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# City of Manistee Zoning Ordinance

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Article Seven  
G-C Golf Course  
District

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Effective March 27, 2006  
As Amended thru  
December 28, 2011

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[Annotation: Article 7 added by Amendment  
Z10-06, effective 10/30/10]

## ARTICLE SEVEN G-C GOLF COURSE DISTRICT

### SECTION 700 PURPOSE AND INTENT

It is the intent of this District is to provide for and regulate development in association with a Golf Course. The G-C District is intended to maintain and enhance open space, promote recreational opportunities and provide for a variety of residential housing developed with the natural and scenic elements of the property.

#### PERMITTED USES

- ◆ Accessory building with footprint less than or equal to the footprint of the principal structure.
- ◆ Accessory use to uses permitted by right
- ◆ Community Garden subject to **Section 534**
- ◆ Dwelling, Single Unit
- ◆ Eating and Drinking Establishment
- ◆ Golf Course
- ◆ Home Occupation, Minor subject to [Section 1847, B,1](#)
- ◆ Outdoor Recreation, Park
- ◆ Sand Excavation
- ◆ Subdivision and condominium subdivision consisting of permitted uses, clustered, or traditional subject to the Subdivision Control Ordinance.
- ◆ Use similar to uses permitted by right, subject to [Section 530](#)
- ◆ Wind Energy Conversion system, Accessory, subject to [Section 515.G](#)

#### SPECIAL USES

- ◆ Accessory building with footprint greater than the footprint of the principal structure
- ◆ Mixed-Use Development
- ◆ Planned Unit Development
- ◆ Wells, Extraction

[Annotation: Community Garden was added as a Permitted Use by Amendment Z11-06, effective 9/25/11]

[Annotation: Wind Energy Conversion System, Accessory was added as a Permitted Use by Amendment Z11-08, effective 12/28/11]

**ADDITIONAL STANDARDS**

- ◆ Site Plan requirements subject to [Section 2203](#)
- ◆ Vehicular Parking Space, Access and Lighting requirements subject to [Section 514](#)
- ◆ Landscaping requirements subject to [Section 531](#)
- ◆ Signage requirements subject to [Article 21](#)
- ◆ Outdoor Lighting requirements, subject to [Section 525](#)

**DISTRICT REGULATIONS <sup>(d)</sup>**

|                                    |                        |   |                      |
|------------------------------------|------------------------|---|----------------------|
| <b>Minimum Lot Area:</b>           | 15,000 sq. ft.         | <b>Minimum Lot Width</b>                    | 100 ft.              |
| <b>Maximum Dwelling Units/Acre</b> | 4                      | <b>Maximum Building Height</b>              | 2½ stories, or 35'   |
| <b>Minimum Building Setbacks</b>   |                        | <b>Maximum Lot Coverage</b>                 | 40%                  |
| Front <sup>(a)</sup>               | 30 ft.                 | <b>Minimum Living Area</b>                  | 1,500 sq. ft.        |
| Side                               | 10 ft. (each side)     | <b>Minimum Dwelling Width</b>               | 25 ft.               |
| Rear                               | 10 ft.                 | <b>Accessory Building Minimum Setbacks:</b> |                      |
| Waterfront                         | 100 ft. <sup>(b)</sup> | Side  | 3 ft.                |
|                                    |                        | Rear  | 3 ft. <sup>(c)</sup> |

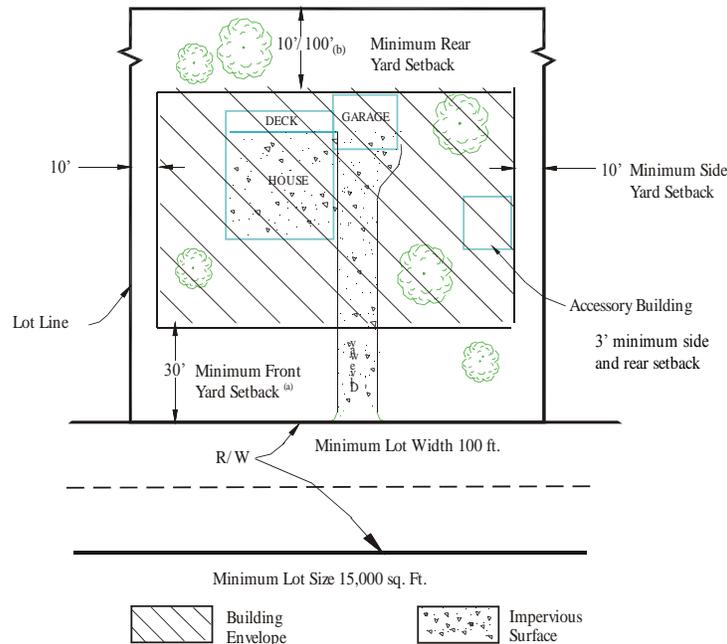
(a) Subject to [Section 502, G](#)

(b) As measured from the ordinary high water mark, except where a greater distance is required by the Department of Natural Resources.

(c) Provided that garages fronting on platted alleys shall be set back the greater of 3 feet from the rear property line or 20 feet from property line on the opposite side of the alley.

(d) Except as may be permitted pursuant to [Section 1870](#), Planned Unit Development.

**G-C DISTRICT**



## **SECTION 701 USES PERMITTED BY RIGHT**

The following uses of buildings and land shall be permitted within the G-C District subject to the provisions of [Article 22](#), Site Plan Approval.

- A. Accessory building with footprint less than or equal to the footprint of the principal structure.
- B. Accessory use to uses permitted by right
- C. Community Garden, subject to [Section 534](#)
- D. Dwelling, Single Unit
- E. Eating and Drinking Establishment
- F. Golf Course
- G. Home Occupation, Minor subject to [Section 1847, B,1](#)
- H. Outdoor Recreation, Park
- I. Sand Excavation
- J. Subdivision and condominium subdivision consisting of permitted uses, clustered, or traditional subject to the Subdivision Control Ordinance.
- K. Use similar to uses permitted by right, subject to [Section 530](#)
- L. Wind Energy Conversion System, Accessory, subject to [Section 515.G](#)

[Annotation: Community Garden added as a Permitted Use by Amendment Z11-06, effective 9/25/11]

[Annotation: Wind Energy Conversion System, Accessory was added as a Permitted Use by Amendment Z11-08, effective 12/28/11]

## **SECTION 702 USES PERMITTED BY SPECIAL LAND USE PERMIT**

The following uses of buildings and land may be permitted within the G-C District, as special land uses subject to the provisions of [Article 18](#), Special Land Use Approval.

- A. Accessory building with footprint greater than the footprint of the principal structure, subject to [Section 1804](#).
- B. Mixed-Use Development, subject to [Section 1858](#)
- C. Planned Unit Development, subject to [Section 1870](#)
- D. Wells, Extraction, subject to [Section 1891](#)

## **SECTION 703 DIMENSIONAL STANDARDS**

Within the G-C District, the following dimensional standards shall apply:

- A. Parcel Area - No building or structure shall be established on any parcel less than fifteen thousand (15,000) square feet in area.
- B. Parcel Width - The minimum parcel width shall be one hundred (100) feet and it shall front on a public street.
- C. Yard and Setback Requirements - The following requirements shall apply to every parcel, building or structure.
  - 1. Front Yard: The minimum setback shall not be less than thirty (30) feet from front property line. In established neighborhoods, where a majority of the buildings do not meet the required front yard setback, the Administrator may establish an alternate setback, pursuant to [Section 502, G](#).

2. Side Yards: The minimum width of either yard shall not be less than ten (10) feet. For accessory buildings, the minimum rear yard and side yard setback shall be three (3) feet;
3. Rear Yard: The minimum setback shall not be less than ten (10) feet. For accessory buildings, the minimum rear yard and side yard setbacks shall be three (3) feet, excepting garages which front on a platted alley. Such garages shall be set back a minimum of twenty (20) feet from the property line on the opposite side of the alley, to provide a minimal turning radius for vehicles, but at no time shall the structure be closer than three (3) feet to the rear property line. The side yard for such garage shall be the same as for other accessory structures, as outlined above.
4. Waterfront Yard: The minimum setback shall not be less than one hundred (100) feet from the ordinary high water mark, provided such setback shall not apply to walkways, boat docks, boat slips, boat launches and boat houses. Provided, further that the waterfront setback shall not be less than the setbacks required by the Department of Natural Resources and Environment in a High Risk Erosion Control area.
5. Dwelling Width: No dwelling shall be constructed in the R-1 District which is less than twenty-five (25) feet wide.
6. Living Area: No dwelling unit shall be constructed in the R-1 District which has less than fifteen hundred (1,500) square feet of living area.
7. Lot Coverage: Not more than forty percent (40%) of the parcel area shall be covered by buildings.
8. Height: The maximum height of principal buildings in the R-1 district shall be the lesser of thirty-five (35) feet or two and one-half (2½) stories. The maximum height of accessory buildings shall be eighteen (18) feet with side walls not to exceed twelve (12) feet in height.