

DIVISION 11. - SD2—SPECIAL DEVELOPMENT DISTRICT, MIXED-USE

Footnotes:

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Editor's note— Ord. No. 2022-17, § 1, effective October 4, 2022, repealed Div. 11, §§ 50-11-261—50-11-266. Former Div. 11 pertained to SD3—Special Development District, Technology and Research and derived from §§ 61-11-201—61-11-206 of the 1984 Detroit City Code; Ord. No. 11-05, § 1(61-11-201—61-11-206), effective May 28, 2005 and Ord. No. 10-13, § 1(61-11-204), effective April 16, 2013.

Sec. 50-11-261. - Description.

The SD2 Special Development District is designed to encourage a complementary mixture of more intensive pedestrian and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcoholic liquor for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

(Ord. No. 2022-17, § 1, eff. 10-4-2022)

Sec. 50-11-262. - Site plan review.

All new construction and conditional uses in the SD2 Special Development District are subject to site plan review as provided for in Article III, Division 5, of this chapter.

(Ord. No. 2022-17, § 1, eff. 10-4-2022)

Sec. 50-11-263. - By-right uses.

Uses that are permissible by-right in the SD2 Special Development District are delineated in Section 50-11-264 through Section 50-11-268 of this Code. Such by-right uses are subject to use regulations and standards set forth in Article XII of this chapter.

(Ord. No. 2022-17, § 1, eff. 10-4-2022)

Sec. 50-11-264. - By-right residential uses.

By-right residential uses within the SD2 Special Development District are as follows:

- (1) Assisted living facility.
- (2) Boarding school and dormitory.

- (3) Lofts.
- (4) Multiple-family dwellings where combined in structures with permitted first-floor commercial use.
- (5) Religious residential facilities in conjunction with religious institutions in the immediate vicinity.
- (6) Residential uses combined in structures with permitted (first floor) commercial uses.

(Ord. No. 2022-17, § 1, eff. 10-4-2022)

Sec. 50-11-265. - By-right public, civic, and institutional uses.

By-right public, civic, and institutional uses within the SD2 Special Development District are as follows:

- (1) Adult day care center.
- (2) Child care center.
- (3) Educational institution.
- (4) Fire or police station, post office and similar public building.
- (5) Governmental service agency.
- (6) Library.
- (7) Museum.
- (8) Neighborhood center, non-profit.
- (9) Outdoor recreation facility.
- (10) Religious institution.
- (11) School, elementary, middle/junior high, or high.

(Ord. No. 2022-17, § 1, eff. 10-4-2022)

Sec. 50-11-266. - By-right retail, service, and commercial uses.

By-right retail, service, and commercial uses in the SD2 Special Development District are as follows:

- (1) Animal-grooming shop.
- (2) Art gallery.
- (3) Assembly hall.
- (4) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone, without drive-up or drive-through facilities.
- (5) Bake shop, retail.
- (6) Bank without drive-up or drive-through facilities.
- (7) Banquet facility.

- (8) Barber or beauty shop.
- (9) Brewpub or microbrewery or small distillery or small winery.
- (10) Dry cleaning, laundry, or laundromat.
- (11) Establishment for the sale of beer or alcoholic liquor for consumption on the premises.
- (12) Medical or dental clinic, physical therapy clinic, or massage facility.
- (13) Mortuary or funeral home, including those containing a crematory.
- (14) Nail salon.
- (15) Office, business or professional.
- (16) Parking lots or parking areas, accessory, for operable private passenger vehicles, not farther than the maximum distance specified in Article XIV, Division 1, of this chapter.
- (17) Pet shop.
- (18) Printing or engraving shops not exceeding 5,000 square feet of gross floor area with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced.
- (19) Radio or television station.
- (20) Recording studio or photo studio or video studio, no assembly hall.
- (21) Recreation, indoor commercial and health club, excluding golf dome.
- (22) Rental hall.
- (23) Restaurant, carry-out or fast food, located in a multi-story building and integrated into a mixed-use or multi-tenant development, and without drive-up or drive-through facilities.
- (24) Restaurant, standard without drive-up or drive-through facilities.
- (25) Retail sales and personal service in business and professional offices.
- (26) Retail sales and personal service in multiple-residential structures, subject to Section 50-12-312 of this Code.
- (27) School or studio of dance, gymnastics, music, art, or cooking.
- (28) Shoe repair shop.
- (29) Stores of a generally recognized retail nature whose primary business is the sale of merchandise, without drive-up or drive-through facilities.
- (30) Theater, excluding concert café and drive-in theaters, not exceeding 150 fixed seats.
- (31) Veterinary clinic for small animals.

(Ord. No. 2022-17, § 1, eff. 10-4-2022)

Sec. 50-11-267. - By-right manufacturing and industrial uses.

By-right manufacturing and industrial uses not exceeding 5,000 square feet with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced within the SD2 Special Development District are as follows:

- (1) Confection manufacturing.
- (2) Food catering.
- (3) Jewelry manufacture.
- (4) Lithographing and sign shops.
- (5) Low/medium impact manufacturing or processing facilities, as defined in Section 50-16-284 of this Code and limited to the following:
 - a. Art needlework.
 - b. Canvas goods manufacture.
 - c. Cigar or cigarette manufacture.
 - d. Clock or watch manufacture.
 - e. Coffee roasting.
 - f. Door, sash, or trim manufacture.
 - g. Draperies manufacture.
 - h. Flag or banner manufacture.
 - i. Glass blowing.
 - j. Knit goods manufacturing.
 - k. Leather goods manufacture or fabrication.
- (6) Low-impact manufacturing or processing facilities, as defined in Section 50-16-284 of this Code.
- (7) Trade services, general, with the exception of cabinet making.
- (8) Wearing apparel manufacturing.

(Ord. No. 2022-17, § 1, eff. 10-4-2022)

Sec. 50-11-268. - By-right other uses.

Other by-right uses within the SD2 Special Development District are as follows:

- (1) Antennas, subject to Article XII, Division 3, Subdivision G, of this chapter.
- (2) Farmers markets, as defined in Section 50-16-201 of this Code.
- (3) Marinas.

(Ord. No. 2022-17, § 1, eff. 10-4-2022)

Sec. 50-11-269. - Conditional uses.

Uses that are permissible conditionally in the SD2 Special Development District are delineated in Section 50-11-270 through Section 50-11-274 of this Code. Such conditional uses are subject to use regulations and standards set forth in Article XII of this chapter.

(Ord. No. 2022-17, § 1, eff. 10-4-2022)

Sec. 50-11-270. - Conditional residential uses.

Conditional residential uses within the SD2 Special Development District are as follows:

- (1) Adult foster care facility.
- (2) Convalescent, nursing, or rest home.
- (3) Emergency shelter.
- (4) Fraternity or sorority house.
- (5) Multiple-family dwelling.
- (6) Residential substance abuse service facility.
- (7) Rooming house.
- (8) Single-room-occupancy housing, non-profit.
- (9) Townhouse.

(Ord. No. 2022-17, § 1, eff. 10-4-2022)

Sec. 50-11-271. - Conditional public, civic, and institutional uses.

Conditional public, civic, and institutional uses within the SD2 Special Development District are as follows:

- (1) Electric transformer station.
- (2) Gas regulator station.
- (3) Hospital or hospice.
- (4) Substance abuse service facility.
- (5) Telephone exchange building.
- (6) Water works, reservoir, pumping station, or filtration plant.

(Ord. No. 2022-17, § 1, eff. 10-4-2022)

Sec. 50-11-272. - Conditional retail, service, and commercial uses.

Conditional retail, service, and commercial uses within the SD2 Special Development District are as follows:

- (1) Arcade.
- (2) Body art facility.
- (3) Business college or trade school.
- (4) Cabaret.
- (5) Customer service center without drive-up or drive-through facilities.
- (6) Dance hall, public.
- (7) Hotel.
- (8) Kennel, commercial.
- (9) Motel.
- (10) Motor vehicle filling station.
- (11) Motor vehicle services, minor.
- (12) Parking lots or parking areas, commercial.
- (13) Parking lots or parking areas, accessory for operable private passenger vehicles, farther than the maximum distance specified in Article XIV, Division 1, of this chapter.
- (14) Parking structure having at least 60 percent of the ground floor devoted to commercial space or other space oriented to pedestrian traffic.
- (15) Pool hall.
- (16) Precious metal and gem dealer.
- (17) Printing or engraving shops exceeding 5,000 square feet of gross floor area with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced.
- (18) Private club, lodge, or similar use.
- (19) Radio, television, or household appliance repair shop.
- (20) School building adaptive reuses — retail, service, and commercial.
- (21) Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment.
- (22) Theater, excluding concert café and drive-in theaters, exceeding 150 fixed seats.
- (23) Used goods dealer.
- (24) Youth hostel/hostel.

(Ord. No. 2022-17, § 1, eff. 10-4-2022)

Sec. 50-11-273. - Conditional manufacturing and industrial uses.

- (a) When considering the conditional uses specified in this section, the factors listed in Section 50-2-104(b)(2), (3), and (14) of this Code shall be considered.
- (b) Conditional manufacturing and industrial uses within the SD2 Special Development District not exceeding 5,000 square feet of gross floor area with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced are as follows:
 - (1) High/medium-impact manufacturing or processing limited to furniture manufacturing.
 - (2) Machine shop.
 - (3) Trade services, general, limited to cabinet making.
 - (4) Welding shops.

(Ord. No. 2022-17, § 1, eff. 10-4-2022)

Sec. 50-11-274. - Conditional other uses.

Other conditional uses in the SD2 Special Development District, Mixed-Use, are as follows:

- (1) Designated consumption establishment.
- (2) Marijuana microbusiness.
- (3) Marijuana retail/provisioning facility.
- (4) Marijuana safety compliance facility, subject to Article III, Division 12, of this chapter.
- (5) Passenger transportation terminal.
- (6) Urban Gardens not exceeding 0.5 acres in size, subject to Article XII, Division 3, Subdivision H, of this chapter.

(Ord. No. 2022-17, § 1, eff. 10-4-2022)

Sec. 50-11-275. - Intensity and dimensional standards.

Development in the SD2 Special Development District is subject to Section 50-13-131 of this Code and as follows:

- (1) *Front Setback.*
 - a. A minimum front setback is not required.
 - b. The maximum front setback allowed shall be the average of the front setback of the buildings located on each side of the subject building or 20 feet, whichever is less. Parking in front of a neighboring building does not count as a front setback.
 - c. Off-street parking shall be prohibited in the front setback.
- (2) *Rear Setback.*

- a. If a street or alley is to the rear of a single-story building, a minimum rear setback is not required. If no street or alley is present, single-story buildings shall have a minimum rear setback of ten feet.
 - b. Where a single- or two-family dwelling is located across a street or alley from the rear of a multi-story building, the multi-story building shall have a rear setback of ten feet; where a street or alley is not present to separate the rear of a multi-story building from a single-or two-family dwelling, the multi-story building shall have a rear setback of 20 feet.
 - c. Buildings containing dwelling units, other than single-or two-family dwellings, shall have a rear setback of ten feet if a street or alley is present at the rear and 20 feet if a street or alley is not present.
- (3) *Side Setback.* No minimum side setback is required except where a building is adjacent to land zoned R1, R2, R3, or R4. Where adjacent to land zoned R1, R2, R3, or R4, the side setback shall be calculated using Formula A.
- (4) *Off-street parking location.* Parking shall be prohibited between the street and front façade of the building.
- (5) *Maximum height.* 45 feet for nonmixed-use, 60 feet for mixed-use. Where a lot fronts on a right-of-way which is more than 60 feet wide and where the outermost point of the proposed mixed-use building is at least 40 feet from all R1, R2, and R3 Districts, the maximum height may be increased one foot for each one foot of right-of-way width greater than 60 feet. The mixed-use building must not exceed 80 feet in height.

(Ord. No. 2022-17, § 1, eff. 10-4-2022)

Secs. 50-11-276—50-11-280. - Reserved.