

## **PART 16**

### **ZONING PLAN**

#### **16.01 Introduction**

This portion of the Master Plan opens with a general description of a zoning plan. It is followed by a brief explanation of the relationship between this Master Plan and the Township Zoning Ordinance. The districts in the Zoning Ordinance are briefly described, and a list of proposed changes to the Zoning Ordinance are proposed. These proposed revisions are suggested to make the Zoning Ordinance more closely conform with this Plan.

#### **16.02 What is a Zoning Plan**

A “*zoning plan*” is another term for a “*zone plan*” which is used in the Michigan Planning Enabling Act, PA 33 of 2008. This Act requires that the plan prepared under this act (as this Master Plan is), serve as the basis for the zoning plan. Section 203 (1) of Public Act 110, Michigan Zoning Enabling Act of 2006, requires that the zoning ordinance shall be based upon a plan prepared as the basis for the zoning ordinance. It must be based on an inventory of conditions pertinent to zoning in the township and the purposes for which zoning may be adopted (as described in Section 3.06 of the Michigan Zoning Enabling Act of 2006). The zoning plan identifies the zoning districts and their purposes, as well as, but not limited to, the basic standards proposed to control the height, area, bulk, location, and use of buildings and premises in the Township. These matters are regulated by the specific terms in the Zoning Ordinance.

#### **16.03 Relationship to the Master Plan**

This Master Plan sets forth the vision, goals, objectives and strategies for growth, development, and preservation of resources in the Township for approximately the next twenty-five years. It includes a specific strategy for managing growth and change in land uses and infrastructure in the Township over this period, and will be periodically reviewed and updated at least once each five years as required by the Michigan Planning Enabling Act of 2008. This chapter presenting the Zoning Plan, along with the rest of the relevant parts of this Master Plan, are intended to guide the implementation of, and future changes to, the Township Zoning Ordinance.

#### **16.04 Districts and Dimensional Standards**

Following are six general categories within which the eleven zoning districts in the Lodi Township Zoning Ordinance are organized. The general purposes of each of these categories are also indicated. The specific purposes of each district are listed in the specific district provisions of the Zoning Ordinance. The Section references indicate where detailed ordinance language for each district is located within the Zoning Ordinance.

**A. Rural Districts**

The following zoning districts are considered “rural districts.”

- Article 10.0 Recreation-Conservation District (RC)
- Article 11.0 Agricultural District (AG)
- Article 12.0 Natural Resource District (NR)

The basic purpose of Articles 10.0 and 11.0 is to focus on conservation of lands with sensitive environmental characteristics like forest land, wetland and other wildlife habitat, and renewable resource lands like farmland. A limited range of agricultural and low-density single-family residential uses are permitted including one dwelling unit per 5 acres (RC District) and another is one dwelling unit per 2 acres (AG District). Most of the land in these districts is served by gravel roads and there are no plans to pave these roads. The land zoned within these districts generally conforms with the area designated as “agricultural lands, conservation or rural residential” or “rural residential” on Map 18 Lodi Township Master Plan.

Article 12.0 is specifically designed to recognize sand and gravel deposits within the Township. The district provides for the utilization of this resource in a manner compatible with nearby residential areas, and insures complete restoration of the sand and gravel areas ready for another land use at the conclusion of excavation and treatment. This district is considered an interim zoning classification with the operations of the permitted land uses eventually leading to other approved land uses.

**B. Rural Residential Districts**

The following zoning district is considered “rural residential.”

- Article 20.0 Single-Family Rural Non-Farm Residential District (R-1)

The basic purpose of this district is to accommodate the large demand for land suited for medium sized lots for single-family use and served by individual septic systems and private wells. Individual dwellings are permitted on individual lots not less than one dwelling unit per acre with all other buildings and structures needing not less than three (3) acres.

**C. Suburban Residential Districts**

The following zoning districts are considered “suburban residential districts.”

- Article 22.0 Low-Density Multiple-Family Residential District (R-3)
- Article 23.0 Mobile Home Park District (MHP)

The principal purpose of these districts is to provide for a range of residential dwelling types at higher densities within individual zones tailored for that specific use. Densities may range up to approximately six dwelling units per acre for multiple family usage. The Mobile Home Park District, and land zoned into one of these districts is located within the planned Municipal Service Areas where municipal sewer and water services are designed to support development at these densities.

**D. Business Districts**

The following zoning districts are considered “business districts.”

- Article 30.0 Office District (O)
- Article 31.0 Local Commercial District (C-1)
- Article 32.0 General Commercial District (C-2)

The basic purpose of these districts is to provide opportunities for regulated commercial or office activities primarily serving a local market. Minimum lot sizes range from 10,000 square feet to one acre in size. Properties currently zoned into these zoning classifications generally represent locations where commercial activity has been in place for many decades. Lodi Township has no need to duplicate larger scale commercial uses which are notable in adjoining communities.

**E. Industrial Districts**

The following zoning districts are considered “industrial districts.”

- Article 40.0 Limited Industrial District (I-1)
- Article 41.0 General Industrial District (I-2)

The basic purpose of the industrial districts is to provide suitable locations for high tech and light industrial development adjacent to high volume roads and served by municipal water and sewer. Lot sizes are a minimum of ten acres.

**F. Zoning District Requirements**

**Lodi Township**  
**Chart 9**

	<b><u>GFC</u></b>	<b><u>FAR</u></b>	<b><u>Front*</u></b> <b><u>Yard</u></b>	<b><u>Side</u></b> <b><u>Yard</u></b>	<b><u>Rear</u></b> <b><u>Yard</u></b>	<b><u>Height**</u></b>
<b>RC</b>	10%	0.10	100 feet	30 feet	50 feet	40 feet
<b>AG</b>	10%	0.10	100 feet	30 feet	50 feet	40 feet
<b>NR</b>	(Specific Requirements within District)					
<b>R-1</b>	20%	0.20	100 feet	25 feet	35 feet	40 feet
<b>R-3</b>	(Specific Requirements within District)					
<b>MHP</b>	(Specific Requirements within District)					
<b>O</b>	25%	0.40	100 feet	10 feet	35 feet	45 feet
<b>C-1</b>	25%	0.60	100 feet	10 feet	35 feet	25 feet
<b>C-2</b>	25%	0.80	100 feet	10 feet	35 feet	45 feet
<b>I-1</b>	25%	0.60	100 feet	20 feet	35 feet	45 feet
<b>I-2</b>	25%	0.40	125 feet	50 feet	50 feet	45 feet

\*Front Yard setbacks are measured from the center line of the road.

\*\*Certain exceptions to height requirements are contained within the Zoning Ordinance.

## **G. Definitions**

**Ground Floor Coverage (GFC):** The total ground floor area of the principal and all accessory buildings, divided by the net lot area, both areas being in the same unit of measure, and expressed as a percentage.

**Floor Area Ratio (FAR):** The ratio of the floor area of a building to the area of the lot on which it is located, calculated by dividing the floor area by the net lot area and expressing it as a percentage. For example, if a floor area ratio of eighty percent (80%) is specified and the lot area is ten thousand (10,000) square feet, the maximum permitted floor area on the lot is eight thousand (8,000) square feet. Subject to the provisions of this Ordinance regarding height and story limitations, the building area may be four thousand (4,000) square feet for each of two (2) stories, two thousand (2,000) square feet for each of four (4) stories, or one thousand (1,000) square feet for each of eight (8) stories.

**Net Lot Area:** The developable area of a lot or parcel when all road rights-of-ways, easements, and applicable natural resources have been subtracted from the gross lot area.

**Yard:** An open space of prescribed width or depth on a lot with a building, between the building and the nearest lot line, and is unoccupied from the ground upward except as otherwise provided herein.

**Required Yard:** An open space or yard area that conforms to the requirements of this Ordinance for yard, setback or other open space requirements.

**Front Yard:** An open space extending the full width of the lot, the depth of which is the minimum horizontal distance measured from the center line of the road.

**Rear Yard:** The yard directly opposite the designated front yard; or an open space extending across the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest point of the principal building.

**Side Yard:** An open space extending from the front yard to the rear yard on the side of the principal building between the building and the side lot line, the width of which is the minimum horizontal distance between the side lot line and the nearest point of the principal building.

(Yards that face a street are considered front yards.)

## **H. Planned Unit Development (PUD)**

Within the Lodi Township's Zoning Ordinance, a Planned Unit Development ("PUD") includes such terms as cluster zoning, planned development, community unit plan, planned residential development and other terminology denoting zoning requirements which are designed to achieve the following objectives: Certain zoning districts within the Zoning Ordinance or "special districts" can utilize this zoning process to achieve the following:

- A. Provide flexibility in regulation of land development.
- B. Provide for a compatible mix of land uses.
- C. Encourage variety in the design and type of housing, and to improve the quality of residential environments.

- D. Encourage provision of useful open space and protect and conserve natural features.
- E. Encourage innovations in residential, office, and commercial development.

With this option, land zoned for residential development may be developed, at the option of the land owner, with the same number of dwelling units on a portion of the land area that, as determined by the Township, could otherwise be developed under existing ordinances, laws, and rules, on the entire land area. This option provides considerable flexibility to the land developer to provide opportunities for development designs that respect both the natural environment and efficiency in the provision of infrastructure and provide the Township with flexibility to ensure mitigation of negative impacts on adjoining properties. A wide range of densities and lot sizes can be considered, depending on the residential district and specific ordinance provisions. Zoning districts, developed through the PUD process should be considered that make specific representation to anticipated future lands uses envisioned to take place within the Township. Most new land development in the Township is encouraged to use the PUD zoning process because of the design flexibility provided to the developer and the opportunity for the Township to help fashion a design that is compatible with adjoining properties. Proposed uses outside of planned Municipal Service Areas must be on individual well and septic systems.

## **16.05 Proposed Changes to the Zoning Ordinance**

Because this Plan incorporates new policies on land uses, infrastructure improvements and other measures related to further improving quality of life in the Township, there are changes to the Zoning Ordinance that should be made to make it fully consistent with this Master Plan. In other words, as the principal tool for implementing this Plan, each regulatory policy of the Plan must be reflected in one or more zoning requirements. Zoning changes for consideration to the Zoning Ordinance are listed below. These changes should be pursued as the need or opportunity presents itself. In some cases, further public discussion of proposed zoning amendments on any of the below listed elements may result in the need to refine some of the language in this Plan. If that occurs, this Plan should be amended before the zoning amendments are adopted.

### **A. Corridor Regulations**

- Provide regulations for landscaping along special corridors designated on Map 18 of this Master Plan. This would include specifying appropriate physical characteristics for the landscaping and the required width for maintaining it.
- Provide regulations for landscaping along all other roadways in the Township.
- Consider establishing minimum setbacks for new buildings based on the collector and arterial roads.
- Add standards to provide for transitional landscaping, building design and layout between areas of intensive use and lower density areas.

### **B. District and Related Definition Changes**

- Revise standards in the rural districts to ensure new development is designed and located to minimize negative visual impacts as viewed from the roadway, and to preserve wooded areas when the land is proposed for development.

- Permit a greater mix of land uses in Special Districts within the Municipal Service Areas and in the area designated as Lodi Central. These uses would be linked to character based design standards to ensure compatibility between land uses.
- Consider adding a maximum density standard that supersedes the minimum lot size in the suburban residential districts.
- Consider adding a density increase for developments that did one or more of the following: preserved more open space by use of a Purchase of Development Rights (PDR) within the agricultural district, preserved more open space via a cluster design, or used a superior layout and exterior design of buildings relative to the area in which it was located.
- Include specific value-added agricultural pursuits to list of permitted agricultural activities. These would include hayrides, corn mazes, wineries, haunted house and related activities as specified in the Zoning Ordinance.
- Consider adding buffer areas between new housing and existing agricultural activities in agricultural zones.
- Consider creating a separate district for lands protected by conservancies that only allows conservation uses.
- Review the permitted and special uses allowed in rural districts.

**C. Site Plan Review Standards**

- Ensure that when new development is proposed on land with special features recognized on a Township map, that those features receive special attention and protection through the site plan review and approval process.
- Consider revising language to clarify that every residential development that is subject to site plan review must provide either open space, or active or passive recreation land per new standards.
- Consider adding a set of uniform design standards that address layout, façade and view of the development from the road for all development in rural districts so as to better preserve the rural character of those districts.

**D. Other New Regulations**

- Require every new development within the Municipal Service Areas to provide sidewalks or approved trails that link to abutting properties and establish standards for the design and construction of all new sidewalks and trails.
- Limit development utilizing gravel roads for access unless the developer agrees to pave the access roadway to an existing paved collector or arterial roadway.
- Add specific standards for every conditional use.

- Subdivision control regulations.
- Limit Impervious Surface Area.

**E. Lodi Central District**

A special zoning district will be constructed within the Zoning Ordinance specifically designed for the Lodi Central area. This district will be intended to encourage and permit mixed uses with a scale and character as defined within this Master Plan. Permitted uses must be compatible with residential type structures and neighboring residences, and should be oriented to pedestrians. This district would encourage retention of existing residential structures, either in residential use or in conversion to other permitted uses, and to ensure that remodeled or new structures will have a residential character. It would be the intent of this district that the setting of buildings will be spacious, will reflect the existing residential character within this area, and that uses must be compatible with, and supportive of each other, and of a unified architectural character and historic intent. It would also be the intent of this district that parking would not dominate the appearance of buildings and sites.