

Zoning Plan

Michigan Planning Enabling Act of 2008

Section 33 (2) (d)

For a local unit of government that has adopted a zoning ordinance, a zoning plan for various zoning districts controlling the height, area, bulk, location and use of buildings and premises. The zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map.

Basic Contents of a Zoning Plan

1. A description of each of the zoning districts
 - General purpose
 - General description of the class of uses
 - General locations
2. A proposed schedule of regulations (minimum contents)
 - Building height
 - Lot area
 - Bulk
 - Setbacks
3. Zoning Map
4. Standards or criteria to be used to consider rezoning - consistent with the master plan
5. An explanation of how the land use categories on the future land use map relate to the districts on the zoning map

Suggested Language for the Grand Traverse Commons Master Plan

What is a Zoning Plan (Paragraph)

Relationship to the Master Plan (Paragraph)

Districts and Dimensional Standards

Conservation and Recreation District

The following zoning district is considered a “conservation and recreation district”

Section: CRD Conservation and Recreation District

The purpose of this district is to provide for a natural undeveloped area for the benefit of public recreation and utilization of residents and visitors. This district is located along the east and west portions of the Grand Traverse Commons Campus, encompassing City of Traverse City and Charter Township of Garfield parklands. There is no schedule of regulations for this district.

Mixed Use Districts

The following zoning districts are considered “mixed use districts”

- Section: MUCD Mixed Use Cultivation District
- Section: MUVD Mixed Use Village District
- Section: MUSD Mixed Use Services District

The primary purpose of these districts is to provide for a mix of commercial, retail, service, light industrial, residential, conservation and agricultural activities. The goal of these districts is to encourage development that is harmonious, compatible and integrates with the architecture and character of the existing historic buildings of the former state hospital and the natural landscape of the campus. These districts are located within the center of developed area of the Grand traverse Commons Campus. The MUCD Mixed Use Cultivation District is designed to promote and preserve the agricultural and natural character of the Barns and surrounding landscape. The MUVD Mixed Use Village District is designed to promote and preserve the historic village character of the former state hospital buildings and encourage the adaptive reuse of the buildings for retail, commercial, residential, service, medical and industrial activities. The MUSD Mixed Use Services District is designed to provide for less intense/compact retail, commercial, residential, service, medical and industrial activities than the Mixed Use Village District. The goal of these districts is to emphasize the physical form of development to produce interesting, attractive, active and pedestrian friendly public spaces that complement viable mixed uses. Therefore, the schedule of regulations is quite dynamic.