

PART 8

RESIDENTIAL LAND USE

8.01 Introduction

The attractiveness of Lodi Township for single family development is quite apparent based on the number of single family dwellings found within certain areas of the Township. The major concentration of single family dwellings exists primarily in the southeastern portion of the Township centering on Ann Arbor/Saline Road and connecting roadways. Also rural residential is found along the northern border of the Township. These residential dwellings are in areas that have soils suitable for individual on site septic systems. Generally these soils are not highly productive for agricultural production.

The current popularity of a rural lifestyle will continue to contribute to demand for additional dwellings being constructed within the Township. Also the Township's physical amenities (woodlands, wetlands, rolling topography, agricultural character/rural, etc.) will attract additional residential development. Further, the Township's proximity to regional transportation networks makes it a highly attractive place to meet the location needs of those seeking a rural environment close to urban centers.

Residential goals, objectives, and strategies are directed toward concentrating rural residences into certain designated areas of the Township. This would contribute to the preservation of remaining agricultural activities by reducing potential conflicts between agricultural and residential uses. The Master Plan strives to provide a variety of housing types and desirable residential settings, to ensure a wide choice of dwelling units and a mix of densities within the Township. This results in a diverse population throughout the Township. Lowest densities are designated for lands suitable for individual on-site septic systems. Higher densities are designated for residential development with municipal sewers when they are available within the planned Municipal Service Areas.

As stated previously, the Lodi Township Master Plan utilizes the SEMCOG population and housing projections in determining the amount of land that is needed for future residential development. In determining the amount of land for various types of residential development, this Master Plan depicts significantly more land than is projected to be needed through 2035. This policy provides a margin for error in the projections, for unavailability of specific parcels of land at a particular time in the development process, and for variety in choice of location. This Master Plan will be reviewed on an annual



basis and revisions will be undertaken as necessary. This policy refers to all suburban residential growth, and rural residential growth in concentrated developments, such as subdivisions (see definitions of these terms in the Definitions section of this Plan). The policy does not include scattered, rural non-farm or farm housing in the AG District.

8.02 Three Categories of Residential Uses are Proposed.

A. Rural Residential (R-1 zoning district)

This large lot rural residential designation is primarily a pastoral residential area characterized by low density residential uses in which limited agricultural operations will be permitted. This type of housing is designated for those areas in which rural housing is an appropriate use, but some natural features may exist, such as wooded areas, wetlands or steep slopes which shall be preserved. The area is intended to protect existing residences on large lots and agricultural activities from intrusion of higher density uses. The maximum density for this area is one dwelling unit per one acre as defined within the R-1 zoning district within the Lodi Township Zoning Ordinance.

In order to emphasize the rural character of this area and to permit property owners to utilize the allotted residential density, clustering of dwelling units as part of site condominiums and subdivisions will be encouraged as part of a Planned Unit Development (PUD) process. The remaining land in the total parcel would be held in common ownership; and would remain as open space. Clustering of rural residences will be permitted in accordance with the following:

1. Each residence shall be a single-family detached dwelling unit.
2. The minimum lot area may be no less than 1/2 acre or the minimum necessary to obtain County Health Department approval of an individual on-site water supply well and drain field.
3. Each lot for each dwelling unit should have at least one lot line that abuts the commonly owned open space.
4. PUD zoning will require the submittal of both conventional and cluster design with discretion on the design selected left up to the Planning Commission and Township Board. Developers of parcels over 40 acres in size shall submit a cluster design, which conforms to Zoning Ordinance requirements. All cluster designs shall have at least fifty (50%) percent open space as defined within the Lodi Township Zoning Ordinance.

B. Low-Density Suburban Residential (R-3 zoning district)

The low-density Suburban Residential area is located in the Township's Municipal Service Areas where the primary type of dwelling unit is intended to be single-family, two-family, and multiple-family type development. Residential development would be on moderately sized lots creating a predominantly suburban character. Areas to be served by municipal sewer and water systems shall have paved roads with curbs and gutters, and street lights when deemed necessary. The general characteristics of this residential type and the general guidelines that apply to this area would be according to the R-3 zoning district within the Zoning Ordinance.

The suburban residential area is intended to be served by municipal sanitary sewer and water service. Municipal sewer service is currently not provided within this designated area; how-

ever, both municipal sewer and water service is currently being studied and will be provided in coordination with developers within the planned Municipal Service Areas. Private wastewater treatment plants or common water supply wells will not be permitted in this area.

C. Residential – Mobile Home Park (MHP zoning district)

In 1990 Lodi Township had approximately 105 mobile home units in an established mobile home park. By 2000 this number had increased to approximately 264 units representing a 151.4 percent increase in the number of units during this time period. The number of mobile home units therefore represented over 13 percent of the total number of residential units within Lodi Township in 2000. The Lodi Township Master Plan has continued to review the needs for this type of residential land use and recognizes an adequate area for mobile homes as defined and regulated in the Township’s Zoning Ordinance and according to Act 96 of 1987. This designated area provides for mobile home parks and their legitimate use of land. It is the intent of this designated area that the residential uses will be served adequately by essential facilities and services such as highways, water and sewers, drainage structures, etc.

Outside traffic and intrusion of uses that are not compatible with these residential areas will be prevented. Special treatment will be required along boundaries between residential uses and nonresidential uses. Infrastructure required for residential areas within municipal service districts may require sidewalks, street lighting, and other amenities to encourage neighborhood stability. Establishing and maintaining neighborhood identity will be encouraged through preservation of natural features. Specific design criteria will be implemented to adequately buffer and screen anticipated uses within the planned Municipal Service Districts from adjoining lands.

8.03 Goals, Objectives, and Strategies

Goal A: Provide a full range of housing choices (size, price, design, accessibility, etc.) that meets the existing and anticipated needs of all Lodi Township residents and are compatible with the existing character of Lodi Township.

Objective 1: Encourage a variety of housing types, densities, and styles within new residential and mixed-use development projects.

Strategies

- a. Develop regulatory incentives to encourage new residential developments to provide a variety of housing types.
- b. Establish Zoning Ordinance language incorporating design guidelines when residential developments are proposed.

Objective 2: Concentrate higher density residential development in those areas of the Township which are within an adopted or currently planned Municipal Service Area.

Strategies

- a. Establish zoning ordinance language which requires municipal water and sewer services as a prerequisite to suburban residential development.

- b. Where annexation is a prerequisite to providing municipal services, establish a joint City/Township agreement similar to those allowed under the Michigan Public Act 425. The agreement should stipulate the extension of municipal services, property tax benefit for both City and Township and designation of present and future municipal boundaries. Without such an agreement, residential development of more than one dwelling unit per acre would be prohibited.
- c. Revise the zoning ordinance regarding provisions for a “Planned Unit Development” district, including requirements for the design and implementation of specific “Area Plans”.

Objective 3: Encourage innovative housing and site design which increases open space opportunities and decreases negative impacts of development on the visual and natural environment.

Strategies

- a. Amend the zoning ordinance to permit, through PUD procedures, cluster, single-family attached, zero lot line, semidetached and other alternative housing designs within suburban residential areas.
- b. Amend the zoning ordinance to require a preliminary site design meeting between developers and the Township Planning Commission for the purpose of soliciting comments regarding innovative housing designs and site layout.

Objective 4: Encourage new residential development to be organized around focal points, such as natural features or open spaces that help convey a sense of identity that is consistent with the character of the Township.

Strategies

- a. Amend the zoning ordinance establishing design criteria and standards requiring incorporation of land features, determined to be unique, as well as natural resources into the overall design of the project.

Objective 5: Prohibit residential development which would require the extension of utilities beyond an adopted or currently planned Municipal Service Areas.

Strategies

- a. Maintain the zoning ordinance and map so as to accommodate only low-density (one acre or more per dwelling unit) residential development outside an adopted sewer service area.
- b. Amend the zoning map to facilitate higher density residential development in appropriate areas of the Township that is consistent with mapped land use categories as defined within the Master Plan.

Objective 6: Discourage “large scale” residential development (more than four dwelling units in a single project) within agricultural areas to minimize the conflict between farming and non-farming uses.

Strategies

- a.** Limit extension of municipal utilities to those properties within an adopted or currently planned Municipal Service Area.
- b.** Develop and maintain zoning language which highlights the incompatibility of residential development and agricultural uses.
- c.** Amend the zoning ordinance establishing design standards requiring adequate buffers of open space between residential uses and agricultural activities.

Objective 7: Minimize residential sprawl by discouraging premature fragmentation of land parcels within rural areas.

Strategies

- a.** During the site plan review process for subdivisions, site condominiums and/or planned unit developments, establish the provision of large tracts of open space which would be held as common space in perpetuity and thus not available for future subdivision.

Objective 8: Recognize the need for adequate and affordable housing for the Township population.

Strategies

- a.** Support efforts to rehabilitate existing housing.
- b.** Encourage the location of new residential developments adjacent to existing public facilities and service investments (utility systems, schools and recreation opportunities).

Objective 9: Ensure that safe and accessible interior sidewalks and bike paths are provided within new development to transit stops and adjacent properties.

Strategies

- a.** Design connections of new neighborhood streets to existing residential stub streets in such a way as to discourage cut-through traffic and minimize traffic speed.
- b.** Encourage private streets in new residential development projects that connect to streets of adjoining properties.
- c.** Ensure that new residential development projects provide stub streets to adjacent vacant land to better integrate future neighborhoods and to improve emergency access.

Objective 10: Provide extensive landscape buffering between residential neighborhoods and non-residential uses, and roadways.

Strategies

- a.** Consider revising Zoning Ordinance to require residential development projects to provide landscaping between residential units and adjacent non-residentially zoned land.
- b.** Encourage developers to provide landscaping on the periphery of development projects.