
City of Manistee Zoning Ordinance

Article Ten
R-3 High Density
Residential

As Amended thru
June 16, 2017

ARTICLE TEN

R-3 HIGH DENSITY RESIDENTIAL DISTRICT

SECTION 1000 PURPOSE AND INTENT

It is the intent of this District to establish and protect urban residential areas consisting primarily of one and two-family, and multi-family communities designed and maintained promote an attractive, walkable, healthy and convenient living environment primarily for singles, couples, the elderly and seasonal residents. The R-3 District will incorporate convenience retail and services as well as dining and entertainment for residents and visitors. All portions of the R-3 District shall be served with public water and wastewater services.

PERMITTED USES

- ◆ Accessory building with footprint less than or equal to the footprint of the principal structure
- ◆ Accessory use to uses permitted by right.
- ◆ Community Garden, subject to [Section 534](#)
- ◆ Day Care, Group (7-12 children)
- ◆ Dwelling, Single Unit
- ◆ Home Occupation, Minor subject to [Section 1847, B, 1](#)
- ◆ Outdoor Recreation, Park
- ◆ 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](#)
- ◆ Wind Energy Conversion System, Accessory, subject to [Section 515.G](#)

[Annotation: Community Garden was added as a Permitted Use by Amendment Z11-06, effective 9/25/11]

[Annotation: Wind Energy Conversion System, Accessory was added as a Permitted Use by Amendment Z11-08, effective 12/28/11]

SPECIAL USES

- ◆ Accessory building with footprint greater than the footprint of the principal structure
- ◆ Accessory use to permitted special use
- ◆ Adaptive Reuse
- ◆ Adult Foster Care Facility
- ◆ Bed & Breakfast
- ◆ Contractor’s Facility
- ◆ Day Care, Commercial
- ◆ Duplex
- ◆ Dwelling, Accessory
- ◆ Dwelling, Multiple Unit
- ◆ Home Based Business

SPECIAL USES (cont’d)

- ◆ Home Occupation, Major
- ◆ Hotel
- ◆ Marina
- ◆ Mixed-Use Development
- ◆ Personal Service Establishment
- ◆ Planned Unit Development
- ◆ Use similar to permitted special use
- ◆ Wireless Communication Facility

[Annotation: Duplex changed from Permitted use to Special Use by Amendment Z10-01, effective 10/30/10]

[Annotation: Communication Tower was deleted as a Special Use by Amendment Z17-02, effective 6/16/17]

Annotation: Wireless Communication Facility was added as a Special Use by Amendment Z17-02, effective 6/16/17]

Annotation: Wind Energy Conversion Systems was deleted as a Special Use by Amendment Z17-04, effective 6/16/17]

SPECIAL USES

Requires Key Street Frontage

- ◆ Convenience Store
- ◆ Eating and Drinking Establishment
- ◆ Education Facility
- ◆ Financial Institution
- ◆ Gallery or Museum
- ◆ Medical or Dental Office
- ◆ Mini/Self-Storage Facility
- ◆ Mortuary
- ◆ Nursing Home or Convalescent Home
- ◆ Parking Facility
- ◆ Places of Public Assembly, Large & Small
- ◆ Professional Office
- ◆ Professional Service Establishment
- ◆ Retail Business
- ◆ Studio for Performing and Graphic Arts

[Annotation: Convenience Store without fuel pumps was changed to Convenience Store by Amendment Z17-04, effective 6/16/17]

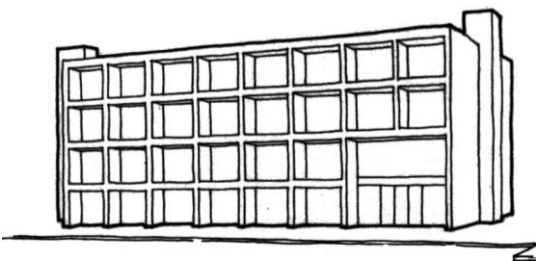
ADDITIONAL STANDARDS

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

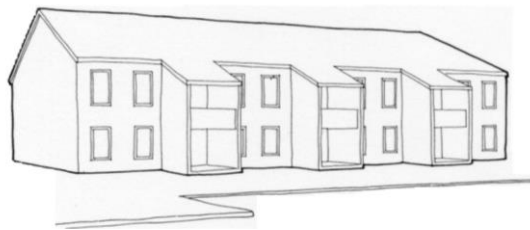
DISTRICT REGULATIONS ^(b)

Minimum Lot Area:		Minimum Lot Width:	
Single Unit	6,000 sq. ft.		60 ft.
Duplex, or Commercial Use	10,000 sq. ft.		80 ft.
Multiple Unit ^(a)	10,000 sq. ft. min.		80 ft.
Maximum Dwelling Units/Acre	17	Max. Building Height	2½ stories, or 35'
Minimum Building Setbacks		Maximum Lot Coverage	60%
Front ^(c)	15 ft.	Minimum Living Area (Single-family)	960 sq. ft.
Side	10 ft. (each side)	Minimum Living Area (Multi-family)	500 sq. ft.
Rear ^(d)	10 ft.	Minimum Dwelling Width	20 ft.
Waterfront	20 ft.	Accessory Building Minimum Setbacks:	
		Side	3 ft.
		Rear	3 ft.

- (a) 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.
- (b) Except as may be permitted pursuant to [Section 1870](#), Planned Unit Development.
- (c) Subject to Section [502, G](#)
- (d) 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.



Mid-Rise Multiple Unit



Garden Apartment Multiple Unit



Townhouse Multiple Unit

SECTION 1001 USES PERMITTED BY RIGHT

The following uses of buildings and land shall be permitted within the R-3 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, subject to **Section 516**
- C. Community Garden, subject to [Section 534](#)
- D. Day Care, Group for 7 to 12 children
- E. Dwelling, Single Unit
- F. Home Occupation, Minor, subject to [Section 1847](#), **B, 1.**
- G. Outdoor Recreation, Park
- H. Subdivision, and condominium subdivision consisting of permitted uses, clustered or traditional subject to the Subdivision Control Ordinance.
- I. Use similar to uses permitted by right, subject to [Section 530](#)
- J. Wind Energy Conversion System, Accessory, subject to [Section 515.G.](#)

[Annotation: Duplex changed from Use by Right to Special Use by Amendment Z10-01, effective 10/30/10]

[Annotation: Community Garden was added as a Permitted Use by Amendment Z11-06, effective 9/25/11]

[Annotation: Wind Energy Conversion System, Accessory was added as a Permitted Use by Amendment Z11-08, effective 12/28/11]

SECTION 1002 USES PERMITTED BY SPECIAL LAND USE PERMIT

The following uses of buildings and land may be permitted within the R-3 District, as special land uses subject to the provisions of [Article 18](#), special land use approval.

- A. Accessory building with footprint greater than the footprint of the principal structure, subject to [Section 1804](#)
- B. Accessory use to permitted special use, subject to [Section 1805](#)
- C. Adaptive Reuse, subject to [Section 1807](#)
- D. Adult Foster Care Facility, subject to [Section 1808](#)
- E. Bed & Breakfast, subject to [Section 1813](#)
- F. Contractor's Facility, subject to [Section 1820](#)
- G. Convenience Store subject to [Section 1823](#) – *Requires Key Street Frontage*
- H. Day Care, Commercial, subject to [Section 1825](#)
- I. Duplex, subject to [Section 1829](#)
- J. Dwelling, Accessory, subject to [Section 1831](#)
- K. Dwelling, Multiple Unit, subject to [Section 1832](#)
- L. Eating and Drinking Establishment, subject to [Section 1835](#) – *Requires Key Street Frontage*
- M. Education Facility, subject to [Section 1837](#) – *Requires Key Street Frontage*
- N. Financial Institution, subject to [Section 1838](#) – *Requires Key Street Frontage*

- O. Gallery or Museum, subject to [Section 1840](#) – *Requires Key Street Frontage*
- P. Home Based Business, subject to [Section 1846](#)
- Q. Home Occupation, Major, subject to [Section 1847](#)
- R. Hotel, subject to [Section 1849](#)
- S. Marina, subject to [Section 1852](#)
- T. Medical or Dental Office, subject to [Section 1853](#) – *Requires Key Street Frontage*
- U. Mini/Self-Storage Facility, subject to [Section 1855](#) – *Requires Key Street Frontage*
- V. Mixed-Use Development, subject to [Section 1858](#)
- W. Mortuary, subject to [Section 1859](#) – *Requires Key Street Frontage*
- X. Nursing Home or Convalescent Home, subject to [Section 1862](#) – *Requires Key Street Frontage*
- Y. Parking Facility, subject to [Section 1865](#) – *Requires Key Street Frontage*
- Z. Personal Service Establishment, subject to [Section 1867](#)
- AA. Places of Public Assembly, Large & Small, subject to [Section 1868](#) – *Requires Key Street Frontage*
- BB. Planned Unit Development, subject to [Section 1870](#)
- CC. Professional Office, subject to [Section 1874](#) – *Requires Key Street Frontage*
- DD. Professional Service Establishment, subject to [Section 1876](#) – *Requires Key Street Frontage*
- EE. Retail Business, subject to [Section 1877](#) – *Requires Key Street Frontage*
- FF. Studio for Performing and Graphic Arts, subject to [Section 1882](#) – *Requires Key Street Frontage*
- GG. Use similar to permitted special use, subject to [Section 1886](#)
- HH. Wireless Communication Facility, subject to [Section 1893](#)

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

[Annotation: Duplex changed from Use by Right to Special Use by Amendment Z10-01, effective 10/30/10]

[Annotation: Communication Facility was deleted as a Special Use by amendment Z17-02, effective 6/16/17]

[Annotation: Wireless Communication Facility was added as a Special Use by amendment Z17-02, effective 6/16/17]

[Annotation: Wind Energy Conversion Systems was deleted as a Special Use by Amendment Z17-04, effective 6/16/17]

[Annotation: Convenience Store without fuel pumps was changed to Convenience Store by Amendment Z17-04, effective 6/16/17]

SECTION 1003 DIMENSIONAL STANDARDS.

Within the R-3 District, the following dimensional standards shall apply:

- A. Parcel Area – No single family dwelling building or structure shall be established on any parcel less than six thousand (6,000) square feet in area. No duplex, multiple unit or commercial structure shall be established on any parcel less than ten thousand (10,000) square feet in area. For multiple unit buildings, in addition to a ten thousand (10,000) square feet in minimum parcel area for the first two units, two thousand (2,000) square feet of parcel area shall be provided for each dwelling unit up to twenty (20) and two thousand five hundred (2,500) square feet of parcel area shall be provided for each additional dwelling unit in excess of twenty (20).
- B. Parcel Width – For a single family detached dwelling, the minimum parcel width shall be sixty (60) feet and for all other uses the minimum parcel width shall be eighty (80) 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 fifteen (15) feet from front property line. In established neighborhoods, where a majority of the buildings do not meet the required front yard setback, the Administrator may establish an alternate setback, pursuant to [Section 502, G](#).
 2. Side Yards: The minimum width of either yard shall not be less than ten (10) feet. For accessory buildings, the minimum rear yard and side yard setback shall be three (3) feet;
 3. Rear Yard: The minimum setback shall not be less than ten (10) feet. For accessory buildings, the minimum rear yard and side yard setbacks shall be three (3) feet, excepting garages which front on a platted alley. Such garages shall be set back a minimum of twenty (20) feet from the property line on the opposite side of the alley, to provide a minimal turning radius for vehicles, but at no time shall the structure be closer than three (3) feet to the rear property line. The side yard for such garage shall be the same as for other accessory structures, as outlined above.
 4. Waterfront Yard: The minimum setback shall be not less than twenty (20) feet, provided such setback shall not apply to walkways, boat docks, boat slips, boat launches and boat houses. [Annotation: Section 1003.C.4 changed by amendment 07-07, effective 5/29/07]
- D. Dwelling Width: No dwelling shall be constructed in the R-3 District which is less than twenty (20) feet wide.
- E. Living Area: No dwelling unit shall be constructed in the R-3 District which has less than five hundred (500) square feet of living area for multiple family, and nine hundred sixty (960) square feet for single family.
- F. Lot Coverage: Not more than sixty percent (60%) of the parcel area shall be covered by buildings.
- G. Height: The maximum height of principal buildings in the R-3 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.