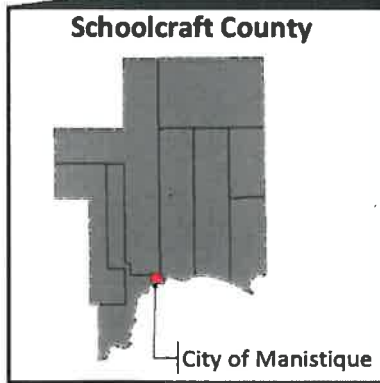
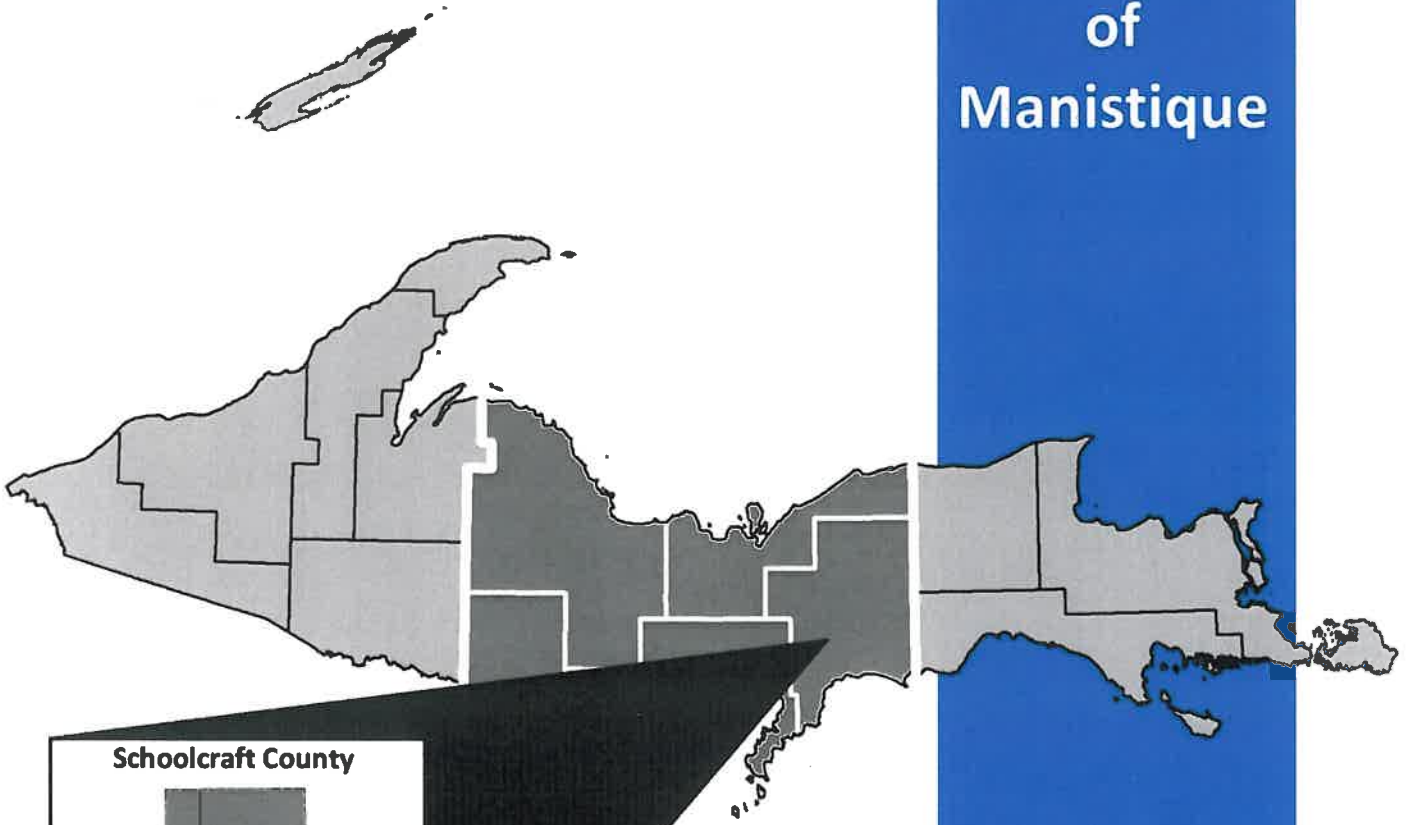


City of Manistique



Zoning Ordinance

Printed: April 4, 2011

- (1) Flowering crabapple
- (2) Russian olive
- (3) Mountain ash
- (4) Redbud
- (5) Rose of Sharon
- e. Large Deciduous Shrubs Four (4) feet in height
 - (1) Honeysuckle
 - (2) Viburnum
 - (3) Mock-Orange
 - (4) Forsythia
 - (5) Lilacs
 - (6) Ninebark
- 3. Trees not permitted
 - a. Box elder
 - b. Soft maples
 - c. Elms
 - d. Poplars
 - e. Ailanthus (Tree of Heaven)
 - f. Jack pine

(C) Time of completion of plantings. All plantings required by this Ordinance shall be installed prior to occupancy or commencement of use. Where compliance is not possible because of the season of the year, the Zoning Administrator shall grant an appropriate delay. Any zoning compliance permit may be revoked, after 30 days written notice to the person assessed for taxes on the affected lot and to the occupant, whenever plantings are not maintained as required in this Ordinance.

Section 415 Fences

(A) Permit Requirements (Amended 2.25.08)

1. Any person desiring to build or replace an existing fence or cause to be built a fence upon property within the City of Manistique must first apply to the Zoning Administrator for a permit.
2. Application for a permit shall include drawings necessary for the determination of whether the erection of such fence would be contrary to the provisions of the City of Manistique Zoning Ordinance or the laws of the State of Michigan.
3. Verification of property lines is required prior to obtaining a fencing permit. Verification can be accomplished by a survey performed by a licensed surveyor, or written permission by adjoining property owners that they agree on location of property line.
4. The construction under a permit issued under the provisions of this ordinance must be completed within six (6) months from the date of issuance. The Zoning

Administrator shall have the authority to grant one additional six-month extension to the permit period.

5. Permit fees shall be established by the Manistique City Council.

(B) Construction and Maintenance

1. Every fence shall be constructed in a substantial, workmanlike manner and of materials reasonably suited for the purpose for which the fence is intended.
2. Every fence shall be maintained in good repair. Any fence which is, or has become, dangerous to the public safety, health or welfare is declared a public nuisance and shall be required to be repaired or removed within 180 days of notice.
3. Wood fences shall be constructed of new materials and preserved in a manner to maintain the fence in good structural condition and appearance.
4. Metal fences shall be constructed of new material, treated in a manner to prevent rust or corrosion.
5. Fence materials must be comparable to those manufactured for fencing purposes. Alternate materials, design and method of construction may be approved, if the Zoning Administrator finds that the proposed design is satisfactory and complies with the intent and provisions of this ordinance.

- (C) All fences shall be erected so that the finish face of the fences faces the outside property, with any visible posts or supports being located on the inside of the fence or structure.

(D) Height Requirements

1. Fences or Hedges in Non-Industrial Districts: Fences or hedges not exceeding six (6) feet in height may be located in the rear yard of any lot, except in the industrial district. Fences or hedges not exceeding six (6) feet in height may be allowed in the side yard of any lot, except in the industrial district. Fences are prohibited in the front yard of any lot, except in the industrial district. Hedges not exceeding three (3) feet in height may be located in the front yard of any lot, along side lot lines only. Hedges and fences are prohibited along all front lot lines, except in the industrial district. No fence or hedge shall intrude into or break the vertical plane of the property line. Shrubs and trees planted for purposes of maintaining a hedge shall be placed so that the trunk or main stem of the plant is no closer than three (3) feet from any lot line.
2. Fences in the Industrial (I-1) District: In the industrial district, fences not to exceed ten (10) feet in height are permitted on all lot lines. If barbed wire is

used in conjunction with chain link fencing, the barbed wire must be at least six (6) feet off the ground.

3. Supportive/Decorative Structures: Supporting posts shall not exceed six (6) feet in height; supporting posts with decorative attachments shall not exceed six and one-half (6-1/2) feet in height. This does not include posts in industrial district.
4. Prohibited Materials: Use of barbed wire, razor wire, electrified materials or a single strand of material as a fencing material is prohibited, except that barbed wire may be used in conjunction with chain link fence at least six (6) feet in height in the industrial district.

Section 416 Planned Unit Development

(A) **Intent**: To permit greater flexibility in the use and design of structures and land in situations where modifications of specific provisions of this Ordinance will not be contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the neighborhood in which they occur. A Planned Unit Development (PUD) should result in development which maximizes the provision of open space, preserves natural features, and provides a harmonious arrangement of structures and uses. More than one principal use and/or structure per lot may be permitted.

(B) **Eligibility**: In order to be approved by the City of Manistique Planning Commission, a proposed Planned Unit Development shall:

1. Be located on a parcel at least two acres in size.
2. Provide for open space and preservation of natural features; clustered development and similar design methods are encouraged.
3. Minimize the amount of impervious surface created.
4. Provide a harmonious and efficient arrangement of all structures and uses in relation to topography, the size and type of plot, the character of adjoining property, and the type and size of buildings. Arrangement of buildings shall be done in such a way to utilize natural topography, existing vegetation and views within and beyond the site.

(C) **Application and Modification Powers**: The applicant shall submit an application to the Planning Commission in accordance with the procedures in Sections 416(D) through 416 (F).

In acting upon the application, the Planning Commission may alter setback requirements, building size limits, off-street parking regulations, landscaping rules, and density and intensity

CITY OF MANISTIQUE
300 N. MAPLE ST
MANISTIQUE, MI

City/County
Building Code Administrator
City of Manistique Zoning Administrator
Greg Hase
(906)341-6624

City of Manistique
(906)341-2290

ZONING COMPLIANCE PERMIT

Owner _____ Telephone #(____) ____ - _____
Address _____
City _____ State _____ Zip _____
Tax ID# ____ - ____ - ____ - ____ Township _____ Range _____ Section _____

Legal
Description _____

INSTRUCTIONS FOR SITE PLAN OR PLOT:

Your application will not be processed unless this form has been completed correctly and in its entirety (front and back).
For site drawing, PLEASE USE A STRAIGHT EDGE.

1. Site plan must show
 - A. Complete drawing of entire property, including roads, with all property line dimensions.
 - B. All proposed structures with dimensions including height of building.
 - C. Distances between all property lines and all proposed structures outside walls. Where those distances exceed 100 feet, simply write "100+".

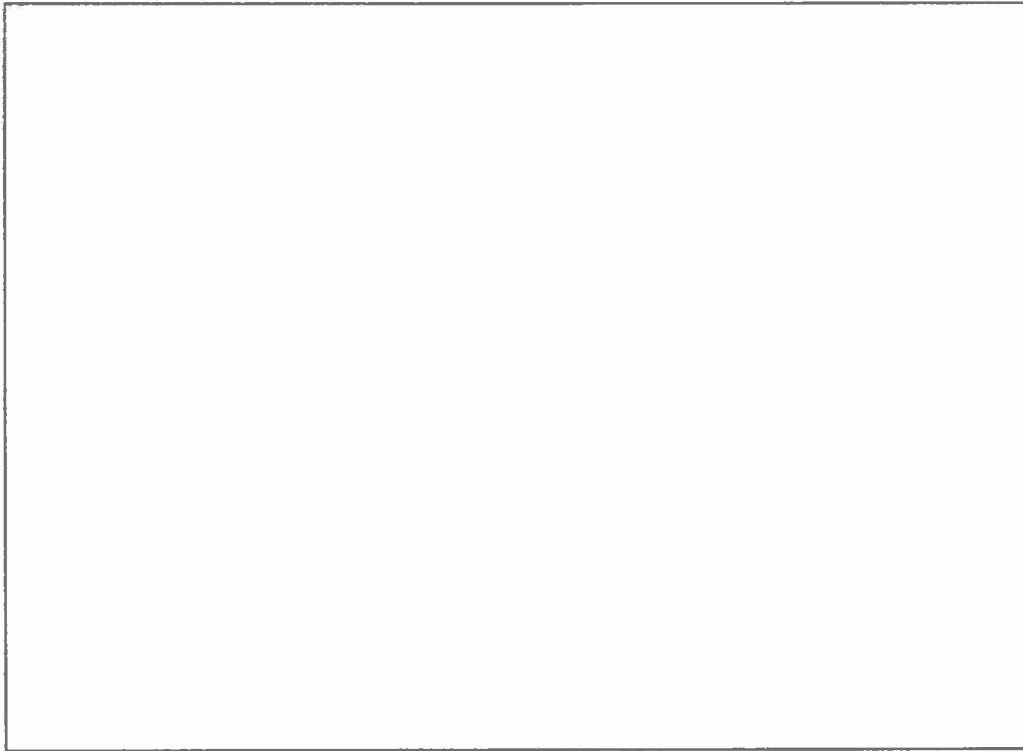
2. What will the new structure be used for such as:
Residential living () Residential Storage () Commercial/Industrial () Other () – please
Specify _____

3. List all other structures presently on the property:

NOTE: DEPENDING ON YOUR PLANS, OTHER REQUIRED PERMITS MAY INCLUDE BUT ARE BY NO MEANS LIMITED TO THE FOLLOWING; BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, SOIL EROSION AND SEDIMENTATION, WELL, SEPTIC, DUNES, WETLANDS, ETC. PLEASE CHECK WITH THE PROPER AUTHORITIES.

DRAW A SKETCH OF THE PROPERTY AND STRUCTURES WITH DIMENSIONS OF EACH. TOP OF PAGE IS NORTH.
PLEASE USE A STRAIGHT EDGE FOR THE SITE PLAN DRAWING.

N



S

*** DO NOT WRITE BELOW THIS LINE – FOR ZONING DEPARTMENT USE ONLY ***

Existing use: _____

Proposed use: _____

Zoning District: _____ Approved _____ Denied _____

Restrictions or Conditions _____

Date Issued: _____ Expiration Date: _____

Zoning Fee Paid? Yes _____ No _____ Amount _____

Date: _____ Zoning Administrator _____

