

# CITY OF ALPENA ZONING ORDINANCE 2010

**HOW TO USE THIS ORDINANCE**  
**LINKS ARE LOCATED THROUGHOUT THE ORDINANCE: CLICK ON LINKS TO ACCESS OTHER RELEVANT REGULATIONS WITHIN THE ORDINANCE.**

**OFFICE SERVICE DISTRICT**

**SECTION 5.15 OS-1: OFFICE SERVICE DISTRICT**

**A. INTENT**

The Office Service (OS-1) District is designed to accommodate uses such as offices, banks and personal services which can serve as transitional areas between residential and commercial districts and to provide a transition between major thoroughfares and residential districts.

**B. USES PERMITTED BY RIGHT & SPECIAL LAND USES**

| Permitted by Right   | OS1 | Permitted by Right   | OS1 |
|--|-----|--|-----|
| <b>AMUSEMENT, ENTERTAINMENT, AND RECREATION</b>                            |     | <b>COMMUNICATIONS</b>  |     |
| Amusement Parks/Amusement Pools (or ground mounted)                        | R   | Telecommunications antenna (located on existing attachment structures) 25' or less in height | R*  |
| Fitness & Recreational Sports Centers (see spec. health club, racquetball) | R   | Telecommunications antenna (attached to envelope) 20' or less in height                      | R*  |
| Manure & Gutters   | R   | Telecommunications Towers & Facilities & Alternative Tower Structures (over 20' in height)   | S*  |
| Outdoor Recreational Facilities (commercial)                               | S*  | Television/Public Broadcasting Stations  | R   |
| Public Parks, Playgrounds, and Recreation Areas                            | R   | Video & Sound Recording Studios  | R   |
| Specialty Sports Areas   | R   |  |     |
| Swimming Pool Clubs  | R   | <b>EDUCATIONAL SERVICES/RELIGION</b>   |     |
| Zoo  | S   | Colleges/Universities/Other Institutions of Higher/Specialized Learning (public and private) | R   |
| <b>COMMERCIAL BUSINESS SERVICES</b>  |     | Public or private schools  | R   |
| Business, Labor, Public & Law Organizations                                | R   | Religious Institutions   | R   |
| Financial Institution with drive through                                   | R*  |  |     |
| Financial Institution without drive through                                | R   | <b>ACCOMMODATION AND FOOD SERVICES</b>   |     |
| Federal Homes & Mortgages  | S*  | Bed & Breakfasts   | R   |
| Personal Services (barber/beauty shops, tailoring, massage)                | R   | Coffee Shops   | R   |
| Professional Office  | R   | Convention Centers/Conference Centers/Trade Fairs  | R   |
| Real Estate Office   | R   | Hotels & Motels & Inns (attached or detached units)  | S*  |
| <b>RETAIL</b>  |     | Resorts with ancillary uses other than swimming pools  | S   |
| Drive-Through Establishments (see pharmacy, dry cleaning)                  | R*  |  |     |
| Pharmacies/Meat & Optic Supplier   | R*  | <b>PARKING LOTS</b>  |     |
| <b>HUMAN CARE AND SOCIAL ASSISTANCE</b>                                    |     | Parking lots (not used for religious institutions, schools, and other public institutions)   | S   |
| Child Care Center or Day Care Center                                       | R*  | Parking lots (off-street; located on a lot not contiguous to the site it serves)             | S*  |
| Nursery Schools  | R*  |  |     |
| Health Care (General, Optical, Clinic)                                     | R   | <b>PUBLIC FACILITIES</b>   |     |
| Hospitals  | S*  | Community Centers (public)   | R   |
| Assisted Living Home   | R*  | Government Offices   | R   |
| Nursing/Convalescent Home  | R*  | Library  | R   |
| Residential Human Care Facility  | S*  | Public Fire Station  | R   |
| Individual & Family Services   | R   | Post Office  | R   |
| Community/Emergency/Adult Services   | R   |  |     |
| Vocational Rehabilitation Services   | R   | <b>RESIDENTIAL USES</b>  |     |
| <b>UTILITIES/ENERGY</b>  |     | Accessory Buildings/Structures   | R   |
| Wind Energy Facilities (Aeromotor Towers (Cams))                           | S*  | Accessory Apartments/Condominiums related to churches, schools, hospitals                    | S*  |
| Wind Energy Systems (small on-site)  | R*  | Dwelling Units above Commercial Establishment  | R*  |

City of Alpena Zoning Ordinance  
 Adopted 1-18-10 (Effective 3-1-10)

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TABS ALONG THE SIDE LINK YOU TO SPECIFIC ARTICLES WITHIN THE ORDINANCE. THE TAB THAT IS IN BLUE INDICATES WHICH ARTICLE YOU ARE CURRENTLY LOOKING AT. CLICK ON ANOTHER TAB TO GO JUMP TO THAT ARTICLE.

BLUE TEXT INDICATES THAT A LINK EXISTS WHICH WILL TAKE YOU TO ANOTHER RELEVANT SECTION OF THE ORDINANCE (EX: CLICKING ON THE BLUE TEXT "Bed & Breakfasts" WILL LINK YOU TO SUPPLEMENTAL REGULATIONS FOR BED & BREAKFASTS)

COLORED BUTTONS REPRESENT DISTRICTS. EACH LINKS TO THE SECTION RELEVANT TO THAT DISTRICT.

BLUE TEXT AT THE BEGINNING OF AN ARTICLE LINKS TO THAT SECTION OF THE ARTICLE

**ZONING DISTRICTS**

**ARTICLE 5**

**SECTION 5.0 DISTRICTS ESTABLISHED**

For the purpose of this Ordinance, the City of Alpena is hereby divided into the following districts:

|  |  |
|--|--|
| <b>R-1</b> ONE-FAMILY RESIDENTIAL DISTRICT       | <b>B-1</b> LOCAL BUSINESS DISTRICT           |
| <b>R-2</b> ONE-FAMILY RESIDENTIAL DISTRICT       | <b>B-2</b> GENERAL BUSINESS DISTRICT         |
| <b>TBNO</b> THUNDER BAY NEIGHBORHOOD OVERLAY     | <b>B-3</b> COMMERCIAL DISTRICT               |
| <b>RT</b> TWO-FAMILY RESIDENTIAL DISTRICT        | <b>I-1</b> LIGHT INDUSTRIAL DISTRICT         |
| <b>RM-1</b> MULTIPLE-FAMILY RESIDENTIAL DISTRICT | <b>I-2</b> GENERAL INDUSTRIAL DISTRICT       |
| <b>RM-2</b> MULTIPLE-FAMILY RESIDENTIAL DISTRICT | <b>P-1</b> VEHICULAR PARKING DISTRICT        |
| <b>WD</b> WATERFRONT DEVELOPMENT DISTRICT        | <b>CR</b> CONSERVATION & RESOURCES DISTRICT  |
| <b>CBD</b> CENTRAL BUSINESS DISTRICT             | <b>PR</b> PARKS & RECREATION DISTRICT        |
| <b>DOD</b> DOWNTOWN OVERLAY DISTRICT             | <b>PUD</b> PLANNED UNIT DEVELOPMENT DISTRICT |
| <b>CCD</b> COMMERCIAL CORRIDOR DISTRICT          | <b>US 23 CORRIDOR OVERLAY DISTRICT</b>       |
| <b>OS-1</b> OFFICE SERVICE DISTRICT              |  |

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**DRIVE THROUGH BUSINESSES**

**SECTION 7.11 DRIVE THROUGH DRIVE UP BUSINESSES**

**A. RESTAURANTS** **B-2 B-3**

- Ingress and egress shall be provided so as not to conflict with adjacent uses or adversely affect traffic flow on adjacent thoroughfares.
- The primary access shall be on a major thoroughfare. Secondary access may be on a side street which has direct access to a major thoroughfare.
- Back up or waiting space for drive-up windows or service facilities shall be provided in a manner physically separated from off-street parking areas and drives at a rate of eight (8) car spaces for each service window or facility in addition to the space at the service window or facility.

**B. USES OTHER THAN RESTAURANTS** **OS-1 B-1 B-2 B-3 WD CCD**

- Ingress and egress shall be provided so as not to conflict with adjacent uses or adversely affect traffic flow on adjacent thoroughfares.
- Drive-up windows or service facilities shall include the provision of back up or waiting space physically separated from off-street parking areas and drives at the rate of four (4) car spaces for each service window or facility in addition to the space at the service window or facility.

**C. DRIVE-UP IN CBD** **CBD**

Drive-up windows for restaurants and service businesses shall comply with the following conditions:

- Must be in an existing public alley or existing private parking lot/driveway on the site of the principal use.
- For a drive-up located off an alley, review and approval by the City Engineering Department and the City Police is required prior to submission of a petition to the Planning Commission for consideration.
- Drive-up windows located in a public alley. Pick-up/payment windows shall not be used for placing food/drink orders. Orders must be placed in advance.
- Drive-up windows located in an existing private parking lot/driveway; Sufficient stacking space shall be provided and will be determined on a case by case basis.
- The Planning Commission may impose additional conditions it deems necessary to insure public safety and the smooth and efficient flow of traffic.

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COLORED BARS LINK TO EACH SPECIFIC DISTRICT

# USE MATRIX

## USES ARE LISTED IN TWO NEW FORMATS:

### INDIVIDUAL USE TABLES

WITHIN EACH DISTRICT SECTION, ALL USES ALLOWED IN THAT DISTRICT ARE LISTED IN A TABLE (BY CATEGORY). AN "R" MEANS IT IS A USE BY RIGHT AND AND "S" MEANS IT IS A SPECIAL USE.

**OFFICE SERVICE DISTRICT** **OS-1** **ARTICLE 5**

**SECTION 5.15 OS-1: OFFICE SERVICE DISTRICT**

**A. INTENT**

The Office Service (OS-1) District is designed to accommodate uses such as offices, banks and personal services which can serve as transitional areas between residential and commercial districts and to provide a transition between major thoroughfares and residential districts.

**B. USES PERMITTED BY RIGHT & SPECIAL LAND USES**

| OS1   | OS1   |
|---|---|
| <b>ARTS, ENTERTAINMENT, AND RECREATION</b>                                    | <b>COMMUNICATIONS</b>   |
| Art Studios   | Amateur Radio Antennae (roof- or ground-mounted)  |
| Fitness & Recreational Sports Centers (see uses, health clubs, not permitted) | Telecommunications antennae (located on existing attachment structures) 20' or less in height |
| Museums & Galleries   | Telecommunications antennae attached to motorcycle 20' or less in height                      |
| Outdoor Recreational Facilities (commercial)                                  | Telecommunications Towers & Facilities & Alternative Tower Structures (over 20' in height)    |
| Public Parks, Playgrounds, and Recreation Areas                               | Television/Radio Broadcasting Stations  |
| Spectator Sports Arenas   | Urban & Sound Recording Studios   |
| Swimming Pool Clubs   |   |
| Zoo   |   |
| <b>COMMERCIAL/BUSINESS/SERVICE</b>  | <b>EDUCATIONAL SERVICES/RELIGION</b>  |
| Business, Labor, Political & Like Organizations                               | Colleges/Universities/Other Institutions of Higher/Specialized Learning (public, and private) |
| Elementary Institution with drive through                                     | Public or private schools   |
| Elementary Institution without drive through                                  | Religious institutions  |
| Funeral Homes & Mortuaries  |   |
| Personal Services (barber/beauty shops, tailoring, massage)                   | <b>ACCOMMODATION AND FOOD SERVICES</b>  |
| Professional Offices  | Bed & Breakfasts  |
| Real Estate Offices   | Coffee Shops  |
| <b>RETAIL</b>   | Convention Centers/Conference Centers/Banquet Halls   |
| Drive-through Establishments (see preliminary, by license)                    | Hotels & Motels & Resorts (attached or detached units)  |
| Pharmacies/Medical & Optic Supplies   | Resorts with swimming areas other than swimming pools   |
| <b>HUMAN CARE AND SOCIAL ASSISTANCE</b>                                       |   |
| Child Care Centers or Day-Care Centers  | <b>PARKING LOTS</b>   |
| Nursery Schools   | Parking lots incidental to religious institutions, schools, and other public institutions     |
| Health Care/Daycare/Spacial Clinics   | Parking lots (off street) located on a lot not contiguous to the site it serves               |
| Hospitals   | Parking Structures  |
| Assisted Living Homes   | <b>PUBLIC FACILITIES</b>  |
| Nursing/Convalescent Home   | Community Centers (public)  |
| Residential Human Care Facility   | Government Offices  |
| Individual & Family Services  | Libraries   |
| Community/Emergency/Relief Services   | Police/Fire Stations  |
| Wooded Rehabilitation Services  | Post Office   |
| <b>UTILITIES/ENERGY</b>   | <b>RESIDENTIAL USES</b>   |
| Wind Energy Facilities/Generator Towers (Commercial)                          | Accessory Buildings/Structures  |
| Wind Energy Systems (small-scale)   | Accessory Apartments/Condominiums related to churches, schools, hospitals                     |
|   | Dwelling Units above Commercial Establishment   |

City of Alpena Zoning Ordinance Adopted 1-18-10 Effective 3-1-10

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### COMPREHENSIVE USE MATRIX

AT THE END OF ARTICLE 5, A USE MATRIX (SHOWING ALL DISTRICTS) LISTS ALL USES ALLOWED IN THE CITY OF ALPENA. THIS ALLOWS YOU TO LOOK UP A USE AND SEE WHICH DISTRICTS IT IS ALLOWED IN.

**USE MATRIX** **ARTICLE 5**

**TABLE OF PERMITTED USES & SPECIAL LAND USES**

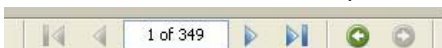
| Use  | OS1 | OS2 | OS3 | OS4 | OS5 | OS6 | OS7 | OS8 | OS9 | OS10 | OS11 | OS12 | OS13 | OS14 | OS15 | OS16 | OS17 | OS18 | OS19 | OS20 |  |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|------|------|------|------|------|------|------|------|------|--|
| <b>ARTS, ENTERTAINMENT, AND RECREATION</b>   |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Amusement Arcades  |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Art Studios  |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Assembly Halls   |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Ball Fields  |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Baseball   |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Botanical Gardens  |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Bowling Centers  |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Disc Golf  |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Disc Golf Tournaments  |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Docks/Launch Ramps/Assoc. Parking  |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Drive-In Theater   |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Fishing Boat Docks, Tourist/Comm.  |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Fitness & Recreational Sports Centers (see uses, health clubs, not permitted)  |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Golf Courses   |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Maritime vessels - public agencies, educational, or foundations  |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Museums (including boat fuel sales, boat supplies, & accessories)  |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Museums & Galleries  |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Nature Parks/Nature Areas  |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Outdoor Performance Facilities   |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Outdoor Recreation Facilities (commercial)   |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Outdoor Recreational Facilities (public) including but limited to tennis courts, basketball courts, ball fields, golf courses (pub, disk golf, dog park, skateboarding facility) |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Outdoor Venues   |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Performing Arts Facilities/Theaters  |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Private Clubs/Lodges   |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Public Parks, Playgrounds, Rec Areas   |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| RV Parks/Compsounds  |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Restaurant Facilities (see section related)  |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Spectator Sports Arenas  |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Sportswomen's Clubs  |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Swimming Pool Clubs  |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Tennis   |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Temp. storage of maritime vessels for special events (open to public/private)  |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |
| Zoo  |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |  |

City of Alpena Zoning Ordinance Adopted 1-18-10 Effective 3-1-10

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### PDF HINTS:

TO RETURN TO A SECTION OF THE ORDINANCE THAT YOU HAVE ALREADY LOOKED AT, CLICK THE GREEN BACK BUTTON.



TO SEARCH WITHIN THE ORDINANCE FOR A SPECIFIC TERM WITHIN THE ORDINANCE, GO TO "EDIT>SEARCH" TO BRING UP THE SEARCH WINDOW:

Search PDF

What word or phrase would you like to search for?  
BED AND BREAKFAST

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Total instances found:  
7

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- BED AND BREAKFASTS 7.8 271 CAMPGR
- BED AND BREAKFASTS R-1 R-2 R-T RM-1 F
- the Bed and Breakfast to be used as addi
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