safety Engineering, and Environmental Department and at the Board of Zoning Appeals, when appealed to the Board. Where deemed advisable, conduct field inspections, investigations, and prepare maps or other pictorial materials so as to formulate a recommendation on any case reviewed by the Buildings, Safety Engineering, and Environmental Department or the Board of Zoning Appeals or any amendment considered by the City Planning Commission;
- (2) Identification of district boundaries. To determine the location of any zoning district boundaries where there is any uncertainty, contradiction, or conflict as to the intent or location of such boundaries (see Section 50-1-7 of this Code);
- (3) Site plan review. To review site plan applications through the site plan review process and take final action to approve, approve with conditions, or deny such applications within the following zoning districts: R1, R2, R3, R4, R5, R6, B1, B2, B3, B4, B5, B6, M1, M2, M3, M4, M5, P1, TM, PR, W1, SD1, SD2, SD3MKT, and SD4 less than three acres. In cases of disposition of City-owned lands, the Planning and Development Department may designate an expanded review process to ensure

sufficient coordination of all City departments. (See Section 50-3-151 of this Code.) Where site plan review involves known "contaminated property," which is defined as a "facility" in Section 20101(1)(s) of the Michigan Natural Resources and Environmental Protection Act, being MCL 324.20101(1)(s), the Planning and Development Department shall notify the Building, Safety Engineering, and Environmental Department Environmental Affairs Division of such case;

- (4) Administrative adjustments. For applications that do require site plan approval, to review applications for administrative adjustments of any development standard set forth in Articles XIII and XIV of this chapter, and to approve or deny such applications (see Article IV, Division 6, of this chapter);
- (5) Development plans. To serve as custodian of development plans and amendments thereto, to advise the Board of Zoning Appeals regarding any proposed or requested minor deviation from a development plan in accordance with Section 50-2-74 and Section 50-4-2(c) of this Code, and to initiate and prepare amendments to development plans in accordance with Section 50-4-2(c) of this Code;
- (6) Special district review. To participate in the review of permit applications in the PC, PCA, SD3MKT, SD4 and SD5 Districts when site plan review is not otherwise required (See Section 50-11-66 and Section 50-11-96 of this Code);
- (7) Master Plan. To serve as custodian of the Master Plan, initiate amendments thereto, and provide determinations relative to the Master Plan as may be required of the Planning and Development Department in Section 50-3-46, Section 50-3-68, Section 50-3-96(7), and Section 50-4-82 of this Code; and

(8) Advisory review committees. To serve as chairperson of the Loft Review Committee and as member of the Industrial Review Committee, Hazardous Waste Facility Review Committee, Solid Waste Facility Review Committee, and Floodplain Management Review Committee, and to review proposals before said committees.

# ARTICLE III. REVIEW AND APPROVAL PROCEDURES (PART 1) DIVISION 5. - SITE PLAN REVIEW

#### Subdivision A

#### Sec. 50-3-113. - Applicability.

Applications for proposed developments that meet any one or more of the applicability criteria in this section shall be reviewed through the site plan review process. Developments that do not meet any of the applicability criteria in this section shall be reviewed by the Buildings, Safety Engineering, and Environmental Department through its permitting process, provided, that a site plan review is not required for the construction or alteration of an individual single- or two-family dwelling.

- (1) New construction that involves any one of the following:
  - a. Any new development that has more than 20,000 square feet of gross floor area, except that, on land zoned M1, M2, M3, M4 or M5, the threshold for industrial uses shall be 50,000 square feet of gross floor area;
  - b. Projects with multiple principal structures on one zoning lot;
  - c. Any multiple-family residential or loft development with more than 12 dwelling units;

- d. Site condominium developments;
- e. Projects in a 100-year floodplain; or
- f. Any parking structure as defined in Section 50-16-341 of this Code.
- (2) Additions and/or major structural alterations that involve any of the following:
  - a. Any development that has not more than 20,000 square feet of gross floor area where the addition or alteration results in a cumulative total of more than 20,000 square feet of gross floor area, considering existing floor area and proposed additions, except that, on land zoned M1, M2, M3, M4 or M5, the threshold for industrial uses shall be 50,000 square feet of gross floor area;
  - b. An increase of 25 percent or more in gross square footage to an existing building that contains more than 20,000 square feet of gross floor area, except that, on land zoned M1, M2, M3, M4 or M5, the threshold for industrial uses shall be 50,000 square feet of gross floor area; or
  - c. Projects in a 100-year floodplain.
- (3) Any development with a lot area of more than one acre in cumulative total considering existing lot area and any proposed additional lot area, except that, on land zoned M1, M2, M3, M4 or M5, the threshold for industrial uses shall be three acres.
- (4) Substantial changes in use within any building that has more than 20,000 square feet of gross floor area or of any use with a lot area of more than one acre, except

that, on land zoned M1, M2, M3, M4 or M5, the threshold for industrial uses shall be 50,000 square feet of gross floor area and three acres. For purposes of site plan review, a substantial change in use is one that involves the establishment of a use from one of the major land use classifications that are set out in Article XII of this chapter, which are residential, public/civic/institutional, retail/ service/ commercial, manufacturing/ industrial, and other, where the use immediately preceding the new use was from a different major land use classification.

- (5) Any conditional, regulated, or controlled land use and any case before the Board of Zoning Appeals as the body of first jurisdiction.
- (6) Any use that has drive-up or drive-through facilities or a walk-up component.
- (7) Animated signs as provided for in Section 50-6-91 of this Code.
- (8) Projects within any PD, SD1, SD2, SD3 MKT or SD5 District, provided, that, in the SD1, SD2, SD3MKT and SD5 Districts, alterations to an existing structure, that do not involve additions or major structural alterations, qualify for "expedited review" as provided for in Section 50-3-131(b) of this Code.
- (9) Projects within the SD4 District that involve the following four utility uses: electric transformer station; gas regulator station; telephone exchange building; water works, reservoir, pumping station, or filtration plant.
- (10) Projects seeking approval under the Alternative Residential Development Options provisions of Article XIII, Division 3, of this chapter.

- (11) Urban farms and all other agricultural uses specified as a conditional use in Section 50-12-109 of this Code.
- (12) Any new or newly established motor vehicle salesroom or sales lot for the sale of used vehicles.

#### **Subdivision B. - Submission Requirements**

#### Sec. 50-3-131. - Expedited review.

- (a.) Urban farms and other agriculture uses requiring site plan review are subject only to the submission requirements as specified in Section 50-3-138 of this Code.
- (b.) Plans that are subject to review solely by virtue of the provisions of Section 50-3-113(5) and (6) of this Code may be expedited by review limited to the Planning and Development Department and the Buildings, Safety Engineering, and Environmental Department, with the exception of urban farms and other agricultural uses, which shall always include the City Planning Commission staff. Similarly, in the SD3MKT, SD4, and SD5 Districts, plans that relate to alterations to an existing structure, which do not involve additions or major structural alterations, may be expedited by review limited to the Planning and Development Department or City Planning Commission staff, as appropriate. Advisory review by other such departments, as is usually undertaken pursuant to Section 50-3-151 of this Code, is not required in such cases of expedited review. The submittal requirements that apply in cases of expedited review are limited to those specified in Section 50-3-132, Section 50-3-133, Section 50-3-135, and Section 50-3-136 of this Code, with the exception of urban farms and other agricultural uses which shall meet the submittal

requirements as specified in Section 50-3-138 of this Code only. The appropriate review body is authorized to tailor the information that is required by this subdivision to the site under consideration.

#### Subdivision C. - Authority to Review and Approve Site Plans

#### Sec. 50-3-151. - Planning and Development Department.

The Planning and Development Department shall have the authority to review and approve preliminary and final site plans within zoning districts: R1, R2, R3, R4, R5, R6, B1, B2, B3, B4, B5, B6, M1, M2, M3, M4, M5, P1, TM, PR, W1, SD1, SD2, SD3MKT, and SD4 with less than three acres. The Buildings, Safety Engineering, and Environmental Department is authorized to participate in the review of all site plans related to development within these zoning districts. The Water and Sewerage Department is authorized to participate in the review of all site plans. The Planning and Development Department shall involve other such departments as deemed necessary for proper site plan review, including, but not limited to, the Recreation Department; review of agricultural uses shall also include the City Planning Commission staff, the Department of Public Works, and other departments and agencies as necessary.

# ARTICLE IV. - REVIEW AND APPROVAL PROCEDURES (PART 2) DIVISION 6. - VARIANCES AND ADMINISTRATIVE ADJUSTMENTS

#### Sec. 50-4-124. - Review and decision-making authority.

(a.) Applications requiring site plan review. In zoning districts R1, R2, R3, R4, R5, R6, B1, B2, B3, B4, B5, B6, M1, M2, M3, M4, M5, P1, TM, PR, W1, SD1, SD2, SD3MKT, and

SD4 with less than three acres, the Planning and Development Department shall have authority to grant administrative adjustments for development proposals that are required to obtain site plan approval, pursuant to the review procedures and approval criteria set forth in this division. In zoning districts PD, PC, PCA, SD4 with three acres or more, and SD5, the City Council shall have authority to similarly grant administrative adjustments. Administrative adjustments shall not be reviewed or approved until technical review comments pertaining to the preliminary site plan review process have been received and reviewed. In cases of permit applications that require site plan review, administrative adjustments shall be granted only during the site plan review process.

(b.) Applications not requiring site plan review. The Buildings, Safety Engineering, and
Environmental Department shall have authority to grant administrative adjustments
for all development proposals that do not require site plan approval, pursuant to the
review procedures and approval criteria set forth in this division and a public hearing
shall not be required. Such requests shall be reviewed by a designated officer of the
Buildings, Safety Engineering, and Environmental Department who shall grant the
administrative adjustment, where the criteria specified in Section 50-4-121 of this
Code have been met to the satisfaction of the designated officer. The Buildings,
Safety Engineering, and Environmental Department shall involve other such
departments as necessary for proper review, including, but not limited to, the
Planning and Development Department and the Recreation Department.

#### **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 MKT, 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;

#### **DIVISION 9. CONTROLLED USES**

#### Subdivision A. In General

### Sec. 50-3-402. - List of controlled uses.

The following land uses shall be considered "controlled uses" under this chapter:

- (1) Arcades outside the M1, M2, M3, M4, PC, PCA, or TM Districts;
- (2) Specially designated merchant's (SDM) establishments and/or specially designated distributor's (SDD) establishments outside the MKT District; and
- (3) (3) Pool halls outside the B5, B6, M1, M2, M3, M4, PCA, and TM Districts.

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

#### Sec. 50-7-5. - Special districts.

Special districts and overlay areas within the City are as follows:

- (1) PD Planned Development District.
- (2) P1 Open Parking District.
- (3) PC Public Center District.
- (4) PCA Public Center Adjacent District (Restricted Central Business District).
- (5) TM Transitional-Industrial District.
- (6) PR Parks and Recreation District.
- (7) W1 Waterfront-Industrial District.

- (8) SD1 Special Development District, Small-Scale, Mixed-Use.
- (9) SD2 Special Development District, Mixed-Use.
- (10) SD3 Special Development District, Technology and Research .MKT Market and Distribution District
- (11) (SD4 Special Development District, Riverfront Mixed-Use.
- (12) SD5 Special Development District, Casinos.

# ARTICLE XI. - SPECIAL PURPOSE ZONING DISTRICTS AND OVERLAY AREAS

# DIVISION 11. - SD3—SPECIAL DEVELOPMENT DISTRICT, TECHNOLOGY AND RESEARCHMKT – MARKET AND DISTRIBUTION

- 1 Sec. 50-11-261. Description.
- 2 (a) The SD3 Special Development District is designed for areas of the City where research facility
- 3 development in a campus-like setting is practicable. In addition, the district is designed for areas of the City
- 4 where the future general land use map of the Master Plan indicates usage other than "residential."
- 5 (b) Advances in industry and technology have created uses, which are related to industry and office or
- 6 commercial uses, but may not be appropriate or function adequately in a typical industrial or business zoning
- 7 district. The SD3 District provides an environment where "high technology" uses such as engineering,
- 8 design, research and development, photonics/optics, computer assisted design, robotics research, numerical
- 9 control equipment (CAD/CAM), prototype development and limited manufacturing, biotechnology lasers,

- medical research, food and materials testing, telecommunications, and related storage, warehousing and
  limited assembly operations associated with principal permitted uses can be located. The SD3 District will
  be located in a campus-type environment and so situated that uses will be developed without being negatively
  impacted by elements and conditions which are commonly found in a traditional industrial district and
  without negatively impacting uses found in a business district.
- The MKT- Market and Distribution District provides for and encourages food-related uses such as
  production, processing and wholesaling, as well as transport, and similar activities essential to the
  commerce and health of the City. Limited supporting uses such as office, retail, service, and other uses
  normally desiring to locate in this type of district are also permitted.
  - Within the greater Eastern Market Area, the focus is on the expansion of existing and the attraction of new food-related industries outside the historic Market core. Provisions are made for greenway setbacks along certain streets to be used for vegetative screening of warehouse and production uses from residential uses, as accessible open space, and to provide areas for on-site stormwater management. To avoid visually dominating existing buildings of historical character, building heights are limited around the historic Market core. To avoid potentially overwhelming existing residential properties, building heights are also limited in areas likely to see large amounts of new construction.

#### 17 Sec. 50-11-262. - Site plan review.

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- All uses in the SD3 Special Development are subject to site plan review as provided for in Article III, Division 5, of this chapter.
- To ensure compliance with the provisions of section 50-11-275, the Buildings, Safety Engineering,
  and Environmental Department shall forward to the Planning and Development Department all building
  permit applications for
  - (a.) New construction or expansion and

1	(b.)	Demolition. The Planning and Development Department's review of demolition permits
2		is limited to ten business days during which time alternatives to demolition might be
3		explored with the applicant and/or owner. The Planning and Development Department
4		may waive the ten-day review period where no good purpose would be served by deferring
5		demolition.
6	Sec. 50-11-	263 By-right uses.
7	By-right uses	within the SD3 Special Development District are as follows: Research facility involving any of
8	the following:	•
9	(1)	) Basic research, research and development, design, and prototype or experimental product
10	<del>de</del>	evelopment facility;
11	<del>(2</del> )	) Office, business or professional;
12	(3)	) Data processing and computing, including service and maintenance of electronic data
13	<del>pr</del>	cocessing equipment;
14	(4)	) Photonics/optics, robotics, and electronic equipment research;
15	<del>(5</del> )	High technology service activity that involves computer, information transfer,
16	ee	ommunication, distribution, processing, administrative, laboratory, experimental,
17	de	evelopmental, technical, or testing services;
18	<del>(6</del> )	High technology industrial activity that involves one-time prototype production, robotics,
19	<del>bi</del>	ological or pharmaceutical research, or technology oriented to emerging industrial or business
20	ae	tivity not involving any heavy manufacturing;
21	(7)	) Business activity that involves developing, improving, or creating new or existing products;
22	<del>an</del>	<del>nd</del>

1	(8) Limited assembly and machining operations where accessory to research and development
2	activities occurring at the same locations, provided, that:
3	a. Assembly activities shall be limited to assembly of premanufactured finished objects
4	or components, and shall include only small-volume, nonroutine production of
5	innovative products or equipment products or equipment; and
6	b. Machining shall be permitted on a limited basis and only for research and
7	development activities, repair, demonstration and/or training.
8	Uses permitted by right in the MKT Market and Distribution District are delineated in Section 50-
9	11-264 through Section 50-11-268 of this Code. See Article XII of this chapter for a complete listing of all
10	use regulations and standards, Article III, Division 5, of this chapter to determine when site plan review is
11	required for by-right uses, and Article XII, Division 5, of this chapter for accessory uses, including home
12	occupations.
13	Sec. 50-11-264 Conditional Uses By-right residential uses.
14	Conditional uses within the SD3 Special Development District are as follows:
15	(1) Aquaculture as provided for in Article XII, Division 3, Subdivision H, of this chapter.
16	(2) Aquaponics as provided for in Article XII, Division 3, Subdivision II, of this chapter.
17	(3) Greenhouses as provided for in Article XII, Division 3, Subdivision H, of this chapter.
18	(4) Hoophouses as provided for in Article XII, Division 3, Subdivision H, of this chapter.
19	(5) Hydroponics as provided for in Article XII, Division 3, Subdivision H, of this chapter.
20	(6) Urban farms as provided for in Article XII, Division 3, Subdivision H, of this chapter.
21	By-right residential uses within the MKT Market and Distribution District are as follows:
22	<u>Loft.</u>

# Sec. 50-11-265. - Intensity and dimensional standards By-right public, civic, and institutional uses.

- 3 Intensity and dimensional standards are subject to review and approval by the Planning and Development
- 4 Department. See Section 50-13-131 of this Code.
- 5 By-right public, civic, and institutional uses within the MKT Market and Distribution District are as
- 6 <u>follows:</u>

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- 7 (1) <u>Educational institution.</u>
- 8 (2) Fire or police station, post office, courthouse, and similar public building.
- 9 (3) <u>Museum.</u>
- 10 (4) <u>Outdoor recreation facility.</u>
- 11 (5) <u>Religious institution.</u>
- 12 Sec. 50-11-266. Other Regulations. By-right retail, service, and commercial uses.
  - (a) Planning and Development Department review. The Planning and Development Department shall review site, elevation, and landscape plans to ensure that any building, structure, or use will be blended into the contiguous and adjacent areas so as to promote a campus like setting and be noninjurious to contiguous uses and not contrary to the spirit and purpose of this chapter. The Planning and Development Department shall conduct its site plan review, as provided for in Article III, Division 5, of this chapter, with particular focus upon:
    - (1) Proximity to adjacent residential developments;
- 20 (2) Open space;
- 21 (3) Bulk;

1		(4) Setbacks;
2		(5) Traffic flow;
3		(6) Signage and graphics;
4		(7) Landscaping and screening.
5		(b) Specific requirements.
6		(1) Research facilities in the SD3 Special Development District shall conform to the
7		operational performance standards of Article XIV, Division 7, of this chapter;
8		(2) Outdoor lighting shall be provided in an amount which shall be sufficient to permit
9		safe movement of vehicles and pedestrians at night;
LO		(3) Waste removal areas shall be located within a building.
l1	By-right r	etail, service, and commercial uses within the MKT Market and Distribution District are
L2	as follows:	
L3	(1)	Animal-grooming shop, subject to 50-12-212.
L4	(2)	Arcade.
15	(3)	Art gallery.
L6	(4)	Automated teller machine not accessory to another use on the same zoning lot, which
L7		is stand-alone, without drive-up.
18	(5)	Bake shop, retail.
19	(6)	Bank, without drive-up.
20	(7)	Banquet hall.

1	(8)	Barber or Beauty shop, subject to Section 50-12-235.
2	(9)	Bed and breakfast inn.
3	(10)	Body art facility
4	(11)	Brewpub or microbrewery or small distillery or small winery.
5	(12)	Commissary.
6	(13)	Dance hall, public.
7	(14)	Dry cleaning, laundry, or laundromat.
8	(15)	Establishment for the sale of beer or alcoholic liquor for consumption on the premises.
9	(16)	Nail salon, subject to Section 50-12-236.
10	(17)	Office, subject to 50-12-298
11	(18)	Printing or engraving shops
12	(19)	Produce or food markets, wholesale.
13	(20)	Recording studio or photo studio, no assembly hall.
14	(21)	Restaurant, carry-out or fast-food without drive-up or drive-through facilities.
15	(22)	Restaurant, standard without drive-up or drive-through facilities.
16	(23)	Retail sales and personal service in business and professional offices
17	(24)	School or studio of dance, gymnastics, music, art, or cooking.

1	(25)	Shoe repair shop.
2	(26)	Storage or killing of poultry or small game for direct, retail sale on the premises or for
3		wholesale trade, subject to Section 50-12-315
4	(27)	Stores of a generally recognized retail nature whose primary business is the sale of new
5		merchandise without drive-up or drive-through facilities subject to 50-12-324.
6	(28)	<u>Used goods dealer.</u>
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8	Sec. 50-	-11-267 By-right manufacturing and industrial uses.
9	By-right r	manufacturing and industrial uses within the MKT Market and Distribution District are as
LO	follows:	
l1	(1)	Cold storage plant.
L2	(2)	Confection manufacture.
13	(3)	Food catering establishment.
L4	(4)	High/Medium-impact manufacturing or processing subject to Sec. 50-12-362
L5	(5)	Ice manufacture.
16	(6)	Low-impact manufacturing or processing.
L7	(7)	Low/Medium impact manufacturing or processing subject to Sec. 50-12-361
L8	(8)	Railroad transfer or storage tracks.

1	(9)	Vending machine commissary.
2	(10)	Wholesaling or warehousing subject to 50-12-358.
3	Sec. 50-11-26	8 Other regulations. By-right other uses.
4	Other 1	by-right uses within the MKT Market and Distribution District are as follows:
5	(1)	Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.
6	(2)	Aquaculture as provided for in Article XII, Division 3, Subdivision H, of this chapter.
7	(3)	Aquaponics as provided for in Article XII, Division 3, Subdivision H, of this chapter.
8	(4)	Farmers markets as defined in Article XVI, Division 2, Subdivision G, of this chapter.
9	(5)	Greenhouses as provided for in Article XII, Division 3, Subdivision H, of this chapter.
10	(6)	Hoophouses as provided for in Article XII, Division 3, Subdivision H, of this chapter.
11	(7)	Hydroponics as provided for in Article XII, Division 3, Subdivision H, of this chapter.
12	(8)	Railroad rights-of-way, not including storage tracks, yards, or buildings.
13	(9)	Signs as provided for in Article VI of this chapter.
14	(10)	Urban farms as provided for in Article XII, Division 3, Subdivision H, of this chapter.
15	(11)	Urban gardens as provided for in Article XII, Division 3, Subdivision H, of this chapter
16	Sec. 50-11-26	9 Conditional uses.
17	Uses per	mitted conditionally in the MKT Market and Distribution District are delineated in
18	Section 50-11-2	70 through Section 50-11-274 of this Code. See Article XII of this chapter for a

1	complete listing	g of all use regulations and standards, and Article XII, Division 5, of this chapter for
2	accessory uses,	including home occupations.
3	Sec. 50-11-27	70 - Conditional residential uses.
4	Condition	onal residential uses within the MKT Market and Distribution District are as follows:
5	(1)	Residential use combined in structures with permitted commercial or industrial uses, in
6		which one or more permitted commercial or industrial use is located on the ground floor.
7	(2)	School building adaptive reuses, residential
8	New res	sidential uses shall not be permitted in the area where setbacks are required, as defined in
9	Sec. 50-11-275(	<u>1).</u>
10	Sec. 50-11-27	71 Conditional public, civic, and institutional uses.
11	Conditional pub	olic, civic, and institutional uses within the MKT Market and Distribution District are as
12	follows:	
13	(1)	Child care center.
14	(2)	Electric transformer station.
15	(3)	Gas regulator station.
16	(4)	Library
17	(5)	Neighborhood center, non-profit.
18	(6)	Outdoor entertainment facility.
19	(7)	School building adaptive reuses—public, civic, and institutional

# 1 Sec. 50-11-272. - Conditional retail, service, and commercial uses.

2	<u>Condition</u>	onal retail, service, and commercial uses within the MKT Market and Distribution District
3	are as follows:	
4	(1)	Business college or commercial trade school, subject to Section 50-12-318
5	(2)	Customer service center, without drive-up or drive-through facilities
6	(3)	Hotel.
7	(4)	Medical or dental clinic, physical therapy, or massage therapy
8	(5)	Office, business or professional, subject to 50-12-298.
9	(6)	Parking structures, subject to 50-12-301.
LO	(7)	Private club, lodge, or similar use
11	(8)	Recreation, indoor commercial and health club
12	(9)	Specially designated distributor's (SDD) or specially designated merchant's (SDM)
13		establishment.
L4	(10)	Storage or killing of poultry or small game for direct, retail sale on the premises or for
15		wholesale trade, subject to Section 50-12-315
L6	(11)	Veterinary clinic for small animals
L7	(12)	Youth hostel/hostel

# 1 Sec. 50-11-273. - Conditional manufacturing and industrial uses.

2	Condition	onal manufacturing and industrial uses within the MKT Market and Distribution District
3	are as follows:	
4	(1)	Abattoir, slaughterhouse, subject to Sec. 50-12-331.
5	(2)	High-impact manufacturing or processing, subject to Sec. 50-12-365
6	(3)	Lithographing.
7	(4)	Trucking terminals, transfer buildings, truck garages, recreational vehicle storage lots, and
8		open areas for the parking of semi-trailers, buses, and other operable commercial
9		vehicles, not including limousines and taxicabs, subject to Sec. 50-12-355.
10	(5)	Wholesaling or warehousing, subject 50-12-358.
11	Sec. 50-11-27	74 Conditional other uses.
12	Other o	conditional uses within the MKT Market and Distribution District are as follows:
13	Telecommunic	ations buildings, private.
14	Sec. 50-11-27	75 Intensity and dimensional standards.
15	Development i	n the MKT Market and Distribution District shall comply with the intensity and
16	dimensional sta	andards provided for in Article XIII, Division 1, Subdivision G, of this chapter.
17	(1)	Setback and screening. For the purposes of stormwater management and visual screening.
18		MKT-zoned parcels in the area bounded by Superior Street to the north, Chene Street to
19		the east, Wilkins Street to the south, and Dequindre Cut Greenway / Dequindre Street to
20		the west (excluding properties abutting Dubois Street) are required to have the following:

1	a.	Side setback	from SD2. On the side of the property where adjacent to land zoned
2		SD2 or acros	ss an alley from land zoned SD2, a side setback of 50 feet is required.
3	b.	Side setback	from Public Streets. On the side of the property where either adjacent
4		to a public st	treet, 40 foot side setback is required.
5	c.	Side setback	from the Dequindre Cut Greenway / Street, 10 foot side setback is
6		required.	
7	d.	Setback from	n residential zoning district. A setback of 50 feet where adjacent to or
8		across an alle	ey from a residential zoning district.
9	e.	Front Setbac	ek. A setback of 25 feet for zoning lots on Superior Street.
10	f.	Vegetative so	creening. Vegetative material shall be planted within the above
11		required seth	back areas to provide a minimum of 75 percent opacity on a year-round
12		basis beginni	ing one year after planting, be a minimum of 10 feet tall beginning two
13		years after pl	anting, and meet these standards for the full length of the required
14		screening. The	he location of the screening is within ten feet of the following:
15		i.	The property line adjacent to or across an alley from land zoned
16			<u>SD2,</u>
17		ii.	Adjacent to any public street or the Dequindre Cut Greenway /
18			Street;
19		iii.	Adjacent to or across an alley from a residential zoning district.
20		The Plannir	ng and Development Department may approve an alternative location
21		after making	g the determination that it will provide screening at least as effective
22		as that spec	ified in this subsection.

1	(2) MKT Height Limitations near Eastern Market Sheds. To prevent the overwhelming of
2	existing structures by new structures or by additions to existing structures, a height limit of
3	55 feet applies to zoning lots that are:
4	a. Abutting the west side of Russell Street between Alfred Street and Napolean
5	(Fisher Freeway Service Drive); or
6	b. Located in the area bounded by Russell Street, Wilkins Street, Orleans Street, and
7	Napolean (Fisher Freeway Service Drive); or
8	c. Abutting the east side of Orleans between Alfred Street and the alley north of
9	and parallel to Gratiot Avenue.
10	(3) MKT Height limitations near residential properties. To limit the scale of new
11	developments in areas that are potentially near existing residential developments, MKT-
12	zoned parcels in the area bounded by Superior Street to the north, Chene Street to the east,
13	Wilkins Street to the south, and Dequindre Cut Greenway / Dequindre Street to the west
14	(excluding properties abutting Dubois Street) are limited to 50 feet in height.
15	Secs. 50-11 <del>-267</del> 276—50-11-280 Reserved.
16	ARTICLE XII – USE REGULATIONS
17	DIVISION 1. USE TABLE
18	Subdivision A. In General.

			Residential						Business						ln	du	str	ial		Special and Overlay										Standard	_	
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	2 F	R F	R E	B E	B E :	3 4	B E	B E	3 N	M I	VI II	И I	И I	M I	P F	P	PCA	T	- P	P W	1	S D D	SD 3 M K T	D 4	S D 5	General (Art. XII, Div. 2) Specific (Art. XII Div. 3)	, C I,

### **Subdivision B. - Residential Uses**

# Sec. 50-12-21. - Group living.

Regulations regarding group living uses are as follows:

	Adult foster care facility			С	С	С	С	R	R						L					SPC; Section 50-12-151
	Assisted living facility				С	R	R	R	R		R	R			L		С			Section 50- 12-152
	Convalescent, nursing, or rest home				R	R	R	R	R		R	R			L		С			Section 50- 12-155
	Emergency shelter				С	С	С				С	С			L					SPC; GRT Section 50- 12-156
	Fraternity or sorority house			С	R	R	R	С	С		С				L		С	: 0		
Group living	Home for the aged			С	С	С	С	R	R						L					SPC; Section 50-12-158
	Religious residential facility	С	С	R	R	R	R	R	R		R	R	R		L	С	R		₹	
	Residential substance abuse service facility			С	С	С		С	С	С	С	С			L					
	Rooming house				R	R	R	С	С		С	С			L		С			Section 50- 12-164
	Shelter for victims of domestic violence			R	C/ R	R	R	R	R		R	R			Ĺ		R			Section 50- 12-165

			Re	sic	der	ntia	al			Bu	ısir	nes	S		lr	ndu	ıstı	rial				Spe	eci	al a	ınd	Ov	erl	ay			Standards	5
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	F	R F	R I	3 I	B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3	M 4	<b>M</b> 5	P   D	P	PC	2 -	T F	P W	S D 1	S D 2	S D 3 M K T	S S D II	S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)	
	All other	Τ	Τ	T		 C	C	С	Ιc	.	c.		С	С			T	T	Τ	l <sub>i</sub>				T	$\top$	С	Τ			Τ		
	All other				1	J	C	C	10	) ا ز	C		C	C						L						С						

## Sec. 50-12-22. - Household living.

Regulations regarding household living uses are as follows:

	Loft			R	R	R	R	С	С	С	C / R	R	С	С	С	C	L	R		R	R	<u>R</u>	R	Sections 50-12-157, 50-12-159
	Mobile home park					С											L							Section 50- 12-160
	Multiple-family dwelling		С	C / R	R	R	R	С	C / R		C / R	R / C					L	R / C		R	C / R		R	Sections 50-12-157, 50-12-161, 50-12-162
Household living	Residential use combined in structures with permitted commercial uses					R	R		C / R	C / R	/	С	С	С	С	c	L	R		R	R	<u>c</u>	R	Section 50- 12-159
	Single-family detached dwelling	R	R	R	R	R	С	С	С		С						L			С				Sections 50-12-157, 50-12-159
	Single-room-occupancy (SRO) housing, non-profit				С	С	С	С	С		С	С					L			С	С			SPC; Section 50- 12-166
	Townhouse		С	R	R	R	R	С	С		С	С					L			С	С		R	Sections 50-12-157, 50-12-167

			Re	si	de	nt	ial			В	usi	ine	SS			In	du	str	ial				Spe	cia	al a	nd	Ο١	/erl	ау		Standards	<b>;</b>
Use Category	Specific Land Use	R 1	R 2	R 3	R F	R 4	R 5	R 6	B 1	B 2	B 3	B 4	B 5	6 6	3 N	// N	M I	M I	M 4	M 5	P I	P	PC		r F	R 1	/ S D 1	S D D	SD 3 M K T	S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)	
	Two-family dwelling		R	F	R	R	R	С	С	С		С								I	-						С				Sections 50-12-157, 50-12-159	
	All other				(	С	С	С	С	С		С	C	;													С				Sections 50-12-157, 50-12-159	

# Sec. 50-12-23. - Institutional living.

Regulations regarding institutional living uses are as follows:

	Boarding school and dormitory	RRRRRRR	L	R R Section 50-12-153
	Child caring institution	RRRRRRR	L	C Section 50-12-154
Institutional living	Penal or correctional institution; detention facility	C	L	
	Pre-release adjustment center	C C C C C C R	L	Section 50-12- 163; SPC
	All other		L	

## Sec. 50-12-24. - Other residential uses.

Regulations regarding other residential uses are as follows:

			Re	sic	dei	nti	al			E	Bu	sin	es	s		I	nd	us	tria	al			S	ре	cia	ıl a	nd	O	/er	lay			Standa	_
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	<b>R</b> I	R 5	R 6	B 1	E 2	3 1	B   1	B 4	B 5	B 6	M 1	M 2	<b>M</b> 3	M 4	M 5	P D	P 1	PC	P C A	T	F	2 V	v 5	2	3 N K	1	S D 5	Gener (Art. X Div. 2 Specif (Art. X Div. 3	(II, 2) ific KII,
Other residential uses	School building adaptive reuses, residential	С	С	С																										<u>C</u>			Section 50	0-

# **Subdivision C. - Public, Civic and Institutional Uses**

## Sec. 50-12-41. - Auditorium or stadium.

Regulations regarding auditorium or stadium uses are as follows:

	Armory			R		R	R	R	₹ F	2	L			R			
	Auditoriums, public			CR	R	R	R	R			L	R	R	R			
	Convention or exhibit building; Office, public only										L	R	R				Sections 50-12-518, 50-12-562 (a)(3)
Auditorium or stadium	Outdoor entertainment facility			С	R	R	R	R			L	R	С	(		<u>c</u>	Section 50- 12-190
	Race track, motor vehicle							(		С	L						
	Stadium; sports arena			С	R	R	R	R	c		L	R	С	R			Section 50- 12-191
	All other				С	С	С	c		;	L						

			Re	sic	den	tia	I		Вι	ısir	es	S		In	dus	tria	al			Sp	ес	ial	and	1 O	vei	rlay			Standar	_
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B I	B E	3 N	И N	/ N	I M	I M	P D	P 1	PC	PCA	T M	P V R	v 5	S S D F	S S D D 3 N K T	1	S D 5	Genera (Art. XI Div. 2) Specifi (Art. XI Div. 3)	l, ) c l,

# Sec. 50-12-42. - Community service.

Regulations regarding community service uses are as follows:

	Customs office											R					L	F	2	R			С	
	Fire or police station, post office, courthouse, and similar public building			С	С	С		c	С	R	R	R	R	R	R	R	L		R	F	RR	<u>R</u>	C / R	Section 50- 12-186
	Governmental service agency						F	R	R	R	R	R	R	R	R	R	L		R		R		С	
Community service	Neighborhood center, non-profit	С	С	R	R	R	₹F	RF	С	R	R	R	R	R	С	С	L		R	F	R	<u>c</u>	R	Section 50- 12-187
	Substance abuse service facility								С	С	С	С	R	R	С	С	L				С			 SPC; GRT Section 50- 12-191
	All other									С	С	С	С	С	С	С	L						С	

# Sec. 50-12-43. - Day care.

Regulations regarding day care uses are as follows:

Day care	Adult day care center	RRRR	RRRR	L	R	Section 50- 12-181
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			Re	esi	de	nti	al			В	usi	ine	SS			Inc	dus	tria	al			S	ре	cia	l a	nd	Ov	erl	ау			Standards
Use Category	Specific Land Use	R 1	R 2	R 3	R F 4	R F	R I	R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	I N 2	I M 3	M 4	N 5	I P	P 1	PC	P C A	T	PR	W 1	S D 1	S D 2	S D 3 M K T		S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Child care center			F	R F	٦ ا	R	R	R	R	R	R	R							L			R				R	R	<u>C</u>	R		Sections 50-12-183, 50-12-512
	Family day care home	R	R	RF	RF	۱ ۲	R	R					R							L			R				R			R		Section 50- 12-185
	Group day care home	С	C	c			C	С												L										С		
	All other																			L												

# Sec. 50-12-44. - Hospital.

Regulations regarding hospital uses are as follows:

Hospital	Hospital or Hospice	

# Sec. 50-12-45. - Library.

Regulations regarding library uses are as follows:

Library	All	R	R	R	R	R	٦ C	R	R	R	R	R	С	;	L	F	₹ F	R	[I	RI	7   (	<u> </u>	2		

			Re	sid	len	tia	al		I	Bu	sin	es	S		lr	ndu	ıstı	ria	I			Sp	oec	ial	an	ıd (	Οve	erla	ay			Standard	_
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	1	3 E	3	B	B	B 5	B   6	M 1	M 2	M 3	M 4	M 5	P D	P 1	PC	PCA	T M	PR	W 1	S D 1	2	ש	S S D I	ויי	Genera (Art. XII Div. 2) Specific (Art. XII Div. 3)	, C

### Sec. 50-12-46. - Museum.

Regulations regarding museum uses are as follows:

	Museum			R	R	R	R	RF	RF	₹ (	CF	R F	R F	R F	RF	R	C	L	R	R	R	R	R	R	R	<u>R</u>	С		
Museum	Outdoor art exhibition grounds; sculpture gardens	С	С	R	R	R	R	2	F	₹ (	C F	₹						L											
	Public aquarium																	L	R	R		R					С		

# Sec. 50-12-47. - Park and open space.

Regulations regarding park and open space uses are as follows:

	Cemeteries, including those containing mausoleums, crematories, or columbaria	С	С	С													L										- 1	Section 50- 12-182
Park and open space	Outdoor recreation facility	С	С	R	R	R	R	R	R	С	R	R	RI	RI	R C	С	L	F	RF	RR	R	R	R	R	<u>R</u>	R		Sections 50- 12-188, 50- 13-211(4)
	All other			С	С	С	С	С	С		С	R	С	С	c	С	L	F	R F	2	R	R	R	R	Ì	С		

			Re	sid	len	tial	l		В	usi	nes	SS		Ir	ndu	str	ial			S	pe	cial	an	d C	)ve	rlay	/		Standard	_
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M I	M II	И I 4	M I	P F	PC	P C A	T M	P I	W 1	S S D I	D   1 2   3	⊋ [ } 4 VI	S S D D 5	1 010.21	, c l,

## Sec. 50-12-48. - Religious institution.

Regulations regarding religious institution uses are as follows:

Religious institution	ΔII	
Religious institution	All	

#### Sec. 50-12-49. - Schools.

Regulations regarding school uses are as follows:

Schools	Educational institution	С	С	С	С	R	R	R	R	R	R	R	R		L	R	R	R	R	<u>R</u>	С	Section 50- 12-184
	School, elementary, middle/junior high, or high	С	С	R	R	R	R	R	R	С	R	R			L	R	С	R	R		С	Section 50- 12-189
	All other														L	R		R	R		С	

# Sec. 50-12-50. - Utility, basic.

Regulations regarding basic utility uses are as follows:

			Re	sid	len	tial	I		В	Bus	ine	ess			Inc	lus	tria	ı			S	рес	ial	and	0	vei	rla	y		Standards
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	3 3	8 B	B 5	B 6	M 1	M 2	M 3	M 4	<b>M</b> 5	P D	P 1	PC	P C A	T M	P V R 1	V [	S S D II	ŀ	S S S S S S S S S S S S S S S S S S S	3 S 0 D 1 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Electric transformer station					С	С	С	С	С	С	R	R	R	R	R	R	R	L			F	RF	R	С	С	<u>C</u>	R		Section 50- 12-192
	Gas regulator station					С	С	С	С	С	С	R	R	R	R	R	R	R	L			F	₹ F	2	С	С	<u>c</u>	R		Section 50- 12-192
Litility books	Residential-area utility facilities, public	С	С	С	С														L				F	2						Section 50- 12-192
Utility, basic	Solar generation station'																		L				C	;						Section 50- 12-192
	Telephone exchange building					С	С	С	С	С	С	R	R	R	R	R	R	R	L			F	R F	2	С	С		R		Section 50- 12-192
	All other																		L				F	2				С		Section 50- 12-192

# Sec. 50-12-51. - Utility, major.

Regulations regarding major utility uses are as follows:

	Power or heating plant with fuel storage on site							С	R	R	R	R	R	R	R	L		R					Section 50- 12-192
Litility major	Steam generating plant												C	R	R	L							Section 50- 12-192
	Water works, reservoir, pumping station, or filtration plant		С	С	С	С	С	С	R	R	R	R	R	R	R	L	С	R	₹	С	С	;	Section 50- 12-192
	All other													С	С	L							Section 50- 12-192

			Re	sic	den	tia	al		В	us	ine	SS		ı	ndı	ıstı	rial			S	ре	cia	l an	d (	D٧٤	erla	y		,	Standard	
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	P F	P P	PCA	T M	PR	W 1	S D 1	D 2	SD3 MKT	S S D D D 4 5	5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)	;

## Sec. 50-12-52. - Other public, civic and institutional uses.

Regulations regarding other public, civic and institutional uses are as follows:

Other public, civic and	School building adaptive reuses—		Section 50-
institutional uses	public, civic, and institutional		12-138

## Subdivision D. Retail, Service and Commercial Uses

## Sec. 50-12-61. - Assembly.

Regulations regarding assembly uses are as follows:

	Assembly hall								R	F	R	R	R	R	R	R	L	-		R	F	7	R			Section 12-214	50-
	Banquet hall						С	С	; C	F	₹ [	₹ [	R	R	R	R	L	-	С	R	F	₹	R I	<u>R</u>			
Assembly.	Dance hall, public							С	; /	/	C (	(	С	С	С	С	L	-	C / R				C	<u>R</u>		P; RU;S Section 12-219	
	Private club, lodge, or similar use		С	C	С	; (	C	С	R	F	۲ F	۲ I	R	R	R	R	L	-	R	R	(	O	С	F	٧	Section 12-306	50-
	Rental hall								С	F	R	٦ ١	R	R	R	R	L	-	С	R	/	C	R			Section 12-309;	

			Residential					Business						Industrial					Special and Overlay									,	Standard Genera				
U	se Category	Specific Land Use	R 1	2 F	R I	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	B E	3 N	И N 1 2	1 N	M M	1 M	P	P 1	PC	P C A	T M	P R	W 1	S I		SD 3 M K T	S S S	50	(Art YII	l, ) c l,
		All other										C	С	С	С	С	С	С		L			С									tion 50- 551	

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

Regulations regarding food and beverage service uses are as follows:

	Brewpub or microbrewery or small distillery or small winery					(	C /	C /	/	/	/	/	L	F	C R / R	C / R	R	<u>R</u>	С	CU; RU; Section 50-12-217
	Commissary			l	R	F	₹ F	R	R	R	R	R	L		R			<u>R</u>		
Food and Beverage Service	Establishment for the sale of beer or alcoholic liquor for consumption on the premises			(	С	C /	/	; C /	С	С	С	С	L	/ F	С	C / R	R	<u>R</u>	С	RU;SPC; Section 50- 12-220
	Restaurant, carry-out, with drive-up or drive-through facilities				(	C	C /		С	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 I		₹ / R	R	С	R	R	R	L	/ (	R	R	R	<u>R</u>	R	SPC; Sections 50-

			Re	sic	den	tia	I		В	ısi	nes	SS		lı	ndı	ust	tria	ıl			Sp	ес	ial	an	d O	ver	lay			Standards
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	P D	P 1	PC	P C A	T M	P '	w ;	S S D D D	6 S 2 3 N K	1	S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
																														2-310 and 0-12-511
	Restaurant, fast-food, with drive-up or drive-through facilities									С	C /	C R	R (C	C F	₹ [	R	R		L			F	₹						S 12 50	PC; ections 50- 2-310 and 0-12-511
	Restaurant, fast-food, without drive-up or drive-through facilities								С	С	C / / R I		₹ (	C F	₹	R	R	I	L		F /	F	2		R	R	<u>R</u>	R	S 12	PC; ections 50- 2-310 and 0-12-511
	Restaurant, standard, with drive-up or drive-through facilities									/	C ( / / R I	C / R	₹ [	₹ F	₹	R	R	I	L			F	2						S 12 50	PC; ections 50- 2-31 <u>1</u> and 0-12-511
	Restaurant, standard, without drive-up or drive-through facilities								/	/	C (	′ F	₹ [	₹ F	₹	R	R		L		F	R F	2		R	R	<u>R</u>	R	S 12	PC; ections 50- 2-311 and 0-12-511
	All other								С	С	С	C	0	C (	C (	С	С		L		C	;						С		

Sec. 50-12-63. - Office.

Regulations regarding office uses are as follows:

		F	Res	ide	ent	ial		ı	Bu	sin	ess	;		Inc	dus	tria	al			Sp	ес	ial	and	O b	ver	lay			Standards
Use Category	Specific Land Use	R 1	R I	R 3	R 4	R 5	R E 6 1	B E	B E	3 I	B E	3 B	1 1	I N 2	I M	M 4	M 5	P D	P 1	P C	P C A	T M	P \	N [	S S D D 2	S D 3 N K	1	S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Medical or dental clinic, physical therapy clinic, or massage facility				С	R	R F	R F	R F	R F	R F	R	R	R	R	R		L		-	R F	R		R	R	<u>C</u>	R		Section 50- 2-232
	Office, business or professional						F	R   F	R   F	₹ [	R F	R	R	R	R	R		L	F	₹ /	C ' F	R		R	R	<u>C</u> / R	R		Section 50- 2-298
Office	Plasma donation center							(	2 (	0	C C	; c	С	С	С	С		L										F	RU; SPC
	Radio or television station							(	2	F	R F	R	R	R	R	R		L		ı	R F	R		С	R		R		
	Recording studio or photo studio or video studio, no assembly hall							(	С	F	R F	RR	R	R	R	R		L		-	R F	R		R	R	<u>R</u>	R		
	All other						(		C (	0	c	С	С	С	С	С		L		(	C	С		С	С		С		Section 50- 2-298

# Sec. 50-12-64. - Parking, commercial.

Regulations regarding commercial parking uses are as follows:

Parking, commercial	Parking lots or parking areas	C	c			R	R	R	R	R	R	C / R	F	R F	R F	₹ [	٦ ا	R	R	R		R		R	R		C / R	/    R	С		Section 50 12-299	-
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			Re	sid	len	tia			В	usi	ine	SS		I	nd	ust	ria	ı			Sp	ecia	al a	nd	Ov	erla	ay			Standards	
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	P D	P	PC	2 1	P I R	W 1	S D 1	S D 2	SD3MKT	S D 4	S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)	
	Parking structures					С	С	R	F	R	R F	C /	R	R	R	R	R	R	L	R	C / R	C C R	3		С	С	<u>C</u>	С		Section 50- 12-301	
	All other															С	С	С	L		С				С	С		С	Ì		

#### Sec. 50-12-65. - Public accommodation.

Regulations regarding public accommodation uses are as follows:

	Bed and breakfast inn	С	С	С	С	С	C		С	L		С				Section 50- 12-216
Dublic a commodation	Hotel		С	С	С	С	С	С	C C C C C C R R R R	L	C / R	С	С	<u>c</u> c	;	Sections 50- 12-228, 50- 12-312, 50- 12-514
Public accommodation	Lodging house, public								СС	L						RU; SPC; Section 50- 12-230
	Motel		С	С	С	С	С	С		L			С			RU; SPC; Sections 50- 12-233, 50-

			Re	sid	len	tia	al			Βu	sir	nes	s		lı	ndu	stri	al			S	ре	cia	an	d (	Ove	rla	у		Standard	
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R F	R I	B	B 2	B 3	B 4	B 5	B 6	M 1	M N 2 3	И N	/ N	И Р 5 С	) P	P	PCA	T M	P R	W 1	S D 1		SD 3 M K T	S S D D 4 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)	;
					Ι			Τ																						12-312, 50- 12-514	-
	Youth hostel/hostel			С	С	C				С		С	С						L						Ì		<u> </u>	2		Section 50- 12-322	

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

Regulations regarding indoor recreation and entertainment uses are as follows:

	Arcade			(	c c	c c	С	R	R	R	R	L	_	R	R	R		C	C R	:		CU;P; SPC; Sections 50- 12-213; 50- 12-515
	Cabaret			С	2 /	C			С	C	С	L	=		C/R	С		(		С		RU; SPC; Section 50-12-218
	Casinos and casino complexes											L	-								R	
Recreation/ entertainment, indoor.	Firearms target practice range, indoor			(	0	C C	С	С	С	С	С	C L	-									P; Section 50-12-224
	Pool hall			(	c	CR	R	R	R	R	R	L	=		R	R		С				CU;P; SPC; Section 50-12-305
	Recreation, indoor commercial and health club			R I	R F	R F	С	R	R	R	R	L	-		R	R F	2	R F	₹ <u>C</u>	R		Section 50- 12-308
	Theater and Concert café, excluding drive-in theaters			ŀ	₹ (	CF	2	R	R	R	R	L	-		R	R			ટ ર	R		Section 50- 12-317

			Re	sic	der	ntia	al			Bu	sin	es	S		lr	ıdu	stı	rial			5	Spe	cia	al a	nd	O۱	/er	ay		Standard	_
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	2 F	R F	R I	B I	B I	B I	B I	B I	B I	M 1	M I	M 3	M 4	M 5	P I	P F	FCA	1	Γ F	P W	/ S	S D D	U	ט	Genera (Art. XII Div. 2) Specifi (Art. XI Div. 3)	l, ) c l,

#### Sec. 50-12-67. - Recreation/entertainment, outdoor.

Regulations regarding recreation, entertainment and outdoor uses are as follows:

	Amusement park		С	С	С	СС	С	L			P; Section 50-12-211
	Drive-in theater						С	L			
Recreation/entertainment,	Go-cart track		С		R F	RR	R	L	R		P; GRT; Section 50- 12-226
outdoor	Golf course, miniature		С		R F	R R	R	L	R		P; Section 50-12-227
	Rebound tumbling center		С		R F	RR	R	L	R		GRT; P; Section 50- 12-307
	Outdoor commercial recreation not otherwise specified		С	С	С	СС	С	L	CR	С	P; Section 50-12-308

#### Sec. 50-12-68. - Retail sales and service, occupant-oriented.

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

Retail sales and service;	tetail sales and personal service in																	Sect	ion 50-
occupant-oriented bu	usiness and professional offices			С	R	R I	R R	R	R F	R	R	L	R	RF	R	R <u>R</u>	C	12-2	98

			Re	sid	len	tia	I		В	Bus	sin	ess	<b>;</b>		Inc	sut	tria	ıl			Spe	cia	al a	nd	Ov	erla	ay		9	Standards	
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	3 E	3 E	3 B	B B 6	1 1	I M	I M	M 4	<b>M</b> 5	P D	P	FC	2 1	P II R	2 N	S D 1	S D 2	SD3MKT	S : D   I	S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)	
	Retail sales and personal service in multiple-residential structures					С	R	C	R	2	F	RR	2						L							R		R	50	ections 0-12-312, 0-12-514	

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

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

	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 / F R	R F	R R	R	R	L	R	R				*	*Section 50- 11-318
Retail sales and service; sales- oriented.	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 F	R F	R R	R	R	L	R	R	F	₹  5	<u>R</u>	R	Section 50- 11-318
	Art gallery			R	R	R	RF	₹ F	R	R	R	L			F	₹ F	<u>R</u>		
	Bake shop, retail			R	R	R	R F	R F	R R	R	R	L	R	R	ı	₹ ह	1 <u>R</u>	R	Section 50- 12-215
	Firearms dealership				С	С	С		c	С	С	L							 Section 50- 12-223

		ı	Resi	ide	ntia	al		Вι	ısi	nes	SS		lr	ndu	stri	ial			S	ре	cia	l an	d O	ver	lay			Standards
Use Category	Specific Land Use	R 1	R F	R F	R R	R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M I	VI N	/I N	I P	P 1	PC	P C A	T M	P R	w ;	S S D D D D D D D D D D D D D D D D D D	S S D S N K	1	S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Fireworks sales, consumer											Ī		C	С		L											ection 50- 2-225
	Motor vehicles, new, salesroom or sales lots								С	R	R F	R F	R F	R F	R		L			С	R					С	1 S	ection 50- 2-292; ection 50- 2-517
	Motor vehicles, used, salesroom or sales lots								С	С	F	R F	R F	R F	R		L				R					С	1 S	ection 50- 2-293; ection 50- 2-517
	Motorcycles, retail sales, rental or service									С		(	C F	R F	R		L				R							; Section 0-12-297
	Pawnshop									С		(	c c	c c	С		L				С						S	;RU;SPC; BRT; ection 50- 2-302
	Pet shop							R	R	R	R F	R F	R F	R F	R		L				R		R	R			S	ection 50- 2-303
	Precious metal and gem dealers									С	С	C F	R F	R F	R		L			С	С		С	С			S	PC; ection 50- 2-304
	Produce or food markets, wholesale										F	R F	R F	₹ F	R		L				R				<u>R</u>			
	Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment							С	С	С	С	c d	C		C		L			С			С	С	<u>C</u>	С	S	PC; PC; ection 50- 2-314

			Re	sic	ler	ntia	al		ı	Bu	sin	es	S		lr	ıdu	stri	ial			5	Spe	cia	al a	nd	Ov	erl	ay		Standards
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	2 R	R R	R E	B E	3 2	B	B I	3 I	3 I	M 1	M II	И N 3 4	VI I	M I	P I	P F	PCA	Z T	P II R	W 1	, S D 1	S D 2	SD3MKT	S S D E	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Storage or killing of poultry or small game for direct, retail sale on the premises or for wholesale trade												F	2	F	R R	R	R	R L								<u></u>	<u>R</u>		Section 50- 12-315
	Trailer coaches or boat sale or rental, open air display							İ			C	>	F	R F	R F	R R	R	:	L				R							GRT
	Trailers, utility—sales, rental, or service; moving truck/trailer rental lots										C		F	₹F	R F	R	R	2	L				R							
	Used goods dealer										C	c	c	F	R F	R R	R	1	L			С	С			С	С			SPC; Section 50- 12-320
	All other										C	C C	C	; C	C (	C	С	;	L				С					C	;	

## Sec. 50-12-70. - Retail sales and service, service-oriented.

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

Retail sales and service;	Animal grooming shop			Р	PI	D D		RRR	P		F	,	R	Р		Section 50-
service-oriented	Animal-grooming shop					KK	'						'		K	12-212

			Res	side	ent	ial		ı	Bu	sin	ess	3		Ind	lus	tria	ı			Sp	eci	ial a	anc	1 O	ver	lay	,		Standards General
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R I	R II	B E	3 1	B	B E	3 B	3 N	I M 2	M 3	M 4	M 5	P D	P 1	PC	P C A	T   M	P V	N 5	S S D D 2	3 N H T	(	S D 5	(Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Automated teller machine, without drive-up or drive-through facilities						F	R F	R F	R   F	C / R	R	R	R	R	R	RI	L		R	R			R	R	<u>R</u>	R		
	Automated teller machine, with drive- up or drive-through facilities						(			c	CR	R	R	R	R	R	RI	L		С	R						С	D S H	rticle XIV, ivision 1, ubdivision ; Section )-11-318
	Bank, without drive-up or drive-through facilities						F	R F	R F	₹ [	R R	R	R	R	R	R	ı	L		R	R			R	R	<u>R</u>	R		
	Bank, with drive-up or drive-through facilities						(	C	C	c	C	R	С	R	R	R		L		С	R				R		С	D S H	rticle XIV, ivision 1, ubdivision ; Section )-11-318
	Barber or beauty shop						F	R F	R F	₹ [	R R	R	R	R	R	R	I	L		R	R			R	R	<u>R</u>	R	1: S	ection 50- 2-518 , ec. 50-12- 35
	Body art facility									(	C R	R	R	R	R	R		L			R				С	R		S	PC; P; ection 50- 2-300
	Business college or commercial trade school					R				(	CR	R	R	R	R	R	ı	L		R	R					<u>C</u>			ection 50- 2-318
	Customer service center, with drive-up or drive-through facilities						(		0	C (		R	R	R	R	R		L			R								rticle XIV, ivision 1,

			Res	sid	ent	ial			В	ısi	nes	SS		ı	nd	ust	tria	I			Sp	ec	ial	an	d C	ve	rla	у		Standards General
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	PD	P 1	P C	P C A	T M	P 'R	W 1	S S D I		S S S D II	S S S	/Art VII
																		1												Subdivision H
	Customer service center, without drive-up or drive-through facilities							R	R	R	R	R	R	R	R	R	R	l	L			R	₹			С	<u>C</u>			<u> </u>
	Dry cleaning, laundry, or laundromat							R	R	R	R	R	R	R	R	R	R	L	L		R	R	2		R	R	<u>R</u>	R		Section 50- 12-221
	Employee recruitment center						İ				С	R	R	R	R	R	R	L	L			R	₹							
Retail sales and service; service-oriented (cont'd)	Financial services center, with drive-up or drive-through facilities								С	С	С		R	С	R	R	R	L	L		С	R	2							Section 50- 12-222; Article XIV, Division 1, Subdivision H
	Financial services center, without drive-up or drive-through facilities								С	С	С	R	R	R	R	R	R	L			R	R	2							Section 50- 12-222
	Food stamp distribution center							С	С	С	С	R	R	R	R	R	R	L	L			R	₹							Article XIV, Division 1, Subdivision H
	Kennel, commercial										С		R	R	R	R	R	L	L			R	₹		С	С				Section 50- 12-229
Retail sales and service;	Mortuary or funeral home, including those containing a crematory								С	С	R	R	R	R	R	R	R	L				R	2							Section 50- 12-234
service-oriented (cont'd)	Nail salon							R	R	R	R	R	R	R	R	R	R	L	L		R	R	2		R	R	<u>R</u>	R		Sec. 50-12- 236
	Printing or engraving shops								С		С	R		R	R	R	R	ı	L			R	2		R	R / C	<u>R</u>	С		Section 50- 12-323
	Public center limited sales and service						Î													F	2									

		F	Resi	ide	enti	al		Е	Bus	ine	ess		I	nd	ust	ria			,	Spe	ecia	al a	nd	Ove	erla	ay			Standards
Use Category	Specific Land Use	R 1	R F 2 ;	3 I	R I	R I	R E 6 1	B 2	3 3	8 B	B 5	B 6	<b>M</b> 1	M 2	M 3	M 4	<b>M</b> 5	P D	P I	S F	Z T	P II R	W 1	S D 1	S D 2	SD 3 M K T	S D 4	S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Radio, television, or household appliance repair shop							R	R	R	R	R	R	R	R	R	L	-			R		(		;			GF	RT
	School or studio of dance, gymnastics, music, art or cooking						F	R	R	R	R		R	R	R	R	L						F	R F	R <u>F</u>	R	2		ection 50- -313
	Shoe repair shop						F	R	R	R	R	R	R	R	R	R	L			R	R		F	R F	R <u>F</u>	R	2		ection 50- -518
	Veterinary clinic for small animals							R	R	R	R		R	R	R	R	L				R		F	R F	R <u>C</u>	2			ection 50- -321
	All other							С	С	С	С	С	С	С	С	С	L	-		С	С		(		)	С	;		

# Sec. 50-12-71. - Vehicle repair and service.

Regulations regarding vehicle repair and service uses are as follows:

	Motor vehicle filling station				(		c	R	/	/	/	/	R / C	L	C	R / C		С		P; Division 3, Subdivision D of this article
Vehicle repair and service	Motor vehicle services, major					C	;	С	С	С	С	С	С	L		С				Section 50- 12-294
	Motor vehicle services, minor					C	C	R	R	R	R	R	R	L		R		С		Section 50- 12-295
	Motor vehicle washing and steam cleaning					C	c	R	R	R	R	R	R	L	C	R				GRT; Section 50- 12-296

		ı	Res	ide	nti	al		E	Bus	sin	ess	;		Inc	dus	stri	al			Sp	ec	ial	anc	O t	ver	lay	,		Standards
Use Category	Specific Land Use	R 1	R   2	R I	R F	R I	R E	3 E 2	3 E	3 E	3 E	B B	3 N	1 N	И N	Л IV	I M	P D	P 1	PC	P C A	<b>T</b>	P V R	N 5	S S D D	3 E	/  	S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Motor vehicles, new, Storage lot accessory to salesroom or sales lots for new motor vehicles									F	R F	R R	R	R	R	R	R	L	С		F	3							Section 50- 12-291
	Motor vehicles, used, Storage lot accessory to salesroom or sales lots for used motor vehicles									C		R	c	С	; C	С	С	L			C	С							Section 50- 12-291
	Taxicab dispatch and/or storage facility									C	C	R	R	R	R	R	R	L			F	₹							Section 50- 12-316

## Subdivision E. Manufacturing and Industrial Uses

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

Regulations regarding industrial service uses are as follows:

	Blueprinting shop			С	F	R	R	R	R	R	R	R	L	R F	2		С	Section 50- 12-333
	Boiler repairing							С	R	R	R	R	L					Section 50- 12-458
Industrial service.	Construction equipment, agricultural implements, and other heavy equipment repair or service								С	R	R	R	L	F	2			Section 50- 12-458
	Contractor yard, landscape or construction						R	R	R	R	R	R	L	F	2			Section 50- 12-458
	Junkyard										С	С	L			С		SWFRC; Section 50- 12-341
	Laundry, industrial							С	R	R	R	R	L	F	₹			

		R	Resi	de	ntia	al		В	us	ine	SS		ı	nd	ust	ria				Sp	ес	ial	and	d O	vei	lay	,		Standards
Use Category	Specific Land Use	R I	R F 2 3	R F 4	R F	R R	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C A	T	P \	W 1	S S D II	S S S S S S S S S S S S S S S S S S S	1	S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Lumber yard										F	R F	R F	R R	R	R	L				R							12	ection 50- 2-343
	Machine shop							С		С			C	CR	R	R	L							С	С			12 50	ections 50- 2-363 and 3-12-458
	Outdoor storage yard													С	R	R	L											12	ections 50- 2-344 and 3-12-458
	Pet crematory											F	R F	R R	R	R													
	Research facilities										F	₹					L									R			
	Tires, used; sales and/or service										C			C	С	С	L				С							12	ection 50- 2-350
	Tool sharpening or grinding											C	C F	R R	R	R	L				R							12	ection 50- 2-516
	Towing service storage yard											C		c	С	С	L				С								ection 50- 2-352
	Trade services, general							C / R		R I	R F	R F	R F	R R	R	R	L				R			C / R	C / R			Se	ection 50- 2-353
	Truck stops										C	;		С	С	С	L												ection 50- 2-519
	Used vehicle parts sales													С	С	С	L											12	ection 50- 2-356
	Welding shops							С		С	C	;	C	R	R	R	L							С	С				ection 50- 2-364
	All other														С	С	L												

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

Regulations regarding manufacturing and production uses are as follows:

			Re	sic	deı	ntia	al		Е	Bus	sin	es	S		In	du	str	ial			,	Spe	eci	al a	and	0	ver	lay	'		Standards General
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R F	R R	2 B	B 2	3 E	3 E	B E	B   5	B I	M I	M I	VI IV	// I	M   5	PI	P F	S F	SI	T I	P V	V [	S S D D I 2	3 N K	Λ	S D 5	/Aut VII
	Abattoir, slaughter house												С				С	С	L								(	<u>C</u>		1.	ections 50- 2-331 and 0-12-458
	Baling of waste paper or rags												R	С	R	R	R	R	L				R							1	ections 50- 2-332 and; 0-12-458
	Chemical materials blending or compounding but not involving chemicals manufacturing														С	R	R	R	L				R							E S 1	GLE; ection 50- 2-458
Manufacturing and	Confection manufacture								S C	R	C / R		R	С	R	R	R	R	L				R			R	R <u>F</u>	<u>3</u> (	C	1.	ections 50- 2-334 and 0-12-458
production	Dental products, surgical, or optical goods manufacture								С		С	С		С	R	R	R	R	L				R					(	5	1 5	ections 50- 2-355 and 0-12-458
	Food catering establishment								C / R	R	C / R		R	R	R	R	R	R	L				R			R	R <u>F</u>	<u> </u>	С	1.	ections 50- 2-336 and 0-12-458
	High-impact manufacturing or processing as defined in Section 50-16-242															С	R	R	L								(	2		1 5	ection 50- 6-242 and 0-12-365
	High/medium-impact manufacturing or processing as defined in Section 50-16-242								С		С					R	R	R	L				R			С	C F	<u> </u>		1 1	ections 50- 2-362, 50- 6-242
	Ice manufacture										С		R		R	R	R	R	L				R								RT; Section 0-12-448

			Re	sic	den	ntia			Вι	ısin	es	S		In	dus	stria	al			Sp	ес	ial	and	10	verl	ay		Standar	
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B	B   4	B E 5	3 N	И М 1 2	1 N 2 3	1 M	M 5	P D	P 1	PC	P C A	T	P V R 1	V [5]	S S D D	S D 3 M K T		General (Art. X Div. 2 Specif 5 (Art. X Div. 3	(II, 2) fic (II,
	Jewelry manufacture							R	: F	C / R	С		R	R	R	R I	₹ L				R			R	R			Sections 50 12-340 and 50-12-458	t
	Lithographing, and sign shops							/ R	R	С			С	R	R	R I	٦ L				R			R	R C	<u>c</u>	;	Sections 50 12-342 and 50-12-458	
	Low/medium-impact manufacturing or processing as defined in Section 50-16-284							R	R	R		R	С	R	R	R I	٦ L				R			R	R <u>F</u>	2		Sections 50 12-361 and 50-12-458	
	Low-impact manufacturing or processing as defined in Section 50-16-284							R	: F	R		R	С	R	R	R I	₹ L				R			R	R <u>F</u>	<u>R</u> C	;	Sections 50 12-359 and 50-12-458	b
	Newspaper (daily) publishing or printing										R		R	R	R	R I	₹ L			R	R							Section 50- 12-458	
	Outdoor operations of all manufacturing and production land uses														C	C ( / / R I	L											Sections 50 12-344 and 50-12-458	
	Research or testing laboratory									С	С	R	R	R							R							Sections 50 12-348 and 50-12-458	
	Salt works															С	C L											IRC	
	Toiletries or cosmetic manufacturing									С	С		С	R	R	R I	₹ L				R							GRT; 50-12 458	
	Tool, die, and gauge manufacturing									С			С	R	R	R I	₹ L				R							GRT; Secti 50-12-351 and 50-12- 458	
	Very high-impact manufacturing or processing as defined in Section 50-16-441															С	C L						С					EGLE; IRC	,
	Wearing apparel manufacturing							R	: F	C / R	С		С	R	R	R I	₹ L				R			R	R			Section 50- 12-360 and 50-12-458	
	All other															С	CL												

			Re	sid	len	tial			Bu	sin	ess	3		Inc	aut	tria	al			Spe	ecia	al a	nd	Ov	erla	ıy		,	Standard	
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B E 4	B E 4 5	B B	3 M	1 N 2	I M	M 4	M 5	P D	P	P F	S N	P I R	W 1	S D 1		SD3MKT	S S D II	S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)	;

## Sec. 50-12-83. - Warehouse and freight movement.

Regulations regarding warehouse and freight movement uses are as follows:

	Cold storage plant				R	С	R F	R F	RR	L		R		<u>R</u>	Section 50- 12-458
	Containerized freight yard				R		C	R F	R	L		R			Section 50- 12-454
	Elevators, grain						(	C F	R R	L					
	Explosives storage							C	C	L			С		IRC
Warahayaa and fraight	Feed or grain mill						(	C F	R	L			R		
Warehouse and freight movement	Fuel dock									L			R		
	Intermodal freight terminal							C	R	L					
	Outdoor operations of all warehouse and freight movement land uses						(	C /	C C	L					Sections 50- 12-344, 50- 12-458
	Railroad transfer or storage tracks				R	С	R I	R F	R	L		R		<u>R</u>	
	Steel warehousing						С	R F	R	L		R			
	Tank storage of bulk oil or gasoline						F	R F	R	L		R			

			R	esi	ide	nt	ial			В	Bus	sin	es	S		lı	ndı	ıst	ria	I			S	pe	cia	l ar	nd	Ov	/erl	ay			Standards
Use Category	Specific Land Use	R 1	F 2	R F	R F	R 4	R 5	R 6	B 1	B 2	3 E	3 I	B   4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C A	T M	P R	W 1	S D 1	S D 2	S D 3 N K	S D 4	S D 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Trucking terminals, transfer buildings, truck garages, recreational vehicle storage lots, and open areas for the parking of semi-trailers, buses and other operable commercial vehicles, not including limousines and taxicabs													R	C	: F	RR	2 8	R F	R L	-			F	3				<u>(</u>	2 (		1	Sections 50- 2-355, 50- 2-458
Warehouse and freight movement (cont'd)	Vending machine commissary											С	R	R	R	F	R	R	R F	R L	-			F	3				<u>F</u>	3 0		S	SRT; section 50- 2-458
	Wholesaling, warehousing, storage buildings, or public storage facilities											С	С	R	R	: F	RR	R	R F	R L	=			F	3				<u>(</u> <u>/</u> <u>F</u>		0	S 1	GRT; Sections 50- 2-358, 50- 2-458
	All other																	C	; c	L													

#### Sec. 50-12-84. - Waste-related use.

Regulations regarding waste-related uses are as follows:

0 0 0	Garbage, offal, or dead animal reduction	CCLC	IRC; Section 50- 12-337
Waste-related use	Hazardous waste facility	CCL	Section 50- 12-338
waste-related use	Incinerator plant	CCL	Section 50- 12-339
	Outdoor operations of all waste-related land uses	CCL	Sections 50- 12-344, 50- 12-458

		R	Resi	ide	enti	al		E	Bus	ine	ess			Ind	lus	tria	al			S	pe	cial	ar	nd (	Ove	erla	ay		Standards
Use Category	Specific Land Use	R   1	R F 2 3	R I	R F	R I	R E	3 E	B B	3 B	B B	B 6	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C A	T M	P R	W 1	S D 1	S D 2	SD 3 M K T	S S D II	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Radioactive waste handling															С	С	L					C		T				IRC; Section 50- 12-345
	Recycling center															С	С	L											SWFRC; Section 50- 12-346
	Rendering plant															С	С	L											IRC; Section 50- 12-347
	Scrap tire storage, processing, or recycling facility															С	С	L					C						IRC; Section 50- 12-349
	Sewage disposal plant														С	R	R	L							T				
	Transfer station for garbage, refuse, or rubbish															С	С	L					c						SWFRC; Section 50- 12-354
	Waste, scrap materials: indoor storage, handling and/or transfer												İ		С	С	С	L											SWFRC; Section 50- 12-357
	All other															С	c	L											IRC

**Subdivision F. - Other Uses** 

## Sec. 50-12-101. - Aviation and surface transportation facilities.

Regulations regarding aviation and surface and transportation facilities uses are as follows:

			Re	sic	de	nti	al		E	3us	sine	ess		I	Ind	ust	ria	ı			Spe	cia	al a	nd	Ove	erla	ıy		Standards
Use Category	Specific Land Use	R 1	R 2	R 3	R F	R F	R F	R E	3 E	3 E	3 B	B 5	B 6	<b>M</b> 1	M 2	M 3	M 4	M 5	P D	P	F	Z I	P II R	W 1	S D 1		SD 3 M K T	S S D D 4 5	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Aircraft landing areas for winged aircraft												С	F	R F	R F	R F	R L	-			R							
Aviation and surface	Heliports										C	C	;	C	C	c	c	L	-	С	R	С		С			С		Section 50- 12-411
transportation facilities	Passenger transportation terminal										F	R	R	R F	R F	R F	2	L	-		С	R			C				
	Tunnel or bridge plaza and terminal, vehicular											R	2					L	-		R								

### Sec. 50-12-102. - Public center open uses.

Regulations regarding public center open uses are as follows:

Public center open uses	All														R											
-------------------------	-----	--	--	--	--	--	--	--	--	--	--	--	--	--	---	--	--	--	--	--	--	--	--	--	--	--

## Sec. 50-12-103. - Railroad facilities.

Regulations regarding railroad facility uses are as follows:

Use Category	Specific Land Use	R 1		R 3				B 1		usi B			В 6		nd M				P	Ť			and P M			Ť	S D 5	Standards General (Art. XII, Div. 2) Specific	
														-			•				Α			1	2	3 M K T	5	(Årt. XII, Div. 3)	
	Railroad right-of-way, not including storage tracks, yards, or buildings	С	С	R	R	R	R	R	R	С	R	R	R	R	R	R	R	R	L		F	۲							

### Sec. 50-12-104. - Signs.

Regulations regarding sign uses are as follows:

Signs Signs	Article VI of this chapter
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#### Sec. 50-12-105. - Telecommunications facilities.

Regulations regarding telecommunications facilities uses are as follows:

Telecommunications facilities	Antennas	Division 3, Subdivision G of this article
releconfinulications facilities	Telecommunications building, private	CRRRRRRL R C

#### Sec. 50-12-106. - Water-related facilities.

			Re	sie	der	ntia	al		ı	Bu	sin	ess	S		In	du	str	ial			S	pe	cia	al a	ınd	O۱	/er	lay			Standard	_
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	2 F	R F	R E	B E	B E :	3 4	B E	B E 6	3 N	M I	VI II	И I	И I	M I	P F	P	PCA	T	- P	P W	1	S D D	SD 3 M K T	D 4	S D 5	General (Art. XII, Div. 2) Specific (Art. XII Div. 3)	, C I,

Regulations regarding water-related facilities are as follows:

	Boat or ship yard: construction, repair, maintenance, dry dock						R	R L			R		
	Boat terminal, passenger						R	RL	R		R	C	
Water-related facilities	Docks, waterway shipping/freighters						R	RL			R		
	Ferry terminal				СС	C	СС	CL			R		
	Marinas		cc	R		F	R	RL		R	RRCR	R	

# Sec. 50-12-107. - Other uses not prohibited by law or other ordinances and not specifically mentioned elsewhere in this chapter.

Regulations regarding all other uses not prohibited by law or other ordinances and not specifically mentioned elsewhere in this chapter are as follows:

All other uses not prohibited by law or other ordinances and not specifically mentioned elsewhere in this chapter													С	С	L										
---	--	--	--	--	--	--	--	--	--	--	--	--	---	---	---	--	--	--	--	--	--	--	--	--	--

Sec. 50-12-108. - Adult uses/sexually-oriented businesses.

			Re	sic	den	tia	I		Вι	ısir	es	S		In	dus	tria	al			Sp	ес	ial	and	1 O	vei	rlay	,		Standar	_
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B I	B E	3 N	И N	/ N	I M	I M	P D	P 1	PC	PCA	T M	P V R	v 5	S S D F	S S D D 3 N K T	D 4	S D 5	Genera (Art. XI Div. 2) Specifi (Art. XI Div. 3)	l, ) c I,

Regulations regarding adult uses and sexually-oriented businesses are as follows:

Adult uses/sexually-oriented businesses	Adult bookstore or adult video store, adult cabaret, adult motion picture theater, semi-nude model studio										R	R									SPC; Section 50-3-504	
---	---	--	--	--	--	--	--	--	--	--	---	---	--	--	--	--	--	--	--	--	-----------------------------	--

# Sec. 50-12-109. - Agricultural uses.

Regulations regarding agricultural uses are as follows:

	Aquaculture	
	Aquaponics	
Agricultural uses	Farmers' market	* * * * * * * * * R R R C R R R R R L * C C R * R R C C * * * * * * * * * * *
	Greenhouse	
	Hoop-house	

		ı	Re	sid	len	tia	I		В	ısi	nes	SS		In	ndu	ıstr	ial			S	Spe	cia	l ar	nd (	Ove	rla	ıy			tandards
Use Category	Specific Land Use	R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	B 5	B   6	M	M	M I	VI II	И F	P F	P	PCA	T	P R	W 1	S D 1		SD 3 M K T	S S D D 4 5	() S	General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
	Hydroponics										С	С	R	ا ۲	R	R	R F	R L				R					<del>2</del> 2	;		
	Urban farm (including orchard and tree farm when principal use)	С	С	С	R	R	R	R	R	R	R	С	R		С	c						С					<del>2</del>			
	Urban garden	R	R	R	R	R	R	R	R	R	R	С	R		C	c		L				С			R	) <u>F</u>	3			

# Sec. 50-12-110. - Medical marihuana caregiver centers.

Regulations regarding medical marihuana caregiver center uses are as follows:

Medical marihuana caregiver centers	Medical marihuana caregiver center							С	;	С			С	С	С	С														Article III, Division 12; Sections 50- 12-132, 50-12- 135, 50-12- 136 50-12-413	
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#### **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, SD3MKT, 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. 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.
- In designated Traditional Main Street Overlay Areas, as provided in Section 50-11-382 of this Code, and in the MKT district, residential uses, combined in structures with commercial or industrial uses that are permitted in the respective zoning district, shall be permitted by right.

# Subdivision C. - Retail, Service, and Commercial Uses; Generally Sec. 50-12-212. - Animal-grooming shop.

- (c.) All facilities of an animal-grooming shop, including all grooming areas, cages, pens and kennels, shall be maintained within a completely enclosed, soundproof building.
- (d.) All animal-grooming shops shall be designed and constructed in a manner that eliminates any emission of odor offensive to persons owning, occupying or patronizing properties adjacent to the use.
- (e.) Kennel facilities, if any, shall be governed separately by Section 50-12-229 of this Code for commercial kennels.
- (f.) <u>In the MKT district, animal grooming shops are permitted if not located on the first floor.</u>

#### Sec. 50-12-235 - Barber or Beauty Shop

In the MKT district, barber or beauty shops are permitted if not located on the first floor.

#### Sec. 50-12-236 - Nail Salons

In the MKT district, nail salons s are permitted if not located on the first floor.

#### Secs. 50-12-<del>235</del>237 – 50-12-250 - Reserved

Subdivision E. - Retail, Service and Commercial Uses; Generally

#### Sec. 50-12-298. - Office, business or professional.

- (1) In the PC District, only public offices shall be permitted.
- (2) In the MKT district, office uses:
  - May be conditionally permitted where located in newly-constructed buildings,
  - b. May be conditionally permitted where the use is located in the expanded area of an existing building where the expansion comprises more than 200 percent of the area of the first floor of the building, and
  - c. Are permitted where located in an existing building or in the expanded area of an existing building where the expansion comprises less than 200 percent of the area of the first floor of the building

#### Sec. 50-12-301. - Parking structures.

Parking structures shall be subject to the following provisions:

- (1) The dimensions of parking spaces in a parking structure shall be nine feet by 20 feet as specified in Section 50-14-231 of this Code, except that not more than 20 percent of the total number of spaces may be striped to smaller dimensions, provided, that all such spaces are located in those areas of the structure most remote from street-level ingress and egress and from direct access points to adjacent buildings. No other administrative adjustment of parking space dimensions may be granted;
- (2) Parking structures shall conform to the specifications for accessible parking for physically disabled persons as provided for in Section 50-14-182 through Section 50-14-186 of this Code. In addition, the minimum height clearance shall be 98 inches for van accessibility;
- (3) In the B5, PC, and PCA Districts, a parking structure shall be permitted byright if at least 30 percent of the ground floor level façade abutting a public
  street is dedicated to commercial space or other space oriented to pedestrian
  traffic. Otherwise, a parking structure may only be permitted as a conditional
  use;
- (4) In the SD1 and SD2 districts, a parking structure may be permitted as a conditional use if least 60 percent of the ground floor level façade abutting a public street is dedicated to commercial space or other space oriented to pedestrian traffic;
- (5) Parking structures shall be subject to site plan review as provided for in Section 50-3-113(1)f of this Code.

(6) In the MKT District, a parking structure may be permitted as a conditional use if at least 30 percent of the ground floor level façade abutting a public street is dedicated to commercial space or other space oriented to pedestrian traffic.

#### Sec. 50-12-315. - Storage or killing of poultry.

Storage or killing of poultry or small game for direct, retail sale on the premises or for wholesale trade shall also conform to the requirements of Chapter 19 of this Code, *Food*.

In the MKT zoning district, Storage or killing of poultry or small game for direct, retail sale on the premises or for wholesale trade is permitted on a by-right basis where less than or equal to 5,000 sq. ft in size and may be permitted on a conditional basis where such use exceeds 5,000 sq. ft. in size.

#### Sec. 50-12-318. - Trade schools, commercial.

- (a) Truck driving schools are subject to the provisions of Chapter 16, Article I, of this Code, *Noise*, and are excluded from the "school building adaptive reuse" provision as defined in <u>Section 50-16-381</u> of this Code.
- (b) Truck driving schools are prohibited on land zoned R5, or R6, or MKT.

# Sec. 50-12-324 - Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive through facilities

In the MKT district, stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through facilities shall not exceed 15,000 square feet in gross floor area.

#### Secs. 50-12-324325-50-12-330. - Reserved.

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

#### Sec. 50-12-331. - Abattoirs (slaughterhouses).

Abattoirs (slaughterhouses) are additionally subject to state licensing provisions that are specified in the Michigan Slaughterhouses; Edible Rendering, Wholesale Fabricating, Processing, or Storage Establishments Act, being MCL 287.571 et seq.

In the MKT district, abattoirs (slaughterhouses) shall not exceed 15,000 square feet in gross floor area.

#### Sec. 50-12-352. - Towing service storage yards.

- (a) Towing service storage yards shall be subject to the following provisions:
  - (1) All buildings, screening, and stored or abandoned vehicles shall be set back at least 20 feet from any lot line abutting, across the street, or across the alley from land zoned R1, R2, R3, R4, R5, R6, or residential PD;
  - (2) As required by <u>Section 50-14-361</u> of this Code, the 20-foot setback area between the masonry wall and the lot line, where

- required, shall be landscaped in accordance with <u>Section 50-14-362</u> and <u>Section 50-14-367</u> of this Code;
- (3) A masonry wall that is not less than six feet in height shall be erected:
  - a. Between any storage and the 20-foot setback area specified in Subsection (1) of this section; and
  - b. At any lot line abutting, across the street, or across the alley from land zoned B1, B2, B3, B4, B5, B6, non-industrial PD, P1, PC, PCA, PR, SD1, SD2, SD3, SD4, and SD5;
- (4) All ground surfaces within any towing service storage yard shall be covered with asphalt or concrete paving, or other material to create a firm, level surface (the term "level" as used in this section means free of ruts, potholes, or uneven areas) that prevents the formation of dust and mud and is approved by the Buildings, Safety Engineering, and Environmental Department. Pervious surface treatments are encouraged, except that gravel, slag, cinder, or graded natural surfaces shall not be allowed;
- (5) No vertical stacking of abandoned vehicles shall be permitted;
- (6) The Buildings, Safety Engineering, and Environmental

  Department shall specify the maximum, appropriate number

- of abandoned vehicles to be stored given the area and configuration of the site; and
- (7) The Buildings, Safety Engineering, and Environmental

  Department shall be authorized to obtain a performance
  guarantee as provided for in Article XIV, Division 8, of this
  chapter, in a sufficient amount, as determined by the Director
  of the Buildings, Safety Engineering, and Environmental
  Department.
- (b) Any use previously classified as a "Police Department authorized abandoned vehicle yard" or a "Police Department authorized abandoned vehicle storage yard" shall now be considered a "towing service storage yard" without need for issuance of an additional permit or change of use.

# Sec. 50-12-355. - Trucking terminals, transfer buildings, truck garages, recreational vehicle storage lots, and open areas for the parking of operable trucks.

- (a) Wherever possible, access to the sites of trucking terminals, transfer buildings, truck garages, recreational vehicle storage lots, and open areas for the parking of operable trucks from local residential streets shall be avoided.
- (b) On land zoned SD4, exclusively, only emergency medical service vehicles having not more than two axles may be parked, stored, or serviced.

(c) On land zoned MKT, only trucking terminals and transfer buildings

for food-related products may be permitted. Truck garages,

recreational vehicle storage lots, and open areas for the parking of

operable trucks are not permitted.

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

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

- (1) In the B4 District, such facilities shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare, except Gratiot;
- (2) Steel warehousing shall be prohibited in all zoning districts except M2,M3, M4, and M5;
- (3) Storage of bulk petroleum or related products, garbage, refuse, rubbish, or scrap tires are prohibited;
- (4) All materials shall be completely enclosed within a building, except as provided for in Subsection (6) of this section;
- (5) There shall be a minimum of 35 feet, or 45 feet if the driveway is two-way, between warehouses for driveway, parking, and fire lane purposes. Where no parking is permitted within the building separation areas, the building separation need only be 25 feet. Traffic

- direction and parking in such areas shall be designated by signaling or painting;
- (6) Permitted outdoor accessory storage is subject to <u>Section 50-12-458</u> of this Code and shall be placed only on asphalt or concrete paved surfaces, and screening shall be subject to the applicable provisions of Article XIV, Division 2, Subdivision D, of this chapter;
- (7) No storage of hazardous substances, toxic, or explosive materials shall be permitted. Signs shall be posted at the facility describing such restrictions; and
- (8) Public storage facilities are subject to the licensing provisions of Chapter 30, Article II, of this Code, *Moving and Storage*, and shall comply with the following standards:
  - No residential use shall be allowed in any public storage unit;
     and
  - b. No retail, wholesale, fabrication, manufacturing, or service activities shall be conducted from within public storage units-; and
- (9) In the MKT District, warehousing and storage of food-related products shall be permitted on a by-right basis and may be permitted conditionally if the products warehoused or stored are not foodrelated.

#### 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
	facili	ty is permissible by-right only if located in a structure not exceeding 4,000
	squa	re feet of gross floor area with a minimum of ten percent of the gross floor area
	being	g used as a retail store for the sale of the goods produced on the premises, and
	locat	red in a Traditional Main Street Overlay Area, and limited to any one of the
	follo	wing. Otherwise, in the B2, B3, and B4 Districts a low/medium-impact
	man	ufacturing 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
	(10)	Mint 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 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.
a. In the SD1 District, such facilities shall not exceed 4,000 square feet in gross
floor area <del>.</del>
b. In the SD2 District, such facilities shall not exceed 5,000 square feet in gross
floor area <del>.</del>

- (c.) In the SDI District, such facilities shall not exceed 4,000 square feet in gross floor area.
- (d.) In the SD2 District, such facilities shall not exceed 5,000 square feet in gross floor
- (e.) In the MKT District, low/medium-impact manufacturing or processing facilities allowed by-right is limited to:
  - (1) <u>Coffee roasting.</u>
  - (2) <u>Dog or cat food cannery or manufacture excluding rendering or the use of fish.</u>
- (ef) The regulations set forth in this Section may not be modified or 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.
- (d.) In the SD2 District, furniture making facilities shall not exceed 5,000 square feet in gross floor area.
- (e) In the MKT District, high/medium impact manufacturing and processing uses are limited to the following:
  - (1) Canning factories (excluding fish products),
  - (2) Brewing or distilling of liquors;
  - (3) Brewing of 20,000 or more barrels of beer or malt beverage per year
- (ef) The regulations set forth in this Section may not be modified or waived by the Board of Zoning Appeals.

#### 50-12-365 High impact manufacturing or processing facilities.

In the MKT District, high impact manufacturing and processing uses are limited to the following:

- (a.) Carbonic ice manufacture;
- (b.) Meat products manufacturing or processing;

The regulations set forth in this Section may not be modified or waived by the Board of Zoning Appeals.

#### Sec. 50-12-396. - Permissibility and review; Category D antenna towers.

Category D antenna towers shall be governed by the following provisions:

- Review. All Category D antennas shall be subject to review by the Wireless
   Telecommunications Site Review Committee as provided for in Article II, Division
   6, Subdivision G, of this chapter.
- (2) Permitted by right. Notwithstanding the height limitations specified in Article XIII,
  Division 1, of this chapter, Category D antenna towers shall be permitted by right in
  the B5 and B6 Districts, all industrial zoning districts and in any PCA, TM, or SD2
  District where more than 120 feet from any single- or two-family dwelling; Buildingmounted antennas: except as provided for in Subsection (5) of this section, antennas,
  such as those for cellular telephone that are often affixed to antenna towers
  exceeding 75 feet in height, may be mounted to the wall or roof or other surface of
  an existing building or other existing structure on a by right basis in the R4, R5, R6,
  B1, B2, B3, B4, B5, B6, M1, M2, M3, M4, M5, PC, PCA, TM, PR, W1, SD1, SD2,
  MKT, and SD4 Districts, provided the antennas are effectively concealed or
  camouflaged.
- (3) Conditional. Notwithstanding the height limitations specified in Article XIII, Division 1, of this chapter for the R4, R5, R6, B1, B2, B3, B4, and PR Districts, Category D antenna towers may be permitted as a conditional use in the R4, R5, and R6 residential districts and in B1, B2, B3, and B4 Districts, and in the PR special zoning district where proposed farther than 120 feet from any R1, R2, or R3 District and from any single- or two-family dwelling, subject to the findings specified in Section

50-12-385(1) of this Code, and subject to conditions as deemed necessary by the Buildings, Safety Engineering, and Environmental Department, including, but not limited to: antenna tower dimensions, setback requirements, number of antenna towers per zoning lot, height limitations, screening, and materials and coloration; Category D antenna towers may also be permitted as a conditional use in the R1, R2, and R3 residential districts on the grounds of a lighted athletic field, notwithstanding the prohibition in Subsection (4)a of this section, where proposed.

- (4) *Prohibited.* Except as delineated in Subsections (3) and (5) of this section, Category D antennas are prohibited:
  - a. In the R1, R2, and R3 Districts;
  - b. In the R4, R5, R6, B1, B2, B3, B4, and PR Districts where located within 120 feet of any R1, R2, or R3 District or a single- or two-family dwelling.
    Distance shall be measured between the closest R1, R2, R3 District lot line and the outermost point of the antenna structure closest to it;
  - c. In the SD4 District, except as accessory to a land use specified in Article XI,
     Division 12, of this chapter; and
  - d. In the TM, W1, M1, M2, M3, M4, M5 Districts where less than 120 feet from a single- or two-family dwelling; collocation of antennas on antenna towers located less than 120 feet from land zoned R1, R2, or R3 or from a single- or two-family dwelling requires a public hearing before the Board of Zoning Appeals as an expansion of a nonconforming structure.

- e. Exception to prohibition. Notwithstanding the prohibitions that are contained in Subsection (4) of this section, antennas, such as those for cellular telephones that are often affixed to antenna towers exceeding 75 feet in height, may be mounted to the wall or roof or other surface of an existing building or other existing structure in the R1, R2, R3, R4, R5, R6, B1, B2, B3, B4, PR, and SD4 Districts:
- Subject to review by the Wireless Telecommunications Site Review
   Committee; and
- b. Provided the antennas are effectively concealed or camouflaged; and
- c. As a conditional use, subject to Article III, Division 7, of this chapter.

# ARTICLE XIII. - INTENSITY AND DIMENSIONAL STANDARDS DIVISION 1. - TABLES OF INTENSITY AND DIMENSIONAL STANDARDS Subdivision G. - Special Purpose Zoning Districts

#### Sec. 50-13-131. - SD3 District MKT - Market and Distribution District.

Intensity and dimensional standards in the SD3 Special Development District, Technology and Research, MKT - Market and Distribution District are as follows:

Use	Minimum Lot	Minimum Setbacks	Max. Height	Max. Lot Coverage	Max	Add'l.
	Dimensions	(feet)	(feet)	(%)	FAR	Regs.

	Area (sq. ft.)	Width (feet)	Front	Side*	Rear				
Sec.	Secti	on 50-	Section	Section	Section	Section	Section 50	)-13-	
Reference	13-	-222	50-16- 382	50-16- 382	231	232	Section 50	)-13-	
*Formula	 A = Ler	ngth (fee	et) + 2 (hei	ight) / 15 (heigh	nt) / 6	*Form	ula B = Leng	gth (fe	ret) + 2
Agricultural uses			See Se	ection 50-1	2-400				Section 50-12- 409
All uses	<del>3 a</del>	cres	<del>20</del>	<del>Formula</del> B	<del>30</del>	<u>80</u>		2.00	<u>Sec. 50-</u> <u>11-275</u>

#### **ARTICLE XIV. DEVELOPMENT STANDARDS**

# DIVISION 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, MKT, and PC districts, in the Central Business District or in the New Center Major Commercial area as defined in Sec. 50-16-321 of this Code, shall be exempt from the off-street parking requirements of Subdivision B and Subdivision C of this Chapter;
  - (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 signage plan to show how the business will direct customers and employees to the off-site parking lot, including parking signage and wayfinding;
    - 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.

#### **DIVISION 7. - OPERATIONAL PERFORMANCE STANDARDS**

#### Sec. 50-14-581. - Applicability.

Unless otherwise expressly exempted in this chapter, all non-residential uses in all zoning districts that cause off-site impacts on uses in the R1, R2, R3, R4, R5, R6, B1, B2, B3, B4, B5, B6,

nonindustrial PD, P1, PC, PCA, TM, PR, SD1, SD2, SD3MKT, SD4, and SD5 Districts shall comply with the standards of this division.