



IMAGINE FLINT

ZONING ORDINANCE

MASTER USE TABLE

CITY OF FLINT



City of Flint Zoning Ordinance Master Use Table

The Zoning Ordinance regulates the activity of land in Flint. This Master Use Table lists a multitude of uses and where they are or are not permitted. A cell left blank implies that use is not allowed in that zoning district.

GN-1	= Green Neighborhood-1	GN-2	= Green Neighborhood-2
TN-1	= Traditional Neighborhood-1	TN-2	= Traditional Neighborhood-2
MR-1	= Mixed Residential-1	MR-2	= Mixed Residential-2
MR-3	= Mixed Residential-3	NC	= Neighborhood Center
CC	= City Corridor	DE	= Downtown Edge
DC	= Downtown Core	CE	= Commerce & Employment
GI-1	= Green Innovation-1	GI-2	= Green Innovation-2
PC	= Production Center	IC	= Institutional Campus
UC	= University Core	OS	= Open Space

P = 'Permitted-by-right' - a use allowed by right

S = 'Special Use' - a use that requires a review process with approval from the Planning Commission

A = 'Accessory Use' - allowed as a complement to Permitted or Special Uses (e.g. a garage)

ARU = 'Additionally Regulated Use' - a use that requires a review process including additional locational standards

GF = Use permitted on the ground floor of a building only

The complete Zoning Ordinance can be found on www.ImagineFlint.com

If you have any questions relating to Zoning or if you would like more information about what is permitted at your property please reach us at: 810-766-7355

Master Use Table- Planning Commission Approved
3/28/17

	GN-1	GN-2	TN-1	TN-2	MR-1	MR-2	MR-3	NC	CC	DE	DC	CE	GI-1	GI-2	PC	IC	UC	OS	Reference
RESIDENTIAL																			
Household Living																			
Single-Family Dwelling	P	P	P	P	P	S		S	S	S			P				S		50.8.08
Two-Family Dwelling	S	S	S	S	P	P		P	S	P							P		50.9.09
Single-Family Attached Dwelling		S		S	P	P	P	P	S	P							P		50.9.09
Multi-Family Dwelling (all floors)					S	P	P		P	P		S					P		50.9.28
Multi-Family Dwelling (above first floor)						P	P	P	P	P	P	S				S	P		50.9.28
Manufactured (Mobile) Housing Community				S															50.9.26
Accessory Dwelling Unit	A	A	A	A	A	A		S		S			A				A		50.9.03
Mixed Use						P	P	P	P	P	P	P				S	P		
Group Living																			
Convalescent or Nursing Home					S	S	S		S	P		S					S		
Rooming/Boarding House	S	S	S	S	S	S											P		50.9.36
Transitional or Emergency Shelter						S	S	S	S	S							S		50.9.43
Fraternity/Sorority House										P							P		50.9.20
Residential Rehab Center (1-6)	S	S	S	S	S														50.9.35
Residential Rehab Center (7-20)						S	S												50.9.35
Adult Foster Care Family Home (1-6 residents)	P	P	P	P	P	P				S							S		50.9.05
Adult Foster Care Small Group Home (1-6)	P	P	P	P	P	P				S							S		50.9.05

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	GN-1	GN-2	TN-1	TN-2	MR-1	MR-2	MR-3	NC	CC	DE	DC	CE	GI-1	GI-2	PC	IC	UC	OS	Reference
Adult Foster Care Small Group Home (7-12)	S	S	S	S	S	P	P		P	P		S					S		50.9.05
Adult Foster Care Large Group Home (13-20)							P		P	P		S					S		50.9.05
RECREATIONAL																			
Community Center	P	P	P	P	P	P	S	P		S			P			S	S	P	
Park	P	P	P	P	P	S	S	S	S	S	S		P			P	P		
Publicly-Owned Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreation Facility, Public																		P	
AGRICULTURAL																			
Aquaculture/aquaponics for personal/home occupation use	A	A	A	A	A								A				A		50.9.08
Aquaculture/aquaponics, commercial use												S	S	P	P		P		50.9.08
Farmers Market (Permanent)								P		P							P		
Farmers Market (Temporary)						P	P	P	P	P	P	P				P	P	P	50.9.42
Produce Stand	A	A	A	A	A	A	A	A	S				A				A		50.9.33
Greenhouse	A	A	A	A	A	A	A			A		A	P	P			A	A	50.9.22
Hoophouse	A	A		A								S	P	P			S	A	50.9.24
Hydroponics	A	A	A	A	A	A						S	S	P	P		P		50.9.08
Apiary/Beekeeping	A	A	A	A	A	A		A	A	A			P	P			A	A	50.9.12
Chicken Keeping	A	A		A															50.9.13
Commercial Composting													S	P	P				50.9.06
Orchard/Tree Farm (11 or more trees)	A	A	A	A									P	P			A	A	50.9.21
Urban Agriculture	P	P		P									P	P				A	50.9.44

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	GN-1	GN-2	TN-1	TN-2	MR-1	MR-2	MR-3	NC	CC	DE	DC	CE	GI-1	GI-2	PC	IC	UC	OS	Reference
Community Garden	P	P	P	P	A	A	A	A	A	A		A	P			A	A	A	50.9.15
INSTITUTIONAL AND CULTURAL																			
Religious																			
Place of Worship	S	S	S	S	S	P		S	P	P	S	S	S			S	S		
Cemetery	P	S		S					S			S	S						
Government and Educational																			
Elementary/Middle School	P	P		P	P	S	S		S	P		S	S			P	P		
High School	P	P		S	S	S	S		S	P		S	S	S		P	P		
College or University or Vocational Training							P		S	P	P	P	S	S		P	P		
Other Governmental Use or Facility					P	P	P		P	P	P	P				P	P	P	
Other Institutional, and Cultural																			*= only on ground floor in MR-2 and MR-3
Social Service Facility (w/o residential care)*				S	S	P	P	P	P	P	S	P					P		
Civil or Charitable Organization*				S	S	P	P	P	P	P	S	P					P		
Library		P		P	P	P	P	P	P	P	S					P	P	A	
Museum					S	P	P		S	P	S					P	P	A	
Art Gallery*					S	P	P	P	P	P	P					P	P	A	
Health																			
Rehabilitation Center (w/o residential care)								S	P	P	S	P					P		
Hospital or Medical Center									P	P	S	P				S	P		
COMMERCIAL																			
Automotive Services																			
Automotive Rental									P			P			P				50.9.46

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	GN-1	GN-2	TN-1	TN-2	MR-1	MR-2	MR-3	NC	CC	DE	DC	CE	GI-1	GI-2	PC	IC	UC	OS	Reference
Auto Supply/Accessory Sales								S	P			P			P		S		
Vehicle Repair and Services									P			P			P		S		50.9.47
Vehicle Fuel Station (without vehicle repair, may include 1,000 sq. ft. convenience-Store)							S	S	P	S		P			P		S		50.9.45
Vehicle Sale/ Lease (including auto, RV, boat)									P			P			P				50.9.46
Vehicle Salvage and Wrecking Operations															P				
Vehicle Towing and Storage (including auto, RV, boat)												S			P				
Car Wash								S	P			P			P		S		
Farm Implement Sales									P			P			P				
Entertainment and Hospitality																			
Arcade, Amusement Devices, Pool Hall							S	S	P	P	S	P				S	P		50.9.18
Auditorium, Cinema, Concert Hall, Theater, Banquet Hall, Ampitheater								S	P	P	P	P				P	P	A	50.9.10
Boat House, Marina																		A	
Bowling Alley, Skating Rink						S	S	S	P	S	S	P					P	A	
Casino										S		S			S				
Convention Center									P	P	P	P			S	S	S		
Dance Club, Night Club							S		S	S	S	S					S		50.9.18
Drive-In Theaters									S			P							
Entertainment, Live (Not including ARUs)						S	S	S	P	P	P	P				P	P	A	

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	GN-1	GN-2	TN-1	TN-2	MR-1	MR-2	MR-3	NC	CC	DE	DC	CE	GI-1	GI-2	PC	IC	UC	OS	Reference
Hookah Lounge, Cigar Lounge							S	S	P	S	S	S					S		
Sports & Entertainment Arena									S	S		S					S	A	
Temporary Lodging																			
Bed and Breakfast		S	S	S	S	P				P							P		50.9.11
Motel									P			P							
Hotel							S		P	P	P	P			S		P		
Offices																			
Financial Services						P	P	P	P	P	P	P			S		P		
Physician or Dentist Office or Medical Clinic						P	P	P	P	P	P	P					P		
General Professional Office						P	P	P	P	P	P	P				S	P		
Research Facility/Laboratory									P	S		P		S	P		P		
Copying, Mailing, Courier Services, Parcel Receiving, Shipping Station						P	P	P	P	P	P	P			P		P		
Film Production, Photography, Radio, TV Studio						P	P	P	P	P	P	P			P	S	P		
Live/Work Unit		S				P	S	P	P	P		S				S	P		50.9.25
Personal Service Establishments																			
Personal Service Establishments						P	P	P	P	P	P	P					P		
Gym or Fitness center						P	P	P	P	P	P	P					P		
Animal Services Day Care (w/o overnight boarding)								P	P	P		P					S		
Kennel (w/ boarding and/or grooming)									P			P							

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	GN-1	GN-2	TN-1	TN-2	MR-1	MR-2	MR-3	NC	CC	DE	DC	CE	GI-1	GI-2	PC	IC	UC	OS	Reference
Veterinary Clinic or Hospital (with or w/o boarding)								P	P	P		P					S		
Funeral Home or Mortuary									P			P					S		
Crematory															P				
Day Care Service																			
Adult Day Care or Day Services Center							S		P	S		P					S		50.9.05
Group Day Care Home							S		P	S		P					S		
Child Care Center		S	S	S	S	S	P	S	P	P	S	P					P		50.9.14
Retail and Service																			
Grocery Store						P	P	P	P	P	S	P			S		P		
Convenience Store (w/ or w/o alcohol)						P	P	S	P	P	S	P					S		
Non-food Retail Sales, General (w/o alcohol)						P	P	P	P	P	P	P			S		P		
Nursery/Greenhouse, Garden Center, or Landscaping Supply, retail									P			P	S	P	P				
Restaurant w/Alcohol (beer, wine and/or liquor)						S	S	S	P	P	P	S				S	S	S	50.9.07
Restaurant w/o Alcohol						P	P	P	P	P	P	S				S	P	A	
Catering Business							P	P	P	S	S	P				S	P		
Bar, Tavern, Taproom, or Tasting Room						S	S	S	S	S	S	S				S	S	S	50.9.07
Craft Winery/Distillery						S	S	S	S	S	S	S				S	S		50.9.07
Brewpub						S	S	S	S	S	S	S				S	S		50.9.07
Commercial Art Gallery							P	P	P	P	P	S				S	P		
Instruction Studio						S	P	P	P	P	P	S				S	P	A	
Cash Advance									S			S							

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	GN-1	GN-2	TN-1	TN-2	MR-1	MR-2	MR-3	NC	CC	DE	DC	CE	GI-1	GI-2	PC	IC	UC	OS	Reference
Antique, Second-Hand Store (except pawn shop)							P	P	P	P	P	P					P		
Limited Wholesale												P		S	P				
Wholesale Business												P		S	P				
Fire Arms Sales									S			S			S				
Drive Throughs (all commercial uses w/ drive through; includes dry cleaning)								S	A	A		A			A		A		50.9.16
INDUSTRIAL																			
Manufacturing and Production, Light																			
Trade: Sheet Metal, Carpenter, Plumbing or Heating, Furniture Upholstering, Paint, Paper Hanging, Decorating or Sign Painting Shop, or Similar Enterprise, etc.									P			P			P		S		
Household Service: Coin Laundry, Dying and Dry Cleaning Facility, Household Goods or Appliance Repair Shop, etc.								S	P	S		P			P		S		
Assembly, Manufacturing, or Production of textile products, technology, wood products, furniture and fixtures, paper, clay, glass or fabricated metal												S		S	P		S		
Canning and Bottling Works												S			P				
Food Products												S	S	S	P				
Production of Pharmaceuticals												S			P				
Products from Previously Prepared Materials												S		S	P				50.9.27

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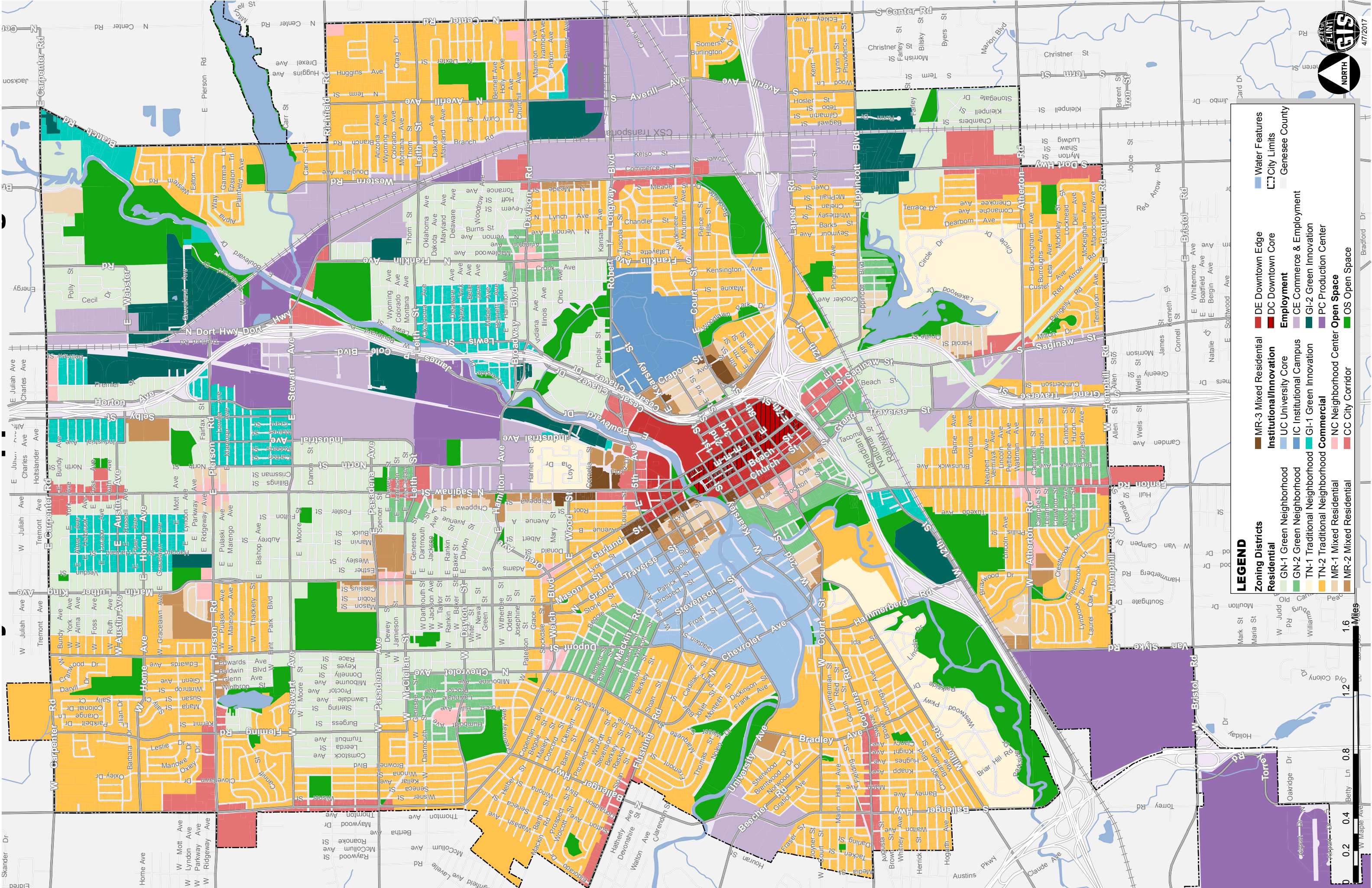
	GN-1	GN-2	TN-1	TN-2	MR-1	MR-2	MR-3	NC	CC	DE	DC	CE	GI-1	GI-2	PC	IC	UC	OS	Reference
Pottery and Figurine making, large-scale commercial/industrial									P			P			P		P		
Welding Shops and Other Metal Working Machine Shops												S			P		S		
Ice Manufacturing												S			P				
Warehousing, Storage												P		A	P				
Green Economy Light Industrial Uses													S	P					
Microbrewery/Small Distillery/Small Winery						S	S	S	P	P	P	P			S	P	P	A	
Large Brewery/Large Distillery/Large Winery									S			S			S		S		
Building Materials Sales Yards												S			P				
Contractors Yards and Similar Establishments												S			P				
Self-Storage Facility									P			P			P				50.9.38
Stone Monument Works									P			P			P				
Manufacturing and Production, Heavy																			
Bulk Stations															P				
Automotive and parts manufacturing												S			P		S		
Materials, Salvage & Processing (includes all vehicle salvage, junk, and scrap yards)															P				50.9.27
High Emissions Manufacturing (i.e. Acid, Asbestos, Flour or Forge Grain Mill, Meat Packing, etc.)															S				
Coal, Coke and Wood Yards															S				

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Other Storage and Equipment Yards															P				
Commercial Laundry, Dry Cleaning Processing, drug and lab disposal															S				
Foundry															P				
TRANSPORTATION																			
Airports															P				
Railroad Yard and Major Freight Station												S			P				
Freight Terminals												S			P				
Parking Structures, multiple stories							S		P	P		P			P	S	S		50.9.32
Stand alone Parking, Surface Lots (permanent)					S	S			P	S		P			P		S		
Transit Terminal or Station										P		P			S		S		
UTILITIES/ALTERNATIVE ENERGY																			
Electrical Substations and Private Utilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	50.9.17
Wireless Communication Facilities – New Towers and Facilities												S			S			S	50.9.50
Wireless Communication Facilities- Collocated on Existing Tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S	50.9.50
Small-Scale Solar Energy Collection	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	50.9.41

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	GN-1	GN-2	TN-1	TN-2	MR-1	MR-2	MR-3	NC	CC	DE	DC	CE	GI-1	GI-2	PC	IC	UC	OS	Reference
Large-Scale Solar Energy Production									A	A		S	P	P	S	A	A	S	50.9.40
Small-Scale Wind Energy Collection	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	50.9.49
Large-Scale Wind Energy Production													S	P	S	A	A	S	50.9.50
ADDITIONALLY REGULATED USES*																			*persuant to additional regulations in the reference chapter
Adult Entertainment Uses									ARU			ARU			ARU				50.9.04
Bingo Hall & Charity Gaming									ARU	ARU		ARU					ARU		50.9.04
Commercial Medical Marihuana "Growing" Facility												ARU		ARU	ARU				50.9.04
Commercial Medical Marihuana Processing Facility												ARU		ARU	ARU				50.9.04
Commercial Medical Marihuana Safety Compliance Facility												ARU		ARU	ARU				50.9.04
Medical Marihuana Provisioning/Dispensing Facility												ARU		ARU	ARU				50.9.04
Liquor/Package Goods/Party Store							ARU	ARU	ARU	ARU		ARU							50.9.04/ 50.9.07
Pawn Shop or Pawn Broker									ARU			ARU			ARU				50.9.04
Tattoo Establishment							ARU		ARU	ARU		ARU					ARU		50.9.04
	P =	Permitted By-Right																	
	S =	Special Land Use																	
	ARU =	Additionally Regulated Use																	
	A =	Accessory Use																	
	(GF) =	Use Permitted on Ground Floor Only																	



- LEGEND**
- Water Features
 - City Limits
 - Genesee County
- | | |
|--|---|
| <p>Zoning Districts</p> <ul style="list-style-type: none"> ■ GN-1 Green Neighborhood ■ GN-2 Green Neighborhood ■ TN-1 Traditional Neighborhood ■ TN-2 Traditional Neighborhood ■ MR-1 Mixed Residential ■ MR-2 Mixed Residential ■ MR-3 Mixed Residential ■ Institutional/Innovation ■ UC University Core ■ IC Institutional Campus ■ GI-1 Green Innovation ■ CE Commerce & Employment ■ GI-2 Green Innovation ■ PC Production Center ■ NC Neighborhood Center ■ CC City Corridor ■ DE Downtown Edge ■ DC Downtown Core | <p>Open Space</p> <ul style="list-style-type: none"> ■ OS Open Space |
|--|---|

