

CITY OF MUSKEGON

PLANNING COMMISSION MEETING

March 12, 2026 @ 4:00 PM

**MUSKEGON CITY COMMISSION CHAMBERS
933 TERRACE STREET, MUSKEGON, MI 49440**

☐ **CALL TO ORDER:**

☐ **ROLL CALL:**

☐ **APPROVAL OF MINUTES:**

A. Approval of minutes from the regular Planning Commission meeting of February 12, 2026. Planning

☐ **PUBLIC HEARINGS:**

A. Case 2026-05: Staff-initiated request to amend Article II (Definitions) of the zoning ordinance to create definitions for "Public Access" and "Waterfront Public Access." Planning

B. Case 2026-06: Staff-initiated request to amend Sections 403, 702, 802, 902, 1102, 1302, 1402, 1502, 1802, and 1902 and Article XX of the zoning ordinance to require all Planned Unit Developments and Specific Development Plans in these zoning districts to include waterfront public access requirements. Planning

C. Case 2026-07: Staff-initiated request to amend the zoning ordinance by eliminating B-3, Central Business, and RT, Two-Family Residential districts, and all other references to these districts in the zoning ordinance.
Planning

D. Case 2026-08: Staff-initiated request to amend Section 404 of the zoning ordinance to establish maximum lot widths in R, Neighborhood Residential districts. Planning

E. Case 2026-09: Staff-initiated request to amend Sections 703, 803, and 903 to set minimum density requirements for multi-family housing districts.
Planning

☐ **UNFINISHED BUSINESS:**

A. 2026 Goal Setting Planning

☐ **NEW BUSINESS:**

☐ **ANY OTHER BUSINESS:**

☐ **GENERAL PUBLIC COMMENT:**

► Reminder: Individuals who would like to address the City Commission shall do the following: ► Fill out a request to speak form attached to the agenda or located in the back of the room. ► Submit the form to the City Clerk. ► Be recognized by the Chair. ► Step forward to the microphone. ► State name. ► Limit of 3 minutes to address the Commission.

☐ **ADJOURNMENT:**

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETINGS OF THE CITY OF MUSKEGON AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

To give comment on a live-streamed meeting the city will provide a call-in telephone number to the public to be able to call and give comment. For a public meeting that is not live-streamed, and which a citizen would like to watch and give comment, they must contact the City Clerk's Office with at least a two-business day notice. The participant will then receive a zoom link which will allow them to watch live and give comment. Contact information is below. For more details, please visit:

www.shorelinecity.com

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting with twenty-four (24) hours' notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or by calling the following:

Ann Marie Meisch, MMC. City Clerk. 933 Terrace St. Muskegon, MI 49440. (231)724-6705.
clerk@shorelinecity.com

CITY OF MUSKEGON

PLANNING COMMISSION MEETING

February 12, 2026 @ 4:00 PM
MUSKEGON CITY COMMISSION CHAMBERS
933 TERRACE STREET, MUSKEGON, MI 49440
MINUTES

CALL TO ORDER

L. Willett-Leroi called the meeting to order at 04:03 PM, and a roll call was taken.

ROLL CALL

Members Present: K. Johnson, J. Seyferth, S. Blake, S. Gawron, and L. Willett-LeRoi

Member(s) Absent: L. Simmons II, M. DeLaGarza

Member(s) Excused: D. Keener, B. Mazade

Staff Present: M. Franzak and S. Romine

Others Present:

APPROVAL OF MINUTES

A. Approval of the minutes from the regular meeting on January 15, 2026. Planning

A motion to approve the Minutes of the regular Planning Commission meeting on January 15, 2026, was made by Jonathan Seyferth, supported by S. Gawron, and unanimously approved.

PUBLIC HEARINGS

A. Case 2026-02: Request to amend Section 2321 of the zoning ordinance to allow wireless communication service facilities (cell towers) as a special use permitted at a specific location at 1800 Peck St (Marsh Field), by Vertical Bridge. Planning

SUMMARY

The zoning ordinance defines a Wireless Communication Support Facilities (WCSF) as "A monopole, guyed, or lattice type tower designed for the attachment of or as support for wireless communication antennas or other antennas."

WCSF's are allowed as a special use permitted in eight specific locations throughout the city. A specific location at Marsh Field (behind the center field fence) was approved as a location in January 2020. However, a WCSF was never approved for a special use permit as nobody ever applied.

This proposed amendment will slightly increase the area where a WCSF could be placed. This will allow for a taller structure than was previously proposed. A taller structure will accommodate co-location of services.

If this ordinance amendment is approved, a company may apply for a special use permit for a WCSF at this location. If it is denied, a company could apply for a special use permit for a WCSF at the already approved location at Marsh Field (same location, just smaller area).

This request was brought forward by a private company, Verticle Bridge. They will be hosting an informational meeting at City Hall on February 11 from 4:30-6:30pm. A Connect Muskegon page has been made for this request and can be viewed at the link below.

<https://muskegon-mi.civilspace.io/en/projects/marsh-field-cell-tower>

Please see the attached zoning ordinance excerpt for WCSF's.

STAFF RECOMMENDATION

I move the request to amend Section 2321 of the zoning ordinance to allow wireless communication service facilities as a special use permitted at the location identified in the survey, be recommended to the City Commission for approval.

PUBLIC HEARING COMMENCED:

None

CLOSE PUBLIC HEARING - MOTION

A motion to close the public hearing was made by J. Seyferth, supported by K. Johnson, and unanimously approved.

MOTION PASSED

MOTION

Motion by K. Johnson, seconded by S. Gawron, move that the request to amend Section 2321 of the zoning ordinance to allow wireless communication service facilities as a special use permitted at the location identified in the survey, be recommended to the City Commission for approval.

ROLL VOTE: Ayes: L. Willett-Leroi, J. Seyferth, K. Johnson, S. Gawron, and S. Blake.
Nays: None.

MOTION PASSED

B. Case 2026-03: Request to amend the zoning ordinance to define veterinary clinic and to allow them in several zoning districts (B-2, B-4, FBC-MS, FBC-NE, FBC-NC, FBC-MSW, LFBC-LC, LFBC-HC). Planning

SUMMARY

An existing veterinary clinic on Sherman Blvd would like to move to another facility, but they have found limited options because of the current zoning regulations. After researching the ordinance, staff is recommending to make amendments that would allow this type of use in more zoning districts.

There currently is not a definition for veterinary clinics in the zoning ordinance, although they are allowed in limited districts. The ordinance references veterinary clinics with or without outdoor kennels.

Proposed definition — Veterinary clinic: A facility where animals are given medical care and the boarding of animals is limited to short-term care incidental to the clinic use.

There is already a definition for commercial kennel and outdoor kennel in the zoning ordinance.

Kennel, Commercial: Any premises on which more than three dogs or more than four cats, older than four months old, are kept or any premises which offers cats or dogs for sale on a reoccurring basis (more than once per year).

Kennel, Outdoor: Any business that includes outdoor pens where pets are housed, boarded, bred, or trained.

Veterinary clinics without outdoor kennels are currently allowed as a special use permitted in B-2 districts and as a permitted use by right in B-4 districts.

Veterinary clinics with outdoor kennels are currently allowed as a use by right in I-1 and I-2 districts.

Commercial kennels are currently a special use permitted in B-4 districts and as a

permitted use by right in I-1 and I-2 districts.

Within the Form Based Code, veterinary clinics are currently only allowed as a use by right in "flex buildings" within FBC-Neighborhood Edge and FBC, Neighborhood Core context areas. They are not allowed at all in the Lakeside Form-Based Code. Staff believes this type of use would be compatible with more building types and more context areas.

Staff is proposing to allow veterinary clinics without outdoor kennels in the following form-based code context areas (P=Permitted, S=Special Use):

FBC, NE - Mixed Use (S), Retail (P), Flex (S), Cottage Retail (P), Live/Work (P)
FBC, NC - Mixed Use (S), Retail (P), Flex (S), Cottage Retail (P), Live/Work (P), L Multiplex (S)
FBC, MS - Mixed Use (S), Retail (P), Flex (S), Live/Work (P), L Multiplex (S)
FBC, MSW - Mixed Use (S), Retail (P), Flex (S), Live/Work (P), L Multiplex (S)
LFBC, LC - Mixed Use (S), Retail (P)
LFBC, HC - Mixed Use (S), Retail (P)

Please see the attachment on the different building types in the form-based code.

STAFF RECOMMENDATION

I move that the amendments to veterinary clinics be recommended to the City Commission for approval as proposed.

PUBLIC HEARING COMMENCED

None.

CLOSE PUBLIC HEARING - MOTION

A motion to close the public hearing was made by J. Seyferth, supported by K. Johnson, and unanimously approved.

MOTION

Motion by J. Seyferth, second by K. Johnson, move that the amendments to veterinary clinics be recommended to the City Commission for approval as proposed.

ROLL VOTE: Ayes: L. Willett-Leroi, S. Gawron, J. Seyferth, K. Johnson, and S. Blake.

Nays: None.

MOTION PASSED

UNFINISHED BUSINESS

None.

NEW BUSINESS

A. 2026-04: Request to amend the Planned Unit Development at Hartshorn Village (0 Boardwalk Cove Dr, parcel #24-427-000-0000-00), by Hartshorn Village. Planning

SUMMARY

The original PUD was approved in January 2022. It was amended in March 2022 to replace 17 single-family houses with a condominium building. It was amended again in January 2023 to reduce the number of single-family houses and to eliminate the condominium building and replace it with the boat storage building. It was amended again in July 2024 to add fuel storage tanks outside the boat storage building.

This request is to alter the walking paths, add two more single-family houses, and to change the topography.

One walking path that leads to the bike path will be eliminated, and the other will be repositioned. This will make way for two more residential units, for a total of 22 single-family houses within the development. There were discussions about a potential 23rd lot to be located within the small traffic island (between the western ingress/egress points). However, the small size of land would require more details to explain how it would be developed.

The topography of the lots will also change to a less elevated position. About half the amount of fill dirt will be brought on site as originally proposed.

Please see the attached currently approved site plan and the proposed site plan.

If the Planning Commission chooses, this case may be approved as a minor request without the need for a public hearing.

STAFF RECOMMENDATION

I move to approve the amended Hartshorn Village Planned Unit Development as proposed as a minor amendment.

MOTION

Motion by J. Seyferth, second by K. Johnson, to approve the amendment to the Hartshorn Village Planned Unit Development, adding lot 21, as it is a minor amendment.

ROLL VOTE: Ayes: L. Willett-Leroi, S. Gawron, J. Seyferth, S. Blake, and K. Johnson.

Nays: None.

MOTION PASSED

ANY OTHER BUSINESS

A. Election of Officers Planning

SUMMARY

The board must elect a Chairperson and Vice-Chairperson.

The current Chairperson is Lea Willett-LeRoi, and the Vice-Chairperson is Destinee Keener.

MOTION

A motion by K. Johnson, seconded by S. Blake, to elect L. Willett-Leroi as Chairperson and D. Keener as Vice-Chairperson.

ROLL VOTE: Ayes: K. Johnson, J. Seyferth, S. Blake, L. Willett-Leroi, and S. Gawron.

Nays: None.

MOTION PASSED

B. Planning Commission representative on the Zoning Board of Appeals

Planning

SUMMARY

It is required that one Planning Commissioner hold a seat on the Zoning Board of Appeals. Staff is asking the Planning Commission to discuss who they would like to represent the Planning Commission on the Zoning Board of Appeals.

MOTION

A motion by K. Johnson, seconded by J. Seyferth, to nominate S. Gawron as the Planning Commissioner representative on the Zoning Board of Appeals.

ROLL VOTE: Ayes: K. Johnson, J. Seyferth, S. Blake, L. Willett-Leroi, and S. Gawron.

Nays: None.

MOTION PASSED

C. 2026 Planning Commission Goal Setting Planning

SUMMARY

The Planning Commission will set their goals for the 2026 calendar year. Board members have been asked to review the attached materials to discuss their preferences at the meeting.

Discussion continued about the goals that the Planning Commission would like to set for 2026. Because the full Planning Commission is not present, these discussions are ongoing.

GENERAL PUBLIC COMMENT

None.

ADJOURNMENT

The Planning Commission meeting adjourned at 5:28 PM.

Respectfully Submitted,

Ann Marie Meisch, MMC City Clerk



Agenda Item Review Form

Muskegon Planning Commission

Commission Meeting Date: March 12, 2026	Title: Case 2026-05: Staff-initiated request to amend Article II (Definitions) of the zoning ordinance to create definitions for "Public Access" and "Waterfront Public Access."							
Submitted by: Mike Franzak, Planning Director	Department: Planning							
Brief Summary: Staff-initiated request to amend Article II (Definitions) of the zoning ordinance to create definitions for "Public Access" and "Waterfront Public Access."								
Detailed Summary & Background: Staff is proposing to create zoning definitions for "public access" and "waterfront public access." These definitions will be used in the zoning amendment in the following case on the agenda. Please note that there is already a definition for "common open space," which is defined as "open space which is held for the collective use and enjoyment of the owners, tenants, or occupants of a single development." These two new definitions are intended to differentiate between public access and access provided to tenants of a particular development.								
Goal/Focus Area/Action Item Addressed: <u>Key Focus Areas:</u> <u>Goal/Action Item:</u> 2027 Goal 1: Destination Community & Quality of Life								
Amount Requested: N/A	Budgeted Item: <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 15%;">Yes</td> <td style="width: 15%;">☐</td> <td style="width: 15%;">No</td> <td style="width: 15%;">☐</td> <td style="width: 15%;">N/A</td> <td style="width: 15%;">☒</td> <td style="width: 15%;">☐</td> </tr> </table>	Yes	☐	No	☐	N/A	☒	☐
Yes	☐	No	☐	N/A	☒	☐		
Fund(s) or Account(s): N/A	Budget Amendment Needed: <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 15%;">Yes</td> <td style="width: 15%;">☐</td> <td style="width: 15%;">No</td> <td style="width: 15%;">☐</td> <td style="width: 15%;">N/A</td> <td style="width: 15%;">☒</td> <td style="width: 15%;">☐</td> </tr> </table>	Yes	☐	No	☐	N/A	☒	☐
Yes	☐	No	☐	N/A	☒	☐		
Recommended Motion: I move the request to amend Article II of the zoning ordinance to create definitions for "Public Access" and "Waterfront Public Access" be recommended to the Commission for approval.								
Approvals:	Guest(s) Invited / Presenting:							

Immediate Division Head	X		No
Information Technology			
Other Division Heads			
Communication			
Legal Review			

ARTICLE II – DEFINITIONS

Patio: An uncovered, paved outside area used for several purposes including leisure, social gatherings, etc. Patios may be attached to a home or a separate area; they may be made from concrete, paving bricks or created from other similar products.

Planning Commission: The Planning Commission of the City of Muskegon as provided in Act 285 of 1931, as amended, and appointed pursuant to the City Code of Ordinances.

Planned Unit Development: A tract of land or lot, developed under single ownership or management as a separate neighborhood or community unit. The development shall be based on an approved site plan which allows flexibility of design not available under normal zoning district requirements. The plan may contain a mixture of housing types, commercial and industrial uses, common open space and other land uses as provided in this Ordinance.

Plat: A map of a subdivision of land recorded with the Register of Deeds pursuant to the Subdivision Control Act of 1967 or a prior statute.

Porch: A covered entrance to a building, projecting from the wall.

Poultry: Domestic fowl such as chickens, turkeys, ducks, and geese.

Principal Building: The main building on a lot in which the principal use exists or is served by.

Principal Use: The main use to which the premises are devoted and the main purpose for which the premises exist.

Private Road: A private way or means of approach which meets the requirements of this Ordinance to provide access to two (2) or more abutting lots, and which is constructed and maintained by the owner or owners and is not dedicated for general public use.

Prohibited Use: A use of land which is not explicitly permitted within a particular zoning district.

Public Access: The legal right and physical ability for members of the general public to enter, pass through, and use land, water, buildings, or facilities, either permanently or during specified hours. Public access may be provided through fee simple dedication, easement, license, covenant, or other legally enforceable instrument approved by the City.

Public access areas may include, but are not limited to, sidewalks, trails, waterfront walkways, plazas, parks, open spaces, and publicly accessible interior spaces. Such areas shall be:

1. Open and unobstructed to the general public without discrimination.
2. Clearly marked with signage indicating public availability and hours of operation, where applicable.
3. Maintained in a safe and usable condition by the property owner unless otherwise accepted for public maintenance.
4. Designed to comply with applicable accessibility laws and building codes.

5. Subject only to reasonable time, place, and manner restrictions necessary to protect public safety and property.

Public access does not require public ownership unless specifically stated and may remain under private ownership provided the required access rights are legally recorded and enforceable.

Public Water Course: A stream or creek which may or may not be serving as a drain as defined by Act 40 of Public Acts of 1956, as amended, being Sections 280.1 to 280.623 of the Compiled Laws of 1948 or successor act: or any body of water which has definite banks, a bed and visible evidence of a continued flow or occurrence of water.

Public Service: Public service facilities within the content of this Ordinance shall include such uses and services as election polling places, pumping stations, fire halls, police stations, public health activities, and similar uses including essential services.

Public Utility: A person, firm, or corporation, municipal department, board, or commission duly authorized to furnish, and furnishing under Federal, State, County, or Municipal regulations to the public: gas, steam, electricity, sewage, disposal, communication, transportation, or water services.

Replacement Cost: Cost of replacing a structure or building at current costs at the time of the loss, identical to the one that was destroyed, without application of depreciation.

Room: For the purpose of determining lot area requirements and density in a multiple-family district, a room is a living room, dining room or bedroom, equal to at least eighty (80) square feet in area.

Recreational Vehicle Park: All lands and structures which are owned and operated by private individuals, a business or corporation which are predominantly intended to accommodate recreational vehicles and provide for outdoor recreational activities.

Recreational Vehicle: A vehicle primarily designed and used as a temporary living quarters for recreational, camping, or travel purposes, including a vehicle having its own motor power or a vehicle mounted on or drawn by another vehicle (Act 96, Michigan Public Acts of 1987, as amended or successor acts).

Repair: The reconstruction or renewal of any part of an existing building for the purpose of maintenance.

Restoration: The reconstruction or replication of an existing building's original architectural features.

Right-of-Way: A street, alley, or other thoroughfare or easement permanently established for passage of persons, vehicles, or the location of utilities. The right-of-way is delineated by legally established lines or boundaries.

Rooming House: A dwelling structure having single rooms for rent and having no common areas except common places for the taking of meals, or baths, or laundry facilities, and not defined as a tourist home, or state licensed residential facility.

Rubbish: See Solid Waste.

ARTICLE II – DEFINITIONS

Triplex: A medium-sized structure designed for occupancy by three families living independently of each other.

Underground Storage Tank: A tank or combination of tanks, including underground pipes connected to the tank or tanks or underground ancillary equipment containment systems, if any, which is, was, or may have been, used to contain an accumulation of regulated substances and the volume of which, including the volume of the underground pipes connected to the tank or tanks is 10% or more beneath the surface of the ground.

Trailer (Utility): A vehicle that is not self propelled which is licensed by the State of Michigan and used for transporting materials in tow with a motor vehicle.

Use: The purpose for which land or a building is arranged, designed or intended, or for which land or a building is or may be occupied.

Utility Room: A room used primarily for storage, for housing a heating unit, or for laundry purposes.

Variance, Use: A modification of the literal provisions of the zoning ordinance which is authorized by the Zoning Board of Appeals when strict enforcement of the ordinance would cause unnecessary hardship for the property owner due to circumstances unique to the property. A use variance permits a use of land that is otherwise not allowed in that district.

Variance, Nonuse or Dimensional: A modification of the literal provisions of the zoning ordinance granted when strict enforcement of the zoning ordinance would cause practical difficulty owing to circumstances unique to the individual property. The crucial points of a nonuse or dimensional variance are practical difficulty and unique circumstances applying to the property. A nonuse or dimensional variance is not justified unless both elements are present in the case.

Vintage Shop: A retail establishment which sells vintage merchandise.

Vintage Merchandise: Furniture or clothing; esteemed for its collectability, artistry, beauty or period of origin; meeting the following criteria.

1. Clothing must be laundered and in like-new, ready to wear condition.
2. Furniture must have been previously restored to like-new condition through the process of reupholstering or renovation, prior to being brought on-site.

Walls, Obscuring: An obscuring barrier (not associated with a building) of definite height and location constructed of wood, masonry, concrete, or similar material, and which provides one hundred (100) percent opacity.

Waterfront Public Access: A publicly accessible area located along or immediately adjacent to a natural or man-made body of water, that is designed and maintained to provide the general public with physical and/or visual access to the water.

Waterfront Public Access areas may include, but are not limited to, pedestrian walkways, esplanades, promenades, overlooks, boardwalks, piers (where authorized), seating areas, landscaped open space, beaches, playgrounds and related improvements that facilitate safe and convenient public use.

Such access shall be provided in a manner that:

1. Ensures reasonably connected pedestrian circulation along the shoreline where practicable;
2. Is open to the general public without charge, except where specifically authorized by the city;
3. Is protected by a recorded public access easement, dedication, or other legally enforceable mechanism acceptable to the city; and
4. Is maintained in a safe, unobstructed, and usable condition by the property owner or other responsible party.

Waterfront Public Access shall not include private docks, private open space, or restricted areas not legally available for public use.

Wild Animal: Any living member of the animal kingdom, including those born or raised in captivity, except the following:

1. Domestic dogs (excluding hybrids with wolves, coyotes, or jackals)
2. Domestic cats (excluding hybrids with ocelots or margays)
3. Ferrets
4. Rodents
5. Caged, nonvenomous snakes
6. Captive-bred species of common cage birds.

Wind Turbine: A rotating machine which converts the kinetic energy in wind into mechanical energy. For the purpose of this ordinance, an anemometer is not classified as a wind turbine.

Wind Turbine Facility: An electric generating facility, whose main purpose is to supply electricity to sell to the grid, consisting of more than one wind turbine and other accessory structures and buildings.

Wireless Communication Antenna (WCA): Any antenna used for the transmission or reception of wireless communication signals excluding those used exclusively for dispatch communications by public emergency agencies, amateur radio antennas, satellite antennas, those which receive video programming services via multipoint distribution services which are one meter (39 inches) or less in diameter and those which receive television broadcast signals.

Wireless Communication Equipment Shelter: The structure, shelter, cabinet or vault in which the electronic receiving and relay equipment necessary for processing wireless telecommunications is housed together



Agenda Item Review Form

Muskegon Planning Commission

Commission Meeting Date: March 12, 2026	Title: Case 2026-06: Staff-initiated request to amend Sections 403, 702, 802, 902, 1102, 1302, 1402, 1502, 1802, and 1902 and Article XX of the zoning ordinance to require all Planned Unit Developments and Specific Development Plans in these zoning districts to include waterfront public access requirements.
Submitted by: Mike Franzak, Planning Director	Department: Planning
Brief Summary: Staff-initiated request to amend Sections 403, 702, 802, 902, 1102, 1302, 1402, 1502, 1802, and 1902 and Article XX of the zoning ordinance to require all Planned Unit Developments and Specific Development Plans in these zoning districts to include waterfront public access requirements.	
Detailed Summary & Background: In the city's zoning ordinance, every zoning designation has an option for a Planned Unit Development (PUD). In the R, Neighborhood zoning district, there is a requirement that any PUD that abuts water, at least 50% of the shoreline, as well as reasonable access to it, shall be part of the common open space land. Common open space is defined as "open space which is held for the collective use and enjoyment of the owners, tenants, or occupants of a single development." Staff is proposing to amend the ordinance to require "waterfront public access" rather than "common open space." Staff is also proposing to place this as a requirement for PUDs with other underlying zoning designations, including RM-1, RM-2, RM-3, B-2, B-4, I-1, I-2, LR, WM, and FBC. The Housing & Neighborhoods section of the master plan calls for new developments to provide public amenities for existing and future residents, including waterfront public access when applicable. This can be viewed on page 15 of the following link. Housing & Neighborhoods Master Plan A similar case to this was presented at the February 2025 Planning Commission meeting. That case was tabled and staff was asked to clarify the meaning of public access to the waterfront.	
Goal/Focus Area/Action Item Addressed: <u>Key Focus Areas:</u> <u>Goal/Action Item:</u>	

2027 Goal 1: Destination Community & Quality of Life

Amount Requested:

N/A

Budgeted Item:

Yes		No		N/A	X	
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Fund(s) or Account(s):

N/A

Budget Amendment Needed:

Yes		No		N/A	X	
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Recommended Motion:

I move the request to amend Sections 403, 702, 802, 902, 1102, 1302, 1402, 1502, 1802, and 1902 and Article XX of the zoning ordinance to require all Planned Unit Developments and Specific Development Plans in these zoning districts to include waterfront public access requirements be recommended to the City Commission for approval.

Approvals:

Immediate Division Head	X	
Information Technology		
Other Division Heads		
Communication		
Legal Review		

Guest(s) Invited / Presenting:

No

3. Bulk storage or the production of acetylene, natural gas, and oxygen or other highly explosive or toxic gases. The storage of such gases for use in a production process or of an industry, business, or health care facility shall not be considered bulk storage.
4. Chemical plants whose manufacturing process produce products which are hazardous materials as defined in the Fire Code.
5. Wind turbine Facilities.
6. Marihuana microbusinesses, designated consumption establishments, class B recreational grows, marihuana processing facilities without extraction methods classified as hazardous under the Michigan Building Code, and temporary marihuana events.
7. Uses similar to the above Special Land Uses Permitted.

SECTION 1502: PLANNED UNIT DEVELOPMENTS

Planned developments may be allowed by the Planning Commission under the procedural guidelines of Section 2101. The intent of Planned Unit Developments in the I-2 General Industrial District is to allow mixed land uses, which are compatible to each other. Where a development abuts a body of water, public access to the waterfront must be provided. The minimum threshold for this public access must be 50% of the shoreline. This percentage may be reduced with the addition of quality waterfront public access amenities as approved by the City Commission.

SECTION 1503: AREA AND BULK REQUIREMENTS

1. Minimum lot size: 43,560 sq. feet.
2. Maximum lot coverage:

Buildings: 85%
Pavement: 25%
3. Lot width: 150 feet (shall be measured at road frontage unless a cul-de-sac, then measured from setback).
4. Width to depth ratios: The depth of any lot(s) or parcel(s) shall not be more than three (3) times longer its width.
5. Height limit: 3 stories or 50 feet

Height measurement: In the case of a principal building, the vertical distance measured from the average finished grade to the highest point of the roof surface where the building line abuts the front yard, except as follows: to the deck line of mansard roofs, and the average height between eaves and the ridge of gable, hip, and gambrel roofs (see Figure 2-2). If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building (see Figure 2-3).

6. Front Setbacks:

ARTICLE XVIII – LR LAKEFRONT RECREATION DISTRICTS

PREAMBLE

The primary intent of the LR Lakefront Recreation District is to provide for areas abutting Muskegon Lake including Muskegon River and Lake Michigan to be utilized for both public and private recreational and recreation-oriented facilities. It is intended that any commercial facilities be limited to water related recreation activities.

SECTION 1800: PRINCIPAL USED PERMITTED

In the LR Lakefront Recreation District, no building or land shall be used and no building shall be erected, structurally altered, or occupied except for one (1) or more of the following specified uses, unless otherwise provided in this Ordinance.

1. Marinas for the berthing and servicing of boats, but without major repair or storage facilities.
2. Restaurants and cocktail lounges.
3. Hotels and motels.
4. Accessory buildings and accessory uses customarily incidental to the above Principal Uses Permitted.
5. Uses similar to the above Principal Uses Permitted.

SECTION 1801: SPECIAL LAND USES PERMITTED

The following uses, and their accessory buildings and accessory uses, shall be permitted under the purview of Section 2332 after review and approval of the use (and a site plan, if required) by the Planning Commission, after Public Hearing, subject to the applicable conditions, and any other reasonable conditions imposed by the Planning Commission:

1. Residential development projects.
2. Private clubs, lodge halls, social, or recreational uses.
3. Accessory buildings and accessory uses customarily incidental to the above Special Land Use Permitted.
4. Seasonal, recreational, camper and trailer parks, and facilities.
5. Uses similar to the above Special Land Uses Permitted.

SECTION 1802: PLANNED UNIT DEVELOPMENTS

Planned developments may be allowed by the Planning Commission under the procedural guidelines of Section 2101. The intent of Planned Unit Developments in the LR Lakefront Recreation Districts is to allow mixed land uses, which are compatible to each other, while prohibiting nonresidential uses which would not be compatible or harmonious with lakefront recreation activities, or residential dwellings. Where a development abuts a body of water, public access to the waterfront must be provided. The minimum threshold for this public access must

be 50% of the shoreline. This percentage may be reduced with the addition of quality waterfront public access amenities as approved by the City Commission.

SECTION 1803: AREA AND BULK REQUIREMENTS

1. Minimum lot size: 21,780 sq. feet.
2. Dedicated open space requirement: 15%
3. Maximum lot coverage:

Buildings: 60%
Pavement: 15%
4. Lot width: 150 feet (shall be measured at road frontage unless a cul-de-sac, then measured from setback).
5. Maximum building width: 50% (as a portion of the lot width).
6. Width to depth ratios: The depth of any lot(s) or parcel(s) shall not be more than three (3) times longer its width.
7. Height limit: 4 stories or 60 feet.

Height measurement: In the case of a principal building, the vertical distance measured from the average finished grade to the highest point of the roof surface where the building line abuts the front yard, except as follows: to the deck line of mansard roofs, and the average height between eaves and the ridge of gable, hip, and gambrel roofs (see Figure 2-2). If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building (see Figure 2-3).

8. Front Setbacks:

Minimum:

Expressway or Arterial Street: 30 feet
Collector or Major Street: 20 feet
Minor Street: 10 feet

9. Rear setback: 10 feet
10. Setback from the ordinary high-water mark or wetland: 75 feet (principal structures only).
11. Side setbacks:

1-story: 8 feet and 12 feet
2-story: 10 feet and 14 feet
3-story: 12 feet and 16 feet
4-story: 16 feet and 20 feet

7. Uses similar to the above Special Land Uses Permitted.

SECTION 1902: PLANNED UNIT DEVELOPMENTS

Planned developments may be allowed by the Planning Commission under the procedural guidelines of Section 2101. The intent of Planned Unit Developments in the WM Waterfront Marine Districts is to allow mixed land uses, which are compatible to each other, while prohibiting uses which would not be compatible or harmonious with permitted uses. Where a development abuts a body of water, public access to the waterfront must be provided. The minimum threshold for this public access must be 50% of the shoreline. This percentage may be reduced with the addition of quality waterfront public access amenities as approved by the City Commission.

SECTION 1903: AREA AND BULK REQUIREMENTS

1. Minimum lot size: 21,780 sq. feet.
2. Density (see definition in Article II): 24 dwelling units per buildable acre.
3. Dedicated open space requirement: 15%
4. Maximum lot coverage:

Buildings: 60%

Pavement: 25%
5. Lot width: 150 feet (shall be measured at road frontage unless a cul-de-sac, then measured from setback).
6. Maximum building width: 50% (as a portion of the lot width).
7. Width to depth ratios: The depth of any lot(s) or parcel(s) shall not be more than three (3) times longer its width.
8. Height limit: 4 stories or 60 feet

Height measurement: In the case of a principal building, the vertical distance measured from the average finished grade to the highest point of the roof surface where the building line abuts the front yard, except as follows: to the deck line of mansard roofs, and the average height between eaves and the ridge of gable, hip, and gambrel roofs (see Figure 2-2). If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building (see Figure 2-3).

9. Front Setbacks:

Minimum:

Expressway or Arterial Street: 30 feet

Collector or Major Street: 20 feet

Minor Street: 10 feet

10. Rear setback: 10 feet

2002.00 APPLICABILITY

The City of Muskegon Form Based Code shall apply to development within the boundaries of the Form Based Code District depicted on the City of Muskegon official Zoning Map. Development shall include the following:

- A. New development.
- B. Modifications to existing buildings:
 - 1. Building Footprint. Increasing or decreasing a building footprint by twenty-five percent (25%) or greater in area or when the cost of the addition is greater than or equal to fifty percent (50%) of the current assessed value of the building or structure. Phased construction to avoid compliance with this standard or breaking up construction such that the thresholds are avoided shall be prohibited.
 - 2. Building Facade.
 - i. Increasing or decreasing the building façade transparency by more than fifty percent (50%). Phased construction to avoid compliance with this standard or breaking up construction such that the 50% threshold is avoided shall be prohibited.
 - ii. Building facades over 50 years are exempt from the City of Muskegon Form Based Code, except existing window and door openings shall remain, in addition to existing building materials, unless the Planning Commission deems the frontage as not having historic value.
 - iii. For properties listed in the State or National Register of Historic Places or are located within a Local Historic District, the Secretary of Interior Standards for Rehabilitation shall supercede this Form Based Code.
- C. Any change in land use impacting parking requirements.
- D. The Planning Commission may, at the request of the applicant, waive the applicability of this Code upon a finding that adhering to the Code would place undue hardship on the applicant. Should the Planning Commission waive the applicability of the Form Based Code, the underlying district provisions shall apply.

2002.01 SITE PLAN / PLOT PLAN PROCEDURES

- A. Full Site plan/plot plan. To expedite the development process, development within the City of Muskegon Form Based Code that complies with the provisions of this Code shall require full site plan or plot plan review and approval by the City's Zoning Administrator or Building Official.
 - 1. Section 2303 in the City of Muskegon Zoning Ordinance shall govern the type of submittal required, being either a full site plan or plot plan.
 - 2. Review and approval shall be conducted by the City's Building Official for single-family detached dwellings and modifications to comply with accessibility requirements.
 - 3. All other development activities outlined in Section 2303 shall require review and approval of the City's Zoning Administrator.
- B. Site Plan review procedures and requirements. Site plan submittal and review shall follow the processes set forth in Sections 2303 of the City of Muskegon Zoning Ordinance. Site plan required data shall adhere to Section 2303 of the City of Muskegon Zoning Ordinance, unless waived or required by the City's Zoning Administrator per Section 2303, 8.
- C. Planning Commission review. Full site plan review by the Planning Commission shall be required for any Special Land Use or Specific Development Plan. Review standards are included in Section 2303, 11 of the City of Muskegon Zoning Ordinance. Special Land Use standards specific to special uses regulated in this Form Based Code are included in Section 2005.
- D. Specific Development Plan. A Specific Development Plan is intended to allow applicants development flexibility to address market conditions and opportunities, including the master planning of large lots exceeding the maximum block dimensions as outlined in Section 2004, as well as the consolidation of multiple properties to create predictable and market responsive development for the area. Specific Development Plans shall be required for any Major Departure as outlined in this Section 2002.03 (form based code departures).
 - 1. Specific Development Plan requirements. A Specific Development Plan shall include a full site plan and required data as outlined in Section 2303, 11.

2. Additional requirements include: A plan depicting the proposed Context Areas for the subject site(s) if major departures from the Context Area boundaries are requested. **Where a development abuts a body of water, public access to the waterfront must be provided. The minimum threshold for this public access must be 50% of the shoreline. This percentage may be reduced with the addition of quality waterfront public access amenities as approved by the City Commission**
3. Public Hearing: The applicant and/or Planning Commission may request a public hearing for a Specific Development Plan. A public hearing, pursuant to the Michigan Zoning Enabling Act, shall be required for a major departure of Context Area boundary.
4. Planning Commission action: The Planning Commission shall review and approve, with or without conditions, the full site plan upon the following findings:
 - i. The Context Areas provide a seamless transition from adjacent, existing districts and uses to the proposed subject site(s).
 - ii. Internal circulation and layout of lots fosters a walkable, urban area by adhering to the maximum block lengths as outlined in Section 2004.
 - iii. Roadways are interconnected and provide safe areas for walking and biking.

or applicant, waive certain major deviations to context area boundaries, building frontage standards and building type standards. Table 2002.03b provides a summary of major departures.

- C. Findings for Code Departures. The applicable reviewing body shall find that a departure to the Form Based Code:

1. Does not materially change the circulation and building location on the site;

2002.03a MINOR DEPARTURES			
	TYPE	MODIFICATION	FINDINGS
CONTEXT AREA	Area or boundary of context area	No more than 15% increase or decrease in area	When possible, boundaries shall follow parcel lines
BUILDING FRONTAGE	Location requirement, including required building line	No more than 1' deviation in standard	Constraints related to topography, pattern of existing adjacent facades, or lot dimensions
BUILDING TYPE	Size and massing	No more than 5% deviation in standard	Constraints related to topography, pattern of existing adjacent facades, or lot dimensions
	Entrance intervals Story height		

2002.03b MAJOR DEPARTURES			
	TYPE	MODIFICATION	FINDINGS
CONTEXT AREA	Area or boundary of context area	No more than 30% increase or decrease	When possible, boundaries shall follow parcel lines
BUILDING FRONTAGE	Location requirement, including required building line	More than 1' and less than 2' deviation in standard	Constraints related to topography, pattern of existing adjacent facades, or lot dimensions
BUILDING TYPE	Size and massing	No more than 10% deviation in standard	Constraints related to topography, pattern of existing adjacent facades, or lot dimensions
	Entrance intervals Story height		

2002.02 SPECIAL LAND USES

- A. Special Land Uses. As per Section 2005 of the City of Muskegon Form Based Code, certain uses require special land use review and approval by the Planning Commission. The special land use review and approval process shall adhere to Section 2332 of the City of Muskegon Zoning Ordinance. Specific standards for special land uses are determined by Context Area and Use, refer to Section 2005.

2002.03 FORM BASED CODE DEPARTURES

- A. Minor Departures. The Zoning Administrator may, at the request of an applicant, waive certain minor adjustments to context area boundaries, building frontage standards and building type standards as outlined in Table 2002.03a.
- B. Major Departures. The Planning Commission may, at the request of the Zoning Administrator

SECTION 402: [RESERVED]

SECTION 403: PLANNED UNIT DEVELOPMENT OPTION

Planned Unit Developments (PUDs) may be allowed by the Planning Commission under the procedural guidelines of Section 2101. The intent of Planned Unit Developments in the Neighborhood Residential district is to allow for flexibility in the design of housing developments, including but not limited to condominium developments and cluster subdivisions, to allow for the preservation of open space; allow for economies in the provision of utilities and public services; allow for limited business options that serve the neighborhood; provide recreational opportunities; and protect important natural features from the adverse impacts of development.

1. Determination: The Planning Commission, in reviewing and approving a proposed PUD may allow lots within the PUD to be reduced in area and width and setbacks below the minimum normally required by this ordinance in return for common open space where it is determined that the benefits of the cluster approach will decrease development costs, increase recreational opportunities, or prevent the loss of natural features. The Planning Commission, in its determination, shall consider the densities permitted in the Zoning Ordinance and, if applicable, the land's capability to bear the higher density.
2. Basic Requirements:
 - a. The net residential acreage including improvements and occupied land shall be calculated by taking the total area of the tract and subtracting, in order, the following:
 - i. Portions of the parcel(s) shown to be in a floodplain.
 - ii. Portions of the parcel(s) which are unsuitable for development in their natural state due to topographical, drainage or subsoil conditions such as, but not limited to; slopes greater than 15%; organic, poorly drained soils, and wetlands.
 - iii. Portions of the parcel(s) covered by surface waters.
 - iv. Portions of the tract utilized for storm water management facilities.
 - b. Undevelopable areas may be used for common open and recreational areas.
 - c. No building shall be sited on slopes steeper than 15%, within 100 feet of any ordinary high-water mark, wetland, or on soil classified as being very poorly drained.
3. Density determination: To determine the maximum number of dwelling units permitted on the parcel(s) of land, the net residential acreage shall be divided by the minimum lot size required by the zoning ordinance.
4. Open space requirement: At least 15% of the site shall be set aside as dedicated common open space. At least one third (1/3) of the common open space shall be usable open space. The open space and access to it shall be permanently marked and designed so individuals in the development are not forced to trespass to reach such recreational or common open spaces.

ARTICLE IV – R NEIGHBORHOOD RESIDENTIAL DISTRICTS

5. Spacing: The distance between buildings shall not be less than 10 feet and front setbacks shall not be less than 10 feet.
6. Waterfront: ~~Where a development abuts a body of water, public access to the waterfront must be provided. The minimum threshold for this public access must be 50% of the shoreline. This percentage may be reduced with the addition of quality waterfront public access amenities as approved by the City Commission. Where a cluster development abuts a body of water, at least 50% of the shoreline, as well as reasonable access to it, shall be a part of the common open space land.~~
7. Utility of common open space: Common open space in any one residential cluster shall be laid out, to the maximum extent feasible, to connect with other open space existing or proposed.
8. Size: Minimum parent parcel size is 21,780 square feet (one-half acre).
9. Bonus units: Where the developer provides additional open space or amenities within the development, additional density may be granted. A maximum of a 10% unit bonus may be granted to the development for additional amenities such as: public trail easements, additional open space, additional common waterfront area, and additional landscaping.

SECTION 404: AREA AND BULK REQUIREMENTS

1. Minimum lot size: 3,000 sq. feet.
2. Maximum lot coverage:

Buildings: 70%
Pavement 20%

*When a lot is covered over 80% by the combination of buildings and pavement, the remaining amount of pavement allowed must be pervious.
3. Lot width: 30 feet (Shall be measured at road frontage unless a cul-de-sac, then measured from setback).
4. Height limit: 2 stories or 35 feet. Exception: Homes located in an established Historic District may be up to 3 stories or 45 feet, if found to be compatible with other homes within 600 feet.

Height measurement: In the case of a principal building, the vertical distance measured from the average finished grade to the highest point of the roof surface where the building line abuts the front yard, except as follows: to the deck line of mansard roofs, and the average height between eaves and the ridge of gable, hip, and gambrel roofs (see Figure 2-2). If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building (see Figure 2-3).
5. Front Setbacks:

Minimum: 10 feet
Maximum: 30 feet

SECTION 702: PLANNED UNIT DEVELOPMENTS

Planned developments may be allowed by the Planning Commission under the procedural guidelines of Section 2101. The intent of Planned Unit Development in the RM-1 Low-Density Multiple-Family Residential District is to allow mixed land uses, which are compatible to each other, while prohibiting nonresidential uses which would not be compatible or harmonious with residential dwellings. Where a development abuts a body of water, public access to the waterfront must be provided. The minimum threshold for this public access must be 50% of the shoreline. This percentage may be reduced with the addition of quality waterfront public access amenities as approved by the City Commission.

SECTION 703: AREA AND BULK REQUIREMENTS

1. Minimum lot size: 10,890 sq. feet.
2. Density (see definition in Article II): 16 dwelling units per buildable acre.
3. Dedicated open space requirement: 15%
4. Maximum lot coverage:

Buildings: 60%
Pavement: 20%
5. Lot width: 100 feet (shall be measured at road frontage unless a cul-de-sac, then measured from setback).
6. Maximum building width: 50% (as a portion of the lot width).
7. Width to depth ratios: The depth of any lot(s) or parcel(s) shall not be more than three (3) times longer its width.
8. Height limit: 3 stories or 50 feet.

Height measurement: In the case of a principal building, the vertical distance measured from the average finished grade to the highest point of the roof surface where the building line abuts the front yard, except as follows: to the deck line of mansard roofs, and the average height between eaves and the ridge of gable, hip, and gambrel roofs (see Figure 2-2). If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building (see Figure 2-3).

9. Front Setbacks:

Minimum:

Expressway or Arterial Street: 30 feet
Collector or Major Street: 25 feet
Minor Street: 20 feet

10. Rear setback: 30 feet

SECTION 802: PLANNED UNIT DEVELOPMENTS

Planned developments may be allowed by the Planning Commission under the procedural guidelines of Section 2101. The intent of Planned Unit Developments in the RM-2 Medium Density Multiple Family Residential District is to allow mixed land uses, which are compatible to each other, while prohibiting nonresidential uses which would not be compatible or harmonious with residential dwellings. Where a development abuts a body of water, public access to the waterfront must be provided. The minimum threshold for this public access must be 50% of the shoreline. This percentage may be reduced with the addition of quality waterfront public access amenities as approved by the City Commission.

SECTION 803: AREA AND BULK REQUIREMENTS

1. Minimum lot size: 14,520 sq. feet.
2. Density (see definition in Article II): 24 dwelling units per buildable acre.
3. Dedicated open space requirement: 15%
4. Maximum lot coverage:

Buildings: 70%
Pavement: 20%
5. Lot width: 125 feet (shall be measured at road frontage unless a cul-de-sac, then measured from setback).
6. Maximum building width: 50% (as a portion of the lot width).
7. Width to depth ratios: The depth of any lot(s) or parcel(s) shall not be more than three (3) times longer its width.
8. Height limit: 4 stories or 60 feet.

Height measurement: In the case of a principal building, the vertical distance measured from the average finished grade to the highest point of the roof surface where the building line abuts the front yard, except as follows: to the deck line of mansard roofs, and the average height between eaves and the ridge of gable, hip, and gambrel roofs (see Figure 2-2). If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building (see Figure 2-3).

9. Front Setbacks:

Minimum:

Expressway or Arterial Street: 30 feet
Collector or Major Street: 25 feet
Minor Street: 20 feet

10. Rear setback: 30 feet

2. Accessory buildings and accessory uses customarily incidental to the above Special Land Uses Permitted.
3. Uses similar to the above Special Land Uses Permitted.

SECTION 902: PLANNED UNIT DEVELOPMENTS

Planned developments may be allowed by the Planning Commission under the procedural guidelines of Section 2101. The intent of Planned Unit Developments in the RM-3 High Density Multiple Family Residential District is to allow mixed land uses, which are compatible to each other, while prohibiting nonresidential uses which would not be compatible or harmonious with residential dwellings. Where a development abuts a body of water, public access to the waterfront must be provided. The minimum threshold for this public access must be 50% of the shoreline. This percentage may be reduced with the addition of quality waterfront public access amenities as approved by the City Commission.

SECTION 903: AREA AND BULK REQUIREMENTS

1. Minimum lot size: 21,780 sq. feet.
2. Density (see definition in Article II): 48 dwelling units per buildable acre.
3. Dedicated open space requirement: 15%
4. Maximum lot coverage:

Buildings: 70%

Pavement: 20%
5. Lot width: 150 feet (shall be measured at road frontage unless a cul-de-sac, then measured from setback).
6. Maximum building width: 50% (as a portion of the lot width).
7. Width to depth ratios: The depth of any lot(s) or parcel(s) shall not be more than three (3) times longer its width.
8. Height limit: 5 stories or 80 feet.

Height measurement: In the case of a principal building, the vertical distance measured from the average finished grade to the highest point of the roof surface where the building line abuts the front yard, except as follows: to the deck line of mansard roofs, and the average height between eaves and the ridge of gable, hip, and gambrel roofs (see Figure 2-2). If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building (see Figure 2-3).

9. Front Setbacks:

Minimum:

Expressway or Arterial Street: 30 feet
Collector or Major Street: 25 feet

- b. Limited to cats (felines) only.
- c. Capacity: The establishment must provide 62 square feet per one (1) cat and no more than 15 on-site at any one time.
- d. The cats shall always be kept separate from food preparation areas.
- e. The boarding of cats shall take place entirely indoors.
- f. Any cats leaving the establishment must be in a carrier.
- g. A sign indicating a 24-hour emergency phone number shall be kept current and posted on the site in a place clearly visible from the exterior.

16. Accessory buildings and accessory uses customarily incidental to the above Special Land Uses Permitted.

17. Uses similar to the above Special Land Uses Permitted.

SECTION 1102: PLANNED UNIT DEVELOPMENTS

Planned developments may be allowed by the Planning Commission under the procedural guidelines of Section 2101. The intent of Planned Unit Developments in the B-2 Convenience and Comparison Business Districts is to allow mixed land uses which are compatible to each other, while prohibiting nonresidential uses which would not be compatible or harmonious with residential dwellings. Where a development abuts a body of water, public access to the waterfront must be provided. The minimum threshold for this public access must be 50% of the shoreline. This percentage may be reduced with the addition of quality waterfront public access amenities as approved by the City Commission.

SECTION 1103: AREA AND BULK REQUIREMENTS

- 1. Minimum lot size: 10,890 sq. feet.
- 2. Maximum lot coverage:
 - Buildings: 70%
 - Pavement: 25%
- 3. Lot width: 100 feet (shall be measured at road frontage unless a cul-de-sac, then measured from setback).
- 4. Width to depth ratios: The depth of any lot(s) or parcel(s) shall not be more than three (3) times longer its width.
- 5. Height Limit:
 - Maximum height: 2 stories or 35 feet
 - Minimum height: 2 stories or 35 feet

16. Cat Cafés, under the following conditions:

- a. Keeping of domestic animals shall be consistent with the provisions of Chapter 26, noise, and Chapter 70, nuisances/littering of the City's Code of Ordinances.
- b. Limited to cats (felines) only.
- c. Capacity: The establishment must provide 62 square feet per one (1) cat and no more than 15 on-site at any one time.
- d. The cats shall always be kept separate from food preparation areas.
- e. The boarding of cats shall take place entirely indoors.
- f. Any cats leaving the establishment must be in a carrier.
- g. A sign indicating a 24-hour emergency phone number shall be kept current and posted on the site in a place clearly visible from the exterior.

17. Accessory buildings and accessory uses customarily incidental to the above Special Land Uses Permitted.

18. Uses similar to the above Special Land Uses Permitted.

SECTION 1302: PLANNED UNIT DEVELOPMENTS

Planned Developments may be allowed by the Planning Commission under the procedural guidelines of Section 2101. The intent of Planned Unit Developments in the B-4 General Business Districts is to allow mixed land uses, which are compatible to each other, while prohibiting nonresidential uses which would not be compatible or harmonious with residential dwellings or permitted commercial uses. Where a development abuts a body of water, public access to the waterfront must be provided. The minimum threshold for this public access must be 50% of the shoreline. This percentage may be reduced with the addition of quality waterfront public access amenities as approved by the City Commission.

SECTION 1303: AREA AND BULK REQUIREMENTS

1. Minimum lot size: 10,890 sq. feet.
2. Maximum lot coverage:

Buildings: 70%
Pavement: 25%
3. Lot width: 100 feet (shall be measured at road frontage unless a cul-de-sac, then measured from setback).
4. Width to depth ratios: The depth of any lot(s) or parcel(s) shall not be more than three (3) times longer its width.
5. Height Limit:

the signers of such petition are persons owning property within one thousand (1,000) feet of the premises mentioned in said petition. Such petition shall also comply with other rules and regulations as may be promulgated by the City Commission.

6. Wind turbine Facilities.
7. Marihuana microbusinesses, designated consumption establishments, class B recreational grows, marihuana processing facilities without extraction methods classified as hazardous under the Michigan Building Code, and temporary marihuana events.
8. Accessory buildings and accessory uses customarily incidental to the above Special Land Uses Permitted.
9. Uses similar to the above Special Land Uses Permitted.

SECTION 1402: PLANNED UNIT DEVELOPMENTS

Planned developments may be allowed by the Planning Commission under the procedural guidelines of Section 2101. The intent of Planned Unit Developments in the I-1 Light Industrial Districts is to allow mixed land uses, which are compatible to each other, while prohibiting uses which would not be compatible or harmonious with other uses permitted in the I-1 District. Where a development abuts a body of water, public access to the waterfront must be provided. The minimum threshold for this public access must be 50% of the shoreline. This percentage may be reduced with the addition of quality waterfront public access amenities as approved by the City Commission.

SECTION 1403: AREA AND BULK REQUIREMENTS

1. Minimum lot size: 21,780 sq. feet.
2. Maximum lot coverage:

Buildings: 85%
Pavement: 25%
3. Lot width: 100 feet (shall be measured at road frontage unless a cul-de-sac, then measured from setback).
4. Width to depth ratios: The depth of any lot(s) or parcel(s) shall not be more than three (3) times longer its width.
5. Height limit: 3 stories or 50 feet

Height measurement: In the case of a principal building, the vertical distance measured from the average finished grade to the highest point of the roof surface where the building line abuts the front yard, except as follows: to the deck line of mansard roofs, and the average height between eaves and the ridge of gable, hip, and gambrel roofs (see Figure 2-2). If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building (see Figure 2-3).

6. Front Setbacks:



Agenda Item Review Form

Muskegon Planning Commission

Commission Meeting Date: March 12, 2026	Title: Case 2026-07: Staff-initiated request to amend the zoning ordinance by eliminating B-3, Central Business, and RT, Two-Family Residential districts, and all other references to these districts in the zoning ordinance.							
Submitted by: Mike Franzak, Planning Director	Department: Planning							
Brief Summary: Staff-initiated request to amend the zoning ordinance by eliminating B-3, Central Business, and RT, Two-Family Residential districts, and all other references to these districts in the zoning ordinance.								
Detailed Summary & Background: The B-3, Central Business District has been replaced by the Form Based Code (FBC). All properties that were zoned B-3 were rezoned to FBC in 2015 and there would be no reason to rezone any new parcels to B-3. Once removed, Section 1200 (B-3) will be reserved for future use in the zoning ordinance. In 2025, all properties zoned RT, Two-Family residential were rezoned to R, Residential. The RT district is no longer needed since zoning reform was passed in 2024. Duplexes may now be built in R districts. Section 600 (RT) will be reserved for future use in the zoning ordinance. Please see the attached files that show the removal of these references throughout the zoning ordinance.								
Goal/Focus Area/Action Item Addressed: <u>Key Focus Areas:</u> <u>Goal/Action Item:</u> 2027 Goal 2: Economic Development Housing and Business								
Amount Requested: N/A	Budgeted Item: <table border="1"><tr><td>Yes</td><td></td><td>No</td><td></td><td>N/A</td><td>X</td><td></td></tr></table>	Yes		No		N/A	X	
Yes		No		N/A	X			
Fund(s) or Account(s): N/A	Budget Amendment Needed: <table border="1"><tr><td>Yes</td><td></td><td>No</td><td></td><td>N/A</td><td>X</td><td></td></tr></table>	Yes		No		N/A	X	
Yes		No		N/A	X			
Recommended Motion: I move the request to amend the zoning ordinance by eliminating B-3, Central Business, and RT, Two-								

Family Residential districts, and all other references to these districts be recommended to the City Commission for approval.

Approvals:

Immediate Division Head	X	
Information Technology		
Other Division Heads		
Communication		
Legal Review		

Guest(s) Invited / Presenting:

No

approval of WCSF in the past, current FCC license holders, and any other entities requesting to be included on the list. Copies of the notice letters shall be provided to the City at the time the application is filed. If, during a period of 30 days after the notice letters are sent to potential users, a user or users request, in writing, to co-locate on the new WCSF, the applicant shall accommodate the request(s), unless co-location is not reasonably possible based on the criteria of this subsection.

Removal of Abandoned WCSFs:

All providers owning a wireless telecommunications support facility shall notify the zoning administrator when the use of said tower located in the municipality will be discontinued and the date it will cease. Any WCSF which is abandoned shall be removed or demolished within 90 days of abandonment. For the purposes of this section, abandoned shall mean that no WCA or other commercial antenna has been operational and located on the WCSF for 180 days or more.

Where a WCSF is abandoned but not removed or demolished as required, the City may remove or secure the removal of the facility or required portions thereof, with its actual cost and reasonable administrative charge to be placed on the property. A lien on the property shall be superior to all other liens except taxes.

SECTION 2322: DAY CARE/CHILD CARE FACILITIES

Foster Family Homes, Foster Family Group Homes, Family Day Care Homes, and Group Day Care Homes shall be allowed as Principal Uses in the R, ~~RT~~, RM-1, RM-2, and MC districts subject to the following provisions:

1. Such uses shall be duly licensed or registered by the State Department of Consumer and Industry Services.
2. Buildings and lots so used shall conform to all State and local code requirements.
3. A minimum of 400 square feet of outdoor play area is available on the premises or within 500 feet of the property.

Child Care Centers and Day Care Centers shall be allowed as Special Uses, subject to the provisions of Section 2332 in the R, ~~RT~~, RM-1, RM-2, RM-3, B-1, OSR, LR, and WM districts. They shall also be allowed as Principal Uses separately or as part of a building in the MC, B-2, ~~B-3~~, B-4, I-1, and I-2 districts. Child Care Centers and Day Care Centers, whether they fall under the Special Use of Principal Use category shall be subject to the following provisions:

1. Such uses shall be duly licensed by the State Department of Consumer and Industry Services.
2. Buildings and lots so used shall conform to all State and local code requirements.
3. A minimum of 35 square feet of indoor play area shall be provided for each child. Play area shall be computed exclusively of hallways, bathrooms, reception and office areas, kitchens, storage areas and closets, and areas used exclusively for rest or sleep.
4. A minimum area of 1,200 square feet of outdoor play area shall be provided either on the premises or at parks or other outdoor facilities that are easily accessible by walking or by transportation. Play area shall not be hard-surfaced.

SECTION 2332: SPECIAL LAND USES AND PLANNED UNIT DEVELOPMENTS

1. The Planning Commission shall have the power to review and in some cases approve applications as authorized by State law or the following sections of this ordinance: Sections 401, 403, 515, ~~601, 602,~~ 701, 702, 801, 802, 901, 902, 1001, 1002, 1101, 1102, ~~1201, 1202,~~ 1301, 1302, 1401, 1402, 1501, 1502, 1601, 1602, 1701, 1702, 1801, 1802, 1901, 1902, 2001, 2002, 2101, 2317. A best faith effort shall be made by the Planning Commission to process petitions for Special Uses and preliminary Planned Unit Developments within 60 days. In the case of final Planned Unit Development plans, the City Commission, after receiving a recommendation from the Planning Commission, shall approve, deny or approve with conditions the petition within 60 days.

2. Applications, Filing Procedures, Fees

An application shall be filed with the Zoning Administrator who shall, in the case of Planned Unit Developments, contain a statement of the cost thereof, who shall transmit the same, together with plans, specification and other papers pertaining to the application to the Planning Commission.

Such application shall be heard within a reasonable time as prescribed by the rules and regulations of the Planning Commission and State law.

The Zoning Administrator shall not receive any application without payment by the applicant to the City Treasurer of the applicable fees as specified in the City's Master Fee Schedule as adopted by a resolution of the City Commission and in effect at the time of applications.

3. Hearings and Notices

After receipt of an application for a Special Land Use or PUD, a notice shall be published in a newspaper of general circulation. In addition to such notice, a notice shall also be served personally or by mail to all owners of real property of all structures within three hundred (300) feet of the property in question. Such notice shall be given fifteen days prior to the hearing. If the owner is not known, the term occupant may be used in making notification. The notice shall include:

- a. The nature of the Special Land Use request.
- b. A description of the property which is the subject of the Special Land Use request.
- c. The location and date of the hearing.
- d. Where and when written comments will be received.

Any party may appear at such hearing in person or by agent or attorney.

4. Discretionary decisions, standards, and conditions

Consistent with the City or Village Zoning Enabling Act (PA, 207, 1921, and amended), the Planning Commission shall approve, deny or approve with conditions applications for Special Use or activities. The standards upon which decisions are made shall be consistent with, and promote the intent and purpose of the Zoning Ordinance, and insure that the land use or activity authorized shall be compatible with

- e. Changeable copy or message boards shall be part of a fixed, permanent sign and shall have rigid letters.
- f. Electronic message boards shall be permitted for all churches and businesses granted a special use permit to operate in a residential district, provided:
 - i. One electronic message board shall be permitted per premise.
 - ii. Electronic message boards shall be dimmed at dusk.
 - iii. Electronic message boards shall not be permitted for home businesses.

7. Permitted signs in the MC, B-2, ~~B-3~~, B-4, B-5, I-1, and I-2 zones:

- a. Scope: Signs shall pertain exclusively to the business carried on within the building.
- b. Lighting: Signs may be illuminated, but no flashing or moving illumination shall be permitted.
- c. Number: One monument, or pole sign is permitted per property, regardless of the number of businesses there, except that one additional freestanding sign may be erected per road frontage when the development has parallel frontage on at least one major street or corner frontages on at least one major street, totaling over 500 linear feet. Properties with frontage on Muskegon Lake are permitted an additional monument or pole sign on the water frontage only.
- d. Wall, Awning or Braquet Signs, Size: Signs shall not exceed ten (10) percent of the surface area of the commercial portion of the front building face and may be placed on any wall. In the case where the building is over one hundred feet (100') from the road, this allotment may be 15% of the front face of the storefront. In the case where the building is over 300 feet from the road, this allotment may be 20% of the front face of the storefront. In the case where the property has parallel frontage on at least one major street or corner frontage on at least one major street, this allotment may be 15% of the front face of the storefront.
- e. Wall, Awning or Braquet Signs, Placement: Signs shall be placed against the principal building or on a canopy. Signs shall not project above the roof line or cornice. No wall sign shall interrupt or conceal the architectural details of a building. A sign attached to a mansard shall be considered a wall sign.
- f. Changeable copy or electronic message boards: Shall be permitted provided:
 - i. One changeable or electronic message board shall be permitted per premise.
 - ii. Changeable copy boards shall be part of a fixed, permanent sign and shall have rigid letters.
 - iii. Electronic message boards shall be dimmed at dusk.
 - iv. Electronic message board supports shall be at least seventy-five (75) feet from any residential use or zone.

TABLE IB: PARKING STANDARDS	
USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
RESIDENTIAL & RELATED USES	
Bed and breakfast operations	One (1) space for each sleeping room, plus two (2) spaces for permanent residents.
Boarding houses, fraternities, sororities	One (1) space for each bedroom or each two (2) occupants of the structure, whichever is greater.
Community residential care facilities < 6 persons	Four (4) spaces.
Convalescent homes, convents or similar uses	One (1) space for each four (4) beds, plus one (1) space for every three (3) employees.
Mobile home parks	Two (2) spaces for each mobile home site, plus one (1) space for each mobile home park employee.
Multiple family Residential dwellings	One (1) space for each dwelling unit.
Single and two family dwellings	One (1) space for each dwelling unit.
CIVIC, NONPROFIT, INSTITUTIONAL, PUBLIC & PRIVATE RECREATION & RELATED USES	
Educational and social institutions:	
Auditoriums and gyms (incidental to) schools, churches, & institutional buildings of similar use with fixed seats	One (1) space for each six (6) seats, plus one (1) space for every two (2) employees.
Auditoriums (other than incidental to schools and churches), lodge halls, fraternal organizations, private clubs, public meeting halls, community centers, or buildings of similar use without fixed seats	One (1) space for every six (6) persons of legal capacity as established by fire, building or health codes.
Charitable or philanthropic organizations	One (1) space for each four hundred (400) sq. ft. of usable floor area.
Elementary and junior high schools	Two (2) per classroom, plus separate parking where the school contains an auditorium and/or stadium or gym.
High schools and colleges	One (1) space for every employee, plus one (1) space for each five (5) students.
Hospitals, sanitariums	One (1) space for each three (3) patient beds, plus one (1) space for each three (3) employees.
Orphanages	One (1) per employee and one (1) per six (6) beds.
Libraries, museums, post offices	One (1) space for every eight hundred (800) sq. ft. of usable floor area, plus one (1) space for every four (4) employees.
Nursery school, home day care or child care centers	One (1) space for each four hundred (400) sq. ft. of usable floor area.
Private golf clubs, swimming pool clubs, tennis clubs, lodges or other similar uses	One (1) space for every two (2) member families or individuals, plus spaces required for each accessory use, such as a restaurant or bar.

ARTICLE VI – ~~RT TWO-FAMILY RESIDENTIAL DISTRICTS~~[RESERVED]

PREAMBLE

~~The RT Two-Family Residential Districts are designed to be compatible with one (1) family residential densities, and to be located along major thoroughfares so as to provide transition between the thoroughfare and one (1) family district. The RT zones of transition between higher density RM and MHP Districts, or nonresidential districts, and low density one (1) family residential districts.~~

SECTION 600: PRINCIPAL USES PERMITTED

~~In an RT Two-Family Residential District, no building or land shall be used and no building shall be erected, structurally altered, or occupied except for one (1) or more of the following specified uses, unless otherwise provided in this Ordinance:~~

- ~~1. One and two family detached dwellings.~~
- ~~2. Municipal, county, state, or federal buildings or properties of public service types, not including storage yards, warehouses, or garages, provided that no such building shall be located less than thirty (30) feet from any other lot in a residential district.~~
- ~~3. Cemeteries adjacent to, or an extension of, existing cemeteries.~~
- ~~4. Home occupations of a non-industrial nature may be permitted. Permissible home occupations include, but are not limited to the following:~~
 - ~~a. Art and craft studios, lessons may be given to one client at a time~~
 - ~~b. Hair and nail salons, limited to one client at a time~~
 - ~~c. Dressmaking and tailoring~~
 - ~~d. Tutoring, limited to one student at a time~~
 - ~~e. Typing or clerical services~~
 - ~~f. Teaching of music or dancing or similar instruction, limited to one client at a time~~
 - ~~g. Offices located within the dwelling for a writer, consultant, member of the clergy, lawyer, physician, architect, engineer or accountant, limited to one client/family at a time.~~
 - ~~h. All home occupations are subject to the following:~~
 - ~~i. The businessperson operating the home occupation shall reside in the dwelling and only members of the immediate family residing on the premises may be employed.~~
 - ~~ii. The business shall have a local business license and any other appropriate licensing or registrations required by local, state or federal law.~~

- ~~iii. No equipment or process shall be used in home occupations which creates noise, vibration, glare, fumes, odor, or electrical interference detectable to the normal senses of persons off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference with any radio or television receivers off the premises or causes fluctuations in the line voltage off the premises.~~
- ~~iv. Explosives, flammable liquids or combustible liquids shall only be used in compliance with the applicable fire and building codes.~~
- ~~v. Activities involving kilns or welding equipment shall comply with the applicable fire and building codes.~~
- ~~vi. The outside appearance of the premises shall have no visible evidence of the conduct of a home occupation.~~
- ~~vii. Home occupations may not serve as headquarters or dispatch centers where employees come to the site and are dispatched to other locations.~~
- ~~viii. All activity must be conducted within a preexisting structure. The home occupation shall not require internal or external alterations or involve construction features not customarily found in dwellings.~~
- ~~ix. There shall be no exterior display or signage other than that signage allowed for home occupations under the sign requirements of this ordinance.~~
- ~~x. No goods shall be kept, or sold which are made or assembled off site, except as incidental to services rendered.~~
- ~~xi. The primary function of the premises shall be that of the residence of the family, and the occupation shall not exceed twenty five (25) percent of the principal building.~~
- ~~xii. There shall be no outside storage or processing.~~
- ~~xiii. The home occupation shall not involve the routine use of commercial vehicles for delivery of materials to and from the premises. There shall be no commercial vehicles associated with the home occupation, nor parking of more than one (1) business car, pickup truck or small van on the premises.~~
- ~~xiv. Activities specifically prohibited (but not limited to) include:~~
 - ~~(1) A service or repair of motor vehicles, appliances and other large equipment~~
 - ~~(2) A service or manufacturing process which would normally require industrial zoning~~
 - ~~(3) A commercial food service requiring a license~~
 - ~~(4) A limousine service~~

~~(5) A lodging service including but not limited to, a tourist home, motel or hotel~~

~~(6) A tattoo parlor~~

~~(7) An animal hospital or kennel~~

~~(8) A lawn service~~

~~xv. No activity legally excluded by any deed restriction or other tenant or owner restrictions shall be permitted.~~

~~5. Adult Foster Care Family Homes, provided that such facility shall be at least one thousand five hundred (1,500) feet from any other similar facility.~~

~~6. Accessory buildings and accessory uses customarily incidental to the above Principal Uses Permitted.~~

~~7. Uses similar to the above Principal Uses Permitted.~~

SECTION 601: SPECIAL LAND USES PERMITTED

~~The following uses, and their accessory buildings and accessory uses, shall be permitted under the purview of Section 2332 after review and approval of the use (and a site plan, if required) by the Planning Commission, after Public Hearing, subject to the applicable conditions, and any other reasonable conditions imposed by the Planning Commission:~~

~~1. Accredited fraternity or sorority houses, when located not less than twenty (20) feet from any other lot in any R District.~~

~~2. Access driveway or walk connecting premises in a B or I District with one or more public streets provided no part of such driveway shall be located at a distance greater than thirty (30) feet from any boundary line of any said districts nor at a distance less than ten (10) feet of the side lot line of an adjoining lot, which lot is in any residential district, and provided that between such driveway and any such side lot line, but not within ten (10) feet of the front lot line, there shall be maintained a solid wall or front fence, or a compact evergreen hedge not less than five (5) feet high.~~

~~3. Tourist homes having not more than two (2) guest rooms, provided the premises front on a street which is officially designated as a major thoroughfare or collector thoroughfare.~~

~~4. Schools and colleges for academic instruction, provided that no principal building shall be located less than thirty (30) feet from any other lot in an R District.~~

~~5. Private noncommercial recreation areas, institutional or community recreation centers provided that any principal building used therefor shall be located not less than thirty (30) feet from any other lot in any R District, subject to provisions of Section 401 – 1 (a through f).~~

~~6. Churches and other facilities normally incidental thereto subject to the following conditions:~~

~~a. The site shall be so located as to provide for ingress and egress from said site directly onto a major or secondary thoroughfare.~~

- ~~b. The principal buildings on the site shall be set back from abutting properties zoned for residential use not less than thirty (30) feet.~~
- ~~c. Buildings of greater than the maximum height allowed in Section 2100, may be allowed provided front, side, and rear yards are increased above the minimum requirements by one (1) foot for each foot of building that exceeds the maximum height allowed.~~
- ~~7. Adult Foster Care Small Group Homes, provided that such facility shall be at least one thousand five hundred (1,500) feet from any other similar facility.~~
- ~~8. Previously existing or established commercial uses not already converted to a residential use may be authorized under Special Use Permit for the following:~~
 - ~~a. Retail and/or service establishments meeting the intent of the neighborhood Limited Business Zone (B-1) dealing directly with consumers including:~~
 - ~~i. Any generally recognized retail business which supplies new commodities on the premises for persons residing in adjacent residential areas such as: groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, and notions or hardware.~~
 - ~~ii. Any personal service establishment which performs services on the premises for persons residing in adjacent residential areas, such as: shoe repair, drop-off dry cleaning shops, tailor shops, beauty parlors, barber shops, dressmaker, tailor, pharmacist, or an establishment doing radio, television, or home appliance repair, and similar establishments that require a retail character no more objectionable than the aforementioned, subject to the provision that no more than five (5) persons shall be employed at any time in the sale, repair, or other processing of goods.~~
 - ~~iii. Professional offices of doctors, lawyers, dentists, chiropractors, osteopaths, architects, engineers, accountants, and similar or allied professions.~~
 - ~~iv. Restaurants, or other places serving food, except drive in or drive through restaurants.~~
 - ~~b. Prohibited uses: Activities specifically prohibited include repair or service of motor vehicles and other large equipment; manufacturing processes which would normally require industrial zoning; any activity which may become a nuisance due to noise, unsightliness or odor; and any activity which may adversely affect surrounding property.~~
 - ~~c. Conditions:~~
 - ~~i. Outdoor storage is prohibited.~~
 - ~~ii. The area devoted to approved uses shall not exceed 2,500 square feet.~~
 - ~~iii. All goods produced on the premises shall be sold at retail on the premises where produced.~~

- ~~iv. All business, servicing, or processing shall be conducted within a completely enclosed building, or in an area specifically approved by the Planning Commission.~~
- ~~v. Parking shall be accommodated on site or with limited street parking.~~
- ~~vi. Hours of operation may be limited by the Planning Commission.~~
- ~~vii. Signs must comply with those set forth for the residential zoning district.~~
- ~~viii. The Planning Commission may allow a use to sell alcohol, however the Commission may limit the type of license applied for or obtained for the sale of alcohol to an SDM, hours of operation, and any other restrictions intended to stabilize, protect, and encourage the residential character of the area. The use must gain approval from the Michigan Liquor Control Commission before alcohol can be sold.~~

~~9. Accessory buildings and accessory uses customarily incidental to the above Special Land Uses Permitted.~~

~~10. Uses similar to the above Special Land Uses Permitted.~~

SECTION 602: PLANNED UNIT DEVELOPMENTS

~~Planned developments may be allowed by the Planning Commission under the procedural guidelines of Section 2101. The intent of Planned Unit Developments in the Two-Family Residential districts is to allow mixed land uses which are compatible to each other, while prohibiting nonresidential uses which would not be compatible or harmonious with residential dwellings.~~

SECTION 603: AREA AND BULK REQUIREMENTS

~~1. Minimum lot size: 8,712 sq. feet.~~

~~2. Density (see definition in Article II): 10 dwelling units per buildable acre.~~

~~3. Maximum lot coverage:~~

~~Buildings: 50%~~

~~Pavement 10%~~

~~4. Lot width: 75 feet (shall be measured at road frontage unless a cul-de-sac, then measured from setback).~~

~~5. Width to depth ratios: The depth of any lot(s) or parcel(s) shall not be more than three (3) times longer its width.~~

~~6. Height limit: 2 stories or 35 feet.~~

~~Height measurement: In the case of a principal building, the vertical distance measured from the average finished grade to the highest point of the roof surface where the building line abuts the front yard, except as follows: to the deck line of mansard roofs, and the average height between eaves and the ridge of gable, hip, and gambrel roofs (see Figure 2-2). If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building (see Figure 2-3).~~

~~7. Front Setbacks:~~

~~Minimum:~~

- ~~_____ Expressway or Arterial Street: 30 feet~~
- ~~_____ Collector or Major Street: 25 feet~~
- ~~_____ Minor Street: 15 feet~~

~~Note: For minimum front setbacks new principal structures on minor streets may align with existing principal structures in the immediate area even if the setback is below the minimum required.~~

~~8. Rear setback: 30 feet~~

~~9. Setback from the ordinary high water mark or wetland: 40 feet (principal structures only).~~

~~10. Side setbacks:~~

- ~~1-story: 8 feet and 12 feet~~
- ~~2-story: 10 feet and 14 feet~~

~~Note, setback measurement: All required setbacks shall be measured from the right-of-way line to the nearest point of the determined drip line of buildings.~~

~~11. Zero lot line option: New principal buildings may be erected on the rear lot line and/or one side lot line provided:~~

- ~~a. The building has an approved fire rating for zero lot line development under the building code.~~
- ~~b. The building has adequate fire access preserved pursuant to fire code requirements.~~
- ~~c. The zero lot line side is not adjacent to a street.~~
- ~~d. A maintenance access easement is granted by the adjacent property owner and recorded with the County Register of Deeds and provided to the zoning administrator with the site plan or plot plan.~~
- ~~e. It is not adjacent to wetlands, or waterfront.~~

~~12.1. _____ The dwelling shall have a storage area in a basement located under the dwelling, in an attic area, in closet areas, or in a separate structure of standard construction similar to or of better quality than the principal dwelling, which storage area shall be equal to at least ten percent (10%) of the square footage of the dwelling or one hundred (100) square feet, whichever shall be more, exclusive of storage space for automobiles.~~

ARTICLE VII – RM-1 LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICTS

PREAMBLE

The RM-1 Low-Density Multiple-Family Residential Districts are designed to provide sites for multiple family dwelling structures, and related uses, which will generally serve as zones of transition between the nonresidential districts and the lower density Neighborhood Residential ~~and Two-Family Residential Districts,~~ and MHP Mobile Home Park Districts.

SECTION 700: PRINCIPAL USES PERMITTED

In an RM-1 Low-Density Multiple-Family Residential District no building or land shall be used and no building shall be erected, structurally altered, or occupied except for one (1) or more of the following specified uses, unless otherwise provided for in this Ordinance:

1. All Principal Uses Permitted in the R Neighborhood Residential ~~and RT Two-Family Residential Districts~~ with the lot area, yard, and floor area requirements ~~for one (1) and two (2) family dwellings~~ equal to at least the requirements of the immediately abutting residential district.
2. Multiple dwellings and row houses for any number of families.
3. Accredited fraternity and sorority houses when located not less than twenty (20) feet from any other lot in any residential district.
4. Bed & Breakfast facilities, under the following conditions:
 - a. The owner or operator of the tourist home shall live full-time on the premises.
 - b. No structural additions or enlargements shall be made to accommodate the tourist home use and no exterior alterations to the structure shall be made which will change the residential appearance of the structure.
 - c. Breakfast may be served on the premises, only for guests of the facility, and no other meals shall be provided to guests.
 - d. No long-term rental of rooms for more than fourteen (14) consecutive days shall be permitted. No guest may stay for more than twenty-eight (28) nights in any given year.
 - e. There shall be a maximum of five (5) guestrooms. No more than two (2) adults are permitted to stay in any guestroom.
 - f. Signage shall conform to that which is permitted for home occupation businesses only.
 - g. Rental of the tourist home for special gatherings such as wedding receptions and parties shall be prohibited.
 - h. The property shall meet all local and state code requirements regarding bed and breakfast facilities.

ARTICLE VIII – RM-2 MEDIUM-DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICTS

PREAMBLE

The RM-2 Medium-Density Multiple-Family Residential Districts are intended to be selectively planned at locations in the city so as to provide transition between nonresidential areas and ~~One and Two Family~~R Neighborhood Residential Districts, and between nonresidential areas and RM-1 Low-Density Multiple-Family Residential Districts.

SECTION 800: PRINCIPAL USES PERMITTED

In an RM-2 Medium-Density Multiple-Family Residential District no building or land shall be used and no building shall be erected, structurally altered, or occupied except for one (1) or more of the following specified uses, unless otherwise provided for in this Ordinance:

1. All Principal Uses Permitted in the R Neighborhood Residential Districts, ~~RT Two Family Residential Districts,~~ and RM-1 Low-Density Multiple-Family Residential Districts, subject to the applicable regulations of this District.
2. Accessory buildings and accessory uses customarily incidental to the above Principal Uses Permitted.
3. Adult Foster Care Large Group Homes.
4. Uses similar to the above Principal Uses Permitted.

SECTION 801: SPECIAL LAND USES PERMITTED

The following uses, and their accessory buildings and accessory uses, shall be permitted under the purview of Section 2332 after review and approval of the use (and a site plan, if required) by the Planning Commission, after Public Hearing, subject to the applicable conditions, and any other reasonable conditions imposed by the Planning Commission:

1. All Section ~~601-401~~ and 701 Special Land Uses Permitted in the ~~RT Two Family~~R Neighborhood Residential Districts and RM-1 Low-Density Multiple Family Residential Districts, subject to the applicable regulations of this District.
2. Adult Foster Care Congregate Facilities, provided that such facility shall be at least one thousand five hundred (1,500) feet from any other similar facility.
3. Previously existing or established commercial uses not already converted to a residential use may be authorized under Special Use Permit for the following:
 - a. Retail and/or service establishments meeting the intent of the neighborhood Limited Business Zone (B-1) dealing directly with consumers including:
 - i. Any generally recognized retail business which supplies new commodities on the premises for persons residing in adjacent residential areas such as: groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, and notions or hardware.

ARTICLE X – B-1 LIMITED BUSINESS DISTRICTS

PREAMBLE

The B-1 Limited Business Districts are designed primarily for the convenience of persons residing in adjacent residential areas or neighborhoods, and to permit only such uses as are necessary to satisfy those limited basic, daily shopping and/or service needs, which by their very nature are not similar to the shopping patterns of the B-2 convenience and Comparison, ~~B-3 Central Business District~~, and B-4 General Business Districts. B-1 Districts are also intended to be utilized at planned locations in the city as zones of transition between major thoroughfares and residential areas, and between intensive nonresidential areas and residential areas. In the B-1 District all business establishments shall be retail and/or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced. All business, servicing or processing, except off-street parking or loading, shall be conducted within a completely enclosed building, or in an area specifically approved by the City.

SECTION 1000: PRINCIPAL USES PERMITTED

In a B-1 Limited Business District no building or land shall be used and no building shall be erected, structurally altered, or occupied except for one (1) or more of the following specified uses, unless otherwise provided for in this Ordinance:

1. Any generally recognized retail business which supplies new commodities on the premises for persons residing in adjacent residential areas such as: groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, and notions or hardware. No individual uses, either freestanding or in a group of uses, shall exceed two thousand five hundred (2,500) square feet in area.
2. Any personal service establishment which performs services on the premises for persons residing in adjacent residential areas, such as: Shoe repair, dry cleaning shops, tailor shops, beauty parlors, barber shops, dressmaker, tailor, pharmacist, or an establishment doing radio, television, or home appliance repair, and similar establishments that require a retail character no more objectionable than the aforementioned, subject to the provision that no more than five (5) persons shall be employed at any time in the sale, repair, or other processing of goods.
3. Professional offices of doctors, lawyers, dentists, chiropractors, osteopaths, architects, engineers, accountants, and similar or allied professions. No individual use shall exceed two thousand five hundred (2,500) square feet in area.
4. Office buildings for any of the following types of occupations: executive, administrative and professional. No individual use shall exceed two thousand five hundred (2,500) square feet in area.
5. Residential uses as part of a building in this zone shall be allowed upon issuance of a Certificate of Occupancy from the Department of Inspections, provided that the minimum lot area requirements of the RM-1 District are met.
6. Accessory buildings and accessory uses customarily incidental to the above Principal Uses Permitted.
7. Uses similar to the above Principal Uses Permitted.

ARTICLE XII – B-3 CENTRAL BUSINESS DISTRICT[RESERVED]

PREAMBLE

~~The City of Muskegon B-3 Central Business District is designed and intended to provide for and regulate land and building uses so as to continue to create a shopping, living, cultural, governmental, office, heritage, and institutional focal point for the City of Muskegon and the Muskegon Area. The District is designed to provide flexibility to encourage a diversity of uses, yet provide regulatory standards to create and maintain a safe and aesthetic environment.~~

SECTION 1200: PRINCIPAL USES PERMITTED

~~In the B-3 Central Business District, no building or land shall be used and no building shall be erected, structurally altered, or occupied except for one (1) or more of the following specified uses, unless otherwise provided in this Ordinance.~~

- ~~1. Retail sales of new merchandise and commodities provided that all sales are made from a completely enclosed building except that this section shall not prohibit the sales of antique collector items, this section shall prohibit the operation of a store whose primary sales are previously used products, except as further regulated.~~
- ~~2. Professional and personal services of any type where any repair work done on the premises is incidental to the service rendered.~~
- ~~3. Banks, including those with drive-in windows, and other financial institutions.~~
- ~~4. Restaurants, cocktail lounges and brewpubs.~~
- ~~5. Business schools, or private schools operated for profit. Examples of private schools permitted herein include, but are not limited to, the following: dance schools, music and voice schools, and art studios.~~
- ~~6. Offices of business, government, and the professions.~~
- ~~7. Hotels and motels.~~
- ~~8. Indoor theaters.~~
- ~~9. Microbreweries, small wineries and small distilleries, as long as the brewing area is less than 2,500 square feet.~~
- ~~10. Residential uses as part of a building in this business zone shall be allowed upon issuance of Certificate of Occupancy from the Department of Inspections.~~
- ~~11. Medical marijuana caregiver facilities to the extent licensed pursuant to City Code Sections 34-101 through 34-107.~~
- ~~12. Accessory buildings and accessory uses customarily incidental to the above Principal Uses Permitted.~~
- ~~13. Uses similar to the above Principal Uses Permitted.~~

~~SECTION 1201: SPECIAL LAND USES PERMITTED~~

~~The following uses, and their accessory buildings and accessory uses, shall be permitted under the purview of Section 2332 after review and approval of the use (and a site plan, if required) by the Planning Commission, after Public Hearing, subject to the applicable conditions and any other reasonable conditions imposed by the Planning Commission.~~

- ~~1. Automobile service stations for the sale of gasoline, oil, and minor repair, not including major repair such as engine rebuilding, undercoating, and similar industrially oriented activities and subject further to the following:~~
 - ~~a. The curb cuts for ingress and egress to a service station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than twenty five (25) feet from a street intersection (measured from the roadway) or from adjacent residential property, and subject to other Ordinances of the City.~~
 - ~~b. The minimum lot area shall be ten thousand (10,000) square feet, and so arranged that ample space is available for motor vehicles which are required to wait.~~
 - ~~c. There shall be provided, on those sides abutting or adjacent to a residential district or residential uses a four foot (4') completely obscuring wall or fence. The height of the wall or fence shall be measured from the surface of the ground.~~
 - ~~d. All lighting shall be shielded from adjacent residential districts and from abutting streets.~~
- ~~2. Amusements and recreational facilities, including bowling alleys and skating rinks.~~
- ~~3. Commercial parking lots and parking structures.~~
- ~~4. Churches and other facilities normally incidental thereto subject to the following conditions:~~
 - ~~a. The site shall be so located as to provide for ingress and egress from said site directly onto a major or secondary thoroughfare.~~
 - ~~b. The principal buildings on the site shall be set back from abutting properties zoned for residential use not less than thirty (30) feet.~~
 - ~~c. Buildings of greater than the maximum height allowed in Section 2100 may be allowed provided front, side, and rear yards are increased above the minimum requirements by one (1) foot of building that exceeds the maximum height allowed.~~
- ~~5. Specialized adult educational programs, under the following conditions:~~
 - ~~a. The program must be associated with a school district.~~
 - ~~b. No residency will be permitted in the facility.~~
 - ~~c. The hours of operation will be limited to the regular school hours of the associated school district.~~

ARTICLE XII – ~~B-3 CENTRAL BUSINESS DISTRICT~~[RESERVED]

- ~~d. The facility must be located either on a major street or within two (2) blocks of regular bus service.~~
- ~~e. No more than 75 students can be associated with the program.~~
- ~~6. Live music concert halls, under the following conditions:~~
 - ~~a. The business will operate in such a manner as to comply with the Noise Ordinance enacted by the City of Muskegon. No music (either live or piped) will be permitted outside the building.~~
 - ~~b. The business will maintain security staff, both inside and outside the building, at all times when open to customers. Loitering will not be permitted on or around the site.~~
 - ~~c. The business will not operate between the hours of 3:00am and 8:00am. No person of 16 years of age or younger will be permitted within the business after midnight and must directly exit the premises after that time.~~
 - ~~d. The site and general vicinity will be maintained and litter free, and will be checked for litter every day before opening.~~
 - ~~e. Security lighting will be provided for the site.~~
- ~~7. Multiple family residential uses of various types and densities. Any new multiple family construction shall be compatible and/or complementary to the character of the surrounding area as determined by the Planning Commission.~~
- ~~8. Private clubs, lodge halls, social and similar organizations, including assembly or rental halls.~~
- ~~9. Galleries and museums.~~
- ~~10. Antique shops.~~
- ~~11. Wind Turbine Facilities.~~
- ~~12. Microbreweries, small wineries and small distilleries with brewing areas larger than 2,500 square feet.~~
- ~~13. Accessory buildings and accessory uses customarily incidental to the above Special Land Uses Permitted.~~
- ~~14. Uses similar to the above Special Land Uses Permitted.~~

SECTION 1202: PLANNED UNIT DEVELOPMENTS

~~Planned developments may be allowed by the Planning Commission under the procedural guidelines of Section 2101. The intent of Planned Unit Developments in the B-3 Central Business District is to allow mixed land uses, which are compatible to each other, while prohibiting nonresidential uses which would not be compatible or harmonious with residential dwellings or other commercial uses.~~

SECTION 1203: AREA AND BULK REQUIREMENTS

~~1. Minimum lot size: 4,000 sq. feet.~~

~~2. Maximum lot coverage:~~

~~Buildings: 100%~~

~~Pavement: 25%~~

~~3. Lot width: 30 feet (shall be measured at road frontage unless a cul-de-sac, then measured from setback).~~

~~4. Width to depth ratios: The depth of any lot(s) or parcel(s) shall not be more than three (3) times longer its width.~~

~~5. Height Limit:~~

~~Maximum height: 6 stories or 90 feet~~

~~Minimum height: 2 stories or 35 feet~~

~~Height measurement: In the case of a principal building, the vertical distance measured from the average finished grade to the highest point of the roof surface where the building line abuts the front yard, except as follows: to the deck line of mansard roofs, and the average height between eaves and the ridge of gable, hip, and gambrel roofs (see Figure 2-2). If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building (see Figure 2-3).~~

~~6. Front Setbacks:~~

~~Minimum:~~

~~—— Expressway or Arterial Street: 30 feet~~

~~—— Collector or Major Street: 20 feet~~

~~—— Minor Street: 10 feet~~

~~Maximum:~~

~~—— Expressway, Arterial Street or Major Street: 50 feet~~

~~—— Collector Street: 40 feet~~

~~—— Minor Street: 30 feet~~

~~Note: For minimum front setbacks new principal structures on minor streets may align with existing principal structures in the immediate area even if the setback is below the minimum required.~~

~~7. Rear setback: 10 feet~~

~~8. Setback from the ordinary high water mark or wetland: 75 feet (principal structures only).~~

~~9. Side setbacks: no requirement~~

~~Note, setback measurement: All required setbacks shall be measured from the right-of-way line to the nearest point of the determined drip line of buildings.~~

~~10. Zero lot line option: New principal buildings may be erected on the rear lot line provided:~~

- ~~a. The building has an approved fire rating for zero lot line development under the building code.~~
- ~~b. The building has adequate fire access preserved pursuant to fire code requirements.~~
- ~~c. The zero lot line side is not adjacent to a street.~~
- ~~d. A maintenance access easement is granted by the adjacent property owner and recorded with the County Register of Deeds and provided to the zoning administrator with the site plan or plot plan.~~
- ~~e. It is not adjacent to wetlands, or waterfront.~~

~~11. All required side and rear setbacks shall be landscaped, greenbelt buffers, unless zero lot line is employed for a structure or fire access. At least fifty percent of all required front setbacks shall be landscaped and adjacent to the road right of way. An average minimum greenbelt of 10 feet shall be maintained along each street frontage.~~

ARTICLE XIII – B-4 GENERAL BUSINESS DISTRICTS

PREAMBLE

The B-4 General Business District is designed to provide for a wide variety of business activities including automotive services and goods, and is generally incompatible with the uses in the B-1, and B-2, ~~and B-3~~ Business Districts. Placement along presently developed major traffic arteries prevents the conflict of traffic and pedestrian movement since the General Business District is characterized by a minimum of pedestrian flow. The B-4 General Business Districts have been located in areas designated on the adopted Land Use Plan.

SECTION 1300: PRINCIPAL USES PERMITTED

In the B-4 General Business District, no building or land shall be used and no building shall be erected, structurally altered, or occupied except for one (1) or more of the following specified uses, unless otherwise providing in this Ordinance:

1. Veterinarian clinics, without outdoor kennels.
2. Bus passenger stations.
3. Stores selling second hand merchandise.
4. Funeral homes.
5. Automobile car wash, when completely enclosed in a building.
6. Auto service stations for the sale of gasoline, oil, and accessories, subject to the following:
 - a. The curb for ingress and egress to a service station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than twenty-five (25) feet from a street intersection (measured from the road right-of-way) or from adjacent residential districts.
 - b. The minimum lot area shall be ten thousand (10,000) square feet, and so arranged that ample space is available for motor vehicles which are required to wait.
 - c. Major automobile repair, engine and body repair, steam cleaning and undercoating may be allowed when conducted on the site, and said uses shall be within a completely enclosed building. The storage of wrecked automobiles on the site shall be obscured from public view. No automobile or vehicle of any kind shall be stored in the open for a period exceeding one (1) week.
 - d. All rest rooms doors shall be shielded from adjacent streets and residential districts.
 - e. Dispensing pumps shall be set back twenty (20) feet from the right-of-way line.
7. Self-service laundry and dry cleaning establishments.
8. Amusement, entertainment, and recreational, including bowling alleys and skating rinks.

ARTICLE III – ZONING DISTRICTS AND MAP

SECTION 300: DISTRICTS

For the purposes of this Ordinance, the City of Muskegon is hereby delineated in the following Districts:

R	Neighborhood Residential
MHP	Mobile Home Park
RT	Two Family Residential
RM-1	Low Density Multiple Family Residential
RM-2	Medium Density Multiple Family Residential
RM-3	High Density Multiple Family Residential
MC	Medical Care
B-1	Limited Business
B-2	Convenience and Comparison Business
B-3	Central Business
B-4	General Business
B-5	Central Governmental Service
I-1	Light Industrial
I-2	General Industrial
WI-PUD	Waterfront Industrial Planned Unit Development
OSC	Open Space Conservation
OSR	Open Space Recreation
LR	Lakefront Recreation
WM	Waterfront Marine
FBC	Form Based Code

SECTION 301: BOUNDARIES

The boundaries of these Districts are hereby established as shown on the Official Zoning Map which accompanies this Ordinance, and which map with all notations, references, and other information shown thereon shall be as much a part of this Ordinance as if fully described herein.

1. Unless shown otherwise, the boundaries of the Districts are lot lines, section lines, the centerlines of streets, alleys, roads, or such lines extended, and the Corporate Limits of the City of Muskegon.
2. Where, due to the scale, lack of detail, or illegibility of the Zoning Map accompanying this Ordinance, if there is any uncertainty, contradiction or conflict as to the intended location of any District boundaries, shown thereon, interpretation concerning the exact location of District boundary lines shall be determined by the Board of Appeals, upon written application.

SECTION 302: ZONING OF VACATED AREAS

Whenever any street, alley or other public way within the City of Muskegon shall have been vacated by official government action, and when the lands within the boundaries thereof attach to and become a part of the land formerly abutting such vacated street, alley or public way shall automatically, and without further governmental actions, thenceforth acquire and be subject to the same zoning regulations as are applicable to the lands to



Agenda Item Review Form

Muskegon Planning Commission

Commission Meeting Date: March 12, 2026	Title: Case 2026-08: Staff-initiated request to amend Section 404 of the zoning ordinance to establish maximum lot widths in R, Neighborhood Residential districts.							
Submitted by: Mike Franzak, Planning Director	Department: Planning							
Brief Summary: Staff-initiated request to amend Section 404 of the zoning ordinance to establish maximum lot widths in R, Neighborhood Residential districts.								
Detailed Summary & Background: Currently, the zoning ordinance requires a <u>minimum</u> width of 30 feet for residential lots. In the Form Based Code, there is also <u>maximum</u> lot widths, which is 60 feet. This request is to make this same standard a requirement in all R, Residential districts, not just Form Based Code districts. Minimum lot widths for single-family (30), duplexes (40) and triplexes (50) will remain the same. The master plan references the need for zoning restrictions that would eliminate the possibility of combining several lots, which reduces housing development. See Goal 2 and Recommendation 2 in the master plan attachment.								
Goal/Focus Area/Action Item Addressed: <u>Key Focus Areas:</u> <u>Goal/Action Item:</u> 2027 Goal 2: Economic Development Housing and Business								
Amount Requested: N/A	Budgeted Item: <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 12.5%;">Yes</td> <td style="width: 12.5%;"></td> <td style="width: 12.5%;">No</td> <td style="width: 12.5%;"></td> <td style="width: 12.5%;">N/A</td> <td style="width: 12.5%;">X</td> <td style="width: 12.5%;"></td> </tr> </table>	Yes		No		N/A	X	
Yes		No		N/A	X			
Fund(s) or Account(s): N/A	Budget Amendment Needed: <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 12.5%;">Yes</td> <td style="width: 12.5%;"></td> <td style="width: 12.5%;">No</td> <td style="width: 12.5%;"></td> <td style="width: 12.5%;">N/A</td> <td style="width: 12.5%;">X</td> <td style="width: 12.5%;"></td> </tr> </table>	Yes		No		N/A	X	
Yes		No		N/A	X			
Recommended Motion: I move the request to amend Section 404 of the zoning ordinance to establish maximum lot widths in R, Neighborhood Residential districts be recommended to the City Commission for approval.								
Approvals:	Guest(s) Invited / Presenting: No							

Immediate Division Head	X		
Information Technology			
Other Division Heads			
Communication			
Legal Review			

ARTICLE IV – R NEIGHBORHOOD RESIDENTIAL DISTRICTS

5. Spacing: The distance between buildings shall not be less than 10 feet and front setbacks shall not be less than 10 feet.
6. Waterfront: Where a cluster development abuts a body of water, at least 50% of the shoreline, as well as reasonable access to it, shall be a part of the common open space land.
7. Utility of common open space: Common open space in any one residential cluster shall be laid out, to the maximum extent feasible, to connect with other open space existing or proposed.
8. Size: Minimum parent parcel size is 21,780 square feet (one-half acre).
9. Bonus units: Where the developer provides additional open space or amenities within the development, additional density may be granted. A maximum of a 10% unit bonus may be granted to the development for additional amenities such as: public trail easements, additional open space, additional common waterfront area, and additional landscaping.

SECTION 404: AREA AND BULK REQUIREMENTS

1. Minimum lot size: 3,000 sq. feet.
2. Maximum lot coverage:

Buildings: 70%
Pavement 20%

*When a lot is covered over 80% by the combination of buildings and pavement, the remaining amount of pavement allowed must be pervious.

3. Lot width: ~~30 feet~~

Minimum: 30 feet
Maximum: 60 feet

{*Shall be measured at road frontage unless a cul-de-sac, then measured from setback}.

4. Height limit: 2 stories or 35 feet. Exception: Homes located in an established Historic District may be up to 3 stories or 45 feet, if found to be compatible with other homes within 600 feet.

Height measurement: In the case of a principal building, the vertical distance measured from the average finished grade to the highest point of the roof surface where the building line abuts the front yard, except as follows: to the deck line of mansard roofs, and the average height between eaves and the ridge of gable, hip, and gambrel roofs (see Figure 2-2). If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building (see Figure 2-3).

5. Front Setbacks:

Minimum: 10 feet
Maximum: 30 feet

Goal 2: Infill vacant residential lots with new housing options.

Discussion

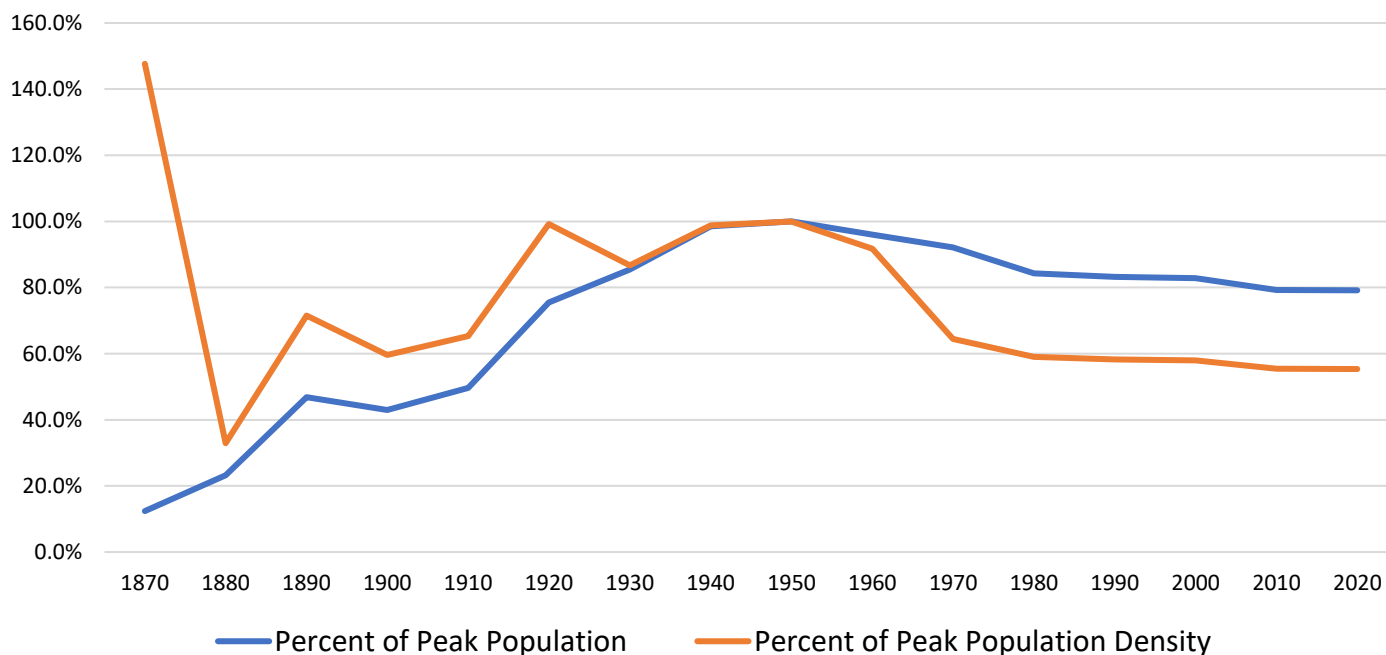
Like any developed city, Muskegon has a limited supply of developable land and few opportunities for greenfield housing development. While this plan touches on interim measures for managing the city's significant supply of publicly- and privately-owned vacant residential lots, the long-term strategy is to return these properties to productive use through the construction of infill housing. This is easier said than done, and a multifaceted approach to efficient use of available land is needed to achieve the many other interrelated goals of this plan.

As discussed in Goal 1, a reduction in Muskegon's housing stock can be partially attributed to housing demolitions outpacing construction of new housing. As the hundreds of vacant residential lots throughout the city once contained houses, their redevelopment will be critical in addressing the current housing shortage.

When considering how to efficiently develop the city's remaining available land it is worth revisiting Muskegon's historic population statistics. The city's peak population was reported in the 1950 census at nearly 50,000; in the decades since, the population has steadily declined, but what is often overlooked is the substantial growth in the city's total land area in that same timespan.

While Muskegon's total population has declined to just under 80% of its 1950 peak, the gross population density has declined at an even greater rate. It is estimated that current population density – about 4.23 people per acre – is about 55% of Muskegon's population density in 1950.

"Density" is a term that can be unclear in its definition. When used in this plan, density typically refers to the number of dwelling units – i.e. houses or apartments – per acre of land developed. One house on a lot that is an acre in size has a density of one dwelling unit per acre (often written 1 DU/Acre). One house on a lot that is 1/10th of an acre in size has a density of ten dwelling units per acre (10 DU/Acre) as does a ten-unit apartment building on a lot that is one acre in area. The more dwelling units existing or planned within a given area of land, the higher the residential density.



With such a drastic reduction in population and population density, it is critical that Muskegon better utilize existing infrastructure. Having been built out for a far larger population, the vacant land found in many areas does not contribute to the expenses associated with existing infrastructure and services, and instead shifts those costs onto the remaining residents.

Requests from property owners to purchase adjacent vacant lots for larger yards may sound reasonable, but it is imperative that the cost of the services and infrastructure for those properties be considered. Additional yard space generates little additional property taxes, whereas building a new house would replenish the property taxes lost when the previous house was demolished. This loss can be significant for an individual lot, so it is critical to calculate the cost when the same situation happens many times over.



A residential lot containing a single house that has grown to be nearly 1.5 acres through acquisition of surrounding vacant lots that formerly contained houses. This property does not contribute nearly enough in property taxes to pay for the infrastructure serving it – in this case, 475 total feet of street. The community as a whole is subsidizing the private, almost rural, quality afforded to this lot.

Recommendations

- H2.1** Track vacant property in the city and utilize the information in marketing pieces and sale policies.

Maintain maps of vacant residential properties and develop marketing initiatives to educate and inform potential developers and homebuilders on development opportunities. Maintain a lot sale policy that incentivizes projects that meet the City's current housing goals.

- H2.2** Educate and partner with other groups or individuals that own large quantities of vacant land in the city (Muskegon County, State of Michigan, private property owners) to create additional opportunities for infill housing construction on vacant lots, regardless of ownership.

The City, State, and County have separate lot sale policies and differing reasons to dispose of property, which complicates redevelopment efforts. Improved communication efforts between governmental agencies should help make each aware of the others' goals.

Establish an intergovernmental policy addressing the sale of vacant property that ensures appropriate redevelopment and responsible use of the city's limited supply of land.

Land use regulations and lot sale policies should prohibit combining multiple properties without appropriate development. The City of Muskegon Policy for the Use & Sale of City-Owned Residential Property serves as a step in the right direction, but codifying this policy would need to come in the form of maximum lot size regulations incorporated into the zoning ordinance.

- H2.3** Partner with developers to construct infill housing. Explore unique development agreements that utilize the City's resources that pair with a developer's strengths to construct new housing in established residential areas.

Structure development agreements to enable new housing that addresses the range of needs and price points seen in the community (affordability, accommodating various family sizes, etc.).

- H2.4** Involve a wide range of developers to ensure variety in housing products and to provide architectural diversity. Require individual developers to provide multiple floorplans and interior layouts that draw from the needs and architectural styles of the immediate neighborhood.

Create Request for Proposals that seek developers that provide Infill housing in neighborhoods that contribute to the diverse architectural history of the city's neighborhoods and avoid creating repetitious floorplans and/or designs.

When building new housing in concentrated areas, it is important to encourage diversity in architecture. While home styles should fit in with the rest of the neighborhood, it will be best to avoid duplicated designs within close proximity to one another.



Agenda Item Review Form

Muskegon Planning Commission

Commission Meeting Date: March 12, 2026	Title: Case 2026-09: Staff-initiated request to amend Sections 703, 803, and 903 to set minimum density requirements for multi-family housing districts.							
Submitted by:	Department: Planning							
Brief Summary: Staff-initiated request to amend Sections 703, 803, and 903 to set minimum density requirements for multi-family housing districts.								
Detailed Summary & Background: The zoning ordinance sets <u>maximum</u> density requirements for multi-family housing. These standards can be viewed in the RM-1 (Low-Density Multiple-Family), RM-2 (Medium-Density Multiple-Family), and RM-3 (High-Density Multiple-Family) sections of the zoning ordinance. Staff is proposing to set a <u>minimum</u> density requirement in these districts as well, to ensure the proper amount of housing in each development. Currently, a property zoned RM-3, designated for the highest density, could use the development standards of the RM-1 districts, which would allow for the development of a lone, single-family house.								
Goal/Focus Area/Action Item Addressed: <u>Key Focus Areas:</u> <u>Goal/Action Item:</u> 2027 Goal 2: Economic Development Housing and Business								
Amount Requested: N/A	Budgeted Item: <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 12.5%;">Yes</td> <td style="width: 12.5%;"></td> <td style="width: 12.5%;">No</td> <td style="width: 12.5%;"></td> <td style="width: 12.5%;">N/A</td> <td style="width: 12.5%;">X</td> <td style="width: 12.5%;"></td> </tr> </table>	Yes		No		N/A	X	
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Fund(s) or Account(s): N/A	Budget Amendment Needed: <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 12.5%;">Yes</td> <td style="width: 12.5%;"></td> <td style="width: 12.5%;">No</td> <td style="width: 12.5%;"></td> <td style="width: 12.5%;">N/A</td> <td style="width: 12.5%;">X</td> <td style="width: 12.5%;"></td> </tr> </table>	Yes		No		N/A	X	
Yes		No		N/A	X			
Recommended Motion: I move the request to amend Sections 703, 803, and 903 to set minimum density requirements for multi-family housing districts be recommended to the City Commission for approval.								
Approvals:	Guest(s) Invited / Presenting: No							

Immediate Division Head	X		
Information Technology			
Other Division Heads			
Communication			
Legal Review			

Planned developments may be allowed by the Planning Commission under the procedural guidelines of Section 2101. The intent of Planned Unit Development in the RM-1 Low-Density Multiple-Family Residential District is to allow mixed land uses, which are compatible to each other, while prohibiting nonresidential uses which would not be compatible or harmonious with residential dwellings.

SECTION 703: AREA AND BULK REQUIREMENTS

1. Minimum lot size: 10,890 sq. feet.
2. Density (see definition in Article II): ~~16 dwelling units per buildable acre.~~

Minimum: 14 dwelling units per buildable acre.
Maximum: 16 dwelling units per buildable acre.
3. Dedicated open space requirement: 15%
4. Maximum lot coverage:

Buildings: 60%
Pavement: 20%
5. Lot width: 100 feet (shall be measured at road frontage unless a cul-de-sac, then measured from setback).
6. Maximum building width: 50% (as a portion of the lot width).
7. Width to depth ratios: The depth of any lot(s) or parcel(s) shall not be more than three (3) times longer its width.
8. Height limit: 3 stories or 50 feet.

Height measurement: In the case of a principal building, the vertical distance measured from the average finished grade to the highest point of the roof surface where the building line abuts the front yard, except as follows: to the deck line of mansard roofs, and the average height between eaves and the ridge of gable, hip, and gambrel roofs (see Figure 2-2). If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building (see Figure 2-3).
9. Front Setbacks:

Minimum:

Expressway or Arterial Street: 30 feet
Collector or Major Street: 25 feet
Minor Street: 20 feet
10. Rear setback: 30 feet
11. Setback from the ordinary high-water mark or wetland: 50 feet (principal structures only).

Planned developments may be allowed by the Planning Commission under the procedural guidelines of Section 2101. The intent of Planned Unit Developments in the RM-2 Medium Density Multiple Family Residential District is to allow mixed land uses, which are compatible to each other, while prohibiting nonresidential uses which would not be compatible or harmonious with residential dwellings.

SECTION 803: AREA AND BULK REQUIREMENTS

1. Minimum lot size: 14,520 sq. feet.
2. Density (see definition in Article II): ~~24 dwelling units per buildable acre.~~

Minimum: 17 dwelling units per buildable acre.
Maximum: 24 dwelling units per buildable acre.
3. Dedicated open space requirement: 15%
4. Maximum lot coverage:

Buildings: 70%
Pavement: 20%
5. Lot width: 125 feet (shall be measured at road frontage unless a cul-de-sac, then measured from setback).
6. Maximum building width: 50% (as a portion of the lot width).
7. Width to depth ratios: The depth of any lot(s) or parcel(s) shall not be more than three (3) times longer its width.
8. Height limit: 4 stories or 60 feet.

Height measurement: In the case of a principal building, the vertical distance measured from the average finished grade to the highest point of the roof surface where the building line abuts the front yard, except as follows: to the deck line of mansard roofs, and the average height between eaves and the ridge of gable, hip, and gambrel roofs (see Figure 2-2). If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building (see Figure 2-3).
9. Front Setbacks:

Minimum:

Expressway or Arterial Street: 30 feet
Collector or Major Street: 25 feet
Minor Street: 20 feet
10. Rear setback: 30 feet
11. Setback from the ordinary high-water mark or wetland: 50 feet (principal structures only).

2. Accessory buildings and accessory uses customarily incidental to the above Special Land Uses Permitted.
3. Uses similar to the above Special Land Uses Permitted.

SECTION 902: PLANNED UNIT DEVELOPMENTS

Planned developments may be allowed by the Planning Commission under the procedural guidelines of Section 2101. The intent of Planned Unit Developments in the RM-3 High Density Multiple Family Residential District is to allow mixed land uses, which are compatible to each other, while prohibiting nonresidential uses which would not be compatible or harmonious with residential dwellings.

SECTION 903: AREA AND BULK REQUIREMENTS

1. Minimum lot size: 21,780 sq. feet.
2. Density (see definition in Article II): ~~48 dwelling units per buildable acre.~~
Minimum: 25 dwelling units per buildable acre.
Maximum: 48 dwelling units per buildable acre.
3. Dedicated open space requirement: 15%
4. Maximum lot coverage:
Buildings: 70%
Pavement: 20%
5. Lot width: 150 feet (shall be measured at road frontage unless a cul-de-sac, then measured from setback).
6. Maximum building width: 50% (as a portion of the lot width).
7. Width to depth ratios: The depth of any lot(s) or parcel(s) shall not be more than three (3) times longer its width.
8. Height limit: 5 stories or 80 feet.

Height measurement: In the case of a principal building, the vertical distance measured from the average finished grade to the highest point of the roof surface where the building line abuts the front yard, except as follows: to the deck line of mansard roofs, and the average height between eaves and the ridge of gable, hip, and gambrel roofs (see Figure 2-2). If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building (see Figure 2-3).

9. Front Setbacks:

Minimum:

Expressway or Arterial Street: 30 feet
Collector or Major Street: 25 feet



Agenda Item Review Form

Muskegon Planning Commission

Commission Meeting Date: March 12, 2026	Title: 2026 Goal Setting															
Submitted by: Mike Franzak, Planning Director	Department: Planning															
Brief Summary: The Planning Commission discussed potential goals at the February meeting. Staff was asked to number the goals in order. Please see the attached list.																
Detailed Summary & Background: The Planning Commission discussed potential goals at the February meeting. Staff was asked to number the goals in order. Please see the attached list.																
Goal/Focus Area/Action Item Addressed: <u>Key Focus Areas:</u> <u>Goal/Action Item:</u> 2027 Goal 1: Destination Community & Quality of Life																
Amount Requested: N/A	Budgeted Item: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Yes</td> <td style="width: 15%;"></td> <td style="width: 15%;">No</td> <td style="width: 15%;"></td> <td style="width: 15%;">N/A</td> <td style="width: 15%;">X</td> <td style="width: 15%;"></td> </tr> </table>	Yes		No		N/A	X									
Yes		No		N/A	X											
Fund(s) or Account(s): N/A	Budget Amendment Needed: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Yes</td> <td style="width: 15%;"></td> <td style="width: 15%;">No</td> <td style="width: 15%;"></td> <td style="width: 15%;">N/A</td> <td style="width: 15%;">X</td> <td style="width: 15%;"></td> </tr> </table>	Yes		No		N/A	X									
Yes		No		N/A	X											
Recommended Motion: I move to approve the 2026 Planning Commission goals as proposed.																
Approvals: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Immediate Division Head</td> <td style="width: 10%; text-align: center;">X</td> <td style="width: 30%;"></td> </tr> <tr> <td>Information Technology</td> <td></td> <td></td> </tr> <tr> <td>Other Division Heads</td> <td></td> <td></td> </tr> <tr> <td>Communication</td> <td></td> <td></td> </tr> <tr> <td>Legal Review</td> <td></td> <td></td> </tr> </table>	Immediate Division Head	X		Information Technology			Other Division Heads			Communication			Legal Review			Guest(s) Invited / Presenting: No
Immediate Division Head	X															
Information Technology																
Other Division Heads																
Communication																
Legal Review																

Potential 2026 Planning Commission Goals

1. Institute residential lot-width maximums in R districts. These already exist in FBC districts.
2. Consolidating some commercial zoning districts (B-1, B-2, etc.) & eliminating obsolete zoning designations (RT, B-3).
3. Rezone business districts to FBC where appropriate. Identify B-1, B-2, & B-4 commercial districts that would function better as FBC.
4. Signage ordinance updates.
5. Incorporating low impact design standards. [Here](#) is a good example of LID parking lot improvements.
6. Updating landscaping requirements (amount of landscaping required, vegetation buffers along the waterfront, more street trees, etc.)
7. Identifying community needs as it pertains to PUD's



2025 MASTER PLAN PROGRESS REPORT

Master Plan Progress Report

The charts in this report outline the progress made on the goals and action steps listed in the master plan. A green highlight indicates that progress has been made for the specific recommendation. The yellow highlight explains in detail what progress has been made.

ECONOMIC DEVELOPMENT			
Goal 1: Bolster business retention, expansion, and attraction initiatives with a robust portfolio of economic development programs and services.			
Recommendation		Time Frame	Task Leaders
E1.1	Maintain an up-to-date tax abatement policy.	Ongoing	DS
The Development Services Division maintains the tax abatement policy and currently reviews abatement requests as a team, using the policy to guide its recommendations to the Commission. The policy was updated again in 2025.			
E1.2	Identify land for future business expansion.	Ongoing	DS
Staff is working to find a developer for the remaining parcel in the Port City Industrial Park that was acquired from the jail. Staff also continues to work with existing businesses on expansion projects.			
Goal 2: Create viable commercial corridors and neighborhood commercial/social nodes			
E2.1	Invest in placemaking opportunities that capitalize on community assets.	Ongoing	DS, PC, DDA, DPW
The city adopted an Accessory Commercial Unit ordinance utilizing the community nodes identified in the future land use map.			
E2.2	Encourage the formation of business district associations and develop corridor improvement plans for active business districts.	Ongoing	DS
Staff has created a Corridor Improvement Checklist that will assist business owners in establishing business associations, addressing corridor issues, and creating a vision for their corridor. The Checklist is intended to incrementally improve business corridors rather than developing full-scale corridor improvement plans that may not be necessary. Staff is currently working with businesses on Getty St to determine the best path forward for improvements to the corridor. The Apple Ave Corridor Improvement Plan was completed 2024, which includes a new street design that was approved by the City Commission in 2025.			
E2.3	Support retail development, growth, and expansion through zoning amendments and economic incentives that encourage a range of potential unit sizes.	Now	DS, PC
The city continues to operate Western Market. However, the space for the Century Club is for sale and small retailers may lose their space. Staff will research possible zoning amendments and the tax abatement policy for ways to address the need for smaller retail spaces. City staff continues to encourage developers to provide smaller retail spaces, however, we do not currently have any incentives specific to this goal. Properties along Peck, Beidler and 3 rd St (Midtown) were rezoned to bring these existing businesses into conformance and allow new business expansion.			
E2.4	Promote walkability through pedestrian-focused ground-level activities and use micro-transit to bridge long distances.	Now	DS, PC

Staff updated the outdoor seating policy in 2024 and continues to approve outdoor seating requests. A new food truck parking lot has opened behind the Corner building next to Hackley park. The city continues to operate the downtown tram service. The city started operating a beach shuttle to transport people to the beach. Electronic scooters were briefly available in the summer of 2023, but an official contract never materialized.			
E2.5	Simplify zoning regulations to permit flexibility in business types.	Now	DS, PC
The zoning ordinance was amended to allow marinas in the Lakeside FBC. It was also amended to allow for cat cafes in numerous zoning districts. Additional efforts are needed to increase allowable use-types for existing commercial building within neighborhoods. The Accessory Commercial Unit ordinance was approved.			
Goal 3: Create opportunities for local residents to participate in the workforce.			
E3.1	Improve workforce training efforts and opportunities.	Now	DS
E3.2	Create a pipeline of workforce talent from schools to local industries.	Now	DS
Goal 4: Create a business community that is reflective of the diversity of the city.			
E4.1	Help create networking and mentoring opportunities for those interested in local business opportunities.	Now	DS, COM
E4.2	Create a community engagement portal to address the concerns and needs of local entrepreneurs.	Now	DS, COM
The Corridor Improvement Checklist was created to address business-owner concerns. Staff continues to meet with different business corridors.			
Goal 5: Utilize our natural resources to develop a strong blue economy.			
E5.1	Increase and enhance publicly-accessible amenities along the waterfront and soften shorelines where possible.	Ongoing	DS, PC
The land swap project was approved, which will increase publicly-accessible amenities along the waterfront.			
E5.2	Become regionally and nationally designated by organizations that will bring visibility and economic development to Muskegon Lake.	Next	DS
The city participated in the creation of the Shoreline Trails and Greenways Plan.			
Goal 6: Provide a diverse supply of housing options that focuses on infill development.			
E6.1	Maintain a database of available lots and incentives for residential development	Now	DS
The Planning Department maintains an online database/map of available city-owned, vacant residential properties.			
E6.2	Engage with developers to create agreements to provide diverse types of housing options.	Ongoing	DS
The Planning Department continues to work with developers on lot sales, requiring them to maximize unit counts by utilizing the most efficient site layouts.			

Transportation and Mobility			
Goal 1: Design streets to safely accommodate all users of the street equitably, putting people first.			
Recommendation		Time Frame	Task Leaders
T1.1	Develop a consistent approach to evaluating the conditions of city streets to ensure that they are sized appropriately and designed to serve all users. Prioritize traffic studies and design interventions on streets identified as those which impede safe, comfortable, and convenient travel for all users.	Ongoing	DPW
T1.2	Create and maintain a detailed inventory of existing, typical street design components used throughout the city including, but not limited to, right-of-way width, pavement width, travel and parking lane configuration, intersection treatments, design speeds and posted speed limits.	Now	DPW, DS
The City entered into a three-year contract for traffic volume and speed data software to address traffic mobility across the city.			
T1.3	Establish and adopt street design standards that consider existing, typical street design components and incorporate best practices in urban street design and construction. Complete all new street design projects in a way that exemplifies a safe streets approach and promotes safe, comfortable, and convenient use of the street by all.	Now	DPW, DS
Staff continues work on developing formal street design standards.			
Goal 2: Strengthen walkability, accessibility, and connectivity at major corridors and neighborhood centers.			
T2.1	Incorporate pedestrian and other active transportation amenities into the design of streets at commercial corridors and community nodes that improve access and mobility for all users.	Now	DPW, DS
The Apple Ave redesign includes reduced driving lanes and includes a new bike lane. The Lakeshore/Laketon Trail Connector on Sanford and Terrace designs were approved and will be constructed in 2026.			
T2.2	Maintain the existing street grid and reestablish it where it has been lost.	Ongoing	DPW, DS
Goal 3: Establish a local funding source for street right-of-way improvements.			
T3.1	Launch a citizen education campaign to increase the general understanding of the means of financing public right-of-way projects and ongoing maintenance needs.	Next	DPW, DS, COM
T3.2	Consider methods of establishing local funding for right-of-way projects and maintenance	Next	DPW, DS, CM

Goal 4: Improve access to public transportation.			
T4.1	Partner with MATS to complete improvements to the public realm surrounding bus stops throughout the city.	Now	DPW, DS
T4.2	Within 1/4-mile of existing bus stops in residential areas, enable transit-supportive housing densities/a housing supply that can support transit.	Now	DS, PC
Properties along Peck St were rezoned to FBC, allowing denser developments, especially the properties closest to Laketon Ave.			
T4.3	Partner with MATS to ensure public transportation options that service new or planned housing, employment, and commercial centers.	Ongoing	DS, CM
Goal 5: Utilize less land for vehicle parking throughout the city.			
T5.1	As parking demand fluctuates, travel habits change, and new development occurs, follow the strategies outlined in the City of Muskegon Parking Strategy, expanding the area of focus.	Ongoing	DS, DPW
The zoning ordinance was amended to reduce the minimum number of parking spaces required for residential units from two to one.			
T5.2	Make better use of on-street parking where it exists and/or where it can be accommodated.	Now	DS, DPW
The Traffic Committee regularly reviews parking restrictions city-wide.			
Goal 6: Promote and improve active transportation through maintenance and expansion of the network of sidewalks and nonmotorized trails.			
T6.1	Establish an active transportation plan.	Next	DS, DPW
The Shoreline Trails and Greenways plan was completed in 2025. An ongoing committee meets to address implementation of the plan.			
T6.2	Using the plan as a guide, expand the city's active transportation network.	Next	DS, DPW
Goal 7: Require new developments to incorporate strong connections to the existing transportation network.			
T7.1	Update the City's subdivision standards to encourage expansion of the existing street grid into newly-platted areas, creation of small blocks, and to restrict construction of new disconnected streets.	Now	DS
T7.2	When reviewing new developments, involve public transportation entities to incorporate connections that serve new residents.	Ongoing	DS
T7.3	Ensure that all new development located adjacent to existing or proposed non-motorized transportation facilities provides intentional public connections to those facilities.	Ongoing	DS, PC
Goal 8: Establish a process to complete quick-build street projects to improve safety within the city's neighborhoods.			

T8.1	Create a series of steps for neighborhood associations and business improvement districts to follow when requesting alterations to streets.	Now	DS, DPW
T8.2	Establish a means of measuring the success of projects undertaken through the quick-build program, consistently building on successful projects and evaluating failures.	Now	DS, DPW
Goal 9: Inventory and establish a policy for alley vacations and establishment of new alleys.			
T9.1	Encourage increased and continued use of public alleys through an improved maintenance plan, a more rigid access management policy, and education on and, when necessary, enforcement of parking regulations.	Now	DS, DPW
The city continues to utilize grant funding to pave public alleys and offers residents the option to improve their alleys.			
T9.2	Adopt standards for approving future requests for alley vacations.	Next	DS, DPW
Goal 10: Ensure transportation connections to the greater region and other population centers.			
T10.1	Seek partnerships with public transportation services in neighboring Ottawa and Kent Counties to establish connections to their population centers and associated transportation options.	Next	DS, DPW
T10.2	Establish more frequent, state-wide bus service to and from Muskegon.	Next	DS, CM
T10.3	Lobby for extension of passenger rail service to Muskegon. Study the feasibility of passenger rail connections to Muskegon.	Next	DS, CM

Housing & Neighborhoods			
Recommendation		Time Frame	Task Leaders
Goal 1: Adopt policies that provide housing choice within all neighborhoods.			
H1.1	Evaluate existing land uses throughout the city to determine where housing options can best be integrated into the city's neighborhoods.	Now	DS
Zoning reform was approved in 2024. Duplexes, triplexes and ADU's are now allowed in all residential zoning districts. Later amendments included the addition of cottage courts.			
H2.2	Study the needs of neighborhoods as well as shortcomings and weaknesses in the city's housing stock.	Now	DS
The Development Services Department plans on updating the housing needs study in 2026. A housing dashboard is being developed to track ongoing progress towards the city's housing goals.			
H3.3	Foster public-private partnerships that assist in the creation of affordable housing units.	Now	DS
The city was awarded six LIHTC developments in the past two years and staff continues to work with developers on providing affordable housing units, including the newly created scattered site PILOT agreements.			
Goal 2: Infill vacant residential lots with new housing options.			
H2.1	Track vacant property in the city and utilize the information in marketing pieces and sale policies.	Ongoing	DS
Vacant, city-owned properties can be found on the City's website here . The lot sale policy was updated in 2025.			
H2.2	Educate and partner with other groups or individuals that own large quantities of vacant land in the city (Muskegon County, State of Michigan, private property owners) to create additional opportunities for infill housing construction on vacant lots, regardless of ownership.	Next	DS
The County of Muskegon has partnered with Allen Edwin Homes to build 30 homes. Planning Department staff has begun compiling a list of privately-owned buildable lots.			
H2.3	Partner with developers to construct infill housing. Explore unique development agreements that utilize the City's resources that pair with a developer's strengths to construct new housing in established residential areas.	Ongoing	DS, CM
The Development Services Division continues to work with a wide variety of developers, many of them local.			
H2.4	Involve a wide range of developers to ensure variety in housing products and to provide architectural diversity. Require individual developers to provide multiple	Ongoing	DS

	floorplans and interior layouts that draw from the needs and architectural styles of the immediate neighborhood.		
The Planning Department continues to work with a wide variety of large and small-scale developers to build housing. We continue to sell lots for a mixture of different housing types and sizes, including duplexes, ADU's and smaller houses under 600 sf. City staff is developing pre-approved housing plans that developers can utilize.			
Goal 3: Create walkable community nodes within a short distance of all residents.			
H3.1	Identify existing or potential community nodes in each city neighborhood to serve as a strong center(s) from which the neighborhood can orient itself and build upon.	Now	DS
Community nodes have been identified and incorporated into the future land use map. An Accessory Commercial Unit ordinance was approved in 2025, using the community nodes identified in the future land use map.			
H3.2	Update land use regulations to permit better integration of different land uses at identified community nodes.	Now	DS, PC
The rezonings on Peck St, Beidler, Midtown, and Lakeshore Dr have allowed for a variety of land uses and reinforced these locations as community nodes.			
Goal 4: Require new development to provide identified public amenities for existing and future residents.			
H4.1	Work with developers of major projects to incorporate needed amenities as identified by neighborhood residents.	Now	DS
H4.2	Create a database that identifies the public amenity needs of certain areas. Developers that are seeking information on potential investments can be notified early on about the needs of the community.	Ongoing	DS
Goal 5: Encourage participation in neighborhood associations to create strong neighborhoods with invested residents empowered to address their common needs.			
H5.1	Provide staff assistance to neighborhood associations so they have the ability to meet regularly and have the knowledge to legally operate.	Ongoing	DS
The city continues to host the monthly Neighborhood Associations of Muskegon (NAM) meetings at City Hall.			
H5.2	Offer financial incentives to neighborhood associations that partner with the city on general maintenance and services that would otherwise go unaddressed.	Ongoing	DS, CM
The city continues to provide the Neighborhood Empowerment Program grants to individual neighborhood associations.			
Goal 6: Strive to protect existing neighborhood residents from displacement and safeguard the cultural practices of diverse groups within the same space.			
H6.1	Create programs and partnerships with neighborhood associations and neighborhood task forces to limit the negative effects of reinvestment and ensure that existing residents benefit from such changes.	Ongoing	DS, CM

H6.2	Continue to offer and expand housing stability programs.	Ongoing	DS
H6.3	Continue to provide affordable housing units in all neighborhoods.	Ongoing	DS, PC
In 2025, the city programmed 121 units (between single family and duplex homes) of scattered site PILOT housing that will create affordable housing units with reduced taxes. We have also programmed 294 units for LIHTC development, which include subsidized apartment units available for those making between 30-120% of area median income. These projects include Froebel School, Apple Crossings, Amity Crossings, Allen Crossings, Nelson School and Pivotal (former McDonalds on Webster Ave).			

Natural Features			
Goal 1: Protect the quality of the Muskegon Lake watershed.			
Recommendation		Time Frame	Task Leaders
N1.1	Implement land-use regulations that will help filter and clean water before it enters the watershed.	Now	DS, PC
N1.2	Create a program through which lakefront property owners can receive funding to plant native vegetation along their property.	Next	DS, DDA
N1.3	Promote sustainable practices through education and outreach.	Now	DS, COM
Goal 2: Balance the different interests on Muskegon Lake			
N2.1	Allow for a wide variety of land uses along the Muskegon Lake shoreline considering the necessity of certain land uses and paying special attention to location, past planning efforts, existing context, and market demand.	Ongoing	DS, PC
N2.2	Conduct a carrying capacity study for Muskegon Lake.	Now	DS
Goal 3: Create wildlife corridors with small natural pathways that connect large natural areas.			
E3.1	Conduct a wildlife corridor study that focuses on linking existing corridors.	Now	DS, DPW
The Muskegon Rotary Club created a micro forest on Marquette, using this goal as inspiration.			
E3.2	Bolster Muskegon's urban tree canopy.	Now	DPW
The city completed a tree inventory that identifies the health of all trees in public spaces. The City continues to apply for urban tree grants and plants around 100 trees per year.			
Goal 4: Improve the environmental quality of greenway corridors by cleaning up contaminated sites, safeguarding areas highly susceptible to private land use, and reducing dumping.			
E4.1	Help remediate contaminated open spaces with phytoremediation efforts.	Next	DPW

E4.2	Require low impact design techniques at sites near environmentally sensitive ecosystems.	Now	DS
E.4.3	Prioritize the development of residential lots at the end of streets and those adjacent to open spaces.	Now	DS
Goal 5: Strengthen climate resilience efforts.			
E5.1	Create a climate action plan.	Now	CM