

Zoning Ordinance

City of Benton Harbor, Michigan



HOUSEAL LAVIGNE ASSOCIATES

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ADOPTED: 8/23/12

§2.4.1 KEY TO TYPES OF USE

D. Uses not permitted

A blank cell () in the use table indicates that a use is not permitted in the respective district.

E. Accessory and temporary uses

The regulations that apply to accessory and temporary uses are contained in §3.5, accessory uses and structures, and §3.6, temporary uses.

PERMITTED (PRINCIPAL) USE TABLE											
Use Categories	Use Types	R-S	R-M	M-U	C-L	C-G	C-B	I-L	I-H	P-R	Use Standard
Residential Uses (See §2.5.2)											
Household living (See §2.5.2.A)	Single-family dwellings	P	P	P							§3.1.2
	Two-family dwellings		P	P							
	Townhouses			P							
	Multiple-family dwellings		P	P							
	Upper story residential			P	P	P	P				§3.1.4
Group living (See §2.5.2.B)	Assisted living & nursing homes	S	S	P	S	P	P				
	Boarding houses & lodging houses		P	P	P	P	P				
	Family residential facilities			P			P				§3.1.3
Public and Civic Uses (See §2.5.3)											
Community service (See §2.5.3.A)	All community service uses	P	P	P	P	P	P	P	P		
Day care (See §2.5.3.B)	All day care uses	S	S	S	S	S	S	S			
Educational facilities (See §2.5.3.C)	Elementary or high schools	P	S	S	S	S	S	S			§3.2.1
	All other educational facilities	S	S	S	S	S	S	S	S		
Government facilities (See §2.5.3.D)	All government facilities	S	S	S	S	S	S	S	S		
Medical facilities (See §2.5.3.E)	Hospitals		S	S	S	S	P	P	P		§3.2.2
	All other medical facilities	S	S	S	S	S	S	S	S		
Parks and open space (See §2.5.3.F)	Cemeteries	S	S		P		S	S			
	Country club or golf course	P	P	P							
	Water-oriented recreational facilities, including swimming pools			P						S	
	All other parks & open space uses, including playgrounds	P	P	P	P	P	P	P	P	P	
Passenger terminals and services (See §2.5.3.G)	All passenger terminals & services	S	S	S	S	S	P	P	S		
Religious institution (See §2.5.3.H)	All religious institutions	P	P	S	P	P	S	S	S		§3.2.3
Social service institutions (§2.5.3.I)	All social service institutions	S	S	S	P	P	P	P	P		
Utilities, minor	All minor utilities	P	P	P	P	P	P	P	P	P	

PERMITTED (PRINCIPAL) USE TABLE											
Use Categories	Use Types	R-S	R-M	M-U	C-L	C-G	C-B	I-L	I-H	P-R	Use Standard
(See §2.5.3.J)											
Utilities, major (See §2.5.3.J)	All major utilities			S	S	S	S	S	P		
Commercial Uses (See §2.5.4)											
Eating and drinking establishments (See §2.5.4.A)	All eating & drinking establishments			P	P	P	P	P	P		
Entertainment, indoor (See §2.5.4.B)	Adult entertainment							S	S		§3.3.1
	Dance hall			S		S		P	P		
	All other indoor entertainment uses			P	S	P	P	P	P		
Entertainment, outdoor (See §2.5.4.B)	All outdoor entertainment			P	P	S	S	S			
Marine-related Commercial (See §2.5.4.C)	Marina or boat livery			P						S	
	All other marine-related commercial			P			P	P	P	S	
Offices (See §2.5.4.D)	Business & professional offices			P	P	P	P	P	P		
	Financial businesses			P		P	P	S			
	Radio & television studios & towers			S	S	S	P	P	P		
	All other office uses			S		P	P	P	P		
Overnight accommodations (See §2.5.4.E)	Bed and breakfasts	S	S	P	P	P	P	S	S		§3.3.3
	Hotels and motels			P	S	P	P	P	S		§3.3.7
	All other overnight accommodations			S	S	P	P	P	S		
Parking, commercial (See §2.5.4.F)	All commercial parking			P	P	P	P	P	P		
Retail sales and service, sales-oriented (See §2.5.4.G)	Building supply & lumber				S	S		P	P		
	Drug stores			P	P	P	P	P			
	Farmers market or farm stand	S	S	P	P	P	P	P			
	Flea market or auction				S	S	S	P			
	Furniture stores			P		P	P	P			
	Grocery and convenience stores		S	P	P	P	P	P			
	Home improvements stores			P		P	P	P			
	Manufactured home sales					P		P			
	All other retail sales and service, sales-oriented uses			P	S	P	P	P			
Retail sales and service, personal service-oriented (See §2.5.4.G.1(b))	Athletic or health clubs			P		P	P	P			
	Body art studios and tattoo parlors						P				
	Business and trade schools			P	P	P	P	P	P		§3.3.10
	Hair, nail, tanning or personal care services			P	P	P	P	P	P		§3.3.6
	Medical marijuana clinics and sales					S	S				
	Mortuaries or funeral homes				P	P	P	P	S		
	Laundromats		S		P	P	P	P	P		§3.3.8
	All other retail sales and service, personal service-oriented uses			P	P	P	P	P			
Retail sales and service, repair-oriented (See §2.5.4.G.1(c))	Tailors, milliners & upholsterers				P	P	P	P	P		§3.3.11
	Repair of appliances, radios and televisions				P	P	P	P	P		§3.3.9
	All other retail sales & service, repair-oriented				P	P	P	P	P		

§2.5.1 GENERAL

PERMITTED (PRINCIPAL) USE TABLE											
Use Categories	Use Types	R-S	R-M	M-U	C-L	C-G	C-B	I-L	I-H	P-R	Use Standard
Self-service storage (See §2.5.4.H)	All self-service storage							P	P		
	Fuel stations, including full-service, mini-service & self-service				P	P	P	P	P		§3.3.5
Vehicle sales and service (See §2.5.4.I)	Vehicle service, general					P		P	P		§3.4.4
	Vehicle services, limited					P	P	P	P		
	All other vehicle sales and service				S	S		S	S		
Industrial Uses (See §2.5.5)											
Light industrial service (See §2.5.5.A)	Laundry & dry-cleaning plants					S		P	P		§3.4.1
	Printing, publishing & lithography					S		P	P		§3.4.2
	All other light industrial uses					S		P	P		
Heavy industrial (See §2.5.5.B)	Wholesale storage of petroleum products					S		S	S		
	All other heavy industrial uses								S		
Warehouse and freight movement (See §2.5.5.C)	All warehouse and freight movement uses					S		P	P		
Waste-related service (See §2.5.5.D)	All waste-related service uses	S	S		S	S	S	S	S		§3.4.3
Wholesale trade (See §2.5.5.E)	All wholesale trade uses					S	P	P	P		
Other Uses (See §2.5.6)											
Agriculture	Community gardens	S	P		P	P		P	P	S	
	Greenhouse or nursery	S	S		P	P	S	S	S		
Telecommunications facilities (See §2.5.6.A)	Telecommunications facilities (general)			S		S	S		S		

§2.5. USE CLASSIFICATION

§2.5.1. General

A. Use groups

This development ordinance classifies land uses into five major groupings: “residential,” “public and civic,” “commercial,” “industrial” and “other.” These are referred to as “use groups.”

B. Use categories

Each use group is further divided into more specific “use categories.” Use categories classify land uses and activities based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered and site conditions.

C. Typical uses

Typical uses cited in the description of use categories are not intended to be exclusive or restrictive.