

## 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
<p style="text-align: center;"><b>GENERAL BUSINESS (B-2 )</b></p> <p>Designed to cater to the needs of the larger consumer population than serviced by the B-1 Local Business District</p>	<p style="text-align: center;"><b>NB NEIGHBORHOOD BUSINESS (NB)</b></p> <p>To provide for residents’ convenient access to small-scale businesses providing goods, services, dining, &amp; entertainment, &amp; which, by their very nature, size, &amp; proximity to neighborhoods are not regional shopping destinations</p>
<p style="text-align: center;"><b>SHOPPING CENTER (B-3)</b></p> <p>Designed to cater to the needs of the larger consumer population than served by the B-1 local business district &amp; the B-2 general business district &amp; so are mapped typically in shopping center locations characterized by establishments so grouped as to generate larger volumes of vehicular &amp; pedestrian traffic</p>	<p style="text-align: center;"><b>COMMUNITY BUSINESS (CB)</b></p> <p>Designed to cater to the general consumer needs of the population. Uses in these districts are primarily accessed by automobile &amp; 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.</p>
<p style="text-align: center;"><b>REGIONAL EMPLOYMENT CENTER – WORKPLACE (REC-W)</b></p> <p>Located along the perimeter of the overall REC area, &amp; consists primarily of the City's existing industrial &amp; technology parks developed in the 1980s &amp; 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.</p>	<p style="text-align: center;"><b>EMPLOYMENT CENTER (EC)</b></p> <p>Consists primarily of the City's existing industrial &amp; technology parks developed in the 1980s &amp; 1990s. It is the intent of the EC district to allow for their continued evolution &amp; support job creation in the city while maintaining compatibility with residential land uses abutting the perimeter of this district.</p>
<p style="text-align: center;"><b>REGIONAL EMPLOYMENT CENTER – INTERCHANGE (REC-I)</b></p> <p>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.</p>	<p style="text-align: center;"><b>HIGHWAY BUSINESS (HB)</b></p> <p>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.</p>
<p style="text-align: center;"><b>O-1 OFFICE BUSINESS (O)</b></p> <p>Designed to accommodate office uses, office sales uses &amp; basic personal services. Development may include stand-alone offices as well as larger planned office complexes &amp; office centers. These areas also provide for satisfactory transitions to surrounding land use areas.</p>	<p style="text-align: center;"><b>O OFFICE BUSINESS (O)</b></p> <p>Designed to accommodate office uses, office sales uses &amp; basic personal services. Development may include stand-alone offices as well as larger planned office complexes &amp; office centers. These areas also provide for satisfactory transitions to surrounding land use areas.</p>

# 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	PROPOSED ZONING DISTRICT NAME & INTENT
<p><b>PORT OFFICE, RESEARCH &amp; TECHNOLOGY DISTRICT</b></p> <p>A. Permit the combination of certain uses that are complementary to one another within the same structure or within the same zone.</p> <p>B. Provide for orderly &amp; integrated planning, so as to avoid fragmentary, short-term, or speculative investments &amp; to avoid delay in achieving the highest &amp; best use of the area.</p> <p>C. Optimize the City's tax base &amp; encourage economic development.</p> <p>D. Provide a tool for redeveloping &amp; revitalizing areas where existing buildings &amp; infrastructure are located.</p> <p>E. Provide for satisfactory transitions to surrounding land use areas.</p>	<p><b>EC EMPLOYMENT CENTER DISTRICT</b></p> <p>Consists primarily of the City's existing industrial &amp; technology parks developed in the 1980s &amp; 1990s. It is the intent of the EC district to allow for their continued evolution &amp; support job creation in the city while maintaining compatibility with residential land uses abutting the perimeter of this district</p>
<p><b>R-2 ONE FAMILY RESIDENTIAL</b></p> <p>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.</p>	

# 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	PROPOSED ZONING DISTRICT NAME & INTENT
<p><b>PORT OFFICE, RESEARCH &amp; TECHNOLOGY DISTRICT</b></p> <p>A. Permit the combination of certain uses that are complementary to one another within the same structure or within the same zone.</p> <p>B. Provide for orderly &amp; integrated planning, so as to avoid fragmentary, short-term, or speculative investments &amp; to avoid delay in achieving the highest &amp; best use of the area.</p> <p>C. Optimize the City's tax base &amp; encourage economic development.</p> <p>D. Provide a tool for redeveloping &amp; revitalizing areas where existing buildings &amp; infrastructure are located.</p> <p>E. Provide for satisfactory transitions to surrounding land use areas.</p>	<p><b>I INDUSTRIAL DISTRICT</b></p> <p>Designed to primarily accommodate wholesale activities, warehouses, &amp; industrial operations whose external, physical effects are restricted to the area of the district &amp; in no manner affect in a detrimental way any of the surrounding districts. The general goals of this use district include:</p> <p>A. Provide sufficient space, in appropriate locations, to meet the needs of the City's expected future economy for selected types of manufacturing &amp; related uses.</p> <p>B. Protect abutting residential districts from the negative impacts of industrial land uses by separating them from manufacturing activities, &amp; by prohibiting the use of such industrial areas for new residential development.</p> <p>C. Promote manufacturing development which is free from danger of fire, explosions, toxic &amp; noxious matter, radiation, &amp; other hazards &amp; from offensive noise, vibration, smoke, odor &amp; other objectionable influences.</p> <p>D. Promote the most desirable use of land in accordance with a well-considered plan.</p> <p>E. Protect the character &amp; established pattern of adjacent development &amp; in each area conserve the value of land &amp; buildings &amp; other structures &amp; protect the City's economic tax base.</p>
<p><b>I INDUSTRIAL DISTRICT</b></p> <p>Designed to primarily accommodate wholesale activities, warehouses, &amp; industrial operations whose external, physical effects are restricted to the area of the district &amp; in no manner affect in a detrimental way any of the surrounding districts. The general goals of this use district include:</p> <p>A. Provide sufficient space, in appropriate locations, to meet the needs of the City's expected future economy for selected types of manufacturing &amp; related uses.</p> <p>B. Protect abutting residential districts from the negative impacts of industrial land uses by separating them from manufacturing activities, &amp; by prohibiting the use of such industrial areas for new residential development.</p> <p>C. Promote manufacturing development which is free from danger of fire, explosions, toxic &amp; noxious matter, radiation, &amp; other hazards &amp; from offensive noise, vibration, smoke, odor &amp; other objectionable influences.</p> <p>D. Promote the most desirable use of land in accordance with a well-considered plan.</p> <p>E. Protect the character &amp; established pattern of adjacent development &amp; in each area conserve the value of land &amp; buildings &amp; other structures &amp; protect the City's economic tax base.</p>	<p><b>HB HIGHWAY BUSINESS DISTRICT</b></p> <p>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.</p>

**Intent**

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>B-1</b>	<b>Use</b>	<b>NB</b>
<b>Animal &amp; Agriculture Uses</b>		
<b>P</b>	Pet Boarding Facilities	<b>P</b>
	Plant Material Nurseries	<b>P</b>
<b>P</b>	Raising & keeping of animals	<b>P</b>
<b>P</b>	Veterinary hospitals or clinics	<b>P</b>
<b>Community, Public &amp; Recreation Uses</b>		
<b>P</b>	Libraries & museums, Privately operated recreational facilities located on publicly owned parkland, Utilities & publicly owned buildings & uses	Community facilities, including Libraries, Museums & Parks <b>P</b>
<b>P</b>	Nursery Schools, Day Nurseries, Child Care Centers, Adult Foster Care Large Group Homes, & Adult Foster Care Congregate Facilities	<b>P</b>
<b>P</b>	Places of worship	Places of Worship under 5,000 sf <b>P</b>
		Places of Worship over 5,000 sf <b>C</b>
		Places of assembly under 5,000 sf <b>P</b>
		Places of assembly over 5,000 sf <b>C</b>
<b>P</b>	Transit Passenger Stations	<b>P</b>
<b>Commercial, Retail &amp; Office Uses</b>		
<b>C</b>	Alcoholic Beverage Sales (for on-premises consumption) Accessory to a Permitted Use	<b>C</b>
	Automotive Gasoline Service Stations & Associated Retail Uses	<b>C</b>
<b>P</b>	Banks & Credit Unions	<b>P</b>
<b>C</b>	Drive-Through Accessory to a Permitted Use	<b>C</b>
<b>P</b>	Dry cleaners	<b>P</b>
<b>P</b>	Health or exercise clubs, Studios or instruction centers for music, art, dance, crafts, martial arts, etc.	Health, recreation & physical education facilities under 5,000 sf <b>P</b>
		Health, recreation & physical education facilities over 5,000 sf <b>C</b>
<b>P</b>	Offices/Showrooms or Workshop Establishments	<b>P</b>
<b>P</b>	Outdoor display & sales of goods	
<b>P</b>	Personal Service Establishments	<b>P</b>
<b>P</b>	Professional & Medical Offices	<b>P</b>
	Restaurants	<b>P</b>
<b>P</b>	Retail sales establishments	Retail Sales Establishments under 75,000 sf <b>P</b>
<b>Industrial, Research &amp; Technology Uses</b>		
	Small-scale Breweries, Wineries & Distilleries	<b>C</b>
<b>Temporary, Special Event &amp; Other Uses</b>		
<b>P</b>	Accessory buildings & accessory uses customarily incidental to the permitted uses in this section	<b>P</b>
	Outdoor storage, Accessory	<b>P</b>
<b>P</b>	Roadside stands & markets & Christmas tree sales	<b>P</b>
<b>P</b>	Temporary construction	<b>P</b>
<b>C</b>	Wireless Telecommunication Facilities	<b>C</b>

**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

**Intent**

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>B-3</b>	<b>Use</b>	<b>NB</b>
<b>Animal &amp; Agriculture Uses</b>		
P	Pet Boarding Facilities	P
	Plant Material Nurseries	P
P	Raising & keeping of animals	P
P	Veterinary hospitals or clinics	P
<b>Residential Uses</b>		
C	Nursing homes, convalescent homes & assisted living facilities	
<b>Community, Public &amp; Recreation Uses</b>		
P	Libraries & museums, Privately operated recreational facilities located on publicly owned parkland, Utilities & publicly owned buildings & uses	Community facilities, including Libraries, Museums & Parks P
P	Nursery Schools, Day Nurseries, Child Care Centers, Adult Foster Care Large Group Homes, & Adult Foster Care Congregate Facilities	P
P	Places of worship	Places of Worship under 5,000 sf P Places of Worship over 5,000 sf C
P	Banquet halls/conference centers, Private clubs, fraternal organizations & lodge halls, Indoor theatres, including movie theatres	Places of assembly under 5,000 sf P Places of assembly over 5,000 sf C
P	Transit Passenger Stations	P
<b>Commercial, Retail &amp; Office Uses</b>		
C	Adult regulated businesses	
C	Alcoholic Beverage Sales (for on-premises consumption) Accessory to a Permitted Use	C
	Automotive Gasoline Service Stations & Associated Retail Uses	C
C	Automotive service centers	
P	Banks & Credit Unions	P
C	Drive-Through Accessory to a Permitted Use	C
P	Dry cleaners	P
P	Health or exercise clubs, Outdoor recreation, commercial, Private indoor recreational facilities	Health, recreation & physical education facilities under 5,000 sf P Health, recreation & physical education facilities over 5,000 sf C
C	Hotel, motel & residential inns	
P	New car office, sales or showroom	
P	Offices/Showrooms or Workshop Establishments	P
P	Outdoor display & sales of goods	
C	Outdoor sales of used cars, recreational vehicles, travel trailers & manufactured homes	
P	Personal Service Establishments	P
P	Professional & Medical Offices	P
C	Restaurant, drive-in or drive-through	Restaurants P
P	Restaurant, sit down, Sales & service of food outdoors	
P	Retail sales establishments, Home improvement store	Retail Sales Establishments under 75,000 sf P
P	Studios or instruction centers for music, art, dance, crafts, martial arts, etc.	-
<b>Industrial, Research &amp; Technology Uses</b>		
P	Media & entertainment production facilities	-
	Small-scale Breweries, Wineries, & Distilleries	C
<b>Temporary, Special Event &amp; Other Uses</b>		
P	Accessory buildings & accessory uses customarily incidental to the permitted uses in this section	P
P	Outdoor storage, Accessory	P
P	Roadside stands & markets & Christmas tree sales	P
P	Temporary construction	P
P	Wireless Telecommunication Facilities	C

**Development Standards**

5 acres & 400 feet, may be modified if part of larger cohesive development with shared access	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
50 feet, or average of setback within 300 feet on same street	Minimum Front Yard Setback	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 10 feet when abutting nonresidential	Minimum Rear Yard Setback	50 feet, can be reduced to 10 feet when abutting nonresidential
25 feet each/50 feet total, 75 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

**Intent**

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

**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

**Intent**

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)**

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

**Intent**

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>B-5</b>	<b>Use</b>	<b>CB</b>
<b>Animal &amp; Agriculture Uses</b>		
	Pet boarding facilities	P
	Plant Material Nurseries	P
<b>P</b>	Raising & Keeping of Animals	P
	Veterinary Hospitals or Clinics	P
<b>Residential Uses</b>		
	Nursing Homes, Convalescent Homes & Assisted Living Facilities	C
<b>Community, Public &amp; Recreation Uses</b>		
<b>P</b>	Libraries & museums, Privately operated recreational facilities located on publicly owned parkland, Utilities & publicly owned buildings & uses	P
	Nursery schools, day nurseries, child care centers, adult foster care large group homes & adult foster care congregate facilities	P
<b>P</b>	Places of worship	Places of worship under 5,000 sf P Places of worship over 5,000 sf P
		Places of assembly under 5,000 sf P Places of assembly over 5,000 sf P
	Private Recreation Areas, Swim Clubs, Golf Courses & Tennis Courts	P
<b>P</b>	Transit Passenger Stations	P
<b>Commercial, Retail &amp; Office Uses</b>		
	Adult Regulated Businesses	C
	Alcoholic Beverage Sales (for on-premises consumption) Accessory to a Permitted Use	C
<b>P</b>	Automotive Gasoline Service Stations & Associated Retail Uses	C
<b>C</b>	Automotive Service Centers	C
	Banks & Credit Unions & similar uses	P
<b>C</b>	Car Washes	
<b>C</b>	Drive-through accessory to a permitted use	C
	Dry Cleaners	P
	Funeral Homes	C
	Health, recreation & physical education facilities under 5,000 sf	P
	Health, recreation & physical education facilities over 5,000 sf	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	C
	Personal service establishments	P
	Professional & Medical Offices & clinics	P
<b>P</b>	Sales & service of food outdoors	Restaurants P
	Retail Sales Establishments under 75,000 sf	P
	Retail Sales Establishments over 75,000 sf for a single store	C
<b>Industrial, Research &amp; Technology Uses</b>		
	Artisan Manufacturing	C
	Small-scale Breweries, Wineries, & Distilleries	P
<b>Temporary, Special Event &amp; Other Uses</b>		
<b>P</b>	Accessory buildings & accessory uses customarily incidental to the permitted uses in this section	P
	Outdoor storage, Accessory	P
<b>P</b>	Roadside stands & markets & Christmas tree sales	P
<b>P</b>	Temporary construction	P
<b>P</b>	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

**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)**

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

**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	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

**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.

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)**

<b>ORT</b>	<b>Use</b>		<b>EC</b>
<b>Animal &amp; Agriculture Uses</b>			
		Kennels	<b>C</b>
		Pet Boarding Facilities	<b>C</b>
		Raising & Keeping of Animals	<b>P</b>
		Veterinary Hospitals or Clinics	<b>P</b>
<b>Community, Public &amp; Recreation Uses</b>			
<b>P</b>	Colleges, universities, or other institutions of higher learning offering courses in general, technical, or religious education		
<b>P</b>	Libraries & museums, Utilities & publicly owned buildings & uses	Community facilities, including Libraries, Museums & Parks	<b>P</b>
		Transit Passenger Stations	<b>P</b>
<b>Commercial, Retail &amp; Office Uses</b>			
<b>C</b>	Alcoholic Beverage Sales (for on-premises consumption) Accessory to a Permitted Use		<b>C</b>
<b>P</b>	Banquet halls/conference centers		
<b>C</b>	Health or exercise clubs	Health, recreation & physical education facilities under 5,000 sf	<b>C</b>
		Health, recreation & physical education facilities over 5,000 sf	<b>C</b>
<b>C</b>	Hotel, motel & residential inns		
<b>P</b>	Research & development &/or technical training, including data processing & computer centers	Professional & Medical Offices & clinics	<b>P</b>
<b>P</b>	Restaurant, sit down		
<b>P</b>	Retail sales establishments		
<b>Industrial, Research &amp; Technology Uses</b>			
		General Industrial Uses	<b>C</b>
<b>C</b>	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, & specialized display & exhibit materials	Light Industrial Uses	<b>P</b>
<b>P</b>	Media & entertainment production facilities		
<b>Temporary, Special Event &amp; Other Uses</b>			
<b>P</b>	Accessory buildings & accessory uses customarily incidental to the permitted uses in this section		<b>P</b>
		Outdoor storage, Accessory	<b>P</b>
		Roadside stands & markets & Christmas tree sales	<b>P</b>
		Temporary construction	<b>P</b>
<b>P</b>	Wireless Telecommunication Facilities		<b>P</b>

**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

**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 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.

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

ORT	Use	I
<b>Animal &amp; Agriculture Uses</b>		
	Kennels	C
	Pet Boarding Facilities	C
	Raising & Keeping of Animals	P
	Veterinary Hospitals or Clinics	C
<b>Residential Uses</b>		
	Caretaker's or manager's residence	P
<b>Community, Public &amp; Recreation Uses</b>		
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
C	Banquet halls/conference centers	
	Transit Passenger Stations	P
<b>Commercial, Retail &amp; Office Uses</b>		
C	Alcoholic Beverage Sales (for on-premises consumption) Accessory to a Permitted Use	C
	Automotive Service Centers	C
C	Health or exercise clubs	
C	Hotel, motel & residential inns	
P	Research & development &/or technical training, including data processing & computer centers	Professional & Medical Offices & clinics
P	Restaurant, sit down	
P	Retail sales establishments	Retail sales establishments under 75,000 sf
		C
<b>Industrial, Research &amp; Technology Uses</b>		
	Airports, landing fields, heliports, platforms, hangars, masts & other aeronautical facilities	C
	Commercial communication towers, including commercial television, radio & public utility transmitting	C
	General Industrial Uses	C
	Gun clubs (for-profit or not-for-profit)	C
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, & specialized display & exhibit materials	Light Industrial Uses
P	Media & entertainment production facilities	
	Storage, outdoor & self	C
<b>Temporary, Special Event &amp; Other Uses</b>		
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
P	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	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

**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	HB
<b>Animal &amp; Agriculture Uses</b>		
	Kennels	C
	Pet Boarding Facilities	P
	Plant Material Nurseries	P
	Raising & Keeping of Animals	P
	Veterinary Hospitals or Clinics	P
<b>Community, Public &amp; Recreation Uses</b>		
P	Colleges, universities, or other institutions of higher learning offering courses in general, technical, or religious education	C
P	Libraries & museums, Utilities & publicly owned buildings & uses	P
	Nursery Schools, Day Nurseries, Child Care Centers, Adult Foster Care Large Group Homes, & Adult Foster Care Congregate Facilities	C
P	Banquet halls/conference centers	P
	Places of assembly under 5,000 sf	P
	Places of assembly over 5,000 sf	P
	Places of Worship under 5,000 sf	P
	Places of Worship over 5,000 sf	P
	Transit Passenger Stations	P
<b>Commercial, Retail &amp; Office Uses</b>		
C	Alcoholic Beverage Sales (for on-premises consumption) Accessory to a Permitted Use	C
	Automotive Gasoline Service Stations & Associated Retail Uses	P
	Automotive Service Centers	C
	Banks & Credit Unions & similar uses	P
	Drive-Through Accessory to a Permitted Use	C
C	Health or exercise clubs	P
	Health, recreation & physical education facilities under 5,000 sf	P
	Health, recreation & physical education facilities over 5,000 sf	P
C	Hotel, motel & residential inns	
	New Car Offices, Sales or Showrooms	C
	Offices/Showrooms or Workshop Establishments	P
	Outdoor-Sales of Used Cars, Recreational Vehicles, Travel Trailers & Manufactured Homes	C
	Personal Service Establishments	P
P	Research & development &/or technical training, including data processing & computer centers	P
P	Restaurant, sit down	P
P	Retail sales establishments	P
	Retail Sales Establishments under 75,000 sf	P
	Retail Sales Establishments over 75,000 sf for a single store	C
<b>Industrial, Research &amp; Technology Uses</b>		
	Artisan Manufacturing	C
	General Industrial Uses	C
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, & specialized display & exhibit materials	P
P	Media & entertainment production facilities	
	Small-scale Breweries, Wineries, & Distilleries	P
<b>Temporary, Special Event &amp; Other Uses</b>		
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
P	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	The minimum lot area & minimum lot width shall be determined by the use meeting all minimum yard requirements & all other requirements of this ordinance
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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

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)**

I	Use	HB
<b>Animal &amp; Agriculture Uses</b>		
C	Kennels	C
P	Pet Boarding Facilities	P
	Plant Material Nurseries	P
P	Raising & Keeping of Animals	P
P	Veterinary Hospitals or Clinics	P
<b>Residential Uses</b>		
P	Caretaker's or manager's residence	P
<b>Community, Public &amp; Recreation Uses</b>		
	Colleges, Universities, or Other Institutions of Higher Learning Offering Courses in General, Technical, Vocational or Religious Education	C
P	Libraries & museums, Privately operated recreational facilities located on publicly owned parkland, Utilities & publicly owned buildings & uses	P
	Community facilities, including Libraries, Museums & Parks	P
	Nursery Schools, Day Nurseries, Child Care Centers, Adult Foster Care Large Group Homes, & Adult Foster Care Congregate Facilities	C
	Places of assembly under 5,000 sf	P
	Places of assembly over 5,000 sf	P
P	Places of worship	Places of Worship under 5,000 sf Places of Worship over 5,000 sf
		P
P	Transit Passenger Stations	P
<b>Commercial, Retail &amp; Office Uses</b>		
C	Alcoholic Beverage Sales (for on-premises consumption) Accessory to a Permitted Use	C
	Automotive Gasoline Service Stations & Associated Retail Uses	P
C	Automotive Service Centers	C
	Banks & Credit Unions & similar uses	P
	Drive-Through Accessory to a Permitted Use	C
P	Private indoor recreational facilities	Health, recreation & physical education facilities under 5,000 sf Health, recreation & physical education facilities over 5,000 sf
		P
	Hotels, Motels & Residential Inns	C
	New Car Offices, Sales or Showrooms	C
	Offices/Showrooms or Workshop Establishments	P
	Outdoor Sales of Used Cars, Recreational Vehicles, Travel Trailers & Manufactured Homes	C
	Personal Service Establishments	P
P	Research & development &/or technical training, including data processing & computer centers	Professional & Medical Offices & clinics
		P
		Restaurants
		P
		Retail Sales Establishments under 75,000 sf
		P
		Retail Sales Establishments over 75,000 sf for a single store
		C
<b>Industrial, Research &amp; Technology Uses</b>		
C	Airports, landing fields, heliports, platforms, hangars, masts & other aeronautical facilities	
	Artisan Manufacturing	C
C	Commercial communication towers, including commercial television, radio & public utility transmitting and/or receiving towers & receiving microwave antennas	
P	Equipment & Trailer Rental Facilities	
P	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 treatment of finished or semi-finished products, articles, or merchandise where the external & physical effects are restricted to the site & will not 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	General Industrial Uses
C	Auto racetracks, including midget, carting & snow-manufactured tracks, Dry cleaning plants, Freight yards & terminals, Junkyards, Lumber & planing 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	
C	Gun clubs (for-profit or not-for-profit)	
P	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, & specialized display & exhibit materials, Media & entertainment production facilities, Painting & varnishing shops, Warehousing & wholesale establishments	Light Industrial Uses
	Small-scale Breweries, Wineries, & Distilleries	P
<b>Temporary, Special Event &amp; Other Uses</b>		
P	Accessory buildings & accessory uses customarily incidental to the permitted uses in this section	P
P	Outdoor Storage	Outdoor storage, Accessory
		P
P	Roadside stands & markets & Christmas tree sales	P
P	Temporary construction	P
P	Wireless Telecommunication Facilities	P

**Development Standards**

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50 feet each/100 feet total, can be reduced to 15 or 25 feet depending on openings if interior to I District	Minimum Side Yard Setback	25 feet each/50 feet total
3 stories/42 feet	Maximum Building Height	3 stories/42 feet