
City of Manistee Zoning Ordinance

Article Fifteen
C-3 Central Business
District

As Amended thru
July 25, 2025

ARTICLE FIFTEEN

C-3 CENTRAL BUSINESS DISTRICT

SECTION 1500 PURPOSE AND INTENT

It is the intent of this District to protect and strengthen the commercial core of the City of Manistee as a regional and specialty shopping, service and entertainment area; to encourage a broad range of compatible retail, service, entertainment and residential uses formed vibrant, walkable and attractive districts in concert with the objectives of the Master Plan and Downtown Development Authority Plan; while establishing standards to manage traffic and parking, operational impacts, parking and shared parking, loading/unloading area, landscaping, and building form intended to complement existing commercial uses and surrounding residential neighborhoods.

PERMITTED USES

- ◆ Accessory buildings with floor area less than or equal to the footprint of the principal structure
- ◆ Accessory uses related to uses permitted by right
- ◆ Animal Grooming
- ◆ Community Garden, subject to [Section 534](#)
- ◆ Convenience Store w/o fuel pumps
- ◆ Day Care, Commercial
- ◆ Day Care, Group
- ◆ Duplex
- ◆ Dwelling, Accessory
- ◆ Dwelling, Lower Floor Accessory
- ◆ Dwelling, Street/ Ground Floor Accessory
- ◆ Dwelling, Upper Story Accessory, subject to **Section 1504**
- ◆ Eating and Drinking Establishment
- ◆ Educational Facility
- ◆ Financial Institution
- ◆ Gallery or Museum
- ◆ Home Occupation, Minor, subject to [Section 1847, B, 1.](#)
- ◆ Hotel
- ◆ Laundry and Dry-Cleaning
- ◆ Medical or Dental Office
- ◆ Mixed Use Development
- ◆ Outdoor Recreation, Park
- ◆ Parking Facility
- ◆ Personal Service Establishment
- ◆ Place of Public Assembly, Small
- ◆ Professional Office
- ◆ Professional Service Establishment
- ◆ Retail Business
- ◆ Sports and Recreation Club
- ◆ Studio for Performing and Graphic Arts
- ◆ Subdivision, Plat or Condo (of permitted uses)
- ◆ Tattoo Parlor
- ◆ Theater

- ◆ Uses similar to uses permitted by right, subject to [Section 530](#)
- ◆ Veterinary Clinic
- ◆ Wind Energy Conversion System, Accessory subject to [Section 515.G](#)

SPECIAL USES

- ◆ Accessory buildings with floor area greater than the footprint of the principal structure
- ◆ Accessory uses related to special uses
- ◆ Adaptive Reuse
- ◆ Bed & Breakfast
- ◆ Contractor's Facility
- ◆ Drive-through Establishment
- ◆ Dwelling, Multiple unit
- ◆ Home Occupation, Major
- ◆ Marina
- ◆ Planned Unit Development
- ◆ Uses similar to permitted special uses

SPECIAL USES

[Requires Key Street Frontage](#)

- ◆ Motel
- ◆ Place of Public Assembly Large

[Annotation: Community Garden was added as a Permitted Use by Amendment Z11-06, effective 9/25/11]

[Annotation: Wind Energy Conversion System, Accessory was added as a Permitted Use by Amendment Z11-08, effective 12/28/11]

[Annotation: Mixed Use Development was changed from a Special use to a Permitted use by Amendment Z17-04, effective 6/16/17]

[Annotation: Animal Grooming, Day Care Commercial, Day Care Group, Dwelling Accessory, Educational Facility, Motel, Tattoo Parlor and Veterinary Clinic were ADDED as a Permitted use by Amendment Z18-07, effective 08/31/18]

[Annotation: Motel was ADDED as a Special Use (requires key street frontage by Amendment Z18-07, effective 08/31/18]

[Annotation: Duplex, Laundry and Dry-Cleaning, Parking Facility, Public and Sports and Recreation Club (requires key street

frontage) were changed from a Special use to a Permitted use by
Amendment Z18-07, effective 08/31/18]
[Annotation: Public was removed from parking facility by
Amendment Z22-06, effective 01/13/23]

ADDITIONAL STANDARDS

- ◆ Site Plan requirements subject to [Section 2203](#), except for upper story dwellings, which are subject to [Section 2201, A](#)
- ◆ Vehicular Parking Space, Access and Lighting requirements subject to [Section 514](#)
- ◆ Landscaping requirements subject to [Section 531](#)
- ◆ Signage requirements subject to [Article 21](#). Signage requirement in Historic District subject to [HDC Guidelines](#) #2 – Signage.
- ◆ Dumpster and Enclosures subject to [Section 506](#)
- ◆ Outdoor Lighting requirements, subject to [Section 525](#)
- ◆ U.S. 31 Corridor Overlay District requirements, subject to [Article 19](#)

[Annotation: signage requirements were added by Amendment Z23-02, effective 06/30/23]

DISTRICT REGULATIONS ^(b)

Minimum Lot Area:	2,500 sq. ft.	Minimum Lot Width:	25 ft.
Maximum Dwelling Units/Acre	^(a)	Max. Building Height	4 stories, or 50'
Minimum Building Setbacks		Maximum Lot Coverage	100%
Front ^(c)	0 ft.	Waterfront Yard	20 ft
Side ^{(d) (e)}	0 or 4 ft. (each side)	Minimum Living Area	500 sq. ft.
Rear ^(e)	6 ft.		

^(a) Not more than three units per each fifteen hundred (1,500) square feet of building envelope

^(b) Except as may be permitted pursuant to [Section 1870](#), Planned Unit Development.

^(c) Subject to [Section 502, G](#)

^(d) Where a building is not proposed to be sited on the side lot line, a minimum yard of four (4) feet shall be provided.

^(e) When a proposed commercial use is contiguous to a parcel in the R-1, R-2 or R-3 districts, the Planning Commission may require an additional buffer consisting of a ten (10) foot side and/or rear setback, a four (4) foot high landscaped berm or solid fence up to six (6) feet in height, or any combination thereof.

SECTION 1501 USES PERMITTED BY RIGHT

The following uses of buildings and land shall be permitted within the C-3 District subject to the provisions of [Article 22](#), Site Plan Approval.

- A. Accessory buildings with floor area less than or equal to the footprint of the principal structure
- B. Accessory uses related to uses permitted by right, subject to [Section 516](#)
- C. Animal Grooming
- D. Community Garden, subject to [Section 534](#)
- E. Convenience Store, without fuel pumps.

- F. Day Care, Commercial
- G. Day Care, Group
- H. Duplex
- I. Dwelling, Accessory
- J. Dwelling, Lower Floor Accessory subject to **Section 1505**
- K. Dwelling, Street/ Ground Floor Accessory subject to **Section 1506**
- L. Dwelling, Upper Story Accessory subject to **Section 1504**
- M. Eating and Drinking Establishment
- N. Educational Facility
- O. Financial Institution
- P. Gallery or Museum
- Q. Home Occupation, Minor subject to [Section 1847, B, 1](#)
- R. Hotel
- S. Laundry and Dry Cleaning
- T. Medical or Dental Office
- U. Mixed Use Development
- V. Outdoor Recreation, Park
- W. Parking Facility
- X. Personal Service Establishment
- Y. Place of Public Assembly, Small
- Z. Professional Office
- AA. Professional Service Establishment
- BB. Retail Business
- CC. Sports and Recreation Club
- M. Studio for Performing and Graphic Arts
- EE. Subdivision, Plat or Condo (of permitted uses)
- FF. Tattoo Parlor
- EE. Theater
- FF. Uses similar to uses permitted by right, subject to [Section 530](#)
- GG. Veterinary Clinic
- HH. Wind Energy Conversion System, Accessory, subject to [Section 515.G](#)
- MI. Short-term rental dwelling unit subject to [Article Twenty-Three](#).

[Annotation: Community Garden was added as a Permitted Use by Amendment Z11-06, effective 9/25/11]

[Annotation: Wind Energy Conversion System, Accessory was added as a Permitted Use by Amendment Z11-08, effective 12/28/11]

[Annotation: Mixed Use Development was changed from a Special use to a Permitted use by Amendment Z17-04, effective 6/16/17]

[Annotation: Animal Grooming, Day Care Commercial, Day Care Group, Dwelling Accessory, Educational Facility, Tattoo Parlor and Veterinary Clinic were ADDED as a Permitted use by Amendment Z18-07, effective 08/31/18]

[Annotation: Duplex, Laundry and Dry-Cleaning, Parking Facility, Public and Sports and Recreation Club (requires key street frontage) were changed from a Special use to a Permitted use by Amendment Z18-07, effective 08/31/18]
[Annotation: Public was removed from parking facility by Amendment Z22-06, effective 01/13/23]
[Annotation: Short-term rental dwelling unit subject to Article Twenty-Three was added by amendment Z25-02, effective 7/25/25.]

SECTION 1502 USES PERMITTED BY SPECIAL LAND USE PERMIT

The following uses of buildings and land may be permitted within the C-3 District, as special land uses subject to the provisions of [Article 18](#), special land use approval.

- A. Accessory buildings with floor area greater than the footprint of the principal structure, subject to [Section 1804](#)
- B. Accessory uses related to special uses, subject to [Section 1805](#)
- C. Adaptive Reuse, subject to [Section 1807](#)
- D. Bed & Breakfast, subject to [Section 1813](#)
- E. Contractor's Facility, subject to [Section 1820](#)
- F. Drive-through Establishment, subject to [Section 1828](#)
- G. Dwelling, Multiple Unit, subject to [Section 1832](#)
- H. Home Occupation, Major, subject to [Section 1847](#)
- I. Marina, subject to [Section 1852](#)
- J. Motel, subject to [Section 1861](#) - [Requires Key Street Frontage](#)
- K. Place of Public Assembly, Large, subject to [Section 1868](#) - [Requires Key Street Frontage](#)
- L. Planned Unit Development, subject to [Section 1870](#)
- M. Uses similar to permitted special uses, subject to [Section 1886](#)

[Annotation: Mixed Use Development was changed from a Special use to a Permitted use by Amendment Z17-04, effective 6/16/17]

[Annotation: Motel was added as a Special Use (requires key street segment by Amendment Z18-07, effective 08/31/18]

[Annotation: Duplex, Laundry and Dry-Cleaning, Parking Facility, Public and Sports and Recreation Club (requires key street frontage) were changed from a Special use to a Permitted use by Amendment Z18-07, effective 08/31/18]

SECTION 1503 DIMENSIONAL STANDARDS

Within the C-3 District, the following dimensional standards shall apply:

- A. Parcel Area – No building or structure shall be established on any parcel less than two thousand, five hundred (2,500) square feet in area.
- B. Parcel Width – For all uses the minimum parcel width shall be twenty-five (25) feet.
- C. Yard and Setback Requirements - The following requirements shall apply to every parcel, building or structure.
 - 1. Front Yard: The minimum setback shall be 0 feet.
 - 2. Side Yards: Except as provided in subparagraph 5 below, the minimum width of either side yard shall 0 feet. Where a building is not proposed to be sited on the side lot line, a minimum yard of four (4) feet shall be provided.
 - 3. Rear Yard: Except as provided in subparagraph 5 below, the minimum rear setback shall six (6) feet.

4. Waterfront yard: For properties abutting the Manistee River Channel, the minimum setback from the ordinary high watermark shall be twenty (20) feet; provided however, that such setback shall not apply to docks, boat launching ramps, and riverwalks.
 5. When a proposed commercial use is contiguous to an parcel in the R-1, R-2 or R-3 districts, the Planning Commission may require an additional buffer consisting of a ten (10) foot side and/or rear setback, a four (4) foot high landscaped berm or solid fence up to six (6) feet in height, or any combination thereof.
- D. Building Height. Except as a part of a Planned Unit Development, no structure in the C-3 District shall exceed the lesser of four (4) stories or fifty (50) feet in height.
- E. Living Area: No dwelling unit shall be constructed in the C-3 District which has less than five hundred (500) square feet of living area.
- F. Lot Coverage: Up to 100% of the parcel area may be covered by buildings.

SECTION 1504 UPPER STORY DWELLINGS

- A. Upper story dwellings are permitted in existing structures within the C-3 district. New structures proposing upper story dwellings shall be governed as a mixed use.
- B. Upper story dwellings shall be accessed by a secure entrance dedicated for the exclusive use of building residents and guests.
- C. No commercial or office use shall be located on the same floor as a residential use.
- D. No dwelling unit shall exceed a maximum of two (2) bedrooms.
- E. Each dwelling unit shall have a minimum floor area of five hundred (500) square feet.
- F. A basic site plan shall be required and reviewed by the Zoning Administrator per [Section 2201, A.](#)

SECTION 1505 Street/ Ground Floor Accessory Dwelling Standards

- A. Street/Ground Floor Accessory Dwellings are permitted in existing structures within the C-3 district. New structures proposing lower story dwellings shall be governed as a mixed use.
- B. Street/Ground Floor Accessory Dwellings shall be accessed by a secure and separate entrance dedicated for the exclusive use of building residents and guests.
- C. Street/Ground Floor Accessory Dwellings shall have a maximum of three (3) bedrooms.
- D. Street/Ground Floor Accessory Dwellings shall have a minimum floor area of five hundred (500) square feet.
- E. The core living area of a Street/Ground Floor Accessory Dwelling is defined as the common living area and kitchen and shall exclude all bathrooms, closets, porches, decks, and storage areas.
- F. The core living area of any Street/Ground Floor Accessory Dwelling shall be a minimum of three hundred (300) square feet.

- G. Bedrooms of Street/Ground Floor Accessory Dwellings shall have a minimum floor area of one hundred (100) square feet.
- H. Forty (40%) percent of the Street/Ground Floor Accessory Dwelling shall be reserved for commercial space. This reservation of commercial space shall front/align with the public road (not alley) and shall extend into the building for forty (40%) of the Street/Ground Floor area.
- I. All Street/Ground Floor Accessory Dwellings shall meet all applicable Local, State and Federal Building Codes.

SECTION 1506 Lower Floor Accessory Dwelling Standards

- A. Lower Floor Accessory Dwellings are permitted in existing structures within the C-3 district. New structures proposing lower story dwellings shall be governed as a mixed use.
- B. Lower Floor Accessory Dwellings shall be accessed by a secure and separate entrance dedicated for the exclusive use of building residents and guests.
- C. Lower Floor Accessory Dwellings shall have a maximum of three (3) bedrooms.
- D. Lower Floor Accessory Dwellings shall have a minimum floor area of five hundred (500) square feet.
- E. The core living area of a Lower Floor Accessory Dwelling is defined as the common living area and kitchen and shall exclude all bathrooms, closets, porches, decks, and storage areas.
- F. The core living area of any Lower Floor Accessory Dwelling shall be a minimum of three hundred (300) square feet.
- G. Bedrooms of Lower Floor Accessory Dwellings shall have a minimum floor area of one hundred (100) square feet.
- H. All Lower Floor Accessory Dwellings shall meet all applicable Local, State and Federal Building Codes