

Residential

A. INTRODUCTION: Guiding Principles

1. Plan for residential development in areas already served by current or planned public services.

The Manchester Community Joint Master Plan envisions directing the majority of residential development to areas that are served by a public sewer and water system. An area around the Village of Manchester shall be defined as Growth Transition Area, within which the majority of residential development in the MCJPC area is intended to occur. Section [redacted] of this plan provides specific policies relating to this issue. To a lesser extent, the Hamlet of Bridgewater shall maintain a growth limit line boundary that represents its sewer system maximum capacity. When the hamlet's sewer system capacity is exceeded, the limit line will be reviewed. It is also intended the Pleasant Lake/Fredonia area in Freedom Township maintain current levels of development.

2. Preference for in-fill residential development

In-fill residential development is preferred over residential development on "green fields." This is to support the concept of encouraging more compact residential development that has the additional effect of limiting sprawl and protecting open space and agricultural lands, as well as in minimizing detrimental effects on the environment.

3. Maintain small town and rural character of the area

Protecting the small town and rural character of the MCJPC area is a primary goal of this Joint Master Plan. Limiting the majority of residential development to areas within the Village, the Growth Transition Area and the Hamlet of Bridgewater sewer system will protect the small town, rural character of the area by minimizing suburban style residential development in areas that are more appropriate for agriculture and/or protection of habitat and open space.

4. Protect those aesthetic qualities that foster the "Manchester Experience"

The Manchester Experience includes the substantial presence of housing dating from by-gone eras that evoke the sense of place and of family and community ties to the people who settled this area of Washtenaw County. Charming housing, often having historical or period significance, characterizes the Village of Manchester and the surrounding Bridgewater, Freedom and Manchester Townships. This is best exemplified by the presence of numerous old farmsteads that are still occupied. The German Heritage Driving Tour, developed by the Washtenaw County Historic Preservation program, highlights almost two dozen historic homes, particularly in Freedom Township, that serve as examples of the Greek Revival style popular among prosperous farming families in the late 19th and early 20th centuries.

5. Promote a variety of housing types

Residential development should meet the needs of populations at various income levels in the MCJPC area. In addition to the general population, the Manchester Community Joint Planning Area will need housing for the particular sub-populations such as those requiring affordable/workforce housing, as well as young people, the elderly, and the disabled.

B. INVENTORY/CURRENT CONDITIONS

Type of Housing

Housing in the MCJPC area is typically single-family detached, with a few single-family attached units. These housing units are primarily owner-occupied. According to the 2000 Census, there was a total of 3,894 housing units. Of these, 3,676 (94%) were occupied at the time of the Census. Owner-occupied housing comprised 82% of the total, with 18% being rental-housing units. In addition, there is temporary housing for 120 migrant farm workers in Freedom Township.

All MCJPC housing is classified as Rural Housing by the Census Bureau, with 167 (5%) of total housing units classified as Farm and the balance 3,727 (95%) Non-Farm.

Age of Housing Stock

The MCJPC area has a significant amount of older housing stock, reflecting the value placed by the community on its historic roots. On average across the MCJPC area, 35% of housing stock was built before 1940. These numbers are based on a Census sample table and vary slightly from the total housing units cited above.

Manufactured Housing

The MCJPC area has two manufactured housing communities, one in the Village of Manchester, and one in the Pleasant Lake/Fredonia area of Freedom Township. Manchester Manor, in the Village, has 116 units. Pleasant Lake Mobile Home Park has 24 units, for a total 140 units of manufactured housing. In this context, “manufactured housing” refers to factory-built housing that is sited on leased land. All MCJPC jurisdictions also allow manufactured housing on land owned by the occupant of the manufactured housing.

Current Allowable Densities

Residential densities allowed vary across the MCJPC area. As the MCJPC jurisdictions update their respective zoning ordinances, there should be a single zoning nomenclature used by all jurisdictions.

Historic Housing Resources

As noted above, 35% of MCJPC area housing was built prior to 1940. Preservation of historic housing and related historic structures has high value in the area. Part of the Manchester Experience is the presence of so many examples of earlier periods still in use and that tie the present to the past in an aesthetically pleasing way. Prominent farming and merchant families of early Manchester and its neighboring MCJPC Townships built many historic houses that continue to be occupied.

Historic District-Exchange Place, relation to historic housing

The Village of Manchester created a historic district, Exchange Place that encompasses much of Manchester’s historic downtown commercial area. In the course of that initiative, nearby historic housing was surveyed in what resulted in the “Ann Arbor Hill and West Main Street Area” report. In that report, approximately twenty (20) houses of historic significance were catalogued. In addition, a number of historic churches, parsonages and other buildings were noted. While Exchange Place comprises commercial properties only, it is clear from this study and simple observation that the Village of Manchester has many residential buildings of historic interest. Many of the upper stories of these buildings are occupied currently.

Build-out Analysis [DEFERRED]

C. GOALS, OBJECTIVES, POLICIES & IMPLEMENTATION STRATEGIES

GOAL I: New residential development in the region will occur primarily in a compact settlement pattern within Manchester Village , the Growth Transition Areas and in the Hamlet of Bridgewater, where public services can be cost effectively provided and public facilities and infrastructure are built and/or extended in a way that promotes compact growth.

OBJECTIVES: Compact Residential Development

1. Cooperatively adopt development regulations that direct growth to carefully planned populations centers (the Village and Hamlet) thereby preserving farmland, woodlands, and open space.
2. Direct higher densities of housing in the MCJPC area to appropriate areas of the Village of Manchester and in Bridgewater Hamlet, and away from agricultural areas and areas having value as natural resources and open space.
3. Promote clustering, traditional neighborhood design and other cost-reduction techniques to encourage more compact growth patterns.
4. Conduct a Zoning analysis to verify that current zoning supports of Village and Hamlet growth boundaries development capacities. **[Discuss Growth Transition Area definition]**

GOAL II: As a region sharing a single joint master plan, the MCJPC municipalities will collectively provide a range of diverse housing types determined by utility capacity, development character, population needs, supportive amenities and neighborhood character .

OBJECTIVES: Diverse Housing Types

1. Preserve existing affordable housing, including rental housing.
2. Encourage preservation of historic housing throughout the MCJPC area. Consider establishing historic districts to preserve historically significant housing and other buildings.
3. Allow existing manufactured housing, and provide for future MCJPC regional capacity by appropriately zoning land near the existing Manchester Manor.
4. Ensure that development regulations permit a variety of housing formats appropriate to the region such as condominiums, attached flats, mixed uses or accessory residences which provide a range of household income opportunities.

GOAL III: New residential development will respond to the character of existing neighborhoods, residential building patterns, natural features and important historic/architectural structures which preserve and enhance the Manchester Experience.

OBJECTIVES: Neighborhood and Community Identity

1. Ensure that new residential development is compatible in density and character with existing neighborhoods and border development in the immediate area, in terms of architectural detail, form, scale and orientation.
2. Organize development around natural features or recreational amenities and site design which encourages stable neighborhoods and the preservation of environmental resources.
3. Initiate housing rehabilitation and neighborhood revitalization efforts in population centers that will support new residential projects to ensure long term neighborhood sustainability.
4. Use innovative development regulations such as Planned Unit Development, Cluster Development Standards, Sliding Scale Zoning, Form Based Zoning and minimum lot sizes among others to preserve the rural and agricultural residential character of the region.
5. Residential development along major streets and roadways should be designed so as to not have direct access on such rights of way, and not to visibly detract from the intended character of the area.