

# Appendix A: Local Unit Zoning Summary & Comparison

## Filer Township

District	Lot		Bulk				Setbacks			
	Min. Parcel Area	Min. Parcel Width	Max. Height	Building Floor Area Min.	Max. Lot % Coverage	Min. Exterior Wall Width	Front & Road Yard	Side	Rear	Water Yard
High Density Residential	20,000 ft <sup>2</sup>	100 ft	35 ft	720 ft <sup>2</sup>	N/A	24 ft	35 ft	10 ft	35 ft	N/A
Medium Density Residential	20,000 ft <sup>2</sup>	100 ft	35 ft	730 ft <sup>2</sup>	N/A	20 ft	35 ft	10 ft	35 ft	N/A
Agricultural Residential	5 ac	208 ft	40 ft	720 ft <sup>2</sup>	N/A	20 ft	50 ft	20 ft	50 ft	N/A
Commercial	N/A	30 ft	35 ft	800 ft <sup>2</sup>	N/A	N/A	35 ft	0-5 ft	20 ft	N/A

### Landscaping

- Greenbelt requirement for any developed commercial/industrial parcel where it abuts a residential zoning district, the requirement is for a greenbelt of 35 feet to be established, with specific planting requirements dependent upon use.
- No other landscaping standards

### Parking

- No parking lot location requirement, only off-street and space size and quantity required

### Signage

- Residential & Agriculture Residential Districts: Height: 4'-6' Size: 4 ft<sup>2</sup> to 32 ft<sup>2</sup> dependent upon acreage and distance from roadway (pole & Wall Signs allowed)
- Commercial: Height: no higher than wall or roof line to which it is affixed or 6'-12' if standalone Size: dependent upon type and if it is a multi-unit commercial structure, 15% of wall area, 6 ft<sup>2</sup> - 168 ft<sup>2</sup> depending on sign type

### Lighting

- No specific requirements outside of no allowance of glare to be visible onto neighboring property or roads.

### Highway Access Requirements

- There are specific requirements for access to the highway that are included in the Commercial District regulations

## City of Manistee

District	Lot		Bulk				Setbacks			
	Min. Parcel Area	Min. Parcel Width	Max. Height	Building Floor Area Min.	Max. Lot % Coverage	Min. Exterior Wall Width	Front & Road Yard	Side	Rear	Water Yard
High Density Residential			2.5 stories		60%	20 ft	15 ft	10 ft	10 ft	20 ft
<i>Single Unit</i>	6,000 ft <sup>2</sup>	60 ft	or	960 ft <sup>2</sup>						
<i>Duplex</i>	10,000 ft <sup>2</sup>	80 ft	35 ft	500 ft <sup>2</sup>						
<i>Multi-Unit</i>	10,000 ft <sup>2</sup>	80 ft		500 ft <sup>2</sup>						

District	Lot		Bulk				Setbacks			
	Min. Parcel Area	Min. Parcel Width	Max. Height	Building Floor Area Min.	Max. Lot % Coverage	Min. Exterior Wall Width	Front & Road Yard	Side	Rear	Water Yard
Medium Density Residential <i>Single Unit</i> <i>Duplex</i> <i>Multi-Unit</i>	6,000 ft <sup>2</sup> 10,000 ft <sup>2</sup> 10,000 ft <sup>2</sup>	60 ft 80 ft 80 ft	2.5 stories or 35 ft	960 ft <sup>2</sup> 960 ft <sup>2</sup> 960 ft <sup>2</sup>	40%	20 ft	15 ft	10 ft	10 ft	20 ft
Central Business District	2,500 ft <sup>2</sup>	25 ft	4 stories or 50 ft	500 ft <sup>2</sup>	100%	N/A	0 ft	0-4 ft	6 ft	20 ft
Neighborhood Commercial	6,000 ft <sup>2</sup>	60 ft	2.5 stories or 35 ft	500 ft <sup>2</sup>	90%	N/A	4 ft	0-4 ft	10 ft	20 ft
Regional Commercial	20,000 ft <sup>2</sup>	120 ft	3 stories or 40 ft	500 ft <sup>2</sup>	60%	20 ft	30 ft	10 ft	20 ft	N/A
Peninsula District	6,000 ft <sup>2</sup>	60 ft	2.5 stories or 35 ft	500 ft <sup>2</sup>	60%	20 ft	15 ft	10 ft	10 ft	20 ft
Waterfront <i>Single Unit</i> <i>Duplex</i> <i>Multi-Unit</i>	6,000 ft <sup>2</sup> 10,000 ft <sup>2</sup> 10,000 ft <sup>2</sup>	60 ft 80 ft 80 ft	2.5 stories or 35 ft	500 ft <sup>2</sup>	60%	20 ft	15 ft	10 ft	10 ft	20 ft

## Landscaping

- Standards contained in Section 531 applied to Medium Density Residential, High Density Residential, Peninsula, Waterfront, Regional Commercial, Neighborhood Commercial and Central Business Districts
- Section 531 outline areas to be utilized for landscaping and percentage of not less than 30% of the area to be planted in woody vegetation*
- Additional Specific Standards are provided for Regional Commercial

## Parking

- Standards contained in Section 514 applied to Medium Density Residential, High Density Residential, Peninsula, Waterfront, Regional Commercial, Neighborhood Commercial and Central Business Districts
- Section 514 outlines standards for the number of spaces, the inclusion of pedestrian walkways, treed islands and perimeter buffers once a threshold of 10 spaces is met.*

## Signage

- Standards contained in Article 21 applied to Medium Density Residential, High Density Residential, Peninsula, Waterfront, Regional Commercial, Neighborhood Commercial and Central Business Districts
- Article 21 outlines specific regulatory requirements for signs based upon the district and use. Residential districts and low intensity commercial uses are typically allowed to have Wall, Ground and Projecting signs with a 1 sign allotment and 4 ft<sup>2</sup> in sign area for residential uses and 16 ft<sup>2</sup> in sign area for commercial uses. Standard commercial uses are allowed a greater number of signs, and the sign type dictates the allowed area of the sign. Ground signs in G-C allow 32 ft<sup>2</sup>, Wall and Projecting Marquee signs allow 64 ft<sup>2</sup> and in the C-1, PD and W-F districts Ground/Pole sign allowance is 80 ft<sup>2</sup> while*

a Wall/Projecting sign is given a ratio of 1.5 x the principle building width. Portable signs are allowed 8 ft<sup>2</sup>. Sign height for pole signs in all districts is limited to 25 ft and 8 ft for ground signs. No parking lot location requirement.

## Lighting

- Standards contained in Section 525 applied to Medium Density Residential, High Density Residential, Peninsula, Waterfront, Regional Commercial, Neighborhood Commercial and Central Business Districts
- Section 525 outlines specific requirements for outdoor lighting. Regulated lighting occurs for parking lots, multiple family developments, roadway lighting, building facade lighting and yard lighting. The standards of this section seek to keep light from spilling into the atmosphere and onto neighboring parcels by use of cut-off lighting fixtures.

## Highway Access Requirements

- Standards contained in Article 19 US 31 Overlay applied to Medium Density Residential, High Density Residential, Peninsula, Waterfront, Regional Commercial, Neighborhood Commercial, and Central Business Districts
- Article 19 outlines specific standards for access management to US 31. Allowances of a single drive per parcel, specific minimum distances for driveway separation, and the allowance of service drives and frontage roads.

## Manistee Township

District	Lot		Bulk				Setbacks			
	Min. Parcel Area	Min. Parcel Width	Max. Height	Building Floor Area Min.	Max. Lot % Coverage	Min. Exterior Wall Width	Front & Road Yard	Side	Rear	Water Yard
High Density Residential	15,000 ft <sup>2</sup>	100 ft	2.5 stories or 35 ft	900 ft <sup>2</sup>	N/A	20 ft	25 ft	10 ft	25 ft	50 ft
Multiple Use	5 acres	300 ft	2.5 stories or 35 ft	900 ft <sup>2</sup>	N/A	20 ft	50 ft	25 ft	25 ft	50 ft
Commercial	15,000 ft <sup>2</sup>	100 ft	50 ft	N/A	N/A	20 ft	25 ft	20 ft	25 ft	50 ft
Ag-Forest Preservation	10 acres	200 ft	2.5 stories or 35 ft	900 ft <sup>2</sup>	N/A	20 ft	50 ft	25 ft	25 ft	50 ft

## Landscaping

- Section 1030 outlines specific requirements for greenbelts/perimeter landscaping dependent upon the district and the districts with which it borders. Additional landscape requirements can be found within the requirements for parking lots in section 1054.

## Parking

- Section 1054 outlines specific requirements for parking in all districts other than residential. The section mandates specific parking allowances dependent upon use, with maximum number of spaces denoted. Parking lots exceeding 5,000 ft<sup>2</sup> must have 1 landscaped island, and for each additional 5,000 ft<sup>2</sup> or 20 parking spaces an additional island must be added. Street frontage planting requirements are placed between the sidewalk/parking area and roadway. There is not a provision for the location of the parking lot.

## Signage

- Signage requirements for Manistee Township are currently undergoing a revision and amendment process. The language as it is being proposed, outlines specific sign types (Mounted, Wall, Monument and Portable). Dependent upon districts the size of the sign, the number and the height vary. Residential districts allow for 1 sign, of 6 ft<sup>2</sup> in area with a maximum height ranging from 4' to 8' dependent upon the type. In multiple use districts allowance for 1 sign, up to 12 ft<sup>2</sup> with a maximum height of 4' to 8' dependent upon the type. In commercial districts allowance for 2 signs, up to 120 ft<sup>2</sup> with a maximum height of 6' to 12' in height.

### Lighting

- No specific lighting requirements exist.

### Highway Access Requirements

- Access requirements are currently being drafted, but have not yet been adopted.

## Brown Township

District	Lot		Bulk				Setbacks			
	Min. Parcel Area	Min. Parcel Width	Max. Height	Building Floor Area Min.	Max. Lot % Coverage	Min. Exterior Wall Width	Front & Road Yard	Side	Rear	Water Yard
Ag. Forestry & Rural Residential	10 acres with a buildable area of 15,000 ft <sup>2</sup>	350 ft	N/A	600 ft <sup>2</sup>	N/A	N/A	75 ft from the property line or 108 from road center-line	40 ft	40 ft	200 ft from waters edge

### Landscaping

- No specific landscaping requirements in Z.O.

### Parking

- No specific parking requirements in Z.O.

### Signage

- Section 1061 of the ordinance outlines that 1 sign of not more than 12 ft<sup>2</sup> for businesses is permitted . There is no limit on sign height.

### Lighting

- Any external light source over 1,500 lumens left on continuously between 10 pm and dawn shall be shaded so there is no direct line of sight to the filament or light bulb form anywhere off the parcel the light is located upon.

### Highway Access Requirements

- No specific access requirements

# Bear Lake Township

District	Lot		Bulk				Setbacks			
	Min. Parcel Area	Min. Parcel Width	Max. Height	Build-ing Floor Area Min.	Max. Lot % Cov-erage	Min. Exterior Wall Width	Front & Road Yard	Side	Rear	Water Yard
Residential	20,000 ft <sup>2</sup>	100 ft	2.5 stories or 35 ft	1,000 ft <sup>2</sup>	N/A	22 ft	50 ft	10 ft	20 ft	50 ft
Resort Residential	20,000 ft <sup>2</sup>	100 ft	2.5 stories or 35 ft	1,000 ft <sup>2</sup>	N/A	22 ft	50 ft	10 ft	20 ft	50 ft
Multiple Use	40,000 ft <sup>2</sup>	150 ft	2.5 stories or 35 ft	850 ft <sup>2</sup>	N/A	22 ft	100 ft	20 ft	20 ft	N/A
Commercial	40,000 ft <sup>2</sup>	150 ft	2.5 stories or 35 ft	500 ft <sup>2</sup>	N/A	22 ft	100 ft	20 ft	20 ft	300 ft

## Landscaping

- There are no landscaping standards outside of having to place a buffer between the Multiple Use district and neighboring residential districts.

## Parking

- Parking standards are minimal and provide for minimum number of spaces in reference to the use, without a maximum total allowed regulatory requirement.

## Signage

- Signs permitted in Multiple Use and Commercial Districts. Sign size limited to 300 ft<sup>2</sup>. There is not a limit on the number of signs or the height of signs.

## Lighting

- Lighting standards are extremely minimal. The standards outline that a public parking lot must be lighted from dusk until dawn.

## Highway Access Requirements

- No specific access requirements to US 31.

# Pleasanton Township

District	Lot		Bulk				Setbacks			
	Min. Parcel Area	Min. Parcel Width	Max. Height	Building Floor Area Min.	Max. Lot % Coverage	Min. Exterior Wall Width	Front & Road Yard	Side	Rear	Water Yard
Lakeshore Residential	20,000 ft <sup>2</sup>	100 ft	2.5 stories or 35'	840 ft <sup>2</sup>	N/A	20 ft	57 ft	10 ft	20 ft	100 ft
Residential-Ag 1	2 acres	200 ft	2.5 stories or 35'	840 ft <sup>2</sup>	N/A	14 ft	83 ft	10 ft	20 ft	100 ft
Residential-Ag 2	2 acres	200 ft	2.5 stories or 35'	840 ft <sup>2</sup>	N/A	14 ft	83 ft	20 ft	20 ft	300 ft

## Landscaping

- There are no landscaping standards outside of greenbelt standards for parcels which abut water. In these cases a setback of 100 ft is observed with a standard limiting vegetation removal in the first 50 feet.

## Parking

- Parking standards are minimal and provide for minimum number of spaces in reference to the use, without a maximum total allowed regulatory requirement.

## Signage

- Signs permitted in Multiple Use and Commercial Districts. Sign size limited to 24 ft<sup>2</sup>; There is not a limit on the number of signs or the height of signs, although they cannot be placed closer than 500' to an existing dwelling.

## Lighting

- Lighting standards are extremely minimal. The standards outline that a public parking lot must be lighted from dusk until dawn.

## Highway Access Requirements

- No specific access requirements to US 31.

# Zoning District Comparisons

The 6 local units of government located along the US 31 corridor handle the guidance for development along the corridor through distinctly separate zoning ordinances which regulate land uses within the confines of their individual borders. The communities although offering uniqueness in their character, share the common linkage of US 31. Through examination of the regulatory content of the Zoning Ordinances, a better understanding of alignment of regulatory measures across jurisdictional boundaries can be witnessed.

## Residential Districts

Unit of Government/District	Lot		Bulk				Setbacks			
	Min. Parcel Area	Min. Parcel Width	Max. Height	Building Floor Area Min.	Max. Lot % Coverage	Min. Exterior Wall Width	Front & Road Yard	Side	Rear	Water Yard
<b>Filer Twp.</b> High Density Res.	20,000 ft <sup>2</sup>	100 ft	35 ft	720 ft <sup>2</sup>	N/A	24 ft	35 ft	10 ft	35 ft	N/A
Medium Density Res.	20,000 ft <sup>2</sup>	100 ft	35 ft	720 ft <sup>2</sup>	N/A	24 ft	35 ft	10 ft	35 ft	N/A
<b>City of Manistee</b> High Density Res. <i>Single Unit</i> <i>Duplex</i> <i>Multi-Unit</i>	6,000 ft <sup>2</sup> 10,000 ft <sup>2</sup> 10,000 ft <sup>2</sup>	60 ft 80 ft 80 ft	2.5 stories or 35 ft	960 ft <sup>2</sup> 500 ft <sup>2</sup> 500 ft <sup>2</sup>	60%	20 ft	15 ft	10 ft	10 ft	20 ft
Medium Density Residential <i>Single Unit</i> <i>Duplex</i> <i>Multi-Unit</i>	6,000 ft <sup>2</sup> 10,000 ft <sup>2</sup> 10,000 ft <sup>2</sup>	60 ft 80 ft 80 ft	2.5 stories or 35 ft	960 ft <sup>2</sup> 960 ft <sup>2</sup> 960 ft <sup>2</sup>	40%	20 ft	15 ft	10 ft	10 ft	20 ft
<b>Manistee Twp.</b> High Density Res.	15,000 ft <sup>2</sup>	100 ft	2.5 stories or 35 ft	900 ft <sup>2</sup>	N/A	20 ft	25 ft	10 ft	25 ft	50 ft
<b>Bear Lake Twp.</b> Residential	20,000 ft <sup>2</sup>	100 ft	2.5 stories or 35 ft	1,000 ft <sup>2</sup> 1,000 ft <sup>2</sup>	N/A	22 ft 22 ft	50 ft 50 ft	10 ft 10 ft	20 ft 20 ft	50 ft 50 ft
Resort Res.	20,000 ft <sup>2</sup>	100 ft								
<b>Pleasanton Twp.</b> Lakeshore Residential	20,000 ft <sup>2</sup>	100 ft	2.5 stories or 35'	840 ft <sup>2</sup>	N/A	20 ft	57 ft	10 ft	20 ft	100 ft

### Summary:

Residential Zoning Districts are established for the primary use of providing areas for housing, although some districts do allow ancillary uses such as home occupations. Zoning district summaries for the residential districts along the corridor can be found in the Residential District table. There is some uniformity amongst the residential districts regulatory language for each of the units of government. Minimum lot sizes in suburban and rural Townships along the corridor maintained a 15,000 to 20,000 square foot minimum, with lot sizes in the City of Manistee remaining smaller, as expected, at 6,000 to 10,000 square feet. Maximum height requirements are similar in all jurisdictions at 2.5 stories and setbacks

also align. Required minimum floor area and minimum exterior wall widths although not perfectly aligned fall within a threshold of which they can be considered similar, but still differ enough to cause confusion as one crosses a jurisdictional line.

## Agricultural, Forestry & Rural Residential Districts

District	Lot		Bulk				Setbacks			
	Min. Parcel Area	Min. Parcel Width	Max. Height	Building Floor Area Min.	Max. Lot % Coverage	Min. Exterior Wall Width	Front & Road Yard	Side	Rear	Water Yard
<b><u>Filer Twp.</u></b> Agricultural Residential	5 ac	208 ft	40 ft	720 ft <sup>2</sup>	N/A	20 ft	50 ft	20 ft	50 ft	N/A
<b><u>Manistee Twp.</u></b> Ag-Forest Preservation	10 acres	200 ft	2.5 stories or 35 ft	900 ft <sup>2</sup>	N/A	20 ft	50 ft	25 ft	25 ft	50 ft
<b><u>Brown Twp.</u></b> Ag. Forestry & Rural Residential	10 acres with a buildable area of 15,000 ft <sup>2</sup>	350 ft	N/A	600 ft <sup>2</sup>	N/A	N/A	75 ft from the property line or 108 from road center-line	40 ft	40 ft	200 ft from waters edge
<b><u>Pleasanton Twp.</u></b> Residential-Ag 1	2 acres	200 ft	2.5 stories or 35'	840 ft <sup>2</sup>	N/A	14 ft	83 ft	10 ft	20 ft	100 ft
Residential-Ag 2	2 acres	200 ft	2.5 stories or 35'	840 ft <sup>2</sup>	N/A	14 ft	83 ft	10 ft	20 ft	100 ft

### Summary:

Agricultural, Forestry and Rural Residential Districts are established to provide for large parcel uses primarily for agriculture and timber with residential uses in these districts typically restricted to large lots. Agricultural, Forestry and Rural Residential districts are located along the US 31 corridor in four local units of government. The districts vary from one another greatly in minimum lot size which range from 2 to 10 acres. Minimum lot sizes in general for these "large lot" rural districts don't mirror what would typically be construed as Agricultural or Forestry districts, which in most cases would be 20 or 40 acres in size. Rather these districts are more in-line with the standards of a medium-low density residential district, rather than a district which should promote large minimum lot sizes of 20 or 40 acres for the protection/promotion of agricultural, timber and rural landscapes. Setbacks, height requirements and parcel widths are similar amongst all of these districts without much variation.



## Multiple Use Districts

District	Lot		Bulk				Setbacks			
	Min. Parcel Area	Min. Parcel Width	Max. Height	Build-ing Floor Area Min.	Max. Lot % Cov-erage	Min. Exterior Wall Width	Front & Road Yard	Side	Rear	Water Yard
<b>City of Manistee</b> Peninsula District	6,000 ft <sup>2</sup>	60 ft	2.5 stories or 35 ft	500 ft <sup>2</sup>	60%	20 ft	15 ft	10 ft	10 ft	20 ft
Waterfront <i>Single Unit</i> <i>Duplex</i> <i>Multi-Unit</i>	6,000 ft <sup>2</sup> 10,000 ft <sup>2</sup> 10,000 ft <sup>2</sup>	60 ft 80 ft 80 ft	2.5 stories or 35 ft	500 ft <sup>2</sup>	60%	20 ft	15 ft	10 ft	10 ft	20 ft
<b>Manistee Twp.</b> Multiple Use	5 acres	300 ft	2.5 stories or 35 ft	900 ft <sup>2</sup>	N/A	20 ft	50 ft	25 ft	25 ft	50 ft
<b>Bear Lake Twp.</b> Multiple Use	40,000 ft <sup>2</sup>	150 ft	2.5 stories or 35 ft	850 ft <sup>2</sup>	N/A	22 ft	100 ft	20 ft	20 ft	N/A

### Summary:

Multiple Use Districts are established in order to promote a mix of uses, which in most cases is a combination of neighborhood style commercial development accompanied by residential. Often times the districts and land uses are referred to as “mixed use”. The US 31 corridor has three units of government which have multiple use districts located along the corridor. There is little similarity between the standards for Multiple Use Districts amongst the individual units of government. Minimum parcel areas, widths and floor areas all vary across the different municipalities districts. Setbacks are one standard that are similar across the local units of government. Multiple use districts are most often utilized in Central Business Districts, neighborhood commercial areas and as buffers between more central commercial areas and residential areas.

## Commercial Districts

District	Lot		Bulk				Setbacks			
	Min. Parcel Area	Min. Parcel Width	Max. Height	Build-ing Floor Area Min.	Max. Lot % Cov-erage	Min. Exterior Wall Width	Front & Road Yard	Side	Rear	Water Yard
<b>Filer Twp.</b> Commercial	N/A	30 ft	35 ft	800 ft <sup>2</sup>	N/A	N/A	35 ft	0-5 ft	20 ft	N/A
<b>City of Manistee</b> Central Business District	2,500 ft <sup>2</sup>	25 ft	4 stories or 50 ft	500 ft <sup>2</sup>	100%	N/A	0 ft	0-4 ft	6 ft	20 ft
Neighborhood Commercial	6,000 ft <sup>2</sup>	60 ft	2.5 stories or 35 ft	500 ft <sup>2</sup>	90%	N/A	4 ft	0-4 ft	10 ft	20 ft

District	Lot		Bulk				Setbacks			
	Min. Parcel Area	Min. Parcel Width	Max. Height	Building Floor Area Min.	Max. Lot % Coverage	Min. Exterior Wall Width	Front & Road Yard	Side	Rear	Water Yard
Regional Commercial	20,000 ft <sup>2</sup>	120 ft	3 stories or 40 ft	500 ft <sup>2</sup>	60%	20 ft	30 ft	10 ft	20 ft	N/A
<b><u>Manistee Twp.</u></b> Commercial	15,000 ft <sup>2</sup>	100 ft	50 ft	N/A	N/A	20 ft	25 ft	20 ft	25 ft	50 ft
<b><u>Bear Lake Twp.</u></b> Commercial	40,000 ft <sup>2</sup>	150 ft	2.5 stories or 35 ft	500 ft <sup>2</sup>	N/A	22 ft	100 ft	20 ft	20 ft	300 ft

**Summary:**

Commercial districts are most often established in order to promote orderly growth of businesses within a community. Four local units of government have established commercial districts along the US 31 Corridor, with the City of Manistee maintaining several commercial districts which outline varying degrees for size, location and type of commercial uses. Commercial districts vary amongst the local units of government, with minimum lot size requirements ranging from 2,500 square feet in the Cities Central Business District to 40,000 square feet in Bear Lake Twp. Height requirements, setbacks and parcel width have less variation than parcel size requirements. There is justification in variation of size dependent upon the type, location and commercial use within a single local unit of government. When reviewing districts outside of urban areas, in this case neighboring Townships, commercial districts should more closely align than they do here in Manistee County. Regional commercial districts should, due to the nature of the areas planned for commercial activities, have similar standards than what is present currently. Regional Commercial developments amongst the different local units of government currently range from 15,000 to 20,000 to 40,000 square feet dependent upon the local unit of government.