

**ARTICLE 16
WF-I - WATERFRONT-RESORT
DISTRICT**

50.1600 Uses Permitted. Because the waterfront of the City of Harbor Springs is a very limited community resource, it is the intent of the Waterfront-Resort District to allow only certain recreational, resort or public uses and those business uses which are related to the waterfront and which therefore cannot be feasibly located elsewhere. In addition to the general regulations to which all buildings and uses are subject, as provided in Article 3 of this Chapter, no building or premises shall be used and no building shall hereafter be erected or altered in the WF-I Waterfront-Resort District, except for the following uses:

50.1601 Permitted Principal Uses and Buildings. Same as in WF, Waterfront District.

50.1602 Permitted Accessory Uses and Buildings. Same as in WF, Waterfront District.

50.1603 Special Land Uses. The following special land uses and similar uses shall be permitted in this zoning district only after proper notice has been given as required by State law and after review and approval has been granted by the Planning Commission subject to the requirements and standards of Article 21 of this Chapter.

(1) "Single Family Buildings", subject to the following standards:

(a) Such building shall result from the alteration or replacement of an existing structure.

(b) Such building shall be adjacent to other structures of the same general type.

(c) The proposed building shall result in the upgrading of the area.

(d) Once approved for such use, the property shall not be used in any manner for nonresidential purposes, and boat slips or moorings shall be for the personal use of the owners and on a temporary basis for their guests.

(e) The proposed single family building shall be residential in character and shall not exceed the dimensions of the existing building.

(2) Same as in WF, Waterfront District.

50.1604 Building, Height, Area, Yard and other Requirements. Same as in WF, Waterfront District.

50.1605 Signs. Subject to the general restrictions on signs contained in Section 50.303 of Article 3 of this Chapter, the sign restrictions in the WF-I, Waterfront-Resort District, shall be the same as in the WF, Waterfront District; if special land use approval for a resort dwelling is granted under Section 50.1603 of this Article, only those signs which are permitted in the R-1 and R-2, Single- and Two-Family Residential District, are permitted.