



---

# City of Manistee Zoning Ordinance

---

Adopted  
February 21, 2006

---

Effective March 27, 2006  
As Amended thru  
August 31, 2018

---

## TABLE OF CONTENTS

### ARTICLE ONE: TITLE, PURPOSE AND INTENT

100 Short Title .....	Article 1, page 1
101 Purpose and Intent .....	Article 1, page 1
102 City Code .....	Article 1, page 2

### ARTICLE TWO: DEFINITIONS AND INTERPRETATION

200 Rules Applying to the Text .....	Article 2, page 1
201 Definitions .....	Article 2, page 1
202 A .....	Article 2, page 1
203 B .....	Article 2, page 3
204 C .....	Article 2, page 5
205 D .....	Article 2, page 7
206 E .....	Article 2, page 9
207 F .....	Article 2, page 10
208 G .....	Article 2, page 11
209 H .....	Article 2, page 12
210 I .....	Article 2, page 13
211 J .....	Article 2, page 13
212 K .....	Article 2, page 13
213 L .....	Article 2, page 14
214 M .....	Article 2, page 15
215 N .....	Article 2, page 16
216 O .....	Article 2, page 17
217 P .....	Article 2, page 17
218 Q .....	Article 2, page 20
219 R .....	Article 2, page 20
220 S .....	Article 2, page 20
221 T .....	Article 2, page 27
222 U .....	Article 2, page 27
223 V .....	Article 2, page 28
224 W .....	Article 2, page 29
225 X .....	Article 2, page 30
226 Y .....	Article 2, page 30
227 Z .....	Article 2, page 31

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

300 Establishment of Districts ..... Article 3, page 1  
301 Official Zoning Map ..... Article 3, page 1  
302 Application of Regulations ..... Article 3, page 3  
303 Zoning District Regulations ..... Article 3, page 3  
304 Table of Land Uses ..... Article 3, page 3

**ARTICLE FOUR: NONCONFORMITIES**

400 Purpose and Intent ..... Article 4, page 1  
401 Regulations..... Article 4, page 1  
402 Repairs and Maintenance ..... Article 4, page 2  
403 Reconstruction and Replacement..... Article 4, page 3  
404 Completion..... Article 4, page 3  
405 Abandonment ..... Article 4, page 3  
406 Historic Buildings..... Article 4, page 4  
407 Change of Ownership or Tenancy..... Article 4, page 4  
408 Nonconforming Special Uses ..... Article 4, page 4  
409 Marihuana Facilities ..... Article 4, page 4

**ARTICLE FIVE: GENERAL PROVISIONS**

500 Purpose ..... Article 5, page 1  
501 Scope..... Article 5, page 1  
502 Uses, Spatial and Physical Requirements ..... Article 5, page 1  
503 Performance Standards ..... Article 5, page 3  
504 Water Supply and Sewage Facilities ..... Article 5, page 5  
505 Water Protection ..... Article 5, page 5  
506 Dumpsters and Enclosures..... Article 5, page 6  
507 Conditions of Approval ..... Article 5, page 7  
508 Fences ..... Article 5, page 7  
509 Height..... Article 5, page 8  
510 Access to Public Streets ..... Article 5, page 9  
511 Driveways and Curb Cuts ..... Article 5, page 9  
512 Private Streets..... Article 5, page 10  
513 Clear Visibility at Corners ..... Article 5, page 11  
514 Parking, Bike Parking and Sidewalks ..... Article 5, page 12

515	Accessory Buildings and Structures .....	Article 5, page 16
516	Accessory Uses .....	Article 5, page 18
517	Temporary Dwellings .....	Article 5, page 19
518	Temporary Storage Structures.....	Article 5, page 20
519	Dwellings.....	Article 5, page 20
520	Hazardous Substance Groundwater Protection .....	Article 5, page 20
521	RESERVED.....	Article 5, page 22
522	Temporary Activity Permits .....	Article 5, page 22
523	Parcel Divisions .....	Article 5, page 23
524	Structures Projecting into Setbacks .....	Article 5, page 25
525	Outdoor Lighting Requirements .....	Article 5, page 26
526	Outdoor Storage .....	Article 5, page 27
527	Essential Services .....	Article 5, page 28
528	Performance Guarantee for Compliance.....	Article 5, page 29
529	Solar Energy Systems .....	Article 5, page 29
530	Unclassified Uses.....	Article 5, page 30
531	Landscaping and Screening.....	Article 5, page 30
532	Key Street Segments .....	Article 5, page 31
533	Condominiums .....	Article 5, page 32
534	Community Gardens .....	Article 5, page 34
535	Keeping of Chickens or Ducks .....	Article 5, page 34

**ARTICLE SIX: PD- PENINSULA DISTRICT**

600	Purpose and Intent .....	Article 7, page 1
601	Uses Permitted by Right .....	Article 7, page 2
602	Uses Permitted by Special Land Use Permit.....	Article 7, page 3
603	Dimensional Standards .....	Article 7, page 4

**ARTICLE SEVEN: G-C GOLF COURSE DISTRICT**

700	Purpose and Intent .....	Article 7, page 1
701	Uses Permitted by Right .....	Article 7, page 3
702	Uses Permitted by Special Land Use Permit.....	Article 7, page 3
703	Dimensional Standards .....	Article 7, page 3

**ARTICLE EIGHT: R-1 LOW DENSITY RESIDENTIAL**

800	Purpose and Intent .....	Article 8, page 1
-----	--------------------------	-------------------

801 Uses Permitted by Right ..... Article 8, page 3  
802 Uses Permitted by Special Land Use Permit ..... Article 8, page 3  
803 Dimensional Standards ..... Article 8, page 4  
804 Wellhead Protection Overlay..... Article 8, page 5

**ARTICLE NINE: R-2 MEDIUM DENSITY RESIDENTIAL**

900 Purpose and Intent ..... Article 9, page 1  
901 Uses Permitted by Right ..... Article 9, page 3  
902 Uses Permitted by Special Land Use Permit ..... Article 9, page 3  
903 Dimensional Standards ..... Article 9, page 4  
904 Wellhead Protection Overlay..... Article 9, page 5

**ARTICLE TEN: R-3 HIGH DENSITY RESIDENTIAL DISTRICT**

1000 Purpose and Intent ..... Article 10, page 1  
1001 Uses Permitted by Right ..... Article 10, page 3  
1002 Uses Permitted by Special Land Use Permit ..... Article 10, page 3  
1003 Dimensional Standards ..... Article 10, page 4

**ARTICLE ELEVEN: R-4 MANUFACTURED HOUSING COMMUNITY DISTRICT**

1100 Purpose and Intent ..... Article 11, page 1  
1101 Uses Permitted by Right ..... Article 11, page 2  
1102 Uses Permitted by Special Land Use Permit ..... Article 11, page 3  
1103 Dimensional Standards ..... Article 11, page 3  
1104 Manufactured Housing Communities..... Article 11, page 4

**ARTICLE TWELVE: W-F WATERFRONT DISTRICT**

1200 Purpose and Intent ..... Article 12, page 1  
1201 Uses Permitted by Right ..... Article 12, page 2  
1202 Uses Permitted by Special Land Use Permit ..... Article 12, page 3  
1203 Dimensional Standards ..... Article 12, page 4

**ARTICLE THIRTEEN: C-1 REGIONAL COMMERCIAL DISTRICT**

1300 Purpose and Intent ..... Article 13, page 1  
1301 Uses Permitted by Right ..... Article 13, page 2  
1302 Uses Permitted by Special Land Use Permit ..... Article 13, page 3  
1303 Dimensional Standards ..... Article 13, page 4

1304 Site Standards ..... Article 13, page 5  
1305 Existing Residential Structures..... Article 13, page 6

**ARTICLE FOURTEEN: C-2 NEIGHBORHOOD COMMERCIAL DISTRICT**

1400 Purpose and Intent ..... Article 14, page 1  
1401 Uses Permitted by Right ..... Article 14, page 2  
1402 Uses Permitted by Special Land Use Permit ..... Article 14, page 3  
1403 Dimensional Standards ..... Article 14, page 4

**ARTICLE FIFTEEN: C-3 CENTRAL BUSINESS DISTRICT**

1500 Purpose and Intent ..... Article 15, page 1  
1501 Uses Permitted by Right ..... Article 15, page 2  
1502 Uses Permitted by Special Land Use Permit ..... Article 15, page 4  
1503 Dimensional Standards ..... Article 15, page 4  
1504 Upper Story Dwellings ..... Article 15, page 5

**ARTICLE SIXTEEN: L-I LIGHT INDUSTRIAL DISTRICT**

1600 Purpose and Intent ..... Article 16, page 1  
1601 Uses Permitted by Right ..... Article 16, page 2  
1602 Uses Permitted by Special Land Use Permit ..... Article 16, page 3  
1603 Dimensional Standards ..... Article 16, page 4

**ARTICLE SEVENTEEN: G-I GENERAL INDUSTRIAL**

1700 Purpose and Intent ..... Article 17, page 1  
1701 Uses Permitted by Right ..... Article 17, page 2  
1702 Uses Permitted by Special Land Use Permit ..... Article 17, page 3  
1703 Dimensional Standards ..... Article 17, page 3  
1704 General Industrial Renaissance Zone Standards ..... Article 17, page 4

**ARTICLE EIGHTEEN: STANDARDS AND REQUIREMENTS FOR SPECIAL USES**

1800 Special Uses ..... Article 18, page 1  
1801 Special Use Procedures..... Article 18, page 1  
1802 Special Use Review Standards ..... Article 18, page 5  
1803 Reserved ..... Article 18, page 7  
1804 Accessory Buildings with Footprint  
    Greater than the Principal Structure ..... Article 18, page 7

1805 Accessory Uses, Related to Uses Permitted ..... Article 18, page 8

1806 Reserved ..... Article 18, page 8

1807 Adaptive Reuse ..... Article 18, page 8

1808 Adult Foster Care Facility..... Article 18, page 10

1809 Reserved ..... Article 18, page 11

1810 Animal Grooming Facility ..... Article 18, page 11

1811 Automobile Repair Facility ..... Article 18, page 12

1812 Reserved ..... Article 18, page 13

1813 Bed and Breakfast..... Article 18, page 13

1814 Billboard..... Article 18, page 14

1815 Reserved ..... Article 18, page 16

1816 Car Wash..... Article 18, page 16

1817 Cemetery ..... Article 18, page 17

1818 Reserved ..... Article 18, page 18

1819 Reserved ..... Article 18, page 18

1820 Contractor’s Facility..... Article 18, page 18

1821 Reserved ..... Article 18, page 19

1822 Reserved ..... Article 18, page 19

1823 Convenience Store..... Article 18, page 19

1824 Reserved ..... Article 18, page 19

1825 Day Care, Commercial ..... Article 18, page 20

1826 Day Care, Group..... Article 18, page 20

1827 Reserved ..... Article 18, page 21

1828 Drive-through Establishment ..... Article 18, page 21

1829 Duplex..... Article 18, page 22

1830 Reserved ..... Article 18, page 22

1831 Dwelling, Accessory ..... Article 18, page 22

1832 Dwelling, Multiple Unit..... Article 18, page 23

1833 Reserved ..... Article 18, page 24

1834 Dwelling, Single Unit..... Article 18, page 24

1835 Eating and Drinking Establishment..... Article 18, page 24

1836 Reserved ..... Article 18, page 25

1837 Educational Facility..... Article 18, page 25

1838 Financial Institution ..... Article 18, page 26

1839 Reserved ..... Article 18, page 26

1840 Gallery or Museum ..... Article 18, page 27

1841 Gasoline Station..... Article 18, page 27  
1842 Reserved ..... Article 18, page 28  
1843 Golf Course ..... Article 18, page 28  
1844 Greenhouse and Nursery..... Article 18, page 29  
1845 Reserved ..... Article 18, page 29  
1846 Home Based Business..... Article 18, page 29  
1847 Home Occupation ..... Article 18, page 30  
1848 Reserved ..... Article 18, page 32  
1849 Hotel ..... Article 18, page 32  
1850 Laundry and Dry-Cleaning Establishment ..... Article 18, page 33  
1851 Marihuana Facilities..... Article 18, page 33  
1852 Marina..... Article 18, page 35  
1853 Medical or Dental Office..... Article 18, page 36  
1854 Reserved ..... Article 18, page 36  
1855 Mini/Self Storage Facility..... Article 18, page 37  
1856 Mine, Sand, and Gravel ..... Article 18, page 37  
1857 Reserved ..... Article 18, page 40  
1858 Mixed-Use Development..... Article 18, page 40  
1859 Mortuary..... Article 18, page 41  
1860 Reserved ..... Article 18, page 42  
1861 Motel ..... Article 18, page 42  
1862 Nursing Home or Convalescent Home ..... Article 18, page 42  
1863 Reserved ..... Article 18, page 43  
1864 Outdoor Sales Facility ..... Article 18, page 43  
1865 Parking Facility..... Article 18, page 44  
1866 Reserved ..... Article 18, page 44  
1867 Personal Service Establishment..... Article 18, page 44  
1868 Place of Public Assembly (Large and Small) ..... Article 18, page 45  
1869 Reserved ..... Article 18, page 46  
1870 Planned Unit Development ..... Article 18, page 46  
1871 Power Generation Facility ..... Article 18, page 52  
1872 Reserved ..... Article 18, page 53  
1873 Processing and Manufacturing..... Article 18, page 54  
1874 Professional Office..... Article 18, page 54  
1875 Reserved ..... Article 18, page 55  
1876 Professional Services Establishment ..... Article 18, page 55



1877 Retail Business .....	Article 18, page 56
1878 Reserved .....	Article 18, page 57
1879 Sexually Oriented Business.....	Article 18, page 57
1880 Sports and Recreation Club .....	Article 18, page 58
1881 Reserved .....	Article 18, page 59
1882 Studio for Performing and Graphic Arts.....	Article 18, page 59
1883 Tattoo Parlor.....	Article 18, page 60
1884 Reserved .....	Article 18, page 60
1885 Theater.....	Article 18, page 61
1886 Uses Similar to Uses Permitted as Special Land Uses .....	Article 18, page 61
1887 Reserved .....	Article 18, page 62
1888 Veterinary Clinic.....	Article 18, page 62
1889 Warehouse, Public.....	Article 18, page 62
1890 Reserved .....	Article 18, page 63
1891 Wells, Extraction.....	Article 18, page 63
1892 Windmill (Wind Energy Conversion System).....	Article 18, page 64
1893 Wireless Communication Facility .....	Article 18, page 68

**ARTICLE NINETEEN: U.S. 31 CORRIDOR OVERLAY ZONE**

1900 Findings.....	Article 19, page 1
1901 Purpose.....	Article 19, page 2
1902 Applicability .....	Article 19, page 3
1903 Additional submittal Information.....	Article 19, page 4
1904 Access Management Standards .....	Article 19, page 5
1905 Modification of Access Standards .....	Article 19, page 7

**ARTICLE TWENTY: Repealed by Ord. 07/04 Dated 2/20/07**

**ARTICLE TWENTY-ONE: SIGNS**

2100 Purpose.....	Article 21, page 1
2101 Procedures.....	Article 21, page 1
2102 General Standards .....	Article 21, page 2
2103 Exempt Signs .....	Article 21, page 3
2104 Prohibited Signs.....	Article 21, page 4
2105 Sign Regulation Table .....	Article 21, page 5

**ARTICLE TWENTY-TWO: SITE PLAN REVIEW**

2200 Purpose ..... Article 22, page 1  
2201 Scope..... Article 22, page 1  
2202 Optional Sketch Plan Review ..... Article 22, page 2  
2203 Application Procedure ..... Article 22, page 2  
2204 Action on Application and Site Plans ..... Article 22, page 15  
2205 Review Criteria..... Article 22, page 17  
2206 Conformity to Approved Site Plans..... Article 22, page 18  
2207 Term of Approval of the Site Plan..... Article 22, page 18  
2208 Amendment to the Site Plan..... Article 22, page 18  
2209 Appeals..... Article 22, page 19

**ARTICLE TWENTY-THREE: RESERVED**

**ARTICLE TWENTY-FOUR: ADMINISTRATION**

2400 Zoning Administrator ..... Article 24, page 1  
2401 Duties and Limitations of the Zoning Administrator ..... Article 24, page 1  
2402 Land Use Permit ..... Article 24, page 2  
2403 Reapplication ..... Article 24, page 3  
2404 Rehearing ..... Article 24, page 3

**ARTICLE TWENTY-FIVE: ZONING BOARD OF APPEALS**

2500 Establishment..... Article 25, page 1  
2501 Membership, Terms of Office ..... Article 25, page 1  
2502 Meetings ..... Article 25, page 2  
2503 Duties, Rules, Hearings and Decisions or Appeals, Right to  
and Grounds of Appeal ..... Article 25, page 2  
2504 Time to and Notice of Appeal: Transmission of Record ..... Article 25, page 2  
2505 Stay of Proceedings Pending Appeal ..... Article 25, page 3  
2506 Hearings and Notices, Right to be Heard, Disposition of Appeals,  
Decision Not Final..... Article 25, page 3  
2507 Duties and Powers ..... Article 25, page 3  
2508 Performance Guarantee for Compliance..... Article 25, page 6

**ARTICLE TWENTY-SIX: MUNICIPAL CIVIL INFRACTIONS**

2600 Municipal Civil Infractions..... Article 26, page 1  
2601 Injunctive Relief ..... Article 26, page 1

**ARTICLE TWENTY-SEVEN: FEES, CHARGES, AND ESCROW ACCOUNTS**

2700 Fees ..... Article 27, page 1  
2701 Applicant Escrow Accounts..... Article 27, page 1

**ARTICLE TWENTY-EIGHT: AMENDMENTS**

2800 Amendments..... Article 28, page 1  
2801 Rezoning Agreements..... Article 28, page 1

**ARTICLE TWENTY-NINE: RESERVED**

**ARTICLE THIRTY: VALIDITY, SEVERABILITY, REPEALER, AND EFFECTIVE DATE**

3000 Separability ..... Article 30, page 1  
3001 Repealer and Savings ..... Article 30, page 1  
3002 Effective Date ..... Article 30, page 1