



Article 7

Business Districts



Section 7.01 Statement of Purpose

- (a) **O-1, Office District.** The O-1, Office District is intended to permit lower intensity office and personal service uses in well-landscaped settings, often adjacent to or near residential areas.
- (b) **C-1, Local Business District.** The C-1, Local Business District is intended to permit retail business and service uses which are needed to meet the convenience shopping and service needs of nearby residential areas. In order to promote sustainable business districts and compatibility with nearby uses, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy truck traffic, or late hours of operation. The intent of this district is also to concentrate local business areas at strategic locations to the mutual advantage of both the consumers and merchants and to avoid unattractive marginal strip business development along arterial roadways.
- (c) **C-2, General Business District.** The C-2, General Business District is intended to permit a wider range of business and entertainment activities than permitted in the local business district. Commercial establishments in the BC-2 District cater to the convenience and comparison shopping needs of nearby residential areas and customers further away for types of businesses. These uses would generate larger volumes of vehicular traffic, would need more off-street parking and loading and would require more planning to integrate such districts with adjacent residential areas. Special attention is focused on site layout, building design, vehicular and pedestrian circulation and coordination of site features between adjoining sites.
- (d) **C-3, Highway Service District.** The C-3, Highway Service District is intended to permit more intensive business and entertainment activities than that permitted in the Local and General Business Districts. The uses in the C-3 District are more automotive oriented and serve a market that includes city residents, residents from surrounding communities, and pass by traffic. The permitted uses are directed to arterial streets and are generally not appropriate immediately adjacent to residential zoning districts. Standards for site layout, building design, vehicular circulation and buffering from other nearby uses are created to ensure well-designed vibrant districts.
- (e) **RC, Regional Center District.** The RC, Regional Center District is intended to promote large scale commercial and office developments which can take advantage of the potential trade of passengers, visitors and employees at the Metro Airport. It is also recognized that this international air facility will encourage adjacent land uses for conventions, trade centers, educational and training facilities, hotels, restaurants, car rental and parking facilities. and complementary multi-story apartments and condominiums. This district is intended to encourage innovation and variety in type, design and arrangement of uses that create a vibrant and unified Regional Center.

Section 7.02 Schedule of Uses

No building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided for in this Ordinance. Land and/or buildings in the districts indicated at the top of [Table 7.02](#) may be used for the purposes denoted by the following abbreviations:

P: Permitted Use: Land and/or buildings in this District may be used for the purposes listed by right.



SLU: Special Land Use: The use may be permitted by obtaining Special Land Use approval by the Planning Commission, or City Council for the uses listed in [Section 18.03](#), when all applicable standards cited in [Article 18](#) and Specific Standards of [Section 7.04](#) are met.

NP: Not Permitted: The use is not permitted in the district.

“Other Requirements” indicates additional requirements or conditions applicable to the use. In addition the standards of Part III may also be applicable, in particular [Article 13](#) General Site Development Requirements, [Article 14](#) Off-Street parking, Loading, Access and Circulation Requirements and [Article 17](#) Site Plan Review Requirements and Procedures.

Table 7.02 Schedule of Uses						
Use	O-1	C-1	C-2	C-3	RC	Other Requirements
Residential						
Multiple-family dwellings					P	11.01(c)
Boarding homes			SLU	SLU		
Institutional and Educational						
Business schools	P	P	P	P	P	
Colleges, universities and other institutions of higher learning, public and private, offering courses in general, technical, or religious education	P		P	P	P	11.02(b)
Law enforcement facilities, customs, homeland security and emergency services including fire stations and medical care units	P	P	P	P	P	
Performing and fine arts schools	P	P	P	P	P	
Places of worship	P	P	P	P	P	11.02(c)
Municipal buildings and uses	P	P	P	P	P	
Trade, technical and vocational schools, not including truck driving schools	P	P	P	P	P	
Human Care and Medical						
Child day care centers, nursery schools and day nurseries (more than 12 children less than 24 hours per day)	P	P	P	P	P	11.03(c)
Hospitals and 24-hour urgent care centers	P	P	P	P	P	11.03(d)
Therapy and rehabilitation centers	P	P	P	P	P	11.03(e)
Medical or dental clinics	P	P	P	P	P	
Nursing and convalescence homes	P	P	P	P	P	11.03(f)
Shelters and social assistance centers	SLU		SLU	SLU		11.03(g)
Substance abuse rehabilitation centers	SLU		SLU	SLU		11.03(h)
Medical, optical and pharmaceutical laboratories	P		P	P	P	
Animal/Agricultural						
Pet day care		SLU	P	P		11.15(c)
Kennels, commercial			P	P		11.15(d)
Kennels, commercial, including boarding			P	P		11.15(d)



Table 7.02 Schedule of Uses

Use	O-1	C-1	C-2	C-3	RC	Other Requirements
Pet grooming and obedience training with no boarding		P	P	P		
Veterinary hospitals and clinics	P	P	P	P	P	
Retail						
Retail businesses whose principal activity is the sale or rental of merchandise within a completely enclosed building		P	P	P	P	
Convenience food store and party store		P	P	P	P	
Drive-thru uses accessory to a principal permitted use (except restaurants)		SLU	SLU	P	P	11.04(a)
Flea markets within a completely enclosed building			SLU	SLU		
Nurseries and similar outdoor retail sale of trees, fruits, vegetables, shrubbery, plants, seed, topsoil, humus, fertilizer, trellises, lawn furniture, other home garden supplies, and equipment and similar uses			SLU	SLU		11.04(b)
Open air retail sales			SLU	SLU		11.04(b)
Pharmacies with drive-thru prescription windows		SLU	SLU	P	P	11.04(a)
Pharmacies without drive-thru prescription windows	P	P	P	P	P	
Pawn shops			SLU	SLU		
Resale and consignment shops		P	P	P		
Retail sales of home improvement supplies			P	P		
Services						
Personal service establishments which perform services on the premises, such as watch repair, home electronics, and appliance repair, shoe repair shops, tailors, dressmaker, photographic studios, photographic reproduction locksmiths and similar establishments requiring a retail adjunct	P	P	P	P	P	
Barber and beauty shops, tanning salons and health spas	P	P	P	P	P	
Funeral homes and mortuaries	P	P	P	P		
Hotel, motel, bed and breakfast inns			P	P	P	
Laundry or dry-cleaning customer outlets, coin operated laundromats, self-serve dry-cleaning centers, and the like. Dry cleaning or laundry plants serving more than one retail outlet are prohibited		P	P	P		
Tattoo and piercing parlors		P	P	P		
Tool and equipment rental without outdoor storage			P	P		
Tool and equipment rental with outdoor storage, but excluding vehicles			SLU	SLU		
Restaurants and Bars						
Carryout restaurants		P	P	P	P	
Cocktail lounge/night club		SLU	P	P	P	



Table 7.02 Schedule of Uses						
Use	O-1	C-1	C-2	C-3	RC	Other Requirements
Drive-in restaurants			SLU	SLU	P	11.06(a)
Drive-thru restaurants			SLU	SLU	SLU	11.06(a)
Restaurants, taverns, brewpubs, and microbreweries	SLU	P	P	P	P	
Restaurants and taverns with outdoor seating	SLU	SLU	P	P	P	11.06(b)
Restaurants with open front windows		SLU	P	P	P	
Vehicle Repair, Service and Parking						
Long-term parking facilities					SLU	14.05
Moving van, small truck, trailer and equipment rental				SLU	SLU	
Vehicle dealerships (new) including automobile, motorcycle, boat and recreational vehicle sales, may include up to 25% used vehicle sales				P	P	11.07(a)
Vehicle dealerships (used) including automobile, motorcycle, boat and recreational vehicle sales				P		11.07(a)
Vehicle major engine and body repair establishments				SLU		11.07(d)
Vehicle maintenance and minor repair establishments			P	P	P	11.07(e)
Vehicle rental establishments				SLU	SLU	14.05
Vehicle service centers/fueling stations				SLU	SLU	11.07(f)
Vehicle wash, automatic, self serve or auto-detailing				P	SLU	11.07(g)
Recreation \Leisure \Entertainment						
Accessory outdoor recreation facilities such as tennis courts and swimming pools when such uses are intended primarily for the guests or tenants of a principal permitted use of the site			P	P	P	
Adult uses			SLU	SLU		11.08(a)
Arcades			SLU	SLU	SLU	11.08(b)
Bowling alleys			P	P	P	
Casinos and racetracks					SLU	
Comedy clubs			P	P	P	
Golf courses					SLU	11.08(c)
Indoor commercial recreation uses such as tennis courts, ice-skating rinks, court sports facilities and similar uses		P	P	P	P	
Banquet halls, entertainment establishments and poker rooms			P	P	P	
Pool and billiard halls			P	P	P	
Private service clubs, fraternal organizations, lodge and union halls	P	P	P	P		



Table 7.02 Schedule of Uses

Use	O-1	C-1	C-2	C-3	RC	Other Requirements
Publicly owned and operated parks and recreational facilities	P	P	P	P	P	
Recreational, health services and related uses including but not limited to: health clubs or gyms; martial arts, instruction or practice; gymnasiums; tanning salons			P	P	P	
Bath houses, saunas or businesses providing whirlpool baths, or mineral baths			SLU	SLU	SLU	
Tennis courts, archery courts, shuffleboard, horseshoe courts, miniature golf, golf driving range, children's amusement park or similar outdoor recreation uses				P	P	
Theaters, motion picture and live (not including adult)			P	P	P	
Office/Professional/Financial						
Office buildings	P	P	P	P	P	
Business services such as mailing, copying, data processing and retail office supplies	P	P	P	P	P	
Corporate headquarter offices, administrative, professional, and/or business offices of permitted principal uses, legal, engineering, surveying, accounting, architectural and similar professional offices	P	P	P	P	P	
Data processing and computer centers, including incidental service and maintenance of electronic data processing	P	P	P	P	P	
Financial establishments such as banks, credit unions, savings and loan associations	P	P	P	P	P	
Financial establishments with drive-thru tellers	P	P	P	P	P	11.09(a)
Free standing automated teller machine kiosks not located on a bank site.	SLU	SLU	SLU	SLU	SLU	
Insurance offices and brokerage houses	P	P	P	P	P	
Management and conference centers, convention facilities, corporate education and training facilities	P		P	P	P	
Specialized or customized photographic or graphic design services	P		P	P		
Construction Contractors/Supplies						
Contractor establishment of an office, showroom, or workshop nature, without outdoor storage, of an electrician, plumber, heating, and air-conditioning contractor, decorator, building contractor, painter, upholsterer or similar contractor which requires a retail adjunct, providing such use is within a completely enclosed building and excludes outside storage yards		P	P	P		
Transportation and Warehousing						



Table 7.02 Schedule of Uses						
Use	O-1	C-1	C-2	C-3	RC	Other Requirements
Bus, railroad and transit terminals	P	P	P	P	P	
Utilities						
Utility distribution facilities such as water mains, sewer mains, electrical, gas, distribution lines, and associated structures that are designed to serve the immediate vicinity	P	P	P	P	P	
Utility buildings, substations, including pump stations and transformer substations that are necessary to serve the immediate vicinity	P	P	P	P	P	11.13(a)
Accessory						
Accessory buildings and uses customarily incidental to any of the above permitted uses	P	P	P	P	P	

Section 7.03 Requirements Applicable to All Uses

All commercial uses permitted by right or by special land use approval shall be required to meet all of the following requirements:

- (a) All goods produced on the premises shall be sold at retail on the premises where produced.
- (b) All businesses or services shall be conducted within a completely enclosed building except where outdoor storage or sales is permitted and has been approved as part of the site plan.
- (c) In the case of Christmas tree sales, a temporary permit shall be obtained from the Building and Safety Director which shall require that all Christmas trees as well as any lights, wire, or other items incidental to this use shall be removed from the premises by December 31st, and no trees shall be stored or displayed nearer the street than the front property line, furthermore, that off-street parking shall be provided in accordance with the regulations for open air business uses as specified in [Article 14](#). No site plan review is required for Christmas tree sales land use.
- (d) Outdoor vending machines, clothes drop boxes or other similar items shall be permitted in the rear yard or non-required side yard (meeting building setback requirements). These items shall not be permitted in the front yard, or any landscape greenbelt and shall not be permitted in a location that would block parking spaces, or loading areas and shall not obstruct vehicular circulation, fire lanes, or sidewalks.
- (e) Where noted in [Table 7.02](#), uses shall be required to meet the use regulations of [Article 11](#).



Section 7.04 Area, Height, and Placement Requirements

(a) **Schedule of Regulations.** Building height and lot coverage shall be in accordance with the following:

O-1 Office
C-1 Local Business

Setbacks^{2,3,4,5,9,10,11}

Min. Front Yard ^{6,7,8} :			
Building	25 ft.		
Parking		15 ft.	
Min. Side Yard:			
Building	10 ft.		
Parking		5 ft.	
Min. Rear Yard:			
Building	25 ft.		
Parking		5 ft.	

Building Height

Maximum Stories	2
Maximum Height	25 ft.

Maximum Lot Coverage¹

O-1:	
Building	35%
Impervious Surface	75%
C-1:	
Building	40%
Impervious Surface	85%

* The 15 ft. parking lot setback/greenbelt may be reduced to 10 feet where at least 50% of the parking is located to the side or rear of the building.

C-2 General Business

Setbacks^{2,3,4,5,9,10,11}

Min. Front Yard ^{6,7,8} :			
Building	40 ft.		
Parking		15 ft.	
Min. Side Yard:			
Building	10 ft.		
Parking		5 ft.	
Min. Rear Yard:			
Building	25 ft.		
Parking		5 ft.	

Building Height

Maximum Stories	3
Maximum Height	35 ft.

Maximum Lot Coverage¹

Building	40%
Impervious Surface	85%

* The 15 ft. parking lot setback/greenbelt may be reduced to 10 feet where at least 50% of the parking is located to the side or rear of the building.

C-3 Highway Service

Setbacks^{2,3,4,5,9,10,11}

Min. Front Yard^{6,7,8}:

Building 40 ft.
 Parking 15 ft.

Min. Side Yard:

Building 10 ft.
 Parking 5 ft.

Min. Rear Yard:

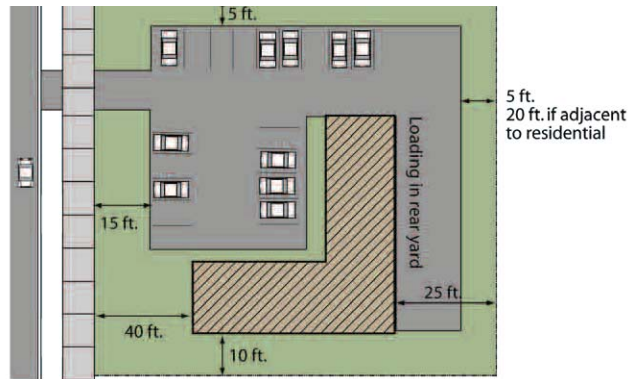
Building 25 ft.
 Parking 5 ft.

Building Height

Maximum Stories 3
 Maximum Height 35 ft.

Maximum Lot Coverage¹

Building 35%
 Impervious Surface 75%



RC Regional Center

Setbacks^{2,3,4,5,9,10,11}

Min. Front Yard^{6,7,8}:

Building 50 ft.
 Parking 20 ft.

Min. Side Yard:

Building 20 ft.
 Parking 10 ft.

Min. Rear Yard:

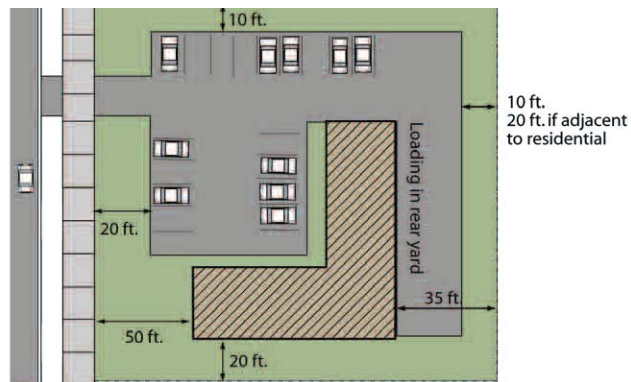
Building 35 ft.
 Parking 10 ft.

Building Height

Maximum Stories 15
 Maximum Height¹² 150 ft.

Maximum Lot Coverage¹

Building 35%
 Impervious Surface 75%



(b) **Footnotes to Schedule of Regulations**

- (1) **Lot Coverage.** Maximum lot coverage shall be regulated by two measures: 1) the maximum percent of the lot area that can be covered by buildings, and 2) the maximum percent of the lot area that can be covered by buildings plus other impermeable surfaces, such as pavement.
- (2) **Setback Requirements.** Setback areas shall be provided with landscape greenbelts and buffer zones as required in [Section 13.02](#).
- (3) **Parking lots in setbacks.** Parking lots shall be permitted in all yards meeting the

setbacks noted in [Section 7.04 \(a\)](#). A greater setback shall be required where necessary to meet the greenbelt or buffer requirement under [Section 13.02](#).

- (4) **Adjoining Residential.** Where a side or rear lot line adjoins a residential use, the parking lot setback shall be increased to a minimum of twenty (20) feet to accommodate a wider buffer zone under [Section 13.02](#).
- (5) **Shared Access and Cross Circulation.** Where a commercial site adjoins another commercial site where there is shared parking, shared driveway access or service drive connections to allow cross circulation between the adjacent uses, the Planning Commission may waive the parking lot setback and landscaping requirement between the two commercial uses.
- (6) **Front Parking Lot Setback.** A fifteen (15) foot parking lot setback and frontage greenbelt B under [Section 13.02](#) shall be provided along the site frontage. In RC the setback shall be twenty (20) feet. In the C-1 and C-2 zoning districts, the Planning Commission may reduce the parking lot setback and greenbelt depth requirement to ten (10) feet where a majority (more than 50%) of the parking will be located in the side or rear yard of the site and there is not more than a single row of parking between the building and the front lot line.
- (7) **Front Yards of Partially Built-Up Blocks:** On platted lots that have a depth of less than one hundred fifty (150) feet, the minimum front yard setback of any new building shall not be required to be more than the average front yard setback of adjacent buildings along the same block.
- (8) **Detention Ponds.** Detention/retention ponds shall be prohibited in the required front yard setback (i.e. must meet front yard setback), unless the City Engineer determines there is no reasonable alternative due to existing topography and natural drainage problems. This restriction shall not apply to rain gardens, bio-retention swales, irrigation trench planters and other similar stormwater management alternatives to retention or detention ponds.
- (9) **Accessory Buildings.** Accessory buildings shall be required to meet all of the dimensional requirements for principal buildings, including setback and building height. Accessory buildings shall be constructed of a material that is compatible with the principal building and of a similar color.
- (10) **Natural Features Setback.** All structures shall be set back at least twenty five (25) feet from all regulated wetlands, natural ponds, lakes and streams.
- (11) **Multiple-family Dwellings.** Multiple family residential dwellings shall be permitted, provided they comply with the dimensional requirements of the HRM District as contained in [Article 4](#). Residential dwelling units may be included within a mixed-use building with residential on upper floors above retail or service uses meeting the dimensional requirements of the HRM District.
- (12) **Regional Center Building Height.** The maximum one hundred fifty (150) foot height of structures in the RC District shall be reduced to the height limits set by the Federal Aviation Authority (FAA) in locations where the structure would penetrate the approach, transitional or horizontal surfaces for the airspace surrounding the Detroit Metropolitan Wayne County International Airport. All development applications must submit a Notice of Proposed Construction or Alteration, FAA Form 7460-1 to the FAA.

