

# MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, May 6, 2010  
7:00 p.m. - Council Chambers, City Hall, 70 Maple Street,  
Manistee, Michigan

## AGENDA

### I Call to Order

### II Roll Call

### III Approval of Agenda

At this time the Planning Commission can take action to approve the May 6, 2010 Agenda.

### IV Approval of Minutes

At this time Planning Commission can take action to approve the April 1, 2010 meeting Minutes.

### V Public Hearing

#### **Manistee Golf & Country Club, 500 Cherry Street - Proposed Ordinance Amendment Z10-06.**

A Public Hearing is being held in response to a request from the Manistee Golf & Country Club, 500 Cherry Street for a Zoning Amendment that will re-zone the golf course property 51-310-400-01 from R-1 Low Density Residential to G-C Golf Course District. The proposed Amendment would amend the following sections of the City of Manistee Zoning Ordinance:

#### **ARTICLE 2: DEFINITIONS**

**Section 208 G AMEND DEFINITION of GOLF COURSE**

**Section 220 SADD DEFINITION of SAND EXCAVATION**

#### **ARTICLE 7: DISTRICTS, DIMENSIONAL STANDARDS, USE TABLES AND ZONING MAP**

**WILL BE MOVED TO ARTICLE 3 AND RENUMBERED**

**AMEND City of Manistee Zoning Map change Golf Course Property from R-1 to C-G**

**ADD C-G Golf Course to Legend**

**Table 3-1 - ADD G-C Golf Course standards to Table**

**Table 3-2 - ADD Sand Excavation to list of Uses**

**Table 3-2 - DELETE Golf Course as a SLU in the R-1 Low Density Residential District**

**Table 3-2 - ADD Column for G-C Golf Course**

**In Column for G-C Golf Course ADD the following Uses**

Accessory Bldg. ≤ footprint principal structure	R (Use by Right)
Accessory Bldg. > footprint principal structure	SLU (Use Permitted as Special Land Use)
Accessory Uses, Related to uses permitted	R/SLU
Dwelling, Single Unit	R
Eating and Drinking Establishment	R

Golf Course	R
Home Occupation, Minor	R
Mixed-Use Development	SLU
Outdoor Recreation, Park	R
Planned Unit Development	SLU
Sand Excavation	R
Subdivision, Plat or Condo. (of permitted uses)	R
Uses similar to uses permitted by right or as Special Land Uses	R/SLU
Wells, Extraction	SLU

**CHANGE ARTICLE 7 TO G-C GOLF COURSE DISTRICT**

**ARTICLE 8: R-1 LOW DENSITY RESIDENTIAL**

AMEND Section 800 Purpose and Intent DELETE Golf Course under Special Uses

AMEND Section 803 Permitted by Special Land Use DELETE Item H. Golf Course

**ARTICLE 18: SPECIAL USES**

AMEND Section 1843 Golf Course, Amend Item A

**ARTICLE 21: SIGNS**

AMEND Section 2106, Use Type 1, Low Intensity Residential, ADD G-C to Table of Uses

AMEND Section 2107, Use Type 2, Residential and Residential Commercial, ADD G-C to Table of Uses

AMEND Section 2108, Use Type 3, Commercial and Office, ADD G-C to Table of Uses, ADD Golf Course to Examples of Uses

AMEND Section 2109, Use Type 4, Institutional and Outdoor Recreation, DELETE Golf Course from Examples of Uses

AMEND Section 2110, Use Type 5, Industrial, ADD G-C to Table of Uses

**And make appropriate edits to index and chart provisions as necessary**

At this time the Chair shall open the hearing

The Chair will ask the Applicant to make a presentation on the proposed amendment.

City Staff shall give a report on the proposed amendment.

The hearing will be opened for public comment.

The hearing will be closed.

**Proposed Ordinance Amendment Z10-07:** A Public Hearing is being held in response to a proposed zoning amendment that would add the definition of Storefront amend sections of Article 21 Signs of the City of Manistee Zoning Ordinance as follows:

**ARTICLE 2 DEFINITIONS**

**AMEND Section 220 ADD Definition for Storefront**

**ARTICLE 21: SIGNS**

AMEND Section 2101 Procedures, AMEND Item A - clarification

AMEND Section 2102 General Standards, AMEND Item A.1 - Amends how signage is to be calculated/increases the amount of signage for Commercial and Office uses in some districts.

AMEND Section 2102 General Standards, AMEND Item F - clarification

AMEND Section 2103 Exempt Signs, AMEND Item K - clarification

ADD Section 2103 Exempt Signs, ADD Item M – exempts Government (Building Signage, Wayfinding Signage and Signage for Outdoor Recreation and Park Facilities).

AMEND Section 2104 Prohibited Signs, AMEND Item G.7 – eliminates reference

AMEND Section 2106, Use Type 1, Low Intensity and Residential - Adds Adult Foster Care Facility and Bed & Breakfast to Examples of Uses

DELETE Section 2107, Use Type 2, Residential and Residential Commercial/Moved to Use Type 1

AMEND Section 2108, Use Type 3 Commercial and Office - Adds Cemetery, Educational Facility, Golf Course and Places of Public Assembly to Examples of Uses; Adds Projecting and Marquee Signs in the R-1, R-2, R-3, & R-4 Zoning Districts; Increases the amount of signage permitted in the R-2, C-1, C-2, C-3 & W-F District with frontage on US 31; Increases the amount of signage permitted in the C-1, C-2, & C-3 Zoning District not fronting on US 31; Adds Projecting and Marquee Signs and increases the amount of signage in the L-I & G-I Zoning Districts.

DELETE Section 2108, Use Type 4, Institutional and Outdoor Recreational/Moved to Use Type 3

AMEND Section 2110 Use Type 5, Industrial - Adds Assembly Operation to Examples of Uses; Increases the amount of signage permitted in the L-I & G-I Zoning Districts

AMEND Section 2112 Temporary Portable Signs, Item A

**And make appropriate edits to index and chart provisions as necessary**

At this time the Chair shall open the hearing

City Staff shall present the proposed amendment.

The hearing will be opened for public comment.

The hearing will be closed.

## **VI New Business**

### **Manistee Golf & Country Club, 500 Cherry Street - Proposed Ordinance Amendment Z10-06**

A Public Hearing was held earlier in response to a request from the Manistee Golf & Country Club, 500 Cherry Street for a Zoning Amendment that will re-zone the golf course property 51-310-400-01 from R-1 Low Density Residential to G-C Golf Course District.

At this time the Planning Commission could take action to recommend to City Council the adoption of the proposed Zoning Amendment Z10-06.

### **Proposed Ordinance Amendment Z10-07**

A Public Hearing was held earlier in response to a proposed zoning amendment that would add the definition of Storefront amend sections of Article 21 Signs of the City of Manistee Zoning Ordinance.

At this time the Planning Commission could take action to recommend to City Council the adoption of the proposed Zoning Amendment Z10-07.

## **VII Old Business**

### **Proposed Ordinance Amendment Z10-05**

A Public Hearing was held at the April 1, 2010 Planning Commission meeting regarding a Proposed Ordinance Amendment that changes uses and amends language in the WF Waterfront Zoning District and Amends language in Section 1880 Sports and Recreation Club. The Planning Commission postponed taking action on the proposed Amendment until further discussion at the April 15, 2010 Worksession. Formal action cannot be taken during a worksession.

At this time the Planning Commission could take action to recommend to City Council the adoption of the proposed Zoning Amendment Z10-05.

## **VIII Public Comments and Communications**

At this time the Chair will ask if there are any public comments.

## **IX Correspondence**

At this time the Chair will ask if any correspondence has been received to be read into the record.

## **X Staff/Sub-Committee Reports**

At this time the Chair will ask Staff for their report.

At this time the Chair will ask if any of the Sub-Committees have anything to report.

## **XI Members Discussion**

At this time the Chair will ask members of the Planning Commission if they have any items they want to discuss.

## **XII Adjournment**



PLANNING AND ZONING  
COMMUNITY DEVELOPMENT  
231.398.2805  
FAX 231.723-1546  
www.ci.manistee.mi.us

## MEMORANDUM

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TO: Planning Commissioners  
FROM: Denise Blakeslee *DB*  
DATE: April 23, 2010  
RE: May 6, 2010 Planning Commission Meeting

Commissioners, I will be out of the office next week and wanted to get your packets out to you before I left. We have the following items on the May 6, 2010 Planning Commission Agenda:

**Manistee Golf & Country Club, 500 Cherry Street - Proposed Ordinance Amendment Z10-06.** A Public Hearing is being held in response to a request from the Manistee Golf & Country Club, 500 Cherry Street for a Zoning Amendment that will re-zone the golf course property 51-310-400-01 from R-1 Low Density Residential to G-C Golf Course District.

**Proposed Ordinance Amendment Z10-07:** A Public Hearing is being held in response to a proposed zoning amendment that would add the definition of Storefront amend sections of Article 21 Signs of the City of Manistee Zoning Ordinance

Under Old Business the Planning Commission will take action on the **Proposed Ord. Z10-05;** This ordinance would change uses and amends language in the WF Waterfront Zoning District and Amends language in Section 1880 Sports and Recreation Club. The Commission discussed amending the definition of marina to include Communication Towers at the April Worksession. **Please bring your worksession packets with you.**

If you are unable to make the meeting please call or leave a message.

djb

AN ORDINANCE TO AMEND IN PART  
AN ORDINANCE ENTITLED "MANISTEE CITY ZONING ORDINANCE"  
WHICH WAS ADOPTED FEBRUARY 21, 2006,

To Amend the Manistee City Zoning Ordinance

ARTICLE 2: DEFINITIONS

AMEND Section 208 G AMEND DEFINITION of Golf Course  
AMEND Section 220 S ADD DEFINITION of Sand Excavation

ARTICLE 7: DISTRICTS, DIMENSIONAL STANDARDS, USE TABLES AND  
ZONING MAP

WILL BE MOVED TO ARTICLE 3 AND RENUMBERED

AMEND City of Manistee Zoning Map change Golf Course Property from R-1 to C-G  
ADD C-G Golf Course to Legend

Amend Table 3-1 - ADD G-C Golf Course standards to Table

Amend Table 3-2 - ADD Sand Excavation to list of Uses

Amend Table 3-2 - DELETE Golf Course as a SLU in the R-1 Low Density Residential District

Amend Table 3-2 - ADD Colum for G-C Golf Course

In Colum for G-C Golf Course ADD the following Uses

Accessory Bldg.  $\leq$  footprint principal structure - R (Use by Right)

Accessory Bldg.  $>$  footprint principal structure - SLU (Use Permitted as Special Land Use)

Accessory Uses, Related to uses permitted - R/SLU

Dwelling, Single Unit - R

Eating and Drinking Establishment - R

Golf Course - R

Home Occupation, Minor - R

Mixed-Use Development - SLU

Outdoor Recreation, Park - R

Planned Unit Development - SLU

Sand Excavation - R

Subdivision, Plat or Condo. (of permitted uses) - R

Uses similar to uses permitted by right or as Special Land Uses - R/SLU

Wells, Extraction - SLU

CHANGE ARTICLE 7 to G-C COLF COURSE DISTRICT

ARTICLE 8: R-1 LOW DENSITY RESIDENTIAL

AMEND Section 800 Purpose and Intent DELETE Golf Course under Special Uses

AMEND Section 803 Uses Permitted by Special Land Use DELETE Item H. Golf Course

ARTICLE 18: SPECIAL USES  
AMEND Section 1843 Golf Course, Amend Item A

ARTICLE 21: SIGNS  
AMEND Section 2106, Use Type 1, Low Intensity Residential,  
ADD G-C to Table of Uses  
AMEND Section 2107, Use Type 2, Residential and Residential Commercial,  
ADD G-C to Table of Uses  
AMEND Section 2108, Use Type 3, Commercial and Office,  
ADD G-C to Table of Uses, ADD Golf Course to Examples of Uses  
AMEND Section 2109, Use Type 4, Institutional and Outdoor Recreation,  
DELETE Golf Course from Examples of Uses  
AMEND SECTION 2110, Use Type 5, Industrial, ADD G-C to Table of Uses

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THE CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN, ORDAINS:

1. That Article 2: Definitions, Section 208 G 20 S be AMENDED as follows:

GOLF COURSE – A tract of land laid out for at least nine holes for playing the game of golf and improved with tees, greens, fairways, and hazards such as waterways, which may include accessory uses as a pro shop, a clubhouse, *banquet facility*, practice greens and service buildings.

2. That Article 2: Definitions, Section 220 S be amended by ADDING the following definition:

SAND EXCAVATION - *The process of altering the natural (grade) elevation by cutting or filling the earth, or any activity by which sand is dug, quarried, uncovered, removed, displaced, or relocated.*

3. That Article 7: Districts, Dimensional Standards, Use Tables and Zoning Map be MOVED to ARTICLE 3 and renumbered according as shown in *Attachment A*.

4. That Article 7: Golf Course as shown in *Attachment B* be ADDED to the City of Manistee Zoning Ordinance.

5. That Article 8: R-1 Low Density Residential, Section 800 Purpose and Intent be amended by DELETING *Golf Course* under Special Uses.

6. That Article 8: R-1 Low Density Residential, Section 803 Uses Permitted by Special Land Use be amended by DELETING Item H. *Golf Course* and renumbering remainder of list.

7. That Article 18: Special Uses, Section 1843 Golf Course Item A be AMENDED as follows:

A. **Definition.** A tract of land laid out for at least nine holes for playing the game of golf and improved with tees, greens, fairways, and hazards such as waterways, which may include accessory uses as a pro shop, a clubhouse, *banquet facility*, practice greens and service buildings.

8. That Article 21: Signs Section 2106, Use Type 1, Low Intensity Residential be amended by ADDING *G-C* to Table of Uses as follows:

Zoning Districts	Permitted Sign Types	No. Signs Permitted	Cumulative Sign Area	Lighting	Conditions
<i>G-C</i>	<i>Wall, Ground</i>	<i>1</i>	<i>4 sq. ft.</i>	<i>None</i>	

9. That Article 21: Signs, Section 2017, Use Type 2, Residential and Residential Commercial be amended by ADDING *G-C* to Table of Uses as follows:

Zoning Districts	Permitted Sign Types	No. Signs Permitted	Cumulative Sign Area	Lighting	Conditions
<i>G-C, R-1, &amp; R-2</i>	<i>Wall, Ground</i>	<i>1</i>	<i>16 sq. ft.</i>	<i>External</i>	

10. That Article 21: Signs, Section 2108, Use Type 3, Commercial and Office be amended by ADDING *Golf Course* to Examples of Uses and *G-C* to Table of Uses as follows:

Zoning Districts	Permitted Sign Types	No. Signs Permitted	Cumulative Sign Area	Lighting	Conditions
<i>G-C</i>	<i>Ground</i>	<i>n/a</i>	<i>32 sq. ft.</i>	<i>Either</i>	<i>One ground sign shall be permitted for each 600 feet of frontage</i>
	<i>Window</i>	<i>n/a</i>	<i>Unlimited</i>	<i>Internal</i>	<i>No Sign Permit required</i>
	<i>Wall, Projecting, Marquee</i>	<i>n/a</i>	<i>64 sq. ft.</i>	<i>Either</i>	

11. That Article 21: Signs, Section 2109, Use Type 4, Institutional and Outdoor Recreation be amended by DELETING *Golf Course* from Examples of Uses.

12. That Article 21: Signs, Section 2110, Use Type 5, Industrial be amended by ADDING *G-C* to Table of Uses as follows:

Zoning Districts	Permitted Sign Types	No. Signs Permitted	Cumulative Sign Area	Lighting	Conditions
<i>G-C</i> , R-1 & R-2	Uses of this type are normally not permitted in the <i>G-C</i> , R-1, or R-2 Districts				

And make appropriate edits to index and chart provisions as necessary

13. CONFLICTING ORDINANCES: That any and all ordinance of City of Manistee which may conflict with the provisions of this ordinance as amended, be and are hereby rescinded.

14. EFFECTIVE DATE: This Ordinance shall take effect seven days after publication in the Manistee News Advocate.

Ilona Haydon, Mayor

Dated

ATTEST:

Michelle Wright

Dated

City Clerk/Deputy Treasurer

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

**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-2 Moderate Density Residential
3. R-3 High Density Residential
4. 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

**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

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

**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 date 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

# Attachment A

Effective March 27, 2006  
As Amended thru December 11, 2008

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]

**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

### Legend

#### Zoning *G-C Golf Course District*

- R-1 Low Density Residential
- R-2 Medium Density with services and commercial
- R-3 High Density Residential
- C-1 Regional Commercial
- C-2 Neighborhood Commercial
- C-3 Central Business District
- WF Waterfront
- L-1 Light Industrial
- G-1 General Industrial
- Key Street Segments
- US-31 Corridor Overlay
- Renaissance Overlay
- Wellhead Protection Overlay



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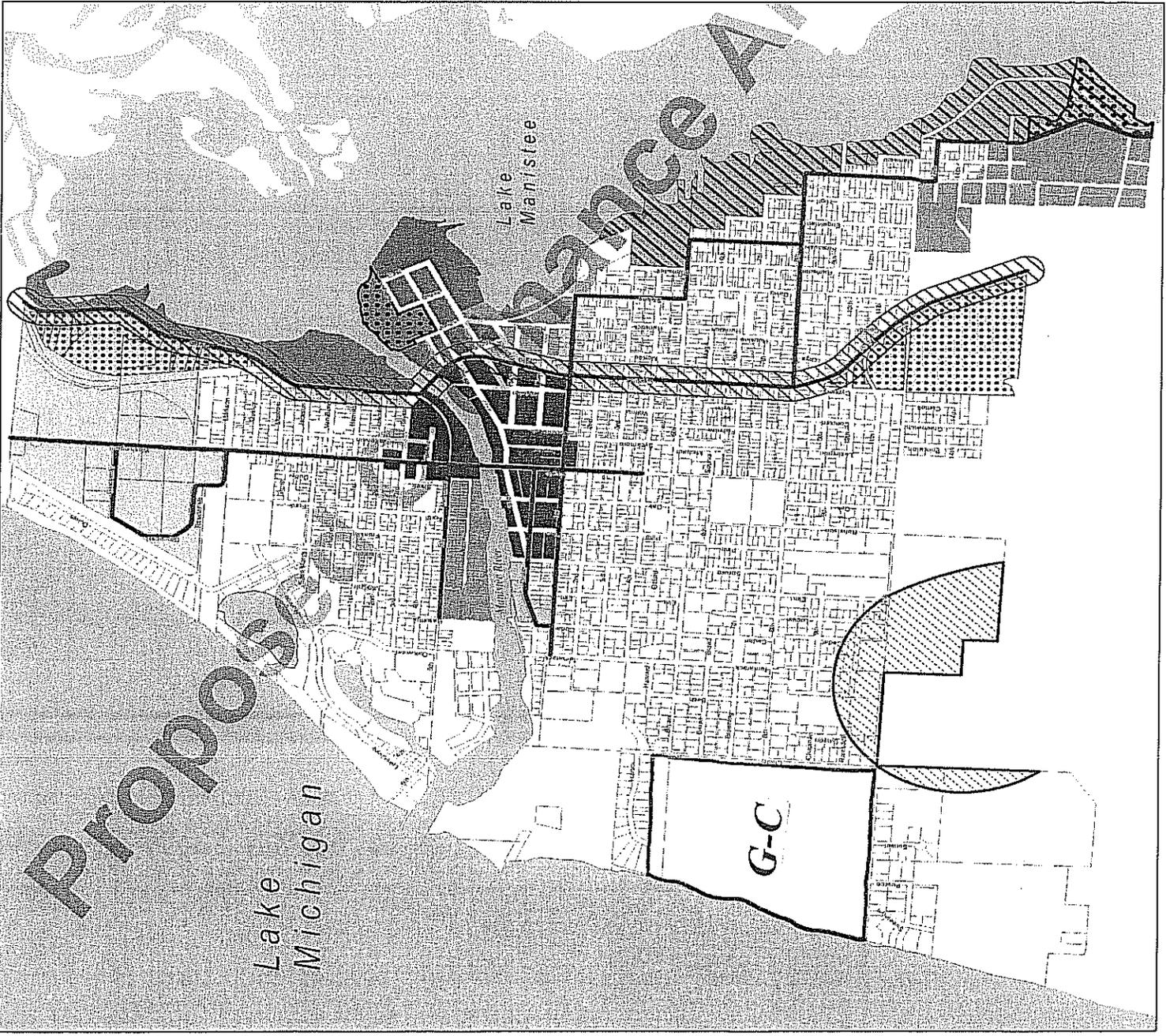


Table 3-1 - City of Manistee Schedule of Regulations<sup>k</sup>

District	Minimum Lot Dimensions		Maximum Lot Coverage (%) of gross lot area <sup>(b)</sup>	Minimum Yard Requirements (feet)			Maximum Density DU/Acre	Maximum Height Feet/stories (Principal Bld)	Minimum Floor Area Per Dwelling and Width (Sq. Ft. & Ft)
	Area (sq. ft.)	Width (feet)		Front <sup>(a)</sup>	Side	Rear/ Waterfront <sup>(p)</sup>			
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 Comm. Multi Unit.	6,000 10,000 10,000 10,000 <sup>(b)</sup>	60 80 80	40%	15	10	10/20	8	35/2½	960/20
R-3 Single Unit Duplex or Comm. Multi Unit.	6,000 10,000 10,000 10,000 <sup>(c)</sup>	60 80 80	60%	15	10	10/20	17	35/2½ 35/2½ 35/2½	960/20 (for single family) 500/20 (for multi-family)
R-4 Single Unit Duplex or Comm. 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 <sup>(e)</sup>	120	60%	30	10 <sup>(d)</sup>	20	17	40/3	500/20
C-2	6,000 <sup>(e)</sup>	60	90%	4	0 or 4 <sup>(d)(e)</sup>	10/20	17	35/2½	500/no min. width
C-3	2,500	25	100%	0	0 or 4 <sup>(d)(e)</sup>	6/20	(g)	50/4	500/no min. width
WF Single Unit Duplex or Comm. Multi Unit.	6,000 10,000 10,000 <sup>(e)</sup>	60 80 80	60%	15	10	10/20	17	35/2½	500/20
L-1	12,000	120	70%	25	10 <sup>(h)</sup>	10 <sup>(h)</sup>	N/A	50/4 <sup>(h)</sup>	N/A
G-1	12,000	120	70%	45	10 <sup>(h)</sup>	10/50 <sup>(h)</sup>	N/A	50/4 <sup>(h)</sup>	N/A

APPROVED Ordinance

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.
- g. [Annotation: Notes: Item F was changed by amendment 07-07, effective 5/29/07]  
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-1 and G-1 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.

Effective March 27, 2006  
 As Amended thru December 11, 2008  
 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.

Attachment A

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)

USES	G-C Golf Course	R-1 Low Density	R-2 Med. Density	R-3 Hi. Density	R-4 Mfg. Hsing	W-F Waterfront	C-1 Reg'l Com.	C-2 Neigh. Bus.	C-3 Central Bus.	L-I Light Industrial	GI Gen'l Industrial
Accessory Bldg. ≤ footprint principal structure	R	R	R	R	R	R	R	R	R	R	R
Accessory Bldg. > footprint principal structure	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
Adaptive Reuse		SLU	SLU	SLU		SLU	SLU	SLU	SLU		
Adult Foster Care Facility			SLU	SLU							
Animal Grooming							R	SLU			
Assembly Operation						SLU				R	R
Automobile Repair Facility							R	SLU		R	
Bed & Breakfast		SLU	SLU	SLU		SLU			SLU		
Billboard							SLU				
Car Wash							SLU	SLU			
Cemetery										SLU	
Communication Tower				SLU		SLU	SLU			SLU	
Contractor's Facility				SLU			SLU	SLU	SLU	SLU	R
Convenience Store, w/ fuel pumps							SLU	SLU			
Convenience Store, w/o fuel pumps			SLU*	SLU*		SLU	R	R		SLU	
Day Care, Commercial				SLU		SLU	SLU	SLU	SLU	SLU	SLU

USES	G-C Golf Course	R-1 Low Density	R-2 Med. Density	R-3 Ht. Density	R-4 Mfg. Hang	W-F Water-front	C-1 Reg'l Com.	C-2 Neigh. Bus.	C-3 Central Bus.	LI Light Industrial	GI Gen Industrial
Day Care, Group		SLU	SLU	R	SLU	SLU	SLU	R			
Drive-through Establishment							SLU	SLU	SLU		
Duplex		SLU	R	R	SLU	R		SLU	SLU		
Dwelling - Accessory			SLU	SLU							
Dwelling - Multiple Unit			SLU	SLU	SLU	SLU	SLU	SLU	SLU		
Dwelling - Single Unit	R	R	R	R	SLU	R		SLU			
Dwelling - Upper Story Accessory									R		
Eating and Drinking Establishment	R		SLU*	SLU*		SLU	R	SLU	R	SLU	
Educational Facility			SLU*	SLU*				SLU		SLU	SLU
Financial Institution							R	R	R	R	
Gallery or Museum		SLU*	SLU*	SLU*		R	R	R	R		
Gasoline Station							SLU				
Golf Course	R	SLU									
Greenhouse and Nursery											R
Home Based Business		SLU	SLU	SLU		SLU		SLU			
Home Occupation, Minor	R	R	R	R	R	R		R	R		
Home Occupation, Major		SLU	SLU	SLU	SLU	SLU		SLU	SLU		
Hotel			SLU*	SLU		SLU	R	R	R	SLU	
Laundry and Dry Cleaning Establishment							SLU	SLU*	SLU	R	
Manufactured Housing Community					R						
Marina		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

Attachment A

Approved for Signature

Effective March 27, 2006  
As Amended thru December 11, 2008

USES	G-C Golf Course	R-1 Low Density	R-2 Med. Density	R-3 HI. Density	R-4 Mfg. Hsing	W-F Water-front	C-1 Reg'l Com.	C-2 Neigh. Bus.	C-3 Central Bus.	L1 Light Industrial	G Gen. Industrial
Mine, Sand and Gravel							SLU				SLU
Mixed-Use Development	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU		
Mortuary			SLU*	SLU*			SLU*	SLU*			
Motel						SLU*	R				
Nursing Home or Convalescent Home			SLU*	SLU*			SLU	SLU			
Outdoor Recreation, Park	R	R	R	R	R	R	R	R	R	R	R
Outdoor Sales Facility							SLU*	SLU*			
Parking Facility			SLU*	SLU*		SLU	SLU	SLU	SLU		SLU
Personal Service Establishment			SLU	SLU		R	R	R	R		
Place of Public Assembly - Large			SLU*	SLU*		SLU*	SLU*	SLU*	SLU*	SLU*	
Place of Public Assembly - Small		SLU	SEU*	SLU*		R	R	R	R		
Planned Unit Development	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU
Power Generating Facility											SLU
Processing and Manufacturing										SLU	R
Professional Office			SLU*	SLU*		R	R	R	R	R	R
Professional Service Establishment			SLU*	SLU*		R	R	R	R	R	R
Research, Testing and Laboratory											R
Retail Business			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*	SLU*	SLU*	
Studio for Performing and Graphic Arts			SLU*	SLU*		SLU	R	R	R		
Subdivision, Plat or Condo. (of permitted uses)	R	R	R	R	R	R	R	R	R	R	R

Attachment A

USES	G-C Golf Course	R-1 Low Density	R-2 Med. Density	R-3 Hi. Density	R-4 Mfg. Hsing	WF Water-front	C-1 Reg'l Com.	C-2 Neigh. Bus.	C-3 Central Bus.	LI Light Industrial	G-I Gen'l Industrial
Tattoo Parlor							SLU				
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
Veterinary Clinic							R	SLU		R	
Warehouse, Public						SLU	SLU			R	R
Wells, Extraction	SLU									SLU	R
Wholesale Facility							R			R	
Wind Energy Conversion System				SLU						SLU	SLU
Windmill, Accessory, subject to Section 515.G										R	R

- [Annotation: Mine, Sand and Gravel was deleted as a SLU in the L-1 Light Industrial by amendment 07-10, effective 5/29/07]
- [Annotation: Wells Extraction was changed from a SLU to R in the G-1 General Industrial District by amendment 07-11, effective 5/29/07]
- [Annotation: Medical or Dental Office was added as a R (Permitted Use) in the L-1 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-1 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-1 General Industrial District by amendment 08-02, effective 2/29/08]
- [Annotation: Windmills, Accessory was added as a R (Permitted Use) in the L-1 Light Industrial District and in the G-1 General Industrial District by amendment 08-08, effective 12/11/08]

Proposed Ordinance Amendment

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

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

**SECTION 700 PURPOSE AND INTENT**

It is the intent of this District is to provide for and regulate development in association with a Golf Course. The G-C District is intended to maintain and enhance open space, promote recreational opportunities and provide for a variety of residential housing developed with the natural and scenic elements of the property.

**PERMITTED USES**

- ❖ Accessory building with footprint less than or equal to the footprint of the principal structure.
- ❖ Accessory use to uses permitted by right
- ❖ Dwelling, Single Use
- ❖ Eating and Drinking Establishment
- ❖ Golf Course
- ❖ Home Occupation, Minor subject to Section 1847, B,1
- ❖ Outdoor Recreation, Park
- ❖ Sand Excavation
- ❖ Subdivision and condominium subdivision consisting of permitted uses, clustered, or traditional subject to the Subdivision Control Ordinance.
- ❖ Use similar to uses permitted by right, subject to Section 530

**SPECIAL USES**

- ❖ Accessory building with footprint greater than the footprint of the principal structure.
- ❖ Mixed-Use Development
- ❖ Planned Unit Development
- ❖ Wells, Extraction

**ADDITIONAL STANDARDS**

- ❖ Site Plan requirements subject to Section 2203
- ❖ Vehicular Parking Space, Access and Lighting subject to Section 514.
- ❖ Landscape requirements subject to Section 531
- ❖ Signage requirements subject to Article 21
- ❖ Outdoor Lighting requirements, subject to Section 525.

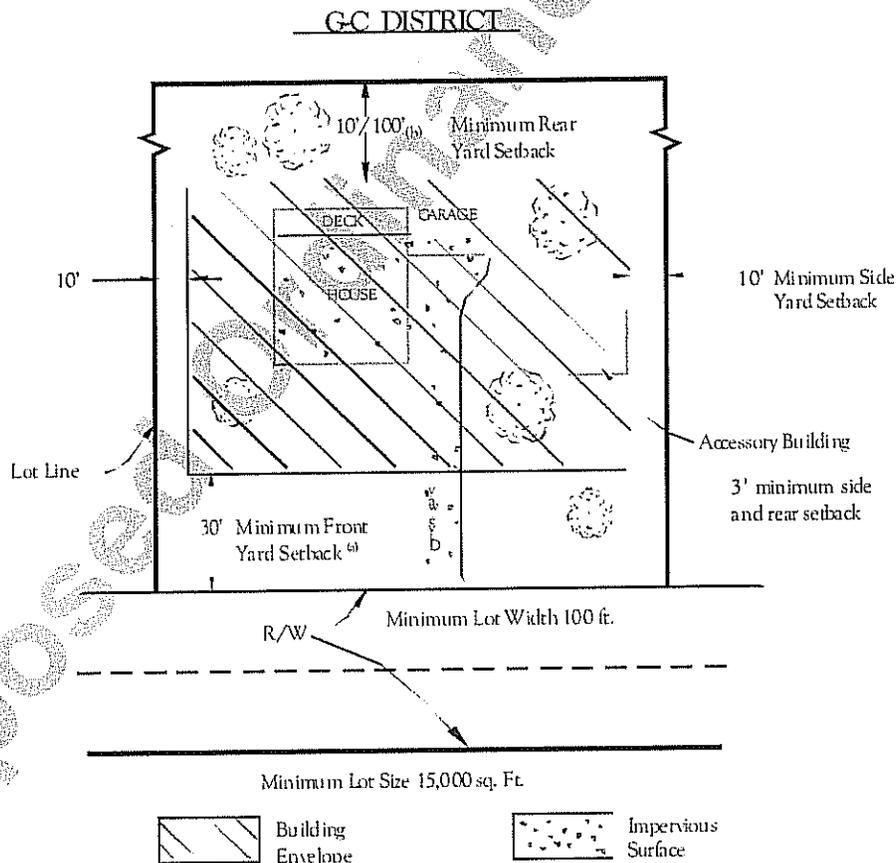
DISTRICT REGULATIONS <sup>(d)</sup>			
Minimum Lot Area:	15,000 sq. ft	Minimum Lot Width	100 ft.
Maximum Dwelling Units/Acre	4	Maximum Building Height	2½ stories, or 35'
Minimum Building Setbacks		Maximum Lot Coverage	40%
Front <sup>(a)</sup>	30 ft.	Minimum Living Area	1,500 sq. ft.
Side	10 ft. (each side)	Minimum Dwelling Width	25 ft.
Rear	10 ft.	Accessory Building Minimum Setbacks:	
Waterfront	100 ft. <sup>(b)</sup>	Side	3 ft.
		Rear	3 ft. <sup>(c)</sup>

<sup>(a)</sup> Subject to Section 502, G

<sup>(b)</sup> As measured from the ordinary high water mark, except where a greater distance is required by the Department of Natural Resources.

<sup>(c)</sup> 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.

<sup>(d)</sup> Except as may be permitted pursuant to Section 1870, Planned Unit Development.



**SECTION 701            USES PERMITTED BY RIGHT**

The following uses of buildings and land shall be permitted within the G-C District subject to the provisions of Article 22, Site Plan Approval.

- A. Accessory building with footprint less than or equal to the footprint of the principal structure.
- B. Accessory use to uses permitted by right
- C. Dwelling, Single Use
- D. Eating and Drinking Establishment
- E. Golf Course
- F. Home Occupation, Minor subject to Section 1847, B,1
- G. Outdoor Recreation, Park
- H. Sand Excavation
- I. Subdivision and condominium subdivision consisting of permitted uses, clustered, or traditional subject to the Subdivision Control Ordinance.
- J. Use similar to uses permitted by right, subject to Section 530

**SECTION 702            USES PERMITTED BY SPECIAL LAND USE PERMIT**

The following uses of buildings and land may be permitted within the R-5 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.
- B. Mixed-Use Development
- C. Planned Unit Development
- D. Wells, Extraction

**SECTION 703            DIMENSIONAL STANDARDS.**

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

- A. Parcel Area - No building or structure shall be established on any parcel less than fifteen thousand (15,000) square feet in area.
- B. Parcel Width - The minimum parcel width shall be one hundred (100) feet and it shall front on a public street.
- 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 thirty (30) 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 Yard: The minimum setback shall not be less than one hundred (100) feet from the ordinary high water mark, provided such setback shall not apply to walkways, boat docks, boat slips, boat launches and boat houses. Provided, further that the waterfront setback shall not be less than the setbacks required by the Department of Natural Resources in a High Risk Erosion Control area.  
[Annotation: Section 804.4 was changed by amendments 07-05 and 07-07, effective 5/29/07]
5. Dwelling Width: No dwelling shall be constructed in the R-1 District which is less than twenty-five (25) feet wide.
6. Living Area: No dwelling unit shall be constructed in the R-1 District which has less than fifteen hundred (1,500) square feet of living area.
7. Lot Coverage: Not more than forty percent (40%) of the parcel area shall be covered by buildings.
8. Height: The maximum height of principal buildings in the R-1 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.

AN ORDINANCE TO AMEND IN PART  
AN ORDINANCE ENTITLED "MANISTEE CITY ZONING ORDINANCE"  
WHICH WAS ADOPTED FEBRUARY 21, 2006,  
To Amend the Manistee City Zoning Ordinance

Article 2 Definitions

AMEND Section 220 ADD Definition for Storefront

Article 21: Signs

AMEND Section 2101 Procedures, Item A

AMEND Section 2102 General Standards, Item A.1

AMEND Section 2102 General Standards, Item F

AMEND Section 2103 Exempt Signs, Item K

ADD Section 2103 Exempt Signs, Item M

AMEND Section 2104 Prohibited Signs, Item G.7

AMEND Section 2106, Use Type 1, Low Intensity and Residential

DELETE Section 2107, Use Type 2, Residential and Residential Commercial

AMEND Section 2108, Use Type 3 Commercial and Office

DELETE Section 2108, Use Type 4, Institutional and Outdoor Recreational

AMEND Section 2110 Use Type 5, Industrial

AMEND Section 2112 Temporary Portable Signs, Item A

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THE CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN, ORDAINS:

1. That Article 2: Definitions, Section 220 S be amended by ADDING the following definition:

***STOREFRONT:** Tenant space that fronts on a public right-of-way and that occupies all or a portion of a principal building accessed from a main entrance.*

2. That Article 21: Signs, Section 2102 Procedures, Item A be AMENDED as follows:

A. Sign Permit Application. The Planning Commission or the Zoning Administrator may approve sign permit applications. Where signs are proposed as part of a broader Site Plan, the Planning Commission shall may review the entire Site Plan, including signage, per Article 22. Where proposed signage is not an element of a broader proposed use requiring site plan approval, the Zoning Administrator may waive the submission of certain materials outlined in Article 22,...

3. That Article 21: Signs, Section 2102 General Standards, A Computations, Item 1 be AMENDED as follows:

A. Computations. The following standards shall be met when calculating the area and height of a sign.

1. Area of Signs (wall, window, *projecting*, marquee, ~~electronic~~).

a. For Use Type 2 ~~3~~, as provided in Section 21078, in the C-1, C-2, C-3 and W-F districts when fronting US-31, wall, *projecting*, window, and marquee, ~~and/or electronic signs shall be permitted and the maximum cumulative sign area permitted expressed in square feet shall be not more than 1.5 times the principal building width, measured from corner to corner, facing the public right-of-way, or fifty (50) square feet for each storefront, whichever is greater.~~

1. The maximum width of any wall sign shall not exceed ninety (90) percent of the width of the wall to which the sign is attached and shall not project higher than the roofline of the structure to which it is attached.

~~2. For buildings located on corner lots where two or more sides of the building face a public right-of-way, maximum permitted cumulative sign area may be determined for each building side that faces the road right-of-way provided that all such sign area shall only be allowed to the building side for which it is based.~~

*Projecting signs shall be limited to one per storefront and no greater than sixteen (16) square feet in area.*

b. For Use Type 2 ~~3~~, as provided in Section 21078, in the C-1, C-2, C-3 and WF districts that do not front US-31, wall, ground, projecting, window and marquee signs shall be permitted and the maximum cumulative sign area permitted expressed in square feet shall not be more than 1.5 times the principal building width, measured from corner to corner, facing the public right-of-way, or fifty (50) square feet *for each storefront*, whichever is greater.

1. The maximum width of any wall sign shall not exceed ninety (90) percent of the width of the wall to which the sign is attached and shall not project higher than the roofline of the structure to which it is attached.

~~2. For buildings located on corner lots where two or more sides of the building face a public right-of-way, maximum permitted cumulative sign area may be determined for each building side that faces the road right-of-way provided that all such sign area shall only be allowed to the building side for which it is based.~~

3. Projecting signs shall be limited to one per ~~parcel~~ *storefront* and no greater than sixteen (16) square feet in area.

c. For Use Type 2 ~~3~~, as provided in Section 21078, in the C-2, C-3 and WF districts with water frontage, wall, ground, projecting, window and marquee signs shall be permitted on the water front side and the maximum cumulative sign area permitted

expressed in square feet shall not be more than .75 times the principal building width, measured from corner to corner, facing the public right-of-way, or twenty-five (25) square feet, *for each storefront* whichever is greater.

1. The maximum width of any wall sign shall not exceed ninety (90) percent of the width of the wall to which the sign is attached and shall not project higher than the roofline of the structure to which it is attached.
2. Projecting signs shall be limited to one per ~~panel~~ *storefront* and no greater than sixteen (16) square feet in area.

4. That Article 21: Signs, Section 2102 General Standards, Item F be AMENDED as follows:

F. ~~Sign area on Corner Lots. Where the sign area permitted in Table 2100-1 is a function of street frontage, on corner lots the frontage shall be the sum of all abutting street frontage.~~ *Allocation of Signage. Signage may be allocated to any side of the building where only one side of the building is allowed signage. For buildings where more than one side of the building is allowed signage (i.e. corner lots) signage may be allocated to an adjoining side of the building where signage is not allocated.*

5. That Article 21: Signs, Section 2103 Exempt Signs, Item K be AMENDED as follows:

The following signs shall be exempt from regulations in this Article.

K. Temporary signs advertising yard sales, items for sale or similar temporary activities, provided such signs are *erected on private property where authorized by the owner*, are not illuminated, and temporarily with a total surface area *do not to exceed four (4) eight (8) square feet in area*, and are removed within *three (3) seven (7) days* of installation.

6. That Article 21: Signs, Section 2103 Exempt Signs, be amended by ADDING Item M as follows:

M. *Government (Building Signage, Wayfinding Signage and Signage for Outdoor Recreation and Park Facilities).*

7. That Article 21: Signs, Section 2104 Prohibited Signs, Item G.7 be AMENDED as follows:

The following signs shall not be allowed in any district.

G. Signs located in, projecting into or overhanging within a public right-of-way or dedicated public easement, except the following:

~~7. "A-frame" signs, as permitted and regulated in Section 2112. Provided further, that~~ *Portable "A-frame" signs shall be permitted in the C-2 and C-3 districts subject to a determination by the Zoning Administrator that said placement will not impact safety or visibility for motorists and pedestrians.*

8. That Article 21: Signs, Section 2106, Use Type 1, Low Intensity and Residential, Examples of Uses be amended by ADDING *Adult Foster Care and Bed & Breakfast.*

**TABLE 2100-1 USE TYPES AND SIGN STANDARDS**

Section 2106 Use Type 1, Low Intensity and Residential  
 Description Uses of this type include dwelling units and associated uses.  
 Examples of Uses *Adult Foster Care, Bed & Breakfast, Dwelling – Single Unit, Dwelling – Multiple Unit, Duplex, Manufactured Housing Community, Home Based Business, Major Home Occupation, and similar uses in the judgment of the Zoning Administrator*

Zoning Districts	Permitted Sign Types	Nº. Signs Permitted	Cumulative Sign Area	Lighting	Conditions
R-1	Wall, Ground	1	4 Sq. Ft.	None	
R-2	Wall, Ground	1	4 Sq. Ft.	None	A multiple unit project or complex shall be permitted one, externally lit 16 square foot sign
R-3	Wall, Ground	1	4 Sq. Ft.	External	A multiple unit project or complex shall be permitted one, externally lit 32 square foot sign
R-4	Wall, Ground	1	4 Sq. Ft.	Either	A multiple unit project or complex or manufactured housing community shall be permitted two, externally or internally lit 32 square foot signs
C-1	Wall, Ground, Projecting*	1	16 Sq. Ft.	Either	A multiple unit project or complex shall be permitted one, externally or internally lit 32 square foot sign
C-2	Wall, Ground, Projecting*	1	16 Sq. Ft.	External	A multiple unit project or complex shall be permitted one, externally lit 16 square foot sign
C-3 & W-F	Wall, Ground, Projecting*	1	16 Sq. Ft.	External	A multiple unit project or complex shall be permitted one, externally lit 16 square foot sign

\*Projecting signs shall be limited to one per parcel and no greater than sixteen (16) square feet in area.

9. That Article 21: Signs, Section 2107, Use Type 2, Residential and Residential Commercial be DELETED.
10. That Article 21: Signs, Section 2108 Use Type 3, Commercial and Office be CHANGED to *Section 2107 Use Type 2* and AMENDED as follows:

**TABLE 2100-1 USE TYPES AND SIGN STANDARDS**

Section 2108 7 Use Type 3-2, Commercial and Office

Description Uses of this type include retailing, various personal and professional services, accommodations and high-traffic retail and service facilities.

Examples of Uses Animal Grooming, Auto Repair Facility, Car Wash, Cemetery, Convenience Store with or w/ out fuel pumps, Commercial Day Care, Eating and Drinking Establishments, Educational Facility, Financial Institutions, Galleries and Museums, Gasoline Stations, Golf Course, Greenhouses and Nurseries, Group Day Care, Hotels, Laundry and Dry Cleaner, Marinas, Medical and Dental Offices, Mini/Self-storage, Mortuaries, Motels, Nursing and Convalescent Home, Outdoor Recreation and Park Facilities, Outdoor Sales Facility, Personal Service Establishments, Professional Offices, Professional Service Establishments, Public Parking Facility, Retail Businesses, Places of Public Assembly, Sports and Recreation Clubs, Studios for Performing and Graphic Arts, Theaters, Veterinary Clinics, Wholesale Facilities and similar uses in the judgment of the Zoning Administrator.

Zoning Districts	Permitted Sign Types	Nº. Signs Permitted	Cumulative Sign Area	Lighting	Conditions
R-1 & R-2, R-3 & R-4	Wall, Projecting, Window, Ground, Marquee	4 n/a	16 Sq. Ft.	Internal Either	
C-1, C-2 C-3, R-2 & W-F With frontage on US 31	Ground, Pole	1	80 Sq. Ft.	Either	
	Window	n/a	Unlimited	Internal	No Sign Permit required
	Portable Sign "A-frame Sign"	1	8 Sq. Ft.	None	No Sign Permit required. One per storefront and only allowed during hours of operation.
	Wall, Projecting, Marquee	n/a	1.5 x of principal building width per Section 2102, A,7,a	Either	Projecting signs limited to one per storefront and no greater than sixteen (16) square feet in area.
C-1, C-2, & C-3 Not fronting on US-31	Window	n/a	Unlimited	Internal	Window signs in the Historic District require approval from the Historic District Commission. Internally lit signs are prohibited in the Historic District
	Portable Sign "A-frame Sign"	1	8 Sq. Ft.	None	No Sign Permit required. One per storefront and only allowed during hours of operation.
	Wall, Ground, Projecting, Marquee	n/a	1.5 x of principal building width per Section 2102, A,7, b	Either	Ground mount sign limited to one per parcel. Projecting signs limited to one per storefront and no greater than sixteen (16) sq. ft. in area Internally lit signs are prohibited in the Historic District.
C-2, C-3 & W-F Waterfront side	Wall, Ground, Projecting, Window, Marquee	n/a	.75 x of principal building width per Section 2102,A,7,c	External	Ground mount sign limited to one per parcel on the waterfront no greater than sixteen (16) sq. ft. in area. Projecting signs limited to one per storefront and no greater than sixteen (16) sq. ft. in area Lighting of ground mounts signs on the riverwalk shall be prohibited.

W-F Not fronting on US-31	Wall, Ground, Projecting, Window, Marquee	n/a	1.5 x of principal building width per Section 2102, A,7, b	Either	Projecting signs limited to one per storefront and no greater than sixteen (16) sq. ft. in area
L-I & G-I	<i>Ground</i>	<i>1</i>	<i>64 sq. ft.</i>	<i>Either</i>	<i>For parcels with more than 600 feet of frontage, one additional ground sign shall be permitted.</i>
	Wall, <i>Projecting</i> , Window, Marquee	n/a	<i>64 Sq. Ft.</i> <del>32-Sq.-Ft.</del>	Either	<i>For parcels on corner lots an additional 64 sq. ft. of signage will be permitted.</i>  <i>No single sign shall exceed 64 sq. ft. in size.</i>

\*Projecting signs shall be limited to one per parcel and no greater than sixteen (16) square feet in area.

—\*\*A second ground mount sign will be allowed no greater than sixteen (16) Sq. Ft. in area for properties on the waterfront side of the parcel when applicable

11. That Article 21: Signs, Section 2109, Use Type 4, Institutional and Outdoor Recreational be DELETED.

12. That Article 21: Signs, Section 2110 Use Type 5 Industrial CHANGED to *Section 2108 Use Type 3* and AMENDED as follows:

TABLE 2100-1 USE TYPES AND SIGN STANDARDS					
Section 2110 08		Use Type 5-3, Industrial			
Description		Uses of this type include manufacturing, processing, shipping and transportation facilities.			
Examples of Uses		Contractor's Facility, <i>Assembly Operation</i> , Mining and Mineral Processing, Processing and Manufacturing, Research, Testing and Laboratories, Public Warehouses, and similar uses in the judgment of the Zoning Administrator			
Zoning Districts	Permitted Sign Types	Nº. Signs Permitted	Cumulative Sign Area	Lighting	Conditions
R-1 & R-2	Uses of this type are normally not permitted in the R-1 or R-2 Districts				
R-3	Wall, Ground, Window	1	16 Sq. Ft.	External	
R-4	Uses of this type are normally not permitted in the R-4 District				
C-1	Wall, Ground	n/a	64 Sq. Ft.	Either	For parcels with more than 600 feet of frontage, one additional ground sign shall be permitted.
C-2 & C-3	Uses of this type are normally not permitted in the C-2 or C-3, & Districts				
W-F	Wall, Window, Ground, Marquee	n/a	64 Sq. Ft.	Either	

L-1	Ground	1	64 Sq. Ft.	Either	For parcels with more than 600 feet of frontage, one additional ground sign shall be permitted
	Wall, Projecting, Window, Marquee	n/a	64 Sq. Ft.	Either	For parcels on Corner lots an additional 64 sq. ft. of signage will be permitted. No single sign shall exceed 64 Sq. Ft. in size.
G-1	Ground	1	64 sq. ft.	Either	For parcels with more than 600 feet of frontage, one additional Ground sign shall be permitted.
	Wall, Window, Projecting, Marquee	n/a	64 Sq. Ft.	Either	For parcels with more than 200 feet of street frontage an additional 64 Sq. Ft. of signage will be allowed for each 200 feet of frontage.

13. That Article 21 Signs, Section 2112 Temporary Portable Signs, Item A be amended as follows:

The Zoning Administrator shall be authorized to permit temporary and portable signs within any district of the City, under the following standards.

- A. *All signs shall be setback at least four (4) feet from the public right-of-way to the front of the sign structure, provided clear vision can be maintained, pursuant to Section 513.* ~~No temporary or portable sign shall be placed within a public or private right of way and shall be placed no closer to the right of way than ten (10) feet if located facing US-31 or a key street segment as defined herein, and no closer than five (5) feet to any other right of way. Provided, that the Zoning Administrator shall be authorized to require a greater distance to assure visibility for motorists and pedestrians and to assure compatibility with the surrounding land uses. Provided further, that "A-frame" signs shall be permitted in the G-2 and C-3 districts subject to a determination by the Zoning Administrator that said placement will not impact safety or visibility for motorists and pedestrians.~~

Section 2109 and 2110 will be reserved for future amendments. And make appropriate edits to indexes, tables and chart provisions as necessary

14. CONFLICTING ORDINANCES: That any and all ordinance of City of Manistee which may conflict with the provisions of this ordinance as amended, be and are hereby rescinded.

15. EFFECTIVE DATE: This Ordinance shall take effect seven days after publication in the Manistee News Advocate.

\_\_\_\_\_  
Ilona Haydon, Mayor

Dated

ATTEST:

\_\_\_\_\_  
Michelle Wright                      Dated  
City Clerk/Deputy Treasurer

Proposed Zoning Amendment

**NOTICE OF PUBLIC HEARING**  
**City of Manistee Planning Commission**

The Manistee City Planning Commission will hold a Public Hearing for proposed changes to the **Zoning Ordinance on Thursday, May 6, 2010 at 7:00 p.m.** in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Zoning Amendment Z10-07 - list of Proposed Zoning Amendment by Article

**ARTICLE 2: DEFINITIONS**

**Section 220 S**      ADD DEFINITION of STORE FRONT

**ARTICLE 21: SIGNS**

**Section 2101 Procedures**, AMEND Item A - clarification

**Section 2102 General Standards**, AMEND Item A.1

Amends how signage is to be calculated/increases the amount of signage for Commercial and Office uses in some districts.

**Section 2102 General Standards**, AMEND Item F - clarification

**Section 2103 Exempt Signs**, AMEND Item K - clarification

**Section 2103 Exempt Signs**, ADD Item M – exempts Government Building Signage, Wayfinding Signage and Signage for Outdoor Recreation and Park Facilities.

**Section 2104 Prohibited Signs**, AMEND Item G.7 – eliminates reference

**Section 2106**, AMEND Use Type 1, Low Intensity and Residential

Adds Adult Foster Care Facility and Bed & Breakfast to Examples of Uses

**DELETE Section 2107**, Use Type 2, Residential and Residential Commercial/Moved to Use Type 1

**Section 2108**, AMEND Use Type 3 Commercial and Office

Adds Cemetery, Educational Facility, Golf Course and Places of Public Assembly to Examples of Uses

Adds Projecting and Marquee Signs in the R-1, R-2, R-3, & R-4 Zoning Districts

Increases the amount of signage permitted in the R-2 C-1, C-2, C-3 & W-F District with frontage on US 31

Increases the amount of signage permitted in the C-1, C-2 & C-3 Zoning District not fronting on US 31

Adds Projecting and Marquee Signs and increases the amount of signage L-I & G-I Zoning Districts

**DELETE Section 2108**, Use Type 4, Institutional and Outdoor Recreational/Moved to Use Type 3

**Section 2110** AMEND Use Type 5, Industrial

Adds Assembly Operation to Examples of Uses

Increases the amount of signage permitted in the L-I & G-I Zoning Districts

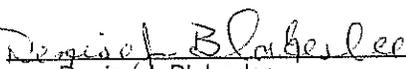
**Section 2112** AMEND Temporary Portable Signs, Item A – Reduces set back.

**And make appropriate edits to index and chart provisions as necessary**

Copies of the proposed Amendments are available for review at the Office of the City Clerk, City Hall, 70 Maple Street, Manistee, Michigan, the Manistee County Library, 95 Maple Street and on the City's Web Page [www.ci.manistee.mi.us](http://www.ci.manistee.mi.us)

Interested parties are welcome to attend the hearing, or written comments with signature can be submitted to: Jon Rose, Community Development, City of Manistee, P.O. Box 358, Manistee, MI 49660, (231) 398-2805.

This notice was posted by Denise J. Blakeslee to comply with Sections 4 & 5 of the Michigan Open Meetings Act (P.A. 267 of 1976) at 12:00 noon, Wednesday, April 7, 2010 on the Bulletin board at the south entrance to City Hall.

Signed:   
Denise J. Blakeslee

**NOTICE OF PUBLIC HEARING**  
**City of Manistee Planning Commission**

The Manistee City Planning Commission will hold a public hearing for a proposed change to the Zoning Ordinance and Zoning Map on Thursday, May 6, 2010 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

The Hearing is being held in response to a request from:

Manistee Golf & Country Club  
500 Cherry Street  
Manistee, MI 49660

LOCATION OF REQUEST: Golf Course Property Parcel #51-310-400-01

HEARING PURPOSE: Request changes to the Zoning Ordinance that would create a new Zoning District for the Golf Course property (G-C Golf Course District). Changes to the Ordinance would include:

**ARTICLE 2: DEFINITIONS**

**Section 208 G** AMEND DEFINITION of GOLF COURSE  
**Section 220 S** ADD DEFINITION of SAND EXCAVATION

**ARTICLE 7: DISTRICTS, DIMENSIONAL STANDARDS, USE TABLES AND ZONING MAP  
WILL BE MOVED TO ARTICLE 3 AND RENUMBERED**

AMEND City of Manistee Zoning Map change Golf Course Property from R-1 to C-G

ADD C-G Golf Course to Legend

Table 3-1 - ADD G-C Golf Course standards to Table

Table 3-2 - ADD Sand Excavation to list of Uses

Table 3-2 - DELETE Golf Course as a SLU in the R-1 Low Density Residential District

Table 3-2 - ADD Colum for G-C Golf Course

In Colum for G-C Golf Course ADD the following Uses

Accessory Bldg. ≤ footprint principal structure	R (Use by Right)
Accessory Bldg. > footprint principal structure	SLU (Use Permitted as Special Land Use)
Accessory Uses, Related to uses permitted	R/SLU
Dwelling, Single Unit	R
Eating and Drinking Establishment	R
Golf Course	R
Home Occupation, Minor	R
Mixed-Use Development	SLU
Outdoor Recreation, Park	R
Planned Unit Development	SLU
Sand Excavation	R
Subdivision, Plat or Condo. (of permitted uses)	R
Uses similar to uses permitted by right or as Special Land Uses	R/SLU
Wells, Extraction	SLU

**CHANGE ARTICLE 7: to G-C COLF COURSE DISTRICT**

**ARTICLE 8: R-1 LOW DENSITY RESIDENTIAL**

**Section 800 Purpose and Intent** DELETE Golf Course under Special Uses

**Section 803 Uses Permitted by Special Land Use** DELETE Item H. Golf Course

**ARTICLE 18: SPECIAL USES**

**Section 1843 Golf Course, Item A** be AMENDED

**ARTICLE 21: SIGNS**

**Section 2106, Use Type 1, Low Intensity Residential,** ADD G-C to Table of Uses

**Section 2107, Use Type 2, Residential and Residential Commercial,** ADD G-C to Table of Uses

**Section 2108, Use Type 3, Commercial and Office,** ADD G-C to Table of Uses, ADD Golf Course to Examples of Uses

**Section 2109, Use Type 4, Institutional and Outdoor Recreation,** DELETE Golf Course from Examples of Uses

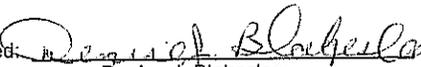
**SECTION 2110, Use Type 5, Industrial,** ADD G-C to Table of Uses

**And make appropriate edits to index and chart provisions as necessary**

Copies of the proposed Amendments are available for review at the Office of the City Clerk, City Hall, 70 Maple Street, Manistee, Michigan, the Manistee County Library, 95 Maple Street and on the City's Web Page [www.ci.manistee.mi.us](http://www.ci.manistee.mi.us)

Interested parties are welcome to attend the hearing, or written comments with signature can be submitted to: Jon Rose, Community Development, City of Manistee, P.O. Box 358, Manistee, MI 49660, (231) 398-2805.

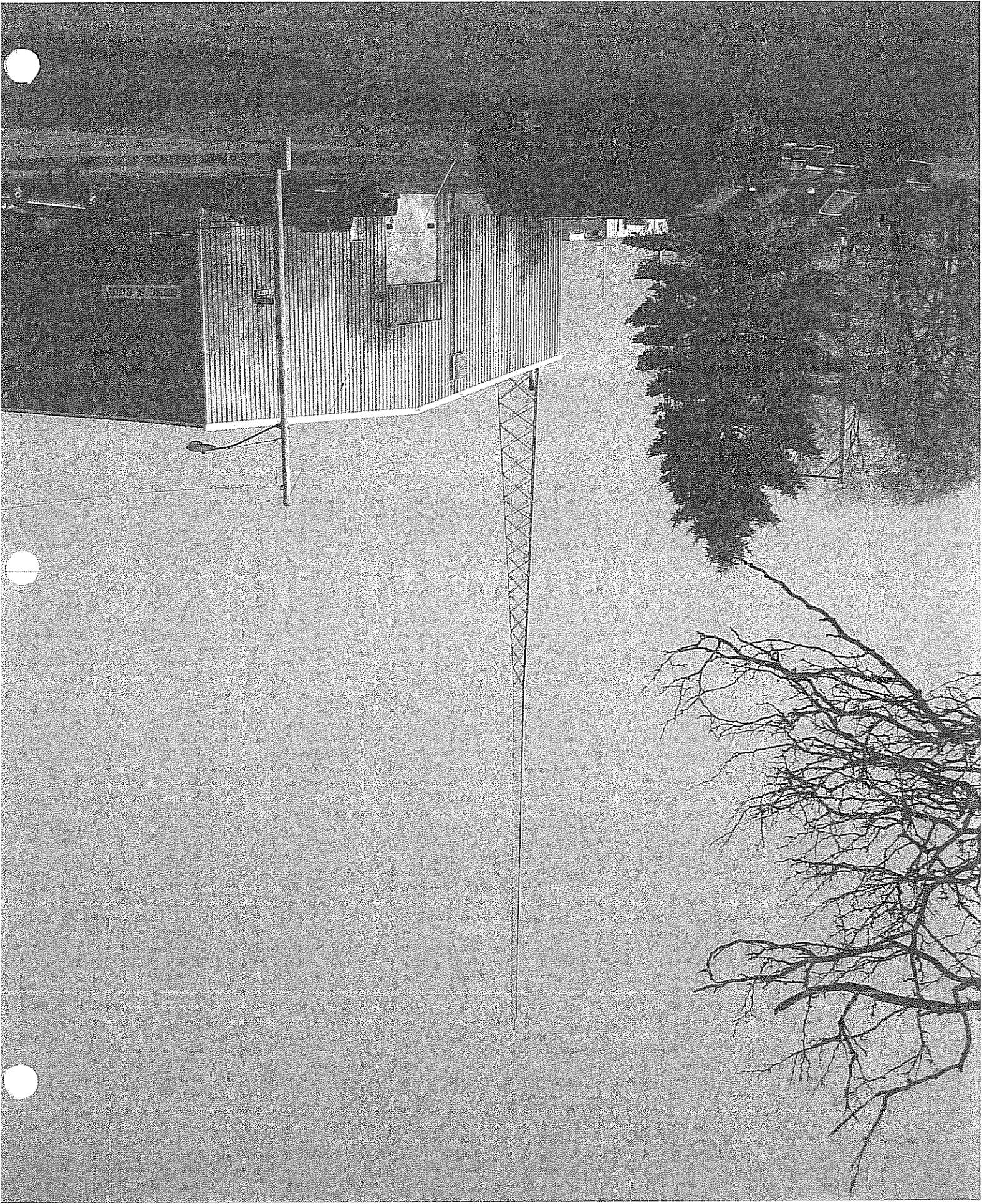
This notice was posted by Denise J. Blakeslee to comply with Sections 4 & 5 of the Michigan Open Meetings Act (P.A. 267 of 1976) at 12:00 noon, Wednesday, April 7, 2010 on the Bulletin board at the south entrance to City Hall.

Signed:   
Denise J. Blakeslee



Sengs Marina 4-18-10.







PLANNING AND ZONING  
COMMUNITY DEVELOPMENT  
231.398.2805  
FAX 231.723-1546  
www.ci.manistee.mi.us

## MEMORANDUM

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TO: City Planning Commissioners  
City Historic District Commissioners

FROM: Denise Blakeslee 

DATE: April 16, 2010

RE: Meeting with Michigan Main Street Resource Team

Commissioners, we just received notification that the members of the Michigan Main Street Resource Team would like to meet with members of both the City Planning Commission and Historic District Commission. These will be concurrent meetings on Tuesday, April 20, 2010 from 3:30 to 4:30 p.m.

At the time of mailing I have not received the location of the meeting. I wanted to get the notice out and posted so you could try to fit it into your schedules.

I will be out of the office on Monday, April 19<sup>th</sup>. Please contact me Tuesday morning so I can get the location to you.

I apologize for the short notice but hope that you will be able to attend!!

:djb

**NOTICE OF  
Meeting with the  
Michigan Main Street Resource Team**

Members of the City of Manistee Planning Commission and City of Manistee Historic District Commission will be meeting in concurrent sessions with the Michigan Main Street Resource Team. Sessions will be held at from 3:30 p.m. to 4:30 p.m.

The location of the meeting has not been received at the time of posting. Contact Travis Alden, Main Street, DDA Director at 231-233-4349 for the meeting place.

All meetings are open to the public.

This notice was posted by Denise J. Blakeslee to comply with Sections 4 & 5 of the Michigan Open Meetings Act (P.A. 267 of 1976) at 12:00 Noon., Friday, April 16, 2010 on the bulletin board at the south entrance to City Hall.

Signed:   
Denise J. Blakeslee