

**PRELIMINARY DRAFT ZONING ORDINANCE FOR PUBLIC FORUM
TUESDAY, JUNE 13, 2023**

**CHAPTER 6
ZONE DISTRICTS AND DISTRICT USES**

RESIDENTIAL SINGLE-FAMILY DISTRICTS (RSF)

SINGLE-FAMILY – SMALL LOT (RSF – 50)

SINGLE-FAMILY – MEDIUM LOT (RSF – 70)

SINGLE-FAMILY – LARGE LOT (RSF – 100)

RESIDENTIAL MULTIPLE-FAMILY DISTRICT (RMF)

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DOWNTOWN CORE COMMERCIAL DISTRICT (D-DTC)

DOWNTOWN COMMERCIAL DISTRICT (C-DT)

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TOURISM VILLAGE (C-T)

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PUBLIC OPEN SPACE (POS)

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USE DESIGNATION – PRINCIPAL PERMITTED USES and SPECIAL LAND USES

Principal permitted land uses and special land uses are listed in the following Zone District Tables. The review and approval of these uses shall be processed as follows:

1. **Principal Permitted Use (P)** - A use classified as a Principal Permitted Use designated by the letter “P” is subject to review and approval by the Zoning Administrator.

2. **Principal Permitted Use (P/PC)** - A use classified as a Principal Permitted Use designated by the letters “P/PC” is subject to review and approval by the Planning Commission without the necessity of a public hearing.

3. **Special Land Use (S)** - A use classified as a Special Land Use designated by the letter “S” is subject to review and approval by the Planning Commission following a public hearing as required by this Ordinance. In certain instances, uses designated by the letter “S” may be subject to review and approval by the City Council following the receipt of a recommendation from the Planning Commission. In such cases, both the Planning Commission and City Council shall conduct public hearings as required by this Ordinance.

4. **Uses Not Provided For** – A use that does not possess a designation as described above is prohibited.

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**RESIDENTIAL SINGLE-FAMILY DISTRICTS
SINGLE-FAMILY – SMALL LOT (RSF – 50)
SINGLE-FAMILY – MEDIUM LOT (RSF – 70)
SINGLE-FAMILY – LARGE LOT (RSF – 100)**

Purpose

The Residential Single-Family Districts (RSF-50, RSF-70, and RSF-100) have been established to provide locations oriented to residential development of a single-family detached character with homes placed in neighborhood settings. Housing densities vary from low to high based on historic subdivision design patterns, long-term development trends, and public demand. In addition to single-family detached dwellings, certain other compatible uses are permitted by right or with special approval subject to compliance with the provisions of this Ordinance. It is intended that the size, shape and design of structures and sites located within these districts correspond with the neighborhood in which they are located so as not to diminish or impair the value of surrounding properties.

Site Development Standards

See Section ____ for site development standards. See also Section ____ for special land use design standards.

Table __ Residential Single-Family Districts (RSF-50, RSF-70 & RSF-100) Principal Permitted Land Uses (P & P/PC) and Special Land Uses (S)			
Use	RSF-50	RSF-70	RSF-100
	Designation		
RESIDENTIAL DWELLING TYPES and DEVELOPMENTS			
Single-family detached dwelling	P	P	P
Single-family detached residential planned unit developments	S	S	S
Accessory dwelling units	--	P	P
Single-family detached dwellings used as transitional housing	S	S	S
CHILDREN and ADULT CARE FACILITIES and OPERATIONS			
Day care family home	P	P	P
Day care group home	S	S	S
Children and adult foster care family home	P	P	P
Children and adult foster care group home	S	S	S
Qualified Residential Treatment Program	P	P	P
BUSINESS FACILITIES and OPERATIONS			
Home occupations	P	P	P
Bed and breakfast facilities	S	S	S
Rooming houses – Owner Occupied	--	S	S
PUBLIC FACILITIES			
Essential public facilities and uses, without storage yards, when operating requirements necessitate the locating of said buildings within the district to serve the immediate vicinity.	P	P	P
ACCESSORY BUILDINGS and USES			

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Accessory buildings and uses customarily incident to any of the above uses provided the use or uses to which an accessory building or use will be incident to exists.	P	P	P
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RESIDENTIAL MULTIPLE-FAMILY DISTRICT (RMF)

Purpose

The Residential Multiple Family District (RMF) is designed to offer a transition of use between single family residential districts and districts largely non-residential in character such as the city's core downtown and to provide suitable areas in which higher density housing may be positioned. The district is characterized by a range of architectural forms depending on location. For example, housing types may include larger two-story homes altered from their original designs for use by one family to homes possessing complete living units for two or three families, small apartment complexes, developments oriented to specific populations such as senior citizens, mixed-use apartment developments in the city's core downtown, and other such housing types.

Site Development Standards

See Section ____ for site development standards. See also Section ____ for special land use design standards.

Table __ Residential Multiple-Family District (RMF District) Principal Permitted Land Uses (P & P/PC) and Special Land Uses (S)	
Use	Designation
RESIDENTIAL DWELLING TYPES and DEVELOPMENTS	
Pre-existing single-family detached dwellings	P
Two-family dwellings/duplexes	P
Multiple-family dwellings, apartments, townhouses, row housing and other such multiple-family dwelling types	P
Residential planned unit developments comprised of multiple-family units	S
Transitional housing	S
CHILDREN and ADULT CARE FACILITIES and OPERATIONS	
Day care family home	P
Day care group home	S
Qualified Residential Treatment Program	P
Children and adult foster care family home	P
Children and adult foster care group home	S
Nursing homes, convalescent homes, and continuum of care facilities	S
BUSINESS FACILITIES and OPERATIONS	
Home occupations	P
Bed and breakfast facilities	S
Short-term rentals	S
Rooming houses – Owner Occupied	S
PUBLIC FACILITIES	
Essential public facilities and uses, without storage yards, when operating requirements necessitate the locating of said buildings within the district to serve the immediate vicinity	P
ACCESSORY BUILDINGS and USES	

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Accessory buildings and uses customarily incident to any of the above uses provided the use or uses to which an accessory building or use will be incident to exists	P
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SINGLE-FAMILY ATTACHED (RSF-A)

Purpose

The Single-Family Attached District (RSF-A) is designed to provide residential neighborhood settings oriented to attached housing referred to as duplex or two-family homes. Housing units are attached by common major structural elements or features such as a wall, garage, carport, breezeway, deck, or like feature. In addition to attached dwellings, certain other compatible uses are permitted by right or with special approval subject to compliance with the provisions of this Ordinance.

Site Development Standards

See Section ____ for site development standards. See also Section ____ for special land use design standards.

Table __ Residential Single-Family Attached District (RSF-A) Principal Permitted Land Uses (P & P/PC) and Special Land Uses (S)	
Use	Designation
RESIDENTIAL DWELLING TYPES and DEVELOPMENTS	
Duplex/two-family attached dwellings	P
Single-family detached dwellings	P
Row housing, not to exceed four (4) units	P
BUSINESS FACILITIES and OPERATIONS	
Home occupations	P
PUBLIC FACILITIES	
Essential public facilities and uses, without storage yards, when operating requirements necessitate the locating of said buildings within the district to serve the immediate vicinity.	P
ACCESSORY BUILDINGS and USES	
Accessory buildings and uses customarily incident to any of the above uses provided the use or uses to which an accessory building or use will be incident to exists.	P

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SINGLE-FAMILY-MOBILE HOME DISTRICT (RSF-MH)

Purpose

The Single-Family-Mobile Home District (RSF–MH) is designed to provide residential neighborhood settings oriented to single-family detached housing of a mixed design character including single and double wide mobile homes, manufactured housing, and on-site stick-built housing. Housing densities are based on historic subdivision platting designs and long-term development trends. In addition to single-family dwellings, certain other compatible uses are permitted by right or with special approval subject to compliance with the provisions of this Ordinance.

Site Development Standards

See Section ____ for site development standards. See also Section ____ for special land use design standards.

Table __ Residential Single-Family Mobile Home District (RSF-MH) Principal Permitted Land Uses (P & P/PC) and Special Land Uses (S)	
Use	Designation
RESIDENTIAL DWELLING TYPES and DEVELOPMENTS	
Single-family detached dwelling	P
Residential planned unit developments comprised of single-family dwellings	S
CHILDREN and ADULT CARE FACILITIES and OPERATIONS	
Day care family home	P
Day care group home	S
Qualified Residential Treatment Program	P
Children and adult foster care family home	P
Children and adult foster care group home	S
BUSINESS FACILITIES and OPERATIONS	
Home occupations	P
Bed and breakfast facilities	S
Short-term rentals	S
PUBLIC FACILITIES	
Essential public facilities and uses, without storage yards, when operating requirements necessitate the locating of said buildings within the district to serve the immediate vicinity.	P
ACCESSORY BUILDINGS and USES	
Accessory buildings and uses customarily incident to any of the above uses provided the use or uses to which an accessory building or use will be incident to exists.	P

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MOBILE HOME PARK DISTRICT (RMHP)

Purpose

The Mobile Home Park District (RMHP) is designed to establish areas within the city where manufactured home parks may be located and regulated to assure compatibility with adjacent uses and to provide decent, safe, and physically attractive residential environments in park settings. To that end, this Ordinance requires that manufactured home parks provide adequate space and facilities for healthful living conditions. Where possible, RMHP Districts shall be located abutting an arterial roadway for ease of accessibility and servicing of parks. Furthermore, suitable water and sewer facilities shall also be available in accordance with state and city health regulations and statutes. It is the intent to format this section to be consistent with the other parts of this Ordinance, while keeping the regulations pertaining to manufactured home parks consistent with those of the Manufactured Housing Commission Act (PA 96 of 1987, as amended). In all instances, manufactured home communities shall meet the requirements of Michigan Public Act 96 of 1987, as amended and the Manufactured Housing Community Rules as promulgated by the Manufactured Housing Commission.

Site Development Standards

See Section ____ for site development standards. See also Section ____ for special land use design standards.

Table __ Mobile Home Park District (RMHP) Principal Permitted Land Uses (P & P/PC) and Special Land Uses (S)	
Use	Designation
RESIDENTIAL DWELLING TYPES and DEVELOPMENTS	
Single family manufactured homes within manufactured home parks	P
CHILDREN and ADULT CARE FACILITIES and OPERATIONS	
Day care family home	P
Day care group home	S
Qualified Residential Treatment Program	P
Children and adult foster care family home	P
Children and adult foster care group home	S
BUSINESS FACILITIES and OPERATIONS	
Home occupations	P
PUBLIC FACILITIES	
Essential public facilities and uses, without storage yards, when operating requirements necessitate the locating of said buildings within the district to serve the immediate vicinity.	P
ACCESSORY BUILDINGS and USES	
Sales and leasing offices.	P
Community rooms and recreational facilities for the use of park residents.	P

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Yards for the temporary storage of recreational vehicles owned by the occupants of the Manufactured Home Park to which the yard is associated.	P/PC
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OFFICE SERVICE DISTRICT (C-OS)

Purpose

The Office Service District (C-OS) is a mixed-use commercial district oriented primarily to businesses of a professional or personal services character. The district may include other viable business and residential uses that have historically integrated into C-OS District locations via patterns of peaceful co-existence with limited provision for buffers and other transitional techniques commonly employed to separate differing land use types. The C-OS District provides the city with the unique opportunity to maintain these historic mixed-use patterns in settings demonstrated to be conducive to such uses.

Site Development Standards

See Section ____ for site development standards. See also Section ____ for special land use design standards.

Table __ Office Service District (C-OS District) Permitted Land Uses (P & P/PC) and Special Land Uses (S)	
Use	Designation
RESIDENTIAL DWELLING TYPES and DEVELOPMENTS	
Single-family detached dwelling	P
Two-family dwellings/duplexes	S
Residential apartments located on the second or above story of a permitted district use.	P
Live-work units	P
Multiple-family dwellings, apartments, townhouses, row housing and other such housing possessing three or more dwelling units either in a single structure or collectively as a group of structures.	S
Residential, commercial, and mixed-use planned unit developments	S
CHILDREN and ADULT CARE FACILITIES and OPERATIONS	
Day care family home	P
Day care group home	S
Qualified Residential Treatment Program	P
Children and adult foster care family home	P
Children and adult foster care group home	S
Nursing homes, convalescent homes, and continuum of care facilities	S
BUSINESS FACILITIES and OPERATIONS	
Home occupations	P
Business offices in dwellings used for residential occupancy which exceed home occupation standards.	S
Bed and breakfast facilities	S
Short-term rentals	S
Rooming houses – Owner Occupied	S

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Executive and administrative offices including communication, accounting, Real Estate, insurance, stockbroker, employment agencies, data processing, secretarial, and similar business services.	P
Banks, credit unions, and savings and loan offices, but not to include financial institutions with drive-through facilities.	P
Banks, credit unions, and savings and loan offices and financial institutions with drive-through facilities.	S
Personal service businesses including hair salons, nail care salons, health and fitness salons and spas, photographic studios, massage therapy, travel agencies, and similar personal care services.	P
Offices providing legal, architectural, engineering, community planning, and similar professional services.	P
Medical and dental offices and clinics, not including veterinarian hospitals, any type of medical facility providing overnight in-patient care, or the business of caregivers registered pursuant to the Michigan Medical Marihuana Act.	P
Office supply, printing, and copy services.	P
Sales offices of industrial products which do not require outside storage or display.	S
Private clubs, lodge halls, civic halls, and fraternal organizations except for any association organized for the purpose of growing, distributing, or using medical marihuana on the site.	S
Newspaper, magazine, and book sales, but not including adult bookstores.	P
Restaurants without drive-through service.	S
Parking lots associated with an adjoining use.	S
RELIGIOUS, EDUCATION and PUBLIC FACILITIES and OPERATIONS	
Churches, synagogues, temples, and similar places of religious worship	S
Public and private schools offering courses in general education.	S
Libraries, fire stations, police stations, and other municipal offices and facilities, but not including penal institutions, halfway houses, work release facilities, or facilities of a similar nature.	P
PUBLIC FACILITIES	
Essential public facilities and uses, without storage yards, when operating requirements necessitate the locating of said buildings within the district to serve the immediate vicinity.	P
ACCESSORY BUILDINGS and USES	
Accessory buildings and uses customarily incident to any of the above uses provided the use or uses to which an accessory building or use will be incident to exists.	P

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DOWNTOWN CORE COMMERCIAL DISTRICT (D-DTC)

Purpose

The Downtown Core District (D-DTC District) is oriented to the city’s local and regional populations and tourism markets and is the city’s most prominent walkable retail business sector. The district is uniquely positioned. It abuts Lake Cadillac and the Rotary Performing Arts Pavilion on the west, centered around the Cadillac Commons public space and farm market, connects to the Keith McKillop Pedestrian Walkway and the White Pine Nonmotorized Bike Trail, is traversed by the US-131 business route (Mitchell Street), and offers an extensive grouping of off-street public parking spaces for the benefit of businesses and visitors.

It is a mixed-use venue in which placemaking is heavily promoted. The district offers a setting that is friendly to the presence of people who live, shop, visit, enjoy, or simply spend time in the area. It is the intent of the district to maintain the existing concentration of synergistic business and lifestyle uses, to bring about sustainable growth in those uses, to encourage other new developments for positioning in the downtown, and to enhance the district’s status as a placemaking center. Due to its importance as a placemaking center and to create and maintain a competitive shopping district, it is envisioned the street level, sidewalk oriented, building spaces of the core downtown will host a concentration of synergistic uses such as general retail businesses and specialty stores, cafes and full-service restaurants, pubs and craft beer shops, and other consumer-based establishments. Concurrently, upper stories may be utilized for offices and personal services, residential living space, and other uses that, while important, are limited in their roles as producers of an interactive and aggressive shopping experience.

To promote a high level of attraction and maximum convenience for patrons, buildings and sites shall be designed or retrofitted to capitalize on the core downtown’s retail character and personality taking into consideration the unique qualities and the dominant spirit of the area. Buildings shall, for example, possess front-facing public entries along Mitchell Street, pedestrian entries near public parking lots, incorporate facades that encourage ground floor transparency and window-shopping, and integrate appealing and well-maintained signage and lighting. Sites, including green spaces, walkways, parking, and the like, shall be designed, constructed, and maintained in ways that foster the downtown’s aesthetic attractiveness, walkability, efficiency of use, and placemaking.

Site Development Standards

See Section ____ for site development standards. See also Section ____ for special land use design standards.

Table __ Downtown Core Commercial District (D-DTC District) Principal Permitted Land Uses (P & P/PC) and Special Land Uses (S) <i>(Refer to Table Notes for District Design Considerations)</i>	
Use	Designation
PERMITTED AT GROUND FLOOR AND ABOVE GROUND FLOOR LEVELS	
Live-work units – When located at ground level, the residential component of the live/work unit shall be positioned at the rear of the main business space.	P
Hotels, including meeting rooms and convention facilities, eating and drinking establishments, fitness and swimming pool facilities, and other facilities common to	S

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hotels. Hotels may also be designed in mixed-use fashion having the ground floor developed for commercial uses permitted by the underlying zone district.	
Retail stores selling new goods and merchandise such as candy, clothing, jewelry, shoes, art supplies, flowers, household goods, crafts, food and sundry items, newsprint, books, magazines, food products, pharmaceutical items, office supplies and other such items, but not including adult bookstores, pawn shops, consignment stores, or the retailing of used merchandise.	P
Consignment stores and retail of used merchandise.	P/PC
Restaurants without drive-through service.	P
Outdoor dining	P
Sidewalk cafes (Located on public property)	P
Pubs and bars with or without food service or entertainment, but not including adult entertainment	P
Theaters, movie theaters, dance studios, photography studios, arts and cultural centers, but not including adult entertainment	P
Retail incubator	S
LIMITED TO ABOVE THE GROUND FLOOR LEVEL	
Residential apartments	P
Short-term rental units	P
Executive and administrative offices including communication, accounting, Real Estate, insurance, stockbroker, title companies, employment agencies, data processing, secretarial, and similar business services.	P
Banks, credit unions, and savings and loan offices, but not to include financial institutions with drive-through facilities.	P
Personal service businesses including hair salons, nail care salons, health and fitness salons and spas, photographic studios, massage therapy, travel agencies, and similar personal care services.	P
Offices providing legal, architectural, engineering, community planning, and similar professional services.	P
Medical and dental offices, not including veterinarian hospitals, any type of medical facility providing overnight in-patient care.	P
Printing, and copy services.	P
Private clubs, lodge halls, civic halls, and fraternal organizations except for any association organized for the purpose of growing, distributing, or using medical marihuana on the site.	P
Home occupations.	P
Bed and breakfast facilities.	S
ACCESSORY BUILDINGS and USES	
Accessory buildings and uses customarily incident to any of the above uses provided the use or uses to which an accessory building or use will be incident to exists.	P
Day care facilities	S
TABLE NOTES - DESIGN CONSIDERATIONS	
Buildings shall:	
1. Buildings with Mitchell Street Frontage - Possess ground level public entries facing Mitchell Street.	
2. Buildings abutting a city of Cadillac Public Parking Lot – Ground level building spaces shall possess public entries facing the public parking lot for use by business patrons and employees.	
3. Ground Floor Transparency – All buildings along Mitchell Street shall incorporate facades that encourage ground floor transparency.	

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4. Signage and Lighting – Buildings shall incorporate appealing and well-maintained signage and lighting consistent with Section ___ of this Ordinance.
5. Applied Treatments - Façade treatments shall utilize designs and materials consistent with the core downtown’s historic architectural character.

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DOWNTOWN COMMERCIAL DISTRICT (C-DT)

Purpose

The Downtown Commercial District (C-DT District) provides opportunity for a variety of business uses. While the district is principally patronized by the city’s local and regional population base, many of the commercial facilities are frequented by tourists and others traveling through the Cadillac region. Though areas of the district are walkable, such as the locations near the core downtown, land uses within the C-DT District are largely accessed via automobile. Accordingly, many business sites include private off-street parking facilities. The district commonly serves as a transitional commercial area between the Core Downtown and more general business corridors and sectors.

Site Development Standards

See Section ____ for site development standards. See also Section _____ for special land use design standards.

Table __ Downtown Commercial District (C-DT District) Principal Permitted Land Uses (P & P/PC) and Special Land Uses (S)	
Use	Designation
RESIDENTIAL DWELLING TYPES and DEVELOPMENTS	
Residential apartments located on the second or above story of a permitted district use.	P
Free-standing apartment complexes possessing four or more dwelling units in a single structure. Apartment complexes may also be designed in mixed-use fashion having the ground floor developed for commercial uses permitted by the underlying zone district.	S
Live-work units	P
Short-term rental units	P
Hotels, including meeting rooms and convention facilities, eating and drinking establishments, fitness and swimming pool facilities, and other facilities common to hotels. Hotels may also be designed in mixed-use fashion having the ground floor developed for commercial uses permitted by the underlying zone district.	S
Motel	P
Mixed-use planned unit developments	S
CHILDREN and ADULT CARE FACILITIES and OPERATIONS	
Day care facilities	S
BUSINESS FACILITIES and OPERATIONS	
Retail stores selling new goods and merchandise such as candy, clothing, jewelry, shoes, art supplies, flowers, household goods, crafts, food and sundry items, newsprint, books, magazines, food products, pharmaceutical items, sporting goods, glass products, and other such items, but not including adult bookstores. The minor repair of goods associated with the above retail of goods and services may be conducted as an accessory use provided said repair is fully conducted indoors.	P
Resale shops selling clothing, household good, and sundry items.	P
Retail sale of new and operable used vehicles, including outdoor display space and accessory indoor facilities for minor vehicular maintenance and minor repairs.	S

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Restaurants without drive-through service or outdoor walk-up window service.	P
Restaurants with drive-through or outdoor walk-up window service.	S
Outdoor dining	P
Sidewalk cafes (Located on public property)	P
Pubs and bars with or without food service, but not including adult entertainment.	P
Theaters, movie theaters, dance studios, photography studios, arts and cultural centers, but not including adult entertainment.	P
Executive and administrative offices including communication, accounting, Real Estate, insurance, stockbroker, title companies, employment agencies, data processing, secretarial, and similar business services.	P
Banks, credit unions, and savings and loan offices, but not to include financial institutions with drive-through facilities.	P
Banks, credit unions, and savings and loan offices and financial institutions with drive-through facilities.	S
Personal service businesses including hair salons, nail care salons, health and fitness salons and spas, photographic studios, massage therapy, travel agencies, and similar personal care services.	P
Offices providing legal, architectural, engineering, community planning, and similar professional services.	P
Medical and dental offices and clinics, not including veterinarian hospitals, any type of medical facility providing overnight in-patient care, or the business of caregivers registered pursuant to the Michigan Medical Marihuana Act.	P
Office supply, printing, and copy services.	P
Private clubs, lodge halls, civic halls, and fraternal organizations except for any association organized for the purpose of growing, distributing, or using medical marihuana on the site.	P
Home occupations	P
Bed and breakfast facilities	P
Fueling Station, gasoline service station and electric vehicle charging stations.	S
RELIGIOUS, EDUCATION and PUBLIC FACILITIES and OPERATIONS	
Churches, synagogues, temples, and similar places of religious worship	P
Public and private schools.	P/PC
Libraries, fire stations, police stations, and other municipal offices and facilities, but not including penal institutions, halfway houses, work release facilities, or facilities of a similar nature.	P
PUBLIC FACILITIES	
Essential public facilities and uses, without storage yards, when operating requirements necessitate the locating of said buildings within the district to serve the immediate vicinity.	P
ACCESSORY BUILDINGS and USES	
Accessory buildings and uses customarily incident to any of the above uses provided the use or uses to which an accessory building or use will be incident to exists.	P

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GENERAL COMMERCIAL DISTRICT (C-G)

Purpose

The General Commercial District (C-G) provides opportunity for the broadest selection of business uses ranging from small retail shops and offices to larger multi-use business centers. A majority of the General Commercial District Uses are located along arterial streets, are accessed by automobile, commonly possess on-site parking, and have individual or unique building and signage designs.

Site Development Standards

See Section ____ for site development standards. See also Section ____ for special land use design standards.

Table __	
General Commercial District (C-G)	
Principal Permitted Land Uses (P & P/PC) and Special Land Uses (S)	
Use	Designation
RESIDENTIAL DWELLING TYPES and DEVELOPMENTS	
Residential apartments. Apartment complexes may also be designed in mixed-use fashion having the ground floor developed for commercial uses as permitted by the underlying zone district.	P
Live-work units	P
Hotels, including meeting rooms and convention facilities, eating and drinking establishments, fitness and swimming pool facilities, and other facilities common to hotels. Hotels may also be designed in mixed-use fashion having the ground floor developed for commercial uses permitted by the underlying zone district.	P
Motels	P
Mixed-use planned unit developments	S
CHILDREN and ADULT CARE FACILITIES and OPERATIONS	
Day care facilities	S
BUSINESS FACILITIES and OPERATIONS	
Retail stores selling new goods and merchandise such as candy, clothing, jewelry, shoes, art supplies, flowers, household goods, crafts, food and sundry items, newsprint, books, magazines, food products, pharmaceutical items, sporting goods, glass products, and other such items, but not including adult bookstores. The minor repair of goods associated with the above retail of goods and services may be conducted as an accessory use provided said repair is fully conducted indoors.	P
Consignment and resale shops selling clothing, household goods, antiques, and sundry items.	P
Retail sale of new and operable used vehicles, including outdoor display space and accessory indoor facilities for minor vehicular maintenance and minor repairs.	P/PC
Restaurants with or without drive-through service or outdoor walk-up window service.	P
Outdoor dining.	P
Pubs and bars with or without food service, but not including adult entertainment.	P
Theaters, movie theaters, dance studios, photography studios, arts and cultural centers, but not including adult entertainment.	P

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Executive and administrative offices including communication, accounting, Real Estate, insurance, stockbroker, title companies, employment agencies, data processing, secretarial, and similar business services.	P
Banks, credit unions, and savings and loan offices and financial institutions with or without drive-through facilities.	P
Personal service businesses including hair salons, nail care salons, health and fitness salons and spas, photographic studios, massage therapy, travel agencies, and similar personal care services.	P
Offices providing legal, architectural, engineering, community planning, and similar professional services.	P
Medical and dental offices and clinics, not including veterinarian hospitals, any type of medical facility providing overnight in-patient care, or the business of caregivers registered pursuant to the Michigan Medical Marihuana Act.	P
Office supply, printing, and copy services.	P
Private clubs, lodge halls, civic halls, and fraternal organizations except for any association organized for the purpose of growing, distributing, or using medical marihuana on the site.	P
Home occupations	P
Bed and breakfast facilities	P
Fueling Station, gasoline service station and electric vehicle charging stations.	P
PUBLIC FACILITIES and RELIGIOUS PLACES OF PUBLIC WORSHIP	
Essential public facilities and uses, without storage yards, when operating requirements necessitate the locating of said buildings within the district to serve the immediate vicinity.	P
Religious places of public worship	P
ACCESSORY BUILDINGS and USES	
Accessory buildings and uses customarily incident to any of the above uses provided the use or uses to which an accessory building or use will be incident to exists.	P

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TOURISM VILLAGE (T-V)

Purpose

Lying between Lakes Cadillac and Mitchell and traversed by major highways, the Tourism Village District (T-V) encompasses the area often referred to as Cadillac West. Home to Mitchell State Park, the Carl T. Johnson Hunting & Fishing Center, the above lakes, and nearby state and national forests, the district is widely known for its outdoor recreational assets. The district is host to a range of dining establishments, hotels, motels, tourist cottages, and a variety of residential and commercial uses.

Site Development Standards

See Section ____ for site development standards. See also Section ____ for special land use design standards.

Table __ Tourism Village District (T-V) Principal Permitted Land Uses (P & P/PC) and Special Land Uses (S)	
Use	Designation
RESIDENTIAL DWELLING TYPES and DEVELOPMENTS	
Single-Family detached dwellings	P
Two-Family/Duplexes	P
Residential apartments. Apartment complexes may also be designed in mixed-use fashion having the ground floor developed for commercial uses permitted by the underlying zone district.	P
Live-work units.	P
Hotels, including meeting rooms and convention facilities, eating and drinking establishments, fitness and swimming pool facilities, and other facilities common to hotels. Hotels may also be designed in mixed-use fashion having the ground floor developed for commercial uses permitted by the underlying zone district.	P
Motels.	P
Vacation rental units of unique design such as, but not limited to, igloos, tents, tree houses, cabins, and houseboats.	P/PC
Mixed-use planned unit developments.	S
Short-term rentals.	P
CHILDREN and ADULT CARE FACILITIES and OPERATIONS	
Day care facilities.	S
BUSINESS FACILITIES and OPERATIONS	
Retail stores selling new goods and merchandise such as candy, clothing, jewelry, shoes, art supplies, flowers, household goods, crafts, food and sundry items, newsprint, books, magazines, food products, pharmaceutical items, sporting goods, glass products, and other such items, but not including adult bookstores. The minor repair of goods associated with the above retail of goods and services may be conducted as an accessory use provided said repair is fully conducted indoors.	P
Resale shops selling clothing, household goods, antiques, and sundry items.	P
Retail sale of new and operable used vehicles, including outdoor display space and accessory indoor facilities for minor vehicular maintenance and minor repairs.	P

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Restaurants with or without drive-through service or outdoor walk-up window service.	P
Outdoor dining.	P
Pubs and bars with or without food service, but not including adult entertainment.	P
Theaters, movie theaters, dance studios, photography studios, arts and cultural centers, but not including adult entertainment.	P
Executive and administrative offices including communication, accounting, Real Estate, insurance, stockbroker, title companies, employment agencies, data processing, secretarial, and similar business services.	P
Banks, credit unions, and savings and loan offices and financial institutions with or without drive-through facilities.	p
Personal service businesses including hair salons, nail care salons, health and fitness salons and spas, photographic studios, massage therapy, travel agencies, and similar personal care services.	P
Offices providing legal, architectural, engineering, community planning, and similar professional services.	P
Medical and dental offices and clinics, not including veterinarian hospitals, any type of medical facility providing overnight in-patient care, or the business of caregivers registered pursuant to the Michigan Medical Marihuana Act.	P
Office supply, printing, and copy services.	P
Private clubs, lodge halls, civic halls, and fraternal organizations except for any association organized for the purpose of growing, distributing, or using medical marihuana on the site.	P
Home occupations	P
Bed and breakfast facilities	P
Fueling Station, gasoline service station and electric vehicle charging stations.	P
PUBLIC FACILITIES and RELIGIOUS PLACES OF PUBLIC WORSHIP	
Essential public facilities and uses, without storage yards, when operating requirements necessitate the locating of said buildings within the district to serve the immediate vicinity.	P
Religious places of public worship	P
ACCESSORY BUILDINGS and USES	
Accessory buildings and uses customarily incident to any of the above uses provided the use or uses to which an accessory building or use will be incident to exists.	P

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PUBLIC INSTITUTIONAL DISTRICT (P-I)

Purpose

The Public Institutional District (P-I) has been established to recognize and accommodate the placement and design needs of faith-based and educational organizations and certain public facilities. The district may encompass an individual site or grouping of sites as well as larger multi-site settings. Due to high public use and interaction, historic development patterns, and ongoing demand, P-I District sites are found throughout the city.

Site Development Standards

See Section ____ for site development standards. See also Section ____ for special land use design standards.

Table __ Public Institutional District (P-I) Principal Permitted Land Uses (P & P/PC) and Special Land Uses (S)	
Use	Designation
RELIGIOUS, EDUCATION and PUBLIC FACILITIES and OPERATIONS	
Churches, synagogues, temples, and similar places of religious worship	P
Publicly owned and operated libraries, parks, parkways, recreational facilities, arts and cultural facilities, public meeting facilities, and facilities and operations of a similar nature.	P
Non-profit public and parochial pre-K through 12 th grade school offering courses in general education	P
Essential public facilities and uses, without storage yards, when operating requirements necessitate the locating of said buildings within the district to serve the immediate vicinity.	P
ACCESSORY BUILDINGS and USES	
Accessory buildings and uses customarily incident to any of the above uses provided the use or uses to which an accessory building or use will be incident to exists.	P

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MEDICAL OFFICE PARK DISTRICT (M-OP)

Purpose

The Medical Office Park District (M-OP) has been established to recognize and accommodate the placement and design needs of the Munson Healthcare Facility (Hospital) and nearby medical offices for purposes of human care and well-being. The district also provides for general professional offices.

Site Development Standards

See Section ____ for site development standards. See also Section ____ for special land use design standards.

Table __ Medical and Office Park District (M-OP) Principal Permitted Land Uses (P & P/PC) and Special Land Uses (S)	
Use	Designation
MEDICAL SERVICES and PROFESSIONAL OFFICES	
Hospitals	P
Ambulatory surgical centers	P
Birth centers	P
Blood banks	P
Medical offices and clinics	P
Dialysis centers	P
Veterans Clinics	P
Healthcare education centers	P
Hospice homes	P
Orthopedic and other rehabilitation centers	P
Mental health and addiction treatment centers	P
Nursing homes	P
Urgent care facilities	P
Telehealth centers	P
Emergency medical technician offices including associated transportation facilities	P
Medical equipment sales and servicing, including sales to the public	P
Childcare centers	P
Helipad facilities	S
Professional offices of health insurance providers, medical insurance specialists, medical coders, medical claims examiners, medical insurance billers, health information technicians	P
General professional offices	P
Essential public facilities and uses, without storage yards, when operating requirements necessitate the locating of said buildings within the district to serve the immediate vicinity.	P
ACCESSORY BUILDINGS and USES	
Accessory buildings and uses customarily incident to any of the above uses provided the use or uses to which an accessory building or use will be incident to exists.	P

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GENERAL INDUSTRIAL DISTRICT (G-I)

Purpose

Industrial development is considered one of the city’s primary economic engines. Accordingly, the city encourages the growth and development of its industrial sector and has allocated a range of geographic areas wherein industrial development may locate in planned fashion. Three of these areas include state certified industrial parks.

The Industrial District is intended to accommodate a range of research and development facilities, wholesale activities, warehousing facilities, light to medium industrial operations, and uses ancillary to those permitted by the district. The range of uses and their associated operations are anticipated to have minimal or no external impacts on surrounding zone districts. Uses permitted in the district must be designed, constructed, and operated to accommodate and respect applicable federal, state, and local environmental regulations and shall not pose a significant negative impact on the sites in which they are positioned nor on surrounding areas.

Site Development Standards

See Section ____ for site development standards. See also Section _____ for special land use design standards.

Table ____ General Industrial District (G-I District) Principal Permitted Land Uses (P & P/PC) and Special Land Uses (S)	
Use	Designation
HEAVY COMMERCIAL USES	
Auto/truck/equipment engine and body repair and undercoating conducted in an enclosed building	P
Crematoriums	S
Lumber outlets	P
Industrial service firms engaged in the repair or servicing of industrial, business or consumer machinery, equipment, or by-products	P
Mini storage available to the public	P
Retail sales accessory to permitted uses, not to exceed 25% of the primary building floor area	P
Wholesale businesses involved in the sale, lease or rent of products primarily intended for institutional, commercial, or industrial businesses	P
HIGH-TECH/RESEARCH & DEVELOPMENT	
Computer and electronic equipment manufacturing	P
Computer programming and software development	P
Data processing and computing centers	P
Laboratories	P
Research and development centers	P
Telecommunications	P
Solar energy facilities	P
TERMINALS & WAREHOUSING	

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Commercial warehousing	P
Distribution centers	P
Moving and storage operations	P
Trucking companies/trucking operations	P
Freight terminals	P
Fueling Station for Heavy Vehicles (Truck Stop)	S
BASIC MANUFACTURING - Manufacturing, processing, fabrication, packaging, treating or assembly of new products.	
Automotive and aircraft parts	P
Automotive assembly	P
Apparel	P
Marine watercraft and products	P
Central dry-cleaning/laundry plants (non-public)	P
Ceramic and pottery products	P
Chemical products such as plastics, synthetic fibers, cosmetics, and toiletries	S
Pharmaceutical products	P
Electrical appliances, machinery, equipment, and supplies	P
Fabricated metal products	P
Flooring materials	P
Furniture	P
Glass products	P
Greenhouses	P
Heating/ventilation equipment	P
Household appliances	P
Lumber preservative and wood plane operations	S
Metal casting operations	S
Metal plating, buffing, and polishing	P
Military products and supplies	P
Molded rubber & plastic products	P
Musical instruments	P
Packaging	P
Railroad sidings and transfer and storage tracks	S
Signs (design and production)	P
Textile mill products such as woven fabric, yarn, and thread	P
Tool, die, gauge and machine shops	P
Trade and industrial schools	P
MANUFACTURING and BULK STORAGE – Using raw materials and from previously prepared materials and products.	
Bakery goods, candy, and food and drink products	S
Cement mixing plants/facilities	P
Paper and cardboard products (from raw materials)	S
Power plants	S
Yards for the storage of chemicals and flammable liquids in bulk supply	S
Yards for the storage of building/construction materials in bulk supply	P

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Yards for the storage of sand, stone, gravel, soil, wood/wood chips, and other earth materials in bulk supply	P
PUBLIC SERVICES	
Public utility buildings, maintenance garages and storage buildings	P
Public utility yards	P
Essential public facilities and uses, including storage yards	P
OTHER	
Accessory buildings and uses customarily incident to any of the above uses provided the use or uses to which an accessory building or use will be incident to exists	P

Need to add info on marijuana.

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PUBLIC OPEN SPACE (POS)

Purpose

The Public Open Space District (POS) has been established to recognize public lands which accommodate a range of recreational opportunities, offer habitat for wildlife and plant species, provide access to and vistas of Lake Cadillac and Lake Mitchell, and foster a desirable environment for the general health, welfare and enjoyment of the citizens and guests of the city.

Site Development Standards

See Section ____ for site development standards. See also Section ____ for special land use design standards.

Table __ Public Open Space District (POS) Principal Permitted Land Uses (P & P/PC) and Special Land Uses (S)	
Use	Designation
Natural areas, wetlands, wildlife preservation areas, and undeveloped open space areas	P
Parks, playgrounds, ball fields, skate parks, fishing sites, docks and marinas, beaches, dog parks, and other public activity locations	P
Non-motorized hiking and bike trails and pathways	P
Access routes for snowmobiles and other off-road recreational vehicles	P
Public buildings and facilities used for community purposes	P
Cemeteries, mausoleums, and memorial parks	P
Essential public facilities and uses, without storage yards, when operating requirements necessitate the locating of said buildings within the district to serve the immediate vicinity.	P
Temporary uses of a public benefit subject to city approval.	P
ACCESSORY BUILDINGS and USES	
Accessory buildings and uses customarily incident to any of the above uses provided the use or uses to which an accessory building or use will be incident to exists.	P

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AIRPORT (AP)

Purpose

The Airport District (AP) has been established to recognize the Wexford County Airport. Located in the city, the airport is operated by the Wexford County Airport Board Authority. The airport services general aviation air traffic from throughout the Great Lakes, the commercial needs of local businesses and industries, and provides pilot training. Currently, the airport does not possess regularly scheduled passenger service. The airport is also used for a variety of public safety programs.

Safety Design Standards

To reduce potential hazards and to enhance the safety of air travel, the following design standards shall be implemented for projects in the Airport District. The regulations and standards of this section shall be in addition to the regulations and standards of this Ordinance in general. In the event of conflict between the regulations and standards of the Airport District and the other provisions of this Ordinance, the more stringent shall apply. No use shall:

Interference - Create electrical or other interference with radio communication between the airport and aircraft or create interference with navigational aids employed by aircraft.

Lighting Conflicts - Make it difficult for aviators to distinguish between airport and non-airport lighting or result in glare to aviators entering or exiting the airport.

Visibility - Create smoke, mist, fog, smog, or air pollution in such amounts as to impair the visibility of aviators using the airport.

Wildlife - Attract birds or other wildlife so as to constitute a hazard to aircraft.

Aircraft Movements - Endanger the landing, taking off or maneuvering of aircraft.

Height Limitations - Exceed a height more than the limitations prescribed by the provisions of the Airport Zoning Manual. Said height limitation shall apply to trees and other vegetation and all structures. In the event a specific height is not referenced in the above stated manual, the required height limitation shall be calculated by the Zoning Administrator through interpolation of the aerial contours as provided by said manual. In making said interpolation, the city may seek the assistance of the County Airport Authority.

Conflict with Federal Regulations. The provisions of these standards are not intended to conflict with existing federal approach protection regulations.

Site Development Standards

See Section ____ for site development standards. See also Section ____ for special land use design standards.

<p>Table __ Airport District (AP) Principal Permitted Land Uses (P & P/PC) and Special Land Uses (S)</p>

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Use	Designation
Aviation runways and buildings used for the management, takeoff, landing, and maintenance of civil aircraft.	P
Passenger facilities.	P
Hangars for the storage, maintenance, repair, or refurbishment of aircraft.	P
Aviation fueling facilities.	P
Facilities for the handling and storage of mail and non-hazardous cargo received and/or transported via air travel.	P
Public and private transportation facilities for the movement of people, mail, and/or non-hazardous cargo.	P
Aviation training facilities.	P
Office and industrial facilities whose close proximity to the airport can be demonstrated as an integral part of their operations.	S
Indoor dining facilities serving the airport's aviation users and the public.	P
Essential public facilities and uses, without storage yards, when operating requirements necessitate the locating of said buildings within the district to serve the immediate vicinity.	P
Essential public facilities and uses possessing storage yards, when operating requirements necessitate the locating of said buildings and storage yards within the district to serve the immediate vicinity.	S
ACCESSORY BUILDINGS and USES	
Accessory buildings and uses customarily incident to any of the above uses provided the use or uses to which an accessory building or use will be incident to exists.	P

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COMMERCIAL OVERLAY ZONE DISTRICT (C-OL)

Purpose

Several of the city’s non-commercial zone districts possess relatively modest, pre-existing, sites and buildings historically developed and used for business purposes. These sites are commonly located in mature residential areas and have been in place for many years without detriment to the neighborhoods in which they are located. Many have benefited their neighborhoods by providing services and facilities needed and/or desired by residents. For instance, two of the historic uses include a dine-in restaurant and a hair salon. Their positioning has made them walkable for neighborhood residents and have functioned as placemaking settings.

The Commercial Overlay Zone District (C-OL) provides for the continued existence of several of these locations under the application of an overlay zone. The possible reuse of these sites for other neighborhood compatible purposes is also provided. Designation as an overlay zone is considered preferable versus creating small-scale commercial spot zones for these neighborhood sites.

Site Development Standards

See Section ____ for site development standards. See also Section ____ for special land use design standards.

Table __ Commercial Overlay Zone District (C-OL) Principal Permitted Land Uses (P & P/PC) and Special Land Uses (S)	
Use (Excludes Drive-Through Facilities)	Designation
Dine-in restaurant, including take out	P
Outdoor dining	P
Coffee and tea cafes, including outdoor service	P
Pastry shop, including the on-site preparation of baked goods	P
Food catering, including the on-site preparation of foods	P
Hair salon	P
Book stores, including the resale of books	P
Furniture repair and re-upholstery	P
Flower shop	P
Offices providing accounting, legal, architectural, engineering, community planning, wedding planning, and similar professional services	P
Live-work units	P
Upper story apartments	P
Short-term rentals on upper floors.	P

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MULTIPURPOSE REVITALIZATION OVERLAY ZONE DISTRICT (MRO)

Purpose

The Multipurpose Revitalization Overlay Zone District (MRO) is designed to provide for an active mix of compatible placemaking uses within approximately one block of the core downtown. Planned development incorporates opportunities for contemporary residential housing and business, recreational, and cultural uses. Among these include single-family attached and detached homes, multiple-family, internal and external accessory dwelling units, live-work units, cafes and coffee shops, artisan studios and shops, public parks, places of public assembly, theaters, and other uses compatible with the planned character of the district. As a contemporary and innovative transitional zone, the district is designed to reenergize the improvement of declining neighborhoods near the downtown and further incentivize the economic vitality of the core downtown and its role as a placemaking center.

Site Development Standards

See Section ____ for site development standards. See also Section ____ for special land use design standards.

Table __ Multipurpose Revitalization Overlay Zone District (MRO) Principal Permitted Land Uses (P & P/PC) and Special Land Uses (S)	
Use	Designation
RESIDENTIAL	
Single-family detached	P
Duplexes	P
Multiple family	S
Internal accessory housing unit	P
External accessory housing unit	P
Second and above story housing above ground floor office or retail	P
Short-term housing	P
Bed & breakfast	S
OFFICES	
Live-work units.	P
Home occupations	P
BUSINESS USES	
Artisan studios including the retail of arts and craft products	P
Coffee and tea cafes, including outdoor service	S
Live theaters	S
Fashion outlets	
ACCESSORY BUILDINGS and USES	
Accessory buildings and uses customarily incident to any of the above uses provided the use or uses to which an accessory building or use will be incident to exists.	P

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Need to have a lead in sentence or paragraph for this table?

Schedule of Zone District Dimensional Standards

Zone District	Standard						
	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Minimum Front Yard (Feet) [1][2]	Minimum Side Yard (Feet) [3]	Minimum Rear Yard (Feet) [2]	Maximum Building Height (Feet)	Maximum Lot Coverage Building/Total Impervious [4] (Percentage)
Single-Family-Small Lot (RSF-50)	6,000	50	15	6/7	25	40	50/70
Single-Family (RSF-70)	8,000	70	25	7/8	30	40	40/60
Single-Family-Large (RSF-100)	10,000	100	30	8/10	30	40	35/55
Multiple-Family (RMF)	12,000	150 [5]	30	25	30	40	40/60
Single-Family-Attached (RSF-A)	10,000	75	25	6/7	25	40	40/60
Single-Family-Mobile (RSF-MH)	6,000	50	20	6/7	25	40	40/60
Mobile Home Park (RMHP)	90,000	300 [5]	50	25	25	40	40/60
Office-Service (C-OS)	18,000	100	20	10	30	40	30/80
Downtown Core (C-DTC)	2,500	25	NA	NA	NA	90	NA
Downtown Commercial (C-DT)[6]	2,500	25	NA	NA	NA	50	NA
General Commercial (C-G)	12,000	100	20	10	20	40	30/80
Tourism Village (C-T)	7,000	60	10	8	10	50	30/80
Public-Institutional (P-I)	8,000	100	20	10	20	40	30/60
Medical-Office Park (C-OP)	8,000	100	20	10	10	50	30/80
General Industrial (G-I)	80,000	200	25	25	25	Airport Overlay	50/80
Public Open Space (POS)	NA	NA	NA	NA	NA	NA	NA
Airport (P-A)	80,000	200	25	25	25	Airport Overlay	50/80
Mixed-Use PUD (MPUD)	See Section _____.						
Commercial Overlay (C-OL)	The C-OL involves the revitalization of parcels containing site features legally existing prior to the effective date of this Ordinance which may not comply with the standards of the underlying zone district. Accordingly, the Planning Commission may waive compliance with said standards following site plan review and the determination that the planned use of the property will not impair the public health, safety, and welfare and will be beneficial to the stability of the neighborhood in which it is located. As provided for by this Ordinance, the Planning Commission may attach conditions to the approval of a C-OL use.						
Multipurpose Revitalization Overlay (MRO)	The MRO involves the revitalization of parcels containing site features legally existing prior to the effective date of this Ordinance which may not comply with the standards of the underlying zone district. Accordingly, the Planning Commission may waive compliance with said standards following site plan review and the determination that the planned use of the property will not impair the public health, safety, and welfare and will be beneficial to the stability of the neighborhood in which it is located. As provided for by this Ordinance, the Planning Commission may attach conditions to the approval of an MRO use.						
Notes:							
[1] Averaging - What about preexisting lots having less or greater than the required front yard setback. Should any form of averaging come into play, particularly for vacant lots adjacent to (or sandwiched between) lots with existing homes that have less than required front yard setbacks?							

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[2] **Lakefront Lots** - Buildable lots with frontage on both a public or private street (roadway) or access easement and frontage on Lake Cadillac shall be treated as follows: Lake Frontage – That portion of the lot between the lake frontage (shoreline) and the principal structure shall comply with the front yard standards of the underlying zone district. Street Frontage – That portion of the lot between the street (roadway) frontage or access easement and the principal structure shall comply with the rear yard standards of the underlying zone district.

[3] **Side Yards** – Dual setback distances refer to the: Minimum required setback for the least side yard/Minimum required setback for the opposing side yard. The side yard location of the least side yard is at the discretion of the applicant.

[4] **Impervious (Impervious Surface)** - Artificial structures and surfaces covered by water-resistant materials such as buildings, rooftops, pavements, sidewalks, driveways, parking lots, brick pavers, and other materials which prevent or impede the infiltration of stormwater into the soil.

[5] **Lot Width Reduction Option**

For residential developments in the Multi-Family (RMF) and Mobile Home Park (RMHP) Districts whose sites will be served by an internal private street which accesses a public street for entry into the development, the site frontage along the public street to be accessed by the private street may be reduced to fifty (50) feet subject to the following:

1. The internal private street shall be designed to accommodate two-way traffic for a distance of not less than fifty (50) feet, as measured from the connection of the private street with the nearest traveled portion of the public street. Provided, however, an internal two-way traffic system of greater length will be required if mandatory by local building or fire codes.

2. The interior of the lot shall have a width that equals or exceeds the minimum lot width requirement of the underlying zone district for a continuous distance of not less than one hundred (100) feet throughout.

[6] **Single-Family Dwellings** - Single-family dwellings in the C-DT District shall meet the yard requirements of the RSF-50 Single-Family Small District.

Minimum width for mobile homes?

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