



Table of Uses

Use	R-1	R-2	R-3	R-T	MH	LDMF	HDMF	OS-1	B-1	B-2	B-3	R-P	I-L	I-2	PRD
1. Single Family Attached Dwellings (maximum 4 units per building)			P	P											
2. Single Family Detached Dwellings	P	P	P	P		P	P								
3. Publicly owned libraries, parks, parkways, recreational facilities, court buildings, post offices, community centers, civic centers and municipal buildings, provided the building architecture and materials are consistent with the materials used at the Grand Blanc City Hall	P	P	P	P		P	P	P	P	P	P				
4. Cemeteries (which lawfully occupied land at the time of adoption of this Ordinance)	P	P	P	P											
5. Private pools as an accessory use within the rear yard only, and not located in an easement (refer to Section 313)	P	P	P	P											
6. Family day care homes and family foster care homes subject to the following provisions: See conditions per ZO	P	P	P	P		P	P								
7. Adult Foster Care homes and adult foster care small group homes (6 or fewer adults)	P	P	P	P		P	P								
8. Adult day care						P	P								
9. Adult foster care large group homes						SLU	SLU								
10. Adult congregate care facilities						SLU	SLU								
11. Essential public services not including storage yards, when operating requirements	P	P	P	P		P	P								



Use	R-1	R-2	R-3	R-T	MH	LDMF	HDMF	OS-1	B-1	B-2	B-3	R-P	I-L	I-2	PRD
20. Adult foster care small group homes with 7 to 12 residents and adult foster care large group homes	SLU	SLU	SLU	SLU		SLU	SLU								
21. Bed and breakfast inns	SLU	SLU	SLU	SLU		SLU	SLU								
22. Cemeteries	SLU	SLU	SLU			SLU	SLU								
23. Essential public service buildings and uses (without storage yards) when operating requirements necessitate their location within the district to serve the immediate vicinity)	SLU	SLU	SLU	SLU		SLU	SLU								
24. Essential public service buildings; telephone exchange buildings; substations, and pumping stations, but without storage yards									SLU						
25. Essential public service buildings, not including storage yards, such as telephone exchange buildings, transformer stations, substations, or gas regulator stations								SLU							
26. Essential public service buildings and storage yards.										SLU					
27. Essential public service buildings, stations structures, storage yards and other related uses.													P	P	
28. Essential public services and essential public service buildings												P	P		
29. Essential public service storage yards.											SLU			SLU	
30. Accessory essential public services and structures, excluding buildings and storage yards.								P	P	P					
31. Private noncommercial recreational areas, institutional or community recreation centers, nonprofit swimming pool clubs	SLU	SLU	SLU			SLU	SLU								
32. Golf courses without driving ranges	SLU	SLU	SLU			SLU	SLU								



Table of Uses

Use	R-1	R-2	R-3	R-T	MH	LDMF	HDMF	OS-1	B-1	B-2	B-3	R-P	I-L	I-2	PRD
33. Two family dwellings				P		P	P								
34. Housing for the elderly, retirement villages, etc				SLU		P	P								
35. Activity center buildings specifically for the elderly when on a minimum size of 2 acres				SLU											
36. Activity center building specifically for the elderly						P	P								
37. Child care center or day care center (when meeting the standards listed in Section 801(h))				SLU				P	P	P	P				
38. Mobile Home Parks					P										
39. Multiple Family Dwellings (provided that a minimum of 100 square feet of open recreational space shall be provided for each apartment dwelling unit.)					P	P	P								
40. Uses of the same nature or class as the majority of the uses listed in this district as either a Principal Use Permitted or a Special Land Use, but not listed elsewhere in this Zoning Ordinance, as determined by the City Council, following a Planning Commission public hearing and recommendation. The determination shall be based on the standards of Section 309. Any use not listed and not found to be "similar" is prohibited in this zoning district.						SLU	SLU	SLU			SLU	SLU	SLU	SLU	
41. Accessory uses, buildings and structures customarily incidental to an approved Special Land Use Permit; however, a separate Special Land Use Permit shall be required for any use or storage of hazardous materials and any fuel storage tanks.	P	P	P					P	P		SLU	SLU	SLU	SLU	
42. Businesses, facilities and uses, including private and public facilities, which use, store, or generate hazardous substances									SLU						



Use	R-1	R-2	R-3	R-T	MH	LDMF	HDMF	OS-1	B-1	B-2	B-3	R-P	I-L	I-2	PRD
and polluting materials in quantities greater than 25 gallons or 220 pounds per month shall require Special Land Use review.															
43. Accessory uses, buildings and structures customarily incidental to an approved Special Land Use Permit are permitted without a separate Special Land Use Permit.				P		P	P			SLU					
44. Offices for uses including administrative, professional, real estate, legal, accounting, writing, clerical, stenographic, drafting and sales								P	P	P	P				
45. Business establishments which perform services on the premises, such as, but not limited to: banks and their drive-through facilities, loan companies, insurance offices and real estate offices.									P	P	P				
46. Offices of physicians, dentists, optometrists, chiropractors, psychiatrists, psychologists and similar or allied professionals, including medical clinics, urgent medical care centers and accessory pharmacies.								P	P	P	P				
47. General and specialty hospitals and urgent medical care centers								SLU							
48. General and specialty hospitals											SLU				
49. Urgent medical care centers											SLU				
50. Professional medical offices of physicians, dentists, optometrists, medical care centers and similar professions.									P	P	P				
51. Banks, credit unions, savings & loan associations, and similar uses with or without drive-through facilities and 24-hour ready tellers								P	P	PJ	P				
52. Banks and financial institutions									P	P	P				



Table of Uses

Use	R-1	R-2	R-3	R-T	MH	LDMF	HDMF	OS-1	B-1	B-2	B-3	R-P	I-L	I-2	PRD
with up to 3 drive-through lanes.															
53. Banks and financial institutions with more than 3 drive-through lanes									SLU						
54. Personal service establishments, performing on-site services, including, barber shops, beauty shops, and health salons								P	P	P	P				
55. Colleges, universities and similar institutions of higher learning								P	P	P	P				
56. Substance abuse treatment facilities.								SLU							
57. Nursing and convalescent homes								SLU							
58. Funeral homes or mortuary establishments								SLU							
59. Funeral homes										SLU					
60. Establishments supplying commodities on the premises, such as but not limited to: florists, dry goods, clothing, hardware, restaurants and establishments with baked good including carry-out (consumption on the premises is permitted in shopping centers provided there are no more than 60 seats)									P	P					
61. Dry cleaning establishments, or pick-up stations, dealing directly with the consumer and not using or storing hazardous materials									P	P	P				
62. Central dry cleaning plants or laundries, with no retail service													P	P	
63. Shopping centers with uses a through f of Section 1101 up to 15,000 square feet of gross floor area.									P	P	P				
64. Shopping centers with up to 30,000 square feet of gross floor area										P	P				
65. Shopping centers of over 30,000 gross square feet of floor area										SLU					
66. Shopping centers with a gross floor area of 15,001 to 45,000									SLU						



Use	R-1	R-2	R-3	R-T	MH	LDMF	HDMF	OS-1	B-1	B-2	B-3	R-P	I-L	I-2	PRD
square feet															
67. Shopping centers with a gross floor area of up to 60,000 square feet											P				
68. Shopping centers over 60,000 square feet of gross floor area											SLU				
69. Retail businesses supplying merchandise on the premises in an enclosed building up to 30,000 square feet of gross floor area										P	P				
70. Retail businesses supplying merchandise on the premises in an enclosed building up to 60,000 square feet of gross floor area											P				
71. Any retail business or service establishment permitted in B-1 and B-2 as Permitted Uses up to 60,000 square feet of gross floor area											P				
72. Convenience Stores									SLU						
73. Expansion of an apartment unit within existing buildings (subject to standards of Section 1102)									SLU						
74. Outdoor cafes									SLU	P	P				
75. Service Establishment of an Office, Showroom, or Workshop Nature of an Electrician, Decorator, Dressmaker, Tailor, Baker, Painter, Upholsterer, Radio or Home Appliance Repair, Photographic Reproduction, & Similar Service Establishments that Require a Retail Adjunct										P	P*				
76. Private clubs, fraternal organizations, and lodge halls										P	P*				
77. Restaurants or other places serving food or beverage, excluding drive-ins or drive-thru										P	P*				



Table of Uses

Use	R-1	R-2	R-3	R-T	MH	LDMF	HDMF	OS-1	B-1	B-2	B-3	R-P	I-L	I-2	PRD
restaurants															
78. Restaurants with drive-through or drive-in facilities											SLU				
79. Restaurants or other places serving food and/or beverages except open-front stores or drive-ins												SLU			
80. Business schools and colleges operated for profit										P	P*				
81. Commercial outdoor sales and open air business uses when developed in planned relationship with the B-2 District										SLU					
82. Accessory commercial outdoor sales and storage.										SLU					
83. Indoor commercial recreation such as bowling alleys, billiard halls, archery ranges, tennis courts, skating rinks, and arcades										SLU					
84. Mechanical amusement device centers and arcades as a principal or accessory use if there are more than 4 such devices										SLU					
85. Mechanical amusement device centers and arcades.											P				
86. Automobile service (gasoline) stations when developed as part of a larger planned shopping center with shared access and similar architecture										SLU					
87. Bus passenger stations											P				
88. Automobile or vehicle dealership											SLU				
89. Automobile service center (oil change, muffler shops, minor repair, etc)											SLU				
90. Automobile service (gasoline) station and gasoline sales as an accessory use											SLU				
91. Adult regulated uses.											SLU				
92. Banks and similar financial											SLU				



Use	R-1	R-2	R-3	R-T	MH	LDMF	HDMF	OS-1	B-1	B-2	B-3	R-P	I-L	I-2	PRD
institutions with more than 3 drive-through lanes															
93. Commercial outdoor sales and open air businesses as a principal or accessory use.											SLU				
94. Kennels (commercial) without outdoor pens											SLU				
95. Motels, hotels and related facilities											SLU				
96. Recreation: commercial indoor and outdoor establishments (such as bowling alleys, ice areas, etc.) golf courses, country clubs and par three golf courses											SLU				
97. Recreation: golf driving ranges and miniature golf course											SLU				
98. Recreation: private recreational clubs.											SLU				
99. Theaters, concert halls and play houses											SLU				
100. Veterinary clinics with no outdoor holding pens											SLU				
101. Research, design, and pilot or experimental product development as principal function												P	P	P	
102. Research and experimental laboratories													P	P	
103. Technical training as principal function												P			
104. Office buildings when incident to [research and technical training] uses and the executive and administrative offices of businesses engaged in basic research, design and pilot or experimental product design												P			
105. Manufacturing, processing, assembling or packaging of finished or semifinished products from previously prepared material, fully enclosed. See Section 1402 for more.												SLU			



Table of Uses

Use	R-1	R-2	R-3	R-T	MH	LDMF	HDMF	OS-1	B-1	B-2	B-3	R-P	I-L	I-2	PRD
106. Manufacturing (indoors), compounding, processing, packaging, or treatment of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceutical, toiletries, food products, hardware and cutlery, tool, die, gauge and machine shops.													P	P	
107. Manufacturing, compounding, assembling, or treatment of articles or merchandise indoors from previously prepared materials such as: bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semiprecious metals or stones, sheet metal, shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills) and yarns.													P	P	
108. Manufacturing of pottery and ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.													P	P	
109. Manufacturing of pottery and ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.													P	P	
110. Manufacturing of musical instruments, toys, novelties, and metal or rubber stamps, or other molded rubber products.													P	P	
111. Manufacturing or assembly of electrical appliances and instruments.													P	P	
112. Manufacturing and repair of electric or neon signs, light sheet metal products, such as heating and ventilating equipment, cornices, eaves													P	P	



Use	R-1	R-2	R-3	R-T	MH	LDMF	HDMF	OS-1	B-1	B-2	B-3	R-P	I-L	I-2	PRD
113. Warehousing and wholesale establishments, and trucking facilities													P	P	--
114. Radio, television, microwave, and cellular phone towers and similar facilities that meet the standards of Section 334													P	P	
115. Radio, television and cellular phone towers.														SLU	
116. Public utility plants, tanks; water supply and sewage disposal plants. Railroad transfer and storage tracks, right-of-ways, and freight terminals.													P	P	
117. Storage facilities for building materials, sand, gravel, stone, lumber, contractor's equipment and supplies													P	P	
118. Commercial kennels.													P	P	
119. Greenhouses.													P	P	
120. Trade or industrial schools.													P	P	
121. Commercial mini-storage warehouses and storage buildings including the dwelling and office of a caretaker, with no outdoor storage. Buildings spaced not less than 30' apart.													P	P	
122. Major auto repair such as auto engine and body repair shops if completely enclosed.													SLU		
123. Contractor's yards.													SLU		
124. Lumber and planing mills if completely enclosed and no property lines from the exterior boundary of the I-1 District													SLU		
125. Commercial composting.													SLU		
126. Commercial composting centers.														SLU	
127. Metal plating, buffing and polishing, subject to appropriate													SLU		



Use	R-1	R-2	R-3	R-T	MH	LDMF	HDMF	OS-1	B-1	B-2	B-3	R-P	I-L	I-2	PRD
that such uses are located on sites maintaining not less than 2 acres and are setback a minimum of 50' from any property line.															
139. Outdoor playgrounds including, but not limited to play structures and playground equipment, provided that such uses are located on sites maintaining not less than ¼ acre and are setback a minimum of 20' from any property line.															P
140. Forest preserves and natural areas.															P
141. Conservation of soil, vegetation, water, fish and wildlife.															P
142. On-site driveways, parking and roads where alternatives means of access are proven to be impractical.															P
143. Accessory building and uses which are customarily incidental to the principal use on the lot, subject to the same required conditions that are applicable to the principal uses and the standards of Article III. Such accessory uses may include, but are not limited to: nature centers, maintenance and storage buildings, pavilions, restroom facilities															P
144. Indoor ice rinks.															SLU
145. Community Centers.															SLU
146. Park or recreation administration buildings.															SLU
147. Water parks, splash parks or public pools.															SLU