

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES

ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

TABLE 154.410.A BUILDING AND LOT PRINCIPAL USE

LEGEND

The following notations are utilized in this table.

P	Permitted as of right
SUP	Permitted with Special Use Permit
SRU	Special Regulated Use

District	CD-3L	CD-3	CD-4	CD-5	SD-H	SD-I	SD-RC	SD-A	CZ
RESIDENTIAL / DWELLING USES:									
Bed and Breakfast Dwelling Residence of Owner-Occupant	SUP	SUP	SUP	SUP					
Convalescent homes			SUP	SUP					
Dwelling Units located on the ground level in a Mixed Use Building where otherwise prohibited by the Residential/Dwelling Use Restriction			SUP	SUP					
Foster Family Group Homes	SUP	SUP	SUP						
Foster Family Home	P	P	P						
Housing for elderly			SUP	SUP					
Mobile Home Parks			P						
Multiple-Family Dwellings		SUP	P	P					
One-Family Dwelling - Attached Townhouse			P	P					
One-Family Dwellings - Detached	P	P	P					P	
One-Family Dwellings - Detached with Accessory Dwelling Unit	SUP	SUP	P						
Registered Student Organization Dwelling			SUP						
Residential single family unit located on the second floor or above in Mixed Use Building			P	P					
Rooming Dwelling House, Boarding Dwelling House, tourist house			SUP	SUP					
Short-term Rentals	SUP	SUP	SUP	SUP				SUP	
Two-Family Dwelling - Duplex	SUP	SUP	P						
LODGING USES:									
Hotels			P	P					
Motels			SUP						
EDUCATIONAL / INSTITUTIONAL / CIVIC USES:									
Business, vocational, and technical schools			P	P		P	P		P
Cemeteries									P
Child Care Center	SUP	SUP	SUP	SUP					
Clubs and fraternal organizations not including registered student organization dwellings			SUP	SUP		P			
Colleges and universities									P
Golf courses									P
Group Day Care Homes	SUP	SUP	SUP						
Libraries									P
Municipal Buildings, including City Halls, Police and Fire Halls, and administration Buildings			SUP	SUP		P			P

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Museums									P
Parks, playgrounds, athletic fields and aquatic centers									P
Places of worship			P	P					P
Public, parochial and private schools providing K-12 education									P
MEDICAL USES:									
Hospitals					P				
Medical and dental offices			P	P	P				
Outpatient surgical centers, urgent care facilities, and standalone emergency room facilities			SUP	SUP	P				
COMMERCIAL, RETAIL, PROFESSIONAL, AND SERVICE USES:									
Automobile, motorized vehicle, and related accessory dealerships not in Central Business District			SUP	SUP		P			
Automobile filling stations not in Central Business District			SUP	SUP					
Automobile rental establishments not in Central Business District			SUP	SUP		P			
Automobile repair garage not in Central Business District			SUP	SUP		P			
Automobile washing or detailing when completely enclosed in a Building or in 3rd Lot Layer not in Central Business District			SUP	SUP		P			
Banks and credit unions			P	P			P		
Banks and credit unions with a drive-through not in Central Business District			SUP	SUP					
Banquet halls, conference centers and meeting facilities			P	P			P		
Bars, nightclubs, and taverns			SUP	SUP					
Commercial amusements, including arcades, bowling alleys, fitness and health clubs, mini golf, and skating within an enclosed building			P	P		P			
Convenience stores			P	P					
Dry cleaning drop-off and pick-up locations			P	P					
Funeral homes			SUP	SUP					
Grocery stores			P	P					
Hardware, floor covering, paint, kitchen, and bath stores			P	P		P			
Music, art, and dance studios			P	P		P			
Personal service establishments such as barber shops, beauty parlors, shoe or clothing repair, dressmakers or tailors, hair or nail salons, tattoo or piercing establishments, and licensed massage therapists			P	P					
Pharmacies			P	P					
Pharmacies with a drive-through not in Central Business District			SUP	SUP					

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Photography studios			P	P					
Professional offices			P	P			P		
Radio and television studios with broadcast towers						P			
Radio and television studios without broadcast towers			P	P		P			
Restaurants			P	P					
Restaurants, Class I			SUP	SUP					
Restaurants, drive-in or drive-through not in Central Business District			SUP	SUP					
Retail sales in an enclosed building			P	P					
Self-serve laundries			P	P					
Theaters			P	P					P
Veterinary offices			P	P		P		P	
COMMUNICATION USES:									
Wireless reception facilities						P		P	
INDUSTRIAL USES:									
Animal shelters						P			
Bus, commercial equipment, and heavy truck storage and repair						P			
Commercial bakeries and kitchens			P	P		P			
Commercial printing and publishing establishments			P	P		P			
Contractor's establishments						P			
Dispatch center						P			
Dry cleaning plants						P			
Indoor shooting or archery ranges						SUP			
Kennels						P			
Laboratories for research and testing, excluding safety compliance facilities for medical marihuana testing						P	P		
Lumber processing						P			
Lumber yards						P			
Manufacturing, processing, fabricating, compounding, treatment, packaging, or assembly within an enclosed building						P	P		
Mini-warehouse and self-storage facilities						P			
Open storage yards when fully screened						P			
Printing and publishing establishments						P			
Production and bottling of alcoholic or non-alcoholic beverages						P			
Recycling center						P			
Tow services						P			

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Truck terminals, including transfer and temporary storage of materials and servicing of vehicles and equipment						P			
Warehousing						P			
Wholesale and distribution establishments						P			
AGRICULTURAL USES:									
Raising of commercial crops, not including marihuana						P	P	P	
UTILITY USES:									
Electrical generating facilities						P			
Electrical transformer and transmission stations						P			
Water and sewer facilities including lift stations, pump houses, and similar uses	P	P	P	P	P	P	P	P	P
Water and sewer facilities including water plants, wastewater plants, water towers, and similar uses						P			
PARKING:									
Public parking lot or structure									SUP
ADULT-USE MARIHUANA USES:									
Retailer			SUP	SUP		SUP*			
Processor						SUP			
Secure transporter						SUP			
Safety compliance						SUP			
Grower, Class A						SUP			
Grower, Class B						SUP			
Grower, Class C						SUP			
Microbusiness						SUP			
MEDICAL MARIHUANA USES:									
Provisioning Center			SUP	SUP		SUP			
Processor						SUP			
Secure transporter						SUP			
Safety compliance						SUP			
Grower, Class A						SUP			
Grower, Class B						SUP			
Grower, Class C						SUP			

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SPECIAL REGULATED USES:									
Adult bookstore			SRU	SRU					
Establishments for the consumption of beer or intoxicating liquor on the premises and having adult entertainment			SRU	SRU					
Any other use which provides goods or services which are distinguished or characterized by their emphasis on matters depicting, describing or relating to Specified Sexual Activities or Specified Anatomical Areas, or which is distinguished or characterized by its emphasis on Specified Sexual Activities or Specified Anatomical Areas, as those terms are identified in this zoning ordinance.			SRU	SRU					
Pawnshops			SRU	SRU					
Pool or billiard halls			SRU	SRU					
Liquor stores			SRU	SRU					
Palm readers, psychic readers, horoscope analysis or other professions purporting to predict the future			SRU	SRU					
NOTES									

Principal Uses that are not indicated as "P", "SUP", or "SRU" are not allowed.

All Buildings, Lots, Uses, Improvements and Development must comply with all applicable provisions of this Chapter.

Site Plans must be submitted for review pursuant to Section 154.613 and no Building Permit may be issued prior to Site Plan approval.

A Building & Lot Plan must be certified as compliant with this Chapter prior to issuance of a Building Permit.

A Development Parcel Plan, if applicable, must be submitted as part of an application for Site Plan approval or Zoning Map amendment.

Lots existing as of July 1, 2015 may not be combined for purposes of constituting a Rooming Dwelling, Boarding House or Boarding Dwelling.

All retail and personal service Uses Principal Uses categorized under "Commercial, Retail, Professional, and Service Uses" must be establishments dealing directly with consumers, and any goods produced on the premises must be sold at retail on the premises where so produced.

A Principal Uses categorized under "Commercial, Retail, Professional, and Service Uses" and indicated as "P", "SUP", or "SRU" shall be eligible to apply for a license to use the adjoining sidewalk area for displays, food and alcohol service according to City policy; provided that such a license is not available for sidewalk sales or other special events which are subject to authorization by the City Commission.

* Retailers are permitted in the SD-I district only if they are collocated with an authorized grower or processor.