

Future Land Use Plan

A. Future Land Use

The Master Land Use Plan is graphically illustrated. Future land use designations are made for the Planning Area. The following descriptions are intended to provide a brief overview of the designation's intended character and relate each to the member communities' current Master Plan. Table _ at the end of this section is intended to identify how the future land use categories relate to the zoning districts of communities within the planning area.

Agriculture (From Freedom & Bridgewater Agriculture categories)

These areas are intended to provide the most conducive regulations and corresponding standards to promote the indefinite operation of agricultural activities. Areas are designated to promote critical masses of agricultural land uses and to minimize the intrusion of incompatible land uses. Minimum lot sizes will be in the range of 10-40 acres.—Limited agricultural business activities (e.g. processing) and other agricultural preservation tools will be encouraged in these areas to promote the economic viability of agriculture. Sewer service will not be extended into these areas.

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Agriculture-Residential (From Manchester Township Agriculture-Residential & Bridgewater Township Low-Density Agriculture-Residential categories)

These areas are designated to encourage the retention of a rural land-use character. Residential densities will be permitted as supported by the carrying capacity of the land and design standards to promote a rural character, up to a maximum of 1 unit per 2 acres.—Conflicts will be minimized between agricultural and residential land uses. Water and sewer service will be discouraged in these areas. Residential lots shall be taken from land unsuitable for farming where available and arranged to encourage the continued agricultural operation of the balance of the acreage.

Low Density Residential (From Village Low Density, Manchester Township Residential, & Freedom Township Low Density Residential categories)

These areas are intended to provide an environment of predominantly lower-density, single-family detached dwellings. Densities will not exceed 13 dwelling units per acre. Clustering of residential units to preserve large open space systems may be considered in this land use area through PUD regulations.

Medium Density Residential (From Village Medium Density Residential, Bridgewater Medium Density Suburban, & Bridgewater Medium Density Village categories)

These areas are intended to provide an environment of predominantly lower-density, single-family detached dwellings, along with other related facilities such as schools and parks. Densities will not exceed 3 dwelling units per acre.

High Density Residential (From Village High Density Residential, Village Multiple Family Residential, & Bridgewater Multiple Family/Townhome categories)

These areas are intended to provide an environment of predominantly higher-density residential dwellings, along with other related facilities such as schools and parks. Densities will not exceed 78 dwelling units per acre. As higher density residential can generate significant amounts of traffic, the analysis and accessibility of the transportation network will be of particular review in these areas. This area is intended to allow the development of apartments, condominiums, townhouses, or single-family detached of an appropriate density.

Manufactured Home Park (From Village Manufactured Home Park category)

This designation is intended to allow manufactured home parks within existing locations at a density of 6 to 8 dwelling units per acre.

Planned Unit Development (From Manchester Village Planned Unit Development)

These areas contain residential developments that encourage the use of land in accordance with its character and adaptability; conserve natural resources and energy; encourage innovation in land use planning. These areas are thought to bring about a greater compatibility of design and use.

These areas provide long term protection and preservation of natural features where such benefit would otherwise be difficult with the application of the Planned Unit Development tools located in the Village of Manchester, ~~Freedom Township and Manchester Township~~ Zoning Ordinance. *[Does any other unit have PUD zoning?]*

Local Commercial (From Manchester Township Limited Commercial, Freedom Township Local Commercial, & Bridgewater Commercial categories)

These areas are intended to accommodate the convenience shopping needs of the townships consistent with the rural character. Commercial uses are limited to existing developed areas and areas adjacent to the Village. Protection of nearby residential uses is important.

Central Business District (From Manchester Village Central Business District)

The land area intended to be the business core of the Planning Area. The Central Business District typically contains retail, office, governmental, church, and other social agency facilities. These use are

characteristically concentrate along the street frontage and do not provide for much, if any, off-street parking.

This designation is designed to provide for pedestrian accessible mixed-use consisting of a variety of retail, office, residential and service uses in the Downtown. ~~Automotive-related services and other uses~~ which tend to interfere with the continuity of retail frontage and hinder pedestrian circulation should be prohibited.

General Commercial *(From Manchester Township General Commercial & Manchester Village General Commercial)*

~~This designation is designed to provide opportunities for local services and convenience shopping establishments for the day-to-day needs of the Village and surrounding townships. Protections of the adjacent and nearby residential land uses is important, therefore uses which would create hazards, offensive or loud noises, vibration, smoke, glare, shall be prohibited.~~

These areas are intended to provide suitable locations for general retail and service establishments. Uses typically found in such areas include larger supermarkets, department stores, appliance and furniture stores, and specialty shops. Due to the nature of these uses, access to major thoroughfares and connectivity to the transportation network will be of particular concern in the context of any expansion of these land use areas.

Office/Service Transition *(From Manchester Village Office/Service Transition)*

These areas are intended to provide locations for such low intensity uses as the offices of doctors, dentists, engineers, attorneys, and other similar professionals and for uses which primarily include general office and technical uses, and business personal service uses which are dependent on and supportive of an office environment.

Research/Office *(From Manchester Village Research Office & Manchester Township Employment Zone categories)*

This land use designation is designed to primarily accommodate Research and Development activities, offices, business headquarters, warehouses, and very light industrial operations whose external and physical effects are restricted to the immediate area, having only a minimal effect on surrounding districts.

Light Industrial *(From Manchester Township Light Industrial, Freedom Township Light Industrial, & Bridgewater Township Industrial categories)*

These areas are intended to accommodate warehousing, light manufacturing, and other light industrial uses.

General Industrial *(From Manchester Village General Industrial)*

This category is designed to provide locations for general or “heavy” industrial activities such as those which involve the use of heavy machinery, extensive amounts of contiguous land, service by railroad lines or major thoroughfares, processing of chemicals or raw materials, assembly, generation of industrial waste, noise, odor, or traffic problems or similar characteristics. These uses would require service by large trucks. General Industrial uses should be adequately screened from adjacent residential uses so as to minimize impact.

Public/Semi-Public *(From Manchester Village Public/Semi-Public & Bridgewater Township Public/Quasi-Public categories)*

These areas include land areas to include facilities such as churches, cemeteries, schools, and government buildings.

Recreation *(From Manchester Village Recreation and Conservation, & Manchester Township Recreation categories)*

This designation is to provide areas for public uses, public and private parks, and recreation and open space systems which preserve and enhance the character of the planning area. This includes lands within a floodplain or wetland. Especially important is the River Raisin corridor, which should be conserved. ~~This area is designed to preserve the River Raisin frontage for environmental reasons and to allow for the future integration with a continuous greenway system along the river.~~

~~Development and redevelopment along the river frontage parcels should highlight the frontage portion and utilize it as a site amenity. Access easements should be obtained as parcels are redeveloped, and existing landowners should be encouraged to donate such easements. Exact width of easements will need to be determined on a parcel by parcel basis, as areas of steep slopes may need a wider easement to accommodate the development of future non-motorized paths or boardwalk.~~

Natural Features Environmentally Sensitive Areas Overlay *(From Manchester Village Recreation and Conservation district & Bridgewater Township Natural Features District)*

These areas contain sensitive and/or important natural features such as rivers, lakes, and heavy woodlands. These resources are critical to water quality, wildlife habitat, character and environmental preservation. Those lands designated by Natural Features Overlay may be subject to dedicated natural features protection ordinances and/or designated zoning districts. Uses should be very low impact such as passive recreation and conservation areas.

Table __: Comparison of Future Land Use Categories to Zoning Districts

MCJPC Future Land Use Designation	Corresponding Zoning Districts	Corresponding Master Plan Categories
Agriculture	AG: Bridgewater Township Agricultural <u>permits min. 2 acre lots (1 acre with cluster option)</u> AR: Freedom Township Agricultural/Resource <u>permits one acre residential lots (sliding scale determines new lots; other uses 10 acre minimum.)</u>	<u>Bridgewater Agriculture suggests 0.5 dua.</u> <u>Freedom Agriculture refers to its sliding scale zoning standard for lot sizes.</u>
Agriculture-Residential	AG: Manchester Village Agriculture <u>permits minimum 1 acre lots.</u> SF: Bridgewater Township Suburban Farm District <u>permits minimum 10 acre lots (1-3 acres with cluster option)</u> AR: Manchester Township Rural Agricultural District <u>limits lot size to 2 acres.</u>	<u>Bridgewater Low-Density Agriculture-Residential suggests 1.0 dua and the preservation of lots at least 20 acres in size.</u> <u>Manchester Township Agriculture-Residential permits residential in cluster developments with minimum 2 acre lots.</u>
Low Density Residential	R-1A: Manchester Village Single-Family Residential, Low Density <u>permits minimum 1 acre lots.</u> R-1: Bridgewater Township Single-Family Rural Residential <u>permits minimum 1 acre lots</u> LR: Manchester Township Low Density Residential <u>permits minimum 1 acre residential lots and other uses a 3 acre</u>	<u>Freedom Low Density Residential limits density to 1 dua with greater density allowed in cluster developments.</u> <u>Manchester Township Residential limits density to 1 dua except cluster developments may have ½ acre lots subject to health department approval.</u> <u>Manchester Village Low Density limits density to maximum 3 dua and allows school and park facilities.</u>

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	<u>minimum.</u>	
Medium Density Residential	<p>R-1B: Manchester Village Single-Family Residential, Medium Density <u>permits 13,000 sf lots.</u></p> <p>R-2: Bridgewater Township Single-Family Suburban Residential <u>permits min. 1 acre lots without water/sewer and 10,000 sf lots with water/sewer or 8,000 sf with cluster option.</u></p> <p>UR: Manchester Township Urban Residential District <u>permits ¼ acre minimum lot size.</u></p> <p>R-2: Freedom Township Single-Family Suburban Residential <u>permits min. 1 acre residential lots (3 acres other uses)</u></p>	<p><u>Manchester Village Medium Density Residential suggests approximately 13,000 sf lot size.</u></p> <p><u>Bridgewater Medium Density Suburban Residential suggests a maximum of 5.0 dua and Medium Density Residential Village, 4.0 dua.</u></p>
High Density Residential	<p>R-2: Manchester Village Multiple-Family, Low Density <u>permits 13,000 to 20,000 sf lots</u></p> <p>R-3: Manchester Village Multiple-Family, Medium Density <u>permits 13,000 sf to 5 acre lots.</u></p>	<p><u>Manchester Village High Density Residential and Multiple Family Residential suggests 6 to 8 dua in both areas.</u></p> <p><u>Bridgewater Multiple Family/Township Residential suggests a maximum of 7.0 dua.</u></p>
Manufactured Home Park	<p>MHP: Manchester Village Mobile Home Park <u>District requires 10 acre minimum site.</u></p> <p>Manchester Township Mobile Home Park Residential <u>District requires a minimum 40 acre site.</u></p>	

	R-6: Freedom Township Mobile Home Park Residential District <u>has a 20 acre lot minimum and a 6,000 sf lot per du minimum (other uses 22,000 sf)</u>	
Planned Unit Development	<p>PUD: Manchester Village Planned Unit Development <u>does not have a minimum lot area.</u></p> <p>Manchester Township Planned Unit Development <u>does not have a minimum lot area.</u></p> <p>PUD: Freedom Township Planned Unit Development <u>requires minimum 20 acre sites and maximum 1 dua per 5 acres.</u></p>	
Local Commercial	<p>C-1: Manchester Village Local Service District <u>requires 5,000 sf minimum lot.</u></p> <p>C: Bridgewater Township Local Commercial <u>District allows day to day convenience, 1 acre lot minimum</u></p> <p>C-1: Freedom Township Commercial District <u>allows 1 acre lots without sewer and 10,000 lots with sewer.</u></p>	
Central Business District	CBD: Manchester Village Central Business District <u>has no minimum lot size.</u>	
General Commercial	<p>C-2: Manchester Village General Commercial <u>District permits minimum 20,000 sf lots.</u></p> <p>CC: Manchester Township Community Commercial Center District <u>requires a minimum 20 acre parcel for rezoning and minimum 2 acre lots for</u></p>	

	<u>development.</u>	
Office/Service Transition	<u>No comparable zoning. Manchester Village has I-1, I-2, R-1B and C-1 zoning in these areas.</u>	
Research/Office	<u>No comparable zoning. Manchester Village has I-1 zoning in this area. Manchester Township has ? zoning in this area.</u>	<u>Manchester Township Employment Zone allows office development as a buffer for residential/agricultural areas.</u>
Light Industrial	<p>I-1: Manchester Village Limited Industrial <u>District requires a 1 acre minimum.</u></p> <p>LI: Bridgewater Township Light Industrial <u>District has 2 acre minimum.</u></p> <p>CM: Manchester Township Community Manufacturing <u>District requires a minimum 20 acre parcel for rezoning and minimum 1 acre lots for development.</u></p> <p>I-1: Freedom Township Limited Industrial <u>District permits light type operations on 1 acre min. lots.</u></p>	<p><u>Bridgewater Industrial limits uses within enclosed buildings.</u></p> <p><u>Freedom Light Industrial designates existing industrial use areas only.</u></p> <p><u>Manchester Township Light Industrial allows continued uses but not expansions.</u></p>
General Industrial	I-2: Manchester Village General Industrial <u>District requires a 3 acre minimum.</u>	
Public/Semi-Public	<u>No comparable zoning district. Manchester Village has R-1A, R-1B, zoning in these areas. Bridgewater has AG zoning in these areas.</u>	<u>Bridgewater Public/Quasi-Public includes public and private outdoor recreation areas.</u>
Recreation	RC: Bridgewater Township Recreation Conservation <u>District allows developed</u>	

	facilities as Special Uses	
Natural Features Overlay	RC: Bridgewater Township Recreation Conservation District allows structures as Special Uses	