



# CITY OF BATTLE CREEK

## COMMUNITY SERVICES DEPARTMENT – PLANNING AND ZONING

### ONE PAGER PLUS

#### Zoning Districts and Uses

##### What is a Zoning District?

Zoning districts are used to categorize how land can be used in various areas of the City. Zoning districts can also have specific regulations that guide all types of development within that use, including building height, residential unit density, and minimum lot dimensions. The City of Battle Creek has 16 zoning districts. Anyone can check the zoning district of any property using [BSA Online](#).

##### What is a Permitted Use?

Permitted uses are uses that can be established within that specified zoning district without requiring special permission or review by the City. These uses align with the stated purpose of the zone, whether that is a mix of businesses and residences or preserving existing agricultural land. Some permitted uses may require other licenses from the State, such as State Licensed Residential Facilities, Foster Cares, Family Homes, and Group Homes.

##### What is a Special Use?

Special uses are uses that are allowed in the specified zoning district but require review by the City before they can be established. Anyone desiring to establish a listed special use must apply for a Special Use Permit through the Planning and Zoning Division. Applications for special uses are reviewed by the Planning Commission and the City Commission prior to their approval.

##### What is an Accessory Use?

Accessory uses are uses that are incidental to either a permitted use or special use (these are called “primary uses”). Accessory uses cannot be established on their own independent of a primary use. An accessory use may require a Special Use Permit, namely in the case of Accessory Dwelling Units (ADUs). Accessory Buildings do require a Zoning Permit through the Planning and Zoning Division.

##### What are Dimension Regulations?

Dimension regulations are regulations that speak to the lot standards for the specified zoning district. These include minimum lot area, width, and depth. The required setbacks for main buildings are also dimension regulations. These regulations apply to all uses within the specified zoning district.

##### What are Use Standards?

Use standards are regulations that apply to a specific use regardless of zoning district. Not all uses have additional standards for their development. Use standards are listed alphabetically in Chapter 1251 “Standards Applicable to Specific Uses”.

##### Questions?

Please review [Chapter 1240 “Zoning Districts and Map”](#) for the full list of uses for the appropriate district. For other questions, please contact the Planning and Zoning Division directly at 269-966-3320.