

# SWWCOG Regional Plan

## Land Use Goals

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### General Commercial

- Provide adequate commercial services for the population of the region
- Prevent strip development by creating planned commercial centers that fit in with the character of existing developments
- Minimize the negative impacts of commercial developments on roads, adjacent land uses and the environment
- Maintain Manchester Village as the central place for commerce for the Southwest Washtenaw region

*Recommended Density in SWWCOG Plan: Minimum 20,000 sf - 2 Acres*

### Local Commercial

- Accommodate commercial uses that support agriculture and rural character
- Provide adequate services for rural residents in the region
- Prevent strip development by creating planned commercial centers that fit in with the character of existing developments
- Minimize the negative impacts of commercial developments on roads, adjacent land uses and the environment
- Create a pedestrian-friendly environment
- Maintain Manchester Village as the central place for commerce for the Southwest Washtenaw region

*Recommended Density in SWWCOG Plan: Minimum 5,000 sf - 2 Acres*

### General Industrial

- Provide adequate employment opportunities for the growing population of the region
- Provide appropriate areas for manufacturing and other industrial uses that will minimize impacts on water quality and quantity
- Minimize the negative impacts of industrial developments on roads, adjacent land uses and the environment

*Recommended Density in SWWCOG Plan: Minimum 3 Acres*

### Light Industrial

- Provide adequate employment opportunities for the growing population of the region
- Do not allow industrial, manufacturing and office park uses within sensitive groundwater recharge areas

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- Provide areas for high-tech industries and research parks to locate in the Southwest Washtenaw area
- Minimize the negative impacts of industrial developments on roads, adjacent land uses and the environment

*Recommended Density in SWWCOG Plan: Minimum 1-3 Acres*

### **Manufactured Home Park**

- Designate the most appropriate sites for manufactured housing based upon the assessed need for the entire region
- Create a special district for allocated manufactured housing for the entire region
- Locate manufactured housing parks near employment and service areas
- Limit the size of manufactured housing parks to an appropriate scale based on the character of the surrounding area and the total number of units needed for the region

### **High Density Urban Residential**

- Concentrate higher density residential development in areas having urban services, lessening the pressure for development in the more rural areas
- Residential density should be based upon the carrying capacity of the land (the maximum population that can be supported by the resources available)
- Promote cohesive neighborhoods through innovative design
- Provide areas for both single and multiple family residential developments

### **Medium Density Residential**

- Target density to the most appropriate area, so that rural character can be preserved in other areas of the region
- Base residential density on the carrying capacity of the land (maximum population that can be supported by the resources available)
- Recommend a cluster provision for zoning districts in this area to allow for innovative site design and the provision of open spaces within developments
- Promote cohesive neighborhoods through innovative design
- Designate an area for the expansion of urban density housing to help meet the needs for a diverse range of housing in the region

*Recommended Density in SWWCOG Plan: Minimum 10,000 sf - 1/2 Acre*

### **Rural Residential**

- Base residential density upon the carrying capacity of the land (the maximum population that can be supported by the resources available)

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- Recommend a cluster provision for zoning districts in this area (to further preserve rural character)
- Recommend a cluster provision for zoning districts in this area to allow for innovative site design and the provision of open spaces within developments
- Promote cohesive neighborhoods through innovative design
- Limit the number of residences “stripped” along major transportation corridors, which detract from the rural character of the area
- Preserve connected open space and natural systems

*Recommended Density in SWWCOG Plan: Minimum 1 Acre*

### **Moderate Density Agriculture/Residential**

- Provide areas for small agricultural uses and hobby farms as well as rural residences
- Manage the transition of these areas from agricultural to rural residential use
- Base residential density on the carrying capacity of the land (maximum population that can be supported by the resources available)

*Recommended Density in SWWCOG Plan: Maximum 1 lot per 3 Acres*

### **Low Density Agriculture/Residential**

- Maintain the rural character of the Southwest Washtenaw region
- Base residential density on the carrying capacity of the land (maximum population that can be supported by the resources available)
- Protect natural features, such as wetlands and woodlands, through the use of large lot zoning
- Minimize conflicts between agricultural and residential uses

*Recommended Density in SWWCOG Plan: Minimum 1 lot per 3-10 Acres*

### **Prime Agriculture**

- Preserve a conducive environment for income-producing agriculture for farmers who wish to continue farming;
- Maintain a critical mass of agricultural land in the Southwest Washtenaw Area;
- Prevent the intrusion of incompatible uses into agricultural areas;
- Designate areas appropriate for implementing agricultural land preservation tools such as Transfer of Development Rights, sliding scale

*Recommended Density in SWWCOG Plan: Minimum 10-40 Acres*