

ARTICLE IX. - BUSINESS ZONING DISTRICTS

DIVISION 1. - GENERALLY

Sec. 50-9-1. - Introduction.

This article contains general information for all business zoning districts. For each district, the article contains a general-purpose statement, a list of permitted uses, and any other district-specific regulations that may apply. For a complete list of permitted uses in all zoning districts, see the use table in Article XII, Division 1, of this chapter. To determine whether a property within a business zoning district is located within a development plan area, see Section 50-4-2 of this Code. To determine whether a property within a business zoning district is designated as historic, see Chapter 21, Article II, Division 5, of this Code, *Historic Districts and Landmarks*, and Article XVII of this chapter. Any land use featuring drive-up or drive-through facilities shall be subject to site plan review as provided for in Section 50-3-113(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 Section 50-3-281(9) of this Code, and the adequacy of vehicle stacking/access lanes as provided for in Article XIV, Division 1, Subdivision H, of this chapter, provided, that 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.

(Code 1984, § 61-9-1; Ord. No. 11-05, § 1(61-9-1), eff. 5-28-2005; Ord. No. 13-11, § 1(61-9-1), eff. 8-23-2011)

Sec. 50-9-2. - State-licensed residential facilities.

In the business zoning districts where single-family dwellings are permitted as a conditional use, state-licensed residential facilities, as provided for in Section 206 of the Michigan Zoning Enabling Act, being MCL 125.3206, for six or fewer persons, shall also be permitted on a conditional basis. Because single-family dwellings are not permitted by right in any business zoning district, neither shall state-licensed residential facilities for six or fewer persons be permitted by right.

(Code 1984, § 61-9-2; Ord. No. 11-05, § 1(61-9-2), eff. 5-28-2005; Ord. No. 44-06, § 1(61-9-2), eff. 12-21-2006)

Secs. 50-9-3—50-9-10. - Reserved.

DIVISION 2. - B1 RESTRICTED BUSINESS DISTRICT

Sec. 50-9-11. - Description.

The B1 Restricted Business District is designed to provide an adequately controlled transition in land use from residential to business and commercial uses and is mapped accordingly. Permitted uses are limited to those which are desirable and can be fitted into such a transitional pattern of land use. Front, side, and rear setbacks are required of all permitted residential and commercial uses. To protect housing adjacent or across an alley, a lot line wall is required of non-residential uses where adjacent to, or across an alley from, residential property.

(Code 1984, § 61-9-11; Ord. No. 11-05, § 1(61-9-11), eff. 5-28-2005)

Sec. 50-9-12. - Site plan review.

Site plan review is required for all conditional uses and for certain by-right uses within the B1 Restricted Business District. See Article III, Division 5, of this chapter.

(Code 1984, § 61-9-12; Ord. No. 11-05, § 1(61-9-12), eff. 5-28-2005)

Sec. 50-9-13. - By-right uses.

Uses permitted by right in the B1 Restricted Business District are delineated in [Section 50-9-14](#) through [Section 50-9-18](#) of this Code. See Article XII of this chapter for a complete listing of all use regulations and standards, Article III, Division 5, of this chapter to determine when site plan review is required for by-right uses, and Article XII, Division 5, of this chapter for accessory uses, including home occupations.

(Code 1984, § 61-9-13; Ord. No. 11-05, § 1(61-9-13), eff. 5-28-2005)

Sec. 50-9-14. - By-right residential uses.

By-right residential uses in the B1 Restricted Business District are as follows:

- (1) Adult foster care facility.
- (2) Assisted living facility.
- (3) Boarding schools and dormitory.
- (4) Child caring institutions.
- (5) Convalescent, nursing, or rest home.
- (6) Home for the aged.

(7) Religious residential facilities.

(8) Shelter for victims of domestic violence.

(Code 1984, § 61-9-14; Ord. No. 11-05, § 1(61-9-14), eff. 5-28-2005)

Sec. 50-9-15. - By-right public, civic, and institutional uses.

By-right public, civic, and institutional uses in the B1 Residential Business District are as follows:

(1) Adult day care center.

(2) Child care center.

(3) Educational institution.

(4) Governmental service agency.

(5) Hospital or hospice.

(6) Library.

(7) Museum.

(8) Neighborhood center, nonprofit.

(9) Outdoor recreation facility.

(10) Religious institution.

(11) School, elementary, middle/junior high, or high.

(Code 1984, § 61-9-15; Ord. No. 11-05, § 1(61-9-15), eff. 5-28-2005; Ord. No. 20-19, § 1(61-9-15), eff. 8-7-2019)

Sec. 50-9-16. - By-right retail, service, and commercial uses.

By-right retail, service, and commercial uses in the B1 Restricted Business District are as follows:

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

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

(3) Barber or beauty shop.

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

(5) Dry cleaning or laundry pick-up stations and laundromats.

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

(7) Nail salon.

(8) Office, business or professional.

(9)

Parking lots or parking areas for operable private passenger vehicles.

(10) Parking structure.

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

(12) Shoe repair shop.

(Code 1984, § 61-9-16; Ord. No. 11-05, § 1(61-9-16), eff. 5-28-2005; Ord. No. 21-12, § 1(61-9-16), eff. 11-2-2012)

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

By-right manufacturing and industrial uses in the B1 Restricted Business District are as follows: None.

(Code 1984, § 61-9-17; Ord. No. 11-05, § 1(61-9-17), eff. 5-28-2005)

Sec. 50-9-18. - By-right other uses.

Other by-right uses in the B1 Restricted Business District are as follows:

(1) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.

(2) Greenhouses as provided for in Article XII, Division 3, Subdivision H, of this chapter.

(3) Hoophouses as provided for in Article XII, Division 3, Subdivision H, of this chapter.

(4) Railroad rights-of-way, not including storage tracks, yards, or buildings.

(5) Urban farms as provided for in Article XII, Division 3, Subdivision H, of this chapter.

(6) Urban gardens as provided for in Article XII, Division 3, Subdivision H, of this chapter.

(Code 1984, § 61-9-18; Ord. No. 11-05, § 1(61-9-18), eff. 5-28-2005; Ord. No. 10-13, § 1(61-9-18), eff. 4-16-2013; Ord. No. 2020-12, § 1, eff. 12-9-2020)

Sec. 50-9-19. - Conditional uses.

Uses permitted conditionally in the B1 Restricted Business District are delineated in Section 50-9-20 through Section 50-9-24 of this Code. See Article XII of this chapter for a complete listing of all use regulations and standards, and Article XII, Division 5, of this chapter for accessory uses, including home occupations.

(Code 1984, § 61-9-19; Ord. No. 11-05, § 1(61-9-19), eff. 5-28-2005)

Sec. 50-9-20. - Conditional residential uses.

Conditional residential uses in the B1 Restricted Business District are as follows:

(1)

Fraternity or sorority house.

- (2) Loft.
- (3) Multiple-family dwelling.
- (4) Pre-release adjustment center.
- (5) Residential substance abuse service facility.
- (6) Residential use combined in structures with permitted commercial uses.
- (7) Rooming house.
- (8) Single-family detached dwelling.
- (9) Single-room-occupancy housing, non-profit.
- (10) Townhouse.
- (11) Two-family dwelling.

(Code 1984, § 61-9-20; Ord. No. 11-05, § 1(61-9-20), eff. 5-28-2005)

Sec. 50-9-21. - Conditional public, civic, and institutional uses.

Conditional public, civic, and institutional uses in the B1 Restricted Business District are as follows:

- (1) Electric transformer station.
- (2) Fire or police station and similar public building.
- (3) Gas regulator station.
- (4) Telephone exchange building.
- (5) Water works, reservoir, pumping station, or filtration plant.

(Code 1984, § 61-9-21; Ord. No. 11-05, § 1(61-9-21), eff. 5-28-2005)

Sec. 50-9-22. - Conditional retail, service, and commercial uses.

Conditional retail, service, and commercial uses in the B1 Restricted Business District are as follows:

- (1) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone, with drive-up or drive-through facilities.
- (2) Bank with drive-up or drive-through facilities.
- (3) Bed and breakfast inn.
- (4) Customer service center with drive-up or drive-through facilities.
- (5) Food stamp distribution center.
- (6) Hotel.

- (7) Motel.
- (8) Private club, lodge, or similar use.
- (9) Retail sales and personal service in business and professional offices.
- (10) Retail sales and personal service in multiple-residential structures, as provided for in Section 50-12-312 of this Code.
- (11) Youth hostel/hostel.

(Code 1984, § 61-9-22; Ord. No. 11-05, § 1(61-9-22), eff. 5-28-2005; Ord. No. 13-11, § 1(61-9-22), eff. 8-23-2011; Ord. No. 37-17, § 1(61-9-22), eff. 2-6-2018)

Sec. 50-9-23. - Conditional manufacturing and industrial uses.

Conditional manufacturing and industrial uses in the B1 Restricted Business District are as follows:
None.

(Code 1984, § 61-9-23; Ord. No. 11-05, § 1(61-9-23), eff. 5-28-2005)

Sec. 50-9-24. - Conditional other uses.

Other conditional uses in the B1 Restricted Business District are as follows:

- (1) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.

(Code 1984, § 61-9-24; Ord. No. 11-05, § 1(61-9-24), eff. 5-28-2005; Ord. No. 2020-12, § 1, eff. 12-9-2020)

Sec. 50-9-25. - Intensity and dimensional standards.

Development in the B1 Restricted Business District shall comply with the intensity and dimensional standards provided for in Article XIII, Division 1, Subdivisions C and D, of this chapter.

(Code 1984, § 61-9-25; Ord. No. 11-05, § 1(61-9-25), eff. 5-28-2005)

Sec. 50-9-26. - Other regulations.

Non-residential uses hereafter established in a B1 Restricted Business District shall comply with the regulations in this section. These regulations may only be adjusted as provided for in Section 50-4-122 of this Code.

- (1) The site shall be screened and landscaped in accordance with Article XIV, Division 2, of this chapter; and
- (2) Vehicular access to the premises shall be permitted only by way of the front or side of the zoning lot, except for vehicles servicing the premises.

(Code 1984, § 61-9-26; Ord. No. 11-05, § 1(61-9-26), eff. 5-28-2005)

Secs. 50-9-27—50-9-40. - Reserved.

DIVISION 3. - B2 LOCAL BUSINESS AND RESIDENTIAL DISTRICT

Sec. 50-9-41. - Description.

The B2 Local Business and Residential District provides for the day-to-day consumer goods and services required to serve a small residential area. High-traffic generating and traffic-oriented uses are restricted because of their obvious undesirable influence on adjacent residential areas.

(Code 1984, § 61-9-31; Ord. No. 11-05, § 1(61-9-31), eff. 5-28-2005)

Sec. 50-9-42. - Site plan review.

Site plan review is required for all conditional uses and for certain by-right uses in the B2 Local Business and Residential District. See Article III, Division 5, of this chapter.

(Code 1984, § 61-9-32; Ord. No. 11-05, § 1(61-9-32), eff. 5-28-2005)

Sec. 50-9-43. - By-right uses.

Uses permitted by right in the B2 Local Business and Residential District are delineated in Section 50-9-44 through Section 50-9-48 of this Code. See Article XII of this chapter for a complete listing of all use regulations and standards, Article III, Division 5, of this chapter to determine when site plan review is required for by-right uses, and Article XII, Division 5, of this chapter for accessory uses, including home occupations.

(Code 1984, § 61-9-33; Ord. No. 11-05, § 1(61-9-33), eff. 5-28-2005)

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

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

- (1) Adult foster care facility.
- (2) Assisted living facility.
- (3) Boarding school and dormitory.
- (4) Child caring institution.
- (5)

Convalescent, nursing, or rest home.

- (6) Home for the aged.
- (7) Loft, subject to Section 50-12-159 of this Code.
- (8) Religious residential facilities.
- (9) Residential use combined in structures with permitted commercial or industrial uses, subject to Section 50-12-159 of this Code.
- (10) Shelter for victims of domestic violence.

(Code 1984, § 61-9-34; Ord. No. 11-05, § 1(61-9-34), eff. 5-28-2005; Ord. No. 13-16, § 1(61-9-34), eff. 5-20-2016; Ord. No. 2020-21, § 1, eff. 8-8-2020)

Sec. 50-9-45. - By-right public, civic, and institutional uses.

By-right public, civic, and institutional uses in the B2 Local Business and Residential District are as follows:

- (1) Adult day care center.
- (2) Child care center.
- (3) Educational institution.
- (4) Governmental service agency.
- (5) Hospital or hospice.
- (6) Library.
- (7) Museum.
- (8) Neighborhood center, nonprofit.
- (9) Outdoor art exhibition grounds; sculpture gardens.
- (10) Outdoor recreation facility.
- (11) Religious institution.
- (12) Schools, elementary, middle/junior high, or high.

(Code 1984, § 61-9-35; Ord. No. 11-05, § 1(61-9-35), eff. 5-28-2005; Ord. No. 37-17, § 1(61-9-35), eff. 2-6-2018; Ord. No. 20-19, § 1(61-9-35), eff. 8-7-2019)

Sec. 50-9-46. - By-right retail, service, and commercial uses.

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

- (1) Animal-grooming shop.

- (2) Art gallery.
- (3) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone, without drive-up or drive-through facilities.
- (4) Bake shop, retail.
- (5) Bank without drive-up or drive-through facilities.
- (6) Barber or beauty shop.
- (7) Customer service center without drive-up or drive-through facilities.
- (8) Dry cleaning, laundry, or laundromat.
- (9) Medical or dental clinic, physical therapy clinic, or massage facility.
- (10) Nail salon.
- (11) Office, business or professional.
- (12) Parking lots or parking areas for operable private passenger vehicles.
- (13) Parking structure.
- (14) Pet shop.
- (15) Radio, television, or household appliance repair shop, except such use is not permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare.
- (16) Recreation, indoor, commercial and health club not exceeding 10,000 square feet of gross floor area.
- (17) Restaurant, carry-out, without drive-up or drive-through facilities.
- (18) Restaurant, standard, without drive-up or drive-through facilities and without the sale of beer or alcoholic liquor for consumption on the premises.
- (19) Retail sales and personal service in business and professional offices.
- (20) Retail sales and personal service in multiple-residential structures as provided for in Section 50-12-312 of this Code.
- (21) School or studio of dance, gymnastics, music, art, or cooking.
- (22) Shoe repair shop.
- (23) Stores of a generally recognized retail nature whose primary business is the sale of new merchandise without drive-up or drive-through facilities.
- (24) Veterinary clinic for small animals.

(Code 1984, § 61-9-36; Ord. No. 11-05, § 1(61-9-36), eff. 5-28-2005; Ord. No. 21-12, § 1(61-9-36), eff. 11-2-2012; Ord. No. 10-13, § 1(61-9-36), eff. 4-16-2013; Ord. No. 13-15, § 1(61-9-36), eff. 7-11-2015; Ord. No. 37-17, § 1(61-9-36), eff. 2-6-2018; Ord. No. 18-18, § 1(61-9-36), eff. 8-30-2018)

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

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

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

(Code 1984, § 61-9-37; Ord. No. 11-05, § 1(61-9-37), eff. 5-28-2005; Ord. No. 2020-21, § 1, eff. 8-8-2020)

Sec. 50-9-48. - By-right other uses.

Other by-right uses in the B2 Local Business and Residential District are as follows:

- (1) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.
- (2) Farmers markets as defined in Article XVI, Division 2, Subdivision G, of this chapter.
- (3) Greenhouses as provided for in Article XII, Division 3, Subdivision H, of this chapter.
- (4) Hoophouses as provided for in Article XII, Division 3, Subdivision H, of this chapter.
- (5) Railroad rights-of-way, not including storage tracks, yards, or buildings.
- (6) Urban farms as provided for in Article XII, Division 3, Subdivision H, of this chapter.
- (7) Urban gardens as provided for in Article XII, Division 3, Subdivision H, of this chapter.

(Code 1984, § 61-9-38; Ord. No. 11-05, § 1(61-9-38), eff. 5-28-2005; Ord. No. 10-13, § 1(61-9-38), eff. 4-16-2013; Ord. No. 2020-12, § 1, eff. 12-9-2020)

Sec. 50-9-49. - Conditional uses.

Uses permitted conditionally in the B2 Local Business and Residential District are delineated in Section 50-9-50 through Section 50-9-54 of this Code. See Article XII of this chapter for a complete listing of all use regulations and standards, and Article XII, Division 5, of this chapter for accessory uses, including home occupations.

(Code 1984, § 61-9-39; Ord. No. 11-05, § 1(61-9-39), eff. 5-28-2005)

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

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

- (1) Fraternity or sorority house.
- (2) Loft, subject to Section 50-12-159 of this Code.
- (3) Multiple-family dwelling.
- (4) Pre-release adjustment center, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.
- (5) Residential substance abuse service facility.
- (6) Residential use combined in structures with permitted commercial uses, subject to Section 50-12-159 of this Code.
- (7) Rooming house.
- (8) Single-family detached dwelling.
- (9) Single-room-occupancy housing, nonprofit.
- (10) Townhouse.
- (11) Two-family dwelling.

(Code 1984, § 61-9-40; Ord. No. 11-05, § 1(61-9-40), eff. 5-28-2005; Ord. No. 37-17, § 1(61-9-40), eff. 2-6-2018; Ord. No. 2020-21, § 1, eff. 8-8-2020)

Sec. 50-9-51. - Conditional public, civic, and institutional uses.

Conditional public, civic, and institutional uses in the B2 Local Business and Residential District are as follows:

- (1) Electric transformer station.
- (2) Fire or police station, post office and similar public building.
- (3) Gas regulator station.
- (4) Telephone exchange building.
- (5) Water works, reservoir, pumping station, or filtration plant.

(Code 1984, § 61-9-41; Ord. No. 11-05, § 1(61-9-41), eff. 5-28-2005)

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

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

as follows:

- (1) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone, with drive-up or drive-through facilities.
- (2) Bank with drive-up or drive-through facilities.
- (3) Banquet facility.
- (4) Bed and breakfast inn.
- (5) Cabaret, subject to Section 50-12-218 of this Code.
- (6) Customer service center with drive up or drive-through facilities.
- (7) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, subject to Section 50-12-220 of this Code.
- (8) Financial services center.
- (9) Food stamp distribution center.
- (10) Hotel.
- (11) Mortuary or funeral home, including those containing a crematory.
- (12) Motel.
- (13) Plasma donation center, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.
- (14) Printing or engraving shops with building size not exceeding 6,000 square feet.
- (15) Private club, lodge, or similar use.
- (16) Radio or television station.
- (17) Recording studio or photo studio or video studio, no assembly hall.
- (18) Restaurant, fast-food, without drive-up or drive-through facilities.
- (19) Restaurant, standard, with the sale of beer or alcoholic liquor for consumption on the premises and without drive-up or drive-through facilities, as provided for in Section 50-12-311.
- (20) Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment.
- (21) Youth hostel/hostel.

(Code 1984, § 61-9-42; Ord. No. 11-05, § 1(61-9-42), eff. 5-28-2005; Ord. No. 34-05, § 1(61-9-42), eff. 12-6-2005; Ord. No. 13-11, § 1(61-9-42), eff. 8-23-2011; Ord. No. 38-14, § 1(61-9-42), eff. 10-16-2014; Ord. No. 13-15, § 1(61-9-42), eff. 7-11-2015; Ord. No. 37-17, § 1(61-9-42), eff. 2-6-2018; Ord. No. 18-18, § 1(61-9-42), eff. 8-30-2018; Ord. No. 2020-21, § 1, eff. 8-8-2020)

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

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

- (1) Blueprinting shop.
- (2) Confection manufacture, subject to Section 50-12-334 of this Code.
- (3) Dental products, surgical, or optical goods manufacture with building size not exceeding 4,000 square feet of gross floor area.
- (4) Food catering establishment, subject to Section 50-12-336 of this Code.
- (5) Lithographing, subject to Section 50-12-342 of this Code.
- (6) Trade services, general, subject to Section 50-12-353 of this Code.
- (7) High/medium-impact manufacturing or processing, subject to Section 50-12-362 of this Code.
- (8) Machine shop, subject to Section 50-12-363 of this Code.
- (9) Welding shop, subject to Section 50-12-364 of this Code.

(Code 1984, § 61-9-43; Ord. No. 11-05, § 1(61-9-43), eff. 5-28-2005; Ord. No. 37-17, § 1(61-9-43), eff. 2-6-2018; Ord. No. 2020-21, § 1, eff. 8-8-2020)

Sec. 50-9-54. - Conditional other uses.

Other conditional uses in the B2 Local Business and Residential District are as follows:

- (1) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.
- (2) Designated marijuana consumption establishment.
- (3) Marijuana microbusiness.
- (4) Marijuana retail/provisioning facility.
- (5) Marijuana safety compliance facility as provided for in Article III, Division 12, of this chapter.

(Code 1984, § 61-9-44; Ord. No. 11-05, § 1(61-9-44), eff. 5-28-2005; Ord. No. 31-15, § 1(61-9-44), eff. 3-1-2016; Ord. No. 37-17, § 1(61-9-44), eff. 2-6-2018; Ord. No. 20-18, § 1(61-9-44), eff. 10-14-2018; Ord. No. 2020-12, § 1, eff. 12-9-2020; Ord. No. 2021-9, § 1, eff. 4-3-2021)

Sec. 50-9-55. - Intensity and dimensional standards.

Development in the B2 Local Business and Residential District shall comply with the intensity and dimensional standards provided for in Article XIII, Division 1, Subdivisions C and D, of this chapter.

(Code 1984, § 61-9-45; Ord. No. 11-05, § 1(61-9-45), eff. 5-28-2005)

Secs. 50-9-56—50-9-70. - Reserved.

DIVISION 4. - B3 SHOPPING DISTRICT

Sec. 50-9-71. - Description.

The B3 Shopping District provides for a range of convenience and comparison shopping goods stores, which are generally grouped into neighborhood and community shopping centers, depending on the size of the area so mapped. Uses permitted are inclusive enough to allow for the provision of a broad range of goods and services for the consumer, and to allow for as much freedom and healthy competition in the commercial real estate market and commercial activities as is commensurate with other community values.

(Code 1984, § 61-9-51; Ord. No. 11-05, § 1(61-9-51), eff. 5-28-2005)

Sec. 50-9-72. - Site plan review.

Site plan review is required for all conditional uses and for certain by-right uses in the B3 Shopping District. See Article III, Division 5, of this chapter.

(Code 1984, § 61-9-52; Ord. No. 11-05, § 1(61-9-52), eff. 5-28-2005)

Sec. 50-9-73. - By-right uses.

Uses permitted by right in the B3 Shopping District are delineated in Section 50-9-74 through Section 50-9-78 of this Code. See Article XII of this chapter for a complete listing of all use regulations and standards, Article III, Division 5, of this chapter to determine when site plan review is required for by-right uses, and Article XII, Division 5, of this chapter for accessory uses, including home occupations.

(Code 1984, § 61-9-53; Ord. No. 11-05, § 1(61-9-53), eff. 5-28-2005)

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

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

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

(Code 1984, § 61-9-54; Ord. No. 11-05, § 1(61-9-54), eff. 5-28-2005; Ord. No. 13-16, § 1(61-9-54), eff. 5-20-2016; Ord. No. 2020-21, § 1, eff. 8-8-2020)

Sec. 50-9-75. - By-right public, civic, and institutional uses.

By-right public, civic, and institutional uses in the B3 Shopping District are as follows:

- (1) Adult day care center.
- (2) Child care center.
- (3) Educational institution.
- (4) Governmental service agency.

(Code 1984, § 61-9-55; Ord. No. 11-05, § 1(61-9-55), eff. 5-28-2005)

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

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

- (1) Animal-grooming shop.
- (2) Art gallery.
- (3) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone, without drive-up or drive-through facilities.
- (4) Bake shop, retail.
- (5) Bank without drive-up or drive-through facilities.
- (6) Barber or beauty shop.
- (7) Customer service center without drive-up or drive-through facilities.
- (8) Dry cleaning, laundry, or laundromat.
- (9) Medical or dental clinic, physical therapy clinic, or massage facility.
- (10) Nail salon.
- (11) Office, business or professional.
- (12) Parking lots or parking areas for operable private passenger vehicles.
- (13) Parking structure.
- (14) Pet shop.
- (15) Radio, television, or household appliance repair shop.
- (16) Recreation, indoor commercial and health club.
- (17) Restaurant, carry-out, without drive-up or drive-through facilities.
- (18)

Restaurant, standard, without drive-up or drive-through facilities.

- (19) Retail sales and personal service in business and professional offices.
- (20) School or studio of dance, gymnastics, music, art, or cooking.
- (21) Shoe repair shop.
- (22) 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.
- (23) Theater and concert café, excluding drive-in theaters.
- (24) Veterinary clinic for small animals.

(Code 1984, § 61-9-56; Ord. No. 11-05, § 1(61-9-56), eff. 5-28-2005; Ord. No. 21-12, § 1(61-9-56), eff. 11-2-2012; Ord. No. 13-15, § 1(61-9-56), eff. 7-11-2015)

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

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

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

(Code 1984, § 61-9-57; Ord. No. 11-05, § 1(61-9-57), eff. 5-28-2005; Ord. No. 2020-21, § 1, eff. 8-8-2020)

Sec. 50-9-78. - By-right other uses.

Other by-right uses in the B3 Shopping District are as follows:

- (1) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.
- (2) Farmers markets as defined in Article XVI, Division 2, Subdivision G, of this chapter.
- (3) Greenhouses as provided for in Article XII, Division 3, Subdivision H, of this chapter.
- (4) Hoophouses as provided for in Article XII, Division 3, Subdivision H, of this chapter.
- (5) Urban farms as provided for in Article XII, Division 3, Subdivision H, of this chapter.
- (6) Urban gardens as provided for in Article XII, Division 3, Subdivision H, of this chapter.

(Code 1984, § 61-9-58; Ord. No. 11-05, § 1(61-9-58), eff. 5-28-2005; Ord. No. 10-13, § 1(61-9-58), eff. 4-16-2013; Ord. No. 2020-12, § 1, eff. 12-9-20)

Sec. 50-9-79. - Conditional uses.

Uses permitted conditionally in the B3 Shopping District are delineated in Section 50-9-80 through Section 50-9-84 of this Code. See Article XII of this chapter for a complete listing of all use regulations and standards, and Article XII, Division 5, of this chapter for accessory uses, including home occupations.

(Code 1984, § 61-9-59; Ord. No. 11-05, § 1(61-9-59), eff. 5-28-2005)

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

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

- (1) Loft, subject to Section 50-12-159 of this Code.
- (2) Religious residential facilities.
- (3) Residential use combined in structures with permitted commercial uses, subject to Section 50-12-159 of this Code.

(Code 1984, § 61-9-60; Ord. No. 11-05, § 1(61-9-60), eff. 5-28-2005; Ord. No. 2020-21, § 1, eff. 8-8-2020)

Sec. 50-9-81. - Conditional public, civic, and institutional uses.

Conditional public, civic, and institutional uses in the B3 Shopping District are as follows:

- (1) Auditoriums, public.
- (2) Electric transformer station.
- (3) Fire or police station, post office, court house, and similar public building.
- (4) Gas regulator station.
- (5) Library.
- (6) Museum.
- (7) Neighborhood center, non-profit.
- (8) Outdoor art exhibition grounds; sculpture gardens.
- (9) Outdoor recreation facility.
- (10) Religious institution.
- (11) School, elementary, middle/junior high, or high.
- (12) Substance abuse service facility.
- (13)

Telephone exchange building.

(14) Water works, reservoir, pumping station, or filtration plant.

(Code 1984, § 61-9-61; Ord. No. 11-05, § 1(61-9-61), eff. 5-28-2005; Ord. No. 37-17, § 1(61-9-61), eff. 2-6-2018)

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

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

- (1) Arcade.
- (2) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone, with drive-up or drive-through facilities.
- (3) Bank with drive-up or drive-through facilities.
- (4) Banquet facility.
- (5) Business college or commercial trade school.
- (6) Brewpub or microbrewery or small distillery or small winery, subject to Section 50-12-217 of this Code.
- (7) Cabaret.
- (8) Customer service center with drive-up or drive-through facilities.
- (9) Dance hall, public.
- (10) Establishment for the sale of beer or alcoholic liquor for consumption on the premises.
- (11) Financial services center.
- (12) Firearms dealership.
- (13) Firearms target practice range, indoor.
- (14) Food stamp distribution center.
- (15) Hotel.
- (16) Mortuary or funeral home, including those containing a crematory.
- (17) Motel.
- (18) Motor vehicle filling station.
- (19) Motor vehicles, new or used, salesroom or sales lot.
- (20) Plasma donation center.
- (21) Pool hall.
- (22) Private club, lodge, or similar use.
- (23) Restaurant, carry-out, with drive-up or drive-through facilities.

- (24) Restaurant, fast-food, with or with-out drive-up or drive-through facilities.
- (25) Restaurant, standard, with drive-up or drive-through facilities.
- (26) Restaurant, standard, without drive-up or drive-through facilities, as provided for in Section 50-12-311(6) of this Code.
- (27) Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment.

(Code 1984, § 61-9-62; Ord. No. 11-05, § 1(61-9-62), eff. 5-28-2005; Ord. No. 10-13, § 1(61-9-62), eff. 4-16-2013; Ord. No. 38-14, § 1(61-9-62), eff. 10-16-2014; Ord. No. 13-15, § 1(61-9-62), eff. 7-11-2015; Ord. No. 18-18, §(61-9-62), eff. 8-30-2018; Ord. No. 2020-21, § 1, eff. 8-8-2020)

Sec. 50-9-83. - Conditional manufacturing and industrial uses.

Conditional manufacturing and industrial uses in the B3 Shopping District are as follows: None.

(Code 1984, § 61-9-63; Ord. No. 11-05, § 1(61-9-63), eff. 5-28-2005)

Sec. 50-9-84. - Conditional other uses.

Other conditional uses in the B3 Shopping District are as follows:

- (1) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.
- (2) Railroad rights-of-way, not including storage tracks, yards, or buildings.

(Code 1984, § 61-9-64; Ord. No. 11-05, § 1(61-9-64), eff. 5-28-2005; Ord. No. 2020-12, § 1, 12-9-2020)

Sec. 50-9-85. - Intensity and dimensional standards.

Development in the B3 Shopping District shall comply with the intensity and dimensional standards provided for in Article XIII, Division 1, Subdivisions C and D, of this chapter.

(Code 1984, § 61-9-65; Ord. No. 11-05, § 1(61-9-65), eff. 5-28-2005)

Sec. 50-9-86. - Other regulations.

Any land use featuring drive-up or drive-through facilities shall be subject to site plan review as provided for in Section 50-3-113(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 Section 50-3-281(9) of this Code, and the adequacy of vehicle stacking/access lanes as provided for in Article XIV, Division 1, Subdivision H, of this chapter, provided, that 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.

(Code 1984, § 61-9-66; Ord. No. 11-05, § 1(61-9-66), eff. 5-28-2005)

Secs. 50-9-87—50-9-100. - Reserved.

DIVISION 5. - B4 GENERAL BUSINESS DISTRICT

Sec. 50-9-101. - 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.

(Code 1984, § 61-9-71; Ord. No. 11-05, § 1(61-9-71), eff. 5-28-2005)

Sec. 50-9-102. - Site plan review.

Site plan review is required for all conditional uses and for certain by-right uses in the B4 General Business District. See Article III, Division 5, of this chapter.

(Code 1984, § 61-9-72; Ord. No. 11-05, § 1(61-9-72), eff. 5-28-2005)

Sec. 50-9-103. - By-right uses.

Uses permitted by right in the B4 General Business District are delineated in Section 50-9-104 through Section 50-9-108 of this Code. See Article XII of this chapter for a complete listing of all use regulations and standards, Article III, Division 5, of this chapter to determine when site plan review is required for by-right uses, and Article XII, Division 5, of this chapter for accessory uses, including home occupations.

(Code 1984, § 61-9-73; Ord. No. 11-05, § 1(61-9-73), eff. 5-28-2005)

Sec. 50-9-104. - By-right residential uses.

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

- (1) Assisted living facility.
- (2) Boarding school and dormitory.
- (3) Child caring institution.
- (4) Convalescent, nursing, or rest home.
- (5)

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

- (6) Religious residential facilities.
- (7) Residential use combined in structures with permitted commercial or industrial uses, subject to Section 50-12-159 of this Code.
- (8) Shelter for victims of domestic violence.

(Code 1984, § 61-9-74; Ord. No. 11-05, § 1(61-9-74), eff. 5-28-2005; Ord. No. 13-16, § 1(61-9-74), eff. 5-20-2016; Ord. No. 37-17, § 1(61-9-74), eff. 2-6-2018; Ord. No. 2020-21, § 1, eff. 8-8-2020)

Sec. 50-9-105. - By-right public, civic, and institutional uses.

By-right public, civic, and institutional uses in the B4 General Business District are as follows:

- (1) Adult day care center.
- (2) Armory.
- (3) Auditoriums, public.
- (4) Child care center.
- (5) Educational institution.
- (6) Fire or police station, post office, courthouse, and similar public building.
- (7) Governmental service agency.
- (8) Hospital or hospice.
- (9) Library.
- (10) Museum.
- (11) Neighborhood center, non-profit.
- (12) Outdoor art exhibition grounds; sculpture gardens.
- (13) Outdoor recreation facility.
- (14) Religious institution.
- (15) School, elementary, middle/junior high, or high.

(Code 1984, § 61-9-75; Ord. No. 11-05, § 1(61-9-75), eff. 5-28-2005; Ord. No. 37-17, § 1(61-9-75), eff. 2-6-2018)

Sec. 50-9-106. - By-right retail, service, and commercial uses.

By-right retail, service, and commercial uses in the B4 General Business District are as follows:

- (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 or small winery, inside the Central Business District.
- (9) Business college or commercial trade school.
- (10) Cabaret, inside the Central Business District.
- (11) Commissary.
- (12) Customer service center without drive-up or drive-through facilities.
- (13) Dance hall, public, inside the Central Business District.
- (14) Dry cleaning, laundry, or laundromat.
- (15) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, inside the Central Business District.
- (16) Hotel, inside the Central Business District.
- (17) Medical or dental clinic, physical therapy clinic, or massage facility.
- (18) Mortuary or funeral home, including those containing a crematory.
- (19) Motor vehicles, new, salesroom or sales lot.
- (20) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor vehicles.
- (21) Nail salon.
- (22) Office, business or professional.
- (23) Parking lots or parking areas for operable private passenger vehicles subject to Section 50-12-299 of this Code.
- (24) Parking structure.
- (25) Pet shop.
- (26) Private club, lodge, or similar use.
- (27) Radio or television station.
- (28) Radio, television, or household appliance repair shop, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.
- (29)

Recreation, indoor commercial and health club.

- (30) Recording studio or photo studio or video studio, no assembly hall.
- (31) Restaurant, carry-out, without drive-up or drive-through facilities, except such use is 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.
- (32) 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.
- (33) Restaurant, standard, without drive-up or drive-through facilities.
- (34) Retail sales and personal service in business and professional offices.
- (35) Retail sales and personal service in multiple-residential structures, as provided for in Section 50-12-312 of this Code.
- (36) School or studio of dance, gymnastics, music, art, or cooking.
- (37) Shoe repair shop.
- (38) 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.
- (39) Veterinary clinic for small animals.

(Code 1984, § 61-9-76; Ord. No. 11-05, § 1(61-9-76), eff. 5-28-2005; Ord. No. 34-05, § 1(61-9-76), eff. 12-6-2005; Ord. No. 13-11, § 1(61-9-76), eff. 8-23-2011; Ord. No. 21-12, § 1(61-9-76), eff. 11-2-2012; Ord. No. 10-13, § 1(61-9-76), eff. 4-16-2013; Ord. No. 38-14, § 1(61-9-76), eff. 10-16-2014; Ord. No. 13-15, § 1(61-9-76), eff. 7-11-2015; Ord. No. 37-17, § 1(61-9-76), eff. 2-6-2018)

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

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

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

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

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

(Code 1984, § 61-9-77; Ord. No. 11-05, § 1(61-9-77), eff. 5-28-2005; Ord. No. 2020-21, § 1, eff. 8-8-2020)

Sec. 50-9-108. - By-right other uses.

Other by-right uses in the B4 General Business District are as follows:

(1) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.

(2) Farmers markets as defined in Article XVI, Division 2, Subdivision G, of this chapter.

(3) Greenhouses as provided for in Article XII, Division 3, Subdivision H, of this chapter.

(4) Hoophouses as provided for in Article XII, Division 3, Subdivision H, of this chapter.

(5) Marinas

(6) Railroad rights-of-way, not including storage tracks, yards, or buildings.

(7) Urban farms as provided for in Article XII, Division 3, Subdivision H, of this chapter.

(8) Urban gardens as provided for in Article XII, Division 3, Subdivision H, of this chapter

(Code 1984, § 61-9-78; Ord. No. 11-05, § 1(61-9-78), eff. 5-28-2005; Ord. No. 10-13, § 1(61-9-78), eff. 4-16-2013; Ord. No. 2020-12, § 1, 12-9-2020)

Sec. 50-9-109. - Conditional uses.

Uses permitted conditionally in the B4 General Business District are delineated in Section 50-9-110 through Section 50-9-114 of this Code. See Article XII of this chapter for a complete listing of all use regulations and standards, and Article XII, Division 5, of this chapter for accessory uses, including home occupations.

(Code 1984, § 61-9-79; Ord. No. 11-05, § 1(61-9-79), eff. 5-28-2005)

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

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

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

(2) Fraternity or sorority house.

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

(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, subject to Section 50-12-159 of this Code.
- (8) Rooming house.
- (9) Single-family detached dwelling.
- (10) Single-room-occupancy housing, non-profit.
- (11) Townhouse.
- (12) Two-family dwelling.

(Code 1984, § 61-9-80; Ord. No. 11-05, § 1(61-9-80), eff. 5-28-2005; Ord. No. 2020-21, § 1, eff. 8-8-2020)

Sec. 50-9-111. - Conditional public, civic, and institutional uses.

Conditional public, civic, and institutional uses in the B4 General Business District are as follows:

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

(Code 1984, § 61-9-81; Ord. No. 11-05, § 1(61-9-81), eff. 5-28-2005)

Sec. 50-9-112. - Conditional retail, service, and commercial uses.

Conditional retail, service, and commercial uses in the B4 General Business District are as follows:

- (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) Banquet facility.

- (6) Bed and breakfast inn.
- (7) Body art facility.
- (8) Brewpub or microbrewery or small distillery or small winery outside the Central Business District.
- (9) Cabaret outside the Central Business District.
- (10) Customer service center with drive-up or drive-through facilities.
- (11) Dance hall, public, outside the Central Business District.
- (12) Employee recruitment center.
- (13) Establishment for the sale of beer or alcoholic liquor for consumption on the premises, outside the Central Business District.
- (14) Financial services center.
- (15) Firearms dealership.
- (16) Firearms target practice range, indoor.
- (17) Food stamp distribution center.
- (18) Go-cart track, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.
- (19) Golf course, miniature.
- (20) Hotel, outside the Central Business District.
- (21) Kennel, commercial.
- (22) Lodging house, public.
- (23) Motel.
- (24) Motor vehicle filling station.
- (25) Motor vehicles, used, salesroom or sales lot, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.
- (26) Motor vehicles, used, storage lot accessory to a salesroom or sales lot for used motor vehicles, except such use is not permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare.
- (27) Motor vehicle services, major, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.
- (28) Motor vehicle services, minor.
- (29) Motor vehicle washing and steam cleaning, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.
- (30) Motorcycles, retail sales, rental or service.

- (31) Outdoor commercial recreation, not otherwise specified.
- (32) Parking lots or parking areas for operable private passenger vehicles as restricted by Section 50-12-299(9)(e) of this Code.
- (33) Pawnshop, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.
- (34) Plasma donation center, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.
- (35) Pool hall.
- (36) Precious metal or gem dealer, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare.
- (37) Printing or engraving shops.
- (38) Rebound tumbling center, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.
- (39) Rental hall.
- (40) Restaurant, carry-out, with drive-up or drive-through facilities, except such use is not permitted on any zoning lot abutting the Woodward Avenue Gateway Radial Thoroughfare.
- (41) Restaurant, fast-food, with drive-up or drive-through facilities, except such use is not permitted on any zoning lot abutting the Woodward Avenue Gateway Radial Thoroughfare.
- (42) Restaurant, fast-food, without drive-up or drive-through facilities, where not located in a multi-story building and integrated into a mixed-use or multi-tenant development.
- (43) Restaurant, standard, with drive-up or drive-through facilities, except such use is not permitted on any zoning lot abutting the Woodward Avenue Gateway Radial Thoroughfare.
- (44) Restaurant, standard, without drive-up or drive-through facilities, as provided in Section 50-12-311(6) of this Code, except such use is not permitted on any zoning lot abutting the Woodward Avenue Gateway Radial Thoroughfare.
- (45) Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment.
- (46) Taxicab dispatch and/or storage, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.
- (47) Theater and concert café, excluding drive-in theaters.
- (48) Trailer coaches or boat sale or rental, open air display, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.
- (49) Trailers, utility — sales, rental or service; moving truck/trailer rental lots.
- (50) Used goods dealer, except such use is not permitted on any zoning lot abutting a Gateway

Radial Thoroughfare.

(51) Youth hostel/hostel.

(Code 1984, § 61-9-82; Ord. No. 11-05, § 1(61-9-82), eff. 5-28-2005; Ord. No. 13-11, § 1(61-9-82), eff. 8-23-2011; Ord. No. 38-14, § 1(61-9-82), eff. 10-16-2014; Ord. No. 13-15, § 1(61-9-82), eff. 7-11-2015; Ord. No. 37-17, § 1(61-9-82), eff. 2-6-2018; Ord. No. 18-18, § 1(61-9-82), eff. 8-30-2018)

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

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

- (1) Confection manufacture, subject to Section 50-12-334 of this Code.
- (2) Dental products, surgical, or optical goods manufacture.
- (3) Food catering establishment, subject to Section 50-12-336 of this Code.
- (4) High/medium-impact manufacturing or processing, subject to Section 50-12-362 of this Code.
- (5) Ice manufacture, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.
- (6) Jewelry manufacture, subject to Section 50-12-340 of this Code.
- (7) Lithographing, subject to Section 50-12-342 of this Code.
- (8) Machine shop, subject to Section 50-12-363 of this Code.
- (9) Research or testing laboratory.
- (10) Toiletries or cosmetic manufacturing, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.
- (11) Tool, die, and gauge manufacturing, small items, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.
- (12) Vending machine commissary, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare.
- (13) Wearing apparel manufacturing, subject to Section 50-12-360 of this Code.
- (14) Welding shops, subject to Section 50-12-364 of this Code.
- (15) Wholesaling, warehousing, storage buildings, or public storage facilities, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare, except the Gratiot Avenue Gateway Radial Thoroughfare.

(Code 1984, § 61-9-83; Ord. No. 11-05, § 1(61-9-83), eff. 5-28-2005; Ord. No. 37-17, § 1(61-9-83), eff. 2-6-2018; Ord. No. 2020-21, § 1, eff. 8-8-2020)

Sec. 50-9-114. - Conditional other uses.

Other conditional uses in the B4 General Business District are as follows:

- (1) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.
- (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) Designated marijuana consumption establishment.
- (5) Hydroponics as provided for in Article XII, Division 3, Subdivision H, of this chapter.
- (6) Marijuana microbusiness.
- (7) Marijuana retail/provisioning facility.
- (8) Marijuana safety compliance facility as provided for in Article III, Division 12, of this chapter.
- (9) Telecommunications building, private.

(Code 1984, § 61-9-84; Ord. No. 11-05, § 1(61-9-84), eff. 5-28-2005; Ord. No. 10-13, § 1(61-9-84), eff. 4-16-2013; Ord. No. 31-15, § 1(61-9-84), eff. 3-1-2016; Ord. No. 20-18, § 1(61-9-84), eff. 10-14-2018; Ord. No. 2020-12, § 1, eff. 12-9-2020; Ord. No. 2021-9, § 1, eff. 4-3-2021)

Sec. 50-9-115. - Intensity and dimensional standards.

Development in the B4 General Business District shall comply with the intensity and dimensional standards provided for in Article XIII, Division 1, Subdivisions C and D, of this chapter.

(Code 1984, § 61-9-85; Ord. No. 11-05, § 1(61-9-85), eff. 5-28-2005)

Sec. 50-9-116. - Other regulations.

Any land use featuring drive-up or drive-through facilities shall be subject to site plan review as provided for in Section 50-3-113(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 Section 50-3-281(9) of this Code and the adequacy of vehicle stacking/access lanes, as provided for in Article XIV, Division 1, Subdivision H, of this chapter. 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.

(Code 1984, § 61-9-86; Ord. No. 11-05, § 1(61-9-86), eff. 5-28-2005)

Secs. 50-9-117—50-9-130. - Reserved.