

LAND USE MATRIX

420 Attachment 1

**Table 1**  
**Land Use Matrix**

[R.O. 2009 Ch. 476 Attach. 1; Ord. No. 3890, 1-24-2019; Ord. No. 3917, 4-25-2019; Ord. No. 3945, 6-27-2019;  
Ord. No. 3947, 6-27-2019; Ord. No. 4010, 2-27-2020; Ord. No. 4036, 5-28-2020; Ord. No. 4054, 7-23-2020; Ord. No. 4105, 3-25-2021;  
Ord. No. 4168, 10-28-2021; Ord. No. 4293, 1-26-2023; Ord. No. 4328, 5-25-2023; Ord. No. 4351, 7-27-2023; Ord. No. 4354, 7-27-2023;  
Ord. No. 4419, 3-28-2024; Ord. No. 4453, 6-27-2024; Ord. No. 4491, 10-10-2024; Ord. No. 4531, 3-27-2025]

City of Fenton

Permitted Uses (X) Uses allowed by Special Use Permit (S)	Residential Districts						Olde Towne Districts					Commercial Districts		Business Park Districts					
	R-1	R-2	R-3	R-4	PG	PR	OT-1	OT-2	OT-3	OT-4	OT-5	C-1	C-2	BP-1	BP-2	BP-3	CP-1	HP-1	IP-1
Academic School	S	S	S	S					S			S							
Animal Hospital							S	S	S		S	X	X					X	
Apartment										X									
Art Dealer							X	X	X		X	X	X					X	
Artisan, Craftsman, and Photograph Studio							X	X	X		X	X	X					X	
ATM Facility							S	S	S		S	S	S					S	
Automotive Collision Shop									S			S							S
Automotive Convenience Store								S	S			X	X				X	X	X
Automotive Customizing Shop								X	S			X	X			X	X	X	X
Automotive Customizing Shop, including the outdoor display of customized vehicles for sale.																		S	
Automotive Sales, New							S	S	S		S	S							
Automotive Sales, Used							S	S			S								
Automotive Sales, Used, not Including the Incidental outdoor display or parking, or indoor servicing of vehicles																S			
Automotive Service Store							S	S	S		S	X	X				X	S	X
Automotive Washing facility								S	S			S	S					S	
Banquet Facility							S		X			X						X	
Bed-and-breakfast Inn							X				X								
Business Service Shop							X	X	X		X	X	X			X		X	
Church	S	S	S	S			S	S	S		S	S	S	S	S	S	S	S	S
Clubs and Civic Lodge							X	X	S		X	S							
Commercial Motor Vehicle Dealer																	S		X
Commercial Motor Vehicle Repair																			X

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Community Center	S																		
Comprehensive Marijuana Cultivation Facility																			S
Comprehensive Marijuana-Infused Products Manufacturing Facility																			S
Condominium									X										
Construction Equipment Dealer									S		X	S			S	S	S		X
Convention Center												S						X	
Day Care Facility							X	X	X		X	X	X	X	X	X	X	X	X
Dispensary Facility									S			S						S	
Distilleries							S	S	S		S	S				S		S	
Dock for watercraft vehicles							S				S								
Dwelling, Single-Family	X	X	X	X			X			X	X								
Dwelling, Single-Family Attached				X			X			X	X								
Dwelling, Two-Family				X			X			X	X								
Dwelling, Multifamily										X									
Emergency Service Facility					S			S				S				S			S
Entertainment Facility or Theater							S	X	S		S	X	X					X	
Farmers Market							S	S	S		S	S							
Farming	X																		
Financial Institution							X	X	X		X	X	X	X	X	X	X	X	X
Fitness Instruction Studio							X	X	X		X	X	X			X		X	
General Service Contractor							S	X	S		S	X	X	X	X	X	X	X	X
Golf course, not including practice driving ranges	S					S													
Government Administrative Building					X		X	X	X		X	X	X	X	X	X	X	X	X
Grocery Store, Convenience							X	X	X		X	X	X					X	
Grocery Store, General								X	S				X					X	
Healing Arts Establishment							X	X	X		X	X	X					X	S
Health Club							X	X	X		X	X	X					X	
Hemp Shops								S	S			S						S	
Hotels and Extended Stay Hotel								S				S						S	
Industrial, Heavy																			X
Industrial, Light									S			S			X	X			X

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Liquor Store								S	S			S						S	
Loft							X				X								
Marijuana Research Facility																			S
Marijuana Testing Facility																			S
Medical Facility									S			S	S			S		S	X
Medical Marijuana Cultivation Facility																			S
Medical Marijuana-Infused Products Manufacturing Facility																			S
Medical Office							S	S	S		S	S	S	S	S	X			
Microbusiness Wholesale Facility																			S
Museum							X	X	X		X	X	X					X	
Nursery							S		S		S	S							
Office, General							X	X	X		X	X	X	X	X	X	X	X	X
Parking Structure							S	S			S								
Personal Service Shop							X	X	X		X	X	X					X	
Pet Day Care and Training Facility							X	X	X		X	X	X					X	
Pet Grooming Facility							X	X	X		X	X	X					X	
Pet Supply Store							X	X	X		X	X	X					X	
Pharmacy								X	S			X	X					X	
Pharmacy, not exceeding 2,000 square feet in building size							X		X			X							
Private Business Club																S			
Public library					S														
Public Park	X	X	X	X	X	X	X	X	X		X	X	X					X	
Public Utility Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Railroad Switching Yard																			S
Recreation Facility, Indoor Limited								X	X			X	X		S	S		X	S
Recreation Facility, Indoor Unlimited									S			S						S	S
Recreation Facility, Outdoor Limited								S				S						S	
Recreational Vehicle Sales							S	S			S	S						S	
Research Center									S			S		X	X	X	X	X	X
Restaurant							X	X	X		X	X	X			X	X	X	X
Retail Store, Large								S	S			X	S			S	X	X	X

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Retail Store, Medium							S	X	S		S	X	X			X	X	X	X
Retail Store, Small							X	X	X		X	X	X			X	X	X	X
Self-Storage Facility									S			S				S			
Service Center, Customer									S			S			X	X	X		X
Service Center, Repair									S			S			X	X	X		X
Storage lot for new vehicles offered for sale by a New Automotive Sales dealer when located within three hundred (300) feet of the lot occupied by the New Automotive Sales dealer												S							
Tavern							S	S	S		S	S	S					S	
Temporary Recreational Use											S								
Tobacco Shops								S	S			S						S	
Tourist Information Center																		S	
Transportation Facility																			S
Truck Terminal																	S		X
Tutoring and Test Preparation Center								X	S			X	X						
Used Merchandise Store							S	S	S		S	S	S						
Vocational and Technical School									S			S	S			S		S	X
Warehouse									X						X	X			X
Warehouse Showroom Sales							S	X	S		S	X	X			X	X	X	X
Wholesale Establishment									S			S			X	X	X	X	X