



City of Lansing Form-Based Code Allowable Use Table

Adopted 1/1/22

P = PRINCIPAL PERMITTED  
 C = CONDITIONAL USE  
 S = SPECIAL LAND USE

	R-1	R-2	R-3	R-4	R-5	R-6a	R-6b	R-MX	MFR	R-AR	SC	MX-C	MX-1	MX-2	MX-3	DT-1	DT-2	DT-3	IND-1	IND-2	IND-3	INST-1	INST-2	Reference
<b>Commercial/Office</b>																								Chapter 1243
Retail sales and Personal Services										C	C	C	C	C	C	C	C	C	P	P	P			
Professional/business offices										P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Active / Recreational Commercial										C	P	P	P	P	P	C	P	P	P	P	P	P	P	
Animal Hospital										C	C	C	C	C	C	C	C	C	P	P	P	P	P	
Bank											P	P	P	P	P	P	P	P	P	P	P	P	P	
Brewpub											C	C	C	C	C		C	C	P	P	P			
Cemetery		S								S														
Clinic										C	C	C	C	C	C	C	C	C	P	P	P	C	C	
Funeral Home											C	C		C			C		P	P	P	P	P	
Golf courses	S	S								S														
Kennel											C	C	C	C	C		C		C	C				
Laundromat, dry cleaner											P	P	P	P	P		P	P	P	P	P			
Lodging Facility											P	P	P	P	P		P	P	P	P	P	C	C	
Mobile Food Vending (Food trucks and carts)											C	C	C	C	C		C		C	C	C			
Motor vehicle service station											C	C	C	C	C		C		P	P	P			1246.05.09
Nursery, commercial greenhouse										C	C	C					C		P	P	P			
Outdoor Mini-Golf											P													
Parking facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	1246.05.06
Restaurant, bar, tavern											C	C	C	C	C		C	C	C	C	C	C	C	
Self-storage rental											S								P	P	P			
Studio (dance, health, music, etc)											P	P	P	P	P	P	P	P	P	P	P	P	P	
Vehicle sales, vehicle leasing, and other outdoor sales facility											C	C		C			S		C	C	C			
Drive-thru, as accessory use											C	C	C	C	C	S	S		C	C	C			
<b>Industrial</b>																								Chapter 1245
Cleaning, processing, servicing, or repair of any product											P	P	C	C	C		P	C	P	P	P			
Dry cleaning plants																			P	P	P			
Industrial scrap metal processing																			P	P				
Lumber yards																			P		P			
Manufacture of already processed components (bakeries, cosmetics, candies, etc)											P	P		C			P		P	P	P			

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P = PRINCIPAL PERMITTED C = CONDITIONAL USE S = SPECIAL LAND USE	R-1	R-2	R-3	R-4	R-5	R-6a	R-6b	R-MX	MFR	R-AR	SC	MX-C	MX-1	MX-2	MX-3	DT-1	DT-2	DT-3	IND-1	IND-2	IND-3	INST-1	INST-2	Reference	
Manufacture of automobiles parts and car assembly																			P	P					
Manufacture of toys, furniture, appliances, etc																	P			P	P	P			
Metal forming																	C			P	P	P			
Motor vehicle repair station											C							S		C	C	C			
Power plants																				P	P				
Production of consumer goods, with 20% GFA retail sales											P	P	C	P	C			P	C	P	P	P			
Research laboratory										S	P	P	S	P	S	S	P	P		P	P	P	P	P	
Salvage yards / Junk yards / Open Storage																				C	C				
Sanitary land fill																				S					1245.05
Tool, die, and machine shops																				P	P	P			
Truck terminals																				P	P				
Wholesale and warehouse uses																		S		P	P	P			
Wireless Communications Towers																				S	S	S			1250.05
Adult Business Uses											S	S								S	S	S			1250.02.11
Accessory Uses																									
Solar Energy Systems	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

The tables and text found in each district's chapter in the ordinance govern, this table is for summary purposes only.

City of Lansing Form-Based Code Master Use Table

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P = PRINCIPAL PERMITTED C = CONDITIONAL USE S = SPECIAL LAND USE	SC	MX-C	MX-1	MX-2	MX-3	DT-1	DT-2	DT-3	Conditions
Commercial/Office									
Retail sales and Personal Services	C	C	C	C	C	C	C	C	Permitted on non-local streets. Permitted on local street only within 50' of a non-local street.
Professional/business offices	P	P	P	P	P	P	P	P	
Active / Recreational Commercial	P	P	P	P	P	C	P	P	Permitted on non-local streets.
Animal Hospital	C	C	C	C	C	C	C	C	No kennels
Bank	P	P	P	P	P	P	P	P	
Brewpub	C	C	C	C	C		C	C	Permitted on non-local streets. Permitted on local street only within 50' of a non-local street.
Clinic	C	C	C	C	C	C	C	C	At least one property line abutting and all points of ingress/egress directly to an arterial, suburban or activity corridor.
Funeral Home	C	C		C				C	1. Assembly area for funeral procession shall be provided in addition to off-street parking requirements. 2. At least one property line abutting and all points of ingress/egress directly to an arterial, suburban or activity corridor.
Kennel	C	C	C	C	C			C	1. Structures must be setback at least 50 feet from each adjacent residential lot line. 2. Lot size of at least 3 acres for a kennel having an outside exercise run or treatment area. 3. Outside exercise run or treatment area must be located at least 100 feet from all lots lines and at least 400 feet from an adjacent residential lot line.
Laundromat, dry cleaner	P	P	P	P	P		P	P	
Loding Facility	P	P	P	P	P		P	P	
Mobile Food Vending (Food trucks and carts)	C	C	C	C	C		C		See Section 1250.02.12
Motor vehicle service station	C	C	C	C	C			C	1 The building shall meet the district placement standards. 2. For a building located on a corner lot, the secondary front facade may occupy no less than 50% of the frontage. The remainder of the frontage not occupied by the building shall be screened per the parking standards of the district. 3. The fueling pumps shall be located a minimum of 20 feet behind the build-to line. 4. The canopy over the fueling pumps shall have a roof with the same slope as the principal building. Canopy clearance should not exceed 14' from the ground to the bottom of the canopy. Maximum canopy height is limited to 20'. 5. One access per street frontage however a second access may be approved by city staff upon a finding that the additional access is essential for convenient access, and that the access is spaced adequately and designed to minimize conflicts per Section 1254.01.12. A secondary access drive is permitted for shared access with adjacent parcels.
Nursery, commercial greenhouse	C	C						C	1. The lot on which the nursery or commercial greenhouse is located contains not less than three (3) acres. 2. The lot on which the nursery or commercial greenhouse is located has not less than one property line which abuts and has primary access to a major or minor arterial. 3. The outdoor storage of landscape materials, other than plants, shall be screened from view of all public right-of-ways and residential parcels of land by a six (6) foot high opaque wood or vinyl fence, decorative screen wall or landscaped berm.

P = PRINCIPAL PERMITTED C = CONDITIONAL USE S = SPECIAL LAND USE	SC	MX-C	MX-1	MX-2	MX-3	DT-1	DT-2	DT-3	Conditions
Parking facility	S	S	S	S	S	S	S	S	1. On Activity Corridors, the first floor of the structure shall have a minimum depth of 20 feet to be occupied by commercial uses permitted in the district. 2. Access drives shall be permitted on the ground level, provided they are collectively no more than 25% of the frontage. 3. The facade of the parking structure shall be integrally designed with the architecture of the overall building, utilize the same building materials, provide an architectural treatment at the top of the structure, such as a cornice, and have wall openings with proportions that comply with the fenestration requirements in Section 1246.04 4. New parking structures shall be designed with a upper story minimum clear height of 9'.
Restaurant, bar, tavern	C	C	C	C	C		C	C	Permitted on non-local streets. Permitted on local street only within 50' of a non-local street
Self-Storage Rental	S								
Studio (dance, health, music, etc)	P	P	P	P	P	P	P	P	
Vehicle sales, vehicle leasing, and other outdoor sales facility	C	C		C			S		1. The area of the lot on which the items described in this subsection are located shall be covered with Portland cement or asphaltic concrete. 2. Each point of vehicular ingress and egress to the lot shall be not less than sixty feet from the intersection of any two streets. 3. Any repair or refinishing which is done on the lot shall be done within the confines of an enclosed structure. 4. Lighting shall be confined within and directed onto the parking area only. 5. The portion of the lot on which the items described in this subsection are located shall have a buffer zone of at least eight (8) feet from all lot lines adjacent to the public right-of-way, excluding approved driveways, and any residentially zoned property. The buffer zone shall be landscaped, screened and buffered in accordance with the requirements of Section 1252.09 6. In DT-2, the storage of vehicles in the front is limited to one (1) single loaded bay.
Drive-thru, as accessory use	C	C	C	C	C	S	S		1. A drive-thru business may have a front setback greater than the build-to line required in the zoning district only to accommodate a travel lane for safe and efficient interior circulation. 2. No parking is allowed in the front yard 3. The drive-thru window shall be on the side or rear of the building. 4. Methods to minimize the impact of noise from outdoor speakers on adjacent residential are required. 5. The site will be adjacent to a Suburban Corridor, Arterial Corridor, Prime Connector, or Activity Corridor and all points of ingress and egress shall be directly onto one of the aforementioned street types. 6. Adequate waiting or standing areas for vehicles shall be provided on-site so that no vehicle is required to wait, stand, or be stored within a right-of-way, in accordance with the parking requirements of Chapter 1254.
<b>Residential Uses</b>									
Single-Family detached	C	C	C	C	C	P			Permitted only on a local street
Two-Family dwelling						P	P		
Multi-Family dwelling	P	P	P	P	C	P	P	C	Ground floor multiple-family dwelling units not permitted on the frontage of Activity Corridor and Arterial Corridor street types.
Bed and Breakfast					C	C	C		Must be the principal residence of the owner and the owner shall live on the premises when in operation. Must provide one surfaced off-street parking spot per guest room in addition to standard parking for residence. In MX-3 parking requirements are not exempt under Section 1254.01.04(f)

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P = PRINCIPAL PERMITTED C = CONDITIONAL USE S = SPECIAL LAND USE	SC	MX-C	MX-1	MX-2	MX-3	DT-1	DT-2	DT-3	Conditions
<b>Human Care Facilities</b>									
Adult Day Care Facility						P	P		
AFC small group home ( ≤ 12 )						P	P		
AFC large group home (13-20)						S	S		
Child Care centers, preschools, and commercial day care	C	C	C	C	C	C	C	P	At least one property line abutting an arterial, suburban or activity corridor
Group Day Care Home (7-12 children, <24 hours/day)	C	C	C	C	C	C	C		1. The facility provides and maintains on the lot not less than 900 square feet of outdoor play space. 2. The use of the structure as a group day care home shall be clearly incidental to the principal residential use. 3. One person, other than a member of the family residing in the dwelling, may be employed, so long as that person is not the primary caregiver. 4. No change occurs in the outside appearance of the dwelling. 5. No signs are permitted. 6. The outdoor play space shall be fenced. This requirement can be waived by approval of the Planning Office if the specified outdoor area is common open space shared with other dwelling units.
Sheltered Care Facility	S	S					S		
<b>Institutional</b>									
Places of Assembly	C	C	C	C	C	S	C	C	1. At least one property line abutting an arterial, suburban, or activity corridor. 2. Methods to minimize the impact of potential excessive noise on adjacent residential properties are required.
Places of Worship	S	S	S	S	S	S	S	S	
Hospital	C	C	C	C	C	C	C	C	At least one property line abutting an arterial, suburban or activity corridor
Library	P	P	P	P	P	P	P	P	
Museum						P	P	P	
Schools			C	C	C	C	C	C	All education facilities, except elementary or middle schools, must have at least one property line abutting and all points of ingress/egress directly to an arterial, suburban or activity corridor
Trade school	C	C	C	C	C	C	C	C	
Park, open space, plaza	P	P	P	P	P	P	P	P	
<b>Industrial</b>									
Cleaning, processing, servicing, or repair of any product	P	P	C	C	C		P	C	1. At least one property line abutting an arterial, suburban, or activity corridor. 2. Methods to minimize the impact of potential excessive noise on adjacent residential properties are required.
Manufacture of already processed components (bakeries, cosmetics, candies, etc)	P	P		C			P		
Manufacture of toys, furniture, appliances, etc							P		
Metal forming							C		1. All activities conducted and materials stored shall be within an enclosed structure. 2. Methods to minimize the impact of potential, excessive noise on adjacent residential are required.
Motor vehicle repair station	C						S		
Production of consumer goods, with 20% GFA retail sales	P	P	C	P	C		P	C	1. At least one property line abutting an arterial, suburban, or activity corridor. 2. Methods to minimize the impact of potential excessive noise on adjacent residential properties are required.
Research laboratory	P	P	S	P	S	S	P	P	
Wholesale and warehouse uses							S		
Adult Business Uses	S	S		S					See 1250.02.11

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<b>Residential Uses</b>											
Single-Family detached	P	P	P	P	P	P	P	P		P	
Two-Family dwelling							C	P	P	P	For R-6B: 1. Must maintain the appearance of a medium sized home and is appropriately scaled to fit within primarily single-family neighborhoods.
Multi-Family dwelling							C	P	P	P	
Mobile Home									S		
Short-Term Rental	C	C	C	C	C	C	C	C	C	C	Lansing Airbnb/Short-term rental housing policy
Boarding House								P	P	P	
<b>Human Care Facilities</b>											
Adult Day Care Facility								S	S		
Adult Foster Care ( ≤ 6 )	P	P	P	P	P	P	P	P	P	P	
AFC small group home ( ≤ 12 )	S	S	S	S	S	S	S	P	P		
AFC large group home (13-20)								S	S	S	
AFC Congregate Care								S	S	S	
Child Care centers, preschools, and commercial day care	S	S	S	S	S	S	S			S	
Family Day Care ( ≤ 6, less than 24 hours/day)	P	P	P	P	P	P	P	P	P		
Group Day Care Home (7-12 children, <24 hours/day)	C	C	C	C	C	C	C	C	C	C	1. The facility provides and maintains on the lot not less than 900 square feet of outdoor play space. 2. The use of the structure as a group day care home shall be clearly incidental to the principal residential use. 3. One person, other than a member of the family residing in the dwelling, may be employed, so long as that person is not the primary caregiver. 4. No change occurs in the outside appearance of the dwelling. 5. No signs are permitted. 6. The outdoor play space shall be fenced. This requirement can be waived by approval of the Planning Division if the specified outdoor area is common open space shared with other dwelling units.
Foster Family Home (6 or fewer children, 24 hours/day)	P	P	P	P	P	P	P	P	P		
Convalescent or Nursing Home								S	S	S	
Sheltered Care Facility										S	
<b>Institutional</b>											
Places of Assembly	S	S	S	S	S	S	S	S	S	C	At least one property line abutting an arterial, suburban or activity corridor or it must be determined by the City Engineer or his/her designee that the existing transportation system is sufficient to accommodate the proposed use. A traffic impact study may be required to assist in making this determination.
Places of Worship	S	S	S	S	S	S	S	S	S	S	
Hospital										C	At least one property line abutting an arterial, suburban or activity corridor





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P = PRINCIPAL PERMITTED C = CONDITIONAL USE S = SPECIAL LAND USE	IND-1	IND-2	IND-3	INST-1	INST-2	Conditions
<b>Industrial</b>						
Cleaning, processing, servicing, or repair of any product	P	P	P			
Dry cleaning plants	P	P	P			
Industrial scrap metal processing	P	P				
Lumber yards	P		P			
Manufacture of already processed components (bakeries, cosmetics, candies, etc)	P	P	P			
Manufacture of automobiles parts and car assembly	P	P				
Manufacture of toys, furniture, appliances, etc	P	P	P			
Metal forming	P	P	P			
Motor vehicle repair station	C	C	C			1. All activities shall be conducted within an enclosed structure. 2. Any vehicle stored on the lot shall be stored in an enclosed structure or within a completely fenced area.
Power plants	P	P				
Production of consumer goods, with 20% GFA retail sales	P	P	P			
Research laboratory	P	P	P	P	P	
Salvage yards / Junk yards / Open storage	C	C				1. The materials are enclosed by a structure or a fence, not less than eight feet in height, that obstructs vision. 2. The materials stored within 20 feet of the fence shall not exceed the height of the fence. 3. A plan is submitted to and approved by the Planning Division, which plan shows the type and location of the fence. 4. No outdoor burning occurs on the lot on which the salvage yard is located.
Sanitary land fill	S					
Tool, die, and machine shops	P	P	P			
Truck terminals	P	P				
Wholesale and warehouse uses	P	P	P			
Wireless Communications Towers	S	S	S			
Adult Business Uses	S	S	S			See I250.02.11
<b>Residential Uses</b>						
Single-Family detached						
Two-Family dwelling				P	P	
Multi-Family dwelling	C	C	C	P	P	In Industrial Districts, multiple-family only as part of renovation of or addition to an existing structure.
<b>Human Care Facilities</b>						
Adult Day Care Facility				S	S	
AFC large group home (13-20)				S	S	
AFC Congregate Care				S	S	
Child Care centers, preschools, and commercial day care				C	C	At least one property line abutting an arterial, suburban or activity corridor

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P = PRINCIPAL PERMITTED C = CONDITIONAL USE S = SPECIAL LAND USE	IND-1	IND-2	IND-3	INST-1	INST-2	Conditions
Convalescent or Nursing Home				P	P	
Sheltered Care Facility				C	C	1. At least one property line abutting a Major Arterial street type. 2. The proposed Sheltered Care Facility is located more than 1,500 feet from an existing Sheltered Care Facility which provides care for more than six persons.
<b>Institutional</b>						
Places of Assembly	C	C	C	C	C	1. At least one property line abutting an arterial, suburban or activity corridor
Places of Worship	S	S	S	S	S	2. Methods to minimize the impact of potential, excessive noise on adjacent residential are required.
Hospital				P	P	
Museum	C	C	C	P	P	1. Front, rear and side yards are not less than 25 feet, except as provided below. 2. If a front, rear or side yard abuts a Commercial Mixed-Use District, then the yard which abuts such District shall meet the dimensional requirements of the District which abuts such front, rear or side yard.
Library	C	C	C	P	P	3. No parking exists in the front yard. 4. No accessory structure is located in the front yard.
Schools				C	C	All education facilities, except elementary or middle schools, must have at least one property line abutting and all points of ingress/egress directly to an arterial, suburban or activity corridor
Trade school	C	C	C	C	C	
Park, open space, plaza	P	P	P	P	P	
<b>Commercial/Office</b>						
Retail sales and Personal Services	P	P	P			
Professional/business offices	P	P	P	P	P	
Active / Recreational Commercial	P	P	P	P	P	
Animal Hospital	P	P	P	P	P	
Bank	P	P	P	P	P	
Brewpub	P	P	P			
Clinic	P	P	P	C	C	At least one property line abutting and all points of ingress/ egress directly to an arterial, suburban or activity corridor
Funeral Home	P	P	P	P	P	
Kennel	C	C				1. Structures must be setback at least 50 feet from each adjacent residential lot line 2. Lot size of at least 3 acres for a kennel having an outside exercise run or treatment area 3. Outside exercise run or treatment area must be located at least 100 feet from all lots lines and at least 400 feet from an adjacent residential lot line
Laundromat, dry cleaner	P	P	P			
Lodging Facility	P	P	P	C	C	At least one property line abutting and all points of ingress/ egress directly to an arterial, suburban or activity corridor
Mobile Food Vending (Food trucks and carts)	C	C	C			See 1250.02.12

P = PRINCIPAL PERMITTED C = CONDITIONAL USE S = SPECIAL LAND USE	IND-1	IND-2	IND-3	INST-1	INST-2	Conditions
Motor vehicle service station	P	P	P			
Nursery, commercial greenhouse	P	P	P			
Parking facility	S	S	S	S	S	1. Parking structures are encouraged to be lined on exterior elevations by non-parking uses. 2. On Activity Corridors, the first floor shall have a minimum depth of 20 feet to be occupied by commercial uses permitted in the district. 3. Access drives shall be permitted on the ground level, provided they are collectively no more than 25% of the frontage. 4. The facade of the parking structure shall be integrally designed with the architecture of the overall building, utilize the same building materials, provide an architectural treatment at the top of the structure, such as a cornice, and have wall openings with proportions that comply with the fenestration requirements in Section 1246.04 5. New parking structures shall be designed with a upper story minimum clear height of 9'.
Restaurant, bar, tavern	P	P	P			
Self-storage rental	P	P	P			
Studio (dance, health, music, etc)	P	P	P			
Vehicle sales, vehicle leasing, and other outdoor sales facility	C	C	C			1. The area of the lot on which the items described in this subsection are located shall be covered with Portland cement or asphaltic concrete. 2. Each point of vehicular ingress and egress to the lot shall be not less than sixty feet from the intersection of any two streets. 3. Any repair or refinishing which is done on the lot shall be done within the confines of an enclosed structure. 4. Lighting shall be confined within and directed onto the parking area only. 5. The portion of the lot on which the items described in this subsection are located shall have a buffer zone of at least eight (8) feet from all lot lines adjacent to the public right-of-way, excluding approved driveways, and any residentially zoned property. The buffer zone shall be landscaped, screened and buffered in accordance with the requirements of Section 1252.09
Drive-thru, as accessory use	C	C	C			1. A drive-thru business may have a front setback greater than the build-to line required in the zoning district only to accommodate a travel lane for safe and efficient interior circulation 2. No parking is allowed in the front yard. 3. The drive-thru window shall be on the side or rear of the building. 4. Methods to minimize the impact of noise from outdoor speakers on adjacent residential are required. 5. The site must be adjacent to a Suburban Corridor, Arterial Corridor, Prime Connector, or Activity Corridor and all points of ingress and egress will be directly onto said street type. 6. Adequate waiting or standing areas for vehicles shall be provided on-site so that no vehicle is required to wait, stand, or be stored within a right-of-way, in accordance with the parking requirements of Chapter 1254.