

Zoning Districts:

- Parks
- Civic
- Waterfront
- Main Street West
- Main Street East
- East City Residential
- West City Residential
- North City Residential
- Rural
- Institutional
- Industrial - Entrepreneurial

Zoning Districts Map

- State Highways
- Roads
- Parcels
- Water Bodies
- Municipal Limits
- Properties Subject to Consent Judgement
(Parcel 10-51-030-029-01 and 10-51-030-022-00, Benzie County Circuit Court, 11/20/09)

Parcel Source: City of Frankfort.

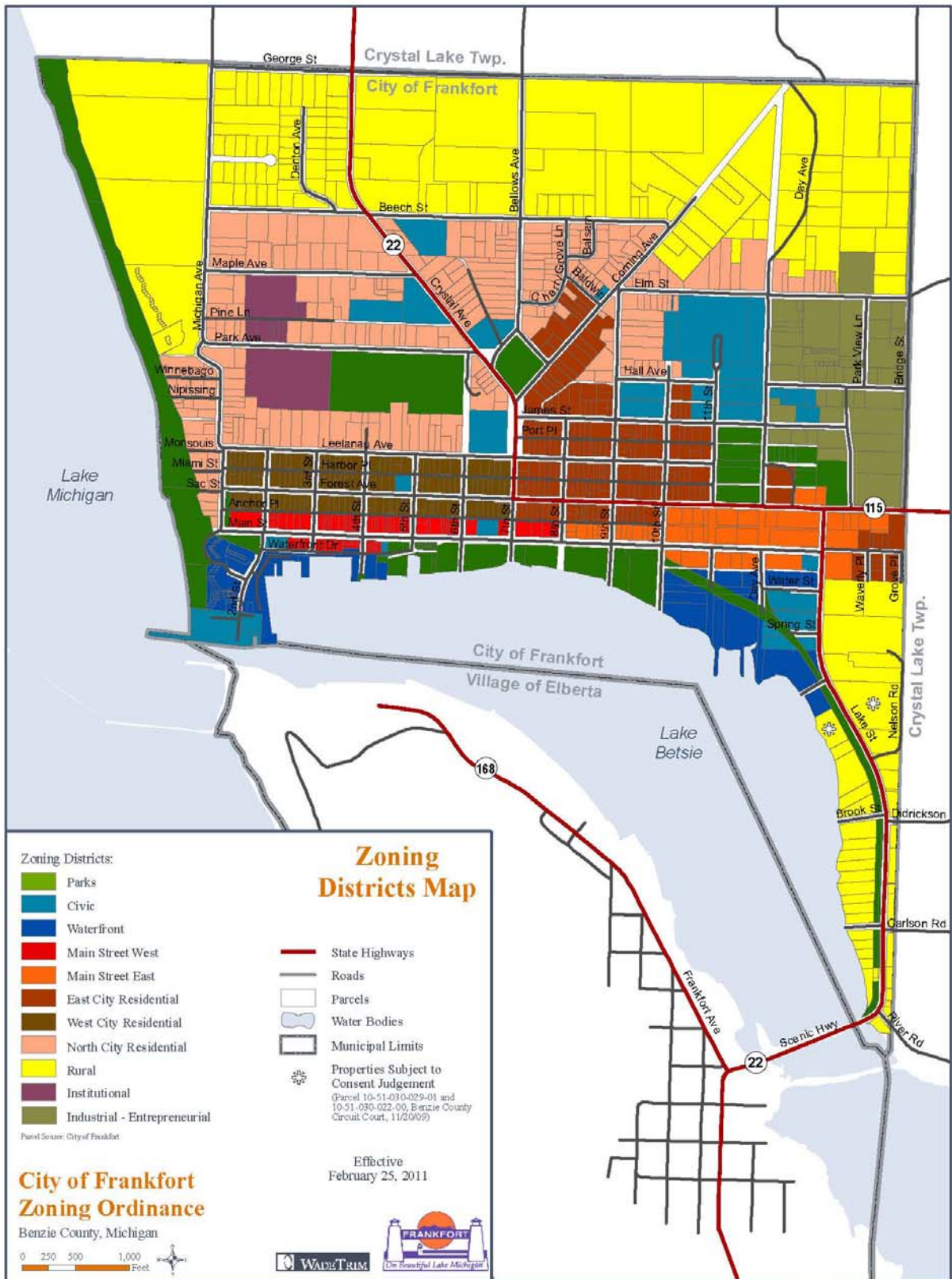
City of Frankfort Zoning Ordinance

Benzie County, Michigan

Effective
April 2017



8301.02 Zoning Map



Section 8308: Industrial-Entrepreneurial District

- The intent of the Industrial-Entrepreneurial District is to create opportunity for growth of businesses that, for a variety of reasons, are not compatible with traditional downtown uses or residential districts. These uses may include more intense production and shipping/receiving activities and typically attract additional vehicular traffic. **Retail sales are permitted so long as they are secondary and supportive uses of the primary approved Industrial/Entrepreneurial Use.**

a. BUILDING FUNCTION (see 8301.03 Permitted Uses)	
Residential	Special Use Permit Required
Lodging	not permitted
Office	Special Use Permit Required
Retail	Permitted as a secondary use supporting the primary use not permitted
Medical Marihuana Primary Caregiver Facility	in compliance with Section 8107: Site Development Plan Review
b. BUILDING HEIGHT (see Figure 8: Industrial & Entrepreneurial District)	
Principal Building	50 ft.
Outbuilding	not permitted
c. LOT OCCUPATION (see Figure 8: Industrial & Entrepreneurial District)	
Lot Width	100 ft. min
Lot Coverage	N/A
Min. Lot Area	10,000 sq. ft.
d. BUILDING DISPOSITION (see 8205.08 Building Disposition)	
Edgeyard	Permitted
Sideyard	not permitted
Rearyard	not permitted
e. SETBACKS - PRINCIPAL BUILDING (see Figure 8: Industrial & Entrepreneurial District)	
Front Setback Principal	25 ft.
Side Setback	25 ft. landscape buffer required between any residential zone
Rear Setback	25 ft. landscape buffer required between any residential zone
f. SETBACKS - OUTBUILDING	
Front Setback	not permitted
Side Setback	not permitted
Rear Setback	not permitted
g. PRIVATE FRONTAGES	
Common Lawn	Permitted
Porch & Fence	not permitted
Stoop	not permitted
Shopfront & Awning	not permitted
h. BASE DENSITY: NA	
PARKING PROVISIONS	
See Table 6: Parking Requirements	
¹ Retail use (including but not limited to limited merchandise sales and tasting room), is permitted only as a secondary and supporting use to the building's primary industrial/entrepreneurial use.	

8301.03 Permitted Uses

Table 11: Permitted Uses												
	R	EC	WC	NC	MSW	MSE	W	INST	IE	C	P	
RESIDENTIAL												
Single Family Detached House	•	•	•	•								
Mixed Use Block					•	•	•		S			
Apartment Building*						•						
Live/Work Unit												
Row/Town House		•			SP	•						
Duplex House		•	•	•								
Ancillary Living Space./Accessory Dwelling Unit	•	•	•	•								
Home Occupation	Permitted pursuant to guidelines in Section 8203.14: Home Occupations and Home Based Businesses											
LODGING												
Hotel (no room limit)					•	•	•					
Inn (up to 12 rooms)					•	•	•					
Bed & Breakfast (up to 4 rooms)	SP	SP	SP	SP	•	•						
OFFICE												
Office Building					•	•	SP					
Mixed Use Building					•	•	•		S			
Live-Work Unit					•	•	•					
RETAIL												
Single-Use Retail or Commercial Building					•	•	•					
Display Gallery					•	•	SP		*			
Restaurant					•	•	SP					
Restaurant with outdoor seating					Sidewalk Occupancy Permit Required							
Sexually Oriented Business						S			S			
Tasting Room									*			
CIVIC												
Adult Foster Care (AFC) /Child Care Family Home	•	•	•	•								
AFC Small & Large Group Homes and Child Care Group Home	•	•	•	•				•				

Table 11: Permitted Uses

	R	EC	WC	NC	MSW	MSE	W	INST	IE	C	P
AFC Congregate Facility and Child Care Center					•	•		•			
Conference Center					SP	SP	•				
Community Recreation							SP		•	•	•
Library					•	•					
Live Theater					•	•					
Marina							•			•	•
Movie Theater					•	•					
Museum					•	•	•				
Outdoor Auditorium					SP	SP	•				•
Parking Structure					SP	•	SP				
Passenger Terminal							•				
Playground	•	•	•	•	•	•	•			•	•
Surface Parking Lot		•	•		•	•	•			•	•
Religious Assembly		•	•	•	SP	SP	SP				
Fire Station					•	•			•	•	
Police Station					•	•				•	
Funeral Home					•	•			•		
Hospital								•			
Medical Clinic					SP	SP		•			
Cemetery	SP									SP	SP
URBAN AGRICULTURE											
Chicken/Rabbit Enclosure	•	SP	SP	SP							
Goat Pen	SP										
Grain Storage	•								SP		
Greenhouse/Hoop House	•	SP	SP	SP					•		
Kennel									•		
Roadside Stand	•										
Veterinary Clinic/Animal Hospital						•			•		
Animal Kennel/Boarding Facility									S		
Kitchen Garden	•	•	•	•	•	•		•	•	•	•
Community Garden	•	•	•	•	•	•		•	•	•	•
Market Garden/CSA Garden	•										
AUTOMOTIVE											
Gasoline					S	S			•		
Automobile Service									•		

Table 11: Permitted Uses

	R	EC	WC	NC	MSW	MSE	W	INST	IE	C	P
Truck Maintenance									•		
Drive -Through Facility						SP				SP	
Automotive Sales									•		
INDUSTRIAL											
Industrial Facility									•		
Technology/Development Facility									•		
Truck Depot									SP		
Laboratory Facility									•		
Water Supply Facility							SP		•		
Sewer and Waste Facility							SP		•		
Electric Substation						SP			•	SP	
Warehouse									•		
Produce Storage	SP								•		
Mini-Storage									•		
Boat Storage							•		•		
* See Individual District Standards for detail											
• By-right use											
S Requires Special Use Permit											
SP Requires Site Plan Approval											