

Future Land Use Map

Land Use Categories

Low/Moderate Residential

Single-family or missing middle housing generally containing no more than six (6) units in a building. Some blocks of the city are more accommodating of missing middle housing types with alleys, larger lots sizes, etc.

Multi-Family Residential

Residential buildings containing more than six (6) units including buildings that may not currently be used for residential but are too large for reuse as low/moderate residential, such as civic buildings.

Commercial Corridor

All commercial activities, both high- and low-intensity, found in the city's various commercial corridors. All commercial areas should also allow for mixed-uses and housing units.

Community Node Overlay

Small scale commercial or civic buildings that may have previously contained neighborhood-serving businesses or gathering spaces that are often found outside of a traditional business corridor. These properties are identified as having the potential to transform stagnant areas into active community nodes. Increased residential density surrounding these areas should be considered to add to the vitality of these nodes.

Downtown

High-density, mixed-use development and civic buildings that roughly follow the borders of the Downtown Development Authority, but with potential to extend beyond the current DDA area.

Lakeshore

Mixed-use development and recreational, water-related activities located along the Muskegon Lake shoreline. The large lot sizes, uniquely shaped parcels, and wide range of permitted uses, Planned Unit Developments (PUD) are common in this land use category.

Industrial

Land used for warehousing and manufacturing, most of which is heavily concentrated within the three existing industrial parks, along with some legacy industrial uses on sites scattered throughout the city.

Port Activities

All activities related to the shipping and receiving of goods through the port of Muskegon. This land use category does not include recreational water-related uses.

Parks

Designated charter parks that were preserved as such with the adoption of the City of Muskegon Charter Park Ordinance in 2001.

Open Space/Cemeteries

All undeveloped natural areas (creeks, ravines, dunes, etc.) and cemeteries.

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- Neighborhood Node Walk Radius
- Regional Node Walk Radius

