DISTRICT RENAMINGS

Changing the names of the districts for clarity and to more easily reflect their purpose

EXISTING ZONING DISTRICT NAME & INTENT

PROPOSED ZONING DISTRICT NAME & INTENT

GENERAL BUSINESS (B-2)

Designed to cater to the needs of the larger consumer population than serviced by the B-1 Local **Business District**

NB NEIGHBORHOOD BUSINESS (NB)

To provide for residents' convenient access to smallscale businesses providing goods, services, dining, & entertainment, & which, by their very nature, size, & proximity to neighborhoods are not regional shopping destinations

SHOPPING CENTER (B-3)

Designed to cater to the needs of the larger consumer population than served by the B-1 local business district & the B-2 general business district & so are mapped typically in shopping center locations characterized by establishments so grouped as to generate larger volumes of vehicular & pedestrian traffic

COMMUNITY BUSINESS (CB)

Designed to cater to the general consumer needs of the population. Uses in these districts are primarily accessed by automobile & may include commercial uses with a regional customer base or that have greater impacts on surrounding uses than those permitted in the Neighborhood Business district. These areas are typically characterized by larger volumes of vehicular traffic.

REGIONAL EMPLOYMENT CENTER – WORKPLACE (REC-W)

Located along the perimeter of the overall REC area, & consists primarily of the City's existing industrial & technology parks developed in the 1980s & 1990s. It is the intent of the REC-W district to allow for their continued evolution while maintaining compatibility with residential land uses abutting the perimeter of the REC area.

EMPLOYMENT CENTER (EC)

Consists primarily of the City's existing industrial & technology parks developed in the 1980s & 1990s. It is the intent of the EC district to allow for their continued evolution & support job creation in the city while maintaining compatibility with residential land uses abutting the perimeter of this district.

REGIONAL EMPLOYMENT CENTER – INTERCHANGE (REC-I)

Intended to create a gateway into the REC district and the City at the Crooks and M-59 interchange. This area is not adjacent to existing residential development and has direct access to the regional road system, making it an appropriate location for higher intensity development, potentially with mixed land uses.

HIGHWAY BUSINESS (HB)

Intended to create a gateway into the City at M-59 interchanges. This area has direct access to the regional road system, making it an appropriate location for higher intensity commercial development with a regional or freeway service character.

O-1 OFFICE BUSINESS (O)

Designed to accommodate office uses, office sales uses & basic personal services. Development may include stand-alone offices as well as larger planned office complexes & office centers. These areas also provide for satisfactory transitions to surrounding land use areas.

O OFFICE BUSINESS (O)

Designed to accommodate office uses, office sales uses & basic personal services. Development may include stand-alone offices as well as larger planned office complexes & office centers. These areas also provide for satisfactory transitions to surrounding land use areas.

MADISON PARK (SUBURBAN SOFTBALL) PROPERTIES

7 properties bounded by M-59 to the north, Adams Road to the west, and Hamlin Road to the north including:

- 1. The properties make up the old Suburban Softball site and are regulated by a Consent Judgment (court order) which specifies the uses permitted on the site. The rezoning is proposed to have the zoning map better reflect the approved uses in the Consent Judgment.
- 2. The Consumers Energy property immediately west of Suburban Softball. The rezoning is proposed to keep this property consistent with the Consent Judgment on the adjacent properties.

EXISTING ZONING DISTRICT NAME & INTENT

ORT OFFICE, RESEARCH & TECHNOLOGY DISTRICT

- A.Permit the combination of certain uses that are complementary to one another within the same structure or within the same zone.
- B.Provide for orderly & integrated planning, so as to avoid fragmentary, short-term, or speculative investments & to avoid delay in achieving the highest & best use of the area.
- C.Optimize the City's tax base & encourage economic development.
- D.Provide a tool for redeveloping & revitalizing areas where existing buildings & infrastructure are located.
- E.Provide for satisfactory transitions to surrounding land use areas.

R-2 ONE FAMILY RESIDENTIAL

Designed to provide for one-family, low density dwelling sites and residentially related uses in keeping with the master plan of residential development in the City. The uses permitted by right and on special condition as conditional uses are intended to promote a compatible arrangement of land uses for homes, with the intent to keep neighborhoods relatively quiet and free of unrelated traffic noises.

PROPOSED ZONING DISTRICT NAME & INTENT

EC EMPLOYMENT CENTER DISTRICT

Consists primarily of the City's existing industrial & technology parks developed in the 1980s & 1990s. It is the intent of the EC district to allow for their continued evolution & support job creation in the city while maintaining compatibility with residential land uses abutting the perimeter of this district

ADAMS MARKETPLACE PROPERTIES

16 properties bounded by M-59 to the north and Adams Road to the south and east. The properties make up the Adams Marketplace and are regulated by a Consent Judgment (court order) which specifies the uses permitted on the site. The rezoning is proposed to have the zoning map better reflect the approved uses in the Consent Judgment. Properties include:

- 1. Wal-Mart, Meijer, Grand Tavern, Holiday Inn, Woodspring Suites, and associated outlots.
- 2. The vacant land north of Industrial Drive and east of Old Adams Road

EXISTING ZONING DISTRICT NAME & INTENT

ORT OFFICE, RESEARCH & TECHNOLOGY DISTRICT

- A.Permit the combination of certain uses that are complementary to one another within the same structure or within the same zone.
- B.Provide for orderly & integrated planning, so as to avoid fragmentary, short-term, or speculative investments & to avoid delay in achieving the highest & best use of the area.
- C.Optimize the City's tax base & encourage economic development.
- D.Provide a tool for redeveloping & revitalizing areas where existing buildings & infrastructure are located.
- E.Provide for satisfactory transitions to surrounding land use areas.

I INDUSTRIAL DISTRICT

Designed to primarily accommodate wholesale activities, warehouses, & industrial operations whose external, physical effects are restricted to the area of the district & in no manner affect in a detrimental way any of the surrounding districts. The general goals of this use district include:

- A.Provide sufficient space, in appropriate locations, to meet the needs of the City's expected future economy for selected types of manufacturing & related uses.
- B.Protect abutting residential districts from the negative impacts of industrial land uses by separating them from manufacturing activities, & by prohibiting the use of such industrial areas for new residential development.
- C.Promote manufacturing development which is free from danger of fire, explosions, toxic & noxious matter, radiation, & other hazards & from offensive noise, vibration, smoke, odor & other objectionable influences.
- D.Promote the most desirable use of land in accordance with a well-considered plan.
- E.Protect the character & established pattern of adjacent development & in each area conserve the value of land & buildings & other structures & protect the City's economic tax base.

PROPOSED ZONING DISTRICT NAME & INTENT

I INDUSTRIAL DISTRICT

Designed to primarily accommodate wholesale activities, warehouses, & industrial operations whose external, physical effects are restricted to the area of the district & in no manner affect in a detrimental way any of the surrounding districts. The general goals of this use district include:

- A.Provide sufficient space, in appropriate locations, to meet the needs of the City's expected future economy for selected types of manufacturing & related uses.
- B.Protect abutting residential districts from the negative impacts of industrial land uses by separating them from manufacturing activities, & by prohibiting the use of such industrial areas for new residential development.
- C.Promote manufacturing development which is free from danger of fire, explosions, toxic & noxious matter, radiation, & other hazards & from offensive noise, vibration, smoke, odor & other objectionable influences.
- D.Promote the most desirable use of land in accordance with a well-considered plan.
- E.Protect the character & established pattern of adjacent development & in each area conserve the value of land & buildings & other structures & protect the City's economic tax base.

HB HIGHWAY BUSINESS DISTRICT

Intended to create a gateway into the City at M-59 interchanges. This area has direct access to the regional road system, making it an appropriate location for higher intensity commercial development with a regional or freeway service character.

Designed for the convenience shopping of persons residing in adjacent residential areas to permit only such uses as are necessary to satisfy those limited basic shopping &/or service needs which, by their very nature & size, are not related to the shopping pattern of the Citywide or regional shopping centers

To provide for residents' convenient access to small-scale businesses providing goods, services, dining, & entertainment, & which, by their very nature, size, & proximity to neighborhoods are not regional shopping destinations

Uses (P = Permitted by Right C = Conditional Use)

	·		
B-1	Use		
	Animal & Agriculture Uses		
Р	Pet Boarding Facilities		
		Plant Material Nurseries	Р
Р	Raising & I	keeping of animals	Р
Р	_	hospitals or clinics	Р
	Community, Public & Recreation Uses		
Р	Libraries & museums, Privately operated recreational facilities located on publicly owned parkland, Utilities & publicly owned buildings & uses		Р
Р	Nursery Schools, Day Nurseries, Child Care Centers,	, Adult Foster Care Large Group Homes, & Adult Foster Care	Р
	Congre	egate Facilities	
Р	Places of worship	Places of Worship under 5,000 sf	Р
	Fraces of worship	Places of Worship over 5,000 sf	
		Places of assembly under 5,000 sf	P
		Places of assembly over 5,000 sf	С
Р	Transit Pa	assenger Stations	Р
	Commercial, Retail & Office Uses		
С	Alcoholic Beverage Sales (for on-premises consumption) Accessory to a Permitted Use		
	Automotive Gasoline Service Stations & Associated Retail Uses		
Р	Banks & Credit Unions		
С	Drive-Through Acc	cessory to a Permitted Use	С
Р	Dr	ry cleaners	Р
		ealth, recreation & physical education facilities under 5,000 sf	Р
Р	centers for music, art, dance, crafts, martial arts, etc.	Health, recreation & physical education facilities over 5,000 sf	С
Р	Offices/Showrooms	or Workshop Establishments	Р
Р	Outdoor display & sales of goods		
Р	Personal Ser	rvice Establishments	Р
Р	Professional & Medical Offices		
	Re	estaurants	Р
Р	Retail sales establishments	Retail Sales Establishments under 75,000 sf	Р
	Industrial, Research & Technology Uses		
		Small-scale Breweries, Wineries & Distilleries	С
	Temporary, Special Event & Other Uses		
Р	Accessory buildings & accessory uses custon	narily incidental to the permitted uses in this section	Р
		Outdoor storage, Accessory	Р
Р	Roadside stands & markets & Christmas tree sales		
Р	Temporary construction P		
С	Wireless Telecommunication Facilities C		

Development Standards

The minimum lot area & minimum lot width shall be determined by the use meeting all minimum yard requirements & all other requirements of this ordinance	Minimum Lot Area & Width	The minimum lot area & minimum lot width shall be determined by the use meeting all minimum yard requirements & all other requirements of this ordinance
25 feet	Minimum Front Yard Setback	50 feet, or average of setback within 300 feet on same street
50 feet, can be reduced to 10 feet when abutting nonresidential	Minimum Rear Yard Setback	50 feet, can be reduced to 10 feet when abutting nonresidential
0 feet each/50 feet total, 50 feet when abutting residential	Minimum Side Yard Setback	0 feet each/50 feet total, 50 feet when abutting residential
2 stories/30 feet	Maximum Building Height	2 stories/30 feet

B-1 LOCAL BUSINESS DISTRICT

NB NEIGHBORHOOD BUSINESS DISTRICT

Designed to cater to the needs of the larger consumer population than served by the B-1 local business district & the B-2 general business district & so are mapped typically in shopping center locations characterized by establishments so grouped as to generate larger volumes of vehicular & pedestrian traffic

To provide for residents' convenient access to small-scale businesses providing goods, services, dining, & entertainment, & which, by their very nature, size, & proximity to neighborhoods are not regional shopping destinations

Uses (P = Permitted by Right C = Conditional Use)

B-3	Use			
	Animal & Agriculture Uses			
Р	Pet Boarding Facilities			
	Plant Material Nurseries			
Р	Raising & keeping of animals		Р	
Р	Veterinary hospitals or clinics		Р	
	Residential Uses			
С	8 1 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
	Community, Public & Recreation Uses			
P	Libraries & museums, Privately operated recreational facilities located on publicly owned parkland, Utilities & publicly owned buildings & uses Community facilities, including Libraries, I publicly owned buildings & uses	Museums & Parks	Р	
P	Nursery Schools, Day Nurseries, Child Care Centers, Adult Foster Care Large Group Homes, & Adult Congregate Facilities	Foster Care	Р	
	Places of Worsh	nip under 5,000 sf	Р	
Р	P Places of Worshin	ship over 5,000 sf		
P	Banquet halls/conference centers, Private clubs, fraternal organizations Places of assemble Places of Plac	bly under 5,000 sf	Р	
P	& lodge halls, Indoor theatres, including movie theatres Places of asser	mbly over 5,000 sf	С	
Р	Transit Passenger Stations		Р	
	Commercial, Retail & Office Uses			
С	Adult regulated businesses			
С	Alcoholic Beverage Sales (for on-premises consumption) Accessory to a Permitted Use		С	
	Automotive Gasoline Service Stations & Asso	ciated Retail Uses	С	
	Automotive service centers			
Р	Banks & Credit Unions			
С		Drive-Through Accessory to a Permitted Use		
Р	Dry cleaners			
P	Health or exercise clubs, Outdoor recreation, commercial, Private indoor recreational facilities Health, recreation & physical education facilities under 5,000 s Health, recreation & physical education facilities over 5,000 s			
С	Hotel, motel & residential inns			
Р				
Р	,		Р	
P				
С	,			
P			Р	
P			Р	
P	incommunity arrive arri	Restaurants	Р	
P		ts under 75 000 sf	P	
P	·	13 and 73,000 31		
	Industrial, Research & Technology Uses		أسي	
Р				
	Small-scale Breweries, Wineries, & Distilleries		С	
	Temporary, Special Event & Other Uses			
Р	Accessory buildings & accessory uses customarily incidental to the permitted uses in this se	ction	Р	
Р			Р	
Р	Roadside stands & markets & Christmas tree sales		Р	
Р	- 1 1		P C	
P	Wireless Telecommunication Facilities	Wireless Telecommunication Facilities		

Development Standards

5 acres & 400 feet, may be modified if part larger cohesive development with shared acce		The minimum lot area & minimum lot width shall be determined by the use meeting all minimum yard requirements & all other requirements of this ordinance
50 feet, or average of setback within 300 feet of same stre		50 feet, or average of setback within 300 feet on same street
50 feet total, 100 feet when abutting residential can be reduced to 50 feet, , can be reduced to 2 feet when abutting nonresidential	0 Minimum Rear Yard Sethack	50 feet, can be reduced to 10 feet when abutting nonresidential
25 feet each/50 feet total, 75 feet when abuttii residenti	~	0 feet each/50 feet total, 50 feet when abutting residential
2 stories/30 fe	Maximum Building Height	2 stories/30 feet

B-3 SHOPPING CENTER DISTRICT

Established to accommodate those uses which attract & generate a high volume of moving or standing vehicular traffic. These districts are designed to be located on major thoroughfares in the City, other than freeways, & are generally incompatible with residential vehicular traffic from secondary thoroughfares (86-foot right-of-way) & local thoroughfares (60-foot right-of-way).

To provide for residents' convenient access to small-scale businesses providing goods, services, dining, & entertainment, & which, by their very nature, size, & proximity to neighborhoods are not regional shopping destinations

Uses (P = Permitted by Right C = Conditional Use)

B-5	Use		
	Animal & Agriculture Uses		
_	Pet Boarding Facilities		
_	Plant Material Nurseries		
Р	Raising & keeping of animals	P	
	Veterinary hospitals or clinic	s P	
	Community, Public & Recreation Uses		
Р	Libraries & museums, Privately operated recreational facilities located on publicly owned parkland, Utilities & publicly owned buildings & uses Community facilities, including Libraries, Museums Park	P	
	Nursery Schools, Day Nurseries, Child Care Centers, Adult Foster Care Large Group Homes, & Adult Foster Care Congregate Facilities	Р	
Р	Places of Worship Places of Worship	f P	
Ľ	Places of Worship over 5,000	f C	
	Places of assembly under 5,000	f P	
	Places of assembly over 5,000	f C	
Р	Transit Passenger Stations	P	
	Commercial, Retail & Office Uses		
	Alcoholic Beverage Sales (for on-premises consumption) Accessory to a Permitted Use		
Р	Automotive Gasoline Service Stations & Associated Retail Uses		
С	Automotive service centers		
_	Banks & Credit Unions		
С	Car Washes		
С	Drive-Through Accessory to a Permitted Use		
_	Dry cleaners		
_	Health, recreation & physical education facilities under 5,000 sf		
_	Health, recreation & physical education facilities over 5,000		
_	Offices/Showrooms or Workshop Establishmen	s P	
	Personal Service Establishmen	s P	
_	Professional & Medical Office	s P	
Р	Sales & service of food outdoors Restauran	-	
	Retail Sales Establishments under 75,000 sf		
	Industrial, Research & Technology Uses		
_	Small-scale Breweries, Wineries, & Distilleries		
	Temporary, Special Event & Other Uses		
Р	Accessory buildings & accessory uses customarily incidental to the permitted uses in this section	P / P	
_			
Р	Roadside stands & markets & Christmas tree sales	P P	
Р	. Competitive of the control of the		
Р	Wireless Telecommunication Facilities		

Development Standards

The minimum lot area & minimum lot width shall be determined by the use meeting all minimum yard requirements & all other requirements of this ordinance	Minimum Lot Area & Width	The minimum lot area & minimum lot width shall be determined by the use meeting all minimum yard requirements & all other requirements of this ordinance
25 feet	Minimum Front Yard Setback	50 feet, or average of setback within 300 feet on same street
50 feet, can be reduced to 10 feet when abutting nonresidential	Minimum Rear Yard Setback	50 feet, can be reduced to 10 feet when abutting nonresidential
0 feet each/50 feet total, 50 feet when abutting residential	Minimum Side Yard Setback	0 feet each/50 feet total, 50 feet when abutting residential
2 stories/30 feet	Maximum Building Height	2 stories/30 feet

B-5 AUTOMOTIVE SERVICE BUSINESS DISTRICT

NB NEIGHBORHOOD BUSINESS DISTRICT

Designed to cater to the needs of the larger consumer population than serviced by the B-1 Local Business District

Designed to cater to the general consumer needs of the population. Uses in these districts are primarily accessed by automobile & may include commercial uses with a regional customer base or that have greater impacts on surrounding uses than those permitted in the Neighborhood Business district. These areas are typically characterized by larger volumes of vehicular traffic.

Uses (P = Permitted by Right C = Conditional Use)

D 3			
B-2	Use		
	Animal & Agriculture Uses		
Р	Pet boarding facilities		
	Plant Material Nurseries		
P P	Raising & Keeping of Animals		Р
<u> </u>		y Hospitals or Clinics sidential Uses	Р
С		ent Homes & Assisted Living Facilities	С
		Public & Recreation Uses	
	Libraries & museums, Privately operated recreational fac		
Р	located on publicly owned parkland, Utilities & publicly owned buildings & uses	Community facilities, including Libraries, Museums & Parks	Р
P	Nursery schools, day nurseries, child care centers, ad	ult foster care large group homes & adult foster care congregate facilities	P
_	Diagon of worship	Places of worship under 5,000 sf	Р
Р	Places of worship	Places of worship over 5,000 sf	
Р	Banquet halls/conference centers, Private clubs, fraterna organizations & lodge halls, Indoor theatres, including me		Р
	theatres	Places of assembly over 5,000 sf	
		Private Recreation Areas, Swim Clubs, Golf Courses & Tennis Courts	
Р		Passenger Stations	Р
	Commercia	al, Retail & Office Uses	
		Adult Regulated Businesses	
С	Alcoholic Beverage Sales (for on-premises consumption)		С
	Automotive Gasoline Service Stations & Associated Retail Uses		С
P	Automotive Service Centers Banks & Credit Unions & similar uses		C P
C		ccessory to a permitted use	C
P		Dry Cleaners	P
		Funeral Homes	
	Health or exercise clubs, Private indoor recreational	lealth, recreation & physical education facilities under 5,000 sf	P
Р	facilities, Studios or instruction centers for music, art, dance, crafts, martial arts, etc.	lealth, recreation & physical education facilities over 5,000 sf	Р
С	Home improvement store		
		Hotels, Motels & Residential Inns	
		New Car Offices, Sales or Showrooms	
P		s or Workshop Establishments	P
P	Outdoor display & sales of goods		
С		al vehicles, travel trailers & manufactured homes	С
P P		ervice establishments Medical Offices & clinics	P P
C	Restaurant, drive-in or drive-through	a Medical Offices & Cilflics	
P	Restaurant, sit down, Sales & service of food outdoors	Restaurants	Р
_	Retail Sales establishments Retail Sales Establishments under 75,000 sf		P C
Р	Retail Sales Establishments over 75,000 st for a single store		
	Industrial, Research & Technology Uses Artisan Manufacturing		
Р	Artisan Manufacturing Media & entertainment production facilities		
	Small-scale Breweries, Wineries, & Distilleries		
P	Temporary, Special Event & Other Uses Accessory buildings & accessory uses customarily incidental to the permitted uses in this section		
P			P P
P	Outdoor storage Outdoor storage, Accessory Roadside stands & markets & Christmas tree sales		P
P	Temporary construction		P
P			P

The minimum lot area & minimum lot width shall be determined by the use meeting all minimum yard requirements & all other requirements of this ordinance	Minimum Lot Area & Width	5 acres & 400 feet, may be modified with shared access
25 feet	Minimum Front Yard Setback	50 feet, or average of setback within 300 feet on same street
50 feet	Minimum Rear Yard Setback	50 feet total, 100 feet when abutting residential, can be reduced to 10 feet when abutting nonresidential
0 feet each/50 feet total, 50 feet when abutting residential	Minimum Side Yard Setback	25 feet each/50 feet total, 75 feet when abutting residential
2 stories/30 feet	Maximum Building Height	2 stories/30 feet

Established to accommodate those uses which attract & generate a high volume of moving or standing vehicular traffic. These districts are designed to be located on major thoroughfares in the City, other than freeways, & are generally incompatible with residential vehicular traffic from secondary thoroughfares (86-foot right-of-way) & local thoroughfares (60-foot right-of-way).

Designed to cater to the general consumer needs of the population. Uses in these districts are primarily accessed by automobile & may include commercial uses with a regional customer base or that have greater impacts on surrounding uses than those permitted in the Neighborhood Business district. These areas are typically characterized by larger volumes of vehicular traffic.

Uses (P = Permitted by Right C = Conditional Use)

B-5	Use		
	Animal & Agriculture Uses		P
	O .		
	Plant Material Nurseries		
Р	Raising & Keeping of Animals		
	Veterinary Hospitals or Clinics Residential Uses		
_			
		c & Recreation Uses	С
	Libraries & museums, Privately operated recreational	a Recreation oses	
Р	facilities located on publicly owned parkland, Utilities & publicly owned buildings & uses	Community facilities, including Libraries, Museums & Parks	Р
	Nursery schools, day nurseries, child care centers, adult fo	oster care large group homes & adult foster care congregate facilities	P
Р	Places of worship	Places of worship under 5,000 sf	
Ľ	i luces of worship	Places of worship over 5,000 sf	
		Places of assembly under 5,000 sf	
_		Places of assembly over 5,000 sf	Р
_		Recreation Areas, Swim Clubs, Golf Courses & Tennis Courts	Р
P		enger Stations	Р
	Commercial, Ret	tail & Office Uses	
_		Adult Regulated Businesses	С
_	Alcoholic Beverage Sales (for on-premises consumption) Accessory to a Permitted Use		
Р	Automotive Gasoline Service St	tations & Associated Retail Uses	С
С	Automotive Service Centers		С
	Banks & Credit Unions & similar uses		
С	Car Washes		
С	7 * * * * * * * * * * * * * * * * * * *		С
-		Dry Cleaners	Р
_			С
-	, , , , , , , , , , , , , , , , , , , ,		P
_	, , , , ,		
-		Hotels, Motels & Residential Inns	C
 		New Car Offices, Sales or Showrooms	P
-		Offices/Showrooms or Workshop Establishments	P
-	Outdoor sales of used cars,	recreational vehicles, travel trailers & manufactured homes	
_		Personal service establishments	Р
	Color O comics of food outdo	Professional & Medical Offices & clinics	Р
P	Sales & service of food outdoors	Restaurants	
-		Retail Sales Establishments under 75,000 sf	
	Industrial - December	Retail Sales Establishments over 75,000 sf for a single store	С
	industrial, Research	n & Technology Uses Artisan Manufacturing	_
-		Small-scale Breweries, Wineries, & Distilleries	C P
	Tomporary Special	Event & Other Uses	
P		ly incidental to the permitted uses in this section	P
F	Accessory buildings & accessory uses custoffidit	Outdoor storage, Accessory	P
Р	Roadside stands & marke	G . ,	P
P	Roadside stands & markets & Christmas tree sales P Temporary construction P		
P	Wireless telecommunication facilities P		
r	wireless telecommunication facilities P		

Development Standards

The minimum lot area & minimum lot width shall be determined by the use meeting all minimum yard requirements & all other requirements of this ordinance	Minimum Lot Area & Width	5 acres & 400 feet, may be modified with shared access
25 feet	Minimum Front Yard Setback	50 feet, or average of setback within 300 feet on same street
50 feet, can be reduced to 10 feet when abutting nonresidential	Minimum Rear Yard Setback	50 feet total, 100 feet when abutting residential, can be reduced to 10 feet when abutting nonresidential
0 feet each/50 feet total, 50 feet when abutting residential	Minimum Side Yard Setback	25 feet each/50 feet total, 75 feet when abutting residential
2 stories/30 feet	Maximum Building Height	2 stories/30 feet

CB COMMUNITY BUSINESS DISTRICT

O OFFICE BUSINESS DISTRICT

Intent

- A. Permit the combination of certain uses that are complementary to one another within the same structure or within the same zone.
- B. Provide for orderly & integrated planning, so as to avoid fragmentary, short-term, or speculative investments & to avoid delay in achieving the highest & best use of the area.
- C. Optimize the City's tax base & encourage economic development.
- D.Provide a tool for redeveloping & revitalizing areas where existing buildings & infrastructure are located.
- E. Provide for satisfactory transitions to surrounding land use areas.

Designed to accommodate office uses, office sales uses & basic personal services. Development may include stand-alone offices as well as larger planned office complexes & office centers. These areas also provide for satisfactory transitions to surrounding land use areas.

Uses (P = Permitted by Right C = Conditional Use)

ORT	Use			
	Animal & Agriculture Uses			
	Raising & Keeping of Animals			
	Veterinary Hospitals or Clinics			
	Community, Public	& Recreation Uses		
P	Colleges, universities, or other institutions of higher learn education	ning offering courses in general, technical, or religious		
Р	Libraries & museums, Utilities & publicly owned buildings & uses	Community facilities, including Libraries, Museums & Parks	P	
		lult Foster Care Large Group Homes, & Adult Foster Care Congregate Facilities		
		Places of assembly under 5,000 sf		
Р	Banquet halls/conference centers	Places of assembly over 5,000 sf		
		Places of Worship under 5,000 sf		
		Places of Worship over 5,000 sf		
		Transit Passenger Stations		
	Commercial, Ret			
С	Alcoholic Beverage Sales (for on-premises of	onsumption) Accessory to a Permitted Use	С	
	Banks & Credit Unions & similar uses			
		Drive-Through Accessory to a Permitted Use	С	
		Funeral Homes	Р	
С	Health or exercise clubs Health	, recreation & physical education facilities under 5,000 sf	Р	
С	Hotel, motel & residential inns			
		Personal Service Establishments	Р	
Р	Research & development &/or technical training, including data processing & computer centers	Professional & Medical Offices & clinics	P	
Р	Restaurant, sit down			
Р	Retail sales establishments	Retail Sales Establishments under 75,000 sf, Accessory	Р	
	Industrial, Research	& Technology Uses		
С	Assembly & machining operations when adjunct to research & development activities occurring at the same location			
С	Laboratories (experimental, film, or testing			
С	Manufacture of scientific instruments, electrical or electronic prototypes, & specialized display & exhibit materials			
Р	Media & entertainment production facilities			
	Temporary, Special	Event & Other Uses		
Р		Accessory buildings & accessory uses customarily incidental to the permitted uses in this section		
	·	Roadside stands & markets & Christmas tree sales	Р	
	Temporary construction			
Р	Wireless Telecommunication Facilities			

The minimum lot area & minimum lot width shall be determined by the use meeting all minimum yard requirements & all other requirements of this ordinance	Minimum Lot Area & Width	The minimum lot area & minimum lot width shall be determined by the use meeting all minimum yard requirements & all other requirements of this ordinance
30 feet	Minimum Front Yard Setback	35 feet
30 feet	Minimum Rear Yard Setback	35 feet
0 feet each/PC discretion when abutting residential	Minimum Side Yard Setback	0 feet each/50 feet total, 30 feet when abutting residential
3 stories/40 feet	Maximum Building Height	3 stories/42feet

- A. Permit the combination of certain uses that are complementary to one another within the same structure or within the same zone.
- B. Provide for orderly & integrated planning, so as to avoid fragmentary, short-term, or speculative investments & to avoid delay in achieving the highest & best use of the area.
- C. Optimize the City's tax base & encourage economic development.
- D.Provide a tool for redeveloping & revitalizing areas where existing buildings & infrastructure are located.
- E. Provide for satisfactory transitions to surrounding land use areas.

Consists primarily of the City's existing industrial & technology parks developed in the 1980s & 1990s. It is the intent of the EC district to allow for their continued evolution & support job creation in the city while maintaining compatibility with residential land uses abutting the perimeter of this district.

Uses (P = Permitted by Right C = Conditional Use)

	Oses (F = Fermitted by Right C = Conditional Ose)				
ORT	Use				EC
	Animal & Agriculture Uses				
	Kennels			С	
				Pet Boarding Facilities	С
				Raising & Keeping of Animals	P
				Veterinary Hospitals or Clinics	P
	Communit	y, Public	& Recreation Uses		
Р	Colleges, universities, or other institutions of hig education	her lear	ning offering courses	in general, technical, or religious	
Р	Libraries & museums, Utilities & publicly owned buildings & uses		Community facility	ties, including Libraries, Museums & Parks	P
				Transit Passenger Stations	P
	Commercial, Retail & Office Uses				
С	Alcoholic Beverage Sales (for on-pr	remises	consumption) Accesso	ory to a Permitted Use	С
Р	Banquet halls/conference centers				
С	Health or exercise clubs			al education facilities under 5,000 sf	
		Heal	th, recreation & physi	cal education facilities over 5,000 sf	С
С	Hotel, motel & residential inns				
Р	Research & development &/or technical training	ξ,	Pro	fessional & Medical Offices & clinics	P
	including data processing & computer centers				
	Restaurant, sit down Retail sales establishments				
Р		Dogografi	2 Tachualam/ Hass		
	Industrial, Research & Technology Uses				
_	Assembly & machining operations when adjunctions	General Industrial Uses Assembly & machining operations when adjunct to research & development			
С	activities occurring at the same location, Laboratories (experimental, film, or testing), Manufacture of scientific instruments, electrical or electronic Light Industrial Use			D	
	prototypes, & specialized display & exhibit materials			1	
Р	Media & entertainment production facilities				
	Temporary, Special Event & Other Uses				
Р	Accessory buildings & accessory uses customarily incidental to the permitted uses in this section			Р	
	Outdoor storage, Accessory			Р	
	Roadside stands & markets & Christmas tree sales				
	Temporary construction			Р	
Р				Р	

Development Standards

The minimum lot area & minimum lot width shall be determined by the use meeting all minimum yard requirements & all other requirements of this ordinance	Minimum Lot Area & Width	The minimum lot area & minimum lot width shall be determined by the use meeting all minimum yard requirements & all other requirements of this ordinance
30 feet	Minimum Front Yard Setback	25 feet
30 feet	Minimum Rear Yard Setback	30 feet
0 feet each/PC discretion when abutting residential	Minimum Side Yard Setback	25 feet each/50 feet total, 75 feet when abutting residential
3 stories/40 feet	Maximum Building Height	3 stories/42 feet

ORT OFFICE, RESEARCH & TECHNOLOGY DISTRICT

EC EMPLOYMENT CENTER DISTRICT

I INDUSTRIAL DISTRICT

Intent

- A. Permit the combination of certain uses that are complementary to one another within the same structure or within the same zone.
- B. Provide for orderly & integrated planning, so as to avoid fragmentary, short-term, or speculative investments & to avoid delay in achieving the highest & best use of the area.

 C. Optimize the City's tax base & encourage economic development.
- D. Provide a tool for redeveloping & revitalizing areas where existing buildings & infrastructure are located.
- E. Provide for satisfactory transitions to surrounding land use areas.

Designed to primarily accommodate wholesale activities, warehouses, & industrial operations whose external, physical effects are restricted to the area of the district & in no manner affect in a detrimental way any of the surrounding districts. The general goals of this use district

- A. Provide sufficient space, in appropriate locations, to meet the needs of the City's expected future economy for selected types of manufacturing & related uses.
- B. Protect abutting residential districts from the negative impacts of industrial land uses by separating them from manufacturing activities, & by prohibiting the use of such industrial areas for new residential development.
- C. Promote manufacturing development which is free from danger of fire, explosions, toxic & noxious matter, radiation, & other hazards & from offensive noise, vibration, smoke, odor & other objectionable influences.
- D. Promote the most desirable use of land in accordance with a wellconsidered plan.
- E. Protect the character & established pattern of adjacent development & in each area conserve the value of land & buildings & other structures & protect the City's economic tax base.

Uses (P = Permitted by Right C = Conditional Use)

Animal & Agriculture Uses Raising & Keeping of Animals Pet Boarding Facilities Canaly Pet Boarding Facilities Canaly Raising & Keeping of Animals Pet Boarding Facilities Canaly Raising & Keeping of Animals Peterinary Hospitals or Clinics Canaly Hospitals or Clinics Canaly Hospitals or Clinics Canaly Hospitals or Clinics Canaly Residential Uses P. Colleges, universities, or other institutions of higher learning offering courses in general, technical, or religious education Publicaries & museums, Utilities & publicly owned buildings & uses Community facilities, including Libraries, Museums & Parks Publicaries & museums, Utilities & publicly owned buildings & uses Community facilities, including Libraries, Museums & Parks Publicaries & museums, Utilities & publicly owned buildings & uses Community facilities, including Libraries, Museums & Parks Publicaries & Canaly Commercial, Retail & Office Uses Commercial Retail & Office Uses Research & development & development & Retail sales establishments under 75,000 sf Canaly Commercial Communication towers, including commercial television, radio & public utility transmitting Canaly Commercial Communication towers, including commercial television, radio & public utility transmitting Canaly Canaly Commercial Communication towers, including commercial television, radio & public utility transmitting Canaly Can					
Renels C Pet Boarding Facilities C Raising & Keeping of Animals P Veterinary Hospitals or Clinics Residential Uses Residential Uses Caretaker's or manager's residence P Community, Public & Recreation Uses P Colleges, universities, or other institutions of higher learning offering courses in general, technical, or religious education P Libraries & museums, Utilities & publicly owned buildings & uses Community facilities, including Libraries, Museums & Parks P C Banquet halls/conference centers C Malcoholic Beverage Sales (for on-premises consumption) Accessory to a Permitted Use Automotive Service Centers C Health or exercise clubs C Hotel, motel & residential inns Research & development &/or technical training, including data processing & computer centers P Restaurant, sit down P Retail sales establishments Industrial, Research & Technology Uses Airports, landing fields, heliports, platforms, hangars, masts & other aeronautical facilities C General Industrial Uses S Secalized display & exhibit materials P Media & entertainment production facilities P Accessory buildings & accessory uses customarily incidental to the permitted uses in this section Outdoor storage, Accessory P Accessory buildings & accessory uses customarily incidental to the permitted uses in this section Outdoor storage, Accessory P Accessory buildings & accessory uses customarily incidental to the permitted uses in this section Femporary, Special Event & Other Uses Femporary construction Femporary	ORT	Use			
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C Alcoholic Beverage Sales (for on-premises consumption) Accessory to a Permitted Use			Transit Passenger Stations	Р	
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P Research & development &/or technical training, including data processing & computer centers P Restaurant, sit down P Retail sales establishments Retail sales establishments Retail sales establishments Retail sales establishments under 75,000 sf Industrial, Research & Technology Uses Airports, landing fields, heliports, platforms, hangars, masts & other aeronautical facilities Commercial communication towers, including commercial television, radio & public utility transmitting General Industrial Uses Gun clubs (for-profit or not-for-profit) Assembly & machining operations when adjunct to research & development activities occurring at the same location, Laboratories (experimental, film, or testing), Manufacture of scientific instruments, electrical or electronic prototypes, & Light Industrial Uses P Accessory buildings & accessory uses customarily incidental to the permitted uses in this section P Accessory buildings & accessory uses customarily incidental to the permitted uses in this section P Roadside stands & markets & Christmas tree sales P Roadside stands & markets & Christmas tree sales P Temporary construction P Temporary construction	С	Health or exercise clubs			
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P Retail sales establishments	P	processing & computer centers	Professional & Medical Offices & clinics	Р	
Industrial, Research & Technology Uses Airports, landing fields, heliports, platforms, hangars, masts & other aeronautical facilities Commercial communication towers, including commercial television, radio & public utility transmitting General Industrial Uses Gun clubs (for-profit or not-for-profit) C Assembly & machining operations when adjunct to research & development activities occurring at the same location, Laboratories (experimental, film, or testing), Manufacture of scientific instruments, electrical or electronic prototypes, & Light Industrial Uses P Media & entertainment production facilities P Media & entertainment production facilities C Temporary, Special Event & Other Uses P Accessory buildings & accessory uses customarily incidental to the permitted uses in this section Outdoor storage, Accessory P Roadside stands & markets & Christmas tree sales P Temporary construction P Temporary construction	Р	Restaurant, sit down			
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Commercial communication towers, including commercial television, radio & public utility transmitting C General Industrial Uses C Gun clubs (for-profit or not-for-profit) C Assembly & machining operations when adjunct to research & development activities occurring at the same location, Laboratories (experimental, film, or testing), Manufacture of scientific instruments, electrical or electronic prototypes, & Light Industrial Uses P Media & entertainment production facilities P Media & entertainment production facilities Storage, outdoor & self C Temporary, Special Event & Other Uses P Accessory buildings & accessory uses customarily incidental to the permitted uses in this section P Roadside stands & markets & Christmas tree sales P Temporary construction P					
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Manufacture of scientific instruments, electrical or electronic prototypes, & Light Industrial Uses specialized display & exhibit materials P Media & entertainment production facilities Storage, outdoor & self C Temporary, Special Event & Other Uses P Accessory buildings & accessory uses customarily incidental to the permitted uses in this section P Outdoor storage, Accessory P Roadside stands & markets & Christmas tree sales P Temporary construction P		Assembly & machining operations when adjunct to research & development			
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P Accessory buildings & accessory uses customarily incidental to the permitted uses in this section Outdoor storage, Accessory P Roadside stands & markets & Christmas tree sales Temporary construction P		Temporary, Special Event & Other Uses	<u>. </u>		
Outdoor storage, Accessory P Roadside stands & markets & Christmas tree sales P Temporary construction P	Р				
Roadside stands & markets & Christmas tree sales Temporary construction P	Ė				
Temporary construction P		Roadside :	· ,	-	
	Р	Wireless Telecommunication Facilities	, 22.10th doctor.		

Development Standards

The minimum lot area & minimum lot width shall be determined by the use meeting all minimum yard requirements of this ordinance	Minimum Lot Area & Width	The minimum lot area & minimum lot width shall be determined by the use meeting all minimum yard requirements & all other requirements of this ordinance
30 feet	Minimum Front Yard Setback	50 feet
30 feet	Minimum Rear Yard Setback	50 feet
0 feet each/PC discretion when abutting residential	Minimum Side Yard Setback	50 feet each/100 feet total, can be reduced to 15 or 25 feet depending on openings if interior to I District
3 stories/40 feet	Maximum Building Height	3 stories/42 feet

ORT OFFICE, RESEARCH & TECHNOLOGY DISTRICT

HB HIGHWAY BUSINESS DISTRICT

Intent

- A. Permit the combination of certain uses that are complementary to one another within the same structure or within the same zone.
- B. Provide for orderly & integrated planning, so as to avoid fragmentary, short-term, or speculative investments & to avoid delay in achieving the highest & best use of the area.
- C. Optimize the City's tax base & encourage economic development. D. Provide a tool for redeveloping & revitalizing areas where existing buildings & infrastructure are located.
- E. Provide for satisfactory transitions to surrounding land use areas.

Intended to create a gateway into the City at M-59 interchanges. This area has direct access to the regional road system, making it an appropriate location for higher intensity commercial development with a regional or freeway service character.

Uses (P = Permitted by Right C = Conditional Use)

ORT	Use				
	Animal & Agriculture Uses				
	Kennels				
		Pet Boarding Facilities			
	Plant Material Nurseries				
	Raising & Keeping of Animals				
	Veterinary Hospitals or Clinics				
	Community, Publi	c & Recreation Uses			
Р	Colleges, universities, or other institutions of higher learning of	ffering courses in general, technical,	or religious education	С	
Р	Libraries & museums, Utilities & publicly owned buildings & us	ses Community facilities, including I	ibraries, Museums & Parks	Р	
	Nursery Schools, Day Nurseries, Child Care Centers, Adult F	oster Care Large Group Homes, & Ad	lult Foster Care Congregate	С	
			Facilities	_	
Р	Banquet halls/conference centers		of assembly under 5,000 sf		
			es of assembly over 5,000 sf		
_			s of Worship under 5,000 sf		
		Plac	es of Worship over 5,000 sf		
	Commercial Bo	tail & Office Uses	Transit Passenger Stations	P	
С	Alcoholic Beverage Sales (for on-premises		od Hso	С	
_	Alcoholic beverage sales (for on-premises	Automotive Gasoline Service Statio		_	
			Automotive Service Centers		
	Banks & Credit Unions & similar uses			_	
			cessory to a Permitted Use		
		Health, recreation & physical educat			
С	Health or exercise clubs	Health, recreation & physical educa			
С	Hotel, motel & residential inns				
		New Car C	Offices, Sales or Showrooms	С	
			r Workshop Establishments		
	Outdoor-Sales of Used Car	s, Recreational Vehicles, Travel Traile			
		Perso	onal Service Establishments	Р	
Р	Research & development &/or technical training, including	Professional	& Medical Offices & clinics	Р	
P	data processing & computer centers Restaurant, sit down		Restaurants	D	
r	Restaurant, sit down	Patail Salas Esta	blishments under 75,000 sf		
Р	Retail sales establishments	Retail Sales Establishments over	· · · · · · · · · · · · · · · · · · ·		
	Industrial, Researc	h & Technology Uses	73,000 St for a single store		
	Artisan Manufacturing C				
	General Industrial Uses				
	Assembly & machining operations when adjunct to research &	development activities occurring at			
С	the same location, Laboratories (experimental, film, or testing), Manufacture of scientific			D	
	instruments, electrical or electronic prototypes, & specialized display & exhibit materials Light Industrial Uses			P	
Р	Media & entertainment production facilities				
	Small-scale Breweries, Wineries, & Distilleries			Р	
	Temporary, Special Event & Other Uses				
Р	Accessory buildings & accessory uses customari	ly incidental to the permitted uses in	this section	Р	
	Outdoor storage, Accessory			P	
	Roadside stands & markets & Christmas tree sales			Р	
	Temporary construction			Р	
Р	Wireless Telecommunication Facilities F			Р	

The minimum lot area & minimum lot width shall be determined by the use meeting all minimum yard requirements & all other requirements of this ordinance	Minimum Lot Area & Width	The minimum lot area & minimum lot width shall be determined by the use meeting all minimum yard requirements & all other requirements of this ordinance
30 feet	Minimum Front Yard Setback	25 feet
30 feet	Minimum Rear Yard Setback	50 feet
0 feet each/PC discretion when abutting residential	Minimum Side Yard Setback	25 feet each/50 feet total
3 stories/40 feet	Maximum Building Height	3 stories/42 feet

I INDUSTRIAL DISTRICT

Designed to primarily accommodate wholesale activities, warehouses, & industrial operations whose external, physical effects are restricted to the area of the district & in no manner affect in a detrimental way any of the surrounding districts. The general goals of this use district include:

- A. Provide sufficient space, in appropriate locations, to meet the needs of the City's expected future economy for selected types of manufacturing & related uses.
- B. Protect abutting residential districts from the negative impacts of industrial land uses by separating them from manufacturing activities, & by prohibiting the use of such industrial areas for new residential development.
- C. Promote manufacturing development which is free from danger of fire, explosions, toxic & noxious matter, radiation, & other hazards & from offensive noise, vibration, smoke, odor & other objectionable influences.
- D. Promote the most desirable use of land in accordance with a well-considered plan.
- E. Protect the character & established pattern of adjacent development, & in each area conserve the value of land & buildings & other structures & protect the City's economic tax base.

Intended to create a gateway into the City at M-59 interchanges. This area has direct access to the regional road system, making it an appropriate location for higher intensity commercial development with a regional or freeway service character.

Uses (P = Permitted by Right C = Conditional Use)

ī	Use Use	НВ			
Ė	Animal & Agriculture Uses				
С	Kennels				
P	Pet Boarding Facilities				
	Plant Material Nurseri				
P	Raising & Keeping of Animals	P			
P	Veterinary Hospitals or Clinics	P			
	Residential Uses	P			
ľ	Caretaker's or manager's residence Community, Public & Recreation Uses				
	Colleges, Universities, or Other Institutions of Higher Learning Offering Courses in General, Technical, Vocational or Religious Education	n C			
-	libraries & museums Privately operated recreational facilities located on publicly				
P	owned parkland, Utilities & publicly owned buildings & uses Community facilities, including Libraries, Museums & Par	ks P			
	Nursery Schools, Day Nurseries, Child Care Centers, Adult Foster Care Large Group Homes, & Adult Foster Care Congregate Facilities	es C			
	Places of assembly under 5,000 sf	Р			
	Places of assembly over 5,000 sf	Р			
P	Places of Worship Places of Wo				
	Places of Worship over 5,000				
P	Transit Passenger Stations	Р			
	Commercial, Retail & Office Uses				
С	Alcoholic Beverage Sales (for on-premises consumption) Accessory to a Permitted Use Automotive Gasoline Service Stations & Associated Retail Use	C oc D			
С	Automotive Service Centers Automotive Service Centers	C			
Ť	Banks & Credit Unions & similar us				
	Drive-Through Accessory to a Permitted U				
	Health, recreation & physical education facilities under 5,000				
P	Private indoor recreational facilities Health, recreation & physical education facilities over 5,000	sf P			
	Hotels, Motels & Residential Inc	ns C			
	New Car Offices, Sales or Showroon				
	Offices/Showrooms or Workshop Establishmen				
H	Outdoor-Sales of Used Cars, Recreational Vehicles, Travel Trailers & Manufactured Homes				
-	Personal Service Establishmen	ts P			
P	Research & development &/or technical training, including data processing & Professional & Medical Offices & clini computer centers	cs P			
	Restauran	ts P			
	Retail Sales Establishments under 75,000				
	Retail Sales Establishments over 75,000 sf for a single sto	re C			
	Industrial, Research & Technology Uses				
С	Airports, landing fields, heliports, platforms, hangars, masts & other aeronautical facilities				
Н	Artisan Manufacturin	ng C			
С	Commercial communication towers, including commercial television, radio & public utility transmitting and/or receiving towers & receiving microwave antennas				
Р	Equipment & Trailer Rental Facilities	_			
Ė	Automobile & machinery assembly plants, Building material storage & sales, Contractor's or builder's office including a storage equipment yard if				
	related to the contracting or building business, Heating & electric power generating plants, Manufacture, compounding, processing, packaging or				
P	treatment of finished or semi-finished products, articles, or merchandise where the external & physical effects are restricted to the site & will not impact polyhering land uses. Oil or gas well. Recreational valid of storage wards. Tool die gaves & machine shore. Vehicle collicion repair &	ral			
	impact neighboring land uses, Oil or gas well, Recreational vehicle storage yards, Tool, die, gauge & machine shops, Vehicle collision repair & undercoating, Water supply & sewage disposal plants, Water & gas tank holders				
	Auto racetracks, including midget, carting & snow-manufactured tracks, Dry cleaning plants, Freight yards & terminals, Junkyards, Lumber & planing Uses				
С	mills, Manufacture, compounding, processing, or packaging of raw materials into finished or semi-finished products, or manufacturing, compounding,				
	packaging or recycling operations that will generate external physical effects that will be felt to some degree by neighboring land uses, Metal plating, buffing & polishing, Tractor & trucking facilities, including storage & repair, Waste lagoon ponds				
С	Gun clubs (for-profit or not-for-profit)	_			
Ť	Assembly & machining operations when adjunct to research & development activities occurring at the same location, Laboratories (experimental, film,	ht			
P	or testing), Manufacture of scientific instruments, electrical or electronic prototypes, & specialized display & exhibit materials, Media & entertainment Industri				
	production facilities, Painting & varnishing shops, Warehousing & wholesale establishments Uses				
	Small-scale Breweries, Wineries, & Distilleries				
	Temporary, Special Event & Other Uses				
P	Accessory buildings & accessory uses customarily incidental to the permitted uses in this section	P			
P	1				
P					
P	Temporary construction P				
P	Wireless Telecommunication Facilities P				

The minimum lot area & minimum lot width shall be determined by the use meeting all minimum yard requirements & all other requirements of this ordinance	Minimum Lot Area	The minimum lot area & minimum lot width shall be determined by the use meeting all minimum yard requirements & all other requirements of this ordinance
50 feet	Minimum Front Yard Setback	25 feet
50 feet	Minimum Rear Yard Setback	50 feet
50 feet each/100 feet total, can be reduced to 15 or 25 feet depending on openings if interior to I District		25 feet each/50 feet total
3 stories/42 feet	Maximum Building Height	3 stories/42 feet