

Sec. 5.6.06. Uses of Land.

A. *Land Uses.* Uses are allowed in Mixed-Use Commercial Zone Districts in accordance with Table 5.6.06.B. Uses: Mixed-Use Commercial Zone Districts. Article 16 Definitions shall be referred to for clarity on the uses as listed. The following key is to be used in conjunction with the Uses Table.

1. *Permitted Uses.* Uses permitted by right in the Zone District, subject to compliance with all other applicable requirements of this Chapter. These uses are identified with a "P."
2. *Special Land Uses.* Uses which may be allowed subject to review and approval by the Planning Commission in accordance with Section 5.12.09., and with all other applicable requirements of this Chapter. These uses are identified with an "S."
3. *Existing Uses.* Uses that were in existence prior to November 5, 2007 may continue to exist as nonconforming uses but are not permitted to be established as new uses. These uses are identified with an "E." See Section 5.3.05.F.
4. *Uses Not Allowed.* Uses are prohibited in that Zone District. These uses are identified with an "X."
5. *Unlisted Uses.* Uses not listed in the Table 5.6.06.B. are also prohibited unless the Director determines that the use is similar to other uses listed either as a Permitted Use or Special Land Use in accordance with Section 5.4.04.
6. *Use Regulations.* Certain allowed uses, whether Permitted Use or Special Land Use, are subject to compliance with Article 9 or other provisions of this Chapter or other City Code. These uses are identified in the Table 5.6.06.B. under "Use or other Regulations." A cell marked with "-" under this heading indicates that there are no additional use requirements. However, there may be other applicable regulations in this Chapter or other City Code for the uses listed that are not noted in the Use Table.
7. *Exception.* "Exceptions" as noted in Table 5.6.06.B. permit non-retail uses within the ground floor of a commercial building if the building was constructed for purposes or uses other than retail sales. For example, a building constructed for offices may be used for ground floor offices or a dance studio.
8. *Outdoor Activities.* All uses and activities shall be conducted wholly within an enclosed building, unless otherwise expressly permitted by this Chapter.
9. *Site Development.* Vehicles and bicycle parking requirements and pedestrian circulation requirements are in Article 10 Transportation and Mobility. Landscaping requirements are in Article 11 Landscaping and Green Infrastructure. Sign requirements are in Article 15 Signs.

B. *Uses Table.*

Table 5.6.06.B. Uses: Mixed-Use Commercial Zone Districts									
Use Category	Specific Use	TN			TN MCN MON	MCN MON	NOS	Use or Other Regulations	
		CC*	TCC	TBA***	TOD**	C			
RESIDENTIAL									
Household Living	Dwellings	Ground floor	S	P	P	P/S/E	P	P	-
		Upper floors	P	P	P	P	P	P	-

	Household living	P	P	P	P	P	P	5.6.06.E. 5.9.03. 5.9.20.	
	Lodging, extended stay	P	P	S	S	S	X	5.6.06.E.	
	Manufactured housing community	X	X	X	X	X	X	5.6.06.E. 5.9.17.	
	Live-work unit	P	P	P	P	P	P	5.8.07.C., 5.9.16	
Group Living (including residential care)	Group living	P	P	S	S	S	S	5.8.07.C., 5.9.04., 5.9.29., 5.9.30., 5.9.32.	
Accessory Uses	Accessory dwelling unit	P	P	P	P	P	S	5.9.03.	
	Accessory structure	X	X	S	X	S	P	5.2.08.	
	Home occupation	P	P	P	P	P	P	5.9.14.	
EDUCATIONAL, GOVERNMENT AND INSTITUTIONAL									
Educational	Educational use, including residential & accessory facilities	P	S	S	S	S	S	-	
Government and Institutional	Adult day care center	P	S	S	S	S	S	5.9.04.	
	Amphitheater, outdoor	S	S	X	X	X	X	-	
	Cemetery	X	X	X	X	X	X	-	
	Child care center	P	S	S	S	S	S	5.9.09.	
	Community center	P	S	S	S	P	S	-	
	Community garden	P	P	P	P	P	P	-	
	Government & institutional uses	Ground floor	P	P	S	S	P	P	-
		Above ground floor	P	P	P	P	P	P	-
	Hospital, clinic, medical center, rehabilitation center, related administrative offices		P	P	S	S	P	X	5.9.29.
	Library		P	P	P	P	P	S	-
	Public, private and urban open spaces		P	P	P	P	P	P	5.11.14.
	Religious institution		P	S	S	S	S	S	-
	Social service facility	Ground floor	P	P	S	S	P	P	5.9.34.
Upper floors		P	P	P	P	P	P		
Youth center		P	S	S	S	S	S		
COMMERCIAL, OFFICE, RETAIL									
Auto-Oriented	Automobile rental, short-term	S	S	S	S	P	X	5.9.39.	
	Auto supply/accessory sales (new)	X	P	P	X	P	X	5.9.39.G.	

	Auto supply/accessory sales (used)	X	X	P	X	S	X	5.9.39.G.	
	Car wash	X	X	S	X	P	X	-	
	Drive-in or drive-through facility	S	S	S	S	S	X/S	5.9.02. 5.9.10.	
	Vehicle service or repair	S	S	S	X	P	X	5.9.40.	
	Vehicle fuel station (without vehicle repair, may include 1,000 sq. ft. convenience store)	S	S	S	X	P	X	5.9.38.	
	Vehicle towing and storage (including auto, RV, boat) - indoor and outdoor	S	S	S	X	S	X	5.9.18.	
	Vehicle sale/lease (including auto, RV, boat) indoor showroom	See Section 5.9.39.G. State Licenses						5.9.39.	
	Outdoor display	X	X	X	X	S	X		
Entertainment, Hospitality and Recreation	Alcohol sales for on-site consumption (LCC permit)	See Section 5.9.05. Alcohol Sales					X	5.9.05.	
	Alcohol sales for off-site consumption (including package good store - LCC Permit)	24,999 sq. ft. GFA or less	See Section 5.9.05. Alcohol Sales					X	5.9.05.
	Arcade, amusement devices, gaming, pool hall	P	S	S	S	P	X	-	
	Auditorium, cinema, concert hall, theater, banquet hall	P	S	S	S	S	X	5.9.05. 5.9.07. 5.9.12.	
	Bar, tavern, taproom, tasting room	See Section 5.9.05. Alcohol Sales					X	5.9.05.	
	Boat house, marina, boat launch	P	S	X	X	X	X	-	
	Bowling alley, skating rink	P	S	S	S	P	X	-	
	Casino	S	X	X	X	X	X	—	
	Catering business	P	S	S	S	P	X	Exception	
	Convention center	P	X	X	X	X	X	-	
	Dance club, night club	S	S	X	X	S	X	5.9.05. 5.9.12.	

	Dance, entertainment (LCC permit), including after hours (LCC permit)	S	S	S	S	S	X	5.9.05. 5.9.12.	
	Entertainment, live (not including regulated uses)	P	S	S	S	S	X	5.9.12.	
	Golf course, country club	X	P	P	P	P	P	-	
	Health or athletic club, sports complex (e.g. tennis, swimming, golf, soccer)	P	P	S	S	P	X	Exception	
	Hookah lounge, cigar lounge	S	S	S	S	S	X	5.9.05. 5.9.12.	
	Lodging, short-term (hotel, motel, bed & breakfast)	P	P	P	P	P	X	5.9.08.	
	Mobile Food Vending	QR	QR	QR	QR	QR	P	5.9.15	
	Outdoor food preparation and cooking	S	S	S	S	S	X	5.9.22.	
	Restaurant (not including regulated uses)	With alcohol (beer, wine and/or liquor)	P/S	S	S	S	X	5.9.05. 5.9.12.	
		Without alcohol	P	P	P	P	P	X	-
	24-hour/after-hours operations	P/S	S	S	S	S	X	5.9.05. 5.9.12.	
	Outdoor seating	Ground level, abutting front façade and public row	P	P	P	P	P	X	5.9.24.
		Other ground level, or above ground level	S	S	S	S	S	X	5.9.24.
	Social or service club	P	S	S	S	S	X	5.9.05. 5.9.07. 5.9.33.	
	Sports and entertainment arena	S	X	X	X	X	X	-	
	Studio for aerobics, dance, yoga, martial arts, music instruction	P	P	P	P	P	S	-	
Office		Ground floor	P	P	P/S	S	P	P	5.6.06.D.

	Bank, credit union	Upper floors	P	P	P	P	P	P	-	
		2,000 sq. ft. or more GFA at ground level	P	P	P/S	S	P	P	5.6.06.D.	
	Entertainment/news media	Ground floor	P	P	P/S	X	P	X	Exception 5.6.06.D.	
		Upper floors	P	P	P	P	P	X	-	
	General or professional uses	Ground floor	P	P	P/S	S	P	P	Exception 5.6.06.D.	
		Upper floors	P	P	P	P	P	P	-	
	Marihuana safety compliance facility		See Section 5.9.19. Marihuana Facilities							
	Medical or dental	Ground floor	P	P	P/S	S	P	P	Exception 5.6.06.D.	
		Upper floors	P	P	P	P	P	P	-	
	Medical laboratory	Collection	P	P	P	S	P	P	-	
Processing		P	P	S	X	P	P	-		
Copying, mailing, courier services, parcel receiving, shipping station		P	P	P	P	P	X	-		
Research uses		P	P	P/S	X	P	P	5.6.06.D.		
Personal Services	Animal sales, services, day care (w/o boarding)		P	P	P	P	P	S	-	
	ATM - walk-up		P	P	P	P	P	P	-	
	Beauty and spa services		P	P	P	P	P	P	-	
	Funeral home, mortuary		P	P	S	X	P	P	Exception	
	Kennel (w/ boarding and/or grooming)		X	X	X	X	S	X	-	
	Massage, licensed therapeutic		P	P	P	P	P	P	-	
	Photo finishing service		P	P	P	P	P	X	-	
	Shoe repair, shoeshine parlor		P	P	P	P	P	X	-	
	Tailor, dry cleaning drop/pick up station, coin operated laundry		P	P	P	P	P	X	-	
	Tattoo shop, piercing service		P	P	P	P	P	X	-	
Veterinary clinic or hospital (including boarding)		S	S	S	S	S	S	Exception		
Retail Sales	Retail sales, single tenant on ground floor (except as noted below)	14,999 sq. ft. or less GFA	P	P	P	P	P	X	-	
		15,000—24,999 sq. ft. GFA	P	P	P	S	P	X	-	

	25,000 sq. ft. or more GFA	S	S	S	S	P	X		
Retail Sales, upper level, any size (except as noted below)		P	P	P	P	P	X	-	
Alcohol sales for off-site consumption (including package good store - LCC Permit)	See Section 5.9.05. Alcohol Sales								
	More than 25,000 sq. ft. GFA	P	P	P	P	P	X	5.9.05.	
Antique, second-hand store		P	P	P	P	P	X	-	
Art studio, gallery		P	P	P	P	P	X	-	
Cash advance		X	S	S	S	S	X	-	
Contractor, building (e.g. plumbing, heating, electrical)		S	P	S	X	P	X	-	
Firearms sales	25,000 sq. ft. or less GFA	S	S	S	S	S	X	-	
	25,000 sq. ft. or more GFA	P	P	P	P	P	X	-	
Landscaping, nursery services		X	S	X	X	S	X	-	
Marihuana provisioning center (medical) or retailer (recreational)		See Section 5.9.19. Marihuana Facilities							
Outdoor activities (display/sales of products, not including vehicles or food)		P	P	P	P	P	X	5.9.22.	
Pawn broker, pawnshop		S	S	S	S	S	X	-	
24-hour operations		P	S	S	S	S	X	-	
INDUSTRIAL, TRANSPORTATION, UTILITIES									
Industrial	Assembly, manufacturing, or production of textile products, technology, wood products, furniture and fixtures, paper, clay, glass or fabricated metal	S	S	E	X	X	X	5.3.05.F	
Artisanal and creative industry	5,000 sq. ft. or less GFA	P	P	P	P	P	-		
	5,000 sq. ft. or more GFA	S	S	S	P	S	-		
Commercial laundry, dry cleaning processing		X	S	X	X	X	X	-	

	Flex-office		X	X	X	P	P	P	
	Commercial production of alcohol, baked goods or similar consumable products	15,000 sq. ft. or less GFA	P	P	S	S	S	X	5.9.05.
		15,000—30,000 sq. ft. GFA	P	P	S	S	P	X	5.9.05.
		More than 30,000 sq. ft. GFA	S	S	S	S	S	X	5.9.05.
	Marihuana grower or processor		See Section 5.9.19. Marihuana Facilities						
	Marihuana processor, commercial production of infused products only	15,000 sq. ft. or less GFA	X	S	S	S	S	X	5.9.91
		15,000 sq. ft. or more GFA	X	S	X	X	S	X	5.9.19
	Materials recovery and recycling		X	S	X	X	X	X	5.9.18.
	Printing, publishing and allied industries		X	S	E	X	X	X	-
	Self-storage facility		X	S	X	X	S	X	5.9.31.
	Stone monument		X	S	S	X	S	X	-
	Warehousing, storage		X	S	E	X	X	X	-
	Wholesaling activities	X	S	E	X	X	X	-	
Transportation	Bike-share facilities		P	P	P	P	P	P	5.10.10.B-C.
	Helistop (not to include heliport)		S	S	X	X	X	X	5.9.13.
	Car-share lots		P	S	S	P	P	X	-
	Inter-modal transportation facility		P	S	S	P	S	X	-
	Marihuana secure transporter		See Section 5.9.19. Marihuana Facilities						
	Off-street surface parking (accessory use on same lot)		P	P	P	P	P	P	5.11.11.
	Off-street surface parking (principal use)		S	S	S	S	P	S	5.11.11.
	Overhead walkway		S	S	X	S	S	X	5.9.25.
	Parking structure		S	P	S	P	S	X	5.9.26.
	Transit center or station		P	S	S	P	S	X	-
	Transit stop		P	P	P	P	P	-	
Utilities	Electrical substations and private utilities		S	P	P	P	P	P	5.9.11.

	Wireless communication facilities	Co-located antenna	P	P	P	P	P	P	5.9.41.
		Freestanding tower	X	X	X	X	S	X	5.9.41.
P = Permitted Use; S = Special Land Use; E = Existing; X = Not Permitted; "-" = Not Applicable; GFA = Gross Floor Area									
*Parcels in the TN-CC Zone District are subject to Section 5.8.07.D.									
**Parcels located in the TOD Zone Districts are subject to Section 5.6.06.C.									
***Parcels located in the TBA Zone District are subject to Sections 5.8.07.C and 5.6.06.D.									

C. Targeted Commercial Corridors.

1. *Purpose.* One of the traditional key measures of success of a downtown is its ability to provide continuous mixed-use street frontages with retail uses and eating and drinking facilities occupying the ground floor of buildings on streets that have a well-defined and detailed pedestrian realm. Buildings with frontage on a Targeted Commercial Corridor are intended to accommodate a mix of outdoor activities, such as patios, seating areas, pocket plazas and spacious walkways provide an interesting experiences for the downtown visitor, resident, and worker alike.
2. *Affected Streets.* In accordance with the recommendations of the GR Forward Downtown & River Action Plan, a "Targeted Commercial Corridor" is established as shown on the Zone Districts Maps. The Targeted Commercial Corridor includes the following streets. However, the Zone District Maps shall be the principal source for the Corridor locations.
 - a. Pearl Street, between Division Avenue and Monroe Avenue.
 - b. Monroe Center, between Monroe Avenue and Division Avenue.
 - c. Ionia Avenue, between Monroe Center and Cherry Street.
 - d. South Division Avenue, between Fulton Street and Wealthy Street.
 - e. Bridge Street, between Seward Avenue and Turner Avenue.
3. *Use Requirements.* Parcels located on affected streets referenced in Section 5.6.06.C.2 shall be subject to the land use regulations applicable to the TN-TBA Zone District.
4. A minimum of thirty (30) feet of commercial space depth is required for eligible ground floor uses.

- D. For parcels located within the TBA Zone District, a ground floor office use is permitted, unless the use is located within twenty (20) feet of a front lot line abutting a Neighborhood Business or Urban Center Street. Special Land Use approval is required when ground floor office uses are located within twenty (20) feet of a front lot line abutting a Neighborhood Business or Urban Center Street.
- E. For Multiple-Family developments that utilize the Affordable Housing Bonus outlined in Section 5.6.08.B.2.e. ground floor residential dwellings may be permitted subject to the Special Land Use requirements of Section 5.12.09.

(Ord. No. 2017-56, §§ 4, 5, 10-24-17; Ord. No. 2018-32, §§ 3—5, 6-5-18; Ord. No. 2018-39, § 3, 7-10-18; Ord. No. 2018-45, §§ 1—3, 7-24-18; Ord. No. 2018-62, § 2, 10-23-18; Ord. No. 2018-69, § 6, 12-18-18; Ord. No. 2018-70, § 1, 12-18-18; Ord. No. 2019-10, §§ 2, 3, 3-26-19; Ord. No. 2019-16, § 1, 4-23-19; Ord. No. 2020-13, §§ 3, 5, 6, 4-28-20; Ord. No. 2020-21, §§ 1—4, 7-7-20; Ord. No. 2021-03, §§ 1—3, 1-26-21; Ord. No. 2022-30, § 3, 8-23-22)