

## **CITY OF MANISTEE ZONING ORDINANCE**

### **The City of Manistee Ordains:**

An ordinance to establish zoning districts and regulations governing the incorporated City of Manistee, County of Manistee and State of Michigan in accordance with the provisions of Act 207 of the Public Acts of 1921, as amended; to define certain terms used herein; to provide for regulations governing nonconforming uses and structures; to establish a Zoning Board of Appeals and define its duties and powers; to provide for the administration and enforcement of this Ordinance and to provide penalties for the violation of this Ordinance.

### **ARTICLE ONE TITLE, PURPOSE AND INTENT**

#### **SECTION 100            SHORT TITLE**

This Ordinance shall be known as the “City of Manistee Zoning Ordinance” and will be referred to hereinafter as “this Ordinance.”

#### **SECTION 101            PURPOSE AND INTENT**

The fundamental purposes of this Ordinance are:

- A. To promote and protect the public health, safety, and general welfare;
- B. To encourage the use of lands and natural resources in accordance with their character and adaptability;
- C. To implement the goals, objectives, and future land use recommendations of the City Comprehensive Development Plan (Master Plan) and to regulate the intensity of land use and parcel areas in a manner compatible with said Plan;
- D. To determine the area of open spaces surrounding buildings and structures necessary to provide adequate light, scenic views and air and to protect the public health;
- E. To protect the character and stability of the recreational, residential, commercial and industrial areas within the City of Manistee and promote the orderly and beneficial development of the City;
- F. To lessen and avoid congestion on the public highways and streets;
- G. To provide for the needs of recreation, residence, commerce, and industry in future growth;

- H. To promote healthful surroundings for family life in residential areas;
- I. To set reasonable standards to which buildings and structures shall conform;
- J. To provide for reasonable uses and forms, buildings, and structures which are compatible with the character of development or the uses, buildings, or structures permitted within specified Districts and to provide for sanitary, safety and protective measures that shall be required for such structures;
- K. To prevent such additions or alterations or remodeling of existing structures in such a way as to avoid the regulations and limitations imposed hereunder;
- L. To reduce the risk of fire, explosion, noxious fumes and odors, heat, dust, smoke, glare, noise, vibration, radioactivity, and other nuisances and hazards to life and property;
- M. To prevent improper uses of land and the overcrowding of land and undue concentration of buildings and structures so far as is possible and appropriate in each District;
- N. To provide for the completion, restoration, reconstruction, and extension of nonconforming uses;
- O. To create an Appeals Board and to define the powers and duties thereof;
- P. To designate and define the power and duties of the official or officials in charge of the administration and enforcement of this Ordinance;
- Q. To provide for the payment of fees for zoning permits and escrow accounts to support the expense of administration and proper review of applications for zoning permits;
- R. To provide penalties for the violation of this Ordinance;
- S. To provide safety in traffic and vehicular parking;
- T. To accomplish any other purposes contained in Public Act 207 of 1921, as amended.

**SECTION 102            CITY CODE**

This Ordinance shall be cited in general as Part Twelve, Title Six of the Codified Ordinances of Manistee, Michigan.