

CHAPTER 1350

GP - Government/Public District

The Government/Public (GP) District is for the purpose of accommodating specialized public buildings while encouraging that the public properties reflect the community's values in the design and maintenance of the buildings and grounds.

CROSS REFERENCES

Zoning and planning in home rules cities - MCLA 117.4i

Regulation of location of trades, buildings and uses by local authorities - MCLA 125.581

Regulation of buildings; authority to zone - MCLA 125.582

Regulation of congested areas - MCLA 125.583

Uses of land or structures not conforming to ordinances; powers of legislative bodies; acquisition of property - MCLA 125.583a

<p>1350.01 Uses allowed.</p> <p>1350.02 Uses allowed by special land use permit.</p> <p>1350.03 Lot, density and impervious surface provisions.</p> <p>1350.04 Setbacks.</p>	<p>1350.05 Encroachments into the setbacks.</p> <p>1350.06 Building height.</p> <p>1350.07 Accessory buildings.</p> <p>1350.08 Parking, loading and driveways.</p>
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1350.01 USES ALLOWED.

(a) Master Site and Facilities Plan. When applying for a land use permit, the governmental unit shall present a Master Site and Facilities Plan for the current uses on all contiguous property owned by that governmental unit and all anticipated uses within a minimum of the next five years. This plan shall show adjacent properties sufficiently to identify surrounding uses and potential impacts on them by the applicant's plan and shall conform to the requirements of Traverse City Code Section 1366.08, *Master Site and Facilities*.

(b) Uses allowed in the GP district. The following uses of land and buildings, together with accessory uses, are allowed in the Government/Public District:

- Administration of economic programs;
- Administration of human resource programs;
- Athletic fields;
- Auditoriums;
- Cemeteries;
- Community Gardens;
- Cultural facilities;
- Electrical, combination electric and gas and other utility services, water supply, sewage systems (except gas storage and refuse);
- Environmental quality & housing program administration
- Essential services and essential services with buildings;
- Executive, legislative & general government uses except correctional institutions;
- Finance, taxation & monetary services, public;
- Health services except hospitals, sales and rentals;
- Libraries;
- National security & international affairs;

- Parking structures, public or private, subject to the following standards:
 - (1) Parking structures shall be designed to have horizontal versus stepped or sloping levels at areas of public view. All ramping shall be concealed from public view.
 - (2) Openings shall not exceed 60 percent of the total wall surface. The shape of openings shall be vertical or square.
 - (3) Materials for parking structures shall follow the same restrictions as buildings;
 - (4) Sloped roofs are not required for parking decks, however:
 - A. The upper and lowest level of parking shall incorporate sufficient screening to shield cars from public view.
 - B. Parapet treatment is required to terminate the deck and give proper architectural finish to the structure. Cornices, overhangs and other devices which are consistent with the language of historical buildings may be employed.
 - (5) The design of parking decks shall be consistent with the design of historical buildings in the area.
- Parks;
- Places of Worship;
- Playgrounds;
- Public works facilities;
- Recreational facilities;
- Social services;
- Transitional housing;
- United States Postal Service.

(Ord. 476. Passed 7-6-99. Ord. 589. Passed 1-06-03. Ord. 614. Passed 11-3-03. Ord. 665. Passed 03-21-05. Ord. 775. Passed. 11-5-07. Ord. 842. Passed 8-3-09.)

1350.02 USES ALLOWED BY SPECIAL LAND USE PERMIT.

The following uses of land and buildings, together with accessory uses, are allowed in the Government/Public District if a special land use permit is issued according to the standards of this Code:

- Communication towers;
- Correctional institutions;
- Landing areas;
- Schools;
- Taller buildings;
- Transit centers;
- Wind Energy Pole/Tower Mount.

(Ord. 476. Passed 7-6-99. Ord. 610. Passed 9-2-03. Ord. 938. Passed 4-2-12)

1350.03 LOT, DENSITY AND IMPERVIOUS SURFACE PROVISIONS.

<u>Lot width (min.)</u>	<u>Lot area (min.)</u>	<u>Density (maximum)</u>	<u>Impervious surface</u>
20 feet	No minimum.	No maximum.	70% maximum.

The surface parking area shall not exceed the total floor area of all buildings on the lot.

(Ord. 476. Passed 7-6-99.)

1350.04 SETBACKS.

- (a) **Front setbacks:**
 - Building:** 25 feet minimum, or as shown on the approved Master Site and Facilities Plan allowing a lesser setback.
 - Parking area:** Behind or to the side of the principal building and set back a distance equal to the setback of the principal building or 25 feet, whichever is greater, or as shown on the approved Master Site and Facilities Plan allowing a lesser setback.
- (b) **Side setbacks (minimum):**
 - Building:** None, except 25 feet if abutting or adjacent to an R-district.
 - Parking area:** 5 feet, except a 10-foot setback is required for any parking area abutting, adjacent to or across an alley from an R-District.
- (c) **Rear setbacks (minimum):**
 - Building:** 25 feet
 - Parking area:** 5 feet, except a 20-foot setback is required for any parking area
- (d) **Water setback:** 25 feet inland from the ordinary high water mark or any dockline established by City ordinance.
- (e) **Corner lots and through lots** having a frontage on two streets shall provide the required setback yard on both streets.
- (f) **An additional setback** from of one foot for each foot of building height above 40 feet is required for any portion of a building above 40 feet.

(Ord. 476. Passed 7-6-99. Ord. 607. Passed 7-21-03.)

1350.05 ENCROACHMENTS INTO THE SETBACKS.

None are allowed.

(Ord. 476. Passed 7-6-99.)

1350.06 BUILDING HEIGHT.

- (a) **Building height:** 25 to 90 feet, except all existing buildings may double their existing first floor area.
- (b) **Exceptions:**
 - Parapet walls** may be erected as necessary to screen rooftop equipment if the wall extends around the perimeter of the building and incorporates exterior building materials similar to those of the main building.

(Ord. 476. Passed 7-6-99. Ord. 548. Passed 12-17-01. Ord. 736. Passed 3-19-07)

1350.07 ACCESSORY BUILDINGS.

Accessory buildings shall:

- (a) Not be located in the front yard.
- (b) Shall not exceed 30 feet in height.
- (c) Shall not be closer than 25 feet to any side or rear property line. Boat houses up to 250 square feet gross floor area, may be built up to the water's edge.

(Ord. 476. Passed 7-6-99.)

1350.08 PARKING, LOADING AND DRIVEWAYS.

Requirements for parking, loading and driveways are contained in Chapter 1374. In addition, athletic fields may provide up to 50% of the required number of organized parking on an area developed in turf grasses. Grassed parking areas are considered as providing one parking space for every 350 square feet of continuous turf-covered area. All grassed parking areas shall be maintained in a healthy, vigorous growing condition and shall not be used more than 12 times per calendar year. When use requires more frequent parking, an impervious surface or approved pervious hard surface parking area shall be developed.

(Ord. 476. Passed 7-6-99.)