

Grand Traverse Commons

Zoning Ordinance

Draft Development Capacity Table I.

Mixed Use Village District (old subarea one & two)

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

Old	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)
Village - MU 1.1	64,235	65	41,753	65	27,139	2.5	37.5
Village - MU 1.2	91,728	65	59,623	65	38,755	2.5	37.5
Village - MU 1.3	11,525	65	7,491	80	5,993	6	90
Village - MU 2.1	214,208	35	74,973	80	59,978	2.5	37.5
Village - MU 3.1	78,466	65	51,003	65	33,152	3*	45
Village - MU 3.2	32,362	35	11,327	65	7,362	2	30
Village - MU 3.3	103,944	80	83,155	90	74,840	3	45
Village - MU 3.4	93,797	65	60,968	65	39,629	2.5	37.5
Village - MU 3.5	99,099	80	79,279	65	71,351	2.5*	37.5

New (based on Brad's Map)

Village - V 1							
Village - V 2	214,772	68	145,485	79	115,354	3	45
Village - V 3	167,488	65	108,867	66	71,887	2.5/6	37.5/90
Village - V 4	192,896	73	140,247	79	110,980	2.5	37.5
Village - V 5							
Village - V 6							
Village - V 7	214,208	35	74,973	80	59,978	2.5	37.5
Village - V 8							
Village - V 9							

Need more information and discussion for V-1, V-5, V-6, V-8 and V-9