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# City of Manistee Zoning Ordinance

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Article Sixteen  
L-I Light Industrial  
District

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As Amended thru  
March 2, 2018

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**ARTICLE SIXTEEN  
L-I LIGHT INDUSTRIAL**

**SECTION 1600 PURPOSE AND INTENT**

It is the intent of this District to protect adjacent residential areas from the negative effects of the Light Industrial District by providing a buffer while allowing industries which traditionally do not cause excessive noise, vibration, odors, visual blight, pollution, use hazardous processes; and to be compatible with the City’s Master Plan.

[Annotation: the Word “Light” was added to Purpose and Intent by Amendment Z17-04, effective 6/16/17]

- PERMITTED USES**
- ◆ Accessory buildings
  - ◆ Accessory uses related to uses permitted by right
  - ◆ Assembly Operation
  - ◆ Automobile Repair Facility
  - ◆ Community Garden, subject to [Section 534](#)
  - ◆ Financial Institution
  - ◆ Greenhouse and Nursery
  - ◆ Laundry and Dry Cleaning Establishment
  - ◆ Medical or Dental Office
  - ◆ Mini/Self-Storage Facility
  - ◆ Outdoor Recreation, Park
  - ◆ Professional Office
  - ◆ Professional Service Establishment
  - ◆ Research, Testing and Laboratory
  - ◆ Subdivision, Plat or Condo (of permitted uses)
  - ◆ Uses similar to uses permitted by right, subject to [Section 530](#)
  - ◆ Veterinary Clinic
  - ◆ Warehouse, Public
  - ◆ Wind Energy Conversion System, Accessory, subject to [Section 515.G](#)
  - ◆ Wholesale Facility

[Annotation: Medical or Dental Office was added to Uses Permitted by Right by amendment 07-29, effective 12/14/07]

[Annotation: Windmill, Accessory was added to Uses Permitted by Right by amendment 08-08, effective 12/11/08]

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

[Annotation: Windmill Accessory was replaced with Wind Energy Conversion System, Accessory by Amendment Z11-08, effective 12/28/11]

- SPECIAL USES**
- ◆ Accessory uses related to special uses
  - ◆ Cemetery
  - ◆ Contractor’s Facility
  - ◆ Convenience Store, w/o fuel pumps
  - ◆ Day Care, Commercial
  - ◆ Eating and Drinking Establishment
  - ◆ Educational Facility
  - ◆ Hotel
  - ◆ Marihuana Grower
  - ◆ Marihuana Processer
  - ◆ Marihuana Safety Compliance Facility
  - ◆ Marihuana Secure Transporter
  - ◆ Mine, Sand and Gravel
  - ◆ Planned Unit Development
  - ◆ Processing and Manufacturing
  - ◆ Uses similar to permitted special uses
  - ◆ Wells, Extraction
  - ◆ Wind Energy Conversion System
  - ◆ Wireless Communication Facility

[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: Marihuana Grower, Processer, Safety Compliance Facility and Secure Transporter as a special use by amendment Z18-03, effective 3/2/18]

- SPECIAL USES**  
**[Requires Key Street Frontage](#)**
- ◆ Place of Public Assembly, Large
  - ◆ Sports and Recreation Club
  - ◆ Theater

| <b>ADDITIONAL STANDARDS</b> |  |
|-----------------------------|--|
| ◆                           | Site Plan requirements subject to <a href="#">Section 2203</a>                                   |
| ◆                           | Vehicular Parking Space, Access and Lighting requirements subject to <a href="#">Section 514</a> |
| ◆                           | Landscaping requirements subject to <a href="#">Section 531</a>                                  |
| ◆                           | Signage requirements subject to <a href="#">Article 21</a>                                       |
| ◆                           | Dumpster and Enclosures subject to <a href="#">Section 506</a>                                   |
| ◆                           | Outdoor Lighting requirements, subject to <a href="#">Section 525</a>                            |

| <b>DISTRICT REGULATIONS <sup>(a)</sup></b>  |                    |                                    |               |
|---|--------------------|------------------------------------|---------------|
| <b>Minimum Lot Area:</b>  | 12,000 sq. ft.     | <b>Minimum Lot Width:</b>          | 120 ft.       |
| <b>Max. Building Height:</b>  | 4 stories, or 50'  | <b>Maximum Lot Coverage</b>        | 70%           |
| <b>Minimum Building Setbacks</b>  |                    | <b>Minimum Building Floor Area</b> | 4,000 sq. ft. |
| Front <sup>(b)</sup>  | 25 ft.             |                                    |               |
| Side <sup>(c)</sup>   | 10 ft. (each side) |                                    |               |
| Rear <sup>(c)</sup>   | 10 ft.             |                                    |               |
| <sup>(a)</sup> Except as may be permitted pursuant to <a href="#">Section 1870</a> , Planned Unit Development.  |                    |                                    |               |
| <sup>(b)</sup> Subject to <a href="#">Section 502, G</a>  |                    |                                    |               |
| <sup>(c)</sup> When a proposed industrial 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 1601 USES PERMITTED BY RIGHT**

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

- A. Accessory buildings regardless of floor area
- B. Accessory uses related to uses permitted by right, subject to [Section 516](#)
- C. Assembly Operation
- D. Automobile Repair Facility
- E. Community Garden, subject to [Section 534](#)
- F. Financial Institution
- G. Greenhouse and Nursery
- H. Laundry or Dry-Cleaning Establishment
- I. Medical or Dental Office
- J. Mini/Self-Storage Facility

- K. Outdoor Recreation, Park
- L. Professional Office
- M. Professional Service Establishment
- N. Research, Testing and Laboratory
- O. Subdivision, plat or condominium of permitted uses
- P. Uses similar to Uses Permitted by Right, subject to [Section 530](#)
- Q. Veterinary Clinic
- R. Warehouse, Public
- S. Wholesale Facility
- T. Wind Energy Conversion Systems, Accessory, subject to [Section 515.G](#)

[Annotation: Medical or Dental Office was added to Uses Permitted by Right by amendment 07-29, effective 12/14/07]

[Annotation: Windmill, Accessory was added to Uses Permitted by Right by amendment 08-08, effective 12/11/08]

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

[Annotation: Windmill Accessory was replaced with Wind Energy Conversion System, Accessory by Amendment Z11-08, effective 12/28/11]

## **SECTION 1602 USES PERMITTED BY SPECIAL LAND USE PERMIT**

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

- A. Accessory uses related to special uses, subject to [Section 1805](#)
- B. Cemetery, subject to [Section 1817](#)
- C. Contractor's Facility, subject to [Section 1820](#)
- D. Convenience Store, without fuel pumps, subject to [Section 1823](#)
- E. Day Care, Commercial, subject to [Section 1825](#)
- F. Eating and Drinking Establishment, subject to [Section 1835](#)
- G. Educational Facility, subject to [Section 1837](#)
- H. Hotel, subject to [Section 1849](#)
- I. Marihuana Grower, subject to [Section 1851](#)
- J. Marihuana Processor, subject to [Section 1851](#)
- K. Marihuana Safety Compliance Facility, subject to [Section 1851](#)
- L. Marihuana Secure Transporter, subject to [Section 1851](#)
- M. Mine, Sand and Gravel, subject to [Section 1856](#)
- N. Place of Public Assembly, Large, subject to [Section 1868](#) – [Requires Key Street Frontage](#)
- O. Planned Unit Development, subject to [Section 1870](#)
- P. Processing and Manufacturing, subject to [Section 1873](#)
- Q. Sports and Recreation Club, subject to [Section 1880](#) – [Requires Key Street Frontage](#)
- R. Theater, subject to [Section 1885](#) – [Requires Key Street Frontage](#)
- S. Uses similar to Uses Permitted by Special Land Use, subject to [Section 1886](#)
- T. Wells, Extraction, subject to [Section 1891](#)

U. Wind Energy Conversion System, subject to [Section 1892](#)

V. Wireless Communication Facility, subject to [Section 1893](#)

[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: Marihuana Grower, Processor, Safety Compliance Facility and Secure Transporter as a special use by amendment Z18-03, effective 3/2/18]

## **SECTION 1603                    DIMENSIONAL STANDARDS**

Within the L-I District, the following dimensional standards shall apply:

- A. Parcel Area – No building or structure shall be established on any parcel less than twelve thousand (12,000) square feet in area.
- B. Parcel Width – For all uses the minimum parcel width shall be one hundred twenty (120) 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 twenty-five (25) feet from front property line.
  - 2. Side Yards: The minimum width of either yard shall not be less than ten (10) feet.
  - 3. Rear: The minimum rear setback shall not be less than ten (10) feet.
  - 4. When a proposed nonresidential 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 four (4) feet in height, or any combination thereof.
- D. Building Height. Except as a part of a Planned Unit Development and as set forth below, no structure in the L-I District shall exceed two and four (4) stories in height or fifty (50) feet in height. Buildings or structures in the GI 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. All such structures shall require the approval of the Fire Chief.
- E. Area: No principle structure shall be constructed in the District which is less than four thousand (4,000) square feet of building area, and is less than twenty feet wide.
- F. Lot Coverage: Not more than seventy percent (70%) of the parcel area shall be covered by buildings.