

WHY IS THE CODE BEING REVISED?



1	The current zoning code was adopted in 1974 with its foundation dating back to the Standard State Zoning Enabling Act (SSEA), developed by the U.S. Department of Commerce under Secretary Herbert Hoover in 1922.
2	The 1974 zoning code included many suburban-style provisions that did not reflect Petoskey's historic development patterns. As a result, many existing properties became nonconforming.
3	The 1974 zoning code is not user-friendly and difficult to use. It has been amended repeatedly, resulting in inconsistencies, outdated terminology, and confusing standards.
4	Today, five generations, the Silent Generation, Baby Boomers, Generation X (Gen X), Millennials, and Generation Z (Gen Z), are represented in the housing market, each with unique housing preferences.
5	The zoning code needs to implement the recommendations of the 2021-2022 Livable Petoskey Master Plan.
6	Many 1970s zoning codes emphasized automobile-oriented suburban development, including large setbacks, excessive parking requirements, and separation of land uses.
7	To reduce regulatory complexity. Modern zoning codes can streamline permitting, reduce unnecessary approvals, and provide clearer standards, resulting in a more predictable development review process.
8	A desire to include contemporary planning emphasizes complete neighborhoods, mixed-use development, housing diversity, sustainability, and placemaking.

CITY OF PETOSKEY COMMUNITY CHARACTER SURVEY SUMMARY



What residents value. What concerns them. What they envision.

September
thru
November
2025

The City of Petoskey conducted a comprehensive survey to understand residents' perspectives on neighborhood character, zoning, and future development. A total of **292 responses** were collected, providing insights into demographics, neighborhood attributes, concerns, and priorities for improvement.



292
RESPONSES

DEMOGRAPHICS & RESIDENCY



82% live within the
City of Petoskey



Largest age groups:
55–74 years



Many residents have lived in
their neighborhood for
10+ years

A stable, long-term population that
cares deeply about our community.

NEIGHBORHOOD CHARACTER

Residents love what makes Petoskey special:



Walkability and proximity
to downtown



Mature trees and green spaces



Historic homes and architecture



Scenic views of Little Traverse Bay



Parks, trails, and outdoor access



Strong community identity
and year-round living



TOP CONCERNS



Traffic and parking issues,
especially near commercial areas



Seasonal homes and
short-term rentals



Poorly maintained properties,
vacant homes, and blighted
commercial buildings



Above-ground utilities, aging
infrastructure, and uneven
sidewalks



Noise from stadiums and
construction



Environmental concerns such as
chemical lawn treatments

SUGGESTIONS FOR IMPROVEMENT



Better enforcement
of existing
ordinances
(parking, noise,
property
maintenance)



Underground
utilities, improved
sidewalks, and
road repairs



Limits on short-term
rentals and
incentives for
year-round
residency



Tree planting and
green space
preservation;
community
beautification



Traffic calming
measures, bike lanes,
and improved
pedestrian safety

ZONING & DEVELOPMENT PREFERENCES



Support for Accessory Dwelling Units (ADUs) and
gentle density increases, but oppose large-scale
multi-unit developments.



Preferred housing: neo-traditional single-family
homes and cottages.



Most favor two-story height limits.



Emphasis on architectural compatibility,
setbacks, and lot coverage limits to maintain
visual harmony.

COMMERCIAL & INDUSTRIAL DISTRICTS



Frustration with vacant storefronts and
deteriorating commercial properties.



Support for stricter maintenance
standards and revitalization efforts.



Strong opposition to height variances
that obstruct bay views.



Industrial zones raise concerns about
noise, traffic, and environmental impact;
some advocate for relocating industrial
uses outside city limits.

COMMUNITY VALUES



Preserving views of
Little Traverse Bay



Protecting historic landmarks
and neighborhood character



Balancing affordable
housing needs with
small-town charm

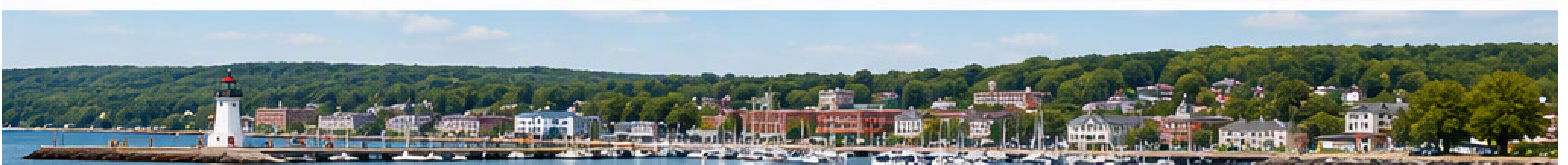


Growth that strengthens
community without sacrificing
our unique identity

OUR SHARED VISION



Preserve what makes Petoskey
extraordinary while planning
thoughtfully for a vibrant, inclusive,
and sustainable future.



Together, we can protect Petoskey's **beauty, history,**
and sense of **community** for generations to come.



WHAT IS NEW IN THE PROPOSED ZONING CODE?



1	A user-friendly format contained in 14 Articles. The current zoning code has 31 Articles.
2	Residential zoning districts reflect neighborhood housing types and land uses.
3	The revised dimensional standards are designed to reflect the character of existing neighborhoods and Petoskey's historic development pattern. Setback requirements are established based on the relationship to neighboring properties rather than predetermined distances commonly found in conventional zoning codes.
4	The review process streamlines approvals by allowing structures and additions smaller than 1,500 square feet to undergo administrative review, reducing review time and minimizing costs for applicants.
5	Decreased parking space requirements, EV parking, and incentives for bicycle parking.
6	The ordinance includes several overlay districts designed to protect views of Little Traverse Bay, preserve the scale and character of historic neighborhoods, and ensure that new downtown development is compatible with the area's historic character.
7	Requires external dark sky compliant lighting.
8	Encourages a gradual increase in housing density by permitting triplexes and quadplexes in residential neighborhoods, subject to special land use approval and a public hearing.
9	Land development options for Planned Developments, Cottage Courts, and Condominiums.

ZONING ORDINANCE

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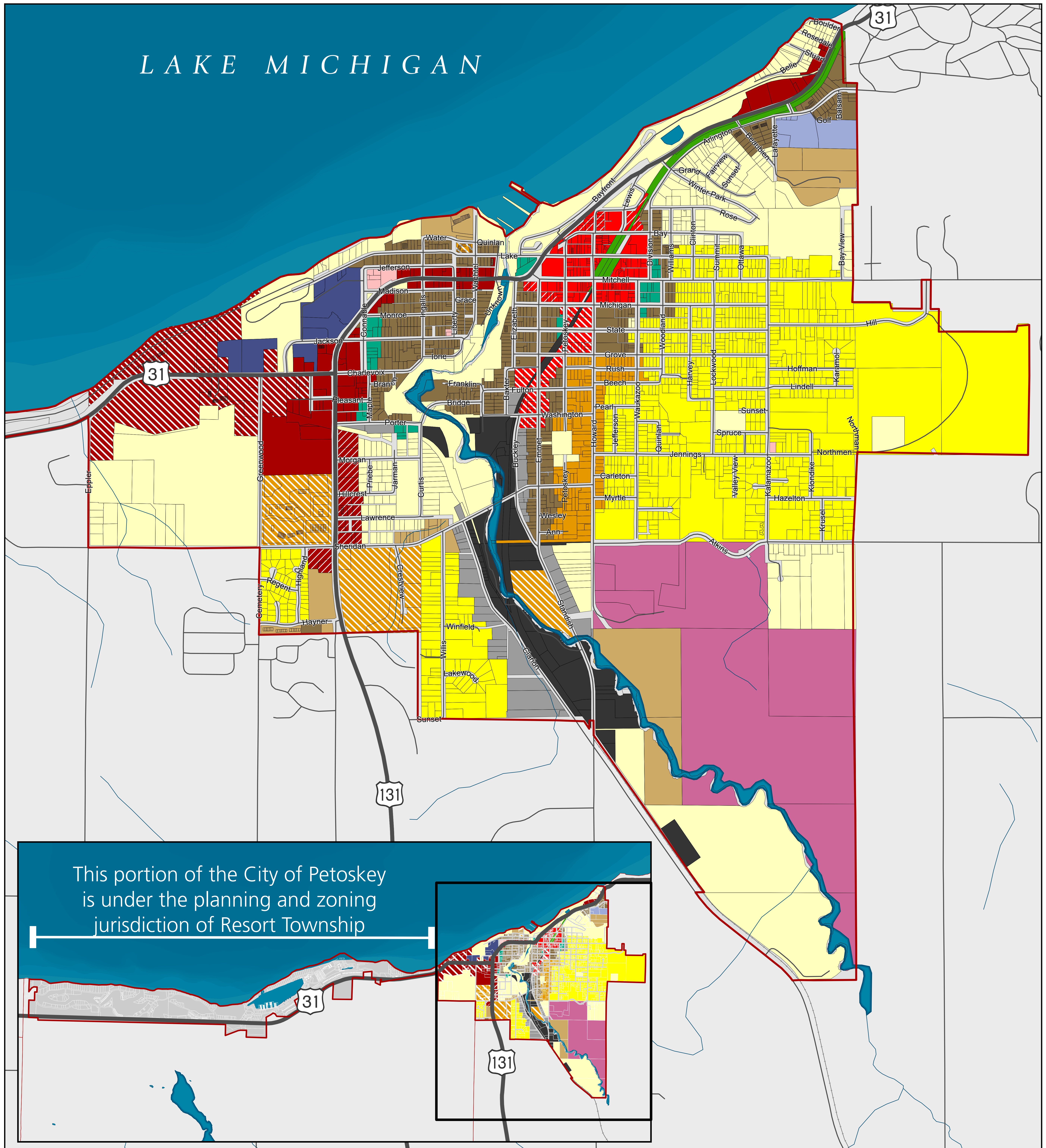


ARTICLE 7:
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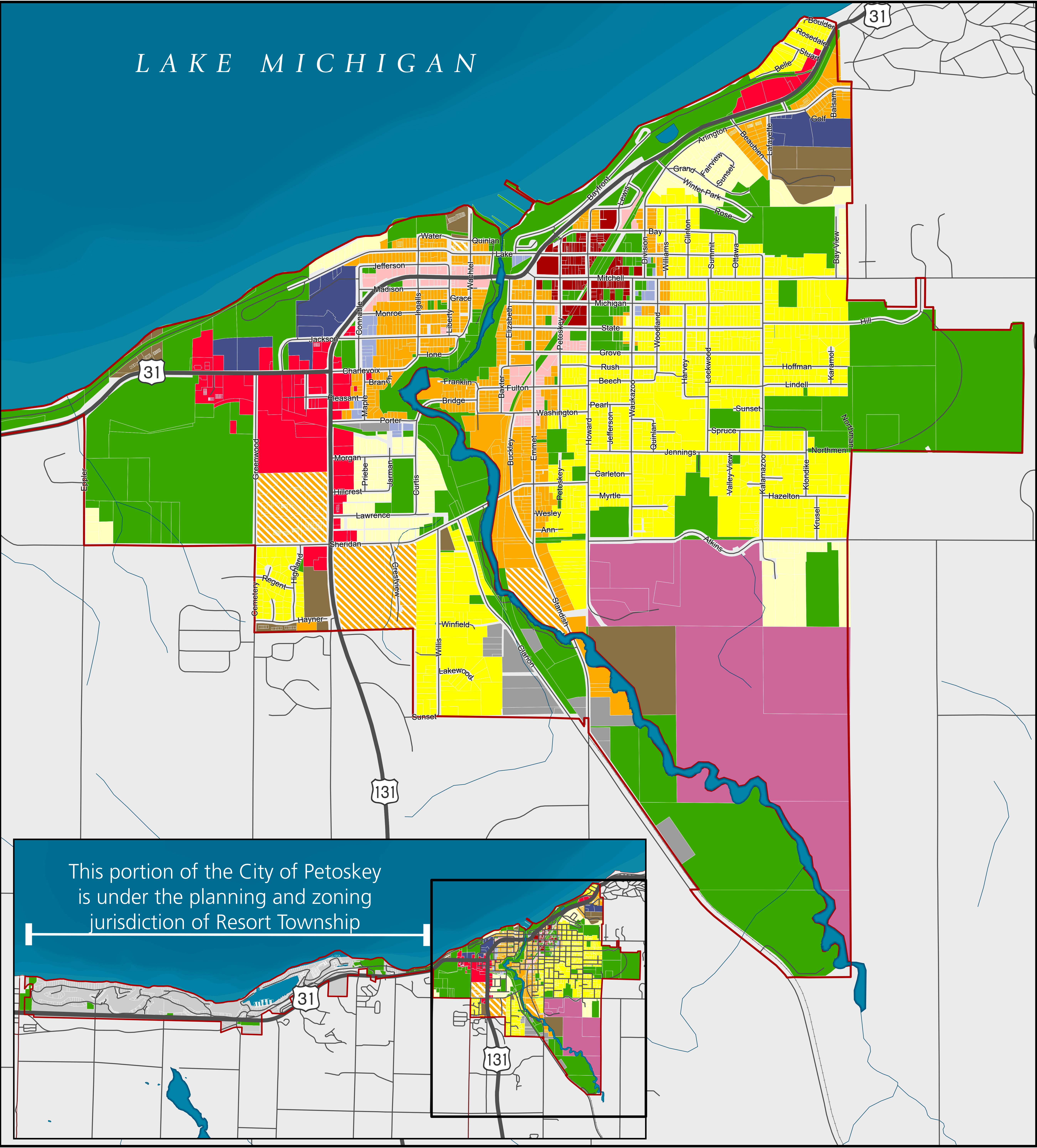
CURRENT ZONING

Sources: Michigan Open Data Portal, City of Petoskey, Emmet County

B-1: Local Business	C: College	PUD: Planned Unit Development
B-2: Central Business	H-1: Hospital	R-1: Single Family
B-2A: Transitional Business	H-2: Hospital	R-2: Single Family
B-2B: Mixed-Use Corridor	I-1: Light Industrial	R-3: Single Family
B-3: General Business	I-2: General Industrial	RM-1: Multiple Family
B-3A: Resort Commercial	O-S: Office Service	RM-2: Multiple Family
B-3B: Business Industrial	PR: Park Reserve	

2,000 Feet
Beckett & Raeder, Inc.

May 22, 2026



PROPOSED ZONING

Sources: Michigan Open Data Portal, City of Petoskey, Emmet County

City of Petoskey Boundary

Zoning Districts

- | | | |
|------------------------------|----------------------------|-------------------------------|
| RS: Residential-Suburban | BN: Business-Neighborhood | H: Hospital |
| RN: Residential-Neighborhood | BD: Business-Downtown | C: College-Campus |
| RF: Residential-Flex | BC: Business-Corridor | I: Industrial |
| RM: Residential-Multiple | PQP: Public / Quasi-Public | PUD: Planned Unit Development |
| OS: Office-Service | | |

1,000 Feet
Beckett & Raeder, Inc.

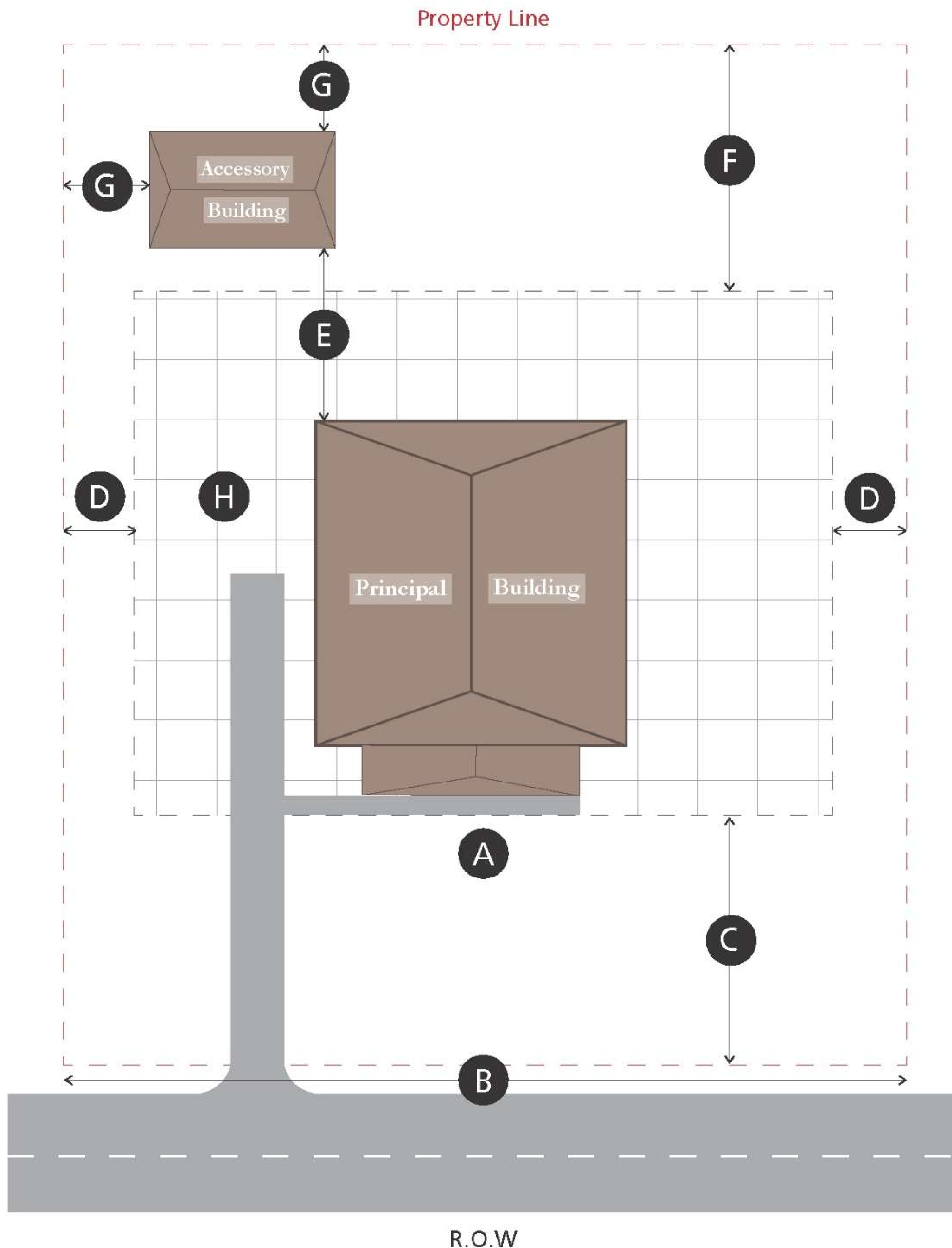
August 05, 2026

ZONING DISTRICT COMPARISONS



Proposed Zoning Code	Current Zoning Code
RS - Residential Suburban	R-1 Single Family
RN - Residential Neighborhood	R-2 Single Family R-3 Single Family
RF - Residential Flex	RM-1 Multiple Family
RM - Residential Multiple	RM-2 Multiple Family
OS - Office Service	OS - Office Service
BN - Business Neighborhood	B-1 Local Business B-2A Transitional Business B-2B Mixed-Use Corridor
BD - Business Downtown	B-2 Central Business
BC - Business Corridor	B-3 General Business B-3A Resort Commercial
PQP - Public / Quasi Public	PR - Park Reserve
H - Hospital	H-1 Hospital H-2 Hospital
C - College Campus	C - College Campus
I - Industrial	I-1 Light Industrial I-2 Heavy Industrial
PD - Planned Development	PUD - Planned Development
13 Zoning Districts	19 Zoning Districts

PARCEL TERMINOLOGY



- A. Minimum Lot Area – The average lot size of lots on the same side of the block.
- B. Minimum Lot Width – The average width of lots on the same side of the block.
- C. Front Yard Setback – Front yard setbacks shall be within the range of existing setbacks on the block and shall not be less than 10 feet (10') or greater than twenty-five feet (25').
- D. Side Yard Setback – 12% of the lot width, or six feet (6') - whichever is greater.
- E. Detached Accessory Building Setback to Principal Building – Ten feet (10').
- F. Rear Yard Setback – Twenty-five feet (25').
- G. Detached Accessory Building Side/Rear Setback – Five feet (5') if one story, ten feet (10') if two stories.
- H. Buildable Area

LOT DIMENSIONS BY ZONING DISTRICT



3.4.1 Residential Districts

LOT OCCUPATION	Districts	
	RS, RN and RF	RM
Minimum/Maximum Lot Width	Minimum/Maximum lot width is the average of lots on the same side of the block.	Minimum Lot Width 50 Feet
Minimum Lot Area	Minimum lot size is the average lot size of lots on the same side of the block.	6,000 square feet for the first unit, then 2,000 square feet for each additional unit
Maximum Lot Coverage (Percent)	40%	50%
PRINCIPAL BUILDING		
Front Setback	Front yard setbacks shall be within the range of existing setbacks on the block, and shall not be less than 10 feet (10') or greater than twenty-five feet (25').	
Side Setback	12% of the lot width, or six feet (6') whichever is greater.	
Rear Setback	30'	30'
Corner Lot—Side Setback	Corner front yard side setbacks shall be within the range of existing setbacks on the block, and shall not be less than 10 feet (10') or greater than twenty-five feet (25').	
Maximum Height	30 Feet	35 Feet
Stories	2 1/2	3
Minimum Floor Area/Unit (Square Feet)	560	Footnote (a)
ACCESSORY BUILDING		
Permitted Location, Detached	Behind the Principal Building	
Permitted Location, Attached	Shall be placed at least 2 feet back from the front face of the principal building.	
Side/Rear Setback	5 Feet if One Story; 10 feet if two stories	
Separation from the Principal Building	10 Feet	
Maximum Height	22 Feet, or not to exceed the height of the principal building.	

Additional Requirements for RM (Multiple-Family) Districts

- a) Minimum Floor Area per Unit:
 - i. Efficiency: 560 square feet
 - ii. One-Bedroom: 750 Square Feet
 - iii. Two-Bedroom: 850 Square Feet
 - iv. Three-Bedroom: 1,000 Square Feet
 - v. Four-Bedroom: 1,200 Square Feet
- b) Duplexes, Triplexes, and Quadplexes shall comply with the standards in Section 7.2.6.

HOUSING TYPES



	Residential Suburban	Residential Neighborhood	Residential Flex	Residential Multiple	Business Neighborhood	Business Downtown	Business Corridor	Office Service
	RS	RN	RF	RM	BN	BD	BC	OS
Single Family (1 Unit in 1 Structure)	P	P	P	P				P
Duplex (2 Units in 1 Structure)	P	P	P	P				
Triplex (3 Units in 1 Structure)		S	S	S				
QuadPlex (4 Units in 1 Structure)			S	S				
Live-Work Work Space First Floor - Living Space Second Floor)			P		P		P	P
Accessory Dwelling Unit (Above Garage, Attached to House or Detached Building)	S	S	S					
Dwellings (5- 12) (Apartments)			P	P				
Dwelling (13 +) (Apartments)			S	P			P	
Co-Living - Below Grade (Shared Common Space with Separate Bedrooms)						S		
Co-Living - Upper Floor (Shared Common Space with Separate Bedrooms)				P		P	P	

P = Permitted by Right

S = Special Use Approval (Requires a Public Hearing)

LOT DIMENSIONS BY ZONING DISTRICT



3.4.2 Business Districts

LOT OCCUPATION	STANDARDS			
	BN	BD	BC	OS
Minimum Lot Width	N.A.	N.A.	N.A.	N.A.
Minimum Lot Area	N.A.	N.A.	N.A.	N.A.
Maximum Lot Coverage	N.A.	N.A.	N.A.	N.A.
PRINCIPAL BUILDING				
Front Setback	20 Feet (f)	0 Feet	20 Feet (e)(f)	20 Feet
Side Setback	10 Feet	0 Feet	10 Feet (a)	10 Feet
Rear Setback	20 Feet	0 Feet	20 Feet (b)(e)	20 Feet (b)
Maximum Height	30 Feet	45 Feet	37 Feet(g)	30 Feet
Stories, Maximum	2	3	3	2
Stories, Minimum	N.A.	2	N.A.	N.A.
ACCESSORY BUILDING				
Permitted Location	Behind the Principal Building			
Side Setback	5 Feet if One Story; 10 feet if two stories			
Rear Setback	5 Feet if One Story; 10 feet if two stories			
Setback from the Principal Building, Detached	10'	10'	10'	10'
Maximum Height, not to exceed the principal building	22'	22'	14'	22'

Additional Requirements

- No side yard setback shall be required along abutting side lot lines if approved by the Planning Commission.
- Parking may be permitted in all yard areas after approval of the parking plan layout by the Planning Commission.
- Height will be reduced if the property is located in a viewshed overlay district.
- Properties within the BD District shall also comply with the provisions of Section 4.3.
- Properties with frontage on US-131 between the south City limits and Charlevoix Avenue (US-31) shall have a front yard setback of fifty feet (50') and a rear yard setback of forty feet (40').
- Front yard setbacks may be modified by the Planning Commission, depending on the location of the property, viewshed considerations, adjacent setbacks, and abutting residential properties. Modification of the front yard setback shall also consider the adjustment to the rear yard setback.
- The building height for properties with frontage along US-131 between the southern City limits and Charlevoix Avenue (US-31) shall be limited to twenty-five (25) feet. The maximum building height may be increased, subject to Planning Commission approval based on a viewshed analysis; however, in no case shall the height exceed the maximum permitted height of the underlying zoning district.

OVERLAY DISTRICTS



Overlay Districts

Special zoning areas that are placed on top of an existing zoning district to add additional regulations, requirements, or protections without changing the underlying zoning classification.



Petoskey Overlay Districts

- Floodplain
- Downtown
- Design Regulations
- Historic Neighborhood
- Shoreline
- Viewshed (US-131)
- Viewshed (US-31)
- Viewshed Downtown

City of Petoskey Overlay Districts (

Sources: Michigan GIS Open Data, Emmet County, City of Petoskey

- | | |
|--|--|
| City of Petoskey Boundary | Shoreline Overlay District |
| Floodplain Overlay District | Viewshed Overlay District - 45-foot height limit |
| Downtown Overlay District | Viewshed Overlay District - 30-foot height limit |
| Historic Neighborhood Overlay District | Viewshed Overlay District - 25-foot height limit |

1,000 Feet
Beckett & Raeder, Inc.

July 27, 2026

LAND DEVELOPMENT OPTIONS



Planned Development

A type of land-use and zoning regulation that allows a large tract of land to be developed under a single, comprehensive plan rather than according to the standard zoning requirements that would normally apply to individual lots.



Cottage Courts

A residential development pattern consisting of a group of small detached homes (cottages) arranged around a shared open space, such as a courtyard, garden, or common green space.



Conditional Rezoning

Rezoning of property subject to enforceable conditions proposed by the property owner and accepted by the local government as part of the rezoning approval. (Example - a neighborhood bakery).



WHERE ARE WE IN THE PROCESS



TIMEFRAME	PROCESS STEP
April 6, 2024	City Council and Planning Commission meet in joint session to kick-off the zoning revision process.
May - June 2024	Planning Commission members conduct neighborhood field surveys to assess setbacks and development patterns
September - November 2025	Community Character Survey
August 2024 through August 2026	34 Zoning Ordinance Review Committee (ZORC) Meetings
September 2024 though July 2026	8 Planning Commission Review Sessions
September 2026	Community Open House
October 2026	Planning Commission review of Community Open House comments
November 2026	Planning Commission Public Hearing on the new Zoning Code
December 2026	Delivery to City Council for review and adoption