

The following are tables of the **Permitted Uses and Special Land Uses by Zoning District**. In order to use these, you would need to know the Zoning District of your parcel.

- [Click here](#) for an **interactive map** to find out your zoning district or you can [click here](#) for a **.pdf of our Zoning map**.
- If you wish to view the complete **Land Development Code document**, please [click here](#).

Section 54.306 Permitted Uses by District

The following [Figure 8](#) lists the permitted uses and special land uses in each district, except that the permitted uses and special land uses of the Marquette Downtown Waterfront (DMW) Form-Based Code and Third Street Corridor (TSC) Form-Based Code are in [Section 54.321](#) and [Section 54.322](#), respectively. Refer to [Article 2](#) for a description of the uses listed in the following [Figure 8](#).

Whenever a specific development standard is included for a particular use in [Figure 8](#), any development must comply with the requirements of the referenced section. All development standards for specific uses are listed in [Article 6](#) and in other areas of this Ordinance. Additionally, any use that is a special land use must also comply with the standards of [Section 54.1403\(C\)](#).

Figure 8. Table of Permitted Land Uses and Special Land Uses by Zoning District

Key:	P=Permitted						S=Special Land Use						[blank]=Use Not Permitted						
Land Use	LDR	MDR	MFR	MHP	MU	CBD	GC	RC	M	C	I-M	CR	BLP	Use Standards					
Residential Uses																			
Adult Foster Care, Family Home	P	P	P	P	P	P													
Adult Foster Care, Large Group Home			S											Section 54.602					
Adult Foster Care, Small Group Home	P	P	P		P									Section 54.602					
Child or Day Care, Family Home	P	P	P	P	P	P													
Child or Day Care, Group Home	S	S	S		S									Section 54.608					
Dwelling, Accessory Unit	P	P	P		P	P								Section 54.612					
Dwelling, Intentional Community	S	S	S		S	S								Section 54.614					
Dwelling, Live/Work					P	P								Section 54.615					
Dwelling, Multiple-Family			P		P	P								Section 54.616					
Dwelling, Single-Family Attached			P		P	S													
Dwelling, Single-Family Detached	P	P	P		P	S								Section 54.617					
Dwelling, Two-Family (Duplex)	S	S	P		P	P								Section 54.613					
Foster Family Group Home	S	S	S		S	S													
Foster Family Home	P	P	P		P	P													
Home Occupation	P	P	P		P	P								Section 54.621					
Home Office	P	P	P		P	P								Section 54.622					
Mobile Home Park				P										Section 54.631					
Nursing Home, Convalescent Home, Extended Care Facility, Assisted Living Facility			S		S	S								Section 54.633					
Residential Limited Animal Keeping	P	P												Section 54.643					
Lodging Uses																			
Bed and Breakfast			S		S	S								Section 54.603					
Bed and Breakfast Inn					S	S								Section 54.604					
Domestic Violence Abuse Shelter			S		S	S								Section 54.610					
Fraternity or Sorority House			S		S	S													
Halfway House			S		S									Section 54.620					
Homeless Shelter					S	S								Section 54.623					
Homestays and Vacation Home Rentals	P	P	P		P	P								Section 54.624					
Hospital Hospitality House		S			S	S								Section 54.626					
Hostel			S		S	S	S							Section 54.644					
Hotel or Motel					S	S	P	P											

Key: P=Permitted S=Special Land Use [blank]=Use Not Permitted

Land Use	LDR	MDR	MFR	MHP	MU	CBD	GC	RC	M	C	I-M	CR	BLP	Use Standards
Rooming House			S		S	S	S							Section 54.644
Supportive Housing Facility, Transitional and/or Permanent	S	S	P		S	S								Section 54.647
Medical Uses														
Emergency Services					P	P	P	P						
Health Services					P	P	P	P						
Hospice					P	P	P	P						
Hospital			S		S	S	S	S						Section 54.625
Medical Hospital Related Accessory Uses					P	P	P	P						Section 54.634
Medical Hospital Related Office or Uses					P	P	P	P						
Office, Medical					P	P	P	P			P			Section 54.634
Veterinary Clinic (Domestic Animals Only)					P	P	P	P			P			
Public and Quasi-Public Uses														
Cemetery	S	S	S						P	P				Section 54.606
Public or Governmental Building	S	S	S		P	P	P	P	P	P	P	P	P	
Recreational Use, Land Intensive												S	S	Section 54.641
Recreational Use, Public	S	S	S		S	S	S	S	P	P		P	P	
Religious Institution	S	S	S		P	S	P	P			P			Section 54.642
School, Primary or Secondary	S	S	S		S	S			P	P				Section 54.645
School, University		S	S		S	S			P	P				Section 54.607
Commercial and Retail Uses														
Adult Entertainment Uses											S			Section 54.601
Bar					S	P	P	P						
Child Care Center or Day Care Center	S	S			P	S	P	P						Section 54.609
Drive-Through Uses					P	P	P	P						Section 54.611
Farmers' Markets					P	P	P	P	P	P				Section 54.618
Gasoline Service Stations						S	P	P			P			
Indoor Recreation					P	P	P	P	P	P	P			
Light Vehicle/Equipment Sales and Display						P	P	P						Section 54.628
Office, Professional					P	P	P	P	P	P	P			Section 54.634
Outdoor Entertainment and Community Events (Principal Use or Accessory Use)					S	P	S	S	P	P		P		Section 54.636 (C) or (D)
Outdoor Entertainment and Community Events (Temporary Use)	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 54.636(B)
Outdoor Alcoholic Beverage Service					S	P	P	P				P		Section 54.637
Outdoor Food & Non-Alcoholic Beverage Service					P	P	P	P				P		Section 54.638
Outdoor Recreation			S		P	P	P	P	P	P		P	P	
Pet Boarding Facility							S	S			S			
Restaurant, Indoor Service					P	P	P	P						
Retail Business, Indoor					P	P	P	P			P			
Retail Business, Outdoor Permanent							S	S			S			
Retail Sales, Outdoor Temporary					P	P	P	P						Section 54.639
Service Establishment					P	P	P	P			P			
Shooting Range, Indoor							P	P			P			Section 54.646
Storage, Open							P	P	P	P	P	P	P	Section 54.635
Vehicle Repair and Service					S	S	S	P			P			Section 54.627

Key: P=Permitted S=Special Land Use [blank]=Use Not Permitted

Land Use	LDR	MDR	MFR	MHP	MU	CBD	GC	RC	M	C	I-M	CR	BLP	Use Standards
Industrial Uses														
Major Repair and Maintenance Operations											S		P	Section 54.627
Manufacturing, Heavy											S			Section 54.627
Manufacturing, Light					S	S	S	S			P			Section 54.627
Natural Resource Extraction Operations												S		Section 54.631
Port Facilities and Docks									S	S		S	S	Section 54.640
Railroad Facilities											P			
Storage, Bulk								S			S		P	Section 54.605
Utility Electrical Power Generation													P	
Warehousing/Storage Facilities								S			P		P	
Wholesale Trade Establishment							P	P			P			
Wholesaling Operations								S			P			
Other Uses														
Accessory Building or Structure	P	P	P		P	P	P	P	P	P	P	P	P	Section 54.705
Accessory Use, Non-Single Family Residential Lots	P	P	P		S	S	S	S	S	S	S	S	S	
Accessory Use, Single-Family Residential Lots	P	P	P		P	S								
Agriculture-Like Operation, including Forestry									P	P		P	P	
Food Production, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 54.619
Marihuana Designated Consumption Establishment						S	S							Section 54.629
Marihuana Educational Research						S	S	S		S	S			Section 54.629
Marihuana Grower – Class A						S	S	S			S			Section 54.629
Marihuana Grower – Class B							S	S			S			Section 54.629
Marihuana Grower – Class C							S	S			S			Section 54.629
Marihuana Grower _ Excess							S	S			S			Section 54.629
Marihuana Microbusiness- Class A and Light Manufacturing						S	S	S			S			Section 54.629
Marihuana Microbusiness- Heavy Manufacturing											S			Section 54.629
Marihuana Processor- Light Manufacturing						S	S	S			S			Section 54.629
Marihuana Processor – Heavy Manufacturing											S			Section 54.629
Marihuana Retailer						S	S	S			S			Section 54.629
Marihuana Safety Compliance Facilities					S	S	S	S			S			Section 54.629
Marihuana Secure Transporters							S	S			S			Section 54.629
Recycling Collection and Transfer Stations									S					
Structures between the shoreline of Lake Superior and the pavement of the nearest public street or highway.										S	S	S		
Wireless Telecommunications Facilities						S	S	S	P	P	P	S	P	Section 54.648
Marquette Downtown Waterfront District Form-Based Code (see Section 54.321)														
Third Street Corridor Form-Based Code (see Section 54.322)														

Article 3: Zoning Districts and Map

Section 54.321: MDW, Marquette Downtown Waterfront District Form-Based Code

Figure 10. Downtown Marquette Waterfront District Table of Permitted and Special Uses

Key: P=Permitted		S=Special Land Use		[blank]=Use Not Permitted		
USE	G3	G5	NL	WWZ	WF	F5
A. RESIDENTIAL						
Dwelling Units (see Article 6)	P	P	P	P	P	P
Bed and Breakfasts (see Section 54.603)	P	P	P	P	P	P
Bed and Breakfast Inns (see Section 54.604)	P	P	P	P	P	P
Adult Foster Care Family Home	P	P	P	P	P	P
Family Day Care Homes	P	P	P	P	P	P
Foster Family Homes	P	P	P	P	P	P
Domestic Violence Shelter (see Section 54.610)	P	P	P	P	P	P
Homestays (see Section 54.624)	P	P	P	P	P	P
Vacation Home Rentals (see Section 54.624)	P	P	P	P	P	P
Home Office (see Section 54.622)	P	P	P	P	P	P
Home Occupation (see Section 54.621)	P	P	P	P	P	P
Group Day Care Home (Section 54.608)	S	S	S	S	S	S
Foster Family Group Home	S	S	S	S	S	S
Halfway House (Section 54.620)	S	S	S	S	S	S
Homeless Shelter (Section 54.623)	S	S	S	S	S	S
B. RETAIL						
Retail Service	P	P		P	P	P
Retail Specialty	P	P		P	P	P
Retail Trade	P	P		P	P	P
C. CIVIC						
Community uses open to the public including: meeting halls; libraries; schools; police and fire stations; post offices (retail operations only, no primary distribution facilities); places of worship; museums; cultural, visual and performing art centers; and government functions open to the public.	P	P		P	P	P
D. COMMERCE						
Executive, Administrative, and Professional Offices (See Section 54.634)	P	P		P	P	P
Medical and Dental Offices, and Clinics (See Section 54.634)	P	P		P	P	P
Day Care Centers (See Section 54.609)	P	P		P	P	P
On-premise Alcohol Sales	P	P		P	P	P
Outdoor Alcoholic Beverage Service (See Section 54.637)	P	P		P	P	P
Outdoor Food and Non-Alcoholic Beverage Service (See Section 54.638)	P	P		P	P	P
All of the Civic Use Categories Except Passenger Terminals	P	P		P	P	P
All of the Retail Use Categories	P	P		P	P	P
Parking Facilities and Structures, including a parking lot attendant shelter.	P	P		P	P	P
Outdoor Recreation.	P	P		P	P	P
E. LIGHT INDUSTRIAL						
Light Manufacturing (See Section 54.627)	P	P		P	P	P
Waterfront Related Repair and Maintenance	P	P		P	P	P
Mooring and Docking of Boats	P	P		P	P	P
Winter Storage of Watercraft Between the Dates of October 1st and May 30th	P	P		P	P	P
F. OTHER						
Wireless Telecommunications Facilities (See Section 54.648)	S	S		S	S	S
Outdoor Entertainment and Community Events (See Section 54.636)	P	P		S	S	S
Recreation Use, Public	S	S		S	S	S
Marihuana Educational Research (See Section 54.629)	S	S		S	S	S
Marihuana Microbusiness – Class A and Light Manufacturing (See Section 54.629)	S	S		S	S	S
Marihuana Retailer (See Section 54.629)	S	S		S	S	S
Marihuana Processor – Light Manufacturing (See Section 54.629)	S	S		S	S	S
Marihuana Safety Compliance Facility (See Section 54.629)	S	S		S	S	S
Marihuana Designated Consumption Establishment (See Section 54.629)	S	S				

City of Marquette Land Development Code

Effective: May 6, 2023

Article 3: Zoning Districts and Map

Section 54.322: TSC, Third Street Corridor District Form-Based Code

Figure 24. TSC Table of Permitted Land Uses and Special Land Uses in the TSC District

USE	T4	T5	USE	T4	T5
A. RESIDENTIAL			E. INSTITUTIONAL		
Mixed-use building	P	P	Conference center		P
Multi-family dwelling (Section 54.616 & 54.403(E))	P	P	Live theater	S	P
Live-work unit (Section 54.615)	P	P	Movie theater	S	P
Two-family dwelling (Sections 54.613 & 54.403 (C & D))	P	P	Museum	P	P
Townhouse	P	P	Religious assembly (Section 54.642)	P	P
Single-family dwelling (Section 54.617)	P	P	F. AUTOMOTIVE		
Group day care home (Section 54.608)	S	S	Gasoline	P	P
Foster family home	S	S	Service	P	P
Halfway house (Section 54.620)	S	S	Sales	P	P
Home occupation (Section 54.621)	P	P	Truck maintenance (Section 54.627)		
Home office (Section 54.622)	P	P	Drive-through facility (Section 54.611)	P	P
Dwelling, Intentional Community (Section 54.614)	S	S	G. CIVIL SUPPORT		
Family Day Care Home	P	P	Funeral home	P	P
Adult Foster Care Family Home	P	P	Hospital (Section 54.625)		S
Domestic Violence Shelter (Section 54.610)	S	S	Medical clinic	P	P
B. LODGING			Veterinary clinic	P	P
Hotel or Motel	S	P	Pet boarding facility	S	S
Bed & Breakfast Inn (up to 12 rooms) (Section 54.604)	P	P	Cemetery (Section 54.606)	S	S
Bed & Breakfast (up to 6 rooms) (Section 54.603)	P	P	Public or Governmental Building	P	P
Rooming Houses and Hostels (Section 54.644)	S	S	Recreational Use, Public	S	S
Hospital Hospitality Houses (Section 54.626)	S	S	S		
Homestays and Vacation Home Rentals (Section 54.624)	P	P	High school	S	S
C. OFFICE			Elementary school	P	P
Office building (Section 54.634)	P	P	Day care center	P	P
Mixed-use building	P	P	I. INDUSTRIAL		
Live-work unit (Section 54.615)	P	P	Heavy industrial facility (Section 54.627)		
D. RETAIL			Light industrial facility (Section 54.627)	S	S
Outdoor Entertainment and Community Events (Temporary Use Use) (Section 54.635(B))	P	P	Laboratory facility	S	S
Outdoor Entertainment and Community Events (Accessory or Principal Use) (Section 54.636(C) or (D))	S	S	Warehouse	S	S
Retail building	P	P	Mini-storage		S
Gallery	P	P	Marihuana Safety Compliance Facility (Section 54.629)	S	S
Restaurant, Indoor Service and with or without Outdoor Food and Non-Alcoholic Beverage Service (Section 54.638)	P	P	J. OTHER USES		
Restaurant, with Outdoor Alcoholic Beverage Service (Section 54.637)	S	S	Accessory Building or Structure (See Figure 14 , Figure 15 , and, as applicable, Section 54.705)	P	P
Mixed-use building	P	P	Accessory Use, Non-Single Family Residential Lots	S	S
Open/outdoor market building	P	P	Accessory Use, Single-Family Residential Lots	P	P
Retail Sales, Outdoor Temporary (Section 54.639)	P	P	Commercial Service Establishment	P	P
Indoor Recreation	P	P	Food Production, Minor	P	P
Farmers' Markets (Section 54.618)	P	P	Marihuana Education Research (Section 54.629)	S	S
Kiosk	P	P	Outdoor Recreation	S	S
Push cart	P	P	Wireless Telecommunications Facilities (Section 54.648)	S	S
Marihuana Retailer (Section 54.629)		S			
			Permitted Use		P
			Special Land Use		S