

Print

Garden City, MI Charter and Code of Ordinances

**APPENDIX A: SCHEDULE OF REGULATIONS**

SCHEDULE OF REGULATIONS											
District	Lot Minimum		Maximum Height of Structures <sup>C</sup>			Minimum Setback Requirements (in feet)				Minimum Usable Floor Area Per Unit (Sq. Ft.)	Maximum Coverage of Lot by All Buildings
	Area (Sq. Ft.) A	Width in Feet	In Stories	In Feet	Front Elevation (in Feet)	Front Yard	Side Yards		Rear Yard		
							Least One	Total of Two			
R-1	7,200	60 <sup>B</sup>	2½	35	25	30 <sup>D</sup>	3 <sup>D,E</sup>	12 <sup>D,E</sup>	35 <sup>D</sup>	F	30%
R-2	9,000	75	2½	35	25	30 <sup>D</sup>	10 <sup>D,E</sup>	20 <sup>D,E</sup>	35 <sup>D</sup>	925 <sup>F</sup>	30%
R-3	G	100	2½	35	25	30 <sup>H,I</sup>	20 <sup>H,I</sup>	40 <sup>H,I</sup>	35 <sup>H,I</sup>	F, J	30%
O-1	K	K	2½	35	--	0 <sup>O</sup>	L, M	L, M	L, N	800	--
C-1	K	K	2½	35	--	0	L, M	L, M	L, N	--	--
C-2	K	K	2½	35	--	0	L, M	L, M	L, N	--	--
C-3	K	K	2½	35	--	0	L, M	L, M	L, N	--	--
M-1	--	100	2½	40	--	30	5 <sup>P</sup>	10 <sup>P</sup>	30 <sup>P</sup>	--	--
PD	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q
VP	--	--	--	--	--	R	R, L	R, L	R, L	--	--
PR	S	S	2½	35	--	0	S	S	S	--	--
SFD	7,200	60 <sup>B</sup>	2½	35	25	30 <sup>D</sup>	3 <sup>D,E</sup>	12 <sup>D,E</sup>	35 <sup>D</sup>	F	30%

(Ord. 92-005, passed 2-17-92; Am. Ord. 10-001, passed 7-13-09)

**FOOTNOTES TO THE SCHEDULE OF REGULATIONS**

- (A) *Lot area.* Net lot area, as defined in § 154.005, shall be used to determine compliance with lot area requirements.
- (B) *Lot proportions.* Lot depths of newly created lots in the R-1 district shall be no greater than four times the lot width.
- (C) *Exceptions to height standards.* The height standards shall not apply to certain structures listed in § 154.034.
- (D) *Minimum setbacks for nonresidential uses.* Permitted nonresidential uses shall comply with setback requirements set forth in §§ 154.135 through 154.162 for specific uses. Where setback requirements are not specified in §§ 154.135 through 154.162, permitted nonresidential uses shall comply with the minimum setback requirements set forth in the Schedule of Regulations, except that the minimum side yard shall be 20 feet.
- (E) *Setback on side yards facing a street.* On corner lots there shall be maintained a front yard along each street frontage, except that the minimum setback on side yards facing a street where no other housing units in the block face the side street shall be nine feet.
- (F) *Floor area requirements.* Single-family detached dwellings shall comply with the following minimum floor area requirements:  
 Dwellings without basement 1,250 square feet  
 Dwellings with basement 1,100 square feet  
 First floor of 2-story or tri-level 550 square feet
- (G) *Lot requirements.* Single-family dwellings shall comply with the lot standards for the R-1 district. Two-family dwellings shall comply with the lot standards for the R-2 district. Multiple-family dwellings shall comply with the following minimum lot area standards.  
**Minimum Lot Area Per Unit**  
 First dwelling unit 3,000 square feet  
 Each additional unit 2,500 square feet
- (H) *Setbacks in R-3 district.* Single-family dwellings shall comply with the setback standards for the R-1 district. Two-family dwellings shall comply with the setbacks for the R-2 district. The minimum distance between any two multiple-family structures erected on the same parcel shall be as follows.

Orientation of Building	1-Story Buildings	1½ or 2-Story Buildings
Front to front	30 feet	60 feet
Front to rear	30 feet	60 feet

Rear to rear	30 feet	60 feet
End to end	20 feet	20 feet
End to front	30 feet	30 feet
End to rear	30 feet	30 feet

- (I) *Parking setback adjacent to residential district.* Off-street parking shall be set back a minimum of 20 feet from any residential district boundary.
- (J) *Minimum floor space in the R-3 district.*

Number of bedrooms	Required Floor Area (square feet)
0	500
1	500
2	700
3	900
4	1,000
Each additional	100

(K) *Lot area and width in Commercial and Office districts.* Lot area and width requirements in the commercial and office districts shall be based on compliance with the setback and lot coverage standards.

(L) *Side or rear yard setback along interior lot lines in Commercial and Office districts.* The maximum side or rear yard setback shall be zero where all abutting or facing walls are composed of fireproof materials and contain no windows, doors, or other openings. Where any walls are not of fireproof construction or where any walls contain openings, a side or rear yard setback shall be provided as follows.

Building Height	Minimum Side or Rear Yard Setback
1 story	5 feet
2 stories	8 feet
3 stories	10 feet

(M) *Side yard setback on corner lots in Commercial and Office districts.* No side yard setback is required except where the side street abuts an interior residential lot, in which case the side yard setback shall be equal to the minimum front yard setback for the district in which the building is located.

(N) *Rear yard setback on through-lots in Commercial and Office districts.* The rear yard setback on lots which extend through from street to street shall be equal to the minimum front yard setback for the district in which the building is located.

(O) *Front yard setback in the Office district.* Where the O-1 District is contiguous to a residentially-zoned district which has common frontage on the same block the, the minimum front yard setback shall be 25 feet.

(P) *Minimum setback adjacent to a residential use.* Buildings in the industrial districts shall be set back a minimum of 30 feet from any residential district boundary.

(Q) *Planned Development regulations.* See §§ 154.330 through 154.336 for development standards in the PD, Planned Development District.

(R) *VP District Regulations.* Off-street parking in the VP District shall comply with the requirements in §§ 154.370 through 154.372.

(S) *Front yard parking in Residential districts.* No more than 35% of the lot area located between the front of the principal building and front lot line shall be improved (i.e. paved, gravel, dirt, mulch, and the like) for parking subject to the following conditions.

(1) *Residential structures with attached garages.* Parking shall be permitted on improved surfaces in the front yard area between the garage portion of the principal structure, the closest side lot line and the front lot line. Parking shall not be permitted in front of any other portion of the principal structure, except in those instances where a circular drive is approved.

(2) *Residential structures with no garage or garages in the side or rear yard.* Parking shall be permitted on improved surfaces in the front yard except for the area between the principal structure and the front lot line. Parking shall not be permitted in front of any portion of the principal structure, except in those instances where a circular drive is approved.

(3) *Circular driveways.* Circular driveways shall be permitted on improved surfaces in the front yard. A minimum of 200 square feet of green space shall be required within the area between the circular driveway and the sidewalk or, if a sidewalk is not present, the road right-of-way.

(T) *Buildings in PR district.* Any construction of buildings within the PR, Public Recreation District, shall be required to meet minimum standards by use established in footnotes (K), (L), (M) and (N) when applicable.

(Ord. 92-005, passed 2-17-92; Am. Ord. 97-004, passed 8-18-97)