

CHAPTER 1356

NMC - Northwestern Michigan College Districts

The Northwestern Michigan College (NMC) Districts are for the purpose of accommodating universities, colleges and other advanced learning institutions. Such uses often incorporate residential, office, recreational, and cultural activities.

<p>1356.01 Uses allowed.</p> <p>1356.02 Uses allowed by special land use permit.</p> <p>1356.03 Lot, density and impervious surface provisions.</p> <p>1356.04 Setbacks.</p>	<p>1356.05 Encroachments into the setbacks.</p> <p>1356.06 Building height.</p> <p>1356.07 Accessory buildings.</p> <p>1356.08 Parking, loading and driveways.</p>
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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
- Signs - B & H Chapter 1476

1356.01 USES ALLOWED.

- (a) Master Site Facilities Plan. When applying for a land use permit, NMC shall present a Master Site and Facilities Plan for the current uses on all contiguous property owned by NMC 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 conform to the requirements of Traverse City Code Section 1366.08, *Master Site and Facilities Plans*.
- (b) Uses allowed in the NMC-1 district. The following uses of land and buildings, together with accessory uses, are allowed in the NMC-1 district:
 - OS district uses;
 - R-15 district uses;
 - Clustered single family dwellings.
 - The following, provided buildings are no larger than 10,000 square feet gross floor area: Universities, colleges and theological schools including the buildings used for administrative and faculty offices, classrooms, laboratories, chapels, auditoriums, museums, lecture halls, libraries, student and faculty centers, athletic facilities, dormitories, fraternities and sororities, but not including colleges or trade schools operated for profit and not including the use of any building, stadium or other facility for primarily commercial purposes.
- (c) NMC-2 District uses. Uses permitted in the NMC-2 district:
 - OS district uses;

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- R-29 district uses;
- NMC-1 district uses, without the gross square foot limitations;
- Bookstores;
- Cultural facilities if parking facilities are not visible from a residential district;
- Essential services and essential services with buildings;
- Group day care homes;
- Institutional headquarters;
- Marinas and maritime operations associated with the college and its partners;
- Meeting facilities and convention centers;
- Places of worship;
- Public administration;
- Schools;
- Theatrical producers, bands, orchestras and entertainers.

(Ord. 475. Passed 7-6-99. Ord. 524. Passed 2-20-01. Ord. 590. Passed 1-06-03. Ord. 667. Passed 03-21-05.)

1356.02 USES ALLOWED BY SPECIAL LAND USE PERMIT.

When applying for a land use permit NMC shall present a master site and facilities plan for the current uses on all the campus property and all anticipated uses within a minimum of the next five years. The following uses of land and buildings, together with accessory uses, are allowed in the NMC Districts, if a special land use permit is issued according to the standards of this Code:

- Communication towers,
- Essential services buildings in a NMC-1 District,
- Taller buildings in an NMC-2 district except buildings located on Grand Traverse Bay are limited to three stories and 50 feet.
- Transitional housing and Emergency shelters
- Wind Energy Pole/Tower-Mount
- Wind Energy Building-Mount

(Ord. 475. Passed 7-6-99. Ord. 524. Passed 2-20-01. Ord. 938. Passed 4-2-12. Ord. 1006. Passed 7-7-14)

1356.03 LOT, DENSITY AND IMPERVIOUS SURFACE PROVISIONS.

<u>Lot width (min.)</u>	<u>Lot area (min.)</u>	<u>Density (maximum)</u>	<u>Impervious surface</u>
NMC-1: 20 feet	No minimum.	15 dwelling units/acre	30% maximum ⁽¹⁾
NMC-2: 20 feet	No minimum.	29 dwelling units/acre	50% maximum ⁽¹⁾

(1) The surface parking area shall not exceed fifteen percent (15%) of the total area of any lot over ten acres. Hard surface recreational areas shall not be included as impervious surface for determining the percentage of allowable impervious surface.

(Ord. 475. Passed 7-6-99. Ord. 533. Passed 6-4-01.)

1356.04 SETBACKS.

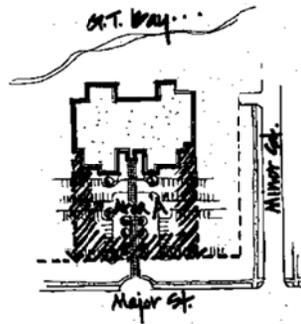
(a) **Front setbacks:**

Buildings: 100 feet 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, except in the NMC-2 District on Grand Traverse Bay, parking in front of the building is allowed provided:

- (1) At least 40% of Area "A" located on the major street (the area directly in front of the building and of the required front setback line) shall be maintained with landscaping, pedestrian walks or plazas in order to provide a strong visual and physical connection between the building and the public street. (See diagram below).
- (2) Occasional overflow parking may occur within the landscaped portion of area "A" consisting of a parking surface of grass or brick pavers provided a strong pedestrian connection between the public walk and the building's principal entrance(s) is retained.
- (3) Area "A" may be traversed by one two-way drive and a drop-off area for vehicles. This area and any crossing drive shall be designed to encourage only slow-moving vehicles. The drive shall be designed to conform to a uniform pedestrian walkway elevation.
- (4) On corner lots, the frontage along the minor street shall meet the requirements for setbacks for side yards.



Parking on Grand Traverse Bay in NMC-2 District

For through lots, parking may be provided streetward of the principal building on the street that carries less traffic, but no closer than 25 feet from the front property line.

(b) Side setbacks (minimum):

Building: One side/Aggregate: 0

Parking area: 5 feet minimum, except 10 feet if abutting or adjacent to an R-District. If shared parking is developed, these setbacks would affect only the perimeter of the combined parcels.

(c) Rear setbacks:

Building: 5 feet, except 20 feet if abutting or across an alley from an R-District.

Parking area: 5 feet, except 20 feet if abutting or across an alley from an R-District.

(d) Corner lots and through lots having a frontage on two streets shall provide the required front setback on both streets.

(e) Water setbacks: 50 feet inland from the ordinary high water mark of Grand

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Traverse Bay except marina buildings up to 3,000 square feet gross floor area may be located at the water's edge.

(Ord. 475. Passed 7-6-99.)

1356.05 ENCROACHMENTS INTO THE SETBACKS.

No encroachments into the setbacks are allowed.

(Ord. 475. Passed 7-6-99.)

1356.06 BUILDING HEIGHT.

(a) **Building height:**

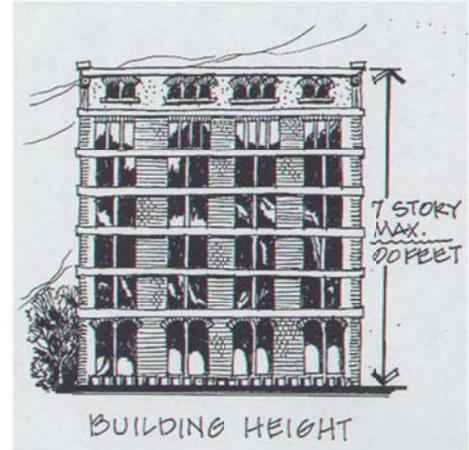
NMC-1: Maximum 45 feet

NMC-2: Maximum 90 feet. More than 60 feet may be allowed by SLUP or PUD, except buildings on Grand Traverse Bay are limited to 50 feet.

(b) **Exceptions:**

Steeple and towers may be erected to a height the lessor of twice the height of the attached building or 90 feet.

Parapet walls may be erected as necessary to screen existing 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. 475. Passed 7-6-99. Ord. 524. Passed 2-20-01. Ord. 738 Passed 3-19-07.)

1356.07 ACCESSORY BUILDINGS.

Accessory buildings shall:

(a) Not be located in the front yard, except accessory buildings may be located streetward of the principal building on the less traveled street on through lots.

(b) Not exceed 30 feet in height.

(c) Not be closer than 10 feet to any side or rear property line. Boat houses up to 3,000 square feet gross floor area may be built up to the water's edge.

(Ord. 475. Passed 7-6-99. Ord. 524. Passed 2-20-01. Ord. 554. Passed 2-4-02.)

1356.08 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. 475. Passed 7-6-99.)