

Article 2: Districts
Division 3: Commercial

Section 225 Intent

a. Commercial (C) District

The Commercial District (C) is designed to provide an area for general commercial establishments that serve community-wide shopping and service needs, including motorists using the M-28 corridor. This district is intended to create cohesive commercial areas that take advantage of access provided by the City's roadway system but also provide convenient vehicular access between businesses in attractive settings, thereby ensuring the safety and discouraging undesirable commercial development.

b. Downtown (D) District

The Downtown District (D) is designed to establish and maintain an area for intensive commercial development to occur in the business-oriented center core of the City . The District shall provide for a traditional mixture of small office buildings, specialty retail stores, entertainment, public spaces, and related activities that are mutually supporting and serve the needs of both the City and surrounding communities. The intent of these district regulations is to encourage a lively social environment and economically viable downtown with a wide variety of uses in a pedestrian-oriented, unified setting, with common, shared parking areas. Residential uses are generally not permitted in this District however, the district makes special provisions for vertical zoning, allowing the upper floors to be used as residential dwellings.

c. Lakeshore Commercial (LC) District

The Lakeshore Commercial District (LC) is intended to provide an area within the city for commercial use along or in close proximity to the lakeshore. The district includes services and retail sales catering to the community and to tourist traffic with the intent of preserving, developing or enhancing a “commercial fishing village atmosphere.” The district shall include more public spaces along the waterfront and waterfront trails for walking and biking. Residential use may be permitted in the district.

d. Transitional (T) District

The Transitional District (T) is intended to serve as a buffer between downtown commercial uses and the traditional downtown neighborhoods of Munising, in order

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to preserve the character of neighborhoods. A balanced mixture of residential uses and lower-intensity, neighborhood-oriented commercial uses will be supported, but it is critical that housing is not lost in this district. Non-residential uses permitted are limited to those uses which are compatible with residential uses in that they do not involve high traffic volumes, excessive lighting, noise, smoke, fumes or outdoor storage or sales.

This district will support no more than ten short-term rental permits in order to maintain the character of the surrounding area.

Section 226 Permitted Uses

In the C, D, LC and T 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 X, Division X: Conditioned Uses and Article X, Division X: Special Land Uses*. Additional applicable use standards are listed in the column at right.

	C	D	LC	T	Use Standards
Residential					
Detached single-family dwellings			P	P	
Duplex			CLU	P	Section 544(5)
Townhouses			CLU	P	Section 544(13)
Multi-family residential dwellings			SLU	P	Section 557(13)
Upper floor residential dwellings	P	P	P	P	
Accessory Dwelling Units				SLU	Section 301
Employee Living Quarters	SLU	SLU	SLU	SLU	
Retail Uses					
Retail sales and services	P	P	P	SLU	
Outdoor retail display and sales	P				
Garden Centers/Greenhouse	CLU		CLU		Section 544(9)
Retail businesses with adult novelties	SLU				Section 557(18)
Marijuana Establishment	SLU				Section 557(14)
Office and Service Uses					

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Personal and commercial services	P	P	SLU	SLU	
Professional and commercial offices	P	P	P	SLU	
Bank, Financial Institution *with drive-through	P/SLU*	P		SLU	
Self-service laundry and dry cleaning	P		SLU		
Funeral homes and mortuaries	P	CLU		CLU	Section 544(7)
Lodging					
Hotels and motels	P		P		
Hostel	P	SLU	P	SLU	Section 557(10)
Short Term Rental (STR)		SLU	SLU		Section 325
Small Inn/B&B	SLU		SLU		Section 557(4)
Food and Drink Establishments					
Bars, taverns, lounges	P	P	P		Section 544(3)
Microbreweries, brew-pubs	P	P	P		
Drive-through window facilities	P		SLU		Section 557(7)
Restaurants, sit down	P	SLU	P	SLU	
Restaurants with an open front window	P	P	P	SLU	Section 557(17)
Auto and Boat Related Uses					
Auto/Boat dealerships, new and uses	CLU				Section 544(2)
Automobile gasoline stations	SLU		SLU		Section 557(2)
Automobile EV Charging Station	SLU		SLU		
Automobile washes, automatic or self-service	P		CLU		Section 544(1)
Automobile Repair	SLU				Section 557(3)
Industrial, Construction & Storage					
Outdoor storage	P				
Marijuana growing	SLU				Section 557(14)
Marijuana secure transport	SLU				Section 557(14)
Marijuana processor	SLU				Section 557(14)
Marijuana safety compliance	SLU				Section 557(14)
Animals & Agricultural					
Pet Boarding Facility	CLU				Section544(11)

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Veterinary clinic, office, hospitals	CLU				Section 544(15)
Recreation and Entertainment Uses					
Fitness center or health club	P		CLU		Section 544(7)
Recreational facility (indoor)	P				
Recreational facility (outdoor)	P				
Mini-Golf Courses	CLU				Section 544(10)
Multiplex and outdoor theatres (drive-in theatres)	SLU				Section 557(16)
Institutional, Educational, and Assembly Uses					
Places of assembly, including places of worship; community center		SLU	SLU	SLU	
Public buildings/utilities		SLU		SLU	
Essential public service buildings and structures	SLU	SLU	SLU	SLU	Section 544(8)

Section 227 Requirements Applicable to All Uses

All uses permitted by right or by Special Land Use approval shall be required to meet the following requirements:

- a. Dealing Directly with Consumers. All permitted retail or service establishments shall deal directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
- b. Goods Produced. All goods produced on the premises shall be sold at retail on the premises where produced.
- c. Conducted Within Enclosed Buildings. All businesses or services shall be conducted within a completely enclosed building except where commercial outdoor seating, display, storage, service or sales is permitted as an accessory use and has been approved as part of the site plan in accordance with the standards of Article X, Division X for the respective use or as otherwise permitted.
- d. Accessory uses customarily incidental to the above permitted uses, only when conducted within a completely enclosed building.

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- e. Site and Building Design. All sites and buildings shall comply with the building, landscaping, parking, access, circulation, and all other design requirements of the Zoning Ordinance.

Section 228 Provisions Applicable to Commercial Districts

a. Building Materials.

1. The following exterior finish materials shall be required for walls visible from streets or an adjacent residential district:
 - a) Primary Materials must be used to compose a minimum of 75% of wall area of the building base and 50% of wall area for the upper floors.
 - b) Secondary Materials are allowed to compose a maximum of 25% of wall area in the building base and 50% of wall area for the upper floors.
2. The exterior finish materials shall consist of no more than four (4) unique materials, excluding architectural detail, accent, or trim; and balconies and railings. A change in color, pattern, or profile shall constitute a unique material.

MATERIAL	Primary	Secondary
Masonry		
- Brick (natural, glazed, painted)	X	X
- Stone (natural, synthetic)		
- Terra Cotta		
Concrete		
- Cast-in-Place	X	X
- Precast		
Siding		
- Wood (natural, composite)	X	X
- Fiber Cement Board (eg. Hardie Panel)		
Stucco (upper floors only)		
- traditional cementitious		X

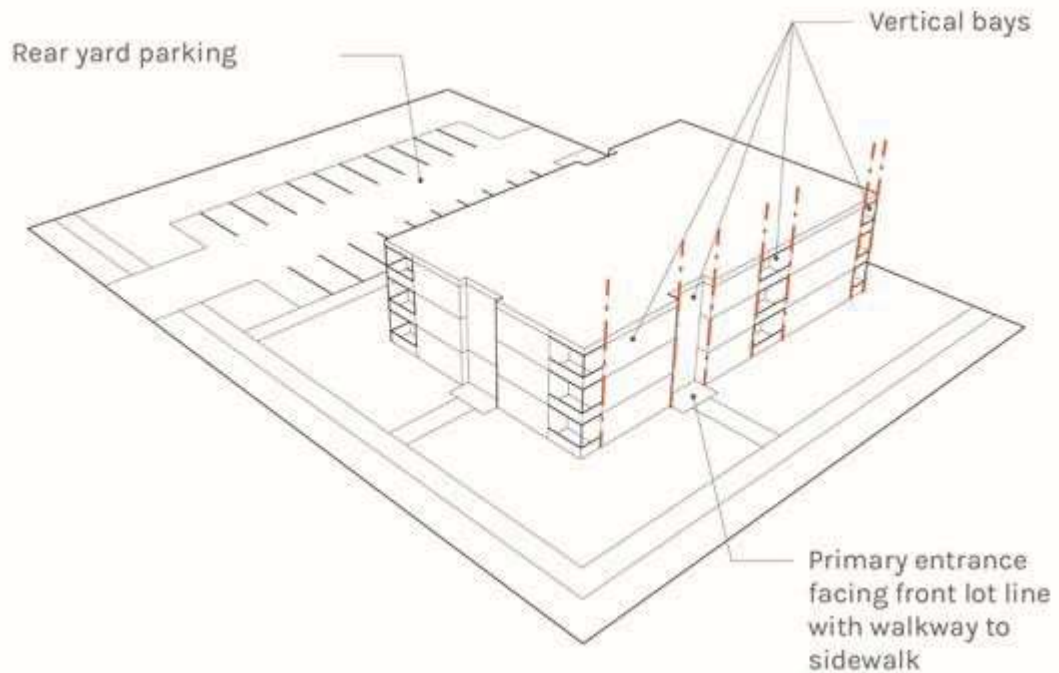
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- synthetic EIFS		
Architectural Metal Panel		
- insulated metal panel	X	X
- composite metal panel		

b. Design Standards. Buildings shall have architectural variety but enhance the overall cohesive community character. Buildings shall possess a unified and cohesive design intent demonstrated through the basic attributes of form, symmetry, proportion, height, scale, and repetition. Building additions shall be compatible to the attributes of the existing building.

c. Facade Articulation.

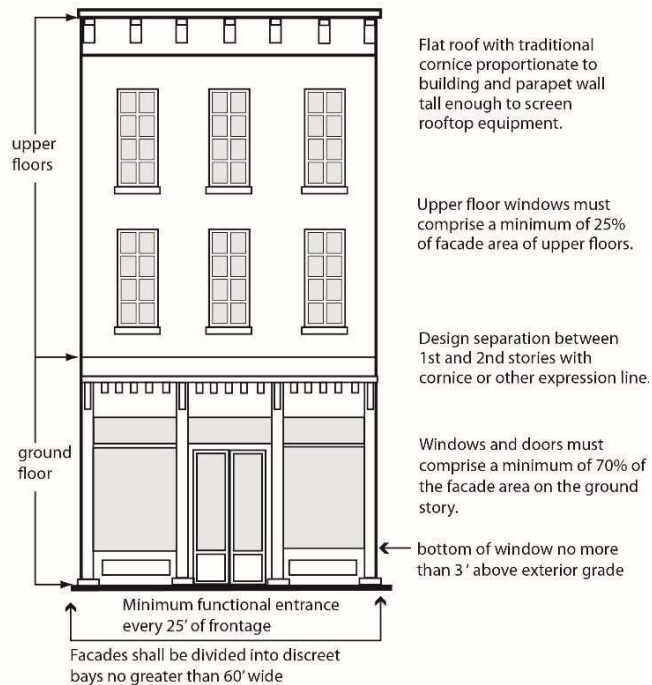
1. Walls visible from the public right-of-way shall include architectural features customarily found on the front facade of a building, such as windows, awnings, cornice work, columns, edge detailing or other decorative finish materials. Wall massing shall be broken up with vertical pilasters or other architectural elements to reduce scale.



2. Buildings greater than two stories or taller than 30 feet shall be designed to reduce apparent mass by including a clearly identifiable base, body, and top, with horizontal elements separating these components.
3. Blank walls over 30 feet in length are not permitted.
4. Balconies shall not be located within 5 feet of any common lot line and shall not encroach into the public right-of-way without prior approval from road

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agency. The balcony support structure shall be integrated with the building façade.



The above drawing is intended to illustrate the application of the design standards in this ordinance, but not require a specific architectural style.

d. All Windows

1. Windows shall be measured as a percentage of openings per total wall area.
2. Windows may be grouped horizontally if each grouping is separated by a mullion, column, pier or wall section.
3. Exterior shutters, if applied, shall be sized and mounted appropriately for the window (one-half the width), even if inoperable.
4. Window area shall make up at least twenty percent (20%) or more of the exterior wall area facing the principal street(s) from which access is gained, unless otherwise regulated elsewhere in this Division.

e. Upper-Story Windows

1. Upper-story windows shall be oriented vertically.
2. Windows may be triple-hung, double-hung, single-hung, hopper, awning or casement windows.
3. Fixed windows are permitted only as part of a window grouping that includes an operable window.
4. Egress windows may be installed as required by the applicable building code.

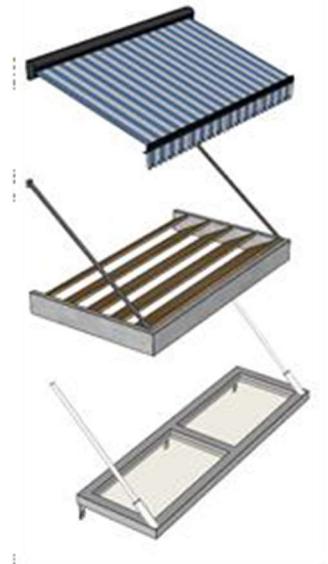
f. Entrances

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1. Storefront entries shall be recessed to accommodate door swing.
2. Double-height entryways are prohibited.
3. Customer entrances shall be clearly defined and highly visible. Features such as canopies, porticos, arcades, arches, wing walls, and integral planters are highly encouraged to identify such entrances. Entrances facing the street must be functional.

4. Awning and canopies

- a) Awnings and canopies may project over the sidewalk, provided the awning or canopy is at least eight (8) feet above the sidewalk and does not project closer than two (2) feet from the back of the street curb. Awnings shall be of traditional, shed design and shall be made from fabric or metal materials and not from plastic, vinyl, or fiberglass.
- b) Architectural horizontal canopies or sunshades are permitted and shall be made from metal, glass, or wood materials.
- c) No internal illumination is permitted through the awning or overhang.
- d) Overhead loading doors shall not face a public street or residential district. The planning commission can waive this requirement upon a determination that there is no reasonable alternative, it is essential to the operation of the business, and the visual impact will be moderated through use of building materials, architectural features or landscaping. This provision is not intended to regulate retail customer access or outdoor café windows on tracks; however, overhead vehicular access doors facing a public street are discouraged.



Retractable fabric, wood louver, or glass/metal sunshade canopies

g. Rooftop Equipment.

1. Building-mounted mechanical equipment shall be screened.

h. Existing buildings. The following shall apply to additions or remodeling of existing buildings or to accessory buildings on existing sites:

1. Where a new wall material is proposed for an existing building wall, only that portion of the building being altered shall be subject to this Section. However, in considering the proposed alteration, the City may modify the material requirements of this Section to ensure consistency with the architecture of the remainder building.

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2. Where an addition is proposed to an existing building, the Planning Commission or Community Development Director may allow the use of existing or compatible wall materials for the addition; provided that the design of the alteration is consistent with the existing building wall design.
- i. Modification Requiring Planning Commission Approval
1. In the Downtown District, modifications to the standards of Sec. (above) may be approved by the Planning Commission. A modification shall require an application that includes a site plan and a front elevation drawing. The application shall be reviewed by the Planning Commission based upon the following criteria:
 - a) The design of the building shall be in keeping with the architectural character of Munising, as articulated in the Master Plan. This shall not prevent innovation and creativity in design that is in keeping with the Master Plan, as determined by the Planning Commission.
 - b) The building shall be oriented toward the front sidewalk, have a functioning entrance and enhance the continuity of the pedestrian-oriented environment. A modification shall not result in increasing the dominance of vehicular parking or garage doors along the front of the building.
 - c) The design of the roof shall be compatible with character of other buildings along the block and shall meet district height requirements.
 - d) Ground floor windows shall be provided along the front sidewalk to maintain the pedestrian-orientation of the streetscape and upper story windows and shall not be incompatible with the rhythm and proportions of windows on other buildings along the block.

Section 229 Schedule of Regulations

All uses within the Commercial Districts shall adhere to the following area, height, bulk, and placement 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		
C	20,000	150	25	10	12	40	62%
D	none	none	none	4	6	40	100%

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LC water lot	5,000	50	50 ^D	10	12	30	23%
LC land lot	5,000	50	50 ^E	10	12	30	46%
T	5,000	50	25	10	10	30	40%

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.

^c The 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.

^dWhere 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.

^eWhere 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.

Section 230 Site Development Requirements

All principal uses, conditioned 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

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- e. Article 4 Division 4: Signs
- f. Article 4 Division 5: Lighting Standards
- g. Article 5 Division 1: Site Plan Review