

City of Albion

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R-1 – Single Family Residential District

Purpose: This district is composed of low to medium density residential areas plus certain open areas where similar residential development should be encouraged. The regulations are intended to stabilize, protect, and encourage the residential character of the district and limit activities of a commercial nature. New development is to be limited basically to single-family dwellings, professional offices, and such additional uses which serve the residents of the district.

R-2 – Multiple Family Residential District

Purpose: This district is composed of certain medium- and high-density areas representing a compatible comingling of single- and two-family dwellings, plus multiple-family dwelling units (apartments) of similar residential characteristics of the district and to limit activities of a commercial nature.

MU – Mixed Use District

Purpose: This district is intended to accommodate a mix of single-family and multiple-family residential uses, mixed uses, and business and office uses in addition to other compatible uses which support the primary uses in the district and the surrounding community.

CBD – Central Business District

Purpose: The Central Business District is intended to provide for a variety of retail and office services which serve the needs of a consumer trade area that extends beyond the corporate boundaries of the City. This district is characterized by intense pedestrian activity and a unified architectural scale. The district regulations are designed for these purposes:

1. To promote convenient comparison shopping by pedestrians for retail goods and business, professional, and personal services.
2. To provide for the stability of retail development by encouraging a continuous retail frontage and by prohibiting automotive related uses and services.
3. To provide for more employment in the district and to promote the full utilization of downtown buildings, including the second or third floors for possible residential use.
4. To protect the district from over congestion of the traffic pattern, while providing adequate automobile access to, and parking in, the area.
5. To protect and enhance the value of property within the district.

6. To promote development which is compatible with the existing historic character of the district.

The essential interpretation of activities is given precedence in the regulations and future planning of this district over any desire to permit automobiles to come directly to each establishment. Non-retail uses are compatible with the purpose of this district as long as adequate and convenient parking can be provided for within the common parking element, ensuring the ease of pedestrian movement from both retail and non-retail uses.

C – General Commercial District

Purpose: This district is intended to provide for a diverse mix of retail business and services in areas which abut major thoroughfares. Uses within the Commercial District tend to be more automobile dependent.

M-1 - Light Industrial District

Purpose: This district is composed of certain land so situated as to be suitable for light industrial development, but where the modes of operations of the industry are restricted to the area of the district and in no manner affect the surrounding districts in a detrimental way. The regulations are so designed as to permit the normal operations of almost all light industries, subject only to those needed for their mutual protection and the equitable preservation of nearby nonindustrial uses of land.

M-2 – Heavy Industrial District

Purpose: This district is composed of certain land so situated as to be suitable for industrial development, but where the modes of operation of the industry may directly affect nearby nonindustrial development. The regulations are so designed as to permit the normal operations of almost all industries, subject only to those needed for their mutual protection and the equitable preservation of nearby nonindustrial uses of land.

CDD – Campus Development District

Purpose: The Campus Development District shall encompass the territory as described on Figures 4.11a and 4.11b below and will include certain properties within the territory owned by Albion College and will exclude other properties within the territory owned by others.