

## ARTICLE III: ZONING DISTRICTS AND MAP

### Section 301 Establishment of Districts

- A. For the purpose of this Ordinance, the City of Munising is divided into the following zoning **districts**, which shall be known by the following respective symbols and names:

	R-1	Residential One
	R-2	Residential Two
	L-1	Lakeshore One
	L-2	Lakeshore Two
	H-1	Highland One
	H-2	Highland Two
	RR-IBZ	Rural Residential- <b>Inland Buffer Zone</b>
	D	Downtown
	T	Transitional
	LC	Lakefront Commercial
	C	Commercial
-1		Light Industrial
	I-2	Heavy Industrial
	PL	Public Lands

### Section 302 Zoning District Map

- A. The boundaries of the respective **districts** enumerated in Section 301 are established as depicted on the map entitled "City of Munising Official Zoning Map," which is an integral part of this Ordinance. This map, along with all notations and explanatory matter thereon, shall become as much a part of this Ordinance as if fully described herein.
- B. The City of Munising Official Zoning Map shall be identified by the signature of the Mayor, attested by the City Clerk. If, in accordance with the provisions of this Ordinance, changes are made in **district** boundaries, such changes shall be incorporated on the City of Munising Official Zoning Map and approved by the City Commission of the City of Munising together with an entry on the City of Munising Official Zoning Map showing the date and official action taken.
- C. One copy of the City of Munising Official Zoning Map is to be maintained and kept up-to-date by the **Zoning Administrator**, accessible to the public and shall be the final authority as to the current zoning status of properties in the City of Munising.

### Section 303 Interpretation of the Zoning Map

- A. Where due to the scale, lack of detail or illegibility of the zoning map, there is any uncertainty, contradiction or conflict as to the intended location of any zoning **district**

boundary as shown thereon, the **Zoning Board of Appeals** shall make an interpretation of said map upon request of any person. The **Zoning Board of Appeals** shall apply the following standards in interpreting the zoning map.

- B. Zoning **district** boundary lines are intended to follow **lot lines**, or be parallel or perpendicular to, or along the center lines of **alleys, streets**, rights-of-way or water courses, unless such boundary lines are fixed by dimensions shown on the zoning map.
- C. Where zoning **district** boundary lines are indicated that they approximately follow **lot lines**, such **lot lines** shall be construed to be such boundary lines.
- D. Where a zoning **district** boundary line divides a **lot**, the location of any such zoning **district** boundary lines, unless indicated by dimensions shown on the zoning map, shall be determined by the **use** of the map scale shown thereon.
- E. If, after the application of the foregoing rules, uncertainty still exists as to the exact location of a zoning **district** boundary line, the boundary line shall be determined in a reasonable manner, considering the history of **uses** of property and the history of zoning ordinances and amendments in the City of Munising as well as all other relevant facts.

#### Section 304 Replacement of Official Zoning Map

- A. In the event the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes made thereto, the City Commission may adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The Official Zoning Map shall bear the current city officers' signatures and certification as required in Section 302. Unless the Official Zoning Map has been lost, or has been totally destroyed, the prior map or any significant parts thereof remaining, shall be preserved together with all available records pertaining to its adoption or amendment.

#### Section 305 Application of District Regulations

- A. The regulations established for each zoning **district** shall be the minimum regulations for promoting and protecting the public health, safety and general welfare, and shall be uniform for each class of land or **buildings** and **structures** throughout each **district**. Where there are practical difficulties in the way of carrying out the strict letter of this Ordinance, the **Zoning Board of Appeals** shall have power in passing upon appeals, in accordance with Article XIII, to vary or modify regulations and provisions of this Ordinance so that the intent and purposes of this Ordinance shall be observed, public safety secured and substantial justice done.

#### Section 306 Scope of Provisions

- A. Except as may otherwise be provided in this Ordinance, every **building** and **structure erected**, every **use** of any **lot**, **building** or **structure** established, every structural alteration or relocation of an existing **building** or **structure** occurring, and every enlargement of or addition to an existing use, **building** or **structure** occurring after the effective date of this Ordinance shall be subject to all regulations of this Ordinance which are applicable in the Zoning **District** in which such use, **building**, or **structure** shall be located.
- B. **Uses** are permitted by right only if specifically listed as **uses** permitted by right in the various Zoning **Districts**. Where not specifically permitted, either by right or conditionally, **uses** are prohibited unless construed to be similar to an expressly permitted **use**. The **Zoning Board of Appeals** shall determine if a **use** is similar to a **use** specifically permitted by right or by conditions. The **Zoning Board of Appeals** may grant a **variance** to allow a **use** not permissible under the terms of this Ordinance in any **district**.
- C. **Accessory uses** are permitted as indicated for the various Zoning **Districts** and if such **uses** are clearly incidental to the permitted **principal uses**.
- D. The **uses** permitted subject to special conditions are recognized as possessing characteristics of such unique and special nature (relative to location, design, size, etc.) as necessitating individual standards and conditions in order to safeguard the general health, safety and welfare of the community.
- E. Any **structure**, **use** of a **structure** or land **use** and any **lot**, the size, width, or other characteristic of which fails to meet the requirements of the land **use district** in which it is located and which was lawfully established in accordance with state and local statutes ("of record") prior to the effective date of this amendment shall be considered a legal **nonconforming use**.
- F. **Structures** or **uses** which were lawful prior to the adoption of this Ordinance existing on non-conforming **lots** may be used for any of the permitted **uses** in the **districts** in which they are located providing all other requirements of the Ordinance are met.

#### Section 307 Conflicting Regulations

- A. Wherever any provision of this Ordinance imposes more stringent requirements, regulations, restrictions or limitations than those imposed or required by the provisions of any other law or ordinance, then the provisions of this Ordinance shall govern. Whenever the provisions of any other law or ordinance impose more stringent requirements than are imposed or required by this Ordinance, then the provisions of such law or ordinance shall govern. No vested right shall arise to the property owner for any parcel or **use** created in violation of any preceding City of Munising Zoning Ordinance.

Section 308 Exemptions

- A. The location of pipes, wires, poles, and generating and transmission equipment of public utilities or railroad tracks regulated by the State of Michigan or by the United States are exempt from regulation under this Ordinance.
- B. The provisions of this Ordinance shall not be so construed as to interfere with the temporary **use** of any property as a voting place in connection with a municipal or other public election.

Section 309 R-1 Residential One District

- A. Intent: The R-1 Residential One District is designed to accommodate small **lot** sizes primarily for one-**family** residential **use** within the central, established portion of the City. The **uses** in this **District** are intended to keep the neighborhoods relatively quiet and free of unrelated traffic influences and commercial activities.
- B. Permitted Principal Uses:
  - 1. **Adult foster care family home**
  - 2. **Child care facility, family**
  - 3. **Dwelling, one-family**
  - 4. **Essential services**
- C. Conditional Uses Authorized by Permit: The following **uses** of land and **structures** may be permitted in this **District** by application for and issuance of a **Conditional Use Permit** as provided in Article VII:
  - 5. **Accessory apartment**
  - 6. **Adult care facility**
  - 7. **Bed and breakfast establishment**
  - 8. **Child care facility, group**
  - 9. **Dwelling, multiple-family**
  - 10. **Dwelling, two-family**
  - 11. **Recycling drop-center** (no processing)
  - 12. **Townhouse**

Section 310 R-2 Residential Two District

- A. Intent: The R-2 Residential Two District is designed to establish medium sized **lots** for single-**family** residential neighborhoods in established areas not in the central city area. 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 R-1 District.
- A. Permitted Principal Uses:

1. **Adult foster care family home**
2. **Child care facility, family**
3. **Dwelling, one-family**
4. **Dwelling, two-family**
5. **Essential services**

B. Conditional Uses Authorized by Permit: The following **uses** of land and **structures** may be permitted in this **District** by application for and issuance of a **Conditional Use Permit** as provided in Article VII:

1. **Accessory apartment**
2. **Adult care facility**
3. **Bed and breakfast establishment**
4. **Convenience mart**
5. **Convenience store**
6. **Child care facility, group**
7. **Church**
8. **Dwelling, multiple-family**
9. **Garage apartment**
10. **Guest house**
11. **Planned unit development**
12. **Recreational structure**
13. **Recycling drop off center (no processing)**
14. **Tourist attraction**
15. **Townhouse**

Section 311 L-1 Lakeshore One District

A. Intent: The L-1 Lakeshore One District is designed to establish and maintain residential **use lots** in areas with frontage on or in close proximity to Lake Superior, which because of their natural characteristics and accessibility, are suitable for residential development. The L-1 District will permit development along the **shoreline** but take into consideration the visual appearance and accessibility to the water resource.

B. Permitted Principal Uses:

1. **Adult foster care family home**
2. **Child care facility, family**
3. **Dwelling, one-family**
4. **Essential services**

C. Conditional Uses Authorized by Permit: The following **uses** of land and **structures** may be permitted in this **District** by application for and issuance of a **Conditional Use Permit** as provided in Article VII:

1. **Accessory apartment**
2. **Adult care facility**
3. **Bed and breakfast establishment**
4. **Recycling drop-center (no processing)**

5. **Townhouse**

Section 312 L-2 Lakeshore Two District

A. Intent: The L-2 Lakeshore Two District is intended to establish and maintain for residential **use** in areas with frontage on or in close proximity to Lake Superior, which because of their natural characteristics and accessibility, are suitable for development. The **district** will permit a mix of residential and **compatible** commercial **uses** but take into consideration the visual appearance, accessibility to and preservation of the water resource.

B. Permitted Principal Uses:

1. **Adult foster care family home**
2. **Child care facility, family**
3. **Dwelling, one-family**
4. **Dwelling, upper floor, commercial**
5. **Essential services**

C. Conditional Uses Authorized by Permit: The following **uses** of land and **structures** may be permitted in this **District** by application for and issuance of a **Conditional Use Permit** as provided in Article VII:

1. **Accessory apartment**
2. **Adult care facility**
3. **Bed and breakfast establishment**
4. **Boatel**
5. **Boarding house**
6. **Business office, business office building, business service**
7. **Child care facility, group**
8. **Convenience store**
9. **Dwelling, multiple-family**
10. **Dwelling, two-family**
11. **Garage apartment**
12. **Guest house**
13. **Hospice residence**
14. **Hospital**
15. **Hostel**
16. **Marina**
17. **Motel/hotel**
18. **Personal services**
19. **Pet store**
20. **Planned unit development**
21. **Recycling drop off center (no processing)**
22. **Recreational structure**
23. **Resort**
24. **Restaurant**

- 25. **Retail store and shop**
- 26. **Tavern**
- 27. **Tourist attraction**
- 28. **Tourist cabin**
- 29. **Townhouse**
- 30. Watercraft sales, rental and tours

Section 313 RR-IBZ Rural Residential- Inland Buffer Zone District

- A. Intent: The RR-IBZ Rural Residential- **Inland Buffer Zone** District is designed to establish and to maintain a low intensity, residential **use** environment for those areas of the Pictured Rocks National Lakeshore **Inland Buffer Zone**, as established by Public Law 89-668, which because of their location, accessibility, soils and drainage and other characteristics are suitable for the development of year-round single-**family** dwellings.
- B. Permitted Principal Uses:
  - 1. **Adult foster care family home**
  - 2. **Child care facility, family**
  - 3. **Dwelling, one-family**
- C. Conditional Uses Authorized by Permit: The following **uses** of land and **structures** may be permitted in this **District** by application for and issuance of a **Conditional Use Permit** as provided in Article VII:
  - 1. **Recreational structure**

Section 314 H-1 Highland One District

- A. Intent: The H-1 Highland One 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.
- B. Permitted Principal Uses:
  - 1. **Adult foster care family home**
  - 2. **Attached wireless communication facility**
  - 3. **Child care facility, family**
  - 4. **Dwelling, one-family**
  - 5. **Essential services**
  - 6. **Recreational structure**

C. Conditional Uses Authorized by Permit: The following **uses** of land and **structures** may be permitted in this **District** by application for and issuance of a **Conditional Use Permit** as provided in Article VII:

1. **Accessory apartment**
2. **Adult foster care family home**
3. **Bed and breakfast establishment**
4. **Dwelling, multiple-family**
5. **Dwelling, two family**
6. **Garage apartment**
7. **Guest house**
8. **Hospice residence**
9. **Motel/hotel**
10. **Planned unit development**
11. **Recycling drop off center** (no processing)
12. **Rental house**
13. **Resort**
14. **Restaurant**
15. **Tourist attraction**
16. **Tourist cabin**
17. **Townhouse**
18. **Wireless communication facility**

D. Construction and Site Landscaping Regulations:

1. 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.
2. 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.
3. Minimal grading and clearing of existing vegetation may be allowed up to the **bluff edge** to install new vegetation and lawn landscaping.
4. 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.
5. 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**	Level of Environmental Impact	Ordinance Requirement
0- 15%	Slight	Permitted Use (Conditional Use for <b>motel/hotel and restaurant</b> )
15- 25%	Moderate	Conditional Use
25- 35%	Severe	Conditional Use*
35% and above	Extreme	Not Permitted

\*\*The average **slope** is determined along a 100 foot segment.

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

6. 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.
7. When viewed from the **bluff edge** looking onto the subject property, no more than two stories of a **building** shall be visible.
8. 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**.
9. A minimum natural **buffer** of 50 feet between adjacent parcels and or **lots** shall be maintained for **motel/hotel and restaurant**.
10. A minimum natural **buffer** for **motel/hotel and restaurant** of 25 feet for parking areas adjacent to public roads.
11. Outdoor lights shall be no higher than 80% of the average tree height and shall be determined by the **Zoning Administrator**.
12. There shall be no billboards or signs on the **hillside** or **bluff edge** that are visible from below the **bluff edge**.

### Section 315 H-2 Highland Two District

- A. Intent: The H-2 Highland Two District is designed primarily for residential **use** in areas of rural character where development previously has not taken 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**.
- B. Permitted Principal Uses:

1. **Adult foster care family home**
2. **Bed and breakfast establishments**
3. **Child care facility, family**
4. **Church**
5. **Dwelling, one-family**
6. **Dwelling, two-family**
7. **Essential services**
8. **Manufactured homes on individual lots**
9. **Recreational structure**

C. Conditional Uses Authorized by Permit: The following **uses** of land and **structures** may be permitted in this **District** by application for and issuance of a **Conditional Use Permit** as provided in Article VII:

1. **Accessory apartment**
2. **Adult care facility**
3. **Adult foster care small group home**
4. **Adult foster care large group home**
5. **Agriculture**
6. **Asphalt or concrete plant**
7. **Attached wireless facility**
8. **Building material sales and service**
9. **Business office, business office building, business service**
10. **Cemetery**
11. **Cemetery, pet**
12. **Child care facility, commercial**
13. **Child care facility, group**
14. **Clinic, medical, dental or veterinary office**
15. **Contractor yard**
16. **Convenience mart, convenience store**
17. **Drive Through/Drive In** connected to any permitted or conditional use
18. **Dwelling, multiple-family**
19. **Dwelling, upper floor, commercial**
20. **Engine sales and service**
21. **Garage apartment**
22. **Guest house**
23. **Gravel pit** and excavating of soil, sand, clay or similar material
24. **Heavy equipment sales and service**
25. **Hostel**
26. **Hospice residence**
27. **Hospital**
28. **Kennel, commercial**
29. **Tourist cabin**
30. **Laundromat**
31. **Mini storage facility**
32. **Mobile home/manufactured home park**

33. **Motel/hotel**
34. **Nursery**
35. **Nursing home, assisted living facility, Home for the aged**
36. **Personal services**
37. **Pet store**
38. **Planned unit development**
39. **Recycling drop off center (no processing)**
40. **Rental house**
41. **Retail store and shop**
42. **Restaurants**
43. **Resort**
44. **Salvage yard**
45. **School, public or private**
46. **Stable, riding or boarding**
47. **Tourist attraction**
48. **Townhouse**
49. **Wind turbine**
50. **Wireless communication facility**
51. **Wood yard**

Section 316 D Downtown District

- A. Intent: The D Downtown District is designed to establish and maintain an area for intensive commercial development to occur in the **business** oriented center core of the City . Common parking areas are encouraged to serve the needs of the **district**. Residential **use** is not permitted in this District, with the exception of dwellings located in the upper **floors** of commercial establishments.
- B. Permitted Principal Uses:
1. **Business office, business office building, business service**
  2. **Clinic, medical and dental office**
  3. **Convenience store**
  4. **Dwelling, upper floor, commercial**
  5. **Essential services**
  6. **Financial institution**
  7. **Laundromat**
  8. **Personal services**
  9. **Pet store**
  10. **Public building**
  11. **Restaurant**
  12. **Retail store and shop**
  13. **Tavern**
  14. **Theater**

- C. Conditional Uses Authorized by Permit: The following **uses** of land and **structures** may be permitted in this **District** by application for and issuance of a **Conditional Use Permit** as provided in Article VII:
1. **Automobile wash facility**
  2. **Bed and breakfast establishment**
  3. **Boarding house**
  4. **Convenience mart**
  5. **Drive Through/Drive In** connected to any permitted or conditional **use**
  6. **Funeral home**
  7. **Gasoline service station**
  8. **Hostel**
  9. **Planned unit development**
  10. **Private club**
  11. **Recycling drop-center** (no processing)
  12. **School, technical, trade, vocational or business**
  13. **Veterinary clinic**

Section 317 T Transitional District

- A. Intent: The T Transitional District will serve as a transition area between commercial/business **districts** and residential **districts**. 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.
- B. Permitted Principal Uses:
1. **Adult foster care family home**
  2. **Adult foster care small group home**
  3. **Adult foster care facility large group home**
  4. **Adult care facility**
  5. **Bed and breakfast establishment**
  6. **Child care facility, family**
  7. **Church**
  8. **Dwelling, multiple-family**
  9. **Dwelling, one-family**
  10. **Dwelling, upper floor, commercial**
  11. **Dwelling, two-family**
  12. **Essential services**
  13. **Townhouse**
- C. Conditional Uses Authorized by Permit: The following **uses** of land and **structures** may be permitted in this **District** by application for and issuance of a **Conditional Use Permit** as provided in Article VII:
1. **Accessory apartment**
  2. **Boarding house**
  3. **Business office, business office building, business service**

4. **Child care facility, commercial**
5. **Child care facility, group**
6. **Clinic, medical and dental office**
7. **Convenience mart**
8. **Convenience store**
9. **Drive Through/Drive In** connected to any permitted or conditional **use**
10. **Financial institution**
11. **Funeral home**
12. **Garage apartment**
13. **Hostel**
14. **Hospice residence**
15. **Laundromat**
16. **Motel/hotel**
17. **Nursing home, assisted living facility, home for aged**
18. **Personal services**
19. **Pet store**
20. **Planned unit development**
21. **Private club**
22. **Public building**
23. **Recreational structure**
24. **Recycling drop off center** (no processing)
25. **Restaurant**
26. **Retail store and shop**
27. **School, technical, trade, vocational or business**
28. **Tavern**
29. **Tourist attraction**
30. **Tourist cabin**

Section 318 LC Lakefront Commercial District

- A. Intent: The LC Lakefront Commercial District is intended to provide an area within the City for commercial **use** along or in close proximity to the lakeshore. The **district** would include 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". Residential **use** may be permitted in the **district**.
- B. Permitted Principal Uses:
1. **Bed and breakfast establishment**
  2. **Business office, business office building, business service**
  3. **Clinic, medical and dental office**
  4. **Convenience store, convenience mart**
  5. **Dwelling, one-family**
  6. **Dwelling, upper floor, commercial**
  7. **Essential services**
  8. **Fishery**

9. **Hostel**
10. **Marina**
11. **Motel/hotel,**
12. **Personal services**
13. **Pet store**
14. **Private club**
15. **Recreational structure**
16. **Resort**
17. **Restaurant**
18. **Retail store and shop**
19. **Tavern**
20. **Tourist cabin**
21. Watercraft sales, rental, and tours

C. Conditional Uses Authorized by Permit: The following **uses** of land and **structures** may be permitted in this **District** by application for and issuance of a **Conditional Use Permit** as provided in Article VII:

1. **Boatel**
2. **Drive Through/Drive In** connected to any permitted or conditional **use**
3. **Dwelling, multiple-family**
4. **Dwelling, two family**
5. **Hospice residence**
6. **Planned unit development**
7. **Recycling drop off center** (no processing)
8. **Theater**
9. **Tourist attraction**
10. **Townhouse**

Section 319 C Commercial District

A. Intent: The C Commercial District is designed to provide an area for general commercial business for the convenience of residents and the traveling public.

B. Permitted Principal Uses:

1. **Automobile wash facility**
2. **Building material sales** and storage
3. **Business office, business office building, business service**
4. **Clinic, medical and dental office**
5. **Convenience mart, convenience store**
6. **Dwelling, upper floor, commercial**
7. **Engine sales and service**
8. **Essential services**
9. **Financial institution**
10. **Funeral home**
11. **Gasoline service station**

12. **Hostel**
13. **Laundromat**
14. **Motel/hotel**
15. **Personal services**
16. **Pet store**
17. **Private clubs**
18. **Public utility**
19. **Restaurant**
20. **Retail store and shop**
21. **School, technical, trade vocational or business**
22. **Tavern**
23. **Theater**
24. **Tourist cabins**
25. **Vehicle repair facility**
26. **Vehicle and recreational vehicle sales and service**
27. **Veterinary clinic**
28. **Watercraft sales rental, and tours**

C. Conditional Uses Authorized by Permit: The following **uses** of land and **structures** may be permitted in this **District** by application for and issuance of a **Conditional Use Permit** as provided in Article VII:

1. **Bed and breakfast establishment**
2. **Church**
3. **Drive Through/Drive In** connected to any permitted or conditional **use**
4. **Dwelling, one-family**
5. **Dwelling, multiple-family**
6. **Planned unit development**
7. **Public building**
8. **Recycling drop-center** (no processing)
9. **Tourist attraction**
10. **Townhouse**

#### Section 320 I-1 Light Industrial District

A. Intent: The I-1 Light Industrial District is designed to accommodate establishments where the finished product generally consists of small machine parts, small electronic equipment or similar items. All **manufacturing** operations within this **District** will have less than 90 decibels emanating from the **building**.

B. Permitted Principal Uses:

1. **Building material sales** and storage
2. **Business office, business office building,** business service
3. **Essential service**
4. **Greenhouse,** commercial
5. **Light manufacturing,** including, bottling works, food packaging operation

6. **Mini storage facility**
7. **Public building**
8. **Public utility**
9. **Recycling center, recycling drop off center**
10. Research laboratory
11. **Sawmill and planing mill**
12. **School, technical, trade, vocational or business**
13. **Tractor and trucking facility**
14. **Vehicle and recreational Vehicle sales and service**
15. **Vehicle repair facility**
16. **Veterinary clinic**
17. **Wholesale storage facility**
18. **Wood yard**

C. Conditional Uses Authorized by Permit: The following **uses** of land and **structures** may be permitted in this **District** by application for and issuance of a **Conditional Use Permit** as provided in Article VII:

1. **Animal shelter**
2. **Heavy equipment sales and service**
3. **Kennel, commercial**
4. **Petroleum, natural gas and propane storage tank**
5. **Planned unit development**
6. **Wireless communication facility**

Section 321 I-2 Heavy Industrial District

A. Intent: The I-2 Heavy Industrial District is designed to accommodate wholesale activities, warehouses, major repair operations, **manufacturing** operations and other industrial **uses** whose external and physical effects are such that require them to be separated from residential **uses**. The location of the industrial **uses** may be located on individual **lots** or as part of an industrial park.

B. Permitted Principal Uses:

1. **Essential services**
2. **Paper mill**

C. Conditional Uses Authorized by Permit: The following **uses** of land and **structures** may be permitted in this **District** by application for and issuance of a **Conditional Use Permit** as provided in Article VII:

1. **Vehicle repair facility**
2. **Building material sales and service**
3. **Business office, business office building, business service**
4. **Heavy equipment sales and service**
5. **Manufacturing, light manufacturing, and assembly**
6. **Mini storage facility**
7. **Petroleum, natural gas and propane storage tank**



8. **Planned unit development**
9. **Public utility**
10. Research laboratory
11. **Recycling center; Recycling drop-center**
12. **Salvage yard**
13. **Sawmill** and planing mill
14. **School, technical, trade, vocational or business**
15. **Tractor and trucking facility**
16. **Wholesale storage facility**
17. **Wood yard**

Section 322 PL Public Lands District

- A. Intent: The PL Public Lands District is to establish and preserve areas for certain public purposes.
- B. Permitted Principal Uses:
  1. Any governmental or propriety function conducted by any governmental agency or publicly owned corporation which is authorized to conduct such function.

Section 323 LSO Lake Superior Shoreline Protection Overlay District

- A. Intent: The Lake Superior Shoreline Protection Overlay 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 of Munising. The Lake Superior Shoreline Protection Overlay 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 of Munising. This boundary extends across all underlying zoning **districts**.
- B. Overlay District Regulations
  1. The **uses** allowed by the underlying zoning **districts** are not altered by the overlay. All allowable **uses** that occur within the **shoreline** protection overlay zone shall comply with the provisions of this section. These requirements shall be considered in addition to restrictions or other applicable regulations for each zoning **district**.
  2. In the event that regulations imposed by this Ordinance conflict with regulations of an underlying zoning **district**, the regulations of this section shall prevail to the extent of the conflict and no further.
  3. All **structures** proposed to be built within the **shoreline** protection overlay **district** shall be set back according to the requirements below, except for

the following **uses**: recreational docks, storm water and erosion control devices, picnic tables, benches, recreational watercraft, stairways, walkways, and boat-hoists.

a. No **principal structure** or accessory **structure** shall be allowed within 75 feet of the **ordinary high water mark**, however, if an existing pattern of development exists, the **Zoning Administrator** may allow new homes to be built closer than 75 feet at the same **setback** as the average **setback** of neighboring homes, but no closer than 50 feet.

b. No accessory **structure** (either permanent or temporary) shall be constructed to obstruct the view of an adjoining property owner's view of the lake.

c. On **lots** with coastal wetlands, a **setback** of at least 75 feet shall be maintained from the wetland or as required by the U.S. Corps of Engineers and the Michigan Department of Environmental Quality.

4. To protect water quality and **shoreline** habitat, preserve scenic and aesthetic character, and control erosion and flooding, a **shoreline** nature **buffer** zone shall be maintained 25 feet landward of the **Ordinary high water mark**. The nature **buffer** zone with native **shoreline** species shall serve as a natural transition between the **shoreline** and adjacent upland development.

5. The following standards apply to all **uses** within the **shoreline** nature **buffer** zone:

a. One viewing and access corridor is permitted per 100 feet of water frontage per **lot**. It shall be no more than 30 feet wide in the dimension paralleling the shore and shall be set back at least 10 feet from the **side lot line**. In the case of a **lot** less than 100 feet in width, the viewing and access corridor shall be reduced proportionally.

b. Within the viewing and access corridor selective removal of vegetation is permitted. It is encouraged that sufficient vegetation is retained to **screen** development from view and provide a filtered view of the water.

c. Walkways, stairs, and paths must be located in the viewing and access corridor unless such location is not feasible due to steep **slopes**, wet soils, or similar conditions. Piers, recreational docks, and boat-hoists must be placed in water in line with the viewing corridor.

d. Within the **shoreline** nature **buffer** zone (excluding the viewing and access corridor), clear-cutting of trees, ground cover and shrubbery is not allowed; however, thinning is permitted for a **screened** view. Hazardous, dead,

diseased or dying trees may be removed within the **buffer** zone. Removal of trees, shrubs, ground cover and other native vegetation shall require review and approval of the **Zoning Administrator** to ensure impacts to the **shoreline** resources are minimized.

- e. Vegetation shall be restored in areas affected by construction activities. Vegetation must be indigenous to the Great Lakes **shoreline**. Temporary vegetation, sufficient to stabilize the soil, may be required on all disturbed areas as needed to prevent soil erosion. Stumps of trees cleared or harvested within the vegetative **buffer** zone must remain undisturbed in the ground.
- f. In cases where native vegetation does not exist within the **buffer** zone, the landowner is encouraged to replant the **buffer** zone with native plant species.

Section 324 Recreational Uses

The following recreational **uses** are Permitted **Principal Use** (P) or may be permitted upon issuance of a **Conditional Use Permit** (C) in the **districts** indicated below.

Land Use/District	R-1 & R-2	L-1	L-2	H-1	H-2	RR-IBZ	D	T	LC	C	I-1	I-2
community playground	P	C	C	P	P		C	P	C	C		
picnic area	P	C	C	P	P		C	P	C	C		
multi <b>use</b> recreation field, including soccer, ice hockey, field hockey, ballfield, ice rink, skateboard	C		C		C							
passive park (nature areas, nonmotorized trail, walkways)	P	P	P	P	P	P	P	P	P	P	P	P
cross-country ski trail				P	P	P						
horseback riding (equestrian) trail				C	C	C						

Land Use/District	R-1 & R-2	L-1	L-2	H-1	H-2	RR-IBZ	D	T	LC	C	I-1	I-2
recreation facility: handball, badminton, basketball, tennis, archery, fitness facility, shooting range, golf, bowling alley			C		C		C	C	C	C	C	
golf driving range				C	C				C	C		
golf course (9 or 18 hole)				C	C							
mini-golf course			C		C				C	C		
archery range (outdoor)					C						C	C
campgrounds, <b>recreational vehicle</b> (RV) park			C		C				C	C		
zoo/aquarium			C		C		C		C		C	
snowmobile trail	C	C	C	C	C	C	C	C	C	C	C	C
downhill ski					C							
fishing pier and <b>boat launch</b>		C	C						C			

Section 325 Permitted Accessory Uses

- A. Subject to Section 409, the following permitted **accessory uses** and **structures** are normally associated with residential dwellings: decks, gazebos, private garage, shed for **yard** tools, playhouse, dog pens, boat houses, swimming pools, woodshed and sauna. The accessory **structures** must comply with applicable regulations of this Ordinance.

- B. **Accessory uses and structures** that are normally associated with commercial and industrial **uses** must comply with Section 409.