
City of Manistee Zoning Ordinance

Article Seventeen
G-I General Industrial
District

As Updated thru
March 2, 2018

ARTICLE SEVENTEEN G-I GENERAL INDUSTRIAL

SECTION 1700 PURPOSE AND INTENT

It is the intent of this District to protect adjacent residential areas from the negative effects of the General Industrial District while allowing industries which traditionally heavier and more intense in the nature of their uses; to provide protection to Manistee Lake including its water quality, to protect its shoreline from erosion or instability or other negative effects; and to be compatible with the City's Master Plan.

PERMITTED USES

- ◆ Accessory buildings
- ◆ Accessory uses related to uses permitted by right
- ◆ Assembly Operation
- ◆ Community Garden, subject to [Section 534](#)
- ◆ Contractor's Facility
- ◆ Mini/Self-Storage Facility
- ◆ Outdoor Recreation, Park
- ◆ Processing and Manufacturing
- ◆ Professional Office
- ◆ Professional Service Establishment
- ◆ Research, Laboratory and Testing
- ◆ Shipping Facility
- ◆ Subdivision, Plat or Condo (of permitted uses)
- ◆ Uses similar to Uses Permitted by Right, subject to [Section 530](#)
- ◆ Warehouse, Public
- ◆ Wells, Extraction
- ◆ Windmills, Accessory, subject to [Section 515.G](#)

[Annotation: Wells, Extraction were changed from a Special Use to a Permitted Use by Amendment 07-11, effective 5/29/07]

[Annotation: Windmills, Accessory was added to Uses Permitted by Right by amendment 08-08, effective 12/11/08]

[Annotation: Community Garden was added as a Permitted Use 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]

SPECIAL USES

- ◆ Accessory uses related to special uses
- ◆ Educational Facility
- ◆ Marihuana Grower
- ◆ Marihuana Processer
- ◆ Marihuana Safety Compliance Facility
- ◆ Marihuana Secure Transporter
- ◆ Marina
- ◆ Mine, Sand and Gravel
- ◆ Parking Facility
- ◆ Planned Unit Development
- ◆ Power Generating Facility
- ◆ Uses similar to Used Permitted by Special Land Use, subject to [Section 530](#)
- ◆ Wind Energy Conversion System

[Annotation: Adaptive Reuse was Deleted as a Special Use by amendment 08-03, effective 2/29/08]

[Annotation: Parking Facility was added to Uses Permitted by Special Land Use Permit by amendment 08-02, effective 2/29/08]

[Annotation: Marihuana Grower, Processer, Safety Compliance Facility and Secure Transporter 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](#)
- ◆ Dumpster and Enclosures subject to [Section 506](#)
- ◆ Outdoor Lighting requirements, subject to [Section 525](#)

DISTRICT REGULATIONS ^(a)

Minimum Lot Area:	12,000 sq. ft.	Minimum Lot Width:	120 ft.
Max. Building Height:	4 stories, or 50' ^(e)	Maximum Lot Coverage	70%

Minimum Building Setbacks

Front ^(b)	45 ft.
Side ^{(c) (d)}	10 ft. (each side)
Rear ^(d)	10 ft.
Waterfront	50 ft.

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

(b) Or 78 feet from the centerline of the street, whichever is greater and subject to [Section 502, G](#)

(c) The Planning Commission may approve the location of a building in the G-I district on one or both side lot lines when both the proposed structure and the adjoining structure are designed to accommodate zero-lot line construction.

(d) When a proposed industrial use is contiguous to an existing single-unit or duplex dwelling, the Planning Commission may require an additional buffer consisting of a twenty-five (25) foot side and/or rear setback, a four (4) foot high landscaped berm or solid fence up to four (4) feet in height, or any combination thereof.

(e) Subject to [Section 1703, E](#)

SECTION 1701 USES PERMITTED BY RIGHT

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

- A. Accessory buildings, regardless of floor area
- B. Accessory uses related to uses permitted by right, subject to [Section 516](#)
- C. Assembly Operations
- D. Community Garden, subject to [Section 534](#)
- E. Contractor's Facility
- F. Mini/Self-Storage Facility
- G. Outdoor Recreation, Park
- H. Processing and Manufacturing

- I. Professional Office
- J. Professional Service Establishment
- K. Research, Laboratory and Testing
- L. Shipping Facility
- M. Subdivision, plat or condominium of permitted uses.
- N. Uses similar to Uses Permitted by Right, subject to [Section 530](#)
- O. Warehouse, Public
- P. Wells, Extraction
- Q. Wind Energy Conversion Systems, Accessory, subject to [Section 515.G](#)

[Annotation: Wells, Extraction were changed from a Special Use to a Permitted Use by Amendment 07-11, effective 5/29/07]

[Annotation: Windmills, Accessory was added to a Uses Permitted by Right by amendment 08-08, effective 12/11/08]

[Annotation: Community Garden was added as a Permitted Use 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]

SECTION 1702 USES PERMITTED BY SPECIAL LAND USE PERMIT

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

- A. Accessory uses related to special uses, subject to [Section 1805](#)
- B. Educational Facility, subject to [Section 1837](#)
- C. Marihuana Grower, subject to [Section 1851](#)
- D. Marihuana Processor, subject to [Section 1851](#)
- E. Marihuana Safety Compliance Facility, subject to [Section 1851](#)
- F. Marihuana Secure Transporter, subject to [Section 1851](#)
- G. Marina, subject to [Section 1852](#)
- H. Mine, Sand and Gravel, subject to [Section 1856](#)
- I. Parking Facility, Subject to [Section 1865](#)
- J. Planned Unit Development, subject to [Section 1870](#)
- K. Power Generating Facility, subject to [Section 1871](#)
- L. Uses similar to Uses Permitted by Special Land Use, subject to [Section 1886](#)
- M. Wind Energy Conversion System, subject to [Section 1892](#)

[Annotation: Wells, Extraction were changed from a Special Use to a Permitted Use by Amendment 07-11, effective 5/29/07]

[Annotation: Adaptive Reuse was Deleted as a Special Use by amendment 08-03, effective 2/29/08]

[Annotation: Parking Facility was added to Uses Permitted by Special Land Use Permit by amendment 08-02, effective 2/29/08]

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

SECTION 1703 DIMENSIONAL STANDARDS

Within the G-I District, the following dimensional standards shall apply:

- A. Parcel Area – No building or structure shall be established on any parcel less than twelve thousand (12,000) square feet in area.

- B. Parcel Width – For all uses the minimum parcel width shall be one hundred twenty (120) feet.
- 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 four (45) feet from front property line.
 - 2. Side Yards: The minimum width of either side yard shall not be less than ten (10) feet.
 - 3. Rear Yard: Except as provided in subparagraph 4 below, the minimum rear setback shall not be less than ten (10) feet.
 - 4. Waterfront yard: For properties abutting the Manistee Lake and/or the Manistee River Channel, the minimum setback from the ordinary high watermark shall be fifty (50) feet; provided however, that such setback shall not apply to docks, wharves, boat launching ramps, and riverwalks.
 - 5. When a proposed commercial use is contiguous to an existing single-unit or duplex dwelling, the Planning Commission may require an additional buffer consisting of a twenty-five (25) foot side and/or rear setback, a four (4) foot high landscaped berm or solid fence up to four (4) feet in height, or any combination thereof.
- D. Building Height. Except as a part of a Planned Unit Development and as set forth below, no structure in the G-I District shall exceed two and four (4) stories in height or fifty (50) feet in height. Buildings or structures in the G-I Districts may be erected or altered to a height of 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. All such structures shall require the approval of the Fire Chief.
- E. Area: No principle structure shall be constructed in the District which is less than four thousand (4,000) square feet of building area, and is less than twenty feet wide.
- F. Lot Coverage: Not more than seventy percent (70%) of the parcel area shall be covered by buildings.

SECTION 1704 GENERAL INDUSTRIAL RENAISSANCE ZONE STANDARDS

- A. Purpose. It is the intent of this district to provide for industrial development in certain parts of Manistee City, which have been designated by the Michigan Legislature as Renaissance Zones, pursuant to P.A. 376 of 1996 (being the Michigan Renaissance Zone Act, MCL 125.2681 *et. seq.*); to provide for alternative permit processing in cooperation with the Manistee County Economic Development Office; to provide for an accelerated schedule for special use permit review and action; to provide protection to Manistee Lake, its water quality, to protect its shoreline from erosion or instability, to minimize the disturbance of heavy metals which may be on the lake bottom; to recognize, encourage and maintain a higher proportion of industries in the central and southern portion of the lake near railroad and shipping access that does not adversely affect the area; to prioritize the use of certain lakefront property on Manistee Lake for industrial businesses which require the use of the lake and require being in the proximity of the lake, (conversely, it is the intent of this district

to encourage the development of businesses which do not need proximity to Manistee Lake to be located in those other landward areas); while at the same time to be consistent with the provisions of Manistee City Master Plan, the Manistee Lake Management Plan of 1982, the Manistee County Land Use Plan and the Manistee County Economic Development Strategy.

- B. Renaissance Zone Conditions. Any permitted or special uses in this district shall meet the following conditions to be able to apply for a zoning permit under this ordinance:
 - 1. The entrepreneur will make a minimum investment in improvements (building, equipment, etcetera) on land in the Renaissance Zone.
 - 2. The business enterprise will, as much as possible, result in new employment in Manistee County with a minimum commitment for new hires at a minimum wage of \$7.50 per hour.
- C. Streamlined Permit Review. Because one of the primary purposes of this district is to accommodate industrial economic development through Michigan's Renaissance Zone program both permitted use and Special Use permits may be applied for on behalf of a client by the Manistee County Economic Development Office as a means to reduce paperwork, streamline the permit process for potential economic development in Manistee County.