
City of Manistee Zoning Ordinance

Article Six P-D Peninsula District

As Amended thru
March 2, 2018

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

ARTICLE SIX P-D PENINSULA DISTRICT

SECTION 600 PURPOSE AND INTENT

It is the intent of this District to establish a mixed-use district incorporating a variety of recreational, residential, business or service uses on or near the Waterfront. This district is intended to encourage and promote sustainable, environmentally and aesthetically compatible developments that use or compliment the shoreline while promoting expanded use of the shoreline by the public. The District is intended to host a variety of land uses including, but not limited to, residential, commercial, entertainment and recreational, service, and mixed use. [Annotation: “and mixed use” was added to Section 600 by amendment Z15-04, effective 7/14/15]

PERMITTED USES

- ◆ Accessory building with footprint less than or equal to the footprint of the principal structure
- ◆ Accessory use to uses permitted by right.
- ◆ Community Garden, subject to [Section 534](#)
- ◆ Contractors Facility
- ◆ Dwelling, Single unit
- ◆ Eating and Drinking Establishment
- ◆ Gallery or Museum
- ◆ Home Occupation, Minor subject to [Section 1847, B, 1](#)
- ◆ Mixed Use Development
- ◆ Outdoor Recreation, Park
- ◆ Personal Service Establishment
- ◆ Professional Office
- ◆ Professional Service Establishment
- ◆ Retail Business
- ◆ Subdivision and condominium subdivision consisting of permitted uses, clustered or traditional subject to the Subdivision Control Ordinance.
- ◆ Uses similar to uses permitted by right, subject to [Section 530](#)
- ◆ Wholesale Facility
- ◆ Wind Energy Conversion System, Accessory, subject to [Section 515.G](#)

[Annotation: Contractors Facility and Wholesale Facility were added as a permitted use by amendment Z15-04, effective 7/14/15]

[Annotation: Eating and Drinking Establishment and Mixed Use Development were changed from a Special use to permitted use by amendment Z15-04, effective 7/14/15]

SPECIAL USES

- ◆ Accessory building with footprint greater than the footprint of the principal structure
- ◆ Accessory uses to a permitted Special Use
- ◆ Adaptive Reuse

SPECIAL USES (cont'd)

- ◆ Animal Grooming
- ◆ Bed & Breakfast
- ◆ Convenience Store, w/o fuel pumps
- ◆ Day Care, Commercial and Group
- ◆ Duplex
- ◆ Dwelling – Multiple unit
- ◆ Financial Institution
- ◆ Greenhouse and Nursery
- ◆ Home Based Business
- ◆ Home Occupation, Major
- ◆ Hotels
- ◆ Marihuana Grower as a component of a Mixed Use Development
- ◆ Marihuana Processer as a component of a Mixed Use Development
- ◆ Marihuana Safety Compliance Facility as a component of a Mixed Use Development
- ◆ Marihuana Secure Transporter as a component of a Mixed Use Development
- ◆ Marina
- ◆ Parking Facility, Public
- ◆ Place of Public Assembly Small
- ◆ Planned Unit Development
- ◆ Studio for performing and graphic arts
- ◆ Uses similar to permitted special use

[Annotation: Animal Grooming and Greenhouse and Nursery were added as a special use by amendment Z15-04, effective 7/14/15]

[Annotation: Financial Institution was changed from a SLU* to a SLU by amendment Z15-04, effective 7/14/15]

[Annotation: Motel, Places of Public Assembly Large and Theater were deleted as a SLU* by amendment Z15-04, effective 7/14/15] * Requires Key Street Frontage

[Annotation: Marihuana Grower, Processer, Safety Compliance Facility and Secure Transporter as a component of Mixed Use was added as a special use by amendment Z18-03, effective 3/2/18]

ADDITIONAL STANDARDS

- ◆ Site Plan requirements subject to [Section 2203](#)
- ◆ Vehicular Parking Space, Access and Lighting requirements subject to [Section 514](#)
- ◆ Landscaping requirements subject to [Section 531](#)
- ◆ Signage requirements subject to [Article 21](#)
- ◆ Dumpsters and Enclosures subject to [Section 506](#)
- ◆ Outdoor Lighting requirements, subject to [Section 525](#)
- ◆ U.S. 31 Corridor Overlay District requirements, subject to [Article 19](#)

DISTRICT REGULATIONS ^(a)

Minimum Lot Area:	6,000 sq. ft.	Minimum Lot Width:	60 ft.
Maximum Dwelling Units/Acre	17	Max. Building Height	2½ stories, or 35'
Minimum Building Setbacks		Maximum Lot Coverage	60%
Front ^(b)	15 ft.	Minimum Living Area	500 sq. ft.
Side	10 ft. (each side)	Minimum Dwelling Width	20 ft.
Rear ^(c)	10 ft.	Accessory Building Minimum Setbacks:	
Waterfront	20 ft. ^(d)	Side	3 ft.
		Rear	3 ft. ^(c)

^(a) Except as may be permitted pursuant to [Section 1870](#), Planned Unit Development.

^(b) Subject to [Section 502, G](#)

^(c) Provided that garages fronting on platted alleys shall be set back the greater of 3 feet from the rear property line or 20 feet from property line on the opposite side of the alley.

^(d) Provided that this standard shall not apply to walkways, boat docks, boat slips, boat houses and boat launches.

[Annotation: Parcel area requirements for Duplex or Commercial and Multi-Units were deleted by amendment Z15-05, effective 7/14/15]

SECTION 601 USES PERMITTED BY RIGHT

The following uses of buildings and land shall be permitted within the Peninsula District subject to the provisions of [Article 22](#), Site Plan.

- A. Accessory building with footprint less than or equal to the footprint of the principal structure
- B. Accessory use to uses permitted by right, subject to [Section 516](#)
- C. Community Garden, subject to [Section 534](#)
- D. Contractors Facility
- E. Dwelling, single unit
- F. Eating and Drinking Establishment
- G. Gallery or Museum

- H. Home Occupation, Minor, subject to [Section 1847](#), B, 1
- I. Mixed Use Development
- J. Outdoor Recreation, Park
- K. Personal Service Establishment
- L. Professional Office
- M. Professional Service Establishment
- N. Retail Business
- O. Subdivision, and condominium subdivision consisting of permitted uses, clustered or traditional subject to the Subdivision Control Ordinance
- P. Uses similar to uses permitted by right, subject to [Section 530](#)
- Q. Wholesale Facility
- R. Wind Energy Conversion System, Accessory, subject to [Section 515.G](#)

[Annotation: Contractors Facility and Wholesale Facility were added as a permitted use by amendment Z15-04, effective 7/14/15]

[Annotation: Eating and Drinking Establishment and Mixed Use Development were changed from a Special use to permitted use by amendment Z15-04, effective 7/14/15]

SECTION 602 USES PERMITTED BY SPECIAL LAND USE PERMIT

The following uses of buildings and land may be permitted within the Peninsula District, as special land uses subject to the provisions of [Article 18](#), special land use approval.

- A. Accessory building with footprint greater than the footprint of the principal structure, subject to [Section 1804](#)
- B. Accessory uses to a permitted special use, subject to [Section 1805](#)
- C. Adaptive reuse, subject to [Section 1807](#)
- D. Animal Grooming, subject to [Section 1810](#)
- E. Bed and Breakfast, subject to [Section 1813](#)
- F. Convenience Store, without fuel pumps, subject to [Section 1823](#)
- G. Day Care, Commercial, subject to [Section 1825](#)
- H. Day Care, Group, subject to [Section 1826](#)
- I. Duplex, subject to [Section 1829](#)
- J. Dwelling, multiple unit, subject to [Section 1832](#)
- K. Financial Institution, subject to [Section 1838](#)
- L. Greenhouse and Nursery, subject to [Section 1844](#)
- M. Home Based Business, subject to [Section 1846](#)
- N. Home Occupation, Major, subject to [Section 1847](#)
- O. Hotel, subject to [Section 1849](#)
- P. Marihuana Grower, subject to [Section 1851](#), as a component of a Mixed Use Development
- Q. Marihuana Processer, subject to [Section 1851](#) as a component of a Mixed Use Development

- R. Marihuana Safety Compliance Facility, subject to [Section 1851](#) as a component of a Mixed Use Development
- S. Marihuana Secure Transporter , subject to [Section 1851](#) as a component of a Mixed Use Development
- T. Marina, subject to [Section 1852](#)
- U. Parking Facility, Public, subject to [Section 1865](#)
- V. Place of Public Assembly, Small, subject to [Section 1868](#)
- W. Planned Unit Development, subject to [Section 1870](#)
- X. Studio for performing and graphic arts, subject to [Section 1882](#)
- Y. Uses similar to permitted special use, subject to [Section 1886](#)

[Annotation: Animal Grooming and Greenhouse and Nursery were added as a special use by amendment Z15-04, effective 7/14/15]

[Annotation: Financial Institution was changed from a SLU that required frontage on a key street segment* to a Special Use by amendment Z15-04, effective 7/14/15]

[Annotation: Section 603 Uses permitted by Special Land Use Permit, Requires Frontage on a Key Street Segment as deleted from Article 6 P-D and the uses Motel, Places of Public Assembly Large and Theater were deleted as uses in the P-D by amendment Z15-04, effective 7/14/15 resulting in renumbering the remaining sections]

[Annotation: Marihuana Grower, Processor, Safety Compliance Facility, and Secure Transporter as a component of Mixed Use was added as a special use by amendment Z18-03, effective 3/2/18]

SECTION 603 DIMENSIONAL STANDARDS

Within the Peninsula District, the following dimensional standards shall apply:

- A. Parcel Area – No single family dwelling building or structure shall be established on any parcel less than six thousand (6,000) square feet in area. [Annotation: Parcel area requirements for Duplex or Commercial and Multi-Units were deleted by amendment Z15-05, effective 7/14/15]
- B. Parcel Width – For all uses the minimum parcel width shall be sixty (60) feet. [Annotation: Parcel Width requirements for Duplex or Commercial and Multi-Units were deleted by amendment Z15-05, effective 7/14/15]
- C. Yard and Setback Requirements - The following requirements shall apply to every parcel, building or structure.
 - 1. Front Yard: The minimum setback shall not be less than fifteen (15) feet from front property line. In established neighborhoods, where a majority of the buildings do not meet the required front yard setback, the Administrator may establish an alternate setback, pursuant to [Section 502, G](#).
 - 2. Side Yards: The minimum width of either yard shall not be less than ten (10) feet. For accessory buildings, the minimum rear yard and side yard setback shall be three (3) feet;
 - 3. Rear Yard: The minimum setback shall not be less than ten (10) feet. For accessory buildings, the minimum rear yard and side yard setbacks shall be three (3) feet, excepting garages which front on a platted alley. Such garages shall be set back a minimum of twenty (20) feet from the property line on the opposite side of the alley, to provide a minimal turning radius for vehicles, but at no time shall the structure be closer than three (3) feet to the rear property line. The side yard for such garage shall be the same as for other accessory structures, as outlined above.

4. Waterfront Yards: The minimum setback from the ordinary high watermark of Manistee Lake shall be twenty (20) feet. Provided that this provision shall not apply to walkways, boat docks, boat slips, boat houses and boat launches.
- D. Dwelling Width: No dwelling shall be constructed in the P-D District which is less than twenty (20) feet wide.
- E. Living Area: No dwelling unit shall be constructed in the P-D District which has less than five hundred (500) square feet of living area.
- F. Lot Coverage: Not more than sixty percent (60%) of the parcel area shall be covered by buildings.
- G. Height: The maximum height of principal buildings in the P-D District shall be the lesser of thirty-five (35) feet or two and one-half (2½) stories. The maximum height of accessory buildings shall be eighteen (18) feet with side walls not to exceed twelve (12) feet in height.

[Annotation: On December 31, 2014 the Renaissance Zone expired, Section 605 Peninsula District Renaissance Zone Standards was deleted by Amendment Z15-04, effective 7/14/15]