

Charter Township of Port Huron 2008 – 2009 Master Plan Update

Charter Township of Port Huron
St. Clair County, Michigan

April 2, 2009

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Acknowledgements

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Resolution of Adoption

Port Huron Charter Township Adopting Resolution Master Plan Amendment Port Huron Charter Township Planning Commission

WHEREAS, Act 33, Public Acts of Michigan, 2008, as amended, provides for a Municipal Planning Commission to prepare and adopt a Master Plan amendment for the physical development of the community; and,

WHEREAS, Port Huron Charter Township has prepared a Master Plan amendment for the Township in compliance with said Act 33, including relevant charts and text; and,

WHEREAS, Port Huron Charter Township has provided opportunity for public input into the Master Plan amendment pending process; and,

WHEREAS, the Port Huron Charter Township Board approved and subsequently distributed a draft copy of the Master Plan amendment to all bodies required by said Act 33 for review and comment; and,

WHEREAS, the proposed amendments contained herein are the proposed Master Plan amendment is substantially consistent with the Master Plan of any adjacent community; and,

WHEREAS, the Port Huron Charter Township Planning Commission held a formal public hearing on the draft Master Plan amendment on April 2, 2009 in order to provide additional opportunity for public comment; and,

WHEREAS, the citizens of Port Huron Charter Township were afforded the opportunity to provide oral and written comments on the draft plan, which comments have been carefully considered by the Planning Commission; and,

WHEREAS, based on the consideration of public comments the Port Huron Charter Township Planning Commission is satisfied that the Master Plan amendment is ready for adoption;

NOW, THEREFORE, LET IT BE RESOLVED, that the Port Huron Charter Township Planning Commission does hereby adopt the Port Huron Charter Township Master Plan amendment, said update to be dated as adopted, this day of April 2, 2009; and,

FURTHER, LET IT BE RESOLVED, that the Port Huron Charter Township Planning Commission does hereby direct the Commission Chairperson and Commission Secretary to sign this Resolution signifying the adoption of the Port Huron Charter Township Master Plan amendment, and to file a certified copies of the Master Plan amendment with the Township Clerk and distribute to required entities.

CERTIFICATE OF ADOPTION:

Ordained by Commission: James C. Gagnier, supported by Commission: T. Gregory Korte

Yes: NONE

No: NONE

Abstain: NONE

RESOLUTION DECLARED ADOPTED BY:

[Signature]
Planning Commission Chairperson

[Signature]
Planning Commission Secretary

Date of Adoption: April 2, 2009

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Purpose

The purpose of this Master Plan update is to be in compliance with the requirements of the Michigan Planning and Zoning Enabling Acts. The update is also essential to review the status of the Township's demographics and analyze the growth and change in the community since the plan was completed in 1996. It should be noted that the update is in addition to the 1996 plan and all other components of the plan, including the future land use plan, remain in effect.

The Master Plan is not intended to be and should not be a static document. The Planning Commission should periodically review the Master Plan to evaluate and potentially update portions of it. The plan should be reviewed at least once every five years, with a recommended once of year review to ensure the plan continues to meet the goals and objectives of the Township.

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Existing Conditions

This section presents an overview of existing conditions in the Charter Township of Port Huron, including a summary of the demographic makeup of the people who live in the Township, an analysis of the households and housing, and social and economic conditions that will impact the future development, redevelopment, and preservation of the Township.

DEMOGRAPHICS

General Population Characteristics

The population of the Township has been steadily increasing over the past 58 years, with the exception of a population loss in the 1980s. Projections from the Southeast Michigan Council of Governments (SEMCOG) anticipate continued growth in the Township reaching a total of nearly 12,500 residents in the year 2030.

Table 1:
Growth in Total Population, Charter Township of Port Huron, 1950 to 2030

	1950	1960	1970	1980	1990	2000	2008*	2010	2020	2030
Port Huron Township	5,875	7,047	7,635	7,830	7,621	8,615	10,806	10,976	11,995	12,494

Sources: *Charter Township of Port Huron Comprehensive Development Plan (October 1996)*, US Census Bureau, SEMCOG; *November 2008 SEMCOG population estimate.

When compared with other local communities and St. Clair County, the Township has demonstrated the greatest growth since 2000 and consistent growth since 1990. No other community has experienced the high growth over the past eight years, with the Township at 25.4% and the next highest being Kimball Township with 8.5%. Overall, all of the communities and the County as a whole have experienced steady growth with only small isolated declines since 1960.

Table 2:
Growth in Total Population, Charter Township of Port Huron and Vicinity, 1960 to 2008

	1960	1970	% Inc 1960 to 1970	1980	% Inc 1970 to 1980	1990	% Inc 1980 to 1990	2000	% Inc 1990 to 2000	2008*	% Inc 2000 to 2008
Port Huron Twp.	7,047	7,635	8.3	7,830	2.6	7,621	-2.7	8,615	13.0	10,806	25.4
Clyde Twp.	1,886	2,980	58.0	4,696	57.6	4,614	7.6	5,523	19.7	5,449	-1.3
Fort Gratiot Twp.	5,588	7,075	26.5	8,427	14.2	8,968	6.4	10,691	19.2	11,278	5.5
Kimball Twp.	6,266	6,152	-1.8	7,086	15.2	7,247	2.3	8,628	19.1	9,359	8.5
St. Clair Twp.	2,416	3,091	27.9	3,951	27.8	5,252	7.6	6,423	22.3	6,938	8.0
Marysville (City)	4,065	5,610	38.0	7,210	28.5	8,515	18.1	9,684	13.7	10,131	4.6
Port Huron (City)	36,084	35,794	-0.8	33,324	-6.9	33,694	1.1	32,338	-4.0	31,201	-3.5
St. Clair County	107,201	120,175	12.1	137,243	14.2	145,607	6.1	164,235	12.8	170,990	4.1

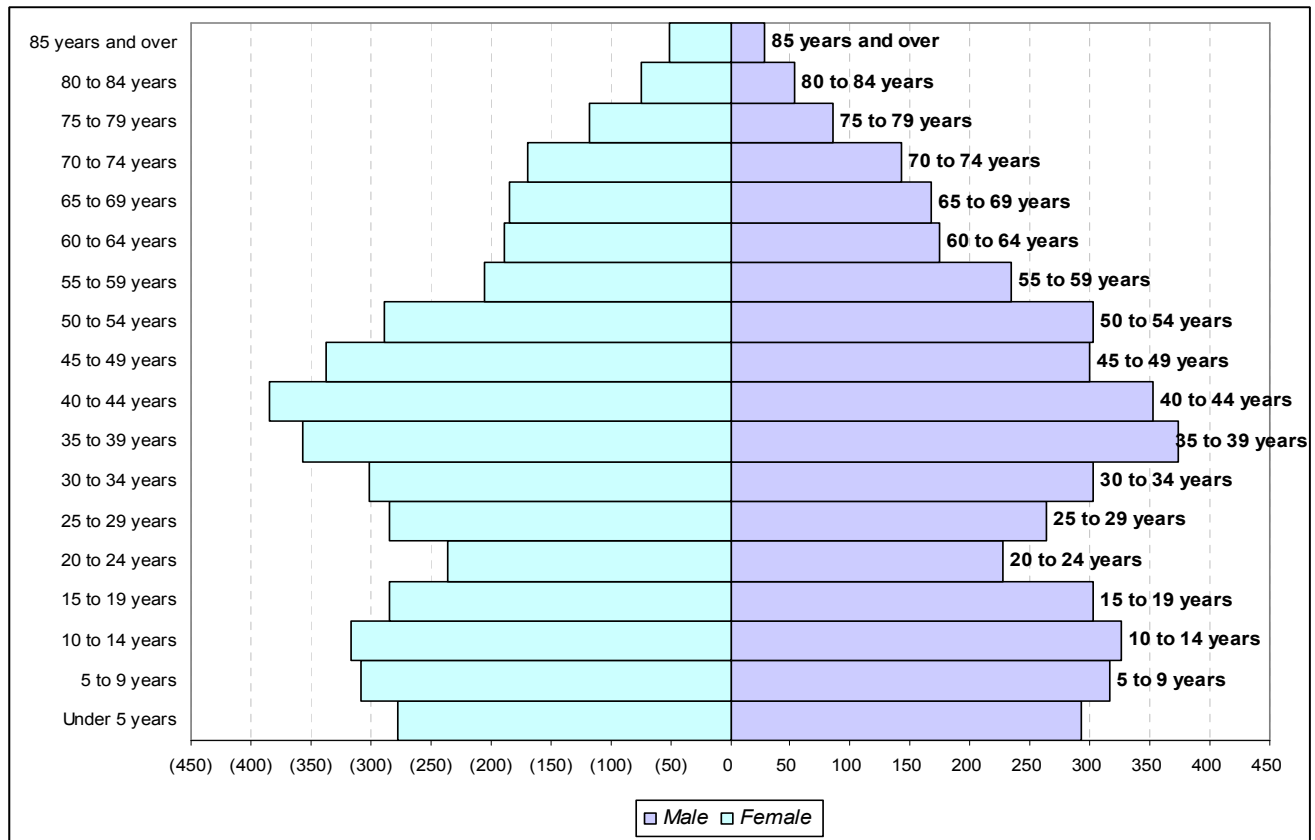
Sources: US Census Bureau, SEMCOG

Age Structure of Population

Figure 2 shows the age structure of the Township in 2000, divided by gender with females on the left and males on the right. The overall structure of the population pyramid is typical of a community with a high number of family households (parents 30-50 years old, children under 20 years old) and demonstrates the effects of the Baby Boom (note that these data are eight years old; Baby Boomers were in the 36-56 years age brackets) and the 'echo' generation including the children of the Baby Boomers. The population of college-age and twenty-something individuals is notably low, suggesting that many high-school graduates move away from home to attend college. There is a marked decline in the population over 60 years old, suggesting a lack of housing options or community services available for senior citizens.

With respect to gender, the population of the Township is generally well-balanced, with the expected higher amount of females in the over-60 category (due to women's longer life expectancy). Of note is the higher amount of child (under age 20) boys as compared to girls (1,239 vs. 1,187) and the fairly equal amount of males and females from age 20 through 70.

Figure 1: Total Population by Gender and Age, Charter Township of Port Huron, 2000



Source: US Census Bureau

The table below show the percentage of the Township population and surrounding communities in each of five age group categories, or cohorts: under 5 years (preschool), 5-19 years (school age children), 20-64 year olds (work force), 20-44 year olds (family formation), and senior citizens 65 years and older. Overall, the age structure of the Township and surrounding communities is fairly similar with the exception of senior citizens. Some communities, including

Port Huron Township, have populations over 10% in 2000 and this is sure to steadily increase as the Baby Boomers continue to age. This increase is evident from 1990 to 2000 in most of the communities.

**Table 3:
Population by Age Groups, Charter Township of Port Huron and Vicinity, 1990 to 2000**

	Preschool		School Age		Work Force		Family Formation		Senior Citizen	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Port Huron Twp.	7.3	6.6	21.9	21.6	59.6	59.5	36.7	35.9	11.2	12.5
Clyde Twp.	7.1	6.1	26.7	23.1	59.0	61.7	38.6	33.5	7.2	9.1
Fort Gratiot Twp.	6.7	5.9	22.5	21.6	58.8	58.1	37.7	33.2	12.0	14.3
Kenockee Twp.	7.0	6.8	23.6	24.0	58.0	60.1	38.3	35.4	11.4	9.0
Kimball Twp.	7.8	6.8	25.0	22.0	58.5	61.0	40.2	37.6	8.7	10.3
St. Clair Twp.	7.5	6.2	24.3	24.5	57.4	58.3	36.5	33.2	10.8	10.8
Marysville (City)	5.9	5.8	20.9	20.8	56.5	56.3	35.6	33.0	16.7	17.1
Wales Twp.	6.7	5.9	23.8	24.8	58.4	60.2	39.1	35.1	11.1	9.2
City of St. Clair	7.6	7.0	23.2	22.6	56.9	55.9	37.9	33.6	12.3	14.5

Sources: US Census Bureau, SEMCOG

HOUSEHOLDS and HOUSING

Households

As is to be expected with an increasing population, the total number of households in the Township increased between 1990 and 2000. Similar to local, regional, and national trends, the average household size in the Township decreased, from 2.77 to 2.58. These numbers point to the trend of smaller households and fewer families with children at home.

Table 4: Selected Household Characteristics, Charter Township of Port Huron and Vicinity, 2000

	Port Huron Twp. (1990)	Port Huron Twp. (2000)	Clyde Twp.	Fort Gratiot Twp.	Kimball Twp.	St. Clair Twp.	Marysville (City)	Port Huron (City)	St. Clair County
Number of Households	2,749	3,310	1,931	4,076	3,120	2,266	4,025	12,961	62,072
Average Household Size	2.77	2.58	2.85	2.56	2.74	2.83	2.40	2.43	2.062

Source: US Census Bureau

Housing Units

The percentage of housing units that are single-family structures decreased between 1990 and 2000 to 79.3%, a lower percentage than some of the communities compared and similar to St. Clair County as a whole. Nearly two-thirds of the Townships multi-unit structures have fewer than five units, suggesting that there are few large-scale multiple-family housing developments. These data point to a stable housing base and are consistent with the fairly high percentage (73.8%) of family households in the Township.

The percentage of rental units has increased since 1990, and the only higher percentage is in the City of Port Huron. The percentage is consistent with St. Clair County however. The vacancy rate in the Township increased to 4.8% in 2000, a number slightly lower than most of the surrounding communities and almost half as high as the County as a whole. Due to recent economic downturns in the State of Michigan, the residential vacancy rate has been estimated by SEMCOG to be 6.7% for October 2008 in the Township.

Table 5: Percentage of Housing Units by Type, Charter Township of Port Huron and Vicinity, 2000

	Port Huron Twp. (1990)	Port Huron Twp. (2000)	Clyde Twp.	Fort Gratiot Twp.	Kimball Twp.	St. Clair Twp.	Marysville (City)	Port Huron (City)	St. Clair County
Total Housing Units	2,836	3,478	1,989	4,334	3,302	2,394	4,180	14,003	67,107
Single Family Home	85.4%	79.3%	91.1%	78.0%	82.2%	89.0%	70.6%	66.2%	77.3%
2 – 4 Unit Structure	8.1%	7.9%	3.6%	2.5%	4.1%	4.7%	7.0%	18.1%	6.9%
5+ Unit Structure	2.0%	4.8%	0.0%	13.0%	1.5%	2.6%	13.5%	15.2%	7.3%
Other Housing Units (including mobile homes)	4.5%	8.0%	5.3%	6.5%	12.2%	3.7%	8.9%	0.5%	8.5%
Rental Units	20.4%	22.5%	8.1%	19.5%	12.0%	7.1%	17.2%	42.8%	20.4%
Vacant Housing Units	3.1%	4.8%	2.9%	6.0%	5.5%	5.3%	3.7%	7.4%	7.5%

Source: US Census Bureau

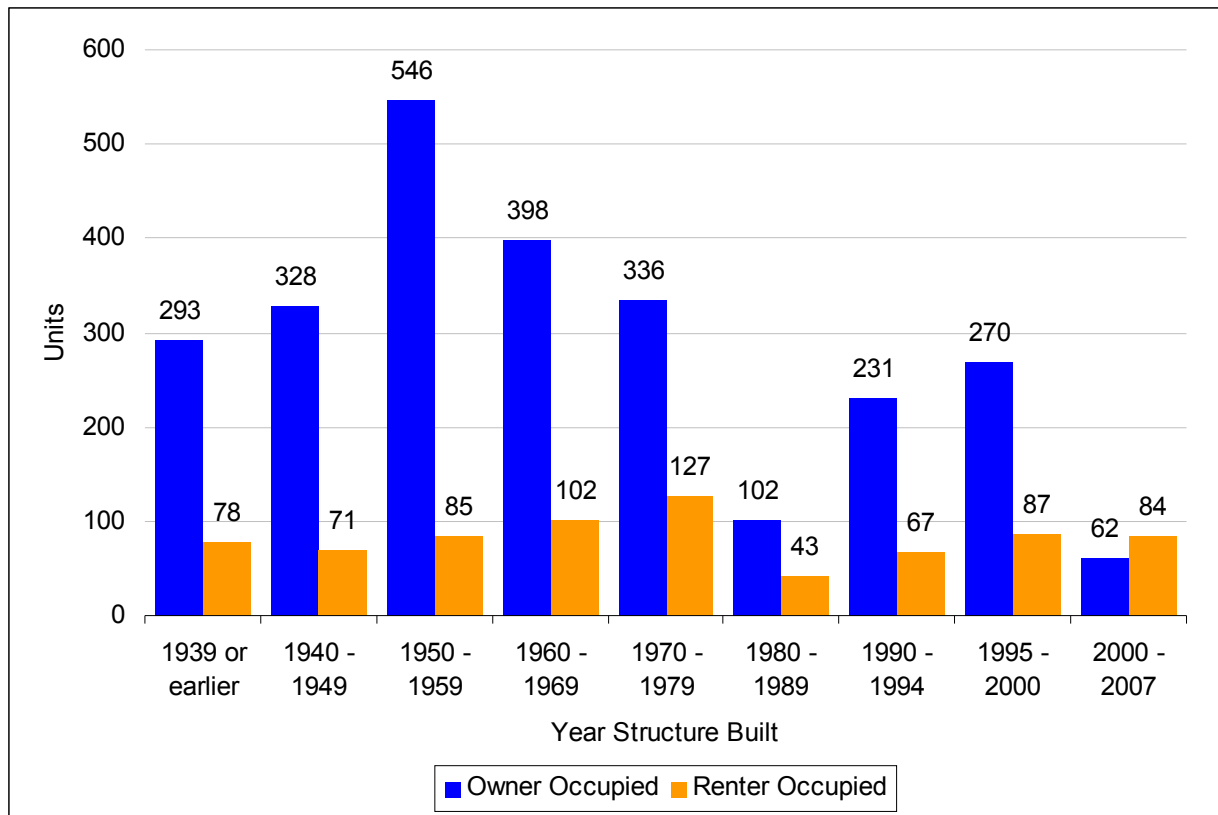
Housing Age

As shown in Figure 2 below, 11.4% of the Township’s owner-occupied housing units and 10.5% of the rental units in the Township were constructed in 1939 or earlier. Compared with St. Clair County, these percentages are quite low, with 17% of all housing units in the County constructed before 1940.

The Township did seem to experience a housing boom immediately following World War II (1950 to 1959), when nearly 20% of the housing stock was built. Another housing boom occurred between 1990 and 2000 when another 20% of the total housing units were constructed. The majority of the housing during these two booms was owner-occupied. The exception is between 2000 and 2007 when a greater number of rental units were built than owner-occupied. This is reflected in the increase in rental units in Table 5 above.

Data from SEMCOG indicates that a total of 11 housing units (all single family) have been constructed in the Township in 2007.

Figure 2: Year Structure Built for Owner-Occupied and Rental Housing, Charter Township of Port Huron, 2000



Source: US Census Bureau, SEMCOG

INCOME and EDUCATION

Household Income

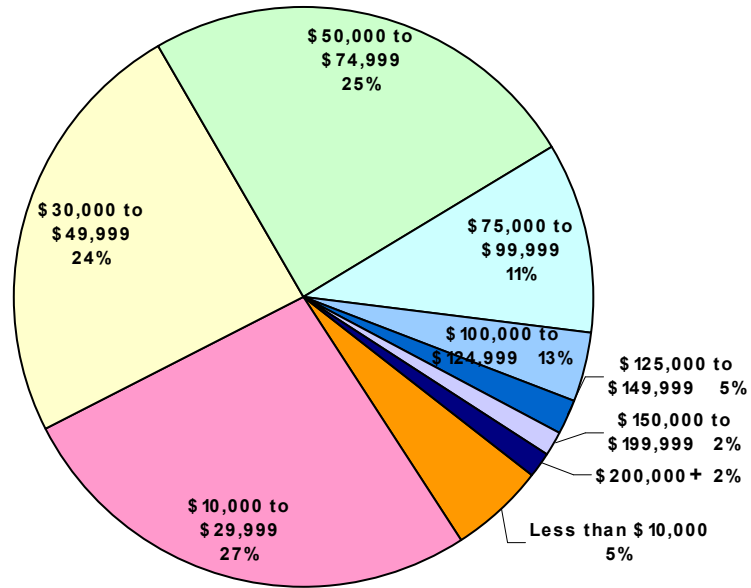
The Township showed an evenly-distributed mix of household income levels in 1999. As shown in the figure 3 below, approximately one in four households earned less than \$30,000, between \$30,000 and \$50,000, and the same for between \$50,000 and \$75,000 for a total of 81% of the population earning under \$75,000 a year, including the 5% who earned less than \$10,000.

The remaining 19% earned more than \$75,000 a year with fairly even distribution earning between \$75,000 and \$125,000 (11% and 13%, respectively) and a similar even distribution among those earning between \$125,000 and greater than \$200,000 (approximately 2 to 5% in each income bracket). The median household income in 1999 was \$43,978, an increase of 1.2% in 1989.

When compared with the income data from the previous Census, it is readily apparent that household incomes not only increased but also became more evenly distributed. Figure 4 shows that 76% of households in 1989 earned less than \$50,000; by 1999, only 56% of households in the Township fell into the same category. Conversely, only 74 households earned

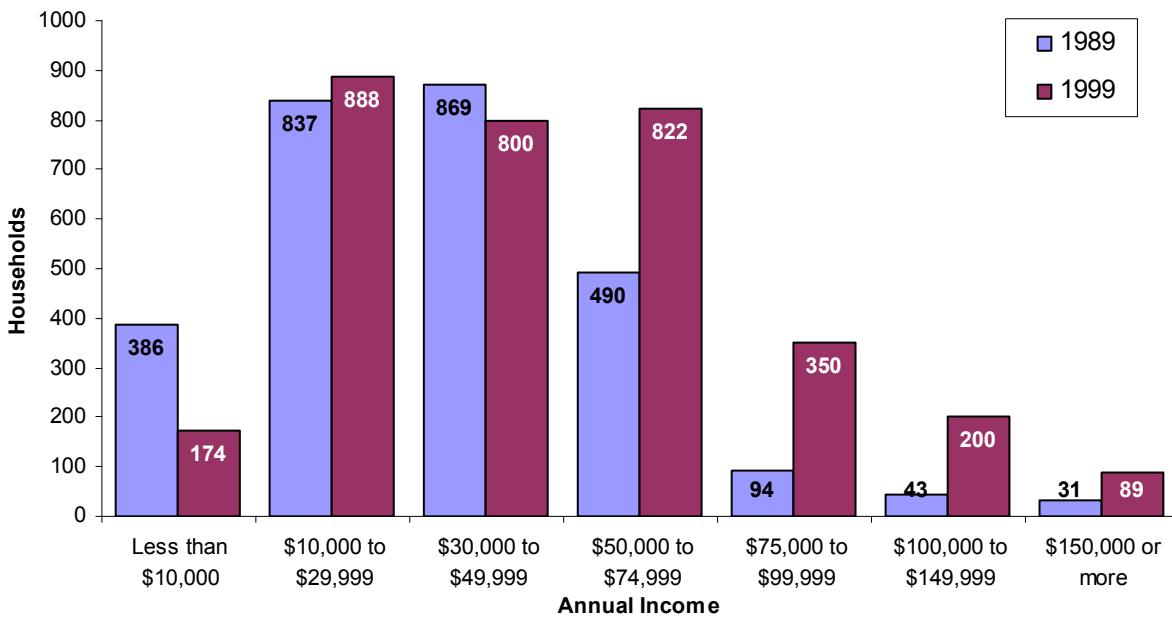
\$100,000 or more in 1989, while ten years later the number of households with six-figure incomes had increased to 289.

Figure 3: Distribution of Household Income by Percentage of Total Households, Charter Township of Port Huron, 1999



Source: US Census Bureau

Figure 4: Distribution of Household Income with Number of Households, Charter Township of Port Huron, 1989 and 1999



Source: US Census Bureau

Education

As compared with the State of Michigan overall, the Township had a lower percentage of high school graduates, college graduates, and residents with graduate or professional degrees in 2000. The Township was generally consistent but slightly lower than St. Clair County in all three categories. It should be noted, however, that the high school educational attainment of Port Huron Township residents has increased since 1990, when 71.2% were high school graduates, and the number of college graduates has decreased from 13.4%.

Table 6: Educational Attainment of Persons 25 Years or Older in Charter Township of Port Huron, 2000

	High School Diploma or higher	Bachelor's Degree or higher	Graduate or Professional Degree
Port Huron Township	80.5%	10.5%	3.7%
St. Clair County	87.8%	14.7%	5.6%
State of Michigan	83.4%	21.8%	8.1%

Source: SEMCOG

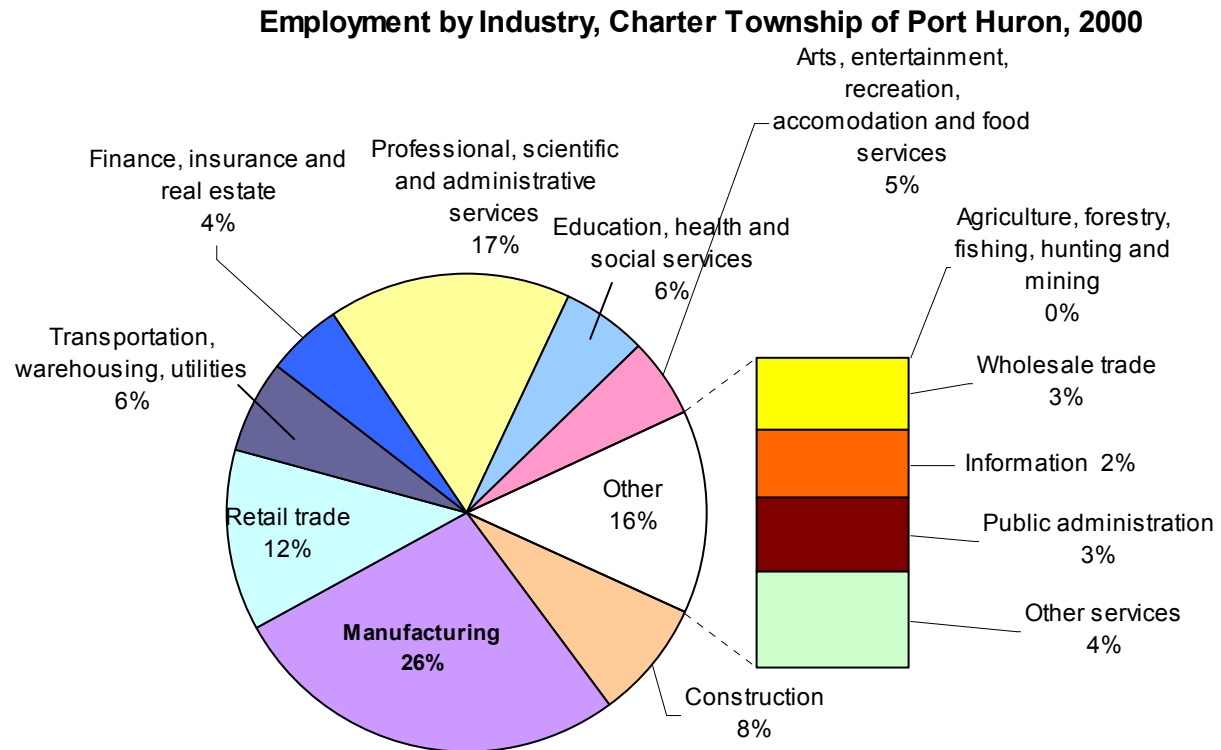
EMPLOYMENT

Employment

While Township residents are employed in a wide range of industries, manufacturing dominates the other employment sectors, with one in four workers being employed in manufacturing as seen in Figure 5 below. Professional, scientific and administrative services employ 17% of the Township residents, while 12% work in the retail trade sector. Nearly 30% of workers in the Township are employed in service industries, reflecting a common trend away from production industries.

A change in statistical methods used by the Census Bureau in the 1990s means that employment data for some industries cannot be directly compared between 1990 and 2000. The manufacturing sector stayed consistent with 25% of jobs in 1990 to 26% of jobs in 2000. The percentage of Township residents working in retail trade shrank from 18.6% of jobs in 1990 to 12% in 2000.

Figure 5: Employment by Industry, Charter Township of Port Huron, 2000



Source: US Census Bureau

Resident Labor Force

Table 7 below compares the labor force, employment and unemployment for St. Clair County, the Detroit MSA and the State of Michigan for the years 2006 through 2008. This data is not available for the Township, but the County and region are a good measure for these statistics. As can be seen the unemployment rate has continued to increase since 2006. However, based on the statistics for 1988 through 1990, St. Clair County has seen decreased unemployment from 10.6% in 1990.

Table 7: Resident Labor Force Employment and Unemployment Estimates, St. Clair County, Detroit MSA and State of Michigan, 2006 to 2008

	CIVILIAN LABOR FORCE			EMPLOYMENT		
	2006	2007	2008	2006	2007	2008
St. Clair County	84,020	83,712	83,246	77,255	76,117	75,417
Detroit MSA	2,168,000	2,141,000	2,124,000	2,011,000	1,976,000	1,943,000
Michigan	5,073,000	5,020,000	4,925,000	4,722,000	4,660,000	4,495,000

	UNEMPLOYMENT			UNEMPLOYMENT RATES		
	2006	2007	2008	2006	2007	2008
St. Clair County	6,765	7,595	7,829	8.1%	9.1%	9.4%
Detroit MSA	157,000	165,000	181,000	7.2%	7.7%	8.5%
Michigan	351,000	360,000	429,000	6.9%	7.2%	8.7%

Existing Conditions Summary and Conclusions

GENERAL POPULATION CHARACTERISTICS

- Population has increased every decade since 1950 with the exception of the 1980s and is projected to continue increasing through 2030.
- The Township population has increased by 25.4% since 2000, a higher rate of growth than St. Clair County (4.1%) or all surrounding communities.
- The age distribution of the Township is typical of an area with numerous young families with baby-boomer parents. Age distribution is projected to remain stable through 2020, suggesting that the Township is attracting and retaining families with children.
- Gender distribution is generally equal, with notable exceptions of more under age 20 boys than girls, and fairly equal amounts of men and women from age 20 to 70.

HOUSEHOLDS and HOUSING

- The average household size in 2000 was 2.58 persons, a decrease from 1990. A decrease in household size is consistent with the trend toward smaller households.
- Over three-quarters of the housing units in the Township are single-family residences.
- 22.5% of all housing units are rental units, and 4.8% of all housing units are vacant.
- 24.2% of owner-occupied houses in the Township were built before 1950.
- 20% of rental units were built before 1950
- 32% of rental units were built after 1990.
- The Township is experiencing an increasing vacancy rate given current economic conditions.

INCOME and EDUCATION

- The median household income in 1999 was \$43,978, an increase of 1.2% in 1989.
- 8.7% of households in the Township earned more than \$100,000 in 1999, while 32% of households earned less than \$30,000.
- 80.5% of Township residents hold a high-school diploma; only 10.5% are college graduates. County-wide, 14.7% of residents have graduated from college.

EMPLOYMENT and RESIDENT LABOR FORCE

- The top three industries employing Township residents in 2000 were manufacturing (26%), professional, scientific and administrative services (17%), and retail trade (12%).
- Manufacturing has remained steady since 1990 as the top industry employing Township residents.
- Unemployment rates have continued to increase for the county, region and state since 2006.

1996 MASTER PLAN

Population

The Township has increased in population faster than anticipated in the 1996 Master Plan. The 1996 Plan projected that the Township would have 9,540 persons by the year 2010 and 10,166 persons by the year 2020. According to the 2008 SEMCOG current population estimates, the Township has already exceeded this projection with a population of 10,806.

Housing

The 1996 Master Plan projected that more than 3,500 dwelling units would be needed to house 9,540 persons. In 2008, the Township had approximately 4,479 housing units to house a population of 10,806 residents. The Township has 979 more housing units than planned for in 1996.

Additionally, SEMCOG estimates the current household size for the Township to be 2.46 persons per household, and is projected to continue to decrease over the next 25 years. This is less than the 2.66 persons per household used to project future housing needs in the 1996 Master Plan.

Conclusion

The 1996 Master Plan anticipated a build-out population of 30,000 people based upon the Comprehensive Development Plan Map allocation of land uses. While the Township has not exceeded this total build out, it has grown at a faster rate than anticipated. More household units will be needed to house less people based upon the decreasing household size. Therefore, the 1996 anticipated build out might not be feasible without planning for a change in land use density.

Zoning Plan

This section outlines the zoning plan for the Township. It includes a brief explanation of the relationship between the Master Plan and the Zoning Ordinance. The zoning districts in the Township are described and their relationship to the Master Plan discussed along with recommended changes to the Zoning Ordinance to make it more closely aligned with the Master Plan.

What is a Zoning Plan?

A “zoning plan” is required by the Michigan planning and zoning enabling acts. Section 33(d) of the Michigan Planning Enabling Act, PA 33 of 2008, requires that the plan prepared under this act, serve as the basis for the zoning plan. The Michigan Zoning Enabling Act, PA 106 of 2006, as amended, requires a zoning plan be prepared as the basis for the zoning ordinance. It must be based on an inventory of conditions pertinent to zoning in the municipality and the purposes for which zoning may be adopted (as described in Section 201 of the Michigan Zoning Enabling Act). The zoning plan identifies the zoning districts and their purposes, as well as the basic standards proposed to control the height, area, bulk, location, and use of buildings and premises in the township.

Relationship to the Master Plan

The Master Plan sets forth the vision, goals, objectives and policies for growth and development in the Township for approximately the next twenty years. It includes guidelines and strategies for managing growth and change in land uses and infrastructure of this period, and, as required by statute, will be periodically reviewed and updated at least once each five years. This section is intended to guide the implementation of and future changes to the Township Zoning Ordinance.

Districts and Dimensional Standards

The following table describes each of the zoning districts and the dimensional standards and each district’s relationship to the Master Plan designation. The zoning plan is followed by the Schedule of Regulations from the Zoning Ordinance. See the Charter Township of Port Huron Zoning Ordinance for further explanation of the Schedule of Regulations and the Zoning Map and Charter Township of Port Huron Master Plan for the Future Land Use Map. It should be noted that the Schedule of Regulations includes three recommended updates. They are as follows:

1. The minimum lot area for the B-2 District be 20,000 square feet.
2. The minimum lot area for the B-3 District be 40,000 square feet.
3. The minimum front yard setback for the B-3 District be 50 feet.

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Zoning District	Intent and Uses (Permitted and Special Use)	Master Plan Designation
RESIDENTIAL		
R-1, One Family Residential	<p>Intended to provide areas of the Township for the construction and continued use of single-family dwellings within stable neighborhoods with minimal incursion from nonresidential land uses. Regulations are intended to preserve the physical characteristics of the land and natural environment to the maximum extent possible.</p> <p>Permit single-family residential dwellings, parks and open space, manufactured homes, essential services, state licensed residential facilities, accessory apartments, schools, religious institutions, and golf courses.</p>	<p>Low Density Residential – This designation relates to the R-1 zoning district in that it is intended for low-density single-family development in the northern area of the Township where the zoning is predominately R-1 and R-2.</p>
R-2, One Family Residential	<p>Intended to provide areas of the Township for the construction and continued use of single-family dwellings within stable neighborhoods that consist of density and lot sizes that provide a defined neighborhood environment within the Township. Regulations are intended to preserve the physical characteristics of the land and natural environment to the maximum extent possible.</p> <p>Permit single-family residential dwellings, parks and open space, manufactured homes, essential services, state licensed residential facilities, accessory apartments, schools, religious institutions, private recreational facilities, golf courses, and agricultural production.</p>	<p>Low Density Residential – This designation relates to the R-1 zoning district in that it is intended for low-density single-family development in the northern area of the Township where the zoning is predominately R-1 and R-2.</p>
R-3, One Family Residential	<p>Intended to provide areas of the Township for the use and improvement of one and two family dwellings. This district is designed to allow for moderate suburban densities that can accommodate a variety of housing types. This district is limited to areas where existing public sewer and water services allow for higher density of development.</p> <p>Permit all principal uses and structures in the R-1 and R-2 One Family Residential Districts, two-family dwellings, accessory apartments, schools, group day care and child care centers, religious institutions, private recreational facilities, agricultural production, and multiple family housing.</p>	<p>Medium Density Residential – This designation relates to the R-2 zoning district in that it is intended for medium density residential development along Lapeer Road and I-94 and in the southern part of the Township. This correlates with the areas of the R-3 district and encourages more concentrated residential areas adjacent to schools, commercial areas, parks and other services.</p>

<p>RM-1, Multiple-Family Residential</p>	<p>Intended to address the varied housing needs of the community by providing locations for development of multiple-family housing at a higher density that is permitted in single-family districts.</p> <p>Permit single family detached dwellings and townhouses, multiple family dwellings, two-family dwellings, parks and open space, essential services, state licensed residential facilities, multiple family housing for elderly, schools, higher education, nursing homes, group day care and child care centers, religious institutions, and golf courses.</p>	<p>High Density Residential /Multiple Residential – This designation is intended for development that maximizes the use of the property for residential purposes. These high-density areas are located in areas with good highway access and in close proximity to commercial and recreation uses. There are concentrations of these areas throughout the Township.</p>
<p>RM-2, Multiple-Family Residential</p>	<p>Intended to address the varied housing needs of the community by providing locations for development of multiple-family housing at a higher density that is permitted in single family districts.</p> <p>Permit multiple family dwellings, two-family dwellings, parks and open space, essential services, state licensed residential facilities, single family, multiple family housing for elderly, municipal buildings, schools, higher education, hospitals, nursing homes, group day care and child care centers, and religious institutions.</p>	<p>High Density Residential /Multiple Residential – This designation is intended for development that maximizes the use of the property for residential purposes. These high-density areas are located in areas with good highway access and in close proximity to commercial and recreation uses. There are concentrations of these areas throughout the Township.</p>
<p>RMH, Residential Manufactured Housing</p>	<p>Intended to allow an alternate form of housing that provides the flexibility of moving living units from place to place. It is intended to provide sites for manufactured housing in limited areas to enhance stability, character and property values of the community; increase the possibility of good site planning through the creation of a pleasant residential environment by better facilities for health, sanitation and recreation; and provide the proper community monitoring for all these matters.</p> <p>Permit mobile homes, signs, and accessory buildings.</p>	<p>High Density Residential /Multiple Residential – This designation is intended for development that maximizes the use of the property for residential purposes. These high-density areas are located in areas with good highway access and in close proximity to commercial and recreation uses. There are concentrations of these areas throughout the Township.</p>

NON-RESIDENTIAL		
O-1, Office	<p>Intended to accommodate various types of administrative and professional office uses, as well as certain personal service businesses. These uses can serve as transitional uses between more intensive land uses and less intensive residential uses. This district prohibits those types of retail and other uses that typically generate large volumes of traffic, traffic congestion, parking problems, require outside storage, or have other negative impacts.</p> <p>Permit professional office buildings, general office buildings and related goods, business and technical schools, funeral homes, computer/electronics, financial institutions without drive-through, medical, pharmacies, utilities, public buildings, accessory uses, financial institutions with drive-through, medical/dental/optical laboratories, veterinary clinics, and billboards.</p>	<p>Note: There is no specific Office designation in the Master Plan. The O-1, Office District should be eliminated given there is only one property in the community under this district designation. All of the uses currently permitted in the O-1 district should be combined with the uses in the B-2, Community Business District and the current O-1 property rezoned in the future to B-2.</p>
B-1, Local Business	<p>Intended for convenience of persons residing in adjacent residential areas, and is intended to permit only such uses as are necessary to satisfy the limited shopping and services needs of the residents in the immediate area. Commercial development in this district offers a less intensive range of goods and services than uses permitted in the B-2 District and B-3 District. Because of the limited variety of business types permitted in the B-1 District, special attention must be focused on site layout, building design, vehicular and pedestrian circulation, and coordination of site features between adjoining sites.</p> <p>Permit retail stores, personal service establishments, financial institutions without drive-through, carry-out without drive-through, newspaper distribution, private clubs/lodges, public utility offices, public buildings, offices, stores producing goods, accessory uses, single-family dwelling, laundry/dry cleaning, financial institutions with drive-through, funeral homes, medical/dental clinics, and billboards.</p>	<p>Commercial – This general designation is intended to distinguish between the characteristics of various commercial activities and have been assigned to areas along 24th Street, 32nd Street, the freeways and interchanges, and along Lapeer Road. These designations are generally consistent with the zoning map.</p> <p>Note: B-1, Local Business District uses should be permitted in any of the areas planned for commercial in the Master Plan.</p>

<p>B-2, Community Business</p>	<p>Intended to provide for commercial development that offers a broad range of goods and services. Uses permitted in the B-2 District are generally intended to be more intensive than those in the B-1 District and less intensive than those permitted in the B-3 District. Commercial establishments in the B-2 District cater to the convenience and comparison shopping needs of residents. Because of the variety of business types permitted in the B-2 District, special attention must be focused on site layout, building design, vehicular and pedestrian circulation, and coordination of site features between adjoining sites.</p> <p>Permit all principal uses and structures permitted in the B-1 District, bakeries, duplicating services, commercial parking lots, repair shops, veterinary clinics, dance studios, accessory structures, carry-out restaurants, financial institutions with drive-through, funeral homes, group day care or childcare centers, indoor recreation/fitness, laundry/dry cleaning, open air businesses, restaurants without drive-through, veterinary hospitals, auto service centers, fast-food restaurants, and billboards.</p>	<p>Commercial – This general designation is intended to distinguish between the characteristics of various commercial activities and have been assigned to areas along 24th Street, 32nd Street, the freeways and interchanges, and along Lapeer Road. These designations are generally consistent with the zoning map.</p> <p>Note: B-2, Community Business District uses should generally be permitted in the areas planned for commercial in the Master Plan along Lapeer Road, Range Road, and 24th Street. The B-2 district should also include the O-1, Office District uses as noted above.</p>
<p>B-3, General Business</p>	<p>Intended to provide for intensive commercial development which include a board range of goods and services, provide a market for businesses, permit auto-oriented businesses, and not generally appropriate adjacent to residential uses unless extensive buffering is provided.</p> <p>Permit all principal uses and structures permitted in the B-1 and B-2 Districts, service establishments, hotel/motel, public utilities, accessory uses, all special land uses in the B-1 and B-2 Districts, automobile uses, transit facilities, drive-in establishments, theaters and halls, open air businesses, greenhouses/nurseries, recreation facilities, nursing homes, regulated uses, outdoor venues, and restaurants.</p>	<p>Commercial – This general designation is intended to distinguish between the characteristics of various commercial activities and have been assigned to areas along 24th Street, 32nd Street, the freeways and interchanges, and along Lapeer Road. These designations are generally consistent with the zoning map.</p> <p>Note: B-3, General Business District uses should generally be permitted in the areas planned for commercial in the Master Plan along highway and rail frontage in the Township.</p>

<p>I-L, Light Industrial</p>	<p>Intended to provide locations for planned industrial development, including development within planned industrial park subdivisions and on independent parcels. It is intended that permitted activities or operations produce no external impacts that are detrimental in any way to other uses in the district or to properties in adjoining districts. Permitted uses should be compatible with nearby residential or commercial uses. Uses permitted in his district should be fully contained within well-designed buildings on amply landscaped sites, with adequate off-street parking and loading areas.</p> <p>Permit central laundry facilities, data processing and computer centers, essential services, greenhouse/nurseries, laboratories, lumber yards and building material sales, manufacturing, printing, public utilities, tool and dies shops, warehousing/wholesale, recreation facilities, billboards, automobile uses, construction and contractor uses, wood uses, plants, receiving towers, retail or service accessory uses, junk yards, and commercial kennels.</p>	<p>Light Industrial – This designation is intended for light industrial uses that can serve as a buffer between heavy industrial uses from less intensive land uses. These areas should be regulated and performance standards be in place and enforced to ensure compatibility with the adjacent land uses.</p>
<p>I-H, Heavy Industrial</p>	<p>Intended for primarily manufacturing, assembling, and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts. The district is so structured as to permit the manufacturing, processing, and compounding of semi-finished or finished products from raw materials as well as from previously prepared materials.</p> <p>Permit all principal permitted uses in the I-L District, heating and electric power generating plants, accessory uses/buildings/structures, billboards, special uses permitted in the I-L District, processing/production/manufacturing uses, recycling, quarries, outdoor venues, race tracks, casinos, cemeteries, landfills, salvage yards, smelting, plants, stock yards/slaughterhouses, tire plants, temporary events, towers, incinerators, propane sales, and accessory uses and those of the same class.</p>	<p>Heavy Industrial – This designation is intended for heavy industrial uses that are associated with noise, smoke, outdoor storage, and other accompanying nuisances. These uses should be controlled and performance standards enforced to make the uses compatible with the adjacent land uses as best as possible.</p>

<p>PSP, Public/Semi-Public Property</p>	<p>Intended to accommodate public areas available to the residents and businesses in the Township. This district provides areas for off-street parking as an incidental use to an abutting commercial, office, or industrial use and preserves areas of dedicated open space.</p> <p>Permit open spaces, off-street parking, government-owned parks, hospitals, government offices, religious institutions, golf courses owned by the government, airports, indoor and outdoor recreation facilities, cemeteries, and cell towers.</p>	<p>Public and Semi-Public/Open Land Use – These areas have been designated open space and include areas for open space recreation, such as golf courses or major government or private facilities. These areas are intended for future recreation needs of the Township.</p>
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District	Lot Minimum		Maximum Height of Structures			Minimum Setback Requirements (feet) (d) (i)				Minimum Floor Area	Maximum Lot Coverage (t)
	Area (square ft.) (a)	Width (feet) (b)	In Stories	In Feet	Front Elevation	Minimum Front Yard Setback	Side Yards		Rear Yard		
							Least One	Total of Two			
R-1	20,000	100	2	30	30	60	15 (e)	30 (e)	50	(f)	30% (r)
(With public sewer & water)	12,000	80	2	25	25	40	8 (e)	20 (e)	35	(f)	25% (r)
R-2	20,000	100	2	30	30	60	15 (e)	30 (e)	50	(f)	30% (r)
(With public sewer & water)	9,000	70	2	25	25	25	8 (e)	20 (e)	35	(f)	25% (r)
R-3	20,000	100	2	30	30	60	15 (e)	30 (e)	50	(f)	30% (r)
(With public sewer & water)	8,000	60	2	30	30	25	8 (e)	20 (e)	35	(f)	35% (r)
RM-1	(g)	100	2	25	25	30 (h)	30 (e) (h)	55 (e) (h)	35	(f) (j)	30% (r)
RM-2	(g)	100	2	25	20	30 (h)	30 (e) (h)	55 (e) (h)	35	(f) (j)	30% (r)
RMH	(s)	(s)	2	35	30	(s)	(s)	(s)	(s)	(s)	(s)
O-1	(k)	(k)	2 1/2	35	--	25 (o)	(l) (m) (p)	(l) (m) (p)	(l) (n) (p)	--	--
B-1	(k)	(k)	2 1/2	35	--	50	(l) (m) (p)	(l) (m) (p)	(l) (n) (p)	--	--
B-2	20,000	(k)	2 1/2	35	--	25	(l) (m) (p)	(l) (m) (p)	(l) (n) (p)	--	--
B-3	40,000	(k)	2 1/2	35	--	50	(l) (m) (p)	(l) (m) (p)	(l) (n) (p)	--	--
I-L	--	100	2 1/2	40	--	30	5 (p)	10 (p)	30 (p)	--	--
I-H	--	100	2 1/2	40	--	30	5 (p)	10 (p)	30 (p)	--	--
PSP	--	100	2 1/2	40	--	(p)	(p)	(p)	(p)		

FOOTNOTES TO THE SCHEDULE OF REGULATIONS

(a) **Lot Area**
 “Net lot area”, as defined in Article 40-3, shall be used to determine compliance with lot area requirements.

(b) **Lot Proportions**
 Lot depths of newly created lots in any district shall be no greater than four (4) times the lot width.

(c) **Exceptions to Height Standards**
 The height standards shall not apply to certain structures listed in Section 40-644(b).

(d) **Minimum Setbacks for Non-Residential Uses**
 Permitted non-residential uses shall comply with setback requirements set forth in Section 40-852 for specific uses. Where setback requirements are not specified in this Chapter, permitted non-residential uses shall comply with the minimum setback requirements set forth in the Schedule of Regulations.

(e) **Setback on Side Yards Facing a Street**
 On corner lots there shall be maintained a front yard along each street frontage, except that the minimum setback on side yards facing a street where no other housing units in the block face the side street shall be nine (9) feet.

(f) **Floor Area Requirements**
 Single family detached dwellings shall comply with the following minimum floor area requirements:

- Dwellings without basement 1,100 sq. ft.
- Dwellings with basement 1,000 sq. ft.
- First floor of 2-story or tri-level 900 sq. ft.

(g) **Lot Requirements**
 Single-family dwellings shall comply with the lot standards for the R-1 District. Two-family dwellings shall comply with the lot standards for the R-2 District. Multiple-family dwellings shall comply with the following minimum lot area standards:

- | <u>Minimum Lot Area Per Unit</u> | |
|----------------------------------|---------------|
| • First dwelling unit | 5,400 sq. ft. |
| • Each additional unit | 5,000 sq. ft. |

(h) **Setbacks in RM-1 and RM-2 Districts**
 Single-family dwellings shall comply with the setback standards for the R-1 District. Two-family dwellings shall comply with the setbacks for the R-2 District. The minimum distance between any multiple family structures erected on the same parcel shall be as follows:

<u>Orientation of Buildings</u>	<u>1-Story Buildings</u>	<u>1 1/2 or 2 Story</u>
Front to front	30 ft.	60 ft.
Front to rear	30 ft.	60 ft.
Rear to rear	30 ft.	60 ft.
End to end	20 ft.	20 ft.
End to front	30 ft.	30 ft.
End to rear	30 ft.	30 ft.

(i) **Parking Setback Adjacent to Residential District**
 Off-street parking shall be set back a minimum of twenty (20) feet from any residential district boundary.

(j) **Minimum Floor Area in the RM-1 and RM-2 Districts**

Number of Bedrooms	<u>Required Floor Area (sqr. ft.)</u>
0	500
1	500
2	700
3	900
4	1,000
Each Additional	100

(k) **Lot Area and Lot Width**
 Lot area and width requirements in the commercial and office districts shall be based on compliance with the setback and lot coverage standards.

(l) **Side or Rear Yard Setback Along Interior Lot Lines in all Commercial and Office Districts**

<u>Building Height</u>	<u>Minimum Side or Rear Yard Setback</u>
Single story	12 ft.
More than 1 story	25 ft.

(m) **Side Yard Setback on Corner Lots in Commercial and Office Districts**
 No side yard setback is required except where the side street abuts an interior residential lot, in which case the side yard setback shall be equal to the minimum front yard setback for the district in which the building is located.

(n) **Rear Yard Setback on Through-Lots in Commercial and Office Districts**
 The rear yard setback on lots which extend through from street to street shall be equal to the minimum front yard setback for the district in which the building is located.

(o) **Front Yard Setback in the Office District**
 Where the O-1 District is contiguous to a residentially zoned district which has common frontage on the same block the minimum front yard setback shall be equal to the adjacent residential district.

(p) **Minimum Setback Adjacent to a Residential Use**
 Buildings in nonresidential districts shall be set back a minimum of thirty (30) feet from any residential district boundary.

(q) **Planned Development Regulations**
 See Article III, division 4 of this Chapter for development standards in the PD Planned Development District.

(r) **Front Yard Parking in Residential Districts**

No more than thirty-five percent (35%) of the lot area located between the front of the principal building and front lot line shall be improved (i.e. paved, gravel, dirt, mulch, etc.) for parking subject to the following conditions:

1. Residential Structures with Attached Garages

Parking shall be permitted on improved surfaces in the front yard area between the garage portion of the principal structure, the closest side lot line and the front lot line. Parking shall not be permitted in front of any other portion of the principal structure, except in those instances where a circular drive is approved.

2. Residential Structures with No Garage or Garages in the Side or Rear Yard

Parking shall be permitted on improved surfaces in the front yard except for the area between the principal structure and the front lot line. Parking shall not be permitted in front of any portion of the principal structure, except in those instances where a circular drive is approved.

3. Circular Driveways

Circular driveways shall be permitted on improved surfaces in the front yard. A minimum of two hundred (200) square feet of green space shall be required within the area between the circular driveway and the sidewalk or, if a sidewalk is not present, the road right-of-way.

(s) **Residential Manufactured Housing District**

See design requirements of Section 40-330(b) and adopted rules and regulations of the Michigan Mobile Home Commission.

(t) **Lot Coverage**

The maximum percentage coverage of a lot shall include the area of all buildings and structures, plus the land area dedicated for use as a pond (the area for a pond becomes limited by other site improvements). In nonresidential districts, ponds are subject to site plan review requirements.