

Sec. 30-548. - B-2 district.

- (a) *Scope and intent.* This section applies to the B-2 district. The intent of the B-2 district is to establish and preserve general commercial areas within the city that are convenient and attractive for a wide range of retail uses and business, government and professional offices. The intent of this district is to encourage the concentration of commercial business to the mutual advantage of both the consumers and merchants and thereby promote the best use of land at certain strategic locations.
- (b) *Permitted principal uses.* Permitted principal uses within the B-2 district shall include retail establishments selling gifts, hardware, clothing, drugs, groceries, sporting goods, antiques, baked goods, arts and crafts, studios, beauty shops and barbershops, banks, restaurants, cocktail lounges, offices, clinics, personal service establishments, hotels, motels, funeral homes, theaters (except drive-in), and gas stations. Residential occupancy shall be permitted above the ground floor in the district.
- (c) *Conditional uses.* Conditional uses within the B-2 district shall include open-air business uses, such as sales and rental establishments for trailers, mobile homes, boats, farm equipment, automobile dealers for new or used cars, and the same conditional uses as permitted in the R-3 district.
- (d) *Prohibited uses.* Prohibited uses within the B-2 district shall include junkyards.

(Code 1976, § 150.11; Ord. No. 453, § 207, 12-8-1986; Ord. No. 503, § 207, 2-26-1996)

Cross reference— Businesses, ch. 10.

State Law reference— Mandatory permitted uses, MCL 125.583b, 125.583c.

Sec. 30-550. - I-1 light industrial district.

- (a) *Scope and intent.* This section applies to the I-1 light industrial district. The I-1 district is designed to primarily accommodate wholesale activities, warehouses and industrial operations whose external physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts.
- (b) *Principal permitted uses.* Principal permitted uses in the I-1 district shall include any use permitted in the B-2 district; warehousing and wholesale establishments; trucking facilities; the compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food projects, hardware and tool and dye; the manufacture, compounding, assembling or treatment of articles or merchandise from previously prepared materials; automobile sales for new and used cars; sales and rentals of trailers, mobile homes, boats and farm equipment; planing mills; lumberyards; gas stations; dry cleaning plants and laboratories.

(c) *Conditional uses.* Conditional uses within the I-1 district shall include drive-in theaters, but only where such theaters are designed so that patron entrance and exit drives lead only to streets having a paved surface of at least 44 feet in width for a distance of at least 200 feet on either side of the intersection between the street and driveway and where the theater screen is not visible from any R-1, R-2 or R-3 district.

(d) *Prohibited uses.* Prohibited uses within the I-1 district shall include junkyards.

(Code 1976, § 150.13; Ord. No. 453, § 209, 12-8-1986; Ord. No. 503, § 209, 2-26-1996)

Cross reference— Businesses, ch. 10.

Sec. 30-552. - Height and placement regulations.

Except as otherwise specifically provided in this article, no structure shall be erected or maintained within the city between any lot line and the pertinent setback distance, and no structure shall be erected or maintained which exceeds the height limit set forth in the following table:

		Side Setback (feet)	
District	Front Setback (feet)	Minimum	Total Both Sides
R-1	25	5	12
R-1A	75	10	20
R-2	25	5	12
R-3	25	5	12
R-4	25	5	12
B-1	20	0 ¹	0 ¹
B-2	20	0	0
O-S	30	10	20

I-1	25	10	20
I-2	25	10	20

¹ There shall be a minimum setback of five feet and total of 14 feet for residential dwellings.

District	Rear Setback (feet)	Height Limit (feet)
R-1	35	30
R-1A	30	30
R-2	30	35
R-3	30	40
R-4	30	35
B-1	25	30
B-2	10	40
O-S	35	40
I-1	20	40
I-2	20	40

(Code 1976, § 150.15; Ord. No. 453, § 301, 12-8-1986; Ord. No. 498, § 301, 5-22-1995; Ord. No. 564, § 2, 3-26-2007)

Sec. 30-553. - Additional height and placement regulations.

- (a) Where the average of the then existing front setbacks on the lots adjoining and on either side of a lot to be developed on the same street within the city is more or less than the setback required by section 30-552, then such average, rather than the distance specified in such section, shall apply.
- (b) In the R-1, R-2 and R-3, R-4 districts, garages and other necessary outbuildings, if detached from any other buildings and located at least ten feet from such buildings, may be located in, or partially in, the area to the rear of the rear setback line, provided that such garages and outbuildings do not occupy more than 30 percent of such area, are not located closer than five feet from any lot line and do not exceed 15 feet in height. In the R-1 and R-2, R-4 districts, garages and other accessory buildings shall not exceed 1,040 square feet.
- (c) No buildings, including accessory buildings, shall be constructed closer than five feet to any dedicated public street or alley right-of-way.
- (d) Chimneys, church steeples and radio and television antennas may exceed otherwise established height limits by not more than 25 feet. Elevator housing and cooling equipment may exceed otherwise established height limits by not more than ten feet. In the I-2 district, the height of a structure may exceed the otherwise established height limit, provided that the height of such structure does not exceed its distance to the nearest property line.
- (e) Terraces, patios and porches which are uncovered and unenclosed and stoops may project up to three feet beyond a side setback line, six feet beyond a front setback line and 15 feet beyond a rear setback line, provided that they are not more than three feet above grade. Roof overhangs, bay windows and awnings or canopies may project up to two feet, six inches beyond any setback line; provided, however, that awnings or canopies located in B-1, B-2, and O-3 districts may project from the wall to which it is attached to within two feet of and shall be at least eight feet above the curb line or edge of the street where there is no curb. This subsection shall not authorize the erection or maintenance of any structure, or part thereof, over any public street or alley.
- (f) Where a lot fronts on two streets at their intersection, the required front setback shall be on one of the streets, whichever is selected by the owner, or as defined by section 30-471.
- (g) In the B-1, B-2, I-1 and I-2 districts, structures shall not be erected or maintained within 30 feet of the boundary line of any R-1, R-2 or R-3, R-4 district.

(Code 1976, § 150.16; Ord. No. 453, § 302, 12-8-1986; Ord. No. 521, § 1, 12-28-1998; Ord. No. 564, § 2, 3-26-2007; Ord. No. 570, § 1, 2-25-2008)

Sec. 30-554. - Land use and density and intensity regulations.

Except as otherwise specifically provided in this article, no development, use or structure within the city shall exceed the density and intensity limits set forth in the following table:

District	Minimum Lot ⁶ Area (square feet)	Minimum Lot ^{5,6} Width (feet)	Maximum Ground Coverage Ratio
R-1	9,000 ¹	80	30
R-1A	One acre	See Note ⁷	25
R-2	5,000 ¹	50	35
R-3	9,000 ^{1,2}	<u>50</u> ⁴	<u>35</u> ⁴
R-4	5,000 ¹	50	35
B-1	4,000 ³	40	50
B-2	0	0	60
O-S	0	50	60
I-1	0	0	70
I-2	0	0	70

Notes:

¹ Per dwelling unit.

² For the first dwelling unit, 2,500 for the second dwelling unit and 1,500 for each additional dwelling unit. Each additional building constitutes a separate calculation for minimum lot area.

³ Per dwelling unit. There shall be no minimum for nonresidential use.

⁴ Applies only to residential use.

⁵ Measured at front setback line.

⁶ On lots held under separate and distinct ownership on December 18, 1986, a single-family dwelling may be built, provided that the setback, side and rear yard requirements are met.

⁷ Lot fronting on a curvilinear right-of-way shall have a minimum lot width of 75 feet (chord measurement) as measured along the right-of-way and having a minimum lot width of 100 feet at the front setback line.

⁸ Lots having 35 percent or less of their width along a curvilinear right-of-way shall have a minimum lot width of 150 feet measured along the right-of-way line.

(Code 1976, § 150.17; Ord. No. 453, § 303, 12-8-1986; Ord. No. 498, § 303, 5-22-1995; Ord. No. 564, § 2, 3-26-2007)