
City of Manistee Zoning Ordinance

Article Fourteen
C-2 Neighborhood
Commercial District

As Amended thru
June 16, 2017

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

SECTION 1400 PURPOSE AND INTENT

It is the intent of this District to provide areas for commercial and mixed uses intended to serve nearby residential neighborhood and the larger Manistee community, while establishing standards to manage traffic and parking, operational impacts, parking and shared parking, loading/unloading area, landscaping, and building form intended to complement existing commercial nodes and surrounding residential uses.

PERMITTED USES

- ◆ Accessory buildings with floor area less than or equal to the footprint of the principal structure
- ◆ Accessory uses related to uses permitted by right
- ◆ Community Garden, subject to [Section 534](#)
- ◆ Convenience Store w/o fuel pumps
- ◆ Day Care, Group
- ◆ Eating and Drinking Establishment
- ◆ Financial Institution
- ◆ Gallery or Museum
- ◆ Home Occupation, Minor, subject to [Section 1847, B, 1](#)
- ◆ Medical or Dental Office
- ◆ Mixed Use Development
- ◆ Outdoor Recreation, Park
- ◆ Personal Service Establishment
- ◆ Place of Public Assembly, Small
- ◆ Professional Office
- ◆ Professional Service Establishment
- ◆ Retail Business
- ◆ Studio for Performing and Graphic Arts
- ◆ Subdivision, Plat or Condo (of permitted uses)
- ◆ Uses 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]

Annotation: Eating and Drinking Establishment was changed from a Special use to a Permitted use by Amendment Z17-04, effective 6/16/17]

Annotation: Mixed Use Development was changed from a Special use to a Permitted use by Amendment Z17-04, effective 6/16/17]

SPECIAL USES

- ◆ Accessory buildings with floor area greater than the footprint of the principal structure

SPECIAL USES CONT'D

- ◆ Accessory uses related to special uses
- ◆ Adaptive Reuse
- ◆ Animal Grooming
- ◆ Automobile Repair Facility
- ◆ Bed & Breakfast
- ◆ Car Wash
- ◆ Contractor's Facility
- ◆ Day Care, Commercial
- ◆ Drive Thru Establishment
- ◆ Duplex
- ◆ Dwelling – Multiple unit
- ◆ Dwelling – Single Unit
- ◆ Educational Facility
- ◆ Gasoline Station
- ◆ Home Based Business
- ◆ Home Occupation, Major
- ◆ Marina
- ◆ Nursing Home or Convalescent Home
- ◆ Planned Unit Development
- ◆ Uses similar to permitted special uses
- ◆ Veterinary Clinic

[Annotation: Parking Facility was added as a Special Use by amendment 08-02, effective 2/29/08]

[Annotation: Bed & Breakfast was added as a Special Use by Amendment Z10-02, effective 10/30/10]

Annotation: Convenience Store w/fuel pumps was deleted as a Special Use by Amendment Z17-04, effective 6/16/17]

[Annotation: Gasoline Station was added as a Special Use by Amendment Z17-04, effective 6/16/17]

SPECIAL USES

Requires Key Street Frontage

- ◆ Laundry and Dry Cleaning Establishment
- ◆ Mortuary
- ◆ Outdoor Sales Facility
- ◆ Parking Facility
- ◆ Place of Public Assembly, Large
- ◆ Sports and Recreation Club
- ◆ Theater

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:	6,000 sq. ft. ^(a)	Minimum Lot Width:	60 ft.
Maximum Dwelling Units/Acre	17	Max. Building Height	2½ stories, or 35'
Minimum Building Setbacks		Maximum Lot Coverage	90%
Front ^(c)	4 ft.	Minimum Living Area	500 sq. ft.
Side ^{(d) (e)}	0 or 4 ft. (each side)		
Rear ^(e)	10 ft.		
Waterfront	20 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) The Planning Commission may approve the location of a building in the C-2 district on one or both side lot lines when both the proposed structure and the adjoining structure are designed to accommodate zero-lot line construction.

^(e) When a proposed commercial use is contiguous to an existing single-unit or duplex dwelling, the Planning Commission may require an additional buffer consisting of a twenty-five (25) foot side and/or rear setback, a four (4) foot high landscaped berm or solid fence up to six (6) feet in height, or any combination thereof.

SECTION 1401 USES PERMITTED BY RIGHT

The following uses of buildings and land shall be permitted within the C-2 District subject to the provisions of [Article 22](#), Site Plan Approval.

- A. Accessory buildings with floor area less than or equal to the footprint of the principal structure
- B. Accessory uses related to uses permitted by right, subject to [Section 516](#)
- C. Community Garden, subject to [Section 534](#)
- D. Convenience Store without fuel pumps

- E. Day Care, Group
- F. Eating and Drinking Establishment
- G. Financial Institution
- H. Gallery or Museum
- I. Home Occupation, Minor, Subject to [Section 1847, B, 1.](#)
- J. Medical or Dental Office
- K. Mixed Use Development
- L. Outdoor Recreation, Park
- M. Personal Service Establishment
- N. Place of Public Assembly, Small
- O. Professional Office
- P. Professional Service Establishment
- Q. Retail Business
- R. Studio for Performing and Graphic Arts
- S. Subdivision, Plat or Condo (of permitted uses)
- T. Uses similar to uses permitted by right, subject to [Section 530](#)
- U. 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]

Annotation: Eating and Drinking Establishment was changed from a Special use to a Permitted use by Amendment Z17-04, effective 6/16/17]

Annotation: Mixed Use Development was changed from a Special use to a Permitted use by Amendment Z17-04, effective 6/16/17]

SECTION 1402 USES PERMITTED BY SPECIAL LAND USE PERMIT

The following uses of buildings and land may be permitted within the C-2 District, as special land uses subject to the provisions of [Article 18](#), special land use approval.

- A. Accessory buildings with floor area greater than the footprint of the principal structure, subject to [Section 1804](#)
- B. Accessory uses related to special uses, subject to [Section 1805](#)
- C. Adaptive Reuse, subject to [Section 1807](#)
- D. Animal Grooming, subject to [Section 1810](#)
- E. Automobile Repair Facility, subject to [Section 1811](#)
- F. Bed & Breakfast, subject to [Section 1813](#)
- G. Car Wash, subject to [Section 1816](#)
- H. Contractor's Facility, subject to [Section 1820](#)
- I. Day Care, Commercial, subject to [Section 1825](#)
- J. Drive-through Establishment, subject to [Section 1828](#)

- K. Duplex, subject to [Section 1829](#)
- L. Dwelling, multiple unit, subject to [Section 1832](#)
- M. Dwelling, single unit, subject to [Section 1834](#)
- N. Educational Facility, subject to [Section 1837](#)
- O. Home Based Business, subject to [Section 1846](#)
- P. Home Occupation, Major, subject to [Section 1847](#)
- Q. Laundry and Dry Cleaning Establishment, subject to [Section 1850](#) – [Requires Key Street Frontage](#)
- R. Marina, subject to [Section 1852](#)
- S. Mortuary, subject to [Section 1859](#) – [Requires Key Street Frontage](#)
- T. Nursing or Convalescent Home, subject to [Section 1862](#)
- U. Outdoor Sales Facility, subject to [Section 1864](#) – [Requires Key Street Frontage](#)
- V. Parking Facility; Subject to [Section 1865](#) – [Requires Key Street Frontage](#)
- W. Place of Public Assembly, Large, subject to [Section 1868](#) – [Requires Key Street Frontage](#)
- X. Planned Unit Development, subject to [Section 1870](#)
- Y. Sports and Recreation Club, subject to [Section 1880](#) – [Requires Key Street Frontage](#)
- Z. Theater, subject to [Section 1885](#) – [Requires Key Street Frontage](#)
- BB. Uses similar to permitted special uses, subject to [Section 1886](#)
- CC. Veterinary Clinic, subject to [Section 1888](#)

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

[Annotation: Bed & Breakfast was added as a Special Use by Amendment Z10-02, effective 10/30/10]

[Annotation: Convenience Store with fuel pumps was deleted as a Special Use by Amendment Z17-04, effective 6/16/17]

[Annotation: Eating and Drinking Establishment was changed from a Special use to a Permitted use by Amendment Z17-04, effective 6/16/17]

[Annotation: Gasoline Station was added as a Special Use by Amendment Z17-04, effective 6/16/17]

[Annotation: Mixed Use Development was changed from a Special use to a Permitted use by Amendment Z17-04, effective 6/16/17]

SECTION 1403 DIMENSIONAL STANDARDS

Within the C-2 District, the following dimensional standards shall apply:

- A. Parcel Area – No building or structure shall be established on any parcel less than six thousand (6,000) square feet in area. Provided that for multiple unit buildings, in addition to ten thousand (10,000) square feet in minimum parcel area provided 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 all uses the minimum parcel width shall be sixty (60) feet.
- C. Yard and Setback Requirements - The following requirements shall apply to every parcel, building or structure.
 - 1. Front Yard: The minimum setback shall not be less than four (4) feet from front property line, subject to [Section 502, G](#).

2. Side Yards: Except as provided in subparagraph 4 below, the minimum width of either side yard shall not be less than four (4) feet. Provided, however, that the Planning Commission may approve the location of a building in the C-2 district on one or both side lot lines when both the proposed structure and the adjoining structure are designed to accommodate zero-lot line construction.
 3. Rear Yard: Except as provided in subparagraph 4 below, the minimum rear setback shall ten (10) feet.
 4. Waterfront yard: For properties abutting the Manistee River Channel, the minimum setback from the ordinary high watermark shall be twenty (20) feet; provided however, that such setback shall not apply to docks, boat launching ramps, and riverwalks.
 5. When a proposed commercial use is contiguous to an existing single-unit or duplex dwelling, the Planning Commission may require an additional buffer consisting of a fifty (50) foot side and/or rear setback, a four (4) foot high landscaped berm or solid fence up to six (6) feet in height, or any combination thereof.
- D. Building Height. Except as a part of a Planned Unit Development, no structure in the C-2 District shall exceed two and one-half (2½) stories in height or thirty-five (35) feet in height.
- E. Living Area: No dwelling unit shall be constructed in the C-2 District which has less than five hundred (500) square feet of living area.
- F. Lot Coverage: Not more than ninety percent (90%) of the parcel area shall be covered by buildings.