

Sec. 61-9-64 | Conditional other uses.

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-9-64. Conditional other uses.

- (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this Chapter.
- (2) Railroad right-of-way, not including storage tracks, yards, or buildings
- (3) Signs as provided for in ARTICLE VI of this Chapter.

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-9-65. Intensity and dimensional standards.

Development in the B3 District shall comply with the standards provided for in ARTICLE XIII, DIVISION 1, Subdivision C and in ARTICLE XIII, DIVISION 1, Subdivision D of this Chapter.

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-9-66. Other regulations.

Any land use featuring drive-up or drive-through facilities shall be subject to site plan review as provided for in Sec. 61-3-113(6) of this Code. No such drive-up or drive-through facilities or outdoor walk-up pass-through feature shall be approved without strict attention to traffic safety as provided for in Sec. 61-3-231(9) of this Code, and the adequacy of vehicle stacking/access lane(s) as provided for in ARTICLE XIV, DIVISION 1, Subdivision H of this Chapter. However, in no instance shall a Specially Designated Merchant's (SDM) establishment or a Specially Designated Distributor's (SDD) establishment be considered for drive-up or drive-through facilities.

(Ord. No. 11-05, §1, 5-28-05)

Secs. 61-9-67–61-9-70. Reserved.**DIVISION 5. B4 GENERAL BUSINESS DISTRICT****Sec. 61-9-71. Description.**

The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-9-72. Site plan review.

Site plan review is required for all Conditional Uses and for certain by-right uses. (See ARTICLE III, DIVISION 5)

Sec. 61-9-73 | By-right uses.

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-9-73. By-right uses.

Uses permitted by right in the B4 District are delineated in Sec. 61-9-74 through Sec. 61-9-78 of this Code. (See ARTICLE XII for a complete listing of all use regulations and standards, ARTICLE III, DIVISION 5 to determine when Site Plan Review is required for by-right uses, and ARTICLE XII, DIVISION 5 for accessory uses, including home occupations.)

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-9-74. By-right residential uses.

- (1) Boarding school and dormitory
- (2) Child caring institution
- (3) Convalescent, nursing, or rest home
- (4) Lofts, inside the Central Business District
- (5) Multiple-family dwelling where located in a Traditional Main Street Overlay Area and where combined with uses specified in Sec. 61-9-76 of this Code
- (6) Religious residential facilities
- (7) Residential use combined in structures with permitted commercial uses where located in a Traditional Main Street Overlay Area
- (8) Shelter for victims of domestic violence

(Ord. No. 11-05, §1, 5-28-05; Ord. No. 13-16, §1, 5-20-2016)

Sec. 61-9-75. By-right public, civic, and institutional uses.

- (1) Adult day care center
- (2) Armory
- (3) Auditoriums, public
- (4) Child care center
- (5) Educational institution
- (6) Fire or police station, post office, court house, and similar public building
- (7) Governmental service agency
- (8) Hospital or hospice
- (9) Library
- (10) Museum
- (11) Neighborhood center, nonprofit
- (12) Outdoor recreation facility

Sec. 61-9-76 | By-right retail, service, and commercial uses.

- (13) Religious institution
- (14) School, elementary, middle/junior high, or high
- (Ord. No. 11-05, §1, 5-28-05)

Sec. 61-9-76. By-right retail, service, and commercial uses.

- (1) Animal-grooming shop
- (2) Art gallery
- (3) Assembly hall
- (4) Automated Teller Machine not accessory to another use on the same zoning lot, which is stand-alone, without drive-up or drive-through facilities
- (5) Bake shop, retail
- (6) Bank without drive-up or drive-through facilities
- (7) Barber or beauty shop
- (8) Brewpub or microbrewery or small distillery, inside the Central Business District
- (9) Business college or commercial trade school
- (10) Cabaret, inside the Central Business District
- (11) Customer service center without drive-up or drive-through facilities
- (12) Dance hall, public, inside the Central Business District
- (13) Dry cleaning, laundry, or laundromat
- (14) Establishment for the sale of beer or intoxicating liquor for consumption on the premises, inside the Central Business District
- (15) Hotel, inside the Central Business District
- (16) Medical or dental clinic, physical therapy clinic, or massage therapy clinic
- (17) Mortuary or funeral home, including those containing a crematory
- (18) Motor vehicles, new, salesroom or sales lots
- (19) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor vehicles
- (20) Nail salon
- (21) Office, business or professional
- (22) Parking lots or parking areas for operable private passenger vehicles, except as restricted by Sec. 61-12-219 of this Code
- (23) Parking structure
- (24) Pet shop
- (25) Private club, lodge, or similar use
- (26) Radio or television station

Sec. 61-9-77 | By-right manufacturing and industrial uses.

- (27) Radio, television, or household appliance repair shop, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
 - (28) Recreation, indoor commercial and health club
 - (29) Recording studio or photo studio or video studio, no assembly hall
 - (30) Restaurant, carry-out, without drive-up or drive-through facilities, except such use shall be prohibited on any zoning lot abutting the Woodward Avenue Gateway Radial Thoroughfare where not located in a multi-story building and integrated into a mixed-use or multi-tenant development
 - (31) Restaurant, fast-food, without drive-up or drive-through facilities, where located in a multi-story building and integrated into a mixed use or multi-tenant development
 - (32) Restaurant, standard without drive-up or drive-through facilities
 - (33) Retail sales and personal service in business and professional offices
 - (34) Retail sales and personal service in multiple-residential structures
 - (35) School or studio of dance, gymnastics, music, art, or cooking
 - (36) Shoe repair shop
 - (37) Stores of a generally recognized retail nature whose primary business is the sale of new merchandise with or without drive-up or drive-through facilities
 - (38) Veterinary clinic for small animals
- (Ord. No. 11-05, §1, 5-28-05; Ord. No. 34-05, §1, 12-06-05; Ord. No. 13-11, §1, 8-23-11; Ord. No. 21-12, §1, 11-2-12; Ord. No. 10-13, §1, 04-16-13; Ord. No. 38-14, §1, 10-01-2014; Ord. No. 13-15, §1, 7-11-2015)

Sec. 61-9-77. By-right manufacturing and industrial uses.

- (1) Blueprinting shop
 - (2) Trade services, general
- (Ord. No. 11-05, §1, 5-28-05)

Sec. 61-9-78. By-right other uses.

- (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this Chapter.
- (2) Farmers market as defined in ARTICLE XVI.DIVISION 2.Subdivision G of this Chapter
- (3) Greenhouse as provided for in ARTICLE XII.DIVISION 3.Subdivision H of this Chapter
- (4) Hoophouse as provided for in ARTICLE XII.DIVISION 3.Subdivision H of this Chapter
- (5) Marinas
- (6) Railroad right-of-way, not including storage tracks, yards, or buildings

Sec. 61-9-79 | Conditional uses.

- (7) Signs as provided for in ARTICLE VI of this Chapter.
- (8) Urban farm as provided for in ARTICLE XII.DIVISION 3.Subdivision H of this Chapter
- (9) Urban garden as provided for in ARTICLE XII.DIVISION 3.Subdivision H of this Chapter

(Ord. No. 11-05, §1, 5-28-05; Ord. No. 10-13, §1, 04-16-13)

Sec. 61-9-79. Conditional uses.

Uses permitted conditionally in the B4 District are delineated in Sec. 61-9-80 through Sec. 61-9-84 of this Code. (See ARTICLE XII for a complete listing of all use regulations and standards, and ARTICLE XII, DIVISION 5 of this Chapter for accessory uses, including home occupations.)

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-9-80. Conditional residential uses.

- (1) Emergency shelter, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- (2) Fraternity or sorority house
- (3) Loft, outside the Central business district
- (4) Multiple-family dwelling
- (5) Pre-release adjustment center, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- (6) Residential substance abuse service facility
- (7) Residential use combined in structures with permitted commercial uses
- (8) Rooming house
- (9) Single-family detached dwelling
- (10) Single-room-occupancy housing, nonprofit
- (11) Town house
- (12) Two-family dwelling

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-9-81. Conditional public, civic, and institutional uses.

- (1) Electric transformer station
- (2) Gas regulator station
- (3) Outdoor entertainment facility
- (4) Power or heating plant with fuel storage on site

Sec. 61-9-82 | Conditional retail, service, and commercial uses.

- (5) Substance abuse service facility, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
 - (6) Stadium or sports arena
 - (7) Telephone exchange building
 - (8) Water works, reservoir, pumping station, or filtration plant
- (Ord. No. 11-05, §1, 5-28-05)

Sec. 61-9-82. Conditional retail, service, and commercial uses.

- (1) Amusement park
- (2) Arcade
- (3) Automated Teller Machine not accessory to another use on the same zoning lot, which is stand-alone, with drive-up or drive-through facilities
- (4) Bank with drive-up or drive-through facilities
- (5) Bed and breakfast inn
- (6) Brewpub or microbrewery or small distillery, outside the Central Business District
- (7) Cabaret, outside the Central Business District
- (8) Customer service center with drive-up or drive-through facilities
- (9) Dance hall, public, outside the Central Business District
- (10) Employee recruitment center
- (11) Establishment for the sale of beer or intoxicating liquor for consumption on the premises, outside the Central Business District
- (12) Financial services center
- (13) Firearms dealership
- (14) Firearms target practice range, indoor
- (15) Food stamp distribution center
- (16) Go-cart track, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- (17) Golf course, miniature
- (18) Hotel, outside the Central Business District
- (19) Kennel, commercial
- (20) Lodging house, public
- (21) Motel
- (22) Motor vehicle filling station
- (23) Motor vehicles, used, salesroom or sales lot, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare

Sec. 61-9-82 | Conditional retail, service, and commercial uses.

- (24) Motor vehicles, used, storage lot accessory to a salesroom or sales lot for used motor vehicles, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- (25) Motor vehicle services, major, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- (26) Motor vehicle services, minor
- (27) Motor vehicle washing and steam cleaning, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- (28) Motorcycles, retail sales, rental or service
- (29) Outdoor commercial recreation, not otherwise specified
- (30) Parking lots or parking areas for operable private passenger vehicles, as restricted by Sec. 61-12-219(9)(e) of this Code
- (31) Pawnshop, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- (32) Plasma donation center, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- (33) Pool or billiard hall
- (34) Printing or engraving shops
- (35) Public lodging house
- (36) Rebound tumbling center, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- (37) Rental hall or banquet hall
- (38) Restaurant, carry-out, with drive-up or drive-through facilities, except any carry-out restaurant having drive-up or drive-through facilities shall be prohibited on any zoning lot abutting the Woodward Avenue Gateway Radial Thoroughfare
- (39) Restaurant, fast-food, with drive-up or drive-through facilities, except any fast-food restaurant having drive-up or drive-through facilities shall be prohibited on any zoning lot abutting the Woodward Avenue Gateway Radial Thoroughfare
- (40) Restaurant, standard, with drive-up or drive-through facilities, except such use having drive-up or drive-through facilities shall not be permitted on any zoning lot abutting the Woodward Avenue Gateway Radial Thoroughfare
- (41) Secondhand stores and secondhand jewelry stores, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- (42) Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment
- (43) Tattoo and/or piercing parlor, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- (44) Taxicab dispatch and/or storage, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare

Sec. 61-9-83 | Conditional manufacturing and industrial uses.

- (45) Theater and concert café, excluding drive-in theaters
- (46) Trailer coaches or boat sale or rental, open air display, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- (47) Trailers, utility, or cement mixers, pneumatic-tired, sales, rental or service; moving truck/trailer rental lots
- (48) Youth hostel/hostel

(Ord. No. 11-05, §1, 5-28-05; Ord. No. 13-11, §1, 8-23-11; Ord. No. 38-14, §1, 10-01-2014; Ord. No. 13-15, §1, 7-11-2015)

Sec. 61-9-83. Conditional manufacturing and industrial uses.

- (1) Confection manufacture, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- (2) Dental products, surgical, or optical goods manufacture, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- (3) Food catering establishment
- (4) Ice manufacture, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- (5) Jewelry manufacture, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- (6) Lithographing, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- (7) Research or testing laboratory
- (8) Toiletries or cosmetic manufacturing, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- (9) Tool, die, and gauge manufacturing, small items, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- (10) Vending machine commissary, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- (11) Wearing apparel manufacturing, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- (12) Wholesaling, warehousing, storage buildings, or public storage houses, except excluding Gratiot Avenue, such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-9-84. Conditional other uses.

- (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this Chapter.

Sec. 61-9-85 | Intensity and dimensional standards

- (2) Aquaculture as provided for in ARTICLE XII.DIVISION 3.Subdivision H of this Chapter
 - (3) Aquaponics as provided for in ARTICLE XII.DIVISION 3.Subdivision H of this Chapter
 - (4) Hydroponics as provided for in ARTICLE XII.DIVISION 3.Subdivision H of this Chapter
 - (5) Medical marihuana caregiver center, as provided for in ARTICLE III.DIVISION 12 of this Chapter, except such use shall not be permitted in any Gateway Radial Thoroughfare or Traditional Main Street overlay area.
 - (6) Signs as provided for in ARTICLE VI of this Chapter.
 - (7) Telecommunications building, private
- (Ord. No. 11-05, §1, 5-28-05; Ord. No. 10-13, §1, 04-16-13; Ord. No. 30-15, §1, 3-01-2016)

Sec. 61-9-85. Intensity and dimensional standards

Development in the B4 District shall comply with the standards provided for in ARTICLE XIII, DIVISION 1, Subdivision C and in ARTICLE XIII, DIVISION 1, Subdivision D of this Chapter.

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-9-86. Other regulations.

Any land use featuring drive-up or drive-through facilities shall be subject to site plan review as provided for in Sec. 61-3-113(6) of this Code. No such drive-up or drive-through facilities or outdoor walk-up pass-through feature shall be approved without strict attention to traffic safety, as provided for in Sec. 61-3-231(5) of this Code and the adequacy of vehicle stacking/access lane(s), as provided for in ARTICLE XIV, DIVISION 1, Subdivision H of this Chapter. However, in no instance shall a Specially Designated Merchant's (SDM) establishment or a Specially Designated Distributor's (SDD) establishment be considered for drive-up or drive-through facilities.

(Ord. No. 11-05, §1, 5-28-05)

Secs. 61-9-87–61-9-90. Reserved.**DIVISION 6. B5 MAJOR BUSINESS DISTRICT****Sec. 61-9-91. Description.**

This district is designed to provide adequate regulations within the Central business district, the New Center Area, and may be successfully utilized in other regionally-oriented shopping and office areas.

(Ord. No. 11-05, §1, 5-28-05)