

Master Plan

Lodi Township

Washtenaw County, Michigan

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DEFINITIONS

Agriculture: The use of land for agricultural purposes, including farming, dairying, pasturage, nurseries, orchards, poultry farms, raising of livestock, and bona fide greenhouses.

Agriculture Land: Land devoted to the production of plants and animals useful to humans, including, but not limited to, forage and sod crops, grains, feed crops, field crops, dairy products, poultry and poultry products, livestock, herbs, flowers, seeds, grasses, nursery stock, fruits, vegetables, trees (including Christmas trees), and other similar uses and activities.

Agriculture - Lands Designated for Agricultural Preservation: Lands that are suitable for long term agricultural uses, including agricultural service activities and establishments, such as farm equipment sales and services, grain storage, and feed and fertilizer sales. The principle use of Lands Designated for Agricultural Preservation should be agricultural production (crops, livestock, and dairy products). These lands shall not be considered land banks for future rural or urban development or as low density residential areas.

Aquifer: A geological formation that contains sufficient groundwater to supply wells, lakes, streams, springs, and/or wetlands.

Convenience Store: A one-story, retail store containing less than two thousand (2,000) square feet of gross floor area that is designed and stocked to sell primarily food, beverages, and other household supplies to customers who purchase only a relatively few items (in contrast to a “supermarket”). Convenience stores are designed to attract stop-and-go traffic shopping.

District, Zoning: A portion of the Township of Lodi within which, on a uniform basis, certain uses of land and buildings are permitted and within which certain yards, open spaces, lot areas, and other requirements are established.

Farm: All of the contiguous, neighboring or associated land operated as a single unit which is cultivated for agricultural production by the owner-operator, manager, or tenant farmer, by his or her own labor or with the assistance of members of his or her household or hired employees; also including establishments operated as bona fide greenhouses, nurseries, orchards, chicken hatcheries, poultry farms, livestock farms, dairies, and apiaries; provided, however, that land to be considered a farm hereunder shall include a parcel of no less than five (5) acres.

Floodplain: Any land area susceptible to being inundated by floodwaters when high amounts of precipitation are experienced, or when manmade features or natural cyclic conditions raise the water levels. The established floodplain is an area inundated by flood water that has a one percent (1%) chance of occurrence in any given year, which is equivalent to a flood frequency of once in one hundred (100) years (the “**Base Flood**” or “**100-Year Flood**”). Determinants of a floodplain can consist of:

1. the area which typically is adjacent to a river, stream, or other body of water, and is designated as subject to flooding from the 100-year base flood indicated on the “Flood Boundary and Floodway Map” prepared by the Federal Emergency Management Agency or as mapped by an engineer certified by the State of Michigan;
2. principal estuary courses of wetland areas that are part of the river flow system;

3. contiguous areas paralleling a river, stream, or other body of water that exhibit unstable soil conditions for development; or
4. manmade features including, but not limited to, hydraulic structures, impervious surfaces, or storm drainage systems.

Floodway: The channel of a river or other watercourse and the adjacent lands that must be reserved in order to discharge floodwaters without cumulatively increasing the water surface elevation more than one (1) foot. As used in this Ordinance, “floodway” refers to that area designated as a floodway on the “Flood Boundary and Floodway Map” prepared by the Federal Emergency Management Agency, or as mapped by an engineer certified by the State of Michigan.

Groundwater: Water stored in, and slowly filtering through, geologic formations.

Groundwater Recharge Area: A land surface and subsurface with limited filtering and purification capabilities and of high permeability which readily permits water to move downward into an aquifer to a depth where it is likely to be tapped by wells.

Impervious surfaces: Surfaces mainly of artificial structures such as pavements (roads, sidewalks, driveways, and parking lots) that are covered by impenetrable materials such as asphalt, concrete, brick, and stone and rooftops. Soils that have been compacted by urban development are also considered impervious.

Improvements: Any structure or material change incident to servicing or furnishing facilities for developments such as, but not limited to, grading, road surfacing, curb and gutter, driveway approaches, sidewalks, pedestrian ways, water mains and lines, sanitary sewers, storm sewers, culverts, bridges, utilities, lagoons, slips, waterways, lakes, bays, canals, and other appropriate items, with appurtenant construction; demolition of structures; planting; or removal of trees and other vegetation cover.

Land/Lot Area:

1. **Gross Lot Area.** The total area of land contained within the boundaries of a zoning lot, including rights-of-way, easements, floodplains, wetlands, watercourses, and bodies of water.
2. **Net Lot Area.** Gross lot area minus any portions of the zoning lot located within dedicated rights-of-way, easements, bodies of water or other items defined within the Zoning Ordinance to be excluded.

Master Plan (MP): The adopted Master Plan for Lodi Township, including any portions, supplements or amendments to such plan, and consisting of graphic and written text indicating the Township’s development goals and objectives, planned future uses of all lands in the Township, general location for roads and other transportation infrastructure, public and community facilities, parks and recreation facilities, agriculture and open space preservation areas, and all physical development.

Michigan Planning Enabling Act: Michigan Public Act 33 of 2008. This act unifies Michigan’s three planning acts (municipal, township and county) into a single act to provide for the creation, organization, powers, and duties of local planning commissions; to provide for the powers and duties of certain state and local governmental officers and agencies; to provide for the regulation and subdivision of land.

Michigan Zoning Enabling Act: Act 110 of the Michigan Public Acts of 2006, as amended. This statute is the successor to the former Township Zoning Act, Act 184 of the Michigan Public Acts of 1943, as amended.

Municipal Service Area (MSA): Specifically defined areas within the Township designated for suburban land uses serviced by public infrastructures including municipal sewer and water.

Municipal Sanitary Sewerage System: A system of pipes and structures including pipes, channels, conduits, manholes, pumping station, sewage or waste treatment works, diversion and regulatory devices, outfall structures, and appurtenances, collectively or severally actually used or intended for use by the public for the purpose of collecting, conveying, transporting, treating, or otherwise handling sanitary sewage or other industrial liquid wastes of such nature as to be capable of adversely affecting the public health.

Natural Features: Include, but are not limited to, soils, wetlands, floodplains, water bodies and channels, groundwater recharge areas, topography, hedgerows, trees and other types of vegetation cover, and geologic formations.

Open Space - Common: An area generally within a subdivision, site condominium, or PUD held out of development by the proprietor and designed for the common use or enjoyment of residents or users of the development. Common open space may contain such complementary structures as are necessary and appropriate for the use or enjoyment of the development. Common open space may include areas for recreational use, wildlife or plant preserves, and nature study areas.

Open Space - Dedicated: Open land that is permanently set aside by the owner for protection in a generally undeveloped state.

Open Space - Major: Lands which are part of an interconnected Township-wide natural resource system consisting of woodlands, wetlands, and stream corridors.

Open Space - Public: Land dedicated or reserved for use by the general public or for use by residents of a designated development, or land held out of development and retained in its natural condition. Open space includes but is not limited to parks, parkways, playgrounds, school sites, wildlife preserves, and nature study areas.

Pedestrian Way: A separate right-of-way dedicated to or reserved for public use by pedestrians and bicyclists, which crosses blocks or other tracts of land for the purpose of providing access to adjacent streets and properties.

Planned Unit Development (PUD): An area which is to be developed in an integrated and coordinated manner with residential buildings and/or certain nonresidential uses, according to approved area and site plans and subdivision plats, as provided in the zoning ordinance.

Public Act 116: A State of Michigan act that enables a landowner to enter into an agreement with the state, whereby the property owner agrees to keep the enrolled land for agricultural use, or use as open space, in return for a credit on the respective landowner's income tax. The minimum duration of an agreement is ten years, but it may be for a longer period (up to 99 years). Agreements can also be renewed.

Purchase of Development Rights (PDR): A voluntary program, where a land trust or some other agency, usually linked to local government, makes an offer to a landowner to buy the development rights on the parcel. Once an agreement is made, a permanent deed restriction is placed on the property which restricts the type of activities that may take place on the land in perpetuity. This results in a legally binding guarantee to ensure that the parcel will remain undeveloped agricultural or as open (green) space forever.

Research/Technological Centers: Centers focusing on research oriented uses generally orientated in a campus fashion.

SEMCOG: The Southeast Michigan Council of Governments that encompasses Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw, and Wayne counties. The organization supports local government planning in the areas of transportation, environment, community and economic development and education.

Street/Road: A public thoroughfare which affords the principal means of access to abutting property. Various types of streets are defined as follows:

1. **Arterial Street:** A major street that carries high volumes of traffic and serves as an avenue for circulation of traffic into, out of, or through the Township.
2. **Collector Street:** A street whose principal function is to carry traffic between minor, local, streets and arterial streets but may also provide direct access to abutting properties.
3. **Local or Minor Street:** A street whose primary function is to provide access to abutting properties.
4. **Cul-de-sac:** A street that terminates in a vehicular turnaround.
5. **Private Street:** A street or road under private ownership which has been constructed for the purposes of providing access to adjoining properties, but which is normally open to the public so that persons other than the occupants of adjoining properties may travel thereon.
6. **Public Street or Road:** A street or road, accepted by and under the jurisdiction of the Washtenaw County Road Commission, for the purposes of providing access to adjoining properties, and open to the public so that persons other than the occupants of adjoining property may travel thereon.

Site Plan: A plan showing all salient features of a proposed development, as required by pertinent portions of the Zoning Ordinance, so that it may be evaluated to determine whether it meets the provisions of the Zoning Ordinance and the Master Plan.

Watercourse: Any natural or open artificial watercourse, diversion, stream, river, creek, ditch, channel, canal conduit, culvert, drain, waterway, gully, ravine, or wash in which waters flow in a definite direction or course, either continuously or intermittently, and which has a definite channel, bed, and banks, and shall include the floodplain.

Wetlands: Transitional zones between terrestrial and aquatic systems with the water table usually near or covering the surface normally referred to as marshes, swamps and bogs.

Wildlife Habitats: Areas of the natural environment upon which wildlife depend for survival as self sustaining populations in the wild, including land and water needed for cover, protection or food supply. Wildlife may include mammals, birds, reptiles, amphibians, fishes, and invertebrates. Areas may include nesting areas, aquatic habitat, waterfowl staging areas, deer yards, and habitat of endangered and threatened species.

Woodland: A woodland consists of one-quarter acre or more of contiguously wooded land where deciduous trees measure at least six (6") inches in diameter at breast height (DBH) and six (6') feet in height or higher for conifers. The acreage is to be measured from the dripline to dripline of trees on the perimeter. Contiguous shall be defined as the majority of the one-fourth (¼) acre being under the vegetation dripline.