

**Hazel Park  
Zoning District Classification Key  
With Permitted Uses  
Vacancy Report**

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**DISTRICTS ESTABLISHED**

The City of Hazel Park is divided into the following districts:

<b>RA-1</b>	Single-Family Residential District
<b>RA-2</b>	Single-Family Residential District
<b>RA-3</b>	Single-Family Residential District
<b>RB</b>	Single-Family Attached Residential District
<b>RC</b>	Multiple-Family Residential District
<b>RC-1</b>	Multiple-Family High Rise Residential District
<b>LB</b>	Local Business District
<b>CB</b>	Central Business District
<b>BC-1</b>	Chrysler Business District
<b>BC-2</b>	Eight Mile Business District
<b>M-1</b>	Industrial District
<b>P-I</b>	Parking District
<b>MD</b>	Mixed Use / Entertainment District
<b>PUD</b>	Planned Unit Development

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**SINGLE FAMILY RESIDENTIAL DISTRICTS****RA-1, RA-2, RA-3****17.36.020 PRINCIPAL PERMITTED USES (RA-1, RA-2, RA-3)**

In the RA-1, RA-2, and RA-3 Districts, no use shall be permitted unless otherwise provided in this chapter, except the following:

- A.** Single-family detached dwellings, including manufactured dwellings (mobile homes) when located outside of mobile home parks.
- B.** Publicly owned and operated parks, playfields, other recreation facilities, museums and libraries.
- C.** Accessory buildings, structures and uses customarily incidental to the above principal permitted uses of this chapter.

**17.36.030 PERMITTED USES AFTER SPECIAL LAND USE APPROVAL**

The following uses shall be permitted subject to the conditions imposed in Section 17.60.070, *Special Land Use Approval Review*, and subject further to a public hearing by the Planning Commission and approval by the City Council:

- A.** Public utility buildings, telephone exchange buildings, electric transformer stations and substations, gas regulator stations.
    - 1. Such uses shall be subject to requirements of the Planning Commission based upon an analysis of any potential effect on surrounding properties.
    - 2. No storage yards shall be permitted.
    - 3. Applicants shall provide evidence of necessity for a proposed location.
    - 4. Electric or gas regulator equipment and apparatus shall be set back a minimum of 30 feet from all lot lines.
  - B.** Places of worship and other facilities normally incidental thereto.
  - C.** Childcare centers.
    - 1. Outdoor play area of 150 square feet per child, with a minimum of 1200 square feet. Centers adjacent to another center, park, or other outdoor facility easily accessible by walking or by transportation may utilize the park or center as its outdoor space requirement provided it meets the minimum size requirements.
    - 2. Outdoor play area shall be screened by obscuring fence or wall from adjacent residential districts or uses and parking areas.
    - 3. An on-site drive shall be provided for drop-offs, pick-ups, and loading. This drive shall be arranged to allow maneuvers without affecting traffic flow on a public street.
    - 4. Business shall comply with the requirements set forth in the current Building Code on file at the City. The Planning Commission shall require a report from the Fire Department regarding surrounding properties within 100 feet of the site.
  - D.** Wireless telecommunication facilities, subject further to the requirements and conditions of Chapter 17.20, *Wireless Telecommunication Facilities*.
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## SINGLE FAMILY ATTACHED RESIDENTIAL DISTRICTS

### RB

#### 17.38.020 PRINCIPAL PERMITTED USES

In the RB District, no uses shall be permitted unless otherwise provided in this chapter, except the following:

- A. Attached or detached single-family dwellings.
- B. Publicly owned and operated parks, playfields, other recreation facilities, museums and libraries.
- C. Accessory buildings, structures and uses customarily incidental to the above principal permitted uses of this chapter.

#### 17.38.030 PERMITTED USES AFTER SPECIAL LAND USE APPROVAL

The following uses shall be permitted subject to the conditions imposed in Section 17.60.070, *Special Land Use Approval Review*, and subject further to a public hearing by the Planning Commission and approval by the City Council:

- A. All uses permitted after special approval within the RA-1, RA-2, and RA-3 Single Family Residential Districts.
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## MULTIPLE-FAMILY RESIDENTIAL DISTRICT

### RC

#### 17.40.020 PRINCIPAL PERMITTED USES

In the RC District, no uses shall be permitted unless otherwise provided in this chapter, except the following:

- A. All principal permitted uses in the RA-1, RA-2, RA-3, and RB Districts, subject to the terms and conditions therein.
- B. All permitted uses after special approval in the RA-1, RA-2, RA-3, and RB Districts, subject to the terms and conditions therein.
- C. Two-family dwellings.
- D. Multiple-family dwellings, including apartments, provided that all such properties shall have at least one property line abutting a major thoroughfare.

- E. Wireless telecommunication facilities, limited to attached antennae colocated upon existing structures, subject further to the requirements and conditions of Chapter 17.20, *Wireless Telecommunication Facilities*.
- F. Accessory buildings and uses customarily incidental to the principal permitted uses of this chapter.

#### **17.40.030 PERMITTED USES AFTER SPECIAL LAND USE APPROVAL**

The following uses may be permitted subject to the conditions imposed in Section 17.60.070, *Special Land Use Approval Review* and subject further to a public hearing by the Planning Commission and approval by the City Council:

- A. Wireless telecommunication facilities, subject further to the requirements and conditions of Section 17.20, *Wireless Telecommunication Facilities*.

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## **MULTIPLE-FAMILY HIGHRISE RESIDENTIAL DISTRICT**

### **RC-1**

#### **17.42.020 PRINCIPAL PERMITTED USES**

In the RC-1 District no uses shall be permitted unless otherwise provided in this chapter, except the following:

- A. All principal permitted uses in the RC District, subject to the terms and conditions therein.
- B. High-rise multiple-family residential structures, provided that all such properties shall have at least one property line abutting a major thoroughfare or have vehicular access to a major thoroughfare through property zoned RC or RC-1. All ingress and egress shall be directed onto said major thoroughfare.
- C. Wireless telecommunication facilities, limited to attached antennae colocated upon existing structures, subject further to the requirements and conditions of Chapter 17.20 *Wireless Telecommunication Facilities*.
- D. Accessory buildings and uses customarily incidental to the principal permitted uses of this chapter.

**17.42.030 PERMITTED USES AFTER SPECIAL LAND USE APPROVAL**

The following uses may be permitted subject to the conditions imposed in Section 17.60.070 Special Land Use Approval, and subject further to a public hearing by the Planning Commission and approval by the City Council:

- A. Retail and service uses, when located entirely within high-rise multiple-family structures.
- B. Wireless telecommunication facilities, subject further to the requirements and conditions of Chapter 17.20 *Wireless Telecommunication Facilities*.

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**LOCAL BUSINESS DISTRICT****LB****17.44.020 PRINCIPAL PERMITTED USES**

In the LB District, no uses shall be permitted unless otherwise provided in this chapter, except the following:

- A. Banks or other financial institutions, excluding check cashing establishments.
- B. Bus passenger stations.
- C. Business schools or private schools operated for profit, including art and dance studios and music and vocal schools.
- D. Business service establishments, such as office machine repair, printing, copying, and blueprinting.
- E. Clothing service, including the following:
  - 1. Laundromats
  - 2. Dry cleaning establishments, without on site dry cleaning facilities.
  - 3. Tailor and pressing shops.
  - 4. Shoe repair shops.
- F. Department stores, variety stores, and general merchandise retail stores, excluding party stores, tobacco shops, and adult businesses, whose principal activity is the sale of merchandise entirely within a completely enclosed building, including the following:
  - 1. Apparel shops.
  - 2. Automobile parts, excluding facilities for repair and servicing.
  - 3. Book stores and newsdealers.
  - 4. Drugstores and pharmacies.
  - 5. Flower and plant shops, excluding greenhouses.
  - 6. Gift shops.
  - 7. Grocery stores, including beer, wine and liquor, fruit, vegetables, meat, dairy products, baked goods, and other foods, but not including a party store. No more than 10 percent

- of the gross floor area may be used for the storage and/or display of beer, wine or liquor. Food products may be prepared on the premises as an accessory use if such products are sold at retail prices on the premises.
8. Hardware, paint and wallpaper stores.
  9. Household appliance shops.
  10. Office supplies and stationery shops.
  11. Recorded music shops.
- G. Equipment service, including watch, jewelry, radio, television, or other electronic appliance repair.
- H. Government buildings and uses
- I. **Offices, showrooms, or workshops for a decorator, upholster, plumber, caterer, exterminator, heating contractor, building contractor, or similar establishments that require retail outlet.**
- J. Photographic studios and film processing.
- K. Offices for any of the following occupations: executive, administrative, professional, business, accounting, writing, insurance, real estate, travel, clerical, stenographic, drafting, engineering, sales, and similar occupations.
- L. Wireless telecommunication facilities, limited to attached antennae colocated upon existing structures, subject further to the requirements and conditions of Chapter 17.20, *Wireless Telecommunication Facilities*.

#### **17.44.030 PERMITTED USES AFTER SITE PLAN APPROVAL**

The following uses may be permitted subject to the standards outlined in Section 17.60.080 and approval by the Planning Commission.

- A. Assembly halls, private clubs, lodges or fraternal organizations.
- B. Colleges and universities.
- C. Funeral homes and mortuaries.
- D. Hair, nail, tanning salons, and other personal service uses, excluding adult business uses,
- E. Health clubs, including gymnasiums, and reducing salons.
- F. Offices for any of the following occupations: medical, dental, and similar occupations.
- G. Outdoor sales and outdoor cafés, as accessory uses to a permitted use.
- H. Residential uses when located above a first floor permitted or special business use, shall comply with minimum floor area standards set forth in Chapter 17.40 *RC Multiple Family Residential District*.

- I. Restaurants, delicatessens, coffee houses, or bars, except those defined as drive-in or drive-through.
- J. Veterinary hospitals and clinics, excluding outdoor use of property for exercise yards, pens and other similar uses.
- K. Accessory buildings, structures, and uses customarily incidental to the principal permitted use.

#### **17.44.040 PERMITTED USES AFTER SPECIAL LAND USE APPROVAL**

The following uses may be permitted subject to the conditions imposed in Section 17.60.070, *Special Land Use Approval*, and subject further to a public hearing by the Planning Commission and approval by the City Council:

- A. Body piercing studios.
  - 1. Any establishment shall be located at least 1000 feet from any other body piercing studio or tattoo parlor.
  - 2. Any establishment shall be located at least 500 feet from all places of worship.
  - 3. Any establishment shall be located at least 500 feet from any public, private, or parochial childcare center, primary school, or secondary school, public park or hospital.
  - 4. Any establishment shall be located at least 1,000 feet from any business recreation establishment.
  - 5. Any establishment shall be located at least 1,000 feet from any adult business.
  - 6. See Chapter 5.46, Body Art Licensing and Regulations, of the Hazel Park Municipal Code for additional requirements.
- B. Business recreation uses.
  - 1. Any establishment shall be located at least 500 feet from any other business recreation establishment.
  - 2. Any establishment shall be located at least 1,000 feet from any party store, tobacco shop, cocktail lounge, night club, or adult business.
  - 3. Any establishment shall be located at least 500 feet from any public, private, or parochial childcare center, primary school, or secondary school, public park or hospital.
  - 4. See Chapter 5.60, Poolrooms and Pool Tables, of the Hazel Park Municipal Code for additional requirements.
- C. Check cashing establishments.
- D. Childcare centers.

1. Outdoor play area of 150 square feet per child, with a minimum of 1200 square feet. Centers adjacent to another center, park, or other outdoor facility easily accessible by walking or by transportation may utilize the park or center as its outdoor space requirement provided it meets the minimum size requirements.
2. Outdoor play area shall be screened by obscuring fence or wall from adjacent residential districts or uses and parking areas.
3. An on-site drive shall be provided for drop-offs, pick-ups, and loading. This drive shall be arranged to allow maneuvers without affecting traffic flow on a public street.
4. Business shall comply with the requirements set forth in the current Building Code on file at the City. The Planning Commission shall require a report from the Fire Department regarding fire hazards or storage of flammable material at properties within 100 feet of the site.

**E. Party stores.**

1. Any establishment shall be located at least 2,000 feet from any other retail establishments that sell packaged beer, wine and liquor, party store, or tobacco shop.
2. Any establishment shall be located at least 1,000 feet from all places of worship, as defined by the Michigan Liquor Control Commission (MLCC).
3. Any establishment shall be located at least 1,000 feet from all public, private or parochial day care facilities, primary or secondary schools, public parks and hospitals.
4. Any establishment shall be located at least 1,000 feet from any pool or billiard hall, video game arcade, amusement center, public or private indoor and outdoor recreation establishment, dance club catering primarily to teenagers, motion picture theaters, and similar uses frequented by children and teenagers.
5. Any establishment shall be located at least 2,000 feet from any adult business.
6. See Chapter 5.06, Alcoholic Beverages, of the Hazel Park Municipal Code for additional requirements.

**F. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, gas regulator stations, and other essential public services.**

1. Such uses shall be subject to requirements of the Planning Commission based upon an analysis of any potential effect on surrounding properties.
2. No storage yards shall be permitted.
3. Applicants shall provide evidence of necessity for a proposed location.
4. Electric or gas regulator equipment and apparatus shall be set back a minimum of 30 feet from all lot lines.

**G. Radio and television towers.**

1. Each tower shall be set back from all property lines a minimum distance equal to the height of the tower.
  2. A 6 foot decorative fence shall be installed around the entire perimeter of the facility with one deciduous or evergreen shrub of at least 36 inches in height per every 4 linear feet of perimeter planted around the exterior of the fence.
  3. Radio, television, and other types of communication towers shall be constructed, maintained, and operated in conformance with applicable state and federal laws.
  4. Special consideration shall be given to any safety hazards.
- H. Retail establishments dealing in second hand, used, or damaged goods, wares or merchandise, including used books, clothing, furniture, household wares and appliances, and junk, excluding junk yards.
1. Any establishment shall be located at least 750 feet from another second hand store.
  2. All loading and unloading shall be from the side or rear of the lot.
  3. All business shall be conducted wholly within a completely enclosed building.
  4. See Chapters 5.39, *Junk Dealers and Collectors*, and 5.54, *Pawnbrokers*, of the *Hazel Park Municipal Code* for additional requirements.
- I. Sale of new or used motor vehicles or recreational vehicles, including boats, snowmobiles, travel trailers, campers, motor homes, tents and accessory equipment, sales or rental, excluding outside display or sales of product.
- J. Tattoo parlors.
1. Any establishment shall be located at least 2,000 feet from any other tattoo parlor or body piercing studio.
  2. Any establishment shall be located at least 1,000 feet from any public, private, or parochial childcare center, primary school, or secondary school, public park or hospital.
  3. Any establishment shall be located at least 1,000 feet from any billiard hall, video game arcade, dance club, motion picture theater or other private recreation establishment that is frequented by children and teenagers.
  4. Any establishment shall be located at least 2,000 feet from any adult business.
  5. See Chapter 5.46, *Body Art Licensing and Regulations*, of the *Hazel Park Municipal Code* for additional regulations.
- K. Tobacco shops.
1. Any establishment shall be located at least 2,000 feet from any other party store or tobacco shop.

2. Any establishment shall be located at least 1,000 feet from any public, private, or parochial childcare center, primary school, or secondary school, public park or hospital.
  3. Any establishment shall be located at least 1,000 feet from any billiard hall, video game arcade, dance club, motion picture theater or other private recreation establishment that is frequented by children and teenagers.
  4. Any establishment shall be located at least 2,000 feet from any adult business.
- L. Video store.**
1. Any establishment shall be located at least 500 feet from any other video store.
  2. The display of video tapes having as a dominant theme specified sexual activity or specified anatomical areas, as defined herein this title, shall be accessory to the principal use and shall be physically separated from all other video tapes and materials in a completely enclosed room with the following conditions:
    - a. The room shall have only one door for ingress and egress by patrons.
    - b. Signage outside of the room shall indicate that adult videotapes are displayed and state that no one under the age of 18 years is permitted.
  3. In lieu of an enclosed room, a catalogue containing a list of all adult-oriented videotapes for rental or sale may be used for over the counter purchases by patrons. This requires that all videotapes be stored behind the sales counter or in a separate, enclosed storage area until purchased.
- M. Wireless telecommunication facilities, subject further to the requirements and conditions of Chapter 17.20 *Wireless Telecommunication Facilities*.**
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## CENTRAL BUSINESS DISTRICT

### CB

#### 17.46.020 PRINCIPAL PERMITTED USES

In the CB District, no uses shall be permitted unless otherwise provided in this chapter, except the following:

- A. All principal permitted uses in the LB District up to 60,000 square feet.

#### 17.46.030 PERMITTED USES AFTER SITE PLAN APPROVAL

The following uses may be permitted subject to the standards outlined in Section 17.60.080 *Site Plan Approval* and approval by the Planning Commission.

- A. All uses permitted after site plan approval in the LB District.

**B. Business recreation uses.**

- C.** All principal permitted uses and uses permitted after site plan approval up to 100,000 square feet.

**17.46.040 PERMITTED USES AFTER SPECIAL LAND USE APPROVAL**

In the CB District, the following uses may be permitted, subject to the conditions imposed in Section 17.60.070, *Special Land Use Approval*, and subject further to a public hearing by the Planning Commission and approval by the City Council:

**A. Hospitals.****B. Hotels and motels**

- 4.** There shall be a minimum of 250 square feet per unit.
  - 5.** Each unit available for rental shall contain a bathroom and at least one bedroom.
  - 6.** Sites shall abut a major thoroughfare, with all ingress and egress directly to the major thoroughfare.
  - 7.** A motel or hotel shall include at least one of the following amenities:
    - a.** An attached dining room with seating capacity for at least 20 occupants at the same time, serviced by a full service kitchen.
    - b.** An unattached standard restaurant, as defined in this title, with seating capacity for not less than 50 occupants, located on the same site as the motel or hotel, or on a contiguous site and developed simultaneously or in advance of the site.
  - C.** Wireless telecommunication facilities, subject further to the requirements and conditions of Chapter 17.20 *Wireless Telecommunication Facilities*.
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## CHRYSLER BUSINESS DISTRICT

### BC-1

#### 17.48.020 PRINCIPAL PERMITTED USES

In the BC-1 District, no use shall be permitted, unless otherwise provided in this chapter, except the following:

- A. All principal permitted uses within the LB District and CB District.
- B. Automobile, truck, motorcycle, trailer, recreation vehicle, or boat showrooms, excluding outdoor storage or display of sales products.
- C. Essential public services and buildings.

#### 17.48.030 PERMITTED USES AFTER SITE PLAN APPROVAL

The following uses may be permitted subject to the standards outlined in Section 17.60.080 *Site Plan Approval* and approval by the Planning Commission.

- A. All principal permitted uses within the LB District and CB District, with drive through service windows.
- B. All uses permitted within the LB District and CB District after site plan approval.
- C. All uses permitted within the LB District and CB District after site plan approval, with drive through service windows.
- D. Automobile wash establishments
- E. Building and lumber supply or contracting firms, excluding outside storage.
- F. Garden centers.
- G. Contractor's offices and storage facilities, without outdoor storage.
- H. Multiple-family dwellings, including apartments, provided that all such properties shall have at least one property line abutting a major thoroughfare.

#### 17.48.040 PERMITTED USES AFTER SPECIAL LAND USE APPROVAL

The following uses may be permitted subject to the conditions imposed in Section 17.60.070, *Special Land Use Approval*, and subject further to a public hearing by the Planning Commission and approval by the City Council.

- A. Any permitted uses after special approval in the LB District and CB District.

- B.** Building and lumber supply or contracting firms, including landscape construction services, with accessory outside storage of equipment and materials on the same lot.
1. An 8 foot masonry wall shall be required to screen the storage area from the street and other properties.
  2. No materials shall be stored above the height of the required wall.
  3. Outdoor storage shall not be permitted unless sufficient off-street parking is provided.
  4. No junk or inoperative or unlicensed vehicles shall be stored.
  5. All storage areas shall be paved and drained.
  6. No trailer, mobile home, or truck trailer shall be stored or used for storage.
  7. The storage of soil, fertilizer and similar loosely packaged materials shall be contained and covered to prevent them from blowing into adjacent properties.
  8. The storage yard shall be located on a site occupied by a building where personnel are present during normal business hours to supervise and maintain the storage yard and operate the business.
- C.** Contractor equipment sales or rental establishments, including accessory and outdoor storage, provided a contractor equipment storage yard shall not be created as the principal use of a site.
1. An 8 foot masonry wall shall be required to screen the storage area from the street and other properties.
  2. No materials shall be stored above the height of the required wall.
  3. Outdoor storage shall not be permitted unless sufficient off-street parking is provided.
  4. No junk or unlicensed or inoperative vehicles shall be stored.
  5. All storage areas shall be paved and drained.
  6. No trailer, mobile home, or truck trailer shall be stored or used for storage.
  7. The storage of soil, fertilizer and similar loosely packaged materials shall be contained and covered to prevent them from blowing into adjacent properties.
  8. The storage yard shall be located on a site occupied by a building where personnel are present during normal business hours to supervise and maintain the storage yard and operate the business.
- D.** Outside display of new or used motor vehicle or recreational vehicle sales or rentals, including boats, snowmobiles, travel trailers, campers, motor homes, mobile homes, tents and accessory equipment.

1. Land space of no less than 1,800 square feet to accommodate the display of a minimum of 10 vehicles of the kind and type that the dealer is licensed to sell and an additional 650 square feet for customer parking. The display and customer parking areas must be adequately surfaced and well lit during business hours.
2. The vehicle display space shall be pavement-marked with a minimum width of 9 feet and a minimum length of 20 feet.
3. All area of display of vehicles shall be paved.
4. The premises must contain a registered repair facility on site for the repair and servicing of motor vehicles of a type sold at the established place of business, unless the dealer has entered into written agreement with a registered repair facility at a location not to exceed 10 miles distance from the established place of business. If repairs are conducted pursuant to a servicing agreement, the servicing agreement must be conspicuously posted in the office.
5. All servicing and repair of vehicles, where permitted, shall be subject to the following requirements:
  - a. Service and repair activities shall be clearly incidental to the vehicle sales operation.
  - b. Vehicle service and repair activities shall occur within a completely enclosed building.
  - c. Partially dismantled vehicles, damaged vehicles, new and used parts, and discarded parts shall be stored within a completely enclosed building.
6. An exterior sign displaying the name of the dealership, that is permanently affixed to the building or land, with letters visible from a highway, identifies the premises.
7. Devices for the outdoor broadcasting of voice, telephone monitoring, music or any other amplified sound shall be prohibited outside of any building.
8. See Chapters 5.09, Automobile and Trailer Dealers, and 5.48, Motorcycle Renting and Leasing, of the Hazel Park Municipal Code for additional requirements.

**E. Recreational vehicle storage yards**

1. Storage areas shall be enclosed by a fence 8 feet in height.
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## EIGHT MILE BUSINESS DISTRICT

### BC-2

#### 17.50.020 PRINCIPAL PERMITTED USES

In the BC-2 District, no use shall be permitted, unless otherwise provided in this chapter, except the following:

- A. All principal permitted uses in the BC-1 District.
- B. Building and lumber supply or contracting firms, excluding outside storage.
- C. Contractor's offices and storage facilities, without outdoor storage.
- D. Wholesale businesses and warehouses.

#### 17.50.030 PERMITTED USES AFTER SITE PLAN APPROVAL

The following uses may be permitted subject to the standards outlined in Section 17.60.080 *Site Plan Approval* and approval by the Planning Commission.

- A. All uses permitted in the LB District after site plan approval, excluding residential uses.
- B. All principal permitted uses within the LB District, with drive through service windows.
- C. All uses permitted in the LB District after site plan approval, with drive through service windows.
- D. Automobile wash establishments.
- E. Building and lumber supply or contracting firms, including landscape construction services, with accessory outside storage of equipment and materials on the same lot.
- F. Contractor equipment sales or rental establishments, including accessory and outdoor storage, provided a contractor equipment storage yard shall not be created as the principal use of a site.
- G. Garden centers.

**17.50.040 PERMITTED USES AFTER SPECIAL LAND USE APPROVAL**

The following uses may be permitted subject to the conditions imposed in Section 17.60.070, *Special Land Use Approval*, and subject further to a public hearing by the Planning Commission and approval by the City Council.

**A. Adult businesses**

1. In the development and execution of this title, it is recognized that there are some uses, because of their very nature, are recognized as having serious objectionable operational characteristics, particularly when several of them are concentrated under certain circumstances thereby having a deleterious effect upon the adjacent areas. Special regulations of these uses is necessary to insure that these adverse effects will not contribute to the blighting or downgrading of the surrounding neighborhood. These special regulations are itemized in this section. The primary control or regulation is for the purpose of preventing a concentration of these uses in any one area (i.e. not more than two such uses within 1,000 feet of each other which would create such adverse effects).
2. A continuous solid masonry wall, 8 feet in height above the surface of the ground shall be required on all side or rear lot lines.
3. **Shall not be located within 1,000 feet of an existing school, library, park, or place of worship.**
4. Shall not be located within 1,000 feet of an existing adult business.
5. See Chapters 5.45, Massage Licensing and Regulations, and 5.46, Body Art Licensing and Regulations, of the Hazel Park Municipal Code for further regulations.

**B. Automobile repair, entirely within an enclosed building, limited to minor repair only.**

1. All service and repair bays shall be entirely within an enclosed building. All apparatus for servicing and repairing vehicles shall be placed so that vehicles can be serviced and repaired without any part of the vehicle projecting over a sidewalk or other right-of-way.
2. No work shall be done between the hours of 9:00 p.m. and 7:00 a.m.
3. The sale of automobiles shall be prohibited except when in conjunction with new automobile sales or rental.
4. Any accessory outdoor storage shall be screened in accordance with Section 17.18 *Performance Standards*.
5. Special consideration of potential noise and pollution nuisances is required.
6. See Chapters 5.33, *Gasoline Service Stations*, and 8.28, *Vehicle Storage*, of the *Hazel Park Municipal Code* for additional requirements.

**C. Gas stations.**

1. The minimum lot area 10,000 square feet.
2. Sites shall be a corner lot abutting at least one major thoroughfare.
3. Fuel pumps shall be located so that vehicles do not park on or extend over abutting landscaped areas, sidewalks, streets, buildings, or adjoining property while being served.
4. No drive or curb opening shall be located nearer than 20 feet to any street right-of-way intersection or interior lot line. Drives and curb openings shall be a minimum of 30 feet and a maximum of 40 feet in width. No more than one such drive or curb opening shall be permitted along any street. Curb openings for drives shall not be permitted where the drive would create a safety hazard or traffic nuisance because of its location in relation to other ingress and egress drives, its location in relation to the traffic generated by other buildings or uses or its location near a vehicular or pedestrian entrances or crossings.
5. A concrete curb of at least 6 inches in height shall be installed to prevent vehicles from being driven onto or parked on any landscaped areas, sidewalks, streets, buildings, or adjoining property.
6. All equipment and service bays shall be entirely within an enclosed building.
7. Any accessory outdoor storage shall be screened in accordance with Section 17.18 *Performance Standards*.
8. See Chapters 5.33, *Gasoline Service Stations*, and 8.28, *Vehicle Storage*, of the *Hazel Park Municipal Code* for additional requirements.

**D. Outside display of new or used motor vehicle or recreational vehicle sales or rentals, including boats, snowmobiles, travel trailers, campers, motor homes, mobile homes, tents and accessory equipment.**

2. Land space of no less than 1,800 square feet to accommodate the display of a minimum of 10 vehicles of the kind and type that the dealer is licensed to sell and an additional 650 square feet for customer parking. The display and customer parking areas must be adequately surfaced and well lit during business hours.
3. The vehicle display space shall be pavement-marked with a minimum width of 9 feet and a minimum length of 20 feet.
4. All area of display of vehicles shall be paved.

5. The premises must contain a registered repair facility on site for the repair and servicing of motor vehicles of a type sold at the established place of business, unless the dealer has entered into written agreement with a registered location not to exceed 10 miles distance from the established place of business. If repairs are conducted pursuant to a servicing agreement, the servicing agreement must be conspicuously posted in the office.
  6. All servicing and repair of vehicles, where permitted, shall be subject to the following requirements:
    - a. Service and repair activities shall be clearly incidental to the vehicle sales operation.
    - b. Vehicle service and repair activities shall occur within a completely enclosed building.
    - c. Partially dismantled vehicles, damaged vehicles, new and used parts, and discarded parts shall be stored within a completely enclosed building.
  7. An exterior sign displaying the name of the dealership, that is permanently affixed to the building of land, with letters visible from a highway, identifies the premises.
  8. Devices for the outdoor broadcasting of voice, telephone monitoring, music or any other amplified sound shall be prohibited outside of any building.
  9. See Chapters 5.09, Automobile and Trailer Dealers, and 5.48, Motorcycle Renting and Leasing, of the Hazel Park Municipal Code for additional requirements.
- E. Recreational vehicle storage yards**
1. Storage areas shall be enclosed by a fence 8 feet in height.
- F. Wireless telecommunication facilities, subject further to the requirements and conditions of Chapter 17.20 *Wireless Telecommunication Facilities*.**
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## INDUSTRIAL DISTRICT

### M-1

#### 17.52.020 PRINCIPAL PERMITTED USES

In the M-1 District, no uses shall be permitted unless otherwise provided in this chapter, except any of for the following uses:

- A. Excavation equipment and machinery sales.
- B. Manufacturing and Industrial Establishments.
  - 1. The assembly, fabrication, manufacture, packaging or treatment of such products as food products (excluding butchering and animal slaughtering), candy, drugs, cosmetics and toiletries, musical instruments, optical goods, toys, novelties, electrical instruments and appliances, radios and phonographs, pottery and figurines or other ceramic products using only previously pulverized clay.
  - 2. The assembly, fabrication, manufacture or treatment of such products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, felt, fiber, glass, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal (excluding large stampings such as automobile fenders or bodies), shell, textiles, wax, wire, wood (excluding saw and planing mills) and yarns.
  - 3. Tool and die shops; metal-working machine shops involving the use of grinding or cutting tools; manufacturing of tools, dies, jigs and fixtures; publishing, printing or folding of box, carton and cardboard products.
- C. Laboratories, research or testing.
- D. Central dry-cleaning plants and laundries.
- E. Public utility buildings, telephone exchange buildings, electric transformers.
- F. Wholesale and Warehousing. The sale at wholesale or warehousing of automotive equipment; dry goods and apparel; groceries and related products; raw farm products except livestock; electrical goods; hardware, plumbing, heating equipment and supplies; machinery and equipment; tobacco and tobacco products; paper and paper products; furniture and home furnishings, and any commodity the manufacture of which is permitted in this district.
- G. Wireless telecommunication facilities, limited to attached antennae colocated upon existing structures, subject further to the requirements and conditions of Chapter 17.20, *Wireless Telecommunication Facilities*.

**17.52.030 PERMITTED USES AFTER SITE PLAN APPROVAL**

The following uses may be permitted subject to the standards outlined in Section 17.60.080 *Site Plan Approval* and approval by the Planning Commission.

- A. Automobile repair shops, limited to minor repair
- B. Automobile wash establishments.
- C. Gas stations, including accessory minor auto repair.
- D. Accessory buildings, structures, and uses customarily incidental to the principal use.

**17.52.040 PERMITTED USES AFTER SPECIAL LAND USE APPROVAL**

The following uses may be permitted subject to the conditions imposed in Section 17.60.070, *Special Land Use Approval*, and subject further to a public hearing by the Planning Commission and approval by the City Council:

- A. Automobile repair shops, including major repair.
  - 5. All service and repair bays shall be entirely within an enclosed building. All apparatus for servicing and repairing vehicles shall be placed so that vehicles can be serviced and repaired without any part of the vehicle projecting over a sidewalk or other right-of-way.
  - 6. No work shall be done between the hours of 9:00 p.m. and 7:00 a.m.
  - 7. The sale of automobiles shall be prohibited except when in conjunction with new automobile sales or rental.
  - 8. Any accessory outdoor storage shall be screened in accordance with Section 17.18 *Performance Standards*.
  - 9. Special consideration of potential noise and pollution nuisances is required.
  - 10. See Chapters 5.33, *Gasoline Service Stations*, and 8.28, *Vehicle Storage*, of the *Hazel Park Municipal Code* for additional requirements.
- B. Metal plating, buffing and polishing.
- C. Painting and varnishing.
- D. Junk yards.
  - 10. Outdoor storage shall be screened in accordance with Section 17.18 *Performance Standards*.
  - 11. No materials shall be stored above the height of the required wall.

12. All storage areas shall be paved and drained.
- E. Radio and television towers.
1. Each tower shall be set back from all property lines a minimum distance equal to the height of the tower.
  2. A 6 foot decorative fence shall be installed around the entire perimeter of the facility with one deciduous or evergreen shrub of at least 36 inches in height per every 4 linear feet of perimeter planted around the exterior of the fence.
  3. Radio, television, and other types of communication towers shall be constructed, maintained, and operated in conformance with applicable state and federal laws.
  4. Special consideration shall be given to any safety hazards.
- F. Wireless telecommunication facilities, subject to the requirements and conditions of Chapter 17.20 *Wireless Telecommunication Facilities*.
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## PARKING DISTRICT

### P-1

#### 17.54.020 PRINCIPAL PERMITTED USES

In all P-1 Districts no land shall be used, and no building shall be hereafter erected or structurally altered for any use other than vehicular parking of private passenger cars, unless otherwise provided for in this chapter.

#### 17.54.030 LIMITATION OF THE USE

- A. Parking areas shall be used for parking of private passenger vehicles only, for periods of less than 24 consecutive hours, and shall contain a minimum of 4,000 square feet of area.
- B. Parking may be with or without charge.
- C. No business involving the repair or service of vehicles permitted thereon, or sale or display thereof, or other storage, shall be permitted.
- D. Except for parking garages, no buildings other than those for shelter of attendants shall be erected upon the premises. There shall be not more than one attendant shelter building for each contiguous parking area, and such building shall be not more than 50 square feet in area, nor shall it exceed 15 feet in height.

- E. Signs are permitted in accordance with the requirements of Chapter 15.44, *Sign Code*, of the Hazel Park Municipal Code.
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## MIXED-USE/ENTERTAINMENT DISTRICT

### MD

#### 17.56.020 PRINCIPAL PERMITTED USES

The following uses may be permitted in the MD District in a development proposal, provided that development shall be in complete conformity with a project development plan approved by the city:

- A. Indoor and outdoor business recreation uses, including the following:
1. Theaters, auditoriums, concert halls, cinemas, and similar places of assembly.
  2. Bowling alleys.
  3. Racetracks for parimutuel harness or thoroughbred racing.
  4. Billiard halls.
  5. Dance halls.
  6. Skating rinks.
  7. Uses similar to the above.
- B. Libraries and museums.
- C. Community centers and municipal buildings.
- D. Business and technical schools.
- E. Health and athletic clubs.
- F. Artists' studios and galleries.
- G. Restaurants, provided that a drive-in or drive-through restaurant shall not be individually freestanding. Outdoor seating areas may be provided.
- H. Cocktail lounges, nightclubs, taverns, pubs, and brewpubs.
- I. Hotels and motels
- J. Drive-in and drive-through facilities for financial institutions, automatic teller machines, dry-cleaning establishments, and similar uses.
- K. Common open space, including pedestrian plazas, greens and courts.
- L. Attached single-family dwellings, subject to the following conditions:

1. Each dwelling unit shall have a minimum floor area of 2,000 square feet, and shall have at least one separate living room and one separate bedroom.
  2. The maximum permitted density is 14 units per acre for attached single-family dwellings.
  3. Where building height is 4 stories or greater, an “amenity area” shall be provided at a standard of 200 square feet per dwelling unit. An “amenity area” is an area or areas intended for use for recreational purposes, including landscaped site areas, patios, balconies, communal lounges, swimming pools and any other areas of the site which may be used for recreational purposes but not including any driveway or parking area.
- M.** Supermarkets, hypermarkets, multiple-unit shopping centers, and other retail uses.
- N.** Wholesale stores.
- O.** Wireless telecommunication facilities, subject further to the requirements and conditions of Chapter 17.20 *Wireless Telecommunication Facilities*.
- P.** All other uses listed as principal permitted uses in the LB and CB Districts, subject to the terms and conditions imposed therein, not expressly prohibited by within this chapter.
- Q.** Accessory buildings and uses customarily incidental to the principal permitted uses of this chapter
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## PLANNED UNIT DEVELOPMENT

### PUD

#### 17.58.010 STATEMENT OF PURPOSE

Planned unit development (PUD) is intended to offer an alternative to traditional development by permitting flexibility in the regulations for development. The PUD standards are provided to allow a combination of uses, while maintaining a consistent implementation of the goals and objectives of the city's Master Plan.

#### 17.58.020 REGULATIONS

- A. **ZONING.** A PUD may be permitted in all zoning districts.
- B. **LAND AREA.** A PUD shall contain a minimum land area of one acre.
- C. **USAGE.**  
Any land use authorized in this Ordinance may be included in a PUD, subject to adequate public health, safety, and welfare protection mechanisms being designed into the development to ensure the compatibility of varied land uses both within and outside the development.
- D. **DENSITY.**  
Project density shall be based on the density permitted in the zoning district in which the property is situated immediately prior to classification under this Article. Where a PUD is proposed for a land area that includes multiple underlying zoning districts, density shall be determined separately for each respective zoning district, then combined for a maximum permitted dwelling unit density for the overall project.
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