

**Grand Traverse Commons**  
**Zoning Ordinance**  
**Draft Development Capacity Table II.**  
**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 or Parking)	Maximum Impervious Surface Allowed Square Feet (Buildings or Parking)	Parking Existing/Non Existing	General Location	Max. Stories Allowed	Max. Height Allowed # of Stories x 15ft. (In feet)
Medical - MU 1.1	71,737	95	68,150	Existing	Entire Lot	6	90
Medical - MU 1.2	31,193	90	28,074	Non Existing		2.5*	37.5
Medical - MU 2.1	225,463	55*	124,005	Existing	In front of building	1.5*	22.5
Medical - MU 2.2	132,015	80	50,747	Existing	In front of building	1.5*	22.5
Medical - MU 2.3	24,301	80	19,440	Non Existing		1	15
Medical - MU 3.1	19,000	95	18,050	Existing	Entire Lot	6	90
Medical - MU 3.2	78,378	95*	74,459	Existing	Entire Lot	6	90
Medical - MU 3.3	43,000	90*	38,700	Existing	Most of the Lot - In front of building	0	0
Medical - MU 3.4	57,000	95*	54,150	Non Existing		0	0
Medical - MU 3.5	18,400	95	17,480	Non Existing		2	30

<b>New (based on Brad's Map)</b>				Parking Appropriate or Not Appropriate	Parking Location If Buildings are Developed		
Medical - M 1	75,400	95	71,630	Appropriate	Behind building that would front Med. Camp. Drive	2	30
Medical - M 2	43,000	90*	38,700	Appropriate	In front of Building	2.5	37.5
Medical - M 3	97,378	95	92,509	Appropriate	Behind buildings that would front Cottage View Drive	6	90
Medical - M 4					Existing parking between buildings		
Medical - M 5							
Medical - M 6	71,737	95	68,150	Appropriate	Current Parking Deck	6	90
Medical - M 7	31,193	90	28,074	Not Appropriate		2.5	37.5
Medical - M 8	381,779	67	194,192	Appropriate	In front of buildings	1.5	22.5

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

Additional sub-terrain parking allowed in each district