

Future Land Use Plan

Oneida Township is a community based primarily on agriculture and residential uses, yet is heavily influenced by development in and around the growing City of Grand Ledge. It is a township concerned about the loss of farmland, natural features, and rural character that first brought residents to the area, as well as economic and employment stability which will keep them here in the future. At the same time, there is a recognition that other people want to live in Oneida Township, and relish the same rural character enjoyed by current residents. In order to accommodate the desires of those who live here now, and those who wish to in the future, the township must be able to maintain a high standard of quality of life desired by everyone.

Accordingly, it will be necessary to plan a land use pattern that balances the desire to maintain the township's rural character and preserve valuable agricultural land and natural resources against these growth pressures. The Future Land Use Classifications of this chapter address the need to establish long range direction which will achieve the balance. In general, it was clear that the residents of Oneida Township, as expressed through the Community Attitude Survey, the Master Plan Town Hall and the Master Plan Open House, desire a mix of land uses with an emphasis on balancing farmland/natural feature protection with the encouragement of new residential development.

Future Land Use Classification

The following Future Land Use Classifications have been developed to reflect the development Goals and Objectives of this Master Plan; as developed through the community input of the residents, Planning Commission, Township Board, and other interested individuals. These classifications are intended to serve as a guide for future growth and development decisions made by the Planning Commission, Township Board, and Zoning Board of Appeals, and should also serve as the policy basis of their arrangement in the Future Land Use Map.

1. AG – Agricultural

a. Purpose

The purpose of the Agricultural classification is to preserve and protect the valuable agricultural land and unique rural character in Oneida Township through the implementation of large lot zoning.

b. Uses and Density

Oneida Township residents recognize the need to take steps to preserve and protect farmland areas. For this reason, the areas classified as Agricultural are dedicated to preserving and protecting one of Oneida Township's most valuable resources, its farmland. This classification corresponds with the A-1 (Agricultural) zoning district and allows a wide range of agricultural uses as well as single-family residences. It also allows other uses by right or by special land use approval including uses common to rural areas, such as campgrounds, gravel mining, wind farms, and golf courses and uses common to residential areas such as churches and state-licensed residential facilities.

However, in order to preserve and enhance the rural character identified with the community, the plan continues the recommendation in the 2002 plan that the minimum lot size requirement in the A-1 District be increased from one (1) to two (2) acres. Higher density residential development can occur in areas planned for Agricultural only if homes are clustered and the development seeks to preserve large amounts of open space through the Planned Unit

Developments (PUD) or Open Space Development (OSD) options allowed in the A-1 zoning district.

c. Locational Criteria

The Agricultural land use classification's locational criteria includes:

- i. Land with a high percentage of soils the USDA Soil Conservation Service defines as areas of "prime" and "unique" farmland.
- ii. Land not serviced or planned to be serviced by municipal water or sewer.

2. LDR – Low Density Residential

a. Purpose

The purpose of the Low Density Residential classification is to establish areas for the development of future residential growth of a low to moderate density that preserves the rural character of the township.

b. Uses and Density

The Low Density Residential (LDR) development corresponds with the R-1A (Low Density Residential) zoning district. Most of the uses allowed in the Agricultural classification are permitted with the exception of some uses that might interfere with the more dense residential uses such as intensive agricultural uses (to the extent allowed under the Right to Farm Act) and large scale outdoor uses such as Wind Farms. Single-family detached residences are allowed at a density of approximately 2 units per acre, although higher densities may be permitted through the Planned Unit Developments (PUD) or Open Space Development (OSD) options.

c. Locational Criteria

The Low Density Residential land use classification's locational criteria includes:

- i. Land located as a buffer between the Agricultural land use classification and the City of Grand Ledge.
- ii. Land serviced or planned to be serviced by municipal water or sewer.

3. MDR – Medium Density Residential

a. Purpose

The purpose of the Medium Density Residential classification is to create or maintain medium density stable neighborhood areas and single family residential developments within the township.

b. Uses and Density

The Medium Density Residential (MDR) development corresponds with the R-2A (Medium Density Residential) zoning district. The uses are restricted to single-family residences and uses associated with single-family residential neighborhoods such as parks and churches. Single-family detached residences are allowed at a density of approximately 4 units per acre, although higher densities may be permitted through the Planned Unit Developments (PUD) option.

c. Locational Criteria

The Medium Density Residential land use classification's locational criteria includes:

- i. Land located as a buffer between the Agricultural land use classification and the City of Grand Ledge.

- ii. Land serviced by municipal water and sewer.

4. HDR – High Density Residential

a. **Purpose**

The purpose of the High Density Residential classification is to allow for a limited amount of high quality, high-density residential development in appropriate areas in order to enhance Oneida Township’s housing stock diversity.

b. **Uses and Density**

The High Density Residential (HDR) classification corresponds with the R-1B (Medium Density One- and Two-Family Residential) and the R-M1 (High Density Residential) zoning districts. The uses include single-family residences and uses associated with single-family residential neighborhoods such as parks and churches as well as duplexes and multi-family units, as well as similar high density uses such as group homes and housing for the elderly. Single-family detached residences are allowed at a density of approximately 5.5 units per acre and multi-family dwelling units at a density of approximately 8 units per acre.

The only difference between the two districts are the high-density residential uses allowed by SLU in R-M1 and not R-1B. It may be appropriate to either have one zoning district (R-M1) or to allow the higher density uses by right in an R-M1 district.

c. **Locational Criteria**

The High Density Residential land use classification’s locational criteria includes:

- i. Land located adjacent to the City of Grand Ledge or otherwise serving as a buffer between residential and commercial uses.
- ii. Land serviced by municipal water and sewer.
- iii. Land with access to a major road or highway.

5. MHD – Manufactured Housing Development

a. **Purpose**

The purpose of the Manufactured Housing Development classification is to allow for develop of a manufactured housing park if there is a demand for such development and an appropriate location.

b. **Uses and Density**

The MHD classification corresponds with the R-4 (Manufactured Housing Park) zoning district. The uses allowed are manufactured housing parks and associated uses such as park facilities. Density is controlled by the rules of the Michigan Manufactured Housing Commission.

It should be noted that no land is designated for manufactured housing development on the Future Land Use Map. This is based on the assumption that there is no current demand for additional manufactured housing developments in the area. There are currently two development in the City of Grand Ledge with sites available as well as developments in Portland, Potterville, and Eagle.

c. **Locational Criteria**

The Manufactured Housing Development land use classification’s locational criteria includes:

- i. Land located adjacent to the City of Grand Ledge or otherwise serving as a buffer between residential and commercial uses.
 - ii. Land serviced by municipal water and sewer.
 - iii. Land with access to a major road or highway.
 - iv. Parcels of at least 40 acres in size
- 6. LB – Local Business
 - a. **Purpose**

The purpose of the Local Business classification is to provide for a variety of office and specialized commercial uses which directly serve the local community and are compatible with surrounding uses.
 - b. **Uses and Density**

The Local Business (LB) classification corresponds with the B-1 (Local Business) zoning district. The uses allowed include small groceries and convenience stores, restaurants, personal service establishments, offices, gas stations, hotels, and other similar uses. The minimum lot size is 5,000 square feet and lot width is 100 feet.
 - c. **Locational Criteria**

The Local Business land use classification’s locational criteria includes:

 - i. Land located adjacent to the City of Grand Ledge or otherwise serving as a buffer between residential uses and a major road or highway.
 - ii. Land serviced by municipal water and sewer.
 - iii. Land with frontage on a major road or highway.
- 7. GB – General Business
 - a. **Purpose**

The purpose of the General Business classification is to provide for a full range of commercial uses which cater not only to the local community but transient traffic as well.
 - b. **Uses and Density**

The General Business (GB) classification corresponds with the B-2 (General Business) zoning district. The uses allowed include most of the uses allowed in B-1 but also allow for uses servicing the larger market, rather than just the surrounding neighborhood and uses requiring larger sites than those associated with neighborhood businesses. These include general retail establishments, assembly buildings such as clubs and dance halls, building material sales, and other similar uses. The minimum lot size is 8,000 square feet and lot width is 50 feet.
 - c. **Locational Criteria**

The Local Business land use classification’s locational criteria includes:

 - i. Land located near the City of Grand Ledge.
 - ii. Land serviced by municipal water and sewer.
 - iii. Land with frontage on a highway.
- 8. IND – Industrial
 - a. **Purpose**

The purpose of the Industrial classification is to serve as an employment generator and as a source of production to a variety of products and services that benefit the community and region.

b. Uses and Density

The Industrial (IND) classification corresponds with the M-1 (Light Industrial) zoning district. The uses allowed include most manufacturing operations, warehousing facilities, utility service buildings, solar farms, junk yards, sawmills, and adult uses and similar uses with significant off-site impacts. The minimum lot size is 2 acres and lot width is 200 feet.

c. Locational Criteria

The Local Business land use classification's locational criteria includes:

- i. Land located near the City of Grand Ledge.
- ii. Land serviced by municipal water and sewer.
- iii. Land with access to roads capable of managing truck traffic.
- iv. Land with sufficient area for parking, loading, screening, and activities.
- v. Land with adequate separation from residential uses to prevent a nuisance.

9. Recreation

a. Purpose

The purpose of the Recreation classification is to provide locations for both active and passive recreational opportunities to enhance the quality of life for residents and provide natural greenspace areas.

b. Uses and Density

The recreation classification includes public parks, private parks, golf courses, and open space areas. Open space areas can also be incorporated as parts of future clustered residential developments or dedicated conservation areas (as described below). While the classification does not directly reflect any specific zoning district of the Township Ordinance, future recreational uses and open space areas should be allowed to develop throughout the township in appropriate locations. They offer significant benefits to the community and enhance the quality of life.

c. Locational Criteria

The areas currently planned for recreational uses on Map #8 reflect the existing recreational areas in Oneida Township, as shown on Map #2.

10. CA – Conservation Area

a. Purpose

The purpose of the Conservation Area classification is to protect those areas of the township which are subject to predictable flooding in the floodplain areas of watercourses within the township so that their reservoir capacity shall not be reduced, thereby creating danger to areas previously not endangered by high water, or to impede, retard, accelerate, or change the direction of the flow or carrying capacity of the watercourse or to otherwise increase the possibility of flood.

b. Uses and Density

The Conservation Area classification corresponds with the F-1 (Floodplain Overlay) zoning district. The district limits uses within the floodplain to open space uses and allows for uses allowed by

special land use in the underlying district if they comply with FEMA floodplain development requirements.

c. **Locational Criteria**

The F-1 zoning district gives the Zoning Administrator the authority to identify areas that meet the criteria for inclusion in the overlay district. This would seem to be a delegation of legislative authority to an administrative official. The ordinance should be amended to establish the boundary based on the FEMA 100-year floodplain. Alternately, the F-1 zoning district could be deleted and the township could rely on the floodplain regulations in the state building code to address development in the 100-year floodplain.

11. WP – Wellhead Protection

a. **Purpose**

The purpose of the Wellhead Protection classification is to protect the City of Grand Ledge public drinking water supply from contamination by regulating land uses on land overlaying that drinking water aquifer.

b. **Uses and Density**

The Wetland Protection classification corresponds with the Wetland Protection Overlay zoning district. The district allows open space uses in the floodplain and also allows uses permitted by special land use in the underlying district if they comply with FEMA floodplain development requirements.

c. **Locational Criteria**

The F-1 zoning district gives the Zoning Administrator the authority to identify areas that meet the criteria for inclusion in the overlay district. This would seem to be a delegation of legislative authority to an administrative official. The ordinance should be amended to establish the overlay district to correspond to the FEMA 100 year floodplain boundary.

Future Land Use Map

The Future Land Use Map on the next page is based on the future land use classifications outlined in the preceding section, and in particular the locational criteria for each classification, which in turn corresponds (in most cases) to a zoning district. It should be clear that the criteria provides some flexibility in applying it to rezoning requests. Any given parcel of land may meet more than one classification's criteria, so the Future Land Use Map reflects one possible arrangement of land uses based on that criteria, not the only one. In addition, it's important to remember the "Future" in Future Land Use Map; the plan takes a 20-year look into the future. Land may be zoned based on the current use, but may be planned in the future for another use, which in turn is based on assumptions regarding demand for commercial, industrial or residential acreage, future extension of utilities, etc.

A more detail explanation of how to use this Master Plan in evaluating future rezoning requests is outlined in the Implementation chapter.

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Zoning Plan

Michigan Public Act 33 of 2008 (the Michigan Planning Enabling Act) requires Master Plans to identify the relationship between its future land use designations and the community's zoning ordinance districts. The zoning plan shows that relationship. In addition, the plan outlines other changes to the zoning ordinance identified as strategies for implementing the plan.

1. Comparison of Future Land Use Classifications and Zoning Districts

Current Zoning District	Lot Area/Width	Permitted Uses (by right)	Future Land Use Classification	Development Characteristics	Changes Proposed
A - 1 Agricultural	1 acre / 165'	Single-family dwellings and agricultural related uses	AG – Agricultural	Large lot zoning plus PUD or cluster options	Increase minimum lot size to 2 acres
R-1A One-Family Low Residential	20,000 SF / 100'	Single-family dwellings and agricultural related uses	LDR - Single-Family, Low Density Residential	1/2-acre min. with 2 units per acre	
R-2A Medium Density Residential	10,000 SF / 75'	Single-family dwellings	MDR – Medium Density Residential	1/4-acre min. with 4 units per acre	
R-1B Medium Density One- and Two-Family Residential	7,500 SF / 60'	Single- and two-family dwellings	HDR – High Density Residential	5.5 units per acre for single-family and two-family homes 8 units per acre for multi-family development	Either delete R-1B, or allow multi-family uses by right in R-M1
R-M1 High Density Residential	Single family 7,500 SF / 60' Two-family 7,500 SF / 100' Multi-family 5,000 SF / 200'	Single- and two-family dwellings plus Multiple-family dwellings, hospitals, housing for the elderly, manufactured home parks			
R-4 Manufactured Housing Park	Minimum 10 acres Standards per Michigan Manufactured Housing Commission	Manufactured home parks	MHD – Manufactured Housing Development		New Future Land Use Classification Either keep R-4 and delete from R-M1 or keep in R-M1 and delete R-4

Current Zoning District	Lot Area/Width	Permitted Uses (by right)	Future Land Use Classification	Development Characteristics	Changes Proposed
B-1 Local Business	5,000 SF / 100'	Offices, Professional Services, and other related businesses	LB – Local Business	Professional offices and businesses intended to serve local community and employees	
B-2 General Business	8,000 SF / 50'	Retail establishments, personal and business services, banks, public buildings, hospitals and other related businesses	GB – General Business	A wide range of general commercial uses intended to serve local residents and non-residents	
M-1 Light Industrial	2 Acres / 200'	Storage facilities, commercial towers, truck/freight terminals, public utility buildings, veterinary hospitals, and other related uses	IND – Industrial	General industrial operations	
Many zoning ordinances allow for recreation uses of one type or another. A-1, R-1A, R-2A, R-1B, R-M1 and F-1 all allow parks			Recreation	Public parks, private parks, golf courses, and open space areas	
F-1 Floodplain Overlay	Per underlying zoning district		CA – Conservation Area		New Future Land Use Classification Add FEMA floodplain boundary to the zoning map or eliminate zoning district and rely on building code regulation of development in flood plain

Current Zoning District	Lot Area/Width	Permitted Uses (by right)	Future Land Use Classification	Development Characteristics	Changes Proposed
Wellhead Protection Overlay	Per underlying zoning district		WP – Wellhead Protection		New Future Land Use Classification Add Wellhead Protection Overlay Zone area of influence to zoning map

2. Other Changes to the zoning ordinance

- a. Evaluate changes to the Open Space provisions to improve incentives for cluster development for areas outside water and sewer service areas.
- b. Establish minimum natural feature buffers.
- c. Require secondary containment of hazardous materials in areas outside of the wellhead protection overlay zone.
- d. Incorporate a site plan standard requiring large ground water users to demonstrate the adequacy of ground water supplies.
- e. Decrease development densities to levels consistent with the loading capabilities of area soils where appropriate.
- f. Evaluate incentives for promoting low impact design.
- g. Establish site plan standards to address infrastructure capacity.
- h. Amend zoning ordinance to require notice to the city on site plans, rezonings, special land use or variances within 1,000 feet (?) of the city and adjacent townships.

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