

APPENDIX 1
ZONING MAP CHANGES

The following is a list of those ordinances enacted after the initial adoption of this Zoning Ordinance (July 6, 1999) that effect a change in the Zoning Map adopted by Section 1326.02 of these Codified Ordinances, including the ordinance number, its date of passage and a description of the change.

<u>Ord. No.</u>	<u>Passage Date</u>	<u>Change No. And Description</u>
499	5-15-00	#1. 417 Munson - Part of the SW1/4 of the SE1/4, Sec. 1, T27N, R11 W, City of Traverse City. C-1 and R-15 to HR.
500	5-15-00	#2. 230 Munson - Lots 123, 124 and 125, Foster & Crotchers Addition (also vacated alley), City of Traverse City. C-1 to HR
501	5-15-00	#3. 218 E. 14th - Part of Lot 8 and all of Lot 9, Block 3, Wilhelm's Addition, City of Traverse City. R-9 to C-2.
504	7-17-00	#4. 220/226 E. 16th Street - That part north of the centerline of the alley (extended) of Government Lot 3, Sec. 10, T27N, R11W, lying south of the south line of 16th Street and west of the west line of the railroad right of way, from R-1b, Single Family Dwelling District, to C-1, Office Service District.
515	11-6-00	#6. 1144 Boon - Part of the NW1/4 of Sec. 13, T27N, R11W, des. as comm. at the NW corner of said Sec. 13; th. S89°24'E 440' to POB, th. S0°09'W 153'; th. S89°24'E 100'; th. N0°09'E 55'; thence N89°24' W 610' to POB, exc. N33' thereof for street ROW, from T, Transportation, to I, Industrial.
515A	10-2-00	#5. 1212 Veteran's Drive - Part of Block 1, Griffin & Winnie's Addition, des. as comm. at the NE corner of Lot 4, thence N25', thence W211.26', m/l, th. S00°41'58"E 94.68', th. E 37.5', m/l, th. S5', th. E 177.5', th. N75 ' to the POB, containing Lots 4,5, 6 and part of Lot 10 and vacant alleys therein, subject to utility and drainage easements. from R-29, Multiple Family, to C-1, Office Service.
516	11-6-00	#7. 1222 Veteran's Drive - Lots 7, 8 and 9, Block 1, Griffin and Winnie's Addition; also the E½ of vacated alley from R-29, Multiple Family, to C-1, Office Service and 519 W. 14th Street - The N 70' of Lots 11, 12, 14 and 16, also vacated alley lying N of the above parcel, Block 1, Griffin & Winnie Addition, from R-29, Multiple Family, to C-1, Office Service.

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<u>Ord. No.</u>	<u>Passage Date</u>	<u>Change No. And Description</u>
525	2-20-01	#8. 700 E. Front Street. Lots 14, 15, 16, 17, 18, 19, 20 and 21, Block A, Hannah & Lay Company's Seventh Addition to the City of Traverse City, except part of W 300' lying southerly of RR track; Part of Gov. Lot 3 comm. At SE cor. Lot 21, etc.; part of W 300' of Lots 14 to 21, Block A, Hannah & Lay Company's 7th Addition lying south of RR truck, from NMC-1 to NMC-2.
532	6-4-01	#9. 701-727 Eastgate Place. Part of SE1/4 of NE1/4, Sec. 12, T27N, R11W, from R-9 to R-2.
553	12-3-01	#10. 302 Washington Street. The North 165 feet of Block 20, Original Plat. Also the West half of vacated Court Street, Traverse City, Grand Traverse County, Michigan, from R-29 to GP.
567	7-1-02	#11. 220 Circle Drive (Lots 5 and 6 and Lot 4 with exception, Westbrook Addition) 1100 Sixth Street (Lots 9, 10, 11 and 12, Block 2, Lay Park Addition), 1120 Sixth Street (South 25' of Lot 22 and Lots 23 and 24, Block 2, Lay Park Addition) 1212 Sixth Street (Lots 2 and 3, Westbrook Addition), 1224 Sixth Street (Lot 4, Westbrook Addition), and 217 South Madison (Lot 21 and the South 1/2 of Lot 20 and North 1/2 of Lot 22, Block 2, Lay Park Addition) 228 South Madison Street (Lot 1, Westbrook Addition), from H-1 to H-2.
571	8-19-02	#12. 1320 Veterans Drive. Part of the South Half of the East Half of Government Lot 7, Section 10, etc., from R-1b to R-2.
572	8-19-02	#13. 602, 604, 610 and 612 Second Street. Lots 13 through 19, Block 2, Hannah Lay & Co's 4th Addition, from C-2 to R-1b.
605	7-7-03	#14. 217 and 227 Fair Street. That part of Lots 10 and 11 and the North 10 feet of Lot 12, Foster and Crotters Addition to Traverse City; Lot 12, except the North 10 feet, Lots 13 and 14, except the South 30, Foster and Crotters addition to Traverse City, from R-1b to R-29.
660	1-3-05	#15. 3963 and 3975 North Three Mile Road. [No legal description on file] from T to I.

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<u>Ord. No.</u>	<u>Passage Date</u>	<u>Change No. And Description</u>
673	03-21-05	#16. 600 Front St. Part of Gov't Lots 3 & 4, Sec. 2, T27N, R11W, City of Traverse City, from OS to HR.
678	05-02-05	#17. 1204 Barlow St., Lots 6-8, Hannah Lay & Co's 15th Replat, City of Traverse City 1216 Barlow St., Lots 10-12-14-16, Hannah Lay & Co's 15th Replat, City of Traverse City 1230 Barlow St., Lots 18 & 20, Hannah Lay & Co's Replat of 15th Sub, City of Traverse City 1234 Barlow St., Lots 22 & 24, Hannah Lay & Co's Replat of 15 Sub, City of Traverse City 1242 Barlow St., Lots 26 & 28, Hannah Lay & Co's Replat of 15th Add, City of Traverse City, from I to R-1B
690	10-17-05	#18. far eastern 0.81 acres of the Oakwood Cemetery - That part of the Northeast 1/4 of Section 12, Township 27 North, Range 11 West, described as: Commencing at the North 1/4 Corner of Said Section; thence South 88°30'04" East, along the centerline of Eighth Street, 1728.40 feet; thence South 01°26'00" West, 1306.20 feet to the Southeast Corner of the recorded plat of "Cromwell Terrace" and the Point of Beginning; thence South 88°58'33" East, on the extension of the South line of said plat, 316.82 feet to the westerly right-of-way of Airport Access Road; thence 223.67 feet along said right-of-way on the arc of a 2111.92 foot radius curve to the right a chord bearing of South 55°56'36" West, 223.57 feet; thence continuing along said right-of-way South 58°58'38" West, 159.73 feet; thence North 01°26'00" East, along the extension of East line of said plat, 213.25 feet to the Point of Beginning. Containing 0.81 acres of land. Subject to easements, right-of-ways, reservations and restrictions of record.

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<u>Ord. No.</u>	<u>Passage Date</u>	<u>Change No. And Description</u>
695	2-6-06	#19. 1248 Hastings Street - That the following described property shall hereafter be designated on the Zoning Map of the City of Traverse City as C-3, Community Center: THE NORTH 140FT OF THE E1/2 OF LOT 13 OF BLK 4, PLAT OF OAKWOOD ADDITION; PART OF THE WEST 112 OF SECTION 12, T27N, R11W. Commonly referred to as 1234 Hastings Street. E 1/2 OF LOTS 13 AND 15, BLK 4 OAKWOOD ADDITION, EXC N 140 FEET OF E 1/2 OF LOT 13.
703	6-19-06	#20. That the following described property shall hereafter be designated on the Zoning Map of the City of Traverse City as C-3: PRT OF SE 1/4 OF SEC 33 T28N R11W COMM AT THE S 1/4 COR OF SAID SEC TH N 00053'43" E 516.05 FT TH 89037'16" E 36.04FT TO POB TH S 89037'16" E 491.21 FT TO THE C/L OF ABANDONED RR TH ALONG C/L 280.01 FT ALONG THE ARC OF A 2663.21 RAD CURVE TO THE RIGHT (LONG CHORD=N 000039'35"E 279.76FT) TH N 88004'07" W 231.30 FT TH N 01046'19" E 131.76FT TH N 89035'39"W 262.84FT TH S 00036'56"W 417.66FT TO POB. Commonly referred to as 13900 SW Bayshore Drive.
712	10-2-06	#21. That the following described property shall hereafter be designated on the Zoning Map of the City of Traverse City as C-3: 624-A N 270.6 FT OF W 1/2 OF S 1/2 OF GOV LOT 7 SEC 10 T27N R11W EXC ST ROW ALSO EXC E335 FT OF ABOVE DES PARCEL SUBJ TO EASEMENTS & RESTRICTIONS OF REC. EXTENDED S SUB TO EASEMENTS & RESTRICTIONS OF REC. Commonly referred to as 1329 South Division.

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<u>Ord. No.</u>	<u>Passage Date</u>	<u>Change No. And Description</u>
800	6-16-08	#22. That the following described property shall hereafter be designated on the Zoning Map of the City of Traverse City as OS (Open Space District).PART OF THE NW 1/4 OF SEC 4, T27N, R11W, MORE FULLY DES AS: COMM AT THE W 1/4 CORNER OF SAID SEC 4; TH N 054'04" E, 1460.13 FT, ALONG THE W LINE OF SAID SEC 4, TH S 71°35'35" E 1361.16 FT TO THE POB; TH S 71°35'35" E, 20.92 FT; TH S 049'58" W, 2.3 FT; TH S 27°10'02" E, 110.11 FT; TH S 62°49'58" W 58.55 FT; TH S 049'58" W, 456.37 FT, ALONG THE W 1/8 LINE OF SAID SEC 4, TO THE APPROX CENTER THREAD OF A CREEK; THENCE N 89°10'02" W, 20 FT, ALONG SAID APPROX CENTER THREAD; TH N 049'58" E 445.74 FT, PARALLEL WITH AND 20 FT W OF THE W 1/8 LINE OF SAID SEC 4; TH S 62°49'58" W, 118.8 FT; TH N 27°10'02" W 110 FT; TH N 62°49'58" E, 177.28 FT; TH N 049'58" E, 19.40 FT TO POB. Commonly referred to as 1505 Wayne Street.
802	6-16-08	#23. That the following described property shall hereafter be designated on the Zoning Map of the City of Traverse City as D-1. The W 17 FT of Lot 14 & all of Lots 15, 16,17, 18 & The E 16.5 FT of the vacated alley lying adjacent to Lot 18. ALL IN BLOCK 5 HANNAH LAY AND CO. 1st ADDITION. Commonly referred to as 115 East Eighth Street.
833	5-18-09	#24. That the following described property shall hereafter be designated on the Zoning Map of the City of Traverse City as OS (Open Space District). PRT OF HANNAH LAY & CO'S 11 TH ADD COM ON S LINE LOT 17 3 FT W'LY OF SE COR TH N'LY PAR WITH E LINE LOT 17 126.5 FT TH TO RIGHT ON A 45 DEG ANGLE 19.8 FT TH N'LY PAR WITH & 11 FT E OF E LINE LOT 17 TO BAY SHORE TH W'LY ALONG WATER TO

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<u>Ord. No.</u>	<u>Passage Date</u>	<u>Change No. And Description</u>
		W LINE OF LOT 18 EXTENDED TO BAY TH S ALONG W LINE LOT 18 TO SW COR LOT 18 TH E'LY ALONG S LINE LOTS 17 & 18 TO POB EXC RR R/W'S.
834	5-18-09	#25. That the following described property shall hereafter be designated on the Zoning Map of the City of Traverse City as OS (Open Space District). LOT 10 ARBUTUS COURT. Commonly referred to as the Arbutus Park, or 1250 Arbutus Court.
835	5-18-09	#26. That the following described property shall hereafter be designated on the Zoning Map of the City of Traverse City as T (Transportation District). E ½ OF SW ¼ SEC 12; SW ¼ OF SEC 12 EXC PARCEL DEEDED TO US GOVT FOR ARMORY SITE. ALSO EXC PROTION N OF PARSONS RD IN NE ¼ OF SE ¼. EXC PORTION PLATTED TO TC INDUSTRIAL ARK. ALSO EXC THT PORTION RETAINED BY US TREASURY FOR US COAST GUARD PURPOSED & ALL ST & RR R/W'S. SEC 12 T27N R11W. Commonly referred to as the Coast Guard Pump Station, or located at the southeast corner of Parsons Road and Airport Access Road.
838	6-15-09	#27. That the following described property shall hereafter be designated on the Zoning Map of the City of Traverse City as OS (Open Space District). PRT OF GOV'T LOT 6 SEC1 T27N R11W PLAT OF HIGHLAND PARK CITY OF TRAVERSE CITY, GRAND TRAVERSE COUNTY, STATE OF MICHIGAN; DESC AS HIGHLAND PARK PARK A STRIP OF LAND 100FT WIDE ± LYING WEST OF LOTS 22 THROUGH 26 OF SAID PLAT WITH TWO 15' WIDE PUBLIC WALKWAYS FOR INGRESS AND EGRESS ONE BEING BETWEEN LOTS 21 AND 22 THE OTHER BETWEEN LOTS 26 AND 27. RECORDED IN LIBER 7 OF PLATS PAGE 21.

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<u>Ord. No.</u>	<u>Passage Date</u>	<u>Change No. And Description</u>
		PARK A, HURON HILLS #3, FURTHER DESCRIBED AS BEG AT NE CORNER OF LOT 57, HURON HILLS #3, TH S20.5255E 164.89 FT, TH S00.3100W 975.70, TH S89.5300E 12 FT, TH N00.3100E 510 FT, TH S89.2900E 125.50 FT, TH N001330E 140 FT, TH S88.1110E 150.93 FT, TH N00.1330E 12.02 FT, TH N88.1110W 150.93 FT, TH N00.1330E 255 FT, TH N62.5947W 138.62+/- FT, TH N20.A5255W 168.61 FT, TH 12.03 FT TO THE POB. The rezoned properties are commonly referred to as the access points to Highland Park and Huron Hills Park.
915	5-16-11	#28 That the following described property shall hereafter be designated on the Zoning Map of the City of Traverse City as R-9A. 10597 East Traverse Highway. Property ID 45-51-033-042-00.

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APPENDIX 2

FIGURES

NOTE TO CODIFIER - Page 210 thru 216 are scanned in.

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APPENDIX 3
APPROVED REGIONAL LANDSCAPE CHARACTER PLANT LIST

In order to be successful, plant materials need to be suited to the conditions found on a specific development site. The conditions are numerous and individual sites will likely exhibit multiple conditions.

Listed below are examples of varying conditions which dictate plant materials chosen for a development site.

1. SOIL CONDITIONS:

- Sandy soils. Light
- Loam soils.Medium
- Clay soils Heavy

2. LIGHT CONDITIONS:

- Full sun. 8 or more hours
- Partial sun/shade3-8 hours
- Shade 3 or less hours

3. TOPOGRAPHICAL CONDITIONS:

- Low damp areas. Poor drainage common
- High areas.Exposure to winds common
- Retention/detention areas. . .Areas designed to accommodate varying amounts of water and serve to store plowed snow during winter months

4. ENVIRONMENTAL CONDITIONS:

- Proximity to high traffic streets
- Potential damage from snow removal
- Salt tolerance
- Proximity to parking areas
- Proximity to building exhaust

5. ZONE HARDINESS OF PLANT MATERIALS:

The City's location adjacent to Grand Traverse Bay provides an opportunity to utilize plant species that would not be hardy further inland.

6. PHYSICAL CHARACTERISTICS OF PLANT MATERIALS:

Species selection will be limited for some sites, e.g. nut and fruit-bearing trees would not be suitable for parking areas, over pedestrian walkways and the entry

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areas to buildings, due to the potential for damage to vehicles and the messy litter. Individual growth habit of plant materials must be considered to assure the selected plant will fit the confines of the planting bed.

The following is a partial list of plant materials which is preferred to exotic plants when the location is visible from public rights-of-way or adjacent to areas of natural vegetation. This list is not necessarily a guideline for interior courtyards and single family residential development.

WET TO MEDIUM MOISTURE SITES:

LARGE TREES:

- Abies balsamea Balsam Fir
- Acer rubrum Red Maple
- Acer sacharum Sugar Maple
- Fraxinus nigra Black Ash
- Larix laricina Larch
- Picea mariana Black Spruce
- Pinus strobus White Pine
- Prunus serotina Black Cherry
- Salix nigra Black Willow
- Tilia americana Basswood

SMALL TREES:

- Amelanchier laevis Serviceberry
- Betula lenta Sweet Birch
- Betula nigra River Birch
- Cornus alternifolia Alternate-Leaved Dogwood
- Thuja occidentalis White Cedar

LARGE SHRUBS:

- Aronia arbutifolia Red Chokeberry
- Cephalanthus occidentalis Buttonbush
- Cornus rasemosa Gray Dogwood
- Cornus siricea Redosier Dogwood
- Hamamelis virginiana Common Witchhazel
- Ilex verticillata Michigan Holly
- Sambucus canadensis American Elderberry
- Vaccinium corymbosum Highbush Blueberry
- Viburnum dentatum Arrowwood
- Viburnum lentago Nannyberry
- Viburnum trilobum American Cranberry Bush

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SMALL SHRUBS:

- Juniperus communis. Common Juniper
- Potentilla fruticosa. Bush Cinquefoil
- Taxus canadensis. Canada Yew

DRY, SANDY SITES:

LARGE TREES:

- Abies balsamea. Balsam Fir
- Acer sacharum Sugar Maple
- Fagus grandifolia American Beech
- Fraxinus americana. White Ash
- Pinus resinosa. Red Pine
- Quercus alba. White Oak
- Quercus rubra Red Oak

SMALL TREES:

- Amelanchier laevis. Serviceberry
- Crataegus crus-galli. Cockspur Hawthorn
- Crataegus mollis. Downey Hawthorn
- Crataegus punctata. Dotted Hawthorn
- Crataegus viridis Green Hawthorn
- Juniperus virginiana. Eastern Red Cedar
- Malus ioensis Prairie Crab
- Morus rubra Red Mulberry
- Ostrya virginiana Ironwood
- Prunus pennsylvanica Pin Cherry
- Prunus virginiana Choke Cherry
- Rhamnus carolinianus Carolina Buckthorn
- Sorbus americana. Mountain Ash
- Viburnum lentago. Nannyberry

LARGE SHRUBS:

- Corylus americana American Filbert
- Hamamelis virginiana Common Witchhazel
- Ilex verticillata Michigan Holly
- Rhus glabra Smooth Sumac

SMALL SHRUBS:

- Ceanothus americanus. New Jersey Tea
- Diervilla lonicata Bush Honeysuckle
- Rubus alleghaniensis. Blackberry