

**Grand Traverse Commons**  
**Zoning Ordinance**  
**Draft Development Capacity Table I.**  
**Mixed Use Medical District (old subarea one)**

\* = Percentages rounded up to 0 or 5  
 Stories rounded up to next 1/2 story

<b>Old</b>	Development Envelope (Square Feet)	Maximum Impervious Surface Allowed Percent (Buildings and Parking)	Maximum Impervious Surface Allowed Square Feet (Buildings and Parking)	Maximum Building Coverage Allowed Percent (From Maximum Impervious Surface Allowed)	Maximum Building Coverage Allowed Square Feet (From Maximum Impervious Surface Allowed)	Max. Stories Allowed	Max. Height Allowed # of Stories x 15ft. (In feet)
Medical - MU 1.1	71,737	95	68,150	95	64,800	6	90
Medical - MU 1.2	31,193	90	28,074	70*	19,652	2.5*	37.5
Medical - MU 2.1	225,463	55*	124,005	90*	111,605	1.5*	22.5
Medical - MU 2.2	132,015	80	50,747	90*	4,567	1.5*	22.5
Medical - MU 2.3	24,301	80	19,440	90	17,496	1	15
Medical - MU 3.1	19,000	95	18,050	90	16,245	6	90
Medical - MU 3.2	78,378	95*	74,459	95*	70,736	6	90
Medical - MU 3.3	43,000	90*	38,700	100	38,700	0	0
Medical - MU 3.4	57,000	95*	54,150	100	54,150	0	0
Medical - MU 3.5	18,400	95	17,480	70*	12,236	2	30

**New (based on Brad's Map)**

Medical - M 1	75,400	95	71,630	93	66,386	2	30
Medical - M 2	43,000	90*	38,700	100	38,700	0	0
Medical - M 3	97,378	95	92,509	94	86,981	6	90
Medical - M 4							
Medical - M 5							
Medical - M 6	71,737	95	68,150	95	64,800	6	90
Medical - M 7	31,193	90	28,074	70	19,652	2.5	37.5
Medical - M 8	381,779	67	194,192	68	133,668	1.5	22.5

We do not have development capacity numbers for M-4 and M-5