

Article 2: Districts
Division 2: Residential

Section 210 Intent-Residential One (R1) and Residential Two Districts (R2)

a. Intent:

1. The R1, Residential District is primarily intended for small lot, single-family residential use, but may include duplexes, townhouses, and multi-family dwellings as Special Land Uses. With the intention to remain homeowner occupied with year-round occupancy, the permitted limited uses in this district will keep the neighborhoods relatively quiet and free of unrelated traffic influences and commercial activities. Expanded and redeveloped housing options will fit within the existing character of the neighborhood.
2. The R2 Residential District is designed to establish larger (than R1) lots for single and two-family residential neighborhoods. The uses in this district are intended to keep the neighborhoods relatively quiet and free of unrelated traffic influences and commercial activities. The district will allow for a mix of residential and compatible commercial uses. The lots are slightly larger than found in the R1 District. Expanded and redeveloped housing options will fit within the existing character of the neighborhood. Owner-occupied housing is the preferred model in this neighborhood, but the inclusion of affordable and workforce housing is also an interest. Preservation of greenspace is important for this area.

- b. Applicable Building Type: Single-family detached, duplex, townhouse, Modular housing , multiple family, Accessory Dwelling Unit (ADU)

Section 211 Intent-Rural Residential-Inland Buffer Zone (RRIBZ)

- a. Intent. The RRIBZ is designed to establish and to maintain a low intensity, residential use environment for those areas of the Pictured Rock National Lakeshore Inland Buffer Zone, which because of their location, accessibility, soils, drainage, and other characteristics are suitable for the development of year-round single- family dwellings. The National Parks Service, in coordination with the city, regulates land uses within this zone.
- b. Applicable Building type: Single-family detached

Section 212 Intent-Lakeshore One (L1) and Lakeshore Two (L2)

a. Intent:

1. The L1, Lakeshore One, and L2, Lakeshore Two District, are designed to establish and maintain residential use lots in areas with frontage on or in close proximity to Lake Superior that are suitable for residential development. The Lakeshore districts permit development along the shoreline but takes into consideration the visual appearance and accessibility to the lakefront. Preservation of the neighborhoods and environment, enhancing greenspace and public access to the lakeshore, improving traffic safety, particularly on Washington St. where speeds often exceed the limits, are important.
2. L2, Lakeshore Two District, additionally, must protect and preserve the environment and residential nature of the district from the adjacent commercial development.

b. Applicable Building Type: Single-family detached, duplex, multiple family

Section 213 Intent-Highland One (H1) and Highland Two (H2)

a. Intent:

1. The H1 Highland One (H1) District is designed to establish and maintain residential use in areas of rural character where development has not taken place and to preserve the scenic character of the ridge lines and hillsides that surround the City of Munising. Because tourism, recreation, and environmental integrity are major aspects of the City's development situation, it is deemed vital to the general welfare of the City that natural resources and scenic assets be preserved. It is the intent of the district to allow development uses with appropriate regulations that will retain the area in much of its natural condition as possible. The district will allow for a mix of residential and compatible commercial uses. This may be accomplished through a Planned Unit Development (PUD). Planned Unit Developments (PUD) are strongly encourage to preserve the sensitive environment of the district.
2. The H-2 Highland Two (H2) District is designed primarily for residential use in areas of rural character where development previously has not taken

City of Munising Zoning Ordinance

place. The larger sized lots are to insure safe, potable water supply and treatment of wastewater on the same lot, since such municipal services may not be extended entirely within this District. Commercial uses permitted are compatible with the residential setting, as the large lots may tend to screen such uses from adjoining residential use. Planned Unit Developments (PUD) are strongly encouraged.

b. Applicable Building type: Single-family detached

Section 214 Intent-Lake Superior Shoreline Protection (Overlay Zone)

- a. Intent: Lake Superior Shoreline Protection (Overlay Zone): The LSO district is intended to protect the natural environment and preserve the natural beauty of the lake shore areas adjacent to Lake Superior in the City. The LSO district includes all land lying within the 1986 U.S. Army Corps of Engineers High Water Mark within areas zoned as either L-1 or L-2 as depicted on the Official Zoning Map for the city. This boundary extends across all underlying zoning districts. *See also Article 2, Division 5, Natural Environment.*

Section 215 Schedule of Regulations

	Min Lot Area (square feet)	Min Lot Width ^A (feet)	Setbacks ^B (feet)			Maximum Height (feet)	Maximum Lot Coverage (percentage)
			Front ^C	Side	Rear		
R-1	3,300	33	12	4	12	2-stories 30 to (peak)	58%
R-2	5,000	50	12	6	12	2-stories 30	58%
RR-IBZ	2 acres	200	50	30	30	30	7.5%
L-1	20,000 ^F	100	50 ^D	10	25	30	25%
L-2	10,000 ^F	100	50 ^D	10	25	30	20%
H-1 Hotel, Motel, and Restaurant	4 acres	300 ft.	150 ft.	75 ft.	75 ft.	40 ft.	6%

City of Munising Zoning Ordinance

H-1 all other uses	2 acres	200 ft.	100 ft.	50 ft.	50 ft.	35 ft.	7.5%
H-2	3 acres	200 ft.	100 ft.	50 ft.	50 ft.	40 ft.	7.5%
LSO, Lakeshore Overlay Zone Refer to the underlying district's regulations, then the regulations of this overlay zone (<i>Article 2 Division 5, Natural Environment</i>). The most restrictive shall apply. Principal and accessory structures should be no less than 75 ft. from the ordinary highwater mark. An exception for new homes may be made to reduce that number to 50 ft. at the discretion on the Zoning Administrator, depending on the existing pattern of development in the area. Lots on coastal wetlands shall be setback at least 75 ft. from the wetland with a 25 ft. natural buffer maintained from the ordinary high-water mark shoreward.							

Footnotes:

^aLot width shall be measured at front setback line and shall not include any encumbrances, such as easements or other such restrictions.

^bCornices, eaves, and gutters may project two feet into the required yard. Attached or unattached decks and porches shall comply with required front, side, and rear setbacks.

^cThe front setback shall be measured from the road right-of-way, except where a parcel abuts a water body. In that case, the front setback shall be measured from the ordinary high-water mark to the nearest facing side of the structure.

^d Where a parcel abuts a water body, the front lot line setback shall be 50 feet from the ordinary high-water mark. Where a parcel does not abut a water body, the front lot line shall be measured 25 feet from the road right-of-way.

^e Where a parcel abuts a water body, the front lot line setback shall be 50 feet from the ordinary high-water mark. Where a parcel does not abut a water body, the front lot line shall be measured 12 feet from the road right-of-way.

^f Prior to installation of a septic system on lots within L-1 and L-2, the local health department must be consulted to determine minimum lot size needed.

Section 216 Residential Use Table

In the Residential Districts, land, buildings, and other structures shall be used only for one or more of the uses specified in the table below. Uses denoted by a "P" are permitted by right, "CLU" as permitted uses with use conditions or standards, "A" as accessory to a principal use, and "SLU" are considered special land uses and may be approved by the Planning Commission subject to the applicable general and specific standards in Article 5, Division 4: Special Land Uses. Additional applicable use standards are listed in the column at right.

City of Munising Zoning Ordinance

	R-1	R-2	RR- IBZ	L-1	L-2	H-1	H-2	Use Standards
Residential								
Detached single-family dwellings	P	P	P	P	P	P	P	
Duplex	SLU	P			SLU			Section
Townhouses		CLU			CLU			*Limit 2 stories
Multi-family residential dwellings	SLU	SLU			SLU			Section 557(13)
Upper floor residential dwellings	P	P						
Modular housing units	SLU	SLU			SLU			
Expansion of Apartment into an Existing Building					CLU			Section 544(6)
Accessory Dwelling Units	CLU	CLU			CLU			
Retail Uses								
Retail sales and services					SLU			
Office and Service Uses								
Professional and Business Offices					SLU			
Lodging								
Hotels and motels					SLU	Existing*	Existing*	*Existing at time of ordinance adoption
Hostel					SLU	Existing*	Existing*	*Existing at time of ordinance adoption

City of Munising Zoning Ordinance

Small Inn/B&B					SLU	Existing*	Existing*	*Existing at time of ordinance adoption
Food and Drink Establishments								
Bars, taverns, lounges					CLU	Existing*	Existing*	*Existing at time of ordinance adoption
Recreation and Entertainment Uses								
Campground/RV Park					SLU			Section 557(5)
Institutional, Educational, and Assembly Uses								
Places of assembly, including places of worship; community center	CLU	CLU	CLU		CLU			
Schools					SLU			Section 557(20)
Public buildings/utilities	SLU	SLU	SLU	SLU	SLU	SLU	SLU	Section 557(8)
Essential public service buildings and structures	SLU	SLU	SLU	SLU	SLU	SLU	SLU	Section 557(8)

Section 217 Residential Building Design

- a. General Residential Design Standards. The general standards below apply to all newly constructed residential buildings.

1. Fenestration	The primary facade shall have no less than 25% of the total facade comprised of windows and doorways. First story windows shall be taller than second story windows.
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City of Munising Zoning Ordinance

2. Facade Articulation		Blank walls over 30' in length are not permitted.
3. Front Porch or Stoop		(a) Front porches and stoops shall not extend into the public right-of-way. (b) Front porches may be covered by a roof or an open stoop. (c) Finished floor height shall be no more than 7 inches below the first interior finished floor level of the building. (d) Each residential unit with a separate entrance shall include a stoop of not more than 5' deep and 6' wide (not including steps or ramp) or a porch between 7' and 9' deep.
4. Allowed building materials	Primary Facade	Brick (natural, glazed) Stone (natural, synthetic) Engineered or Fiber Cement Board Siding (e.g. Hardie Panel or LP Smart Side) Metal siding Wood Siding (natural, composite) Vinyl Siding
	Secondary Facade and up to 50% of Primary Facade	Stucco (traditional cementitious, EIFS) Architectural Metal Panel (insulated, composite) Decorative cast concrete screens
5. Garage/Parking		(e) Garages or carports may only occupy a maximum of 40% of the front facade. (f) Temporary carports are not permitted. See also Article 3, Division 1 Accessory Structures (g) Driveways and parking areas shall be setback at least five (5) feet from the side or rear lot lines. Construction of any new or expanded off-street parking and loading areas shall be surfaced with asphalt, bituminous or concrete pavement, brick or other permanent material as approved by the City. All parking areas shall be graded and drained to dispose of all surface water.

- b. **Building Type Standards.** In addition to the General Standards, the following building standards apply to specific residential building types according to permitted uses as defined in the District Articles.

1. Single-Family Detached



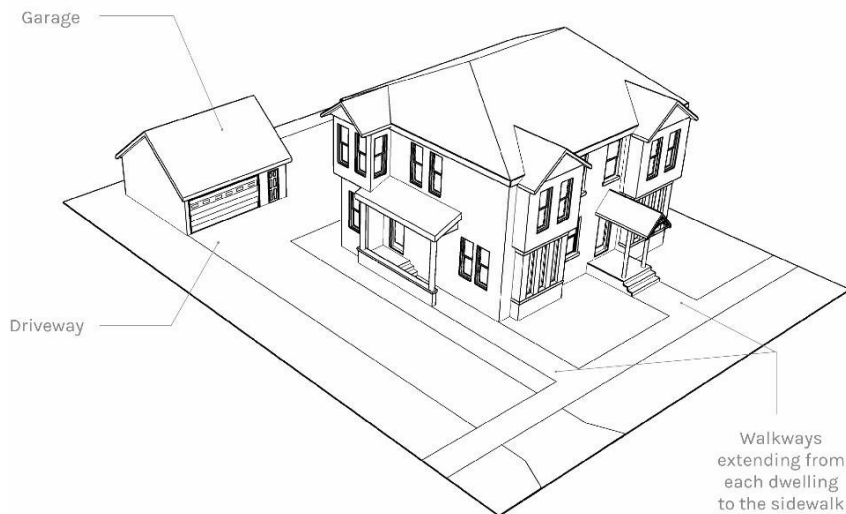
- a) Description. The Single-Family building type consists of a detached structure incorporating one unit.
- b) Building Entrance Orientation
 - 1) Garages, carports, and overhead doors may not apply as the primary entrance.
 - 2) All buildings shall provide at least one primary entrance facing the front lot line. A door may face a side lot line when the porch or stoop faces the front lot line.
 - 3) A walkway must extend from each dwelling primary entry to the sidewalk.
 - 4) Buildings are encouraged to include a stoop, porch, or portico.
- c) Parking Access and Location
 - 1) Driveways may be located adjacent to the building.
 - 2) Parking may be provided on-street (where permitted) or on a driveway, garage, or carport in the rear or side yard.
 - 3) The driveway should be less than 50% of the front yard area.

City of Munising Zoning Ordinance

- 4) Garage may be located no closer to the front property line than the garages of dwellings typically found in the surrounding neighborhood.

d) Applicable Districts: L-1, L-2, R-1, R-2, and RR1BZ

2. Duplex



- a) Description. The Duplex building type consists of structures that contain two dwelling units stacked or placed side by side with each unit having access directly to the street. This type has the appearance of a medium-sized family home and is appropriately scaled to fit within primarily single-family neighborhoods.
- b) Building Entrance Orientation
 - 1) All buildings shall provide at least one pedestrian door facing the front lot line. Additional attached units may have doors on the side.
 - 2) Garages, carports, and overhead doors may not apply as the primary entrance.
 - 3) A walkway must extend from each dwelling primary entry to the sidewalk.
 - 4) A porch or stoop is strongly encouraged.

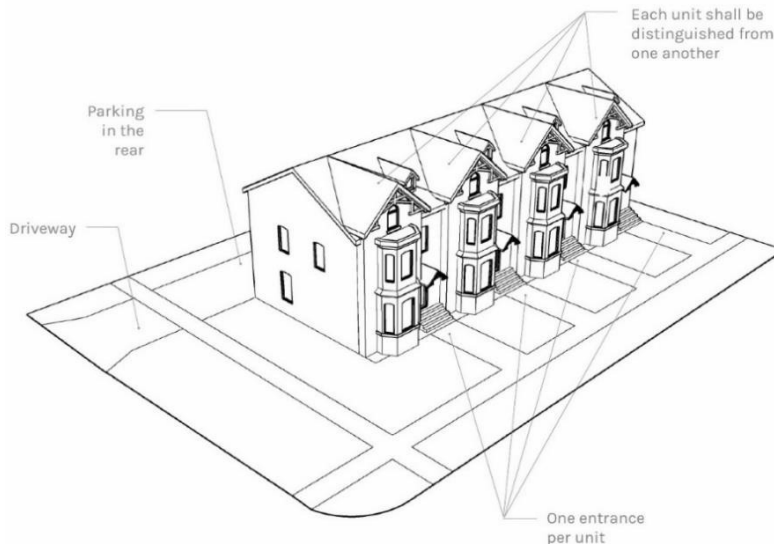
City of Munising Zoning Ordinance

c) Parking Access and Location

- 1) Driveways may be located adjacent to the building.
- 2) Parking may be provided on-street (where permitted) or on a driveway, garage, or carport in the rear or side yard.
- 3) The garage may be located no closer to the front property line than the garages of dwellings typically found in the surrounding neighborhood.
- 4) Parking areas shall not be located in any required front or side street yard, except in the case of a dwelling with a driveway leading to a garage or parking area the drive may be used for parking.
- 5) Driveways and parking areas shall be setback at least five (5) feet from the side or rear lot lines.
- 6) The driveway should be a less than 50% of the front yard area.

d) Applicable Districts: L-2 and R-1

3. Townhouses



- a) Description. The Townhouse building type consists of structures that contain three or more dwelling units placed side by side. Townhouses are

typically narrow, 2story residential buildings with each unit having access directly to the street.

b) Building Entrance Orientation

- 1) Each dwelling shall provide a separate pedestrian entryway facing the front lot line with direct access to the sidewalk by way of a front porch or stoop with steps.
- 2) Primary entry for each unit or separated occupancy must face onto and connect to the primary street. The corner unit may face the secondary street. Secondary entries permitted from the side or rear.

c) Parking Access and Location

- 1) Garages or carports must be accessed from the rear yard via an alley.
- 2) Parking may be provided on a driveway, garage, or carport located in the rear yard.

d) Articulation. Adjoined dwelling units shall be distinguishable through a change in plane, change in material, or architectural expression.

e) Applicable Districts: L-2, R-1 and R-2

4. Manufactured housing units

Any manufactured/modular single-family dwelling, constructed and erected on a lot outside a manufactured housing development, shall be permitted only if it complies with all the following requirements:

a) If the dwelling unit is a manufactured home, it must either be:

- 1) New and certified by the manufacturer and/or appropriate inspection agency as meeting the Manufactured Home Construction and Safety Standards of the U.S. Department of Housing and Urban Development, as amended, or any similar successor or replacement standards which may be promulgated.
- 2) Used and certified by the manufacturer and/or appropriate inspection agency as meeting the standards referenced in subsection (1) above, and found, on inspection by the Zoning Administrator or a designee, to be in excellent condition and safe and fit for residential occupancy.

b) If the dwelling unit is a manufactured home, the manufactured home shall be installed with the wheels and tongue removed.

City of Munising Zoning Ordinance

- c) If the dwelling unit is a manufactured home, it shall be installed pursuant to the manufacturer's setup instructions and shall be secured to the building site by an anchoring system or device complying with the rules and regulations, as amended, of the Michigan Manufactured Home Commission, or any similar or successor agency having regulatory responsibility for manufactured home parks or manufactured housing communities.
- d) The dwelling unit shall comply with all applicable building, electrical, plumbing, fire, energy, and other similar codes adopted by the City, provided, that where a dwelling unit is required by law to comply with any Federal or State standards or regulations for construction, and where such standards or regulations for construction are stricter than those imposed by City codes, then and such Federal or State standards or regulations shall apply. Appropriate evidence of compliance with such standards or regulations shall be provided to the Zoning Administrator.
- e) The dwelling unit shall comply with all restrictions and requirements of this Ordinance, including, without limitation, the minimum lot area, minimum lot width, minimum residential floor area, yard requirements, lot percent coverage and maximum building height requirements of the zoning district in which it is located.
- f) The dwelling unit shall have a minimum horizontal dimension across any side or rear elevation of twenty (20) feet.
- g) The dwelling unit shall be placed on the lot so that the portions nearest the principal street frontage are at least thirty (30) feet in dimension parallel to the street.
- h) The dwelling unit shall be firmly attached to a permanent continuous foundation constructed on the building site. Such foundation must have a wall of the same perimeter dimensions as the dwelling unit and be constructed of such materials and type as required by the building code for on-site constructed single-family dwellings. If the dwelling unit is a manufactured home, its foundation and skirting shall fully enclose the chassis, undercarriage, and towing mechanism.
- i) A storage area within a building not less than one hundred twenty (120) square feet in an area shall be provided. This storage area may consist of a basement, closet area, attic, or attached garage in a principal building,

City of Munising Zoning Ordinance

or in a detached accessory building which is in compliance with all other applicable provisions of this Ordinance pertaining to accessory buildings.

- j) Permanently attached steps or porch areas at least three (3) feet in width shall be provided where there is an elevation difference greater than eight (8) inches between the first floor entry of the dwelling unit and the adjacent grade. Railings shall be provided in accordance with the City building code.
- k) The main roof of the dwelling unit shall have a minimum pitch of four (4) feet of rise for each twelve (12) feet of horizontal run.
- l) The exterior finish of the dwelling unit shall not cause glare or reflection that is greater than that from siding coated with clean, white, gloss exterior enamel.
- m) The dwelling unit shall not contain any additions of rooms or other areas which are not permitted and constructed with similar quality workmanship and materials as the original structure, including permanent attachment to the principal structure and construction of a foundation as required herein.
- n) The above standards may be modified by the Zoning Administrator upon determination that the proposed design is consistent with the predominant standard in the surrounding area.
- o) Applicable district: R-1 and R-2

Section 218 Highland One Site Supplemental Regulations

- a. All building construction shall not be located closer than 20 feet of the bluff edge, except for motel/hotel and restaurant where the distance is 50 feet.
- b. All construction activity, i.e. grading, excavating, filling, terracing, stockpiling of excavated materials is prohibited within 20 feet of the bluff edge, except for motel/hotel and restaurant where the distance is 50 feet.
- c. Minimal grading and clearing of existing vegetation may be allowed up to the bluff edge to install new vegetation and lawn landscaping.

City of Munising Zoning Ordinance

- d. A maximum of 25% of the trees and shrubs located at the bluff edge may be pruned, cut or removed to provide a view along the bluff edge. The remaining 75% of the trees and shrubs must be maintained in a natural state with no trimming or pruning or cutting, except in the case of maintaining the trees and shrubs in a healthy condition. Each cleared, or pruned segment shall be limited to no more than 50 feet wide, with 25 feet of natural areas separation between cleared or pruned segments.
- e. Several factors such as rainfall levels, snow depth, vegetation cover, soil depth and base material affect the stability of slopes. However, it is generally true that as slopes increase in steepness, there is a corresponding increase in the impacts on the slopes and in the difficulty of construction. Slopes and the corresponding impact and use requirement for construction and/or grading are:

Percent Slope ¹	Level of Environmental Impact	Ordinance Requirement
0- 15%	Slight	Permitted Use (Special Land Use for motel/hotel and restaurant)
15- 25%	Moderate	Special Land Use
25- 35%	Severe	Special Land Use ²
35% and above	Extreme	Not Permitted

¹The average slope is determined along a 100 foot segment.

²Only for public streets or private driveways which are necessary for access to the more developable portions of the site.

- f. All buildings located within 75 feet of the bluff edge shall blend with the natural surroundings, except for motel/hotel and restaurant where the distance is 150 feet. This would include, but not be limited to, brick, stone, or siding/paint in muted colors such as taupe, tan, sage, gray, etc.
- g. When viewed from the bluff edge looking onto the subject property, no more than two stories of a building shall be visible.

City of Munising Zoning Ordinance

- h. On slopes over 25 percent, natural vegetation shall be retained in place to insure long term soil stabilization and a natural appearance of the hillside.
- i. A minimum natural buffer of 50 feet between adjacent parcels and or lots shall be maintained for motel/hotel and restaurant.
- j. A minimum natural buffer for motel/hotel and restaurant of 25 feet for parking areas adjacent to public roads.
- k. Outdoor lights shall be no higher than 80% of the average tree height and shall be determined by the Zoning Administrator.
- l. There shall be no billboards or signs on the hillside or bluff edge that are visible from below the bluff edge.

Section 219 Residential Recreational Area

- a. Any residential subdivision, condominium, or multiple-family development comprising twenty (20) or more lots or dwelling units, either as a single development or as a group of adjacent developments offered by a single proprietor, shall provide an active recreational area which shall contain an area equal in size to fifteen hundred (1,500) square feet for each lot or dwelling unit in the subdivision, condominium project, or multiple-family development. The Planning Commission may modify this requirement when it is determined that alternate recreation facilities are provided nearby.
- b. The recreational area shall be well-drained, graded, seeded, or sodded, safe from hazard, accessible to all dwellings, and the location shall be approved by the Planning Commission as part of the site plan review.
- c. Preservation of the recreational area shall be achieved through deed restrictions or dedication to a subdivision homeowner's association.

Section 220 Site Development Requirements

All principal uses and Special Land Uses are subject to the following site development requirements:

- a. Article 3: General Provisions
- b. Article 4 Division 1 : Off-Street Parking And Loading Standards
- c. Article 4 Division 2: Access Management and Driveway Standards
- d. Article 4 Division 3: Landscape Standards and Tree Replacement
- e. Article 4 Division 4: Signs
- f. Article 4 Division 5: Lighting Standards
- g. Article 5 Division 1: Site Plan Review