

**ARTICLE THREE
DISTRICTS, DIMENSIONAL STANDARDS
USES TABLE AND ZONING MAP**

[Annotation: Article Three was renumbered from Article Seven by Ordinance Z10-06 effective 10/30/10]

SECTION 300 ESTABLISHMENT OF DISTRICTS

The City is hereby divided into the following Zoning Districts as shown on the Official Zoning Map:

A. Residential districts:

1. [G-C Golf Course](#)
2. [R-1 Low Density Residential](#)
3. [R-2 Medium Density Residential](#)
4. [R-3 High Density Residential](#)
5. [R-4 Manufactured Housing Community](#)

B. Commercial districts:

1. [C-1 Regional Commercial](#)
2. [C-2 Neighborhood Business](#)
3. [C-3 Central Business District](#)
4. [W-F Waterfront District](#)
5. [P-D Peninsula District](#)

C. Industrial districts:

1. [L-I Light Industrial](#)
2. [G-I General Industrial](#)

D. Overlays:

1. [Wellhead Protection Overlay](#)
2. [Renaissance District](#)
3. [U.S. 31 Corridor](#)
4. Marihuana Sales Overlay

[Annotation: Historic Overlay was repealed by Ordinance 07-04 effective 2/20/07]

[Annotation: G-C Golf Course was added by Ordinance Z10-06 effective 10/30/10]

[Annotation: P-D Peninsula District was added by Ordinance Z12-01, effective 6/19/12]

SECTION 301 OFFICIAL ZONING MAP

- A. For the purposes of this Ordinance the Zoning Districts as provided in this Ordinance are bounded and defined as shown on a map entitled "Official Zoning Map of Manistee City", a copy of which accompanies this Ordinance and which, with all explanatory matter thereon, is hereby incorporated into and made a part of this Ordinance by reference.
- B. The Official Zoning Map shall be identified by the signature of the Mayor, attested by the City Clerk, and bear the seal of the City under the following words: "This is to certify that this is the Official Zoning Map referred to in the Zoning Ordinance of Manistee City", together with the effective 6/19/12 of this Ordinance, or any amendments thereto.
- C. If, in accordance with the procedures of this Ordinance and Michigan law a change is made in a Land Use District boundary, such change shall be made by or under the direction of the Mayor promptly after the amendment authorizing such change shall have been adopted and published.

- D. Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map which shall be located in the Manistee City Hall shall be the final authority as to the current zoning status of any land, parcel, lot, Zoning District, use, building or structure in the City.
- E. In the event the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes made thereto, the Council may by resolution authorize the transcribing and drawing of a duplicate official zoning map which shall supersede the prior Official Zoning Map. The duplicate Official Zoning Map may correct drafting or other errors or omissions on the prior Official Zoning Map, but no such correction shall have the effect of amending the Zoning Ordinance or the prior Official Zoning Map. The duplicate Official Zoning Map shall be identified by the signature of the Mayor, attested by the City Clerk, and bear the seal of the City under the following words: "This is to certify that this is the Official Zoning Map referred to in the Zoning Ordinance of Manistee City duplicated on _____, which replaces and supersedes the Official Zoning Map which was adopted on _____"
- F. Where uncertainty exists as to the boundaries of Land Use Districts as shown on the Official Zoning Map, the following rules of interpretation shall apply:
1. A boundary indicated as approximately following the centerline of a highway, street, alley or easement shall be construed as following such line.
 2. A boundary indicated as approximately following a recorded parcel line or a property line shall be construed as following such line.
 3. A boundary indicated as approximately following the corporate boundary line of the city shall be construed as following such line.
 4. A boundary indicated as following a railroad line shall be construed as being the centerline of the railroad right of way.
 5. A boundary indicated as following a shoreline shall be construed as following such shoreline, and in the event of change in a shoreline shall be construed as following the actual shoreline.
 6. A boundary indicated as following the centerline of a water body shall be construed as following such centerline at the time of interpretation.
 7. A boundary indicated as parallel to, or an extension of, a feature indicated in subsections 1 through 6 above shall be so construed.
 8. A distance not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
 9. Where a physical or cultural feature existing on the ground is at variance with that shown on the Official Zoning Map, or in any other circumstance not covered by subsections 1 through 8 above, or question in interpreting subsections 1 through 8 above, the Zoning Board of Appeals shall interpret the Zoning District boundary.

[Annotation: City of Manistee Official Zoning Map Parcels 51-51-211-128-01, 51-51-211-200-01, 51-51-268-701-01 were Re-Zoned from R-2 Medium Density Residential to W-F Waterfront District as part of an Order of the Manistee County Circuit Court by Amendment 07-27, effective 5/29/07]

[Annotation: City of Manistee Official Zoning Map Parcel 51-310-400-01 was Re-Zoned from R-1 Low Density Residential to G-C Golf Course by Amendment Z10-06, effective 10/30/10]

[Annotation: City of Manistee Official Zoning Map was amended by Re-Zoning the W-F Waterfront District south of the Manistee River Channel to P-D Peninsula District by amendment Z12-01, effective 6/19/12]

SECTION 302 APPLICATION OF REGULATIONS

The regulations established by this Ordinance within each Zoning District shall be the minimum regulations for promoting and protecting the public health, safety, and general welfare and shall be uniform for each class of land or building, dwellings and structures throughout each Zoning District.

SECTION 303 ZONING DISTRICT REGULATIONS

The Schedule of District Regulations set forth as Table 3-1 provides an overview of the dimensional requirements of this Zoning Ordinance. It is provided for expeditious reference. However, it should not be substituted for a precise reference to the specific language of this ordinance.

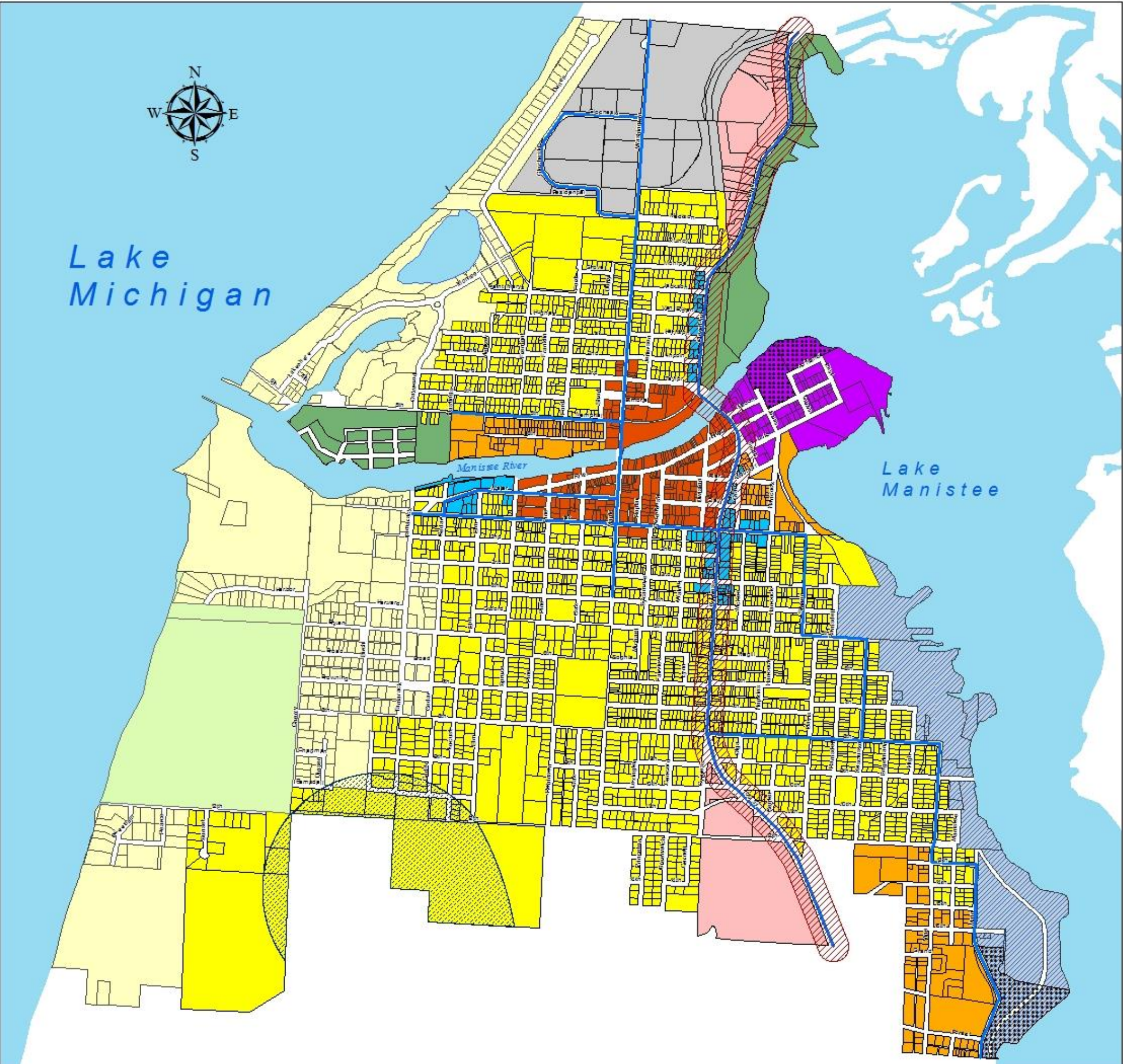
SECTION 304 TABLE OF LAND USES

Table 3-2, Table of Land Uses summarizes the applicable regulatory standards for the land uses governed under this Zoning Ordinance. It is provided for expeditious reference. However, it should not be substituted for careful reference to the specific language of this ordinance.

City of Manistee

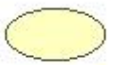


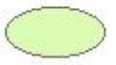



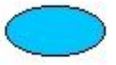




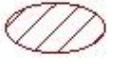


Zoning Map

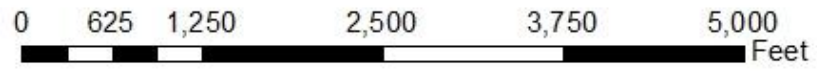
Effective March 27, 2006
Last updated June 19, 2012



Legend

Zoning

-  R-1 Low Density Residential
-  R-2 Medium Density Residential
-  R-3 High Density Residential
-  G-C Golf Course
-  P-D Peninsula District
-  W-F Waterfront
-  C-1 Regional Commercial
-  C-2 Neighborhood Commercial
-  C-3 Central Business District
-  L-I Light Industrial
-  G-I General Industrial
-  Key Street Segments
-  US-31 Corridor Overlay
-  Renaissance Overlay
-  Wellhead Protection Overlay



Back of 3-3

Table 3-1 – City of Manistee Schedule of Regulations									
<i>District</i>	<i>Minimum Lot Dimensions</i>		<i>Maximum Lot Coverage</i>	<i>Minimum Yard Requirements (feet)</i>			<i>Maximum Density</i>	<i>Maximum Height</i>	<i>Minimum Floor Area Per Dwelling and Width</i>
	<i>Area (sq. ft.)</i>	<i>Width (feet)</i>	<i>(%) of gross lot area^(h)</i>	<i>Front ^(a)</i>	<i>Side</i>	<i>Rear/ Waterfront^(f)</i>	<i>DU/Acre</i>	<i>Feet/stories (Principal Bld)</i>	<i>(Sq.Ft. & Ft)</i>
P-D	6,000	60	60%	15	10	10/20	17	35/2½	500/20
G-C	15,000	100	40%	30	10	10/100	4	35/2½	1,500/25
R-1	15,000	100	40%	30	10	10/100	4	35/2½	1,500/25
R-2 Single Unit Duplex or Commercial Multi-Unit	6,000 10,000 10,000 ^(c)	60 80 80	40%	15	10	10/20	8	35/2½	960/20
R-3 Single Unit Duplex or Commercial Multi-Unit	6,000 10,000 10,000 ^(c)	60 80 80	60%	15	10	10/20	17	35/2½	960/20 (for single family) 500/20 (for multi-family)
R-4 Single Unit Duplex or Commercial Mfg Hsng	6,000 10,000	60 80	40%	15	10	10/20	8	35/2½	750/20
Per Requirements of Section 1105 and the Rules and Regulations of the Manufactured Housing Commission									
C-1	20,000 ^(c)	120	60%	30	10 ^(d)	20	17	40/3	500/20
C-2	6,000 ^(c)	60	90%	4	0 or 4 ^{(d)(e)}	10/20	17	35/2½	500/no min. width
C-3	2,500	25	100%	0	0 or 4 ^{(d)(e)}	6/20	(g)	50/4	500/no min. width
W-F Single Unit Duplex or Commercial Multi-Unit	6,000 10,000 10,000 ^(c)	60 80 80	60%	15	10	10/20	17	35/2½	500/20
L-I	12,000	120	70%	25	10 ⁽ⁱ⁾	10 ⁽ⁱ⁾	N/A	50/4 ⁽ⁱ⁾	N/A
G-I	12,000	120	70%	45	10 ⁽ⁱ⁾	10/50 ⁽ⁱ⁾	N/A	50/4 ⁽ⁱ⁾	N/A

Notes:

- a. In areas where the majority of parcels do not meet the setback requirements, the Zoning Administrator may establish a reduced setback requirement in accord with [Section 502, G](#).
- b. For multiple unit buildings in the R-2 district, a minimum of 10,000 square feet shall be provided for the first two units, plus 5,500 square feet for each additional dwelling unit.
- c. For multiple unit buildings, a minimum of 10,000 square feet shall be provided for the first two units, plus 2,000 square feet for each additional dwelling unit up to twenty (20), plus 2,500 square feet for each additional dwelling unit in excess of 20.
- d. A commercial use contiguous to an existing residential use may be required to provide additional buffering
- e. A building may be located on one or both side lot lines when both structures are designed to accommodate zero-lot line construction. All other structures shall be located a minimum of four (4) feet from the side lot line.
- f. This standard shall not apply to walkways,, boat docks, boat slips, boat houses and boat launches. In the C-3 District, the waterfront setback shall be twenty (20) feet, provided the Planning Commission may approve a lesser setback in response to site conditions or surrounding uses and structures. [Annotation: Notes: Item F was changed by amendment 07-07, effective 5/29/07]
- g. Not more than one (1) unit for each 1,500 square feet of building envelope
- h. In no instance shall the maximum lot coverage exceed the buildable area of a parcel as defined herein.
- i. Industrial uses that abut parcels in the R-1, R-2, R-3, R-4, W-F and C-2 districts shall provide an additional fifteen (15) feet of side and/or rear yard setback along property lines abutting such other districts. In the alternative, the Planning Commission may approve a berm, wall, fence or landscaped buffer sufficient in the judgment of the Planning Commission to buffer and screen neighboring properties from industrial impacts.
- j. Structures in the L-I and G-I Districts may be erected or altered to a height of sixty (60) feet, provided that a fire lane shall be provided within twenty (20) feet of the building or structure. Said fire lane shall be paved and shall have a minimum width of twenty (20) feet.
- k. This Schedule of Regulations is intended to provide a quick summary of dimensional standards found in this ordinance. Dimensional standards may be modified by the Planning Commission in accord with the Planned Unit Development standards set forth in [Section 1870](#). In the event of a conflict between the standards set forth in this Table 7-1 and other sections of this Ordinance, the Zoning Administrator shall determine which requirement shall be applied.

[Annotation: G-C Golf Course was added to Table3-1 by Amendment Z10-06, effective 10/30/10]

[Annotation: P-D Peninsula District was added to Table 3-1 by Amendment Z12-01, effective 6/19/12]

[Annotation: Minimum Lot Dimensions in the P-D Peninsula District was by amendment Z15-05, effective 7/14/15 which removed larger requirements for Duplex or Commercial and Multi-Unit]

[Annotation: Width for P-D was changed from 550 to 500 sq. ft. by Amendment Z17-04, effective 6/16/17]

Table 3-2, Table of Land Uses summarizes the applicable regulatory standards for the land uses governed under this Zoning Ordinance. It is provided for expeditious reference. However, it should not be substituted for careful reference to the specific language of this ordinance.

CITY OF MANISTEE – Table of Land Uses

Table 3-2 Uses Permitted by Right and Special Land Use Permit

(R=Use by Right; SLU=Use Permitted as Special Land Use; * Indicates Use Permitted as Special Land Use on Key Street Segment)
 (** Indicates Use Permitted as Special Land Use as part of a Mixed Use Development and requires a Special Use Permit)

USES	P-D Peninsula District	G-C Golf Course	R-1 Low Density	R-2 Med Density	R-3 High Density	R-4 Mfg. Housing	W-F Water-front	C-1 Reg'l Com	C-2 Neigh. Bus	C-3 Central Bus	L-I Light Ind	G-I Gen Ind	MSO MJ Sales
Accessory Bldg. with a footprint less than the principal structure	R	R	R	R	R	R	R	R	R	R	R	R	
Accessory Bldg. with a footprint greater than the principal structure	SLU	SLU	SLU	SLU	SLU	SLU	SLU	R	SLU	SLU	R	R	
Accessory Uses, Related to uses permitted	R/SLU	R/SLU	R/SLU	R/SLU	R/SLU	R/SLU	R/SLU	R/SLU	R/SLU	R/SLU	R/SLU	R/SLU	
Adaptive Reuse	SLU		SLU	SLU	SLU		SLU	SLU	SLU	SLU			
Adult Foster Care Facility				SLU	SLU								
Animal Grooming	SLU							R	SLU	R			
Assembly Operation				SLU*			SLU				R	R	
Automobile Repair Facility								R	SLU		R		
Bed & Breakfast	SLU		SLU	SLU	SLU		SLU		SLU	SLU			
Billboard								SLU					
Car Wash								SLU	SLU				
Cemetery											SLU		
Community Garden	R	R	R	R	R	R	R	R	R	R	R	R	
Contractor's Facility	R				SLU			SLU	SLU	SLU	SLU	R	
Convenience Store	SLU			SLU*	SLU*		SLU	R	R	R	SLU		
DAS/Small Cell Wireless Facility (Public ROW)	R	R	R	R	R	R	R	R	R	R	R	R	
Day Care, Commercial	SLU				SLU		SLU	SLU	SLU	R	SLU		

Day Care, Group	SLU		SLU	SLU	R	SLU	SLU	SLU	R	R			
USES	P-D Peninsula District	G-C Golf Course	R-1 Low Density	R-2 Med Density	R-3 High Density	R-4 Mfg. Housing	W-F Water-front	C-1 Reg'l Com	C-2 Neigh. Bus	C-3 Central Bus	L-I Light Ind	G-I Gen Ind	MSO Mari. Sales
Drive-through Establishment								SLU	SLU	SLU			
Duplex	SLU		SLU	SLU	SLU	SLU	SLU		SLU	R			
Dwelling - Accessory				SLU	SLU					R			
Dwelling – Multiple Unit	SLU			SLU	SLU	SLU	SLU	SLU	SLU	SLU			
Dwelling – Single Unit	R	R	R	R	R	SLU	R		SLU				
Dwelling – Upper Story Accessory										R			
Eating and Drinking Establishment	R	R		SLU*	SLU*		R	R	R	R	SLU		
Educational Facility				SLU*	SLU*				SLU	R	SLU	SLU	
Financial Institution	SLU				SLU*		SLU*	R	R	R	R		
Gallery or Museum	R			SLU*	SLU*		R	R	R	R			
Gasoline Station								SLU	SLU				
Golf Course		R											
Greenhouse and Nursery	SLU							SLU*			R		
Home Based Business	SLU		SLU	SLU	SLU		SLU		SLU				
Home Occupation, Minor	R	R	R	R	R	R	R		R	R			
Home Occupation, Major	SLU		SLU	SLU	SLU	SLU	SLU		SLU	SLU			
Hotel	SLU			SLU*	SLU		SLU	R		R	SLU		
Laundry & Dry Cleaning Establishment								SLU	SLU*	R	R		
Manufactured Housing Community						R							
Marihuana Grower Establishment	SLU**							SLU			SLU	SLU	
Marihuana Safety Compliance Establishment	SLU**							SLU			SLU	SLU	
Marihuana Microbusiness Establishment													SLU

USES	P-D Peninsula District	G-C Golf Course	R-1 Lo. Density	R-2 Med Density	R-3 High Density	R-4 Mfg. Housing	W-F Water-front	C-1 Reg'l Com	C-2 Neigh. Bus	C-3 Central Bu.	L-I Light Ind	G-I Gen Ind	MSO Mari. Sales
Marihuana Processer Establishment	SLU**							SLU			SLU	SLU	
Marihuana Retailer Establishment													SLU
Marihuana Secure Transporter Establishment	SLU**							SLU			SLU	SLU	
Marihuana Provisioning Center Facility													SLU
Marihuana Grower Facility	SLU**							SLU			SLU	SLU	
Marihuana Processer Facility	SLU**							SLU			SLU	SLU	
Marihuana Safety Compliance Facility	SLU**							SLU			SLU	SLU	
Marihuana Secure Transporter Facility	SLU**							SLU			SLU	SLU	
Marina	SLU		SLU	SLU	SLU		SLU		SLU	SLU		SLU	
Medical or Dental Office				SLU*	SLU*			R	R	R	R		
Mini/Self-Storage Facility					SLU*			SLU			R	R	
Mine, Sand and Gravel								SLU				SLU	
Mixed-Use Development	R	R	SLU	SLU	SLU	SLU	R	R	R	R			
Mortuary				SLU*	SLU*			SLU*	SLU*				
Motel							SLU*	R		SLU*			
Nursing Home or Convalescent Home				SLU*	SLU*			SLU	SLU				
Outdoor Recreation, Park	R	R	R	R	R	R	R	R	R	R	R	R	
Outdoor Sales Facility								SLU*	SLU*				
Parking Facility, Public	SLU			SLU*	SLU*		SLU	SLU	SLU	R		SLU	
Personal Service Establishment	R			SLU	SLU		R	R	R	R			
Place of Public Assembly – Large				SLU*	SLU*		SLU*	SLU*	SLU*	SLU*	SLU*		
Place of Public Assembly – Small	SLU			SLU*	SLU*		R	R	R	R			
USES	P-D	G-C	R-1	R-2	R-3	R-4	W-F	C-1	C-2	C-3	L-I	G-I	MSO

	Peninsula District	Golf Course	Lo. Density	Med Density	High Density	Mfg. Housing	Water-front	Reg'l Com	Neigh. Bus	Central Bu.	Light Ind	Gen Ind	Mari. Sales
Planned Unit Development	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	
Power Generating Facility												SLU	
Processing and Manufacturing											SLU	R	
Professional Office	R			SLU*	SLU*		R	R	R	R	R	R	
Professional Service Establishment	R			SLU*	SLU*		R	R	R	R	R	R	
Research, Testing and Laboratory											R	R	
Retail Business	R			SLU*	SLU*		R	R	R	R			
Sand Excavation		R											
Sexually Oriented Business								SLU					
Shipping Facility							R					R	
Sports and Recreation Club			SLU				SLU*	R	SLU*	R	SLU*		
Studio for Performing & Graphic Arts	SLU			SLU*	SLU*		SLU	R	R	R			
Subdivision, Plat or Condo. (of permitted uses)	R	R	R	R	R	R	R	R	R	R	R	R	
Tattoo Parlor								SLU		R			
Theater							SLU*	R	SLU*	R	SLU*		
Urgent Care Facility								R					
Uses similar to uses permitted by right or as special land uses	R/SLU	R/SLU	R/SLU	R/SLU	R/SLU	R/SLU	R/SLU	R/SLU	R/SLU	R/SLU	R/SLU	R/SLU	
Veterinary Clinic								R	SLU	R	R		
Warehouse, Public							SLU	SLU			R	R	
Wells, Extraction		SLU									SLU	R	
Wholesale Facility	R							R			R		
Wind Energy Conversion System											SLU	SLU	
Wind Energy Conversion System, Accessory Subject to Section 515.G	R	R	R	R	R	R	R	R	R	R	R	R	
Wireless Communication Facility					SLU		SLU	SLU			SLU		

- [Annotation: Mine, Sand and Gravel was deleted as a SLU in the L-I Light Industrial by amendment 07-10, effective 5/29/07]
- [Annotation: Wells Extraction was changed from a SLU to R in the G-I General Industrial District by amendment 07-11, effective 5/29/07]
- [Annotation: Medical or Dental Office was added as a R in the L-I Light Industrial District by amendment 07-79, effective 12/14/07]
- [Annotation: Adaptive Ruse was deleted as a SLU in the F-4 Manufactured Housing Community District by amendment 08-03, effective 2/29/08]
- [Annotation: Adaptive Ruse was deleted as a SLU in the G-I General Industrial District by amendment 08-03, effective 2/29/08]
- [Annotation: Parking Facility, Public was changed to Parking Facility by amendment 08-02, effective 2/29/08]
- [Annotation: Parking Facility was added as a SLU* (requires key street frontage) in the R-2 Medium Density Residential District by amendment 08-02, effective 2/29/08]
- [Annotation: Parking Facility was added as a SLU* (requires key street frontage) in the R-3 High Density Residential District by amendment 08-02, effective 2/29/08]
- [Annotation: Parking Facility was added as a SLU in the C-2 Neighborhood Commercial District by amendment 08-02, effective 2/29/08]
- [Annotation: Parking Facility was added as a SLU in the G-I General Industrial District by amendment 08-02, effective 2/29/08]
- [Annotation: Windmills, Accessory was added as a R in the L-I Light Industrial District and in the G-I General Industrial District by amendment 08-08, effective 12/11/08]
- [Annotation: Duplex was changed from R to SLU in the R-2 Medium Density Residential District, R-3 High Density Residential District and W-F Waterfront District by amendment Z10-01, effective 10/30/10]
- [Annotation: Bed & Breakfast was added as a SLU in the C-2 Neighborhood Commercial District by amendment, Z10-02, effective10/30/10]
- [Annotation: G-C Golf Course District was added to Table 7-2 Uses Permitted by Right and Special Land Use Permit by amendment Z10-06, effective10/30/10]
- [Annotation: Accessory Bldg. ≤ footprint principal structure was added as a R in the G-C Golf Course District by amendment Z10-06, effective10/30/10]
- [Annotation: Accessory Bldg. ≥ footprint principal structure was added as a SLU in the G-C Golf Course District by amendment Z10-06, effective10/30/10]
- [Annotation: Accessory Uses, Related to uses permitted was added as a R/SLU in the G-C Golf Course District by amendment Z10-06, effective10/30/10]
- [Annotation: Dwelling – Single Unit was added as a R in the G-C Golf Course District by amendment Z10-06, effective10/30/10]
- [Annotation: Eating and Drinking Establishment was added as a R in the G-C Golf Course District by amendment Z10-06, effective10/30/10]
- [Annotation: Golf Course was added as a R in the G-C Golf Course District by amendment Z10-06, effective10/30/10]
- [Annotation: Golf Course was deleted as a SLU in the R-1 Low Density District by amendment Z10-06, effective10/30/10]
- [Annotation: Home Occupation, Minor was added as a R in the G-C Golf Course District by amendment Z10-06, effective10/30/10]
- [Annotation: Mixed Use Development was added as a SLU in the G-C Golf Course District by amendment Z10-06, effective10/30/10]
- [Annotation: Outdoor Recreation, Park was added as a R in the G-C Golf Course District by amendment Z10-06, effective10/30/10]
- [Annotation: Planned Unit Development was added as a SLU in the G-C Golf Course District by amendment Z10-06, effective10/30/10]
- [Annotation: Sand Excavation was added to the List of Uses in Table 7-2by amendment Z10-06, effective10/30/10]
- [Annotation: Sand Excavation was added as a R in the G-C Golf Course District by amendment Z10-06, effective10/30/10]
- [Annotation: Subdivision, Plat or Condo, (of permitted uses) was added as a R in the G-C Golf Course District by amendment Z10-06, effective10/30/10]
- [Annotation: Uses similar to uses permitted by right or as special land uses was added as a R/SLU in the G-C Golf Course District by amendment Z10-06, effective10/30/10]
- [Annotation: Wells, Extraction was added as a SLU in the G-C Golf Course District by amendment Z10-06, effective10/30/10]
- [Annotation: Community Garden was added as a R in all Zoning Districts by amendment Z11-06, effective 9/25/11]
- [Annotation: Windmill, Accessory was replaced with Wind Energy Conversion System, Accessory by Amendment Z11-08, effective 12/28/11 as a R in all Zoning Districts]
- [Annotation: P-D Peninsula District was added to Table 7-2 Uses Permitted by Right and Special Land Use Permit by amendment Z12-01, effective 6/19/12]
- [Annotation: Accessory Bldg. < footprint principal structure was added as a R in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Accessory Bldg. > footprint principal structure was added as a SLU in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Accessory Uses, Related to uses permitted was added as a R/ SLU in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Adaptive Reuse was added as a SLU in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Bed and Breakfast was added as a SLU in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Community Garden was added as a R in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Convenience Store, w/o fuel pumps was added as a SLU in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Day Care, Commercial was added as a SLU in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Duplex was added as a SLU in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]

- [Annotation: Dwelling – Multiple Unit was added as a SLU in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Dwelling – Single Unit was added as a R in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Eating and Drinking Establishment was added as a SLU in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Financial Institution was added as a SLU* in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Gallery or Museum was added as a R in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Home Based Business was added as a SLU in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Home Occupation, Minor was added as a R in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Home Occupation, Major was added as a SLU in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Hotel was added as a SLU in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Marina was added as a SLU in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Mixed-Use Development was added as a SLU in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Motel was added as a SLU* in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Outdoor Recreation, Park was added as a R in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Parking Facility was added as a SLU in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Personal Service Establishment was added as a R in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Place of Public Assembly, Large was added as a SLU* in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Place of Public Assembly, Small was added as a SLU in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Planned Unit Development was added as a SLU in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Professional Office was added as a R in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Professional Service Establishment was added as a R in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Retail Business was added as a R in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Studio for Performing & Graphic Arts was added as a SLU in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Subdivision, Plat or Condo. (of permitted uses) was added as a R in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Theater was added as a SLU* in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Uses similar to uses permitted by right or as a special land uses was added as a R/ SLU in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Wind Energy Conversion System, Accessory was added as a R in the P-D Peninsula District by amendment Z12-01, effective 6/19/12]
- [Annotation: Animal Grooming was added as a SLU in the P-D Peninsula District by amendment Z15-04, effective 7/14/15]
- [Annotation: Contractors Facility was added as a R in the P-D Peninsula District by amendment Z15-04, effective 7/14/15]
- [Annotation: Eating and Drinking Establishment was changed from a SLU to a R in the P-D Peninsula District by amendment Z15-04, effective 7/14/15]
- [Annotation: Financial Institution was changed from a SLU* to a SLU in the P-D Peninsula District by amendment Z15-04, effective 7/14/15]
- [Annotation: Greenhouse & Nursery was added as a SLU in the P-D Peninsula District by amendment Z15-04, effective 7/14/15]
- [Annotation: Mixed Use was changed from a SLU to a R in the P-D Peninsula District by amendment Z15-04, effective 7/14/15]
- [Annotation: Motel was deleted as a SLU* in the P-D Peninsula District by amendment Z15-04, effective 7/14/15]
- [Annotation: Places of Public Assembly Large was deleted as a SLU* in the P-D Peninsula District by amendment Z15-04, effective 7/14/15]
- [Annotation: Theater was deleted as a SLU* in the P-D Peninsula District by amendment Z15-04, effective 7/14/15]
- [Annotation: Wholesale Facility was added as a R in the P-D Peninsula District by amendment Z15-04, effective 7/14/15]
- [Annotation: Communication Tower was deleted as a use by amendment Z17-02, effective 6/16/17]
- [Annotation: Wireless Communication was added as a use and as a SLU in the R-3, W-F, C-1 and L-I Districts by amendment Z17-02, effective 6/16/17]
- [Annotation: Convenience Store, w/Fuel pumps was deleted as a use by amendment Z17-04, effective 6/16/17]
- [Annotation: “w/o fuel pumps” was deleted from Convenience Store, w/o fuel pumps by amendment Z17-04, effective 6/16/17]
- [Annotation: Eating and Drinking Establishment was changed from a special use to a use by right in W-F and C-2 by amendment Z17-04, effective 6/16/17]
- [Annotation: Gallery or Museum in the R-1 was deleted as a special use on a key street segment by amendment Z17-04, effective 6/16/17]
- [Annotation: Gasoline Station was added as a special use in the C-2 District by amendment Z17-04, effective 6/16/17]

- [Annotation: Mixed Use was changed from a special use to a use by right in G-C, W-F, C-1, C-2 and C-3 by amendment Z17-04, effective 6/16/17]
- [Annotation: Place of Public Assembly, Small in R-1 was deleted as a special use on a key street segment by amendment Z17-04, effective 6/16/17]
- [Annotation: Wind Energy Conversion System was deleted as a special use in the R-3 District by amendment Z17-04, effective 6/16/17]
- [Annotation: Marihuana Grower was added as a special use in the C-1, L-I and GI Districts and as Special Land Use as a part of a mixed use development and requires a special use by amendment Z18093, effective 3/2/18]
- [Annotation: Marihuana Processer was added as a special use in the C-1, L-I and GI Districts and as Special Land Use as a part of a mixed use development and requires a special use by amendment Z18093, effective 3/2/18]
- [Annotation: Marihuana Safety Compliance Facility was added as a special use in the C-1, L-I and GI Districts and as Special Land Use as a part of a mixed use development and requires a special use by amendment Z18093, effective 3/2/18]
- [Annotation: Marihuana Secure Transporter was added as a special use in the C-1, L-I and GI Districts and as Special Land Use as a part of a mixed use development and requires a special use by amendment Z18093, effective 3/2/18]
- [Annotation: Animal Grooming, Day Care Commercial, Day Care Group, Dwelling Accessory, Educational Facility, Motel, Tattoo Parlor and Veterinary Clinic were ADDED as a Permitted use by Amendment Z18-07, effective 08/31/18]
- [Annotation: Motel was ADDED as a Special Use (requires key street frontage) by Amendment Z18-07, effective 08/31/18]
- [Annotation: Duplex, Laundry and Dry-Cleaning, Parking Facility, Public and Sports and Recreation Club (requires key street frontage) were changed from a Special use to a Permitted use by Amendment Z18-07, effective 08/31/18]
- [Annotation: Marihuana Grower Establishment was added as a special use in the P-D, C-1, L-I and G-I Districts by Amendment Z19-13, effective 05/16/19]
- [Annotation: Marihuana Safety Compliance Establishment was added as a special use in the P-D, C-1, L-I and G-I Districts by Amendment Z19-13, effective 05/16/19]
- [Annotation: Marihuana Processor Establishment was added as a special use in the P-D, C-1, L-I and G-I Districts by Amendment Z19-13, effective 05/16/19]
- [Annotation: Marihuana Secure Transporter Establishment was added as a special use in the P-D, C-1, L-I and G-I Districts by Amendment Z19-13, effective 05/16/19]
- [Annotation: Marihuana Microbusiness Establishment was added as a special use in the MSO District by Amendment Z19-13, effective 05/16/19]
- [Annotation: Marihuana Retailer Establishment was added as a special use in the MSO District by Amendment Z19-13, effective 05/16/19]
- [Annotation: Marihuana Provisioning Center Facility was added as a special use in the MSO District by Amendment Z19-13, effective 05/16/19]
- [Annotation: Assembly Operation requiring Key Street Frontage was added as a special use in the R-2 District by Amendment Z19-25, effective 01/17/20]