

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

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by adding  
3 Article XII, *Use Regulations*, Division 3, *Specific Use Standards*, Subdivision A, *Residential Uses*,  
4 Section 50-12-364, *Welding shop*; by amending Article II, *Review and Decision-Making Bodies*,  
5 Division 6, *Advisory Review Committees*, Subdivision H, *Design Review Advisory Committee*,  
6 Section 50-2-222, *Personnel*; Article III, *Review and Approval Procedures (Part 1)*, Division 8,  
7 *Regulated Uses*, Subdivision A. *In General*, Section 50-3-323, *List of regulated uses*; Article VII,  
8 *Zoning Districts (In General)*, Section 50-7-6, *Overlay areas*; Article IX, *Business Zoning*  
9 *Districts*, Division 3, *B2 Local Business and Residential District*, Section 50-9-44, *By-right*  
10 *residential uses*, Section 50-9-47, *By-right manufacturing and industrial uses*, Section 50-9-50,  
11 *Conditional residential uses*, Section 50-9-52, *Conditional retail, service, and commercial uses*,  
12 and Section 50-9-53, *Conditional manufacturing and industrial uses*; Division 4, *B3 Shopping*  
13 *District*, Section 50-9-74, *By-right residential uses*, Section 50-9-77, *By-right manufacturing and*  
14 *industrial uses*, Section 50-9-80, *Conditional residential uses*; and Section 50-9-82, *Conditional*  
15 *retail, service, and commercial uses*; Division 5, *B4 General Business District*, Section 50-9-104,  
16 *By-right residential uses*, Section 50-9-107, *By-right manufacturing and industrial uses*, Section  
17 50-9-110, *Conditional residential uses*, and Section 50-9-113, *Conditional manufacturing and*  
18 *industrial uses*; Article XI, *Special Purpose Zoning Districts and Overlay Areas*, Division 9,  
19 *SD1—Special Development District, Small-Scale, Mixed-Use*, Section 50-11-215, *General*  
20 *intensity and dimensional standards*; Division 10, *SD2—Special Development District, Mixed-*  
21 *Use*, Section 50-11-245, *Intensity and dimensional standards*; Division 14. *Overlay Areas*,  
22 Subdivision A. *Gateway Radial Thoroughfare Overlay Areas*, Section 50-11-364, *Prohibitions*  
23 *and limitations*; Subdivision B. *Traditional Main Street Overlay Areas*, Section 50-11-382,

1 *Designated Traditional Main Street Overlay Areas; Article XII, Use Regulations, Division 1, Use*  
2 *Table, Subdivision A, In General, Section 50-12-22, Household living; Subdivision D, Retail,*  
3 *Service and Commercial Uses, Section 50-12-62, Food and beverage service, Section 50-12-66,*  
4 *Recreation/entertainment, indoor, Section 50-12-69, Retail sales and service, sales-oriented;*  
5 *Subdivision E, Manufacturing and Industrial Uses, Section 50-12-81, Industrial service, and*  
6 *Section 50-12-82, Manufacturing and production; Division 2, General Use Standards, Section 50-*  
7 *12-134, Regulated uses—Spacing; Division 3, Specific Use Standards, Subdivision A, Residential*  
8 *Uses, Section 50-12-159, Lofts; residential uses combined in structures with permitted commercial*  
9 *uses, and Section 50-12-162, Multi-family dwellings; Subdivision C, Retail, Service, and*  
10 *Commercial Uses; Generally, Section 50-12-217, Brewpub and microbrewery and small distillery*  
11 *and small winery, Section 50-12-218, Cabaret, and Section 50-12-220, Establishment for the sale*  
12 *of beer or alcoholic liquor for consumption on the premises; Subdivision E, Retail, Service and*  
13 *Commercial Uses; Generally, Sec. 50-12-311, Restaurants, standard, and Section 50-12-320,*  
14 *Used goods dealers; precious metal and gem dealers; Subdivision F. Manufacturing and*  
15 *Industrial Uses, Section 50-12-334, Confection manufacturing, Section 50-12-336, Food catering,*  
16 *Section 50-12-340, Jewelry manufacturing, Section 50-12-342, Lithographing and sign shops,*  
17 *Section 50-12-353, Trade services, general, Section 50-12-359, Low-impact manufacturing or*  
18 *processing facilities, Section 50-12-360, Wearing apparel manufacturing, Section 50-12-361,*  
19 *Low/medium-impact manufacturing or processing facilities, Section 50-12-362, High/medium-*  
20 *impact manufacturing or processing facilities, and Section 50-12-363, Machine shop; Article XIII,*  
21 *Intensity and Dimensional Standards, Division 3, Alternative Residential Development Options,*  
22 *Section 50-13-251, In general; Article XIV, Development Standards, Division 1, Off-Street*  
23 *Parking, Loading, and Access, Subdivision A, In General, Section 50-14-7, Off-street parking*

1 *exemptions and allowances; Subdivision B, Off-Street Parking Schedule "A", Section 50-14-34,*  
2 *Household living, and Section 50-14-49, Retail, service, and commercial uses located on land*  
3 *zoned SD1 or SD2; Subdivision F, Waivers and Alternative Parking Plans, Section 50-14-153,*  
4 *Waiver of off-street parking requirements for uses or buildings minimally deficient; Division 3,*  
5 *Architectural and Site Design Standards, Subdivision C, Traditional Main Street Overlay Areas,*  
6 *Section 50-14-432, Site design standards; building site relationship; placement and orientation,*  
7 *Section 50-14-436, Building design standards—Façade and architectural details, Section 50-14-*  
8 *437, Building design standards—Drive-up and drive-through facilities, Section 50-14-440,*  
9 *Building design standards—Materials, Section 50-14-441, Building design standards—Color and*  
10 *finish, Section 50-14-443, Building design standards—Lighting, Section 50-14-444, Building*  
11 *design standards—Blank walls, Section 50-14-445, Building design standards—Security roll-*  
12 *down doors and grilles, Section 50-14-448, Building design standards—Vacant structures,*  
13 *Section 50-14-449, Parking design standards—Parking areas, and Section 50-14-450, Signage*  
14 *and communication elements design standards; and Article XVI, Rules of Construction and*  
15 *Definitions, Division 2, Words and Terms Defined, Subdivision O, Letters "Q" Through "R",*  
16 *Section 50-16-362, Words and terms (Red-Rm); and by repealing Article XI, Special Purpose*  
17 *Zoning Districts and Overlay Areas, Division 14, Overlay Areas, Subdivision G, Far Eastside*  
18 *Overlay Area, Section 50-11-491, Far Eastside Overlay Area created; description; applicability*  
19 *of provisions, Section 50-11-492, Boundaries of the Far Eastside Overlay Area, Section 50-11-*  
20 *493, Minimum lot area for single-family dwellings, two-family dwellings, and townhouses, Section*  
21 *50-11-494, Minimum lot width for single-family dwellings, two-family dwellings, townhouses, and*  
22 *multiple-family dwellings, Section 50-11-495, Minimum front setback for multiple-family*  
23 *dwellings, Section 50-11-496, Minimum side setbacks for single-family dwellings, two-family*

1 *dwelling, townhouses, and multiple-family dwellings, Section 50-11-497, Minimum rear setback*  
2 *for town houses and multiple-family dwellings, Section 50-11-498, Maximum lot coverage for*  
3 *single-family dwellings, two-family dwellings, townhouses, and multiple-family dwellings;*  
4 *recreational space, Section 50-11-499, Maximum height of new single-family and two-family*  
5 *dwellings and townhouses adjacent to existing dwellings, Section 50-11-500, Maximum floor area*  
6 *ratio (FAR) for multiple-family dwellings; maximum height of new multiple-family dwellings*  
7 *adjacent to existing dwellings, Section 50-11-501, Multiple-family dwellings permitted by right;*  
8 *residential uses combined in structures with permitted commercial uses permitted by right in B4,*  
9 *Section 50-11-502, Residential uses combined in structures with permitted commercial uses, and*  
10 *Section 50-11-503, Outdoor recreation facilities, collectively in order to revise the membership of*  
11 *the Design Review Advisory Committee; to allow outdoor eating areas as a matter of right when*  
12 *in specified locations in the B2, B3, and B4 zoning classifications when located in a Traditional*  
13 *Main Street Overlay Area; to establish the Van Dyke Street Traditional Main Street Overlay Area;*  
14 *to expand the boundaries of the Grand River Avenue Traditional Main Street Overlay Area; to*  
15 *establish the East Warren, and West Warren Traditional Main Street Overlay Areas; to revise*  
16 *certain design standards in Traditional Main Street Overlay Areas; to provide parking waivers in*  
17 *Traditional Main Street Overlay Areas; to permit various light industrial uses,*  
18 *residential/commercial mixed-use uses, cabarets, bars, and brewpubs in Traditional Main Street*  
19 *Overlay Areas; to remove certain uses prohibited in Gateway Radial Thoroughfare Overlay Areas;*  
20 *to remove certain uses from the designation of Regulated Uses; to expand the definition of*  
21 *“residential use combined in structures with permitted commercial uses;” to clarify the rear setback*  
22 *requirements in certain instances; and to eliminate the Far Eastside Overlay Area and its associated*  
23 *regulations.*

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

2 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, is amended by adding Article  
3 XII, *Use Regulations*, Division 3, *Specific Use Standards*, Subdivision A, *Residential Uses*,  
4 Section 50-12-364, *Welding shop*; by amending Article II, *Review and Decision-Making Bodies*,  
5 Division 6, *Advisory Review Committees*, Subdivision H, *Design Review Advisory Committee*,  
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15 *retail, service, and commercial uses*; Division 5, *B4 General Business District*, Section 50-9-104,  
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17 50-9-110, *Conditional residential uses*, and Section 50-9-113, *Conditional manufacturing and*  
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11 *and small winery, Section 50-12-218, Cabaret, and Section 50-12-220, Establishment for the sale*  
12 *of beer or alcoholic liquor for consumption on the premises; Subdivision E, Retail, Service and*  
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16 *Section 50-12-340, Jewelry manufacturing, Section 50-12-342, Lithographing and sign shops,*  
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21 *“residential use combined in structures with permitted commercial uses;” to clarify the rear setback*  
22 *requirements in certain instances; and to eliminate the Far Eastside Overlay Area and its associated*  
23 *regulations, as follows:*



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

2                   **DIVISION 6. ADVISORY REVIEW COMMITTEES**

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

4   **Sec. 50-2-222. Personnel.**

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

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

9           (2)    City Planning Commission staff; and

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

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

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

15                   **ARTICLE III. REVIEW AND APPROVAL PROCEDURES (PART 1)**

16                   **DIVISION 8. REGULATED USES**

17                   **Subdivision A. In General**

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

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

20          (1)    Brewpub, outside the Central Business District and SD2 District, microbrewery  
21                    outside the Central Business District and SD2 District, and small distillery or small  
22                    winery outside the Central Business District and SD2 District, that serve alcohol  
23                    for consumption on the premises, except, that brewpubs, microbreweries, small

1 distilleries and small wineries, which operate in conjunction with and are located  
2 on the same zoning lot as a standard restaurant as defined in Section 50-16-362 of  
3 this Code, shall not be considered regulated uses;

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

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

6 (4) Establishment for the sale of beer or alcoholic liquor for consumption on the  
7 premises, outside the Central Business District and outside the SD1, SD2 and SD5  
8 Districts; however, such establishments that operate in conjunction with and are  
9 located on the same zoning lot as a standard restaurant as defined in Section 50-16-  
10 362 of this Code shall not be considered regulated uses;

11 (5) Lodging house, public;

12 (6) Motel;

13 (7) Pawnshop; and

14 (8) Plasma donation center;

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

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

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

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

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

21 Overlay areas include the following:

22 (1) Gateway Radial Thoroughfare Overlay Areas;

23 (2) Traditional Main Street Overlay Areas;

- 1 (3) Major Corridor Overlay Areas;
- 2 (4) Grand Boulevard Overlay Area;
- 3 (5) Downtown and Riverfront Overlay Areas; and
- 4 (6) Development Improvement Area; and,
- 5 ~~(7) Far Eastside Overlay Area.~~

## 6 ARTICLE IX. BUSINESS ZONING DISTRICTS

### 7 DIVISION 3. B2 LOCAL BUSINESS AND RESIDENTIAL DISTRICT

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

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

- 10 (1) Adult foster care facility.
- 11 (2) Assisted living facility.
- 12 (3) Boarding school and dormitory.
- 13 (4) Child caring institution.
- 14 (5) Convalescent, nursing, or rest home.
- 15 (6) Home for the aged.
- 16 ~~(7) Loft, subject to Section 50-12-159 of this Code.~~
- 17 ~~(7) Multiple-family dwelling where located in a Traditional Main Street Overlay Area~~
- 18 ~~and where combined with uses specified in Section 50-9-46 of this code.~~
- 19 (8) Religious residential facilities.
- 20 (9) Residential use combined in structures with permitted commercial or industrial
- 21 uses, subject to Section 50-12-159 of this Code ~~where located in a Traditional Main~~
- 22 ~~Street Overlay Area.~~
- 23 (10) Shelter for victims of domestic violence.

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

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

- 4 (1) Confection manufacturing, subject to Section 50-12-334 of this Code.  
5 (2) Food catering establishment, subject to Section 50-12-336 of this Code.  
6 (3) Low/medium impact manufacturing or processing facilities, subject to Section 50-  
7 12-361 of this Code.  
8 (4) Jewelry manufacture, subject to Section 50-12-340 of this Code.  
9 (5) Lithographing shop, subject to Section 50-12-342 of this Code.  
10 (6) Low-impact manufacturing or processing facilities, subject to Section 50-12-359 of  
11 this Code.  
12 (7) Trade services, general, subject to Section 50-12-353 of this Code.  
13 (8) Wearing apparel manufacturing, subject to Section 50-12-360 of this Code.

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

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

- 17 (1) Fraternity or sorority house.  
18 (2) Loft, subject to Section 50-12-159 of this Code.  
19 (3) Multiple-family dwelling.  
20 (4) Pre-release adjustment center, except such use is not permitted on any  
21 zoning lot abutting a Gateway Radial Thoroughfare.  
22 (5) Residential substance abuse service facility.  
23 (6) Residential use combined in structures with permitted commercial uses, subject to

1           Section 50-12-159 of this Code.

2           (7)    Rooming house.

3           (8)    Single-family detached dwelling.

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

5           (10)   Townhouse.

6           (11)   Two-family dwelling.

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

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

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

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

13          (3)    Bed and breakfast inn.

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

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

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

18          (7)    Financial services center.

19          (8)    Food stamp distribution center.

20          (9)    Hotel.

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

22          (11)   Motel.

- 1           (12) Plasma donation center, except such use is not permitted on any zoning lot abutting  
2                   a Gateway Radial Thoroughfare.
- 3           (13) Printing or engraving shops with building size not exceeding 6,000 square feet.
- 4           (14) Private club, lodge, or similar use.
- 5           (15) Radio or television station.
- 6           (16) Recording studio or photo studio or video studio, no assembly hall.
- 7           (17) Restaurant, fast-food without drive-up or drive-through facilities.
- 8           (18) Restaurant, standard, with the sale of beer or alcoholic liquor for consumption on  
9                   the premises and without drive-up or drive-through facilities, as provided for in Sec  
10                   50-12 311.
- 11          (19) Specially designated distributor's (SDD) or specially designated merchant's (SDM)  
12                   establishment.
- 13          (20) Youth hostel/hostel.

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

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

- 17          (1) Blueprinting shop.
- 18          (2) Confection manufacture, subject to Section 50-12-334 of this Code ~~except such use~~  
19                   ~~is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.~~
- 20          (3) Dental products, surgical, or optical goods manufacture with building size not  
21                   exceeding 4,000 square feet, of gross floor area. ~~except such use is not permitted~~  
22                   ~~on any zoning lot abutting a Gateway Radial Thoroughfare.~~
- 23          (4) Food catering establishment, subject to Section 50-12-336 of this Code.

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

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

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

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

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

#### 10 **DIVISION 4. B3 SHOPPING DISTRICT**

##### 11 **Sec. 50-9-74. By-right residential uses.**

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

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

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

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

18 By-right manufacturing and industrial uses in the B3 Shopping District are as follows:

19 ~~None.~~

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

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

22 (3) Low/medium impact manufacturing or processing facilities, subject to Section 50-  
23 12-361 of this Code.

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

2                   this Code.

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

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

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

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

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

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

9           (2) Religious residential facilities.

10          (3) Residential use combined in structures with permitted commercial uses, subject to

11                   Section 50-12-159 of this Code.

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

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

14          (1) Arcade.

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

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

18          (4) Business college or commercial trade school.

19          (5) Brewpub or microbrewery or small distillery or small winery, subject to Section  
20                50-12-217 of this Code.

21          (6) Cabaret.

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

23          (8) Dance hall, public.



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

#### 20 **DIVISION 5. B4 GENERAL BUSINESS DISTRICT**

##### 21 **Sec. 50-9-104. By-right residential uses.**

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

- 23 (1) Assisted living facility.

- 1 (2) Boarding school and dormitory.
- 2 (3) Child caring institution.
- 3 (4) Convalescent, nursing, or rest home.
- 4 (5) Lofts, subject to Section 50-12-159 of this Code.
- 5 ~~(6) Multiple family dwelling where located in a Traditional Main Street Overlay Area~~  
6 ~~and where combined with uses specified in Section 50-9-106 of this Code.~~
- 7 (6) Religious residential facilities.
- 8 (7) Residential use, ~~where~~ combined in structures with permitted commercial or  
9 industrial uses, subject to Section 50-12-159 of this Code ~~where located in a~~  
10 ~~Traditional Main Street Overlay Area.~~
- 11 (8) Shelter for victims of domestic violence.

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

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

- 15 (1) Blueprinting shop.
- 16 (2) Trade services, general.
- 17 (3) Confection manufacturing, subject to Section 50-12-334 of this Code.
- 18 (4) Food catering, subject to Section 50-12-336 of this Code.
- 19 (5) Low/medium impact manufacturing or processing facilities, subject to Section 50-  
20 12-361 of this Code.
- 21 (6) Low-impact manufacturing or processing facilities, subject to Section 50-12-359 of  
22 this Code.
- 23 (7) Jewelry manufacture, subject to Section 50-12-340 of this Code.

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

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

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

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

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

7           (2) Fraternity or sorority house.

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

10          (4) Multiple-family dwelling.

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

13          (6) Residential substance abuse service facility.

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

16          (8) Rooming house.

17          (9) Single-family detached dwelling.

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

19          (11) Townhouse.

20          (12) Two-family dwelling.

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

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

- 1           (1)    Confection manufacture, subject to Section 50-12-334 of this Code ~~except such use~~  
2                                    is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.
- 3           (2)    Dental products, surgical, or optical goods manufacture, ~~except such use is not~~  
4                                    permitted on any zoning lot abutting a Gateway Radial Thoroughfare.
- 5           (3)    Food catering establishment, subject to Section 50-12-336 of this Code.
- 6           (4)    High/medium-impact manufacturing or processing, subject to Section 50-12-362  
7                                    of this Code.
- 8           (5)    Ice manufacture, except such use is not permitted on any zoning lot abutting a  
9                                    Gateway Radial Thoroughfare.
- 10          (6)    Jewelry manufacture, subject to Section 50-12-340 of this Code. ~~except such use is~~  
11                                    ~~not permitted on any zoning lot abutting a Gateway Radial Thoroughfare~~
- 12          (7)    Lithographing, subject to Section 50-12-342 of this Code ~~except such use is not~~  
13                                    ~~permitted on any zoning lot abutting a Gateway Radial Thoroughfare.~~
- 14          (8)    Machine shop, subject to Section 50-12-363 of this Code.
- 15          (9)    Research or testing laboratory.
- 16          (10)   Toiletries or cosmetic manufacturing, except such use is not permitted on any  
17                                    zoning lot abutting a Gateway Radial Thoroughfare.
- 18          (11)   Tool, die, and gauge manufacturing, small items, except such use is not permitted  
19                                    on any zoning lot abutting a Gateway Radial Thoroughfare.
- 20          (12)   Vending machine commissary, except such use is not permitted on any zoning lot  
21                                    abutting a Gateway Radial Thoroughfare.



1 buildings shall have a minimum rear setback of ten feet.

2 b. Where land zoned R1, R2, R3, R4, R5, R6, residential PD, or SD1 is located  
3 across a street or alley to from the rear of a multi-story building, the multi-  
4 story buildings shall have a rear setback of ten feet; if an alley is to the rear  
5 of the building and where a street or alley is not present to separate the rear  
6 of a multi-story building from land zoned R1, R2, R3, R4, R5, R6,  
7 residential PD, or SD1, the multi-story building shall have a rear setback of  
8 20 feet if one is not present.

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

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

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

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

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

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

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

5           (1)    *Front Setback.*

- 6           a.     A minimum front setback is not required.
- 7           b.     The maximum front setback allowed shall be the average of the front  
8                 setback of the buildings located on each side of the subject building or 20  
9                 feet, whichever is less. Parking in front of a neighboring building does not  
10                count as a front setback.
- 11          c.     Off-street parking shall be prohibited in the front setback.

12          (2)    *Rear Setback.*

- 13          a.     If ~~an~~ a street or alley is to the rear of a single-story building, a minimum  
14                 rear setback is not required. If no street or alley is present, single-story  
15                 buildings shall have a minimum rear setback of ten feet.
- 16          b.     Where a single- or two-family dwelling is located ~~to~~ across a street or alley  
17                 from the rear of a multi-story building, the multi-story buildings shall have  
18                 a rear setback of ten feet if an alley is to the rear of the building and ; where  
19                 a street or alley is not present to separate the rear of a multi-story building  
20                 from a single-or two-family dwelling, the multi-story building shall have a  
21                 rear setback of 20 feet if one is not present.
- 22          c.     ~~Multiple-family dwellings~~ Buildings containing dwelling units, other than  
23                 single-or two-family dwellings, shall have a rear setback of ten feet if an a

1                    street or alley is present at the rear and 20 feet if ~~one~~ a street or alley is not  
2                    present.

- 3                    (3) *Side Setback.* No minimum side setback is required except where building is  
4                    adjacent to land zoned R1, R2, R3, or R4. Where adjacent to land zoned R1, R2,  
5                    R3, or R4, the side setback shall be calculated using Formula A.
- 6                    (4) *Off-street parking location.* Parking shall be prohibited between the street and front  
7                    façade of the building.
- 8                    (5) *Maximum height.* 45 feet for non-mixed-use, 60 feet for mixed-use. Where a lot  
9                    fronts on a right-of-way which is more than 60 feet wide and where the outermost  
10                   point of the proposed mixed-use building is at least 40 feet from all R1, R2, and  
11                   R3 Districts, the maximum height may be increased one foot for each one foot of  
12                   right-of-way width greater than 60 feet. The mixed-use building must not exceed  
13                   80 feet in height.

#### 14                    **DIVISION 14. OVERLAY AREAS**

##### 15                    **Subdivision A. Gateway Radial Thoroughfare Overlay Areas.**

##### 16                    **Sec. 50-11-364. Prohibitions and limitations.**

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

- 19                    ~~(1) Confection manufacture;~~  
20                    ~~(2) Dental products, surgical, or optical goods manufacture;~~  
21                    (1)    Emergency shelter;  
22                    (2)    Go-cart track;  
23                    (3)    Ice manufacture;



- 1        ~~(6)~~ Jewelry manufacture;
- 2        ~~(7)~~ Lithographing;
- 3        (4) Medical marihuana caregiver center, as provided for in Article II, Division 12, of  
4        this chapter;
- 5        (5) Motor vehicle washing and steam cleaning;
- 6        (6) Motor vehicle services, major;
- 7        (7) Motor vehicles, used, salesroom or sales lots;
- 8        (8) Motor vehicles, used, storage lot accessory to a salesroom or sales lot for used  
9        motor vehicles;
- 10       (9) Pawnshop;
- 11       (10) Plasma donation center;
- 12       (11) Precious metal and gem dealer;
- 13       (12) Pre-release adjustment center;
- 14       (13) Radio, television, or household appliance repair shop;
- 15       (14) Rebound tumbling center;
- 16       (15) Restaurant, carry-out or fast-food with drive-up or drive-through facilities or where  
17       not located In a multi-story building having a mixed-use or multi-tenant  
18       development; prohibition limited to Woodward Avenue only;
- 19       (16) Signs, advertising;
- 20       (17) Substance abuse service facility;
- 21       (18) Taxicab dispatch and/or storage facility;
- 22       (19) Toiletries or cosmetic manufacturing;
- 23       (20) Tool, die, and gauge manufacturing;

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

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

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

4        (23) Used goods dealer;

5        (24) Vending machine commissary;

6        ~~(30) Wearing apparel manufacturing;~~

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

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

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

20                                **Subdivision B. Traditional Main Street Overlay Areas.**

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

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

- 1 (1) *West Seven Mile.* All zoning lots abutting West Seven Mile Road between the  
2 zoning lots at the four corners of John R Avenue and the center line of Woodward  
3 Avenue.
- 4 (2) *Grand River/Lahser Road.* All zoning lots abutting Grand River Avenue between  
5 the center line of ~~Woodmont Avenue~~ Greenfield Road and the zoning lots at the  
6 four corners of ~~Evergreen~~ Lahser Road and all zoning lots abutting Lahser Road  
7 between West McNichols Road and Santa Clara Avenue.
- 8 (3) *Bagley/Vernor.* All zoning lots abutting Bagley Avenue between the center line of  
9 16th Street and the center line of 24th Street; and all zoning lots abutting West  
10 Vernor Highway between the center line of Newark Avenue and the center line of  
11 Clark Street.
- 12 (4) *Livernois/West McNichols.* All zoning lots abutting Livernois Avenue between the  
13 center line of the John C. Lodge Freeway and the center line of West Eight Mile  
14 Road; and all zoning lots abutting West McNichols Road between the center line  
15 of Lawton Avenue and the zoning lots at the four corners of Wyoming Avenue.
- 16 (5) *East Jefferson.* All zoning lots abutting East Jefferson Avenue between the center  
17 lines of Dickerson Avenue/Gray Avenue and the city limits of Grosse Pointe Park.
- 18 (6) *Woodward.* All zoning lots abutting Woodward Avenue between the center line of  
19 Temple Avenue/Alfred Street and the city limits of Highland Park.
- 20 (7) *Grand Boulevard.* All zoning lots abutting West Grand Boulevard/East Grand  
21 Boulevard between the John C. Lodge freeway (M-10) and the eastern edge of  
22 Cameron Street (extended). Standards for West Grand Boulevard between John C.

1 Lodge freeway (M-10) and West Grand River in the Grand Boulevard Overlay  
2 Area, are available in Subdivision D of this division.

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

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

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

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

14 (12) All zoning lots abutting Van Dyke Street between East 7 Mile and East 8 Mile  
15 Roads.

#### 16 **Subdivision G. Far Eastside Overlay Area.**

17 **~~Sec. 50-11-491. Far Eastside Overlay Area created; description; applicability of provisions.~~**

18 ~~———— (a) ———— Certain areas of the City of Detroit are characterized by a high concentration of~~  
19 ~~vacant land once occupied by dwellings on small lots. East Warren Avenue, Alter Road and the~~  
20 ~~Grosse Pointe Park city limits, East Jefferson Avenue, and Conner Avenue generally bound one~~  
21 ~~such broad area, which has been found to be ripe for infill housing development. To facilitate~~  
22 ~~residential infill development within this broad area, a Far Eastside Overlay Area is created, the~~  
23 ~~boundaries of which are specified in 50-11-492 of this Chapter of this Code. The provisions in this~~

1 ~~subdivision for the Far Eastside Overlay Area will allow for the reestablishment of dwellings~~  
2 ~~similar in placement, character, and massing to the dwellings originally built on the lots of this~~  
3 ~~broad area and will further allow for an even greater density of such dwellings, notwithstanding~~  
4 ~~the intensity and dimensional standards that govern such construction elsewhere in the City;~~  
5 ~~provided, that where no special provision is recited in this subdivision, the standard provisions of~~  
6 ~~Article XIII of this chapter that apply City-wide shall govern development within the overlay area.~~

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

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

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

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

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

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

7 **Sec. 50-11-493. Minimum lot area for single-family dwellings, two-family dwellings, and**  
8 **townhouses.**

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

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

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

15 **Sec. 50-11-494. Minimum lot width for single-family dwellings, two-family dwellings,**  
16 **townhouses, and multiple-family dwellings.**

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

19 (1) Single-family dwellings, two-family dwellings, and multiple-family dwellings may  
20 be built on any zoning lot having a minimum width of 30 feet;

21 (2) Townhouses may be built on any zoning lot having a minimum width of sixty (60)  
22 feet.

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

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

4 (1) ~~15 feet where the multiple family dwelling has 6 or fewer units; and~~

5 (2) ~~Ten feet where the multiple family dwelling has seven or more units.~~

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

9 (c) ~~For residential uses combined in structures with permitted commercial uses, see 50-~~  
10 ~~11-502 of this Code.~~

11 **~~Sec. 50-11-496. Minimum side setbacks for single family dwellings, two family dwellings,~~**  
12 **~~townhouses, and multiple family dwellings.~~**

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

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

19 (1) ~~No minimum side setback for multiple family dwellings shall be required along a~~  
20 ~~side lot line abutting a right of way; and~~

21 (2) ~~A minimum side setback of not less than four feet shall be required along any~~  
22 ~~interior side lot line for multiple family dwellings.~~

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

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

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

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

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

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



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

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

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

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

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

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

1 (1) ~~Multiple family dwellings shall be permitted on a by-right basis on land zoned R2~~  
2 ~~within the Far Eastside Overlay Area;~~

3 (2) ~~The total number of units in a multiple-family dwelling in the R2 district within the~~  
4 ~~Far Eastside Overlay Area may exceed eight dwelling units.~~

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

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

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

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

14 (1) ~~Buildings shall be placed on the front lot line and the new building footprint and~~  
15 ~~façade shall be located parallel to the street system;~~

16 (2) ~~No minimum side setback shall be required along a side lot line abutting a right-of-~~  
17 ~~way;~~

18 (3) ~~A minimum side setback of not less than four feet shall be provided along any~~  
19 ~~interior side lot line; and~~

20 (4) ~~A rear setback of not less than two feet shall be provided.~~

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

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



Use Category	Residential		Business		Industrial		Special and Overlay					Standards General (Art. XII Div. 2) Specific (Art. XII Div. 3)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
	1	2	3	4	5	6	1	2	3	4	5		6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	1222	1223	1224	1225	1226	1227	1228	1229	1230	1231	1232	1233	1234	1235	1236	1237	1238	1239	1240	1241	1242	1243	1244	1245	1246	1247	1248	1249	1250	1251	1252	1253	1254	1255	1256	1257	1258	1259	1260	1261	1262	1263	1264	1265	1266	1267	1268	1269	1270	1271	1272	1273	1274	1275	1276	1277	1278	1279	1280	1281	1282	1283	1284	1285	1286	1287	1288	1289	1290	1291	1292	1293	1294	1295	1296	1297	1298	1299	1300	1301	1302	1303	1304	1305	1306	1307	1308	1309	1310	1311	1312	1313	1314	1315	1316	1317	1318	1319	1320	1321	1322	1323	1324	1325	1326	1327	1328	1329	1330	1331	1332	1333	1334	1335	1336	1337	1338	1339	1340	1341	1342	1343	1344	1345	1346	1347	1348	1349	1350	1351	1352	1353	1354	1355	1356	1357	1358	1359	1360	1361	1362	1363	1364	1365	1366	1367	1368	1369	1370	1371	1372	1373	1374	1375	1376	1377	1378	1379	1380	1381	1382	1383	1384	1385	1386	1387	1388	1389	1390	1391	1392	1393	1394	1395	1396	1397	1398	1399	1400	1401	1402	1403	1404	1405	1406	1407	1408	1409	1410	1411	1412	1413	1414	1415	1416	1417	1418	1419	1420	1421	1422	1423	1424	1425	1426	1427	1428	1429	1430	1431	1432	1433	1434	1435	1436	1437	1438	1439	1440	1441	1442	1443	1444	1445	1446	1447	1448	1449	1450	1451	1452	1453	1454	1455	1456	1457	1458	1459	1460	1461	1462	1463	1464	1465	1466	1467	1468	1469	1470	1471	1472	1473	1474	1475	1476	1477

Use Category	Residential					Business					Industrial					Special and Overlay					Standards General (Art. XII Div. 2) Specific (Art. XII Div. 3)															
	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	P	T	P		W	S	S	S	P	C	M	R	A	D	D	D	D	D	
Specific Land Use	R	R	R	R	R	B	B	B	B	B	B	B	M	M	M	M	M	M	P	T	P	W	S	S	S	P	C <td>M<td>R<td>A<td>D<td>D<td>D<td>D<td>D <td>(Art. XII Div. 2) Specific (Art. XII Div. 3)</td> </td></td></td></td></td></td></td></td>	M <td>R<td>A<td>D<td>D<td>D<td>D<td>D <td>(Art. XII Div. 2) Specific (Art. XII Div. 3)</td> </td></td></td></td></td></td></td>	R <td>A<td>D<td>D<td>D<td>D<td>D <td>(Art. XII Div. 2) Specific (Art. XII Div. 3)</td> </td></td></td></td></td></td>	A <td>D<td>D<td>D<td>D<td>D <td>(Art. XII Div. 2) Specific (Art. XII Div. 3)</td> </td></td></td></td></td>	D <td>D<td>D<td>D<td>D <td>(Art. XII Div. 2) Specific (Art. XII Div. 3)</td> </td></td></td></td>	D <td>D<td>D<td>D <td>(Art. XII Div. 2) Specific (Art. XII Div. 3)</td> </td></td></td>	D <td>D<td>D <td>(Art. XII Div. 2) Specific (Art. XII Div. 3)</td> </td></td>	D <td>D <td>(Art. XII Div. 2) Specific (Art. XII Div. 3)</td> </td>	D <td>(Art. XII Div. 2) Specific (Art. XII Div. 3)</td>	(Art. XII Div. 2) Specific (Art. XII Div. 3)

Section	50-12-157;	Section 50-12-161;	Section 50-12-162
Multiple-family dwelling	C C / R R	R R / R R	R R / R R
Residential use combined in structures with commercial uses	C C / R R	R R / R R	R R / R R

Use Category	Residential		Business		Industrial		Special and Overlay		Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)	
	1	2	3	4	5	6	1	2		3

Specific Land Use

Use Category

Section	50-12-157;	Section	50-12-159	SPC;	Section	50-12-166	Section	50-12-157;	Section	50-12-167
Single-family detached dwelling	R	R	R	R	C	C	C	C	L	C
Single-room-occupancy (SRO) housing, nonprofit					C	C	C	C	L	C
Town house					C	R	R	R	C	C



Use Category	Residential						Business						Industrial						Special and Overlay						Standards						
	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	P	T	P	C	M	R	1	2	3	4	5	General (Art. XII, Div. 2)	Specific (Art. XII, Div. 3)
Specific Land Use	R	R	R	R	R	R	B	B	B	B	B	B	M	M	M	M	M	M	P	P	P	P	P	P	1	2	3	4	5	General (Art. XII, Div. 2)	Specific (Art. XII, Div. 3)

Food and beverage service.	Brewpub or microbrewery or small distillery or small winery																															CU; RU; Section 50-12-217
	Commissary																															
	Establishment for the sale of beer or alcoholic liquor for consumption on the premises																															
Restaurant, carry-out, with drive-up or drive-through facilities																																SPC; Sections 50-12-310 and 50-12- 511









Use Category	Specific Land Use						Standards																	
	Residential		Business		Industrial		Special and Overlay																	
	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6						
	R	R	R	R	R	R	B	B	B	B	B	B	P	P	P	P	P	P	S	S	S	S	S	S
	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6

Use Category	Residential	Business	Industrial	Special and Overlay	Standards
Arcade					CU;P; SPC; Sections 50-12- 213; 50- 12-515
Recreation/ entertainment, indoor.					RU; SPC; Section 50-12-218
Cabaret					
Casinos and casino complexes					
Firearms target practice range, indoor					

Use Category	Residential					Business					Industrial					Special and Overlay					Standards							
	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	P	T	P	W	S	S	S	S	(Art. XII, Div. 2)	Specific (Art. XII, Div. 3)			
Specific Land Use	R	R	R	R	R	B	B	B	B	B	M	M	M	M	M	P	P	C	M	R	1	1	2	3	4	5		

Pool hall																									
Recreation, indoor commercial and health club																									
Theater and Concert café, excluding drive-in theaters																									

1

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

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

CU;P;																									
SPC;																									
Section 50-12-305																									
Section 50-12-308																									
Section 50-12-317																									





Use Category	Residential			Business			Industrial			Special and Overlay					Standards General (Art. XII Div. 2) Specific (Art. XII Div. 3)				
	1	2	3	4	5	6	1	2	3	4	5	6	P	T		P	W	S	S

Motorcycles, retail sales, rental or service	R	R	R	R	B	B	B	B	B	M	M	M	M	P	P	P	P	C	M	R	1	2	3	4	5	P; Section 50-12-297
Pawnshop	R	R	R	R	B	B	B	B	B	M	M	M	M	P	P	P	P	C	M	R	1	2	3	4	5	P;RU;SPC ; GRT; Section 50-12-302
Pet shop	R	R	R	R	B	B	B	B	B	M	M	M	M	P	P	P	P	C	M	R	1	2	3	4	5	Section 50-12-303
Precious metal and gem dealers	R	R	R	R	B	B	B	B	B	M	M	M	M	P	P	P	P	C	M	R	1	2	3	4	5	RU; SPC; Section 50- 12-304
Produce or food markets, wholesale	R	R	R	R	B	B	B	B	B	M	M	M	M	P	P	P	P	C	M	R	1	2	3	4	5	



Use Category	Residential			Business			Industrial			Special and Overlay					Standards								
	1	2	3	4	5	6	1	2	3	4	5	6	P	C	A	T	P	W	1	2	3	4	5

Specific Land Use

Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment	R	R	R	R	R	R	B	B	B	B	B	B	M	M	M	M	M	M	P	P	P	P	P	P	P	C	A	T	P	W	1	2	3	4	5	CU; P;
	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	SPC;						
																														Section						
																														50-12-314						
																														Section						
																														50-12-315						

Use Category	Residential						Business						Industrial						Special and Overlay						Standards																			
	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	General (Art. XII Div. 2)	Specific (Art. XII Div. 3)												
Specific Land Use	R	R	R	R	R	R	B	B	B	B	B	B	M	M	M	M	M	M	P	P	P	P	P	P	T	T	T	T	T	T	W	W	W	W	W	W	S	S	S	S	S	S		
	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6								

Used goods dealer																																
							C	C	C	R	R	R	R	R	R	R	R	R	L													
All other																			L													

**Subdivision E. Manufacturing and Industrial Uses**

1 **Sec. 50-12-81. Industrial service.**

2 Regulations regarding industrial service uses are as follows:

Industrial service.	Blueprinting shop																															
	Boiler repairing						C	R	R	R	R	R	R	R	R	R	R	R	L													

3

4



Use Category	Specific Land Use						Standards	
	Residential	Business	Industrial	Special and Overlay	General	Specific	(ART XII, Div. 2)	(ART XII, Div. 3)
	R 1 2 3 4 5 6	B 1 2 3 4 5 6	M 1 2 3 4 5 6	P 1 2 3 4 5 6	P 1 2 3 4 5 6	P 1 2 3 4 5 6	S 1 2 3 4 5 6	S 1 2 3 4 5 6

Use Category	Residential	Business	Industrial	Special and Overlay	Standards
Machine shop		C	C	CC	Sections 50-12-363 and 50-12-458
Outdoor storage yard			CRRL		Sections 50-12-344 and 50-12-458
Pet crematory			RRRR		
Research facilities				L	
Tires, used; sales and/or service			CCCC	C	Section 50-12-350
Tool sharpening or grinding			CRRL	R	Section 50-12-516

Use Category	Residential						Business						Industrial						Special and Overlay						Standards													
	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	General	Specific						
Towing service storage yard	R	R	R	R	R	R	B	B	B	B	B	B	M	M	M	M	M	M	P	P	P	P	P	P	T	T	T	T	T	T	S	S	S	S	S	S	(Art. XI, Div. 2)	Specific
Trade services, general	R	R	R	R	R	R	B	B	B	B	B	B	M	M	M	M	M	M	P	P	P	P	P	P	T	T	T	T	T	T	S	S	S	S	S	S	(Art. XI, Div. 3)	Specific
Truck stops	R	R	R	R	R	R	B	B	B	B	B	B	M	M	M	M	M	M	P	P	P	P	P	P	T	T	T	T	T	T	S	S	S	S	S	S	(Art. XI, Div. 3)	Specific
Used vehicle parts sales	R	R	R	R	R	R	B	B	B	B	B	B	M	M	M	M	M	M	P	P	P	P	P	P	T	T	T	T	T	T	S	S	S	S	S	S	(Art. XI, Div. 3)	Specific
Welding shops	R	R	R	R	R	R	B	B	B	B	B	B	M	M	M	M	M	M	P	P	P	P	P	P	T	T	T	T	T	T	S	S	S	S	S	S	(Art. XI, Div. 3)	Specific
All other	R	R	R	R	R	R	B	B	B	B	B	B	M	M	M	M	M	M	P	P	P	P	P	P	T	T	T	T	T	T	S	S	S	S	S	S	(Art. XI, Div. 3)	Specific

Section	50-12-352	Section	50-12-353	Section	50-12-519	Section	50-12-356	Section	50-12-364
Towing service storage yard									
Trade services, general									
Truck stops									
Used vehicle parts sales									
Welding shops									
All other									

- 1
- 2
- 3

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

Regulations regarding manufacturing and production uses are as follows:

Use Category	Specific Land Use			Residential			Business			Industrial			Special and Overlay			Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)					
	1	2	3	4	5	6	1	2	3	4	5	6	P	T	P		S	S	S		
	R	R	R	R	R	R	B	B	B	S	M	M	P	P	P	P	T	P	S	S	S
	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3

Use Category	Specific Land Use	Residential	Business	Industrial	Special and Overlay	Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)
Manufacturing and production	Abattoir, slaughter house		C	C	CIL	50-12-331 and 50-12-458
	Baling of waste paper or rags		R	R	R	50-12-332 and 50-12-458
	Chemical materials blending or compounding but not involving chemicals manufacturing			R	R	EGLE; Section 50-12-458



Use Category	Residential					Business					Industrial					Special and Overlay					Standards General (Art. XII Div. 2) Specific (Art. XII Div. 3)								
	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	P	T	P		W	S	S	S	S			
High-impact manufacturing or processing as defined in Section 50-16-242	R	R	R	R	R	B	B	B	B	B	W	W	W	W	W	P	P	P	P	P	C	M	R	1	2	3	4	5	
High/medium-impact manufacturing or processing as defined in Section 50-16-242																													
Ice manufacture																													

Section	50-16-242	Section	362 and Section	50-16-242	GRT;	Section	50-12-448
High-impact manufacturing or processing as defined in Section 50-16-242	CRRL						
High/medium-impact manufacturing or processing as defined in Section 50-16-242		RRRL	R	CC			
Ice manufacture					C	R	



Use Category	Specific Land Use						Residential			Business			Industrial			Special and Overlay			Standards								
	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	(Art. XI, Div. 2)	Specific (Art. XI, Div. 3)		
	R	R	R	R	R	R	B	B	B	B	B	B	M	M	M	M	M	M	P	P	P	P	P	S	S	S	General
	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	D	D	D	

Jewelry manufacture																											GRT; Sections 50-12-340 and 50-12- 458
Lithographing, and sign shops																											GRT; Sections 50-12-342 and 50-12- 458
Low/medium-impact manufacturing or processing as defined in Section 50-16-284																											Sections 50-12-361 and 50-12- 458

Use Category	Residential			Business			Industrial			Special and Overlay			Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)											
	1	2	3	4	5	6	1	2	3	4	5	6		P	T	P	W	S	S	S				
Specific Land Use	R	R	R	B	B	B	B	B	B	M	M	M	P	P	P	C	M	R	1	2	3	4	5	

Low-impact manufacturing or processing as defined in Section 50-16-284																									Sections 50-12-359 and 50-12-458
Newspaper (daily) publishing or printing																									Section 50-12-458
Outdoor operations of all manufacturing and production land uses																									Sections 50-12-344 and 50-12-458
Research or testing laboratory																									Sections 50-12-348 and 50-12-458





**DIVISION 2. GENERAL USE STANDARDS**

1

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

3

Regulations regarding spacing of regulated uses are as follows:

Use Type	Minimum Distance from Regulated Uses (Existing or Approved)	Minimum Distance from Other Use Types (Existing or Approved) or Zoning District	Comment
Brewpub outside the Central Business District and SD2 District and Microbrewery outside the Central Business District and SD2 District and Small Distillery or Small Winery outside the Central Business District and SD2 District that serves alcohol for consumption on the premises	Any 2 other Regulated Uses: 1000 feet	Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet.	ARTICLE III, DIVISION 8, Subdivision C; Sections 50-12-135; 50-12-217

<p>Cabaret, outside the Central business district and SD5 District</p>	<p>Any 2 other Regulated Uses: 1000 feet</p>	<p>Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet.</p>	<p>Article III, Division 8, Subdivision C; Sections 50-12-135; 50-12-218</p>
<p>Dance hall, public, outside the Central business district</p>	<p>Any 2 other Regulated Uses: 1000 feet</p>	<p>Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet; Residentially zoned area: 500 feet.</p>	<p>Article III, Division 8, Subdivision C; Sections 50-12-135; 50-12-219</p>
<p>Establishment for the sale of beer or alcoholic liquor for consumption on the premises, outside the Central Business District and outside the SD1, SD2 and SD5 Districts</p>	<p>Any 2 other Regulated Uses: 1000 feet</p>	<p>Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet.</p>	<p>Article III, Division 8, Subdivision C; Sections 50-12-135; 50-12-220</p>

Lodging house, public	Any 2 other Regulated Uses: 1000 feet	Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet.	Article III, Division 8, Subdivision C; Sections 50-12- 135; 50-12-230
Motel	Any 2 other Regulated Uses: 1000 feet	Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet.	Article III, Division 8, Subdivision C; Section 50-12- 135; Section 50- 12-233
Pawnshop	Any 2 other Regulated Uses: 1000 feet	Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet; Residentially zoned area: 500 feet.	Section 50-3- 322(2); Article III, Division 8, Subdivision C; Sections 50-12- 135; 50-12-302
Plasma donation center	Any 2 other Regulated Uses: 1000 feet	Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet.	ARTICLE III, DIVISION 8, Subdivision C; Section 50-12- 135

Precious metal and gem dealer, outside the M1, M2, M3 and M4 Districts	Any 2 other regulated uses: 1,000 feet	Any 2 adult uses: 1,000 feet; any 1 adult use and any 1 regulated use: 1,000 feet.	Article III, Division 8, Subdivision C; Sections 50-12-135; 50-12-304
Used goods dealer, outside the M1, M2, M3, and M4 Districts	Any 2 other Regulated Uses: 1000 feet	Any 2 Adult Uses: 1000 feet; Any 1 Adult Use and any 1 Regulated Use: 1000 feet.	ARTICLE III, DIVISION 8, Subdivision C; Sections 50-12-135; 50-12-320

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2

### DIVISION 3. SPECIFIC USE STANDARDS

3

#### Subdivision A. Residential Uses

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

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

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



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

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

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

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

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

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

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

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

15          (9) In designated Traditional Main Street Overlay Areas, as provided in Section 50-11-  
16          382 of this Code, residential uses, ~~including multiple-family dwellings~~ combined  
17          in structures with commercial or industrial uses that are permitted ~~by right~~ in the  
18          respective zoning district, shall be permitted by right.

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

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

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

1 (2) In the R3 District, multiple-family dwellings, where fewer than 50 percent of the  
2 units are efficiency units, are permitted by right; multiple-family dwellings, where  
3 50 percent or more of the units are efficiency units, are a Conditional Use;

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

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

9 a. R3 District: 0.12;

10 b. R4 District: 0.10;

11 c. R5 District: 0.085;

12 d. R6 District: 0.07;

13 e. SD1 District: 0.07;

14 f. SD2 District: 0.07.

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

17 (5) For certain permitted accessory uses in the R5, R6, and B1 Districts, see Section  
18 50-12-514 of this Code;

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

- 1 (7) Multiple-family dwelling developments that exceed 12 units are subject to site plan  
2 review as provided for in Section 50-3-113 of this Code;
- 3 (8) In the SD4 District, specially designated merchant's (SDM) establishments and  
4 specially designated distributor's (SDD) establishments are permitted when  
5 incidental to, accessory to, and on the same zoning lot as a multiple-family  
6 dwelling, that have not fewer than 50 dwelling units;
- 7 (9) Multiple-family dwellings for the elderly as defined in Sec. 50-16-304 of this Code,  
8 are subject to a lesser off-street parking requirement than other multiple-family  
9 dwellings. Where a multiple-family dwelling for the elderly converts to a general  
10 population multiple-family dwelling, the full off-street parking requirement must  
11 be satisfied;
- 12 ~~(10) In designated Traditional Main Street Overlay Areas, as provided in Section 50-11-~~  
13 ~~382 of this Code, residential uses, including multiple-family dwellings, shall be~~  
14 ~~permitted by right where combined in structures with commercial uses that are~~  
15 ~~permitted by right in the respective zoning district.~~

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

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

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

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

1 located on the same zoning lot as a standard restaurant, as defined in Section 50-  
2 16-362 of this Code, shall not be considered a Regulated Use, as provided in  
3 Section 50-3-323(1) of this Code;

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

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

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

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

1 **Sec. 50-12-218. Cabaret.**

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

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

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

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

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

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

- 19 a. Does not exceed 2,000 square feet in gross floor area;
- 20 b. Is accessible only from the interior of the building; and
- 21 c. Has no advertising or display of said use visible from the exterior of the  
22 building.

23 (3) In the B2 District, establishments for the sale of beer or alcoholic liquor for

1           consumption on the premises are permissible conditionally only if located outside  
2           a Traditional Main Street Overlay Area.

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

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

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

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

22           **Sec. 50-12-311. - Restaurants, standard.**

1 Standard restaurants shall be subject to the spacing provisions of Section 50-12-131 of this  
2 Code and to the following requirements:

- 3 (1) Such uses may include the sale of beer or alcoholic liquor for consumption on the  
4 premises and shall not constitute a regulated use;
- 5 (2) Points of vehicular ingress and egress shall be determined by the Department of  
6 Public Works, Traffic Engineering Division;
- 7 (3) Except as provided in Subsection (5) of this section, food consumption upon the  
8 premises outside the restaurant shall be prohibited, and, where deemed advisable  
9 by the enforcing official to assure compliance with this prohibition, the premises  
10 shall be properly posted with signs stating that the consumption of foods, frozen  
11 desserts, or beverages within vehicles parked upon the premises is unlawful and  
12 that violators are subject to fines as prescribed by law. A minimum of two such  
13 signs shall be posted within the building near the checkout counter of the  
14 restaurant, and a minimum of four such signs shall be posted within the parking  
15 area so as to be clearly visible from all vehicles on the premises;
- 16 (4) Drive-up, drive-through facilities may be provided in the B3 and B4 Districts only  
17 where approved as conditional uses and subject to the provisions for vehicle  
18 stacking in Article XIV, Division 1, Subdivision H, of this chapter. Where  
19 practicable, there shall be at least one temporary vehicle stopping space after the  
20 delivery window so motorists may prepare themselves for a safe exit onto the  
21 public roadway. In accordance with Article IX and Article XI of this chapter, in  
22 the B2, PCA, SD1, SD2, and SD4 Districts, such drive-through facilities are  
23 prohibited; this regulation may not be waived by the Board of Zoning Appeals.



1 In the M2, M3, M4, and TM Districts, such drive-through facilities are permitted  
2 by right, subject to the provisions of Article XIV, Division 1, Subdivision H, of  
3 this chapter. Standard restaurants with drive-up or drive-through facilities are  
4 prohibited on any zoning lot abutting a Gateway Radial Thoroughfare; this  
5 regulation may not be waived by the Board of Zoning Appeals;

- 6 (5) Designated outdoor eating areas, such as in a courtyard or on a roof or deck, may  
7 be provided in the B2, B3, or B4 District only where approved as conditional  
8 uses, except in a Traditional Main Street Overlay Area, where outdoor eating  
9 areas that are on the front or in front of the building shall be permitted on a matter  
10 of right basis. Such feature may be provided on a by-right basis in those other  
11 zoning districts where standard restaurants are permitted by right. Designated  
12 outdoor eating areas shall be added to the gross floor area of the building for  
13 purposes of computing off-street parking requirements. Outdoor eating areas  
14 shall not be designated in required parking areas; and

- 15 (6) Any standard restaurant operating as a coffee house is subject to the licensing  
16 provisions of Chapter 5, Article V, of this Code, *Amusements and*  
17 *Entertainments*.

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

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

- 22 (1) Used goods dealers shall comply with the licensing provisions of Chapter 41,  
23 Article VII, of this Code, *Secondhand Goods*;

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

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

8 **Sec. 50-12-334. Confection manufacturing.**

- 9 (a) In the ~~B2 District~~ B2, B3, and B4 Districts, confection manufacturing ~~must include~~  
10 ~~retail sales, and the building size shall not exceed 6,000 square feet in gross floor~~  
11 ~~area is permissible by-right only if located in a structure not exceeding 4,000 square~~  
12 ~~feet of gross floor area with a minimum of ten percent of the gross floor area being~~  
13 ~~used as a retail store for the sale of the goods produced on the premises, and located~~  
14 ~~in a Traditional Main Street Overlay Area. Otherwise, in the B2 District confection~~  
15 ~~manufacturing is permissible conditionally if located in a structure not exceeding~~  
16 ~~6,000 square feet in gross floor area and prohibited in a structure exceeding 6,000~~  
17 ~~square feet in gross floor area, in the B3 District confection manufacturing is~~  
18 ~~prohibited, and in the B4 District confection manufacturing is permissible~~  
19 ~~conditionally.~~
- 20 (b) In the SD1 District, confection manufacturing with a minimum of 10 percent of the  
21 gross floor area being used as a retail store for the sale of the goods produced on  
22 the premises, shall not exceed 4,000 square feet in gross floor area, ~~as provided for~~  
23 ~~in Section 50-11-207 of this Code.~~

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

5 (d) ~~These~~ The regulations set forth in this Section may not be modified or waived by  
6 the Board of Zoning Appeals.

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

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

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

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

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

22 **Sec. 50-12-340. Jewelry ~~manufacturing~~ manufacture.**

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

7 (b) In the SD1 District, jewelry manufacturing establishments shall have a minimum  
8 of ten percent of the gross floor area being used as a retail store for the sale of the goods produced  
9 on the premises and shall not exceed 4,000 square feet in gross floor area, ~~as provided in Section~~  
10 ~~50-11-207 of this Code. This regulation may not be waived by the Board of Zoning Appeals.~~

11 (c) In the SD2 District, jewelry manufacturing establishments shall have a minimum  
12 of ten percent of the gross floor area being used as a retail store for the sale of the goods produced  
13 on the premises and shall not exceed 5,000 square feet in gross floor area, ~~as provided in Section~~  
14 ~~50-11-237 of this Code. This regulation may not be waived by the Board of Zoning Appeals.~~

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

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

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

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

22 (b) In the B2, B3, and B4 Districts, a lithographing shop is permissible by-right only if  
23 located in a structure not exceeding 4,000 square feet of gross floor area with a minimum of ten

1 percent of the gross floor area being used as a retail store for the sale of the goods produced on the  
2 premises, and located in a Traditional Main Street Overlay Area. Otherwise, in the B2 District a  
3 lithographing shop is permissible conditionally only if located in a structure not exceeding 4,000  
4 square feet of gross floor area and located outside a Traditional Main Street Overlay Area, in the  
5 B3 District a lithographing shop is prohibited, and in the B4 District, a lithographing shop is  
6 permissible conditionally.

7 (c) In the SD1 District, lithographing and sign shop establishments shall have a  
8 minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods  
9 produced on the premises and shall not exceed 4,000 square feet in gross floor area, ~~as provided~~  
10 ~~for in Section 50-11-207 of this Code. This regulation may not be waived by the Board of Zoning~~  
11 ~~Appeals.~~

12 (d) In the SD2 District, lithographing and sign shop establishments shall have a  
13 minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods  
14 produced on the premises and shall not exceed 5,000 square feet in gross floor area, ~~as provided~~  
15 ~~in Section 50-11-237 of this Code. This regulation may not be waived by the Board of Zoning~~  
16 ~~Appeals.~~

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

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

20 General trade services shall be subject to the following provisions:

- 21 (1) The term "general trade services" is defined in Section 50-16-402 of this Code;
- 22 (2) All material shall be stored within an enclosed building with walls on all sides; and
- 23 (3) Cabinet-making, carpenter, and furniture repair or upholstering shops shall be

1 reviewed by the Michigan Department of Environment, Great Lakes, and Energy  
2 Air Quality Division as provided for in Section 50-12-122 of this Code.

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

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

13 (6) SD1 District.

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

20 b. In the SD1 District, Trade services, general, cabinet making establishments  
21 may be permitted on a conditional basis if they have a minimum of ten  
22 percent of the gross floor area being used as a retail store for the sale of the  
23 goods produced on the premises and do not exceed 4,000 square feet in

1 gross floor area, ~~as provided in Section 50-11-213 of this Code. This~~  
2 ~~regulation may not be waived by the Board of Zoning Appeals.~~

3 c. The regulations set forth in this Subsection may not be modified or waived  
4 by the Board of Zoning Appeals.

5 (7) SD2 District.

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

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

18 c. The regulations set forth in this Subsection may not be modified or waived  
19 by the Board of Zoning Appeals.

20 **Sec. 50-12-359. Low-impact manufacturing or processing facilities.**

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

1 of the goods produced on the premises, and located in a Traditional Main Street Overlay Area.  
2 Otherwise, in the B2, B3, and B4 Districts a low-impact manufacturing or processing facility is  
3 prohibited.

4 (b) In the SD1 District, low-impact manufacturing or processing facilities, with a  
5 minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods  
6 produced on the premises, shall not exceed 4,000 square feet in gross floor area, ~~as provided in 50-~~  
7 ~~11-207 of this Code.~~

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

12 (d) ~~These~~ The regulations set forth in this Section may not be modified or waived by  
13 the Board of Zoning Appeals.

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

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

21 (b) In the SD1 District, wearing apparel manufacturing facilities, ~~with~~ must have a  
22 minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods



1 produced on the premises, and shall not exceed 4,000 square feet in gross floor area, ~~as provided~~  
2 ~~in Section 50-11-207 of this Code.~~

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

7 (d) ~~These~~ The regulations set forth in this Section may not be modified or waived by  
8 the Board of Zoning Appeals.

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

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

16 (1) Art needlework

17 (2) Canvas goods manufacture

18 (3) Cigar or cigarette manufacture

19 (4) Clock or watch manufacture

20 (5) Coffee roasting

21 (6) Door, sash, or trim manufacture

22 (7) Draperies manufacture

23 (8) Flag or banner manufacture

1           (9) Glass blowing

2           (10) Knit goods manufacturing

3           (11) Leather goods manufacture or fabrication

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

7           (1) Art needlework.

8           (2) Canvas goods manufacture.

9           (3) Cigar or cigarette manufacture.

10          (4) Clock or watch manufacture.

11          (5) Coffee roasting.

12          (6) Door, sash, or trim manufacture.

13          (7) Draperies manufacture.

14          (8) Flag or banner manufacture.

15          (9) Glass blowing.

16          (10) Knit goods manufacturing.

17          (11) Leather goods manufacture or fabrication.

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

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

22          (e) ~~These~~ The regulations set forth in this Section may not be modified or waived by  
23 the Board of Zoning Appeals.

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

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

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

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

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

16           **(e)** ~~These~~ The regulations set forth in this Section may not be modified or waived by  
17 the Board of Zoning Appeals.

18     **Sec.50-12-363. Machine Shop.**

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

1           (b)     In the SD1 and SD2 Districts, machine shop facilities with a minimum of ten  
2 percent of the gross floor area being used as a retail store for the sale of the goods produced on the  
3 premises may be permitted as a Conditional use.

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

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

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

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

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

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

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

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

23                   **DIVISION 3. ALTERNATIVE RESIDENTIAL DEVELOPMENT OPTIONS**

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

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

9 **ARTICLE XIV. DEVELOPMENT STANDARDS**

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

11 **Subdivision A. In General**

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

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

- 15 (1) Uses in the B5 and PC Districts and in any other district in the Central Business  
16 District area shall be exempt from the off-street parking requirements of  
17 Subdivisions B and C of this division;
- 18 (2) For retail, service, and commercial uses on zoning lots abutting a Traditional Main  
19 Street Overlay Area or on land zoned SD1 or SD2, the maximum distance that off-  
20 street parking shall be provided from the principal use specified in Subdivision B  
21 of this division, may be increased to 1,320 feet where the applicant can show to the  
22 satisfaction of the Planning and Development Department that a “district approach”  
23 to parking is being used in the Traditional Main Street Overlay Area or other area

1 nearby. To show a district approach to parking, the applicant shall provide the  
2 following:

- 3 a. A signage plan to show how the business will direct customers and  
4 employees to the off-site parking lot, including parking signage and  
5 wayfinding;
- 6 b. A plan for who will manage and maintain the off-site parking facility,  
7 including safety and security measures;
- 8 c. Where the parking area or parking structure is owned by someone other than  
9 the applicant, a shared parking agreement shall be required according to  
10 Section 50-14-156 and Section 50-14-159 of this Code.

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

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

18 (5) Additional parking reductions are set forth in Section 50-14-153 and Section 50-  
19 14-163 of this Code.

20 (b) Credit for on-street parking. Within the Woodward and Grand River/Lahser  
21 Traditional Main Street Overlay Areas, any on-street parking space adjacent to a use, each such  
22 space consisting of not less than 23 feet of contiguous linear permissible on-street parking that is

1 immediately adjacent to the use, may be counted as one space against applicable off-street parking  
 2 requirements for such use.

3 **Subdivision B. Off-Street Parking Schedule "A"**

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

5 Off-street parking regulations for household living facilities are as follows:

Use Category	Specific Land Use	Off-Street Parking Spaces Required, minimum. (References are to square feet of gross floor area unless otherwise indicated.)	Maximum Distance (feet)
Household Living	Loft	1.25 per dwelling unit	100
	Loft and Multiple-family dwelling, in general	1.25 per dwelling; 0.75 per dwelling unit for multiple-family dwelling for the elderly as defined in	100; except where developed under the "school building adaptive reuses"
		Section 50-16-304; see also Section 50-14-74. On land zoned SD1 or SD2: 1.0 per dwelling unit. Where located within 0.50 miles of a bus rapid transit, street car/trolley or light rail line a high-frequency transit	provision as defined in Section 50-16-381; same lot; and except on land zoned SD1 or SD2: 1,320 where a "district approach" to parking as provided in

Use Category	Specific Land Use	Off-Street Parking Spaces Required, minimum. (References are to square feet of gross floor area unless otherwise indicated.)	Maximum Distance (feet)
		corridor in any zoning district, or within the <u>Lahser or Livernois/ West McNichols Traditional Main Street Overlay Areas:</u> 0.75 per dwelling unit.	Section 50-14-7(2)a, b, and c has been recognized by the Planning and Development Department.
	Mobile home park	2 per dwelling unit	same lot
	Single Room Occupancy Housing (Nonprofit)	1 per 2 employees + 1 per 10 residents	100
	Single-family detached dwelling	2 per dwelling unit	same lot
	Town house	1.5 per dwelling unit	100
	Two-family dwelling	1.5 per dwelling unit	same lot

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2 **Sec. 50-14-49. Retail, service, and commercial uses located on land zoned SD1 or SD2.**

3 Off-street parking regulations for retail, service, and commercial uses located on land  
4 zoned SD1 or SD2 are as follows:

Use Category	Specific Land Use	Off-Street Parking Spaces Required, Minimum. (References are to square feet of gross floor area unless	Maximum Distance (feet)
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		otherwise indicated.)	
Retail, service, and commercial uses located on land zoned SD1 or SD2 or located within the <u>Livernois/West McNichols, or Lahser Traditional Main Street Overlay Area</u>	All, with the exception of "Vehicle Repair and Service" uses specified in Section 61-14-50 of this Code and excluding "Motor vehicles, used, salesrooms or sales lots."	Where the use is located within 0.25 miles of a bus rapid transit, street car/trolley or light rail line, 0.75 of the minimum required off-street spaces specified in Sections 50-14-50 through Section 50-14-60.	As specified in Sections 50-14-50 through 50-14-60 or Section 50-14-7(2) where applicable.

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

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

4

**deficient.**

5

(a) *In general.* Where the Buildings, Safety Engineering, and Environmental

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Department determines that:

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(1) A building or use requires no variance or other action under the jurisdiction of the

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Board of Zoning Appeals, other than the parking deficiency; and

9

(2) The building or use can provide at least 80 percent of the required off-street parking

10

spaces; then, upon request of the petitioner and in conjunction with the Municipal

11

Parking Department and the Department of Public Works Traffic Engineering

12

Division, the department may grant a waiver of the off-street parking requirements,

1 not exceeding ten parking spaces or 20 percent of the required off-street parking  
2 requirement, whichever is less. Such waiver shall not be granted unless, in the  
3 judgment of the Buildings, Safety Engineering, and Environmental Department,  
4 with the sign-off of the Municipal Parking Department and the Department of  
5 Public Works Traffic Engineering Division, the waiver of the parking requirement  
6 for the building or use involved is not injurious to the adjacent or surrounding areas  
7 by creating or increasing traffic congestion or by disrupting traffic circulation,  
8 provided that, in those instances where a building or use is subject to Site Plan  
9 Review, the Planning and Development Department has sole authority to consider  
10 such waiver.

11 (b) *Traditional Main Street Overlay Areas.*

12 (1) *Applicability.* In addition to the parking waiver granted for buildings not exceeding  
13 3,000 square feet per Section 50-14-7(3) of this Code, in a Traditional Main Street  
14 overlay area, as provided in Section 50-11-382 of this Code, the Planning and

15 Development Department may grant a waiver of the off-street parking requirements  
16 for the first 3,000 square feet of pedestrian-oriented retail, service, or commercial  
17 uses. The Planning and Development Department shall have authority to consider  
18 such waiver, ensuring that the waiver will not be injurious to the adjacent or  
19 surrounding areas by creating or increasing traffic congestion or by disrupting  
20 traffic circulation.

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

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

- 1           1.     Section 50-12-62 of this Code, *Food and beverage service*;
- 2           2.     Section 50-12-69 of this Code, *Retail sales and service, sales-*
- 3                 *oriented*; and
- 4           3.     Section 50-12-70 of this Code, *Retail sales and service, service-*
- 5                 *oriented*, except motor vehicle sales, motorcycle sales, and any use
- 6                 with drive-up or drive-through facilities.

7           b.     New buildings must comply with all of the requirements in the Traditional  
8                 Main Street Overlay standards, as specified in Section 50-14-432 through  
9                 Section 50-14-450 of this Code, except that only the provisions of Section  
10                50-14-153(b)(2)(c)(1) and Section 50-14-153(b)(2)(c)(2) and Section 50-  
11                14-153(b)(2)(c)(3) shall apply to the East Warren and West Warren  
12                Traditional Main Street Overlay Areas and the portion of the Grand River  
13                Traditional Main Street Overlay Area between Greenfield and Woodmont  
14                and between Evergreen and Lahser, and to the Van Dyke Street Traditional  
15                Main Street Overlay Area.

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

- 1                   1.     The front façade of the building is located on the lot line facing the  
2                   Traditional Main Street or set back a maximum of ten feet, in  
3                   accordance with the standards in Section 50-14-432 of this Code;
- 4                   2.     The street level façade of the building has a minimum of 60 percent  
5                   transparency according to Section 50-14-436 of this Code;
- 6                   3.     The building has an active entryway located on the façade facing the  
7                   Traditional Main Street, according to Section 50-14-439 of this  
8                   Code.

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

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

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

23                               **DIVISION 3. ARCHITECTURAL AND SITE DESIGN STANDARDS**

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

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

3       (a)    The objectives of this section are:

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

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

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

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

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

22      (3)    Rear Setback.

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

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

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

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

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

15           (b) The objectives of this section are:

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

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

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

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

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

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

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

21 (4) Transparent doors and windows shall be defined as those having glass that can be  
22 seen through from the right-of-way into the establishment. The glass shall have a  
23 minimum visible transmittance rating of ~~0.70~~ 0.68, according to the National

1 Fenestration Rating Council. Glass that obscures visibility shall not be considered  
2 transparent, ~~such as glazed glass~~. Reflective or mirrored glass and glass block are  
3 prohibited;

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

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

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

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

19 (a) The objectives of this section are:

- 20 (1) To reinforce durable and traditional building materials consistent with urban  
21 context; and  
22 (2) To encourage the use of durable construction materials.



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

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

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

11           (2) Within the West Seven Mile and the Bagley/Vernor overlay areas, a minimum of  
12 30 percent of any building façade that faces a public street, excluding window and  
13 door openings, shall consist of the following building materials: masonry  
14 (preferably brick), stone, or porcelain;

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

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

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

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

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

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

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

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

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

20 a. The application, by use of a stream of pressurized water or air, of abrasive  
21 substances such as sand, ground slag, volcanic ash, crushed walnut or  
22 almond shells, rice husks, ground corncobs, ground coconut shells, crushed

1 eggshells, silica flour, synthetic particles, glass beads, microballoons, or  
2 baking soda shall not be permitted;

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

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

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

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

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

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

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

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

- 1 (1) Lighting fixtures shall be located, aimed, and shielded so as not to produce:
- 2 a Light spill into the night sky;
- 3 b. Glare and spillage of light into residential areas, adjacent properties or
- 4 rights-of-ways; or
- 5 c. Distracting reflections;
- 6 (2) Flashing lights, such as strobe lights and LED “rope lights”, are not permitted.
- 7 (3) Neon tubing around windows is prohibited, except in the Vernor/Springwells and
- 8 Bagley/Vernor overlay areas.
- 9 (4) Wall mounted decorative lighting, such as wall sconces, is encouraged.

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

11 (a) In general. For purposes of this subdivision, a blank wall is a portion of a ground

12 floor wall (including building façades 13 feet high from the grade plane) with a surface area of

13 300 square feet or greater that does not include a transparent window or transparent door. Blank

14 walls are only permitted where abutting an alley or along a side lot line that does not abut a right-

15 of-way or parking lot.

16 (b) The objective of this section is to enhance the pedestrian experience through

17 architecture by adding visual interest, character, and architectural details to otherwise blank walls.

18 (c) The standards of Subsection (d) of this Section do not apply to the East Warren,

19 West Warren, Van Dyke Street, Grand River between Evergreen and Lahser or between

20 Woodmont and Greenfield, or Lahser Road Traditional Main Street Overlay Areas.

21 (d) To achieve the objectives of this section, blank walls (treated or untreated) on any

22 building facing a Traditional Main Street are prohibited, subject to Subsection (c) of this Section.

1 All other blank walls adjacent to a public right-of-way or on a façade with a public entrance shall  
2 be treated with one or more of the following methods, subject to Subsection (c) of this Section:

3 (1) Architectural details and structural bay expression that provide vertical relief, such  
4 as a pier or pilaster spaced at a maximum of 20 feet; for large blank wall areas over  
5 400 square feet, the architectural details shall be accompanied with landscape  
6 screening according to subsection (3) of this section;

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

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

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

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

20 (a) The objectives of this section are:

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

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

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

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

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

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

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

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

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

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

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

22 (a) The objectives of this section are:

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

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

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

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

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

11 (a) *Surface parking.*

12 (1) The objectives of this subsection are:

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

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

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

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

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

1 b. Where it is determined that locating the parking behind the building is not  
2 feasible, as determined by the Planning and Development Department, the  
3 parking may be located on the side of the building; however, no more than  
4 50 percent of the street frontage of the development on a Traditional Main  
5 Street shall be occupied by parking, aisles, or drives.

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

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

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

14 (i) A brick wall;

15 (ii) A masonry wall with brick facing;

16 (iii) A concrete wall with brick design;

17 (iv) A stone wall; or

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

22 2. A combination of evergreen and deciduous vegetation, including  
23 trees, shrubs, and groundcover, shall be planted between the wall



1 and the sidewalk. At least one tree shall be provided for each 30  
2 linear feet of landscape buffer. At least one shrub shall be provided  
3 per 20 square feet of landscaped area. Vegetation shall comply with  
4 the standards in Division 2 of this article.

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

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

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

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

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

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

23 (b) *Parking structures.*

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

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

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

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

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

19 (c) Parking reductions. Parking reductions may be granted as provided for in Section  
20 50-14-7 and Section 50-14-153 of this Code.

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

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

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

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

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

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

13 (4) Signage material shall consist of, but is not limited to, painted metal, glass, finished  
14 wood or other architectural metal such as copper, bronze, stainless steel or cast

15 aluminum. Unpainted, non-architectural metals or unfinished wood are prohibited;

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

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

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

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

3 (9) New roof signs are prohibited.

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

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

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

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

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

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

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

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

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

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

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

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

14 **Subdivision O. Letters "Q" Through "R"**

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

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

<b>Term</b>	<b>Definition</b>
Refuse	Putrescible and nonputrescible solid waste, except body wastes, including garbage, rubbish, ash, incinerator ash, incinerator residue, and solid market, industrial and construction refuse.
Regulated Use	Any of the following:

	<p>(1) Brewpub outside the Central Business District and SD2 District and microbrewery outside the Central Business District and SD2 District and small distillery or small winery outside the Central Business District and SD2 District that serves alcohol for consumption on the premises; however, any brewpub, microbrewery, small distillery or small winery that operates in conjunction with and is located on the same zoning lot as a standard restaurant, as defined in this section, shall not be considered a Regulated Use;</p> <p>(2) Cabaret;</p> <p>(3) Dance hall, public outside the Central Business District;</p> <p>(4) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, outside the Central Business District and the SD1, SD2 and SD5 Districts; however, any establishment for the sale of beer or alcoholic liquor for consumption on the premises</p>
	<p>that operates in conjunction with and is located on the same zoning lot as a standard restaurant, as defined in this section, shall not be considered a Regulated Use;</p> <p>(5) Lodging house, public;</p> <p>(6) Motel;</p> <p>(7) Pawnshop; <u>and</u></p> <p>(8) Plasma donation center;</p> <p><del>(9) Precious metal and gem dealer, outside the M1, M2, M3, and M4 Districts.</del></p>

	(10) <del>Used goods dealer, outside the M1, M2, M3, and M4 Districts.</del>
Religious institutions (Use Category)	Uses primarily engaged in providing meeting areas for religious activities. Typical examples include churches, chapels, mosques, temples, and synagogues. Affiliated preschools are classified as day care uses. Affiliated schools are classified as schools.
Religious residential facilities	Rectories, parsonages, monasteries, convents, seminaries, religious retreats and the like.
Rental Hall	Any enclosed hall, building or portion of any building regularly available for rental, lease or loan for the purpose of public assembly, banquets, luncheons, entertainment or sports events, whether such assemblies are public or private or subject to an admission fee. The term "rental hall" does not include "public dance halls."
Rental merchandise store	A store whose primary business is the rental of household or personal merchandise originally stocked as new merchandise, such as videocassette and/or DVD recordings, household appliances, formal attire, and other articles stored and displayed within the store or showroom. For zoning purposes, a rental merchandise store shall be regulated the same as a "store of a generally recognized retail nature whose primary business is the sale of new merchandise," provided, that a car rental facility shall be regulated in the same manner as a sales room or sales lot for new or used operable motor vehicles.

Repeat Offense	A second, or any subsequent, determination regarding a blight violation notice that is made within a one-calendar-year period for the same blight violation, except for a determination by an administrative hearings officer that a person is not responsible for a blight violation.
Research Facility	As specified in Section 50-11-263 of this Code.
Residential Substance Abuse Service Facility	An establishment in a residential setting used for the treatment of persons having drug or alcohol abuse problems. The establishment may or may not dispense compounds or prescription medicines to individuals depending upon the severity of their drug or alcohol abuse problems.
Residential use combined in structures with permitted commercial uses.	This land use allows for <del>one or two</del> residential apartments with permitted commercial uses in a commercial building occupied by a use permitted in the given zoning district as indicated in the use table in Article XII, Division 1, Subdivision D of this chapter. As examples, a doctor's office in an R5 or R6 District may also include a residential unit on a by-right basis and a hardware store in a B2, B3, B4, B5 or B6 District may rent out <del>two</del> apartments on its second floor <del>but three or more residential units in a single building constitute a multiple-family dwelling.</del>
Rest Home	See "Convalescent, Nursing or Rest Home."



<p>Restaurant, carry-out</p>	<p>An establishment for the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state, and whose design or method of operation includes both of the following characteristics:</p> <p>(1) Foods, frozen desserts, or beverages are usually served in edible or disposable containers;</p> <p>(2) The consumption of foods, frozen desserts, or beverages within the restaurant building, within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building, is posted as being prohibited, and such prohibition is strictly enforced by the restaurateur.</p>
<p>Restaurant, Fast-food</p>	<p>An establishment for the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state for consumption either within the restaurant building or for carry-out with consumption off the premises, whose delivery of food to the customer may include</p>
	<p>service via a drive-up or outdoor walk-up pass-through window, and whose design or principal method of operation includes both of the following characteristics:</p> <p>(1) Foods, frozen desserts, or beverages are usually served in edible containers or disposable containers;</p> <p>(2) The consumption of foods, frozen desserts, or beverages within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building other than designated and</p>

	approved outdoor eating areas, is posted as being prohibited, and such prohibition is strictly enforced by the restaurateur.
Restaurant, Standard	<p>An establishment for the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state, and whose design or principal method of operation includes one or both of the following characteristics:</p> <p>(1) Customers are normally provided with an individual menu, are served foods, frozen desserts, or beverages by a restaurant employee at the same table or counter at which said items are consumed;</p> <p>(2) A cafeteria-type operation where foods, frozen desserts, or beverages generally are consumed within the restaurant building.</p>
Retail Sales and Service, Occupant-oriented (Use Category)	<p>Ancillary and accessory uses to principal multi-family, office or employment uses. They are involved in providing goods and services to residents or employees of the principal use and to visitors to the site.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> <li>•Retail sales and personal service in multiple-residential structures</li> <li>•Retail sales and personal service in business and professional offices</li> </ul>
Retail Sales and Service, Sales- Oriented (Use Category)	<p>Uses involved in the sale, lease or rent of new or used products to the general public.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> <li>• Stores of a generally recognized retail nature whose primary business is the sale of new merchandise</li> </ul>

	<ul style="list-style-type: none"> <li>• Bake shop, retail</li> <li>• Firearms dealership</li> <li>• Garden center</li> <li>• Kennel, commercial</li> <li>• Motor vehicles, new or used, salesroom or sales lot</li> <li>• Motorcycles, retail sales, rental or service</li> <li>• Pawnshop</li> <li>• Pet shop</li> <li>• Poultry or small game (storage or killing for direct, retail sale on the premises or for wholesale trade)</li> <li>• Precious metal and gem dealer</li> <li>• Produce or food markets, wholesale</li> <li>• Specially designated distributor's (SDD) establishment</li> <li>• Specially designated merchant's (SDM) establishment</li> </ul>
	<ul style="list-style-type: none"> <li>• Trailer coaches or boat sale or rental, open air display</li> <li>• Trailers, pneumatic-tired utility type, cement mixers: sales, rental, or service (outdoor)</li> <li>• Used goods dealer</li> </ul> <p>Sales, rental, or leasing of heavy trucks and equipment or manufactured housing units are classified as wholesale sales.</p>
	<p>Uses providing retail consumer services to the general public.</p> <p>Examples include the following uses:</p>

<p>Retail Sales and Service, Service-Oriented (Use Category)</p>	<ul style="list-style-type: none"> <li>• Animal-grooming shop</li> <li>• Automated teller machine (without drive-through facilities)</li> <li>• Automated teller machine (with drive-through facilities)</li> <li>• Bank (without drive-through facilities)</li> <li>• Bank (with drive-through facilities)</li> <li>• Barber or beauty shop</li> <li>• Body art facility</li> <li>• Business college or commercial trade school</li> <li>• Customer service center</li> <li>• Dry cleaning, laundry, or laundromat</li> <li>• Employee recruitment center</li> <li>• Financial services center</li> <li>• Food stamp distribution center (no drive-through window)</li> <li>• Food stamp distribution center (with drive-through window)</li> </ul>
	<ul style="list-style-type: none"> <li>• Mortuary or funeral home</li> <li>• Nail salon</li> <li>• Printing or engraving shops</li> <li>• School or studio of dance, gymnastics, music, art, or cooking</li> <li>• Shoe repair shop</li> <li>• Veterinary clinic for small animals</li> </ul>
<p>Review Body</p>	<p>The entity that is authorized to recommend approval or denial of an application or permit required under this chapter.</p>

Right-of-way

A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, sanitary or storm sewer, electric transmission line, oil or gas pipeline or for any other similar use as may be designated.

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

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

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

7  
8 Approved as to Form:

9  
10 *Lawrence T. Garcia*  
11 Lawrence T. Garcia,  
12 Corporation Counsel