

**Notice of Public Hearing
Proposed Zoning Amendments**

The Manistee City Planning Commission will hold a Public Hearing Meeting for proposed changes to the **Zoning Ordinance on Thursday, May 4, 2017 at 7:00 p.m.** in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Ordinance Z17-02

Article 2: Definitions and Interpretation

DELETE definition of Communication Tower; ADD definition for Wireless Communication Facility

Article 3: Districts Dimensional Standards Uses Table and Zoning Map

Table 3-2 be AMENDED by DELETING Communication Tower as a Use; Table 3-2 be AMENDED by ADDING Wireless Communication Facility as a Special Land Use In R-3, W-F, C-1 and L-I

Article 10: R-3 High Density Residential

AMEND Section 1000 Purpose and Intent by DELETING Communication Tower as a Special Use; AMEND Section 1000 Purpose and Intent by ADDING Wireless Communication Facility as a Special Use; AMEND Section 1002 Uses Permitted by Special Land Uses by DELETING Item F. Communication Tower; AMEND Section 1002 Uses Permitted by Special Land Use by ADDING Item II. Wireless Communication Facility

Article 12: W-F Waterfront District

AMEND Section 1200 Purpose and Intent by DELETING Communication Tower as a Special Use; AMEND Section 1200 Purpose and Intent by ADDING Wireless Communication Facility as a Special Use; AMEND Section 1202 Uses Permitted by Special Land Uses by DELETING Item E. Communication Tower; AMEND Section 1202 Uses Permitted by Special Land Use by ADDING Item Z. Wireless Communication Facility

Article 13 C-1 Regional Commercial District

AMEND Section 1300 Purpose and Intent by DELETING Communication Tower as a Special Use; AMEND Section 1300 Purpose and Intent by ADDING Wireless Communication Facility as a Special Use; AMEND Section 1302 Uses Permitted by Special Land Uses by DELETING Item E. Communication Tower; AMEND Section 1302 Uses Permitted by Special Land Use by ADDING Item Z. Wireless Communication Facility

Article 16: L-I Light Industrial

AMEND Section 1600 Purpose and Intent by DELETING Communication Tower as a Special Use; AMEND Section 1600 Purpose and Intent by ADDING Wireless Communication Facility as a Special Use; AMEND Section 1602 Uses Permitted by Special Land Uses by DELETING Item C. Communication Tower; AMEND Section 1602 Uses Permitted by Special Land Use by ADDING Item R. Wireless Communication Facility

Article 18: Standards and Requirements for Special Uses

DELETE Section 1819 Communication Tower; ADD Section 1893 Wireless Communication Facility

Ordinance Z17-03

Article 2: Definitions and Interpretation

ADD Definition to Section E for Electric Vehicle; ADD Definition to Section E for Electric Vehicle Charging Station; ADD Definition to Section E Electric Vehicle Parking Space

Article 5: General Provisions

AMEND Section 514 Vehicular Parking Space, Access and Bike Parking and Sidewalks by ADDING Item K. Vehicle Stacking; ADDING Item L. Deferred Parking; ADDING Item M. Electronic Vehicle Parking; AMENDING Item N. Bike Parking

Article 18: Standards and Requirements for Special Uses

AMEND Section 1828 Drive-Through Establishment, Item B.4

Ordinance Z17-04

Article 2: Definitions and Interpretation

AMEND Section B, definition for Building Envelope; ADD to Section S, Definition for Solar Energy System; ADD to Section S, Definition for Solar Storage Battery; AMEND Section S, definition for State Licensed Residential Facilities

Article 3: Districts, Dimensional Standards Uses Table and Zoning Map

AMEND Table 3-1 Schedule of Regulations Item P-D Minimum Floor Area per Dwelling; AMEND Table 3-2 Uses Permitted by Right and Special Land Use Permit; DELETE Convenience Store, w/fuel pumps as a Use; DELETE language "w/o fuel pumps from Convenience Store, w/o fuel pumps; CHANGE Eating and Drinking Establishment from Special Use to Use by Right in W-F and C-2; ADD Gasoline Station as a Special Use in C-2;

CHANGE Mixed-Use Development from Special Use to Use by Right in G-C, W-F, C-1, C-2 and C-3; DELETE Wind Energy Conversion System as a Special Land Use in R-3

Article 5: General Provisions

AMEND Section 508 Fences; AMEND Section 509 Height Item D and ADDING Item E; ADD Section 529 Solar Energy Systems; Article 7: Golf Course District; CHANGE Mixed Use Development from a Special Use to a Permitted Use or Use by Right

Article 8: R-1 High Density Residential

DELETE Gallery or Museum as a Special Use (key street segment); DELETE Place of Public Assembly Small as a Special Use (key street segment)

Article 10: R-3 High Density Residential

DELETE Wind Energy Conversion System as a Special Use

Article 12: W-F Waterfront District

CHANGE Eating and Drinking Establishment from a Special Use to a Permitted Use or Use by Right; CHANGE Mixed Use Development from a Special Use to a Permitted Use or Use by Right

Article 13: C-1 Regional Commercial District

DELETE Convenience Store w/fuel pumps as a Special Use; CHANGE Mixed Use Development from a Special Use to a Permitted Use or Use by Right

Article 14: C-2 Neighborhood Commercial District

CHANGE Eating and Drinking Establishment from a Special Use to a Permitted Use or Use by Right; DELETE Convenience Store w/fuel pumps as a Special Use; ADD Gasoline Station as a Special Use; CHANGE Mixed Use Development from a Special Use to a Permitted Use or Use by Right

Article 15: C-3 Central Business District

CHANGE Mixed Use Development from a Special Use to a Permitted Use or Use by Right

Article 16: L-I Light Industrial District

AMEND Section 1600 Purpose and Intent

Article 18: Standards and Requirements for Special Uses

DELETE language "w/o fuel pumps from Section 1822 Convenience Store, w/o fuel pumps; AMEND Section 1841 Gasoline Station, ADD/AMEND Items B.2, and B.8

Ordinance Z17-05

Article 5: GENERAL PROVISIONS

ADD Section 506 Dumpsters and Enclosures;

Article 13: C-1 Regional Commercial District

AMEND Section 1304 Site Standards, Item A.4

Article 18: STANDARDS AND REQUIREMENTS FOR SPECIAL USES

AMEND Section 1811 Automobile Repair Facility, Item B. 11; AMEND Section 1813 Bed and Breakfast, Item B.2.m; AMEND Section 1816 Car Wash, Item B.8; AMEND Section 1823 Convenience Store, Item

B.5; AMEND Section 1825 Day Care, Commercial, Item B.3; AMEND Section 1828 Drive-Through Establishment, Item B.5; AMEND Section 1832 Dwelling, Multiple Unit, Item B.7; AMEND Section 1835 Eating and Drinking Establishment, Item B.4; AMEND Section 1841 Gasoline Station, Item B.7; AMEND Section 1843 Golf Course, Item B.5; AMEND Section 1844 Greenhouse and Nursery, Item B.5; AMEND Section 1849 Hotel, Item B.6; AMEND Section 1850 Laundry and Dry Cleaning Establishment, Item B.2; AMEND Section 1853 Medical or Dental Office, Item B.5; AMEND Section 1861 Motel, Item B.5; AMEND Section 1867 Personal Service Establishment, Item B.2; AMEND Section 1874 Professional Office, Item B.6; AMEND Section 1876 Professional Service Establishment, Item B.6; AMEND Section 1877 Retail Business, Item B.5; AMEND Section 1879 Sexually Oriented Business, Item B.5; AMEND Section 1880 Sports and Recreation Club, Item B.8; AMEND Section 1883 Tattoo Parlor, Item B.7; AMEND Section 1885 Theater, Item B.2

Ordinance Z17-06

Article 2: Definitions and Interpretation

AMEND Section B – Billboard; Section S – AMEND; AMENDING Definition for Signs as follows; DELETE definitions for Animated Sign, Beacon, Commercial Message, Flag, Electronic Message Board, Electronic Sign, Freestanding Sign, Identification Sign, Incidental Sign, Nonconforming Sign, Pennant, Political Sign, and Temporary Sign; AMEND Definitions for Ground Sign, Marquee Sign, Off-Premise Sign, Pole Sign, Portable Sign, Projecting Sign, Suspended Sign, Wall Sign, and Window Sign

Article 5: General Provisions

AMEND Section 534 Community Gardens by DELETING Item B.5

Article 18: Standards and Requirements for Special Uses

AMEND Section 1814 Billboard, Item A; AMEND Section 1847 Home Occupation, Items B.1.c & B.2.c

Article 21: Signs

BE REPEALED and REPLACED

And make appropriate edits to index and chart provisions as necessary

Interested parties are welcome to attend the hearing, or written comments with signature can be submitted to: Denise Blakeslee, Planning and Zoning Administrator, City of Manistee, 70 Maple Street, Manistee, MI 49660, (231) 398-2805.

Copies of the proposed Amendments are on the following pages