

Chapter 2.3 – Commercial General (CG) Zone

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2.3.1 Purpose

To provide areas for a wide range of retail, wholesale, transportation and service uses. To assure compatibility between these uses and adjacent residential and industrial uses, special standards are specified.

2.3.2 Permitted Uses

The following uses are permitted in the General Commercial (CG) Zone, subject to a Site Design Review in accordance with Chapter 4.2.

- A. Non-profit member organizations, such as business associations, labor unions, political organizations or fraternal lodges.
- B. Public automobile parking.
- C. Business offices including, but not limited to, insurance, real estate and title insurance; credit agencies, brokerages, loan companies, and investment companies; and, miscellaneous offices such as detective agencies, drafting services or contractors offices.
- D. Professional offices including, but not limited to, medical, dental, engineering and legal services. Veterinary clinics shall not provide on-site services for farm animals.
- E. Banks and other financial institutions.
- F. Hotels and motels.
- G. Retail sales outlet including, but not limited to, food stores, pharmacy, furniture store, hobby or photography store, florist, liquor store, hardware store, appliance or stereo equipment store, pet shop, sporting goods, department store, jewelry, gift, greenhouse and garden supply and other types of retail activities.
- H. Restaurants, drive-ins, taverns, snack shops and other types of eating and drinking establishments, including accessory entertainment facilities. **Mobile food units individually and in pods are permitted, subject to the standards of Section 3.5.5.**
- I. Service-related businesses such as barber shops, beauty shops, advertising agencies, self-serve laundry, dry cleaning, printing or photocopying, or other activities where the primary activity is the providing of a service to retail customers.

- J. Government offices and facilities (administration, public safety, transportation, utilities, and similar use).
- K. Public utility structures and buildings, such as pump stations, reservoirs, and electric substations; but not including wireless communication facilities or office or administrative buildings.
- L. Accessory structures and uses customarily provided for commercial activities subject to Chapter 3.8.
- M. Dwelling units accessory to a permitted use or above a permitted use in accordance with Multiple family Residential (RM) development standards in Chapter 2.2.5.
- N. Gardens, orchards, crop cultivation and plant nursery, including wholesale and retail commercial activities, provided no stable or barn, cattle or other livestock, or poultry is maintained on the property.

2.3.3 Conditional Uses

The following uses are allowed upon obtaining a conditional use permit following the procedures in Chapter 4.4 and completing a Site Design Review (Chapter 4.2). A. Schools, public and private, including day nurseries and daycare centers.

- A. Auto-oriented uses and facilities (repair services must be enclosed within a building).
- B. Warehouses for short-term storage, including mini-warehouses.
- C. Lumber yards and contracting supplies for lumber, stone, masonry, or metal (sales only).
- D. Special trade contracting facilities, such as: floor laying, building equipment, masonry and stone, plumbing, electrical, metal work or painting.
- E. Welding shops and blacksmiths where activities are conducted wholly within a building.
- F. Cabinet shops where activities are conducted wholly within a building.
- G. Recreational vehicle parks, consistent with the definitional requirements in Chapter 1.3 and Section 4.5.5.
- H. Tiny home parks, consistent with the definitional requirements of tiny homes in Chapter 1.3 and the development standards of recreational vehicle parks, Section 4.5.5.
 - 1. Tiny homes located in a Commercial zone, as part of a Tiny Home Park, may be on wheels and do not require skirting.
 - 2. Tiny homes located in a Commercial zone, as part of a Tiny Home Park, may be self-contained. Property owner must provide proof of an acceptable sanitation system approved by the City. For self-contained units, black and grey water holding tanks shall be emptied only at an authorized RV dump station or pumped by an accredited septic service.
- I. Marinas.
- J. Amusement and recreation facilities such as auditoriums, arcades, bowling alleys, miniature golf courses, community center and motion picture theater and stadiums.

- K. Newspapers, periodicals, publishing, and printing.
- L. Tractor and farm equipment, logging equipment; sales and service.
- M. Veterinary clinics providing on-site service for farm animals.
- N. Kennels.
- O. Wireless Communication Facilities subject to Chapter 4.5.7.
- P. Dwellings, including single-family dwellings, manufactured homes complying with the definitional requirements in Chapter 1.3 of this Ordinance, tiny homes that meet the definitional requirements in Chapter 1.3 and the development standards for tiny homes under Chapter 2.1.7(E), and duplexes and multifamily dwellings, detached or attached.
- Q. Residential Homes and Residential Facilities.
- R. Manufacturing of wood products, including sawmills, paper and allied products, and secondary wood products.
- S. Recycling facilities, including outdoor collection bins.
- T. Cement, glass, clay and stone products manufacturing.
- U. Airports and heliport facilities.
- V. Schools, public and private, including day nurseries and daycare centers.**

2.3.4 Limitations on Use

All business, services, processing, or merchandise displays shall be conducted wholly within an enclosed building except for the following:

- A. Off-street parking or loading.
- B. Drive-through windows or service stations.
- C. Temporary display and sales of merchandise provided it is under cover of a projecting roof and does not interfere with pedestrian, bicycle or automobile circulation.
- D. Business which, in all cases, require outdoor storage of merchandise, e.g. automobile, RV sales lots or gas stations.

2.3.5 Dimensional Standards

A. Minimum Lot Area

There is no minimum lot area requirement in the CG zone.

- B. **Minimum Yard Setback Requirements.** All principal and accessory structures shall maintain the following minimum yard setbacks:

1. Front Yards, Yards Adjacent to Streets 5 feet
2. Side and Rear Yards 5 feet

C. Maximum Structure Height

The maximum structure height is 35 feet. Churches or public buildings with conditional use permits may be constructed to a maximum of 70 feet. With conditional use permit approval, Wireless Communication Facilities may be built up to 150 feet.

D. Minimum Lot Width. There is no minimum lot-width requirement in the CG zone.

E. Special Setbacks

The following special building setbacks shall be maintained.

1. Buildings or structures shall setback an additional one (1) foot from every street and lot line for each foot of height the building exceeds 35 feet.
2. Lots or parcels within the CG zone located adjacent to residential zoned property shall maintain a yard of at least five (5) feet in depth.
3. Accessory structures shall comply with the setback provisions in Chapter 3.8.
4. The distance between buildings on the same lot or parcel shall be ten (10) feet.

2.3.6 Development Standards

All development in the Commercial General (CG) Zone shall comply with the applicable provisions of Chapter 3 of this Code. In addition, the following specific standards shall apply:

A. Site Design Review

All new development and expansion of an existing structure or use in the Commercial General Zone shall be subject to the Site Design Review procedures of Chapter 4.2.

B. Lot Coverage and Landscaping

1. Commercial Uses in the Commercial General Zone ~~may use the entire parcel unless a portion of the parcel is devoted to landscaping~~ **are not subject to any maximum lot coverage, provided that required landscaping is provided**. For residential uses other than dwelling units accessory to permitted uses in the Commercial General Zone, the maximum lot coverage, including the main building and any accessory structures, shall be 60 percent.
2. Landscaping ~~on land used for commercial purposes in the Commercial General Zone is optional. Where landscaping is used, it shall be installed and maintained~~ **shall be required** in accordance with Chapter ~~3.2~~ **3.3**.

C. Screening. Screening shall be required for the following:

1. All outdoor storage areas shall be screened to the public and/or adjacent properties by a six (6) foot sight-obscuring fence or wall.

2. Where a commercial use abuts a residential zone, a six (6) foot sight-obscuring fence or wall shall be installed along the full length of the property line. This requirement shall not cause the placement of a fence or wall in the clear-vision area.
- D. Outdoor Display. There shall be no outdoor display or storage of materials or merchandise within a designated alleyway, roadway or sidewalk that would impede pedestrian or vehicular traffic except during community, retail sales events. Safety precautions shall be observed at all times.
- E. Accessory Structures. Accessory structures shall conform to the standards in Chapter ~~3.8~~ **3.4**.
- F. Subdivisions and partitions. Land divisions shall be reviewed in accordance with the provisions of Chapter 4.3.
- G. Signs. Signs shall conform to the requirements of Chapter ~~3.6.2~~ **3.5.2**.
- H. Surface (Storm) Water management shall conform to the requirements of Chapter ~~3.5~~ **3.6**.
- I. Vehicle and Bicycle Parking – see Chapter ~~3.3~~ **3.2**.
- J. Access and Circulation – see Chapter 3.1.

2.3.7 Detroit Avenue Corridor ~~(DAC) Design Standards~~ **Overlay District**

All development on land in the Detroit Avenue Corridor (Detroit Avenue North, between D Street and Forest Avenue) zoned Commercial General (CG) shall comply with the following design standards:

~~A. Types and sizes of Windows: All businesses shall install windows that:~~

- ~~1. Cover at least 50 percent of the building wall facing the Detroit Avenue Corridor, and~~
- ~~2. Are transparent~~

~~B. Buildings shall utilize at least three (3) of the following design features:~~

- ~~1. Awnings,~~
- ~~2. Covered porches,~~
- ~~3. Eaves,~~
- ~~4. Restricted building materials,~~
- ~~5. Roof line off sets,~~
- ~~6. Front building wall off sets, or~~
- ~~7. Siding,~~

~~Standards for Numbers 1, 2, and 3: Awnings, Covered porches and Eaves. All awnings, covered porches and eaves shall be attached to the main building, a minimum of ten (10) feet in depth, and extend the full distance of the front wall parallel to Detroit Avenue.~~

~~Standards for Number 4: Restricted building façade materials. All building walls facing streets shall be constructed of brick, stone, log, wood or wood pattern siding. The use of corrugated steel, Quonset hut designs; cinder block and concrete slab walls are prohibited.~~

~~Standards for Number 5: Wood siding, roof line off sets. To preclude large expanses of uninterrupted building/roof surfaces, exterior elevations along the building front shall incorporate projections, dormers, gables, or other similar elements. Each building shall have at least one off set design, and additional off set designs shall occur at a minimum of every 30 feet.~~

~~Standards for Number 6: Building off sets. To preclude long, unbroken building facades and simple box forms, exterior elevations along the building front wall shall incorporate off set design features such as recesses, projections, extensions, or other similar elements. Each building shall have at least one off set design, and additional off set designs shall occur at a minimum of every 30 feet.~~

~~Off sets or breaks in roof elevation shall be three (3) or more feet in height.~~

~~Standard for Number 7: Siding. Siding shall be used on all walls and/or building faces.~~

~~C. Acceptable building material include brick, stone, cedar or horizontal lap siding.~~

~~D. All development on the east side of Detroit Avenue shall provide on the property facing Highway 22 a minimum landscaped area equal to ten (10) percent of the gross site area or a planned and well maintained mural.~~

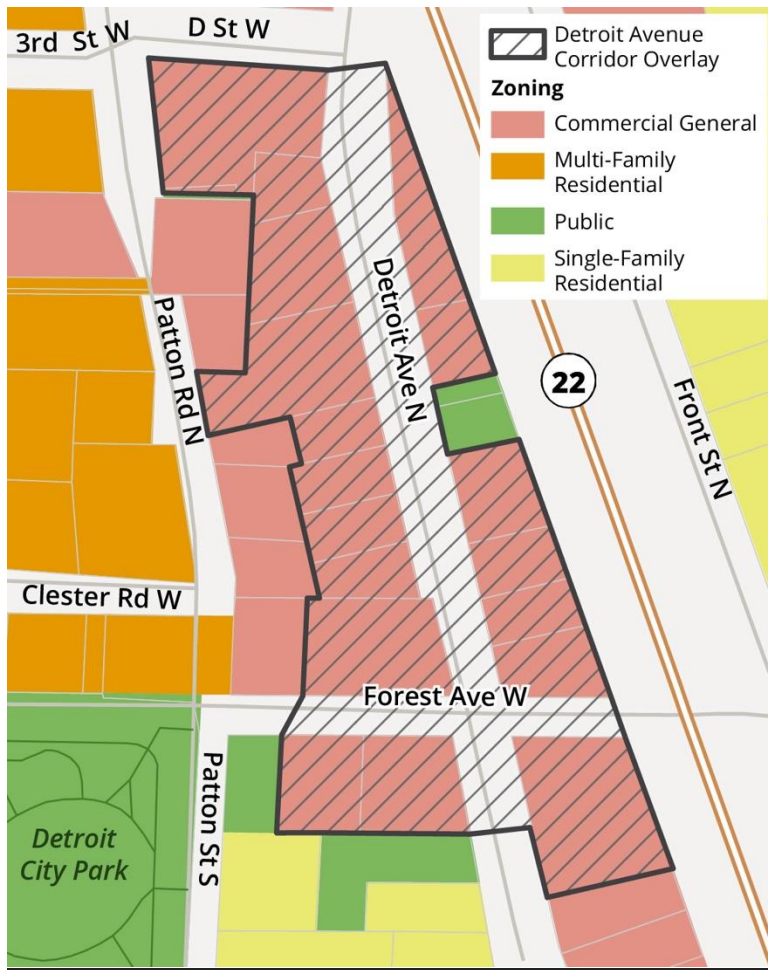
~~E. Porch foundations, chimneys, and storefront bulkheads may be faced with stone; either quarry or river rock.~~

~~F. Building colors, trim and roofing shall remain within the recommended traditional color scheme of natural or weathered gray wood.~~

~~G. Fences or walls facing Detroit Avenue shall be no taller than three (3) feet and shall be constructed of brick, stone, log, wood, or wood appearing materials. The use of chain link, cinder block, and concrete slab walls are prohibited.~~

All development on parcels in the Detroit Avenue Corridor (DAC) Overlay Zone - as mapped in Figure 2.3.7-1 - shall comply with the following standards:

Figure 2.3.7-1



A. Purpose. To provide for engaging, vibrant people-oriented development in the heart of Detroit that serves residents and visitors.

B. Applicability. The development standards in this section are in addition to, and not in lieu of, all other applicable development standards in the Commercial General (CG) zone. Where a development standard in this section conflicts with a development standard applicable in the CG zone, the development standard in this section shall be the applicable development standard.

C. Permitted Uses. The following uses are the only uses permitted within the Detroit Avenue Corridor (DAC) overlay zone, subject to a Site Design Review in accordance with Chapter 4.2. The following uses supersede the use standards for the CG zone in Sections 2.3.2 through 2.3.4.

1. Hotels and motels.

2. Dwelling units accessory to a permitted use or above a permitted use.

3. Retail sales outlet including, but not limited to, food stores, pharmacy, furniture store, hobby or photography store, florist, liquor store, hardware store, appliance or stereo equipment store, pet shop, sporting goods, department store, jewelry, gift, greenhouse and garden supply and other types of retail activities.

4. Restaurants, taverns, coffee shops, snack shops, and other types of eating and drinking establishments, with the exclusion of drive-ins and drive-throughs. Mobile food units individually and in pods are permitted, subject to the standards of Section 3.5.5.
5. Service-related businesses such as barber shops, beauty shops, advertising agencies, self-serve laundry, dry cleaning, printing or photocopying, sporting goods repair or rental, or other activities where the primary activity is the providing of a service to retail customers.
6. Amusement and recreation facilities such as auditoriums, arcades, bowling alleys, miniature golf courses, community center and motion picture theater and stadiums.
7. Business and professional uses accessory to a permitted use or above a permitted use.
8. Government offices and facilities (administration, public safety, transportation, utilities, and similar use).
9. Public automobile parking.
10. Accessory structures and uses customarily provided for commercial activities subject to Chapter 3.8.

D. Dimensional Standards

The dimensional standards of CG zone in Section 2.3.5 shall apply with the following exceptions:

1. Yard Setback Requirements.

- a. Front Yards, Yards Adjacent to Streets: Zero (0) feet minimum. Five (5) feet maximum along Detroit Avenue and Forest Avenue, except the setback may be increased to 20 feet when a usable public space with pedestrian amenities such as outdoor seating areas, plazas, landscaping areas including planters, or other similar features is provided within the setback area.
- b. Side and Rear Yards: Zero (0) feet minimum, except five (5)-foot minimum adjacent to residential zoned property.

2. Minimum Building Height: The minimum building height is 15 feet, excluding accessory structures.

3. Special Setbacks

- a. Parking areas shall have a minimum front setback and setback adjacent to residential zoned property and Highway 22 of five (5) feet, which shall be landscaped consistent with Section 3.A.3(E)(1) and which may incorporate a wall, fence or hedge for additional buffering provided it complies with the vision clearance requirements. Parking areas shall be exempt from the parking area landscaping requirements in Section 3.A.3(E)(2).
- b. There shall be no minimum distance between buildings on the same lot or parcel provided any fire code requirements are met.

4. Maximum Floor Area: The maximum floor area shall be 10,000 square feet for each use in a single development. Uses proposing over 10,000 square feet shall require conditional use

permit approval. Upper story residential uses shall not be subject to the maximum floor area.

E. Development Standards

The development standards of the CG zone in Section 2.3.6 shall apply with the following exceptions:

1. Lot Coverage and Landscaping.

a. No minimum site landscaping is required within the DAC overlay. Where landscaping is used, it shall be installed and maintained in accordance with Chapter 3.3. Additionally, above-ground planters are permitted and encouraged.

2. Outdoor Display, Sales and Dining. Outdoor display, sale of merchandise, and dining associated with the primary use is permitted and shall be limited to the private property of that primary use. Merchandise shall be limited to items such as cards, plants, floral products, food, books, newspapers, bicycles, and similar small items for sale or rental to pedestrians. Additional standards in Section 2.3.6(D) apply to displays within public right-of-way.

3. Vehicle and Bicycle Parking: The minimum vehicle and bicycle parking standards in Chapter 3.2 do not apply, however, any parking that is provided shall be designed in accordance with Chapter 3.2.

4. Access and Circulation: In addition to the standards of Chapter 3.1, new driveways shall be limited along Detroit Avenue to minimize conflicts with pedestrians and shall only be permitted to serve developments with ten (10) or more off-street parking spaces. All driveways must be approved by the City of Detroit in accordance with Chapter 3.1. Provision for shared driveways and/or cross-access easements may be required with new driveways. Public automobile parking is not subject to this standard.

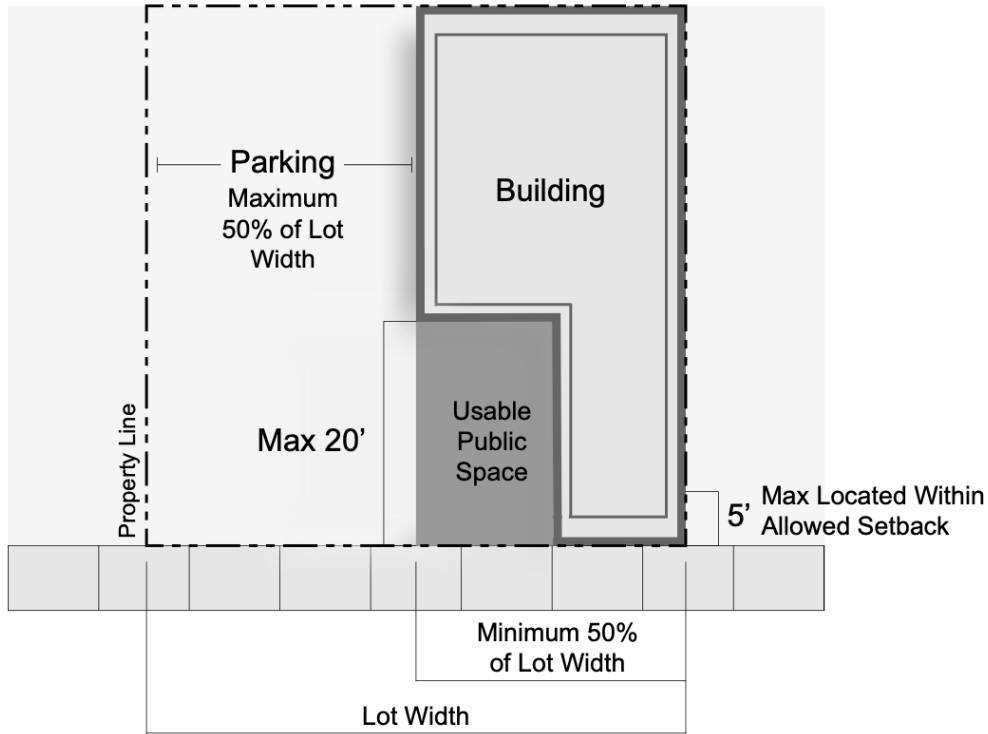
F. Design Standards.

1. Location of Buildings and Parking. Site design shall emphasize the presence of buildings and minimize the visual and physical presence of parking areas.

a. Buildings shall be located along the front property line between the minimum and maximum setbacks for at least 50 percent of the lot width, as shown in Figure 2.3.7-2. The maximum setback may be increased to 20 feet when a usable public space with pedestrian amenities such as outdoor seating areas, plazas, landscaping areas including planters or other similar features are provided between the building and the front property line.

b. If present, parking areas shall be located to the side or rear of the lot, and shall not exceed 50 percent of the lot width or 50 percent of the lot area, as shown in Figure 2.3.7-2. Parking areas shall not be permitted between the building and the street. Public automobile parking is not subject to this standard.

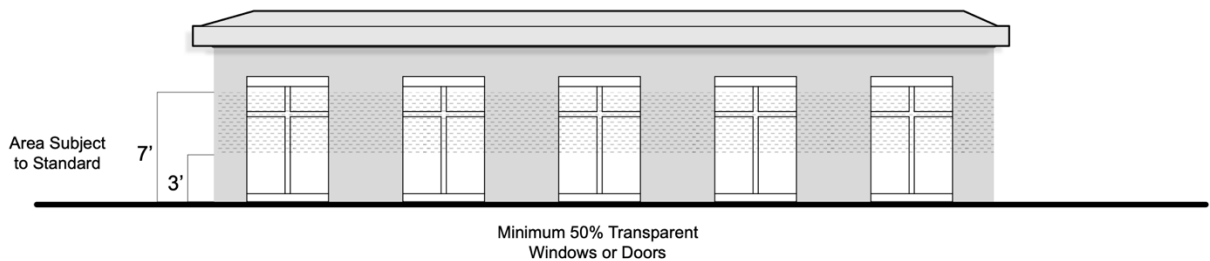
Figure 2.3.7-2



2. Window Coverage. All buildings shall feature significant window coverage at pedestrian eye-level to create connections between the buildings and the street.

- a. All street-facing façades shall include transparent windows or doors that cover at least 50 percent of the wall area between three (3) to seven (7) feet above grade, as shown in Figure 2.3.7-3.**

Figure 2.3.7-3

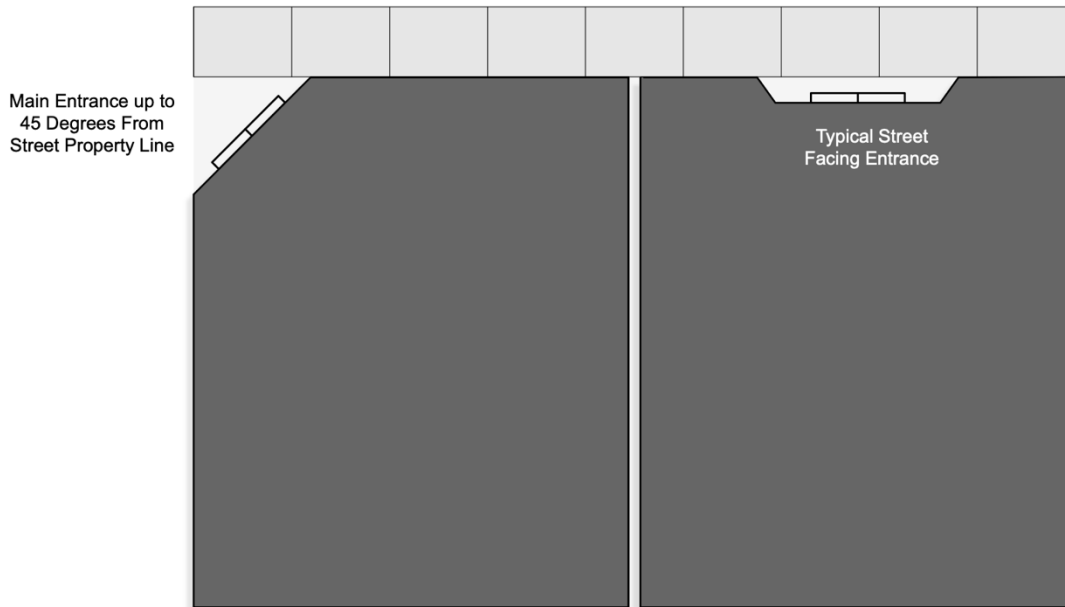


3. Main Entrances. All buildings shall feature a main entrance facing Detroit Avenue or Forest Avenue to create direct pedestrian access.

a. Buildings shall have their main entrance oriented to the adjacent street at an angle within 45 degrees of the street property line, as shown in Figure 2.3.7-4. Corner lots may have a main entrance facing onto either street.

b. Entrance shall incorporate at least two entryway enhancements including: recessed or projected entry, minimum 50 percent transparency for door(s), distinctive pavers or other technique covering minimum of 25 square feet, planters within five (5) feet of the entrance, transom windows, and/or entrance lighting.

Figure 2.3.7-4



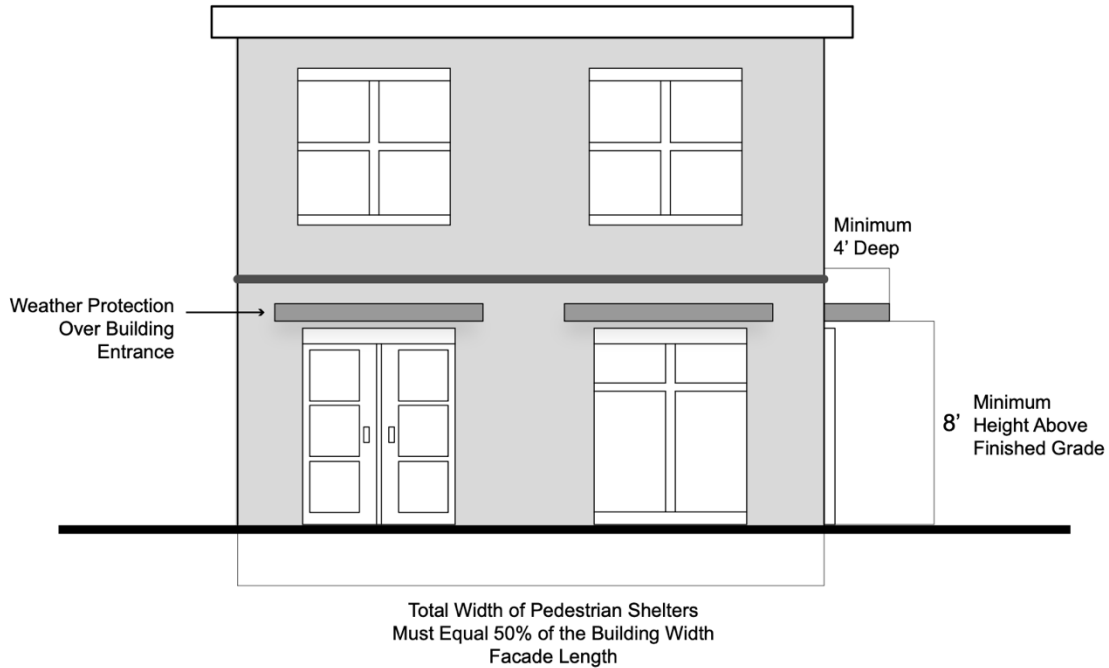
4. Pedestrian Shelters. Buildings shall incorporate pedestrian shelters to create welcoming spaces for pedestrians and visual interest along the building façade.

a. Pedestrian shelters shall be provided along a minimum of 50 percent of the building façade length including over the building's primary entrance(s), as shown in Figure 2.3.7-5.

b. Features such as canopies, arcades, awnings, roof overhangs, covered porches, alcoves and/or porticoes shall be required with a minimum depth of four (4) feet. Building recesses may also meet this standard.

c. Features shall be a minimum of eight (8) feet above the finished grade to ensure adequate clearance.

Figure 2.3.7-5



5. Rear Facades. Building facades facing Highway 22 on the east side of Detroit Avenue shall provide a minimum of one of the following façade design technique to prevent blank walls:

- a. A mural covering a minimum of 50 percent of the wall area.**
- b. Transparent windows or doors that cover at least 25 percent of the wall area between four (4) to eight (8) feet above grade.**
- c. A minimum five (5) foot-wide landscaping buffer, which shall be landscaped consistent with Section 3.A.3(E)(1).**

6. Building Materials. Exterior building materials shall convey an impression of strength and durability, including fire resistance.

- a. Vinyl siding, T-111 and plywood paneling shall be prohibited as exterior building materials.**
- b. Stucco, untreated concrete blocks and corrugated metal shall be limited to accent use not exceeding 20 percent of façade area.**

7. Fences and Walls. Fences and walls shall be constructed of high-quality materials and provide separation where needed without interfering with the pedestrian environment.

- a. Fences or walls facing Detroit Avenue or Forest Avenue shall be no taller than three (3) feet and shall be constructed of brick, stone, log, wood, or wood-appearing materials. The use of chain link, cinder block, and concrete slab walls are prohibited.**

b. All other fences and walls shall comply with the standards in Section 3.3.5.

8. Alternative Design Review. An applicant may propose an alternative design in lieu of meeting the design standards in this section. The alternative design shall be reviewed through a Type III process in accordance with Section 4.1.5. The applicant shall demonstrate that:

a. The proposed design is consistent with the adopted Downtown Detroit Vision Plan;

b. The proposed alternative design equally or better meets the intention of the design standards and the purpose of the DAC overlay;

c. The proposed design contributes to the pedestrian orientation and experience within the DAC overlay rather than auto-dependent uses or development patterns; and

d. The proposed alternative better meets the operational needs or site specifics of the proposed development.

G. Interim development in Detroit is permitted that can activate downtown and provide services to residents and visitors in more flexible spaces with lower barriers to entry, particularly as the City rebuilds from the 2020 wildfires and remains dependent on septic service.

1. Uses Permitted. Only uses permitted in the DAC overlay in Section 2.3.7(C) are permitted as interim development.

2. Structures Permitted. Temporary trailers or prefabricated buildings are permitted as an alternative to site-built buildings, and are exempt from the Temporary Use standards of Section 4.9.1.

3. Development Standards. Interim development shall be subject to the following standards:

a. No structure may be greater than 200 square feet in size or with any dimension greater than 20 feet. Multiple structures may be placed on a site.

b. Interim development shall comply with the dimensional standards for the DAC overlay in Section 2.3.7(D), with the exception of the minimum height standard.

c. Interim development shall comply with the development standards for the DAC overlay in Section 2.3.7(E).

d. Structures shall be located along the front property line between the minimum and maximum setbacks. The maximum setback may be increased to 20 feet when a usable public space with pedestrian amenities such as outdoor seating areas, plazas, landscaping areas including planters or similar features are provided between the structure and the front property line.

e. Structures shall have an entrance, customer service window, or similar feature facing the front property line. Such features shall be oriented to the adjacent street at an angle within 45 degrees of the street property line.

f. Usable public space shall be provided on a portion of the site equal to or greater than the floor area of the interim structures. Such public spaces shall incorporate improvements such as:

- i. Planters or landscaping areas.
 - ii. Seating areas.
 - iii. Covered areas.
 - iv. Other site amenities such as play areas, fire pits, water fountains, and similar.
 - g. Outdoor storage and accessory items not used by customers, including but not limited to, tanks, barrels, supplies, etc. by screening with a site-obscuring fence or landscaping, or containing them within a small storage shed.
 - h. Areas where structures are placed and areas for vehicle travel must be surfaced with gravel or crushed rock, or paved. Surface Water Management standards of Chapter 3.6 and/or Grading and Erosion Control standards of Chapter 3.9 may apply.
 - i. Off-street parking is not required with interim uses, but if proposed, shall meet the standards of Chapter 3.1. Off-street parking areas shall be located to the side or rear of the lot, and shall not exceed 50 percent of the lot width or 50 percent of the lot area.
 - b. Interim development serving food or beverages shall provide access to restrooms with handwashing facilities on site or within 500 feet, such as at a neighboring business. If located off-site, the restroom must be available during the proposed hours of operation and the applicant shall submit written permission from the business owner where the facility is located. Additionally, trash and recycling receptacles shall be provided on site, and must be emptied and maintained.
4. Review Required. Interim development shall be reviewed through Site Design Review subject to Chapter 4.2, except that interim development shall be exempt from compliance with Chapter 3.8, Public Facilities Standards.
5. Maintenance. Interim uses shall be maintained and any code violations will be subject to the standards of Chapter 1.4, Enforcement.
- a. The exterior surfaces of all structures shall be clean and free from cracks, peeling paint and deterioration, and windows shall not be cracked or broken.
 - b. Tents, canopies or others shelters shall not have tears, mold, or broken or non-functioning supports and shall be securely anchored.
 - c. Landscaping shall be maintained in good condition. If plantings fail to survive, they shall be replaced with equivalent plants.
 - d. Seating and other furnishings shall be maintained in good condition.
 - e. The property and all things placed there shall at all times be maintained in a clean and orderly condition. Only those things authorized by the permit and shown in the site plan may be stored on the property.

Chapter 2.4 – Public (P) Zone

Sections:

2.4.1 Purpose

2.4.2 Permitted Uses

2.4.3 Conditional Uses

2.4.4 Dimensional Standards

2.4.5 Development Standards

2.4.6 Special Standards for Certain Uses

2.4.1 Purpose

To provide for the location of public lands, buildings, facilities and uses in a manner that will not unreasonably disrupt or alter areas of the community.

2.4.2 Permitted Uses

The following uses are permitted in the P zone and subject to a Site Design Review (see Chapter 4.2):

- A. Government offices and facilities (administration, public safety, transportation, utilities, and similar use).
- B. Public outdoor recreation facilities such as parks, swimming pools, golf courses and playgrounds.
- C. Public utility structures and buildings, such as pump stations, communication or transmission towers, reservoirs, electric substations, water and sewage treatment facilities; including office or administrative buildings. Not including Wireless Communication Facilities.
- D. Public open space such as nature preserves, scenic areas, or beaches.
- E. Public automobile parking.**
- F. Churches and places of worship.
- G. Uses clearly accessory and subordinate to the above.