

ZONING SUMMARY

The following zoning district classifications are summarized from the City of Flint Zoning Ordinance.

1. **“A-1” Single-Family Low Density District.** This district allows single-family detached dwellings on minimum 10,000 square foot lots.
2. **“A-2” Single-Family Medium Density District.** This district allows single-family detached dwellings on minimum 5,000 square foot lots. This zone also allows institutional uses such as churches and schools. Home occupations are permitted subject to certain conditions.
3. **“B” Two-Family District.** This district allows one and two-family homes on 5,000 square foot lots.
4. **“B-1” Townhouse District.** This district allows townhouses (3 or more attached dwelling units with individual firewalls) on minimum 5,000 square foot lots.
5. **“C-1” Multi-Family Walk-Up Apartment District.** This district allows one and two-family homes, walk-up apartment, fraternities/sororities and children’s institutions outright. Professional offices may be allowed with an approved conditional use permit.
6. **“C-2” Multi-Family High Density Apartment District.** This district allows residential dwelling units of any kind. Hotels, offices, clinics, and funeral homes may be allowed with an approved conditional use permit.
7. **“D-1” Office District.** It is the purpose of the “D-1” district to provide definite areas that are limited to office-type uses exclusively.
8. **“D-2” Neighborhood Business District.** It is the purpose of this district to provide principally for convenience goods and the needs of persons residing in nearby residential areas. Uses permitted outright or conditionally shall be limited to those required to satisfy basic needs for goods and services required daily or frequently.
9. **“D-3” Community Business District.** It is the purpose of “D-3” districts to provide for the needs for both convenience goods and the more common and often reoccurring shopping goods and household services of a population considerably larger than that served by neighborhood business districts. The principal establishments in such districts will normally be retail stores, eating and drinking establishments, entertainment venues, automotive services, etc.
10. **“D-4” Metropolitan Business District.** The “D-4” Metropolitan Business District is intended to accommodate the several commercial types of activities and uses commonly found in the core of central business districts, as defined for the City in the central business district plan, and as found in the largest regional shopping centers.
11. **“D-5” Metropolitan Commercial Service District.** The “D-5” Metropolitan Commercial Service District is intended to accommodate the various commercial and multi-family residential activities and uses which are commonly found and properly located in the area adjacent to the core of the central business districts, which are characteristic of the frame area as defined by the central business district plan.
12. **“D-6” General and Highway Commercial Services District.** The “D-6” General and Highway Commercial Service district is intended to accommodate primarily those establishments offering accommodations, supplies or service to motorists and certain specialized uses: retail outlets, repair and service establishments, which, although serving

the entire City or a major sections of, do not customarily locate in the central business district or in community districts. Ordinarily The "D-6" district will be located along numbered State or Federal highways, or other primary thoroughfares so designated in the major street plan.

13. **"E" Heavy Commercial Limited Manufacturing District.** The "E" Heavy Commercial Light Manufacturing district is intended to accommodate heavy commercial and certain light manufacturing uses which are generally incompatible with uses appropriate in retail business districts but which do not warrant an exclusive industrial classification.
14. **"F" Intermediate Manufacturing District.** The "F" Intermediate Manufacturing District is designed to accommodate those manufacturing establishments which are either free of objectionable influences in their operation of which can readily obviate or control any objectionable features which may otherwise result from the manufacturing process.
15. **"G" Heavy Manufacturing District.** The "G" Heavy Manufacturing District is intended to accommodate those heavy industries that cannot eliminate entirely objectionable features and influences but which, nevertheless, must be provided for somewhere in the City.
16. **"P" Parking District.** The purpose of the Parking District is to provide off-street parking lots where the parking lot is not accessory to a principal permitted use or is physically separated from the principal permitted use by a public right-of-way or parcel(s) of ownership.