

Residential

A. INTRODUCTION: Guiding Principals

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

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The Manchester Community Joint Master Plan envisions directing the majority of residential development to areas in the joint planning area that are served by a public sewer and water system. The area around the Village of Manchester represented by the potential future sewer system shall be considered the Village Limit Line Growth Transition Area, within which the majority of residential development in the MCJPC area is intended to occur. To a lesser extent, the Hamlet of Bridgewater shall maintain a growth limit line boundary that represents in the area of the sewer system, up to 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 remain a regional population center.

2. Preference for in-fill residential development

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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.

3. Maintain small town and rural character of the area

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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 Limit Line 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.

Protect agricultural activity and the agricultural economy

Agricultural activity requires that there be sufficient large tracts of land. Field crops in particular, as well as pasture land and orchards require large parcels or combinations of parcels of land. Agricultural equipment requires room for maneuverability, including the ability to access public roadways. Residential development that breaks up large parcels or that consumes land that is suitable for agriculture threatens the continued viability of agriculture as a part of the local economy.

4. Protect those aesthetic qualities of housing, streetscape, etc. that foster the “Manchester Experience”

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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 ~~in the region~~ 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 ~~various~~ populations at various income levels in the MCJPC area. In addition to the general population, the MCJPC area will need housing for the following sub-populations:

1. Workforce housing: ~~Hfor h~~households with at least one wage earner, with annual household income that is between 50% and 120% of area median income. The 2006 Community Development Affordable Housing Needs Assessment recommends retaining existing affordable rental housing in the Village and support the construction of approximately 60 owner-occupied housing units over time that are affordable to workforce households.
2. Young people ~~entering workforce, stay in hometown~~: Similar to workforce housing, young people entering the workforce often need lower cost housing. ~~Providing some residential development that is lower cost may which~~ enable ~~more young people those~~ who grew up in the MCJPC area to remain ~~in the area as they begin their adult lives~~.
3. Aging in place: Aging in place is the ability to live in one's own home ~~wherever that might be~~ for as long as confidently and comfortably possible. ~~Not needing to move away from familiar places and people~~ in order to receive necessary support services ~~is a part of successful aging in place. Livability can be extended through the incorporation of universal design principles, retrofitting existing housing e.g. installing bathtub rails, and other assistive technologies. In addition, supportive or assisted housing can enable residents to remain in the Manchester area.~~ Retrofitting of existing housing ~~to make them more livable for older adults~~ and limited development of assisted senior housing will be encouraged where ~~appropriate to the scale of nearby housing and its location~~.
4. Housing for the disabled: This includes housing that uses design elements and retrofitting strategies as well as housing that is supportive of enabling non-disabled persons to assist disabled persons with activities of daily living, employment and community life. According to the 2000 Census, households in the MCJPC area reported between 10.6% (Freedom Twp.) and 16.2% (Manchester Twp.) of the population over 5 years of age as having a disabling condition, ~~as defined by the Census Bureau. Disabling conditions include disabilities that occur at birth through to those that are acquired later in life through accident, illness and certain effects of aging.~~

~~Housing that meets the needs of people with disabilities includes housing that uses design elements and retrofitting strategies as well as housing that is supportive by virtue of enabling non-disabled persons to assist disabled persons with activities of daily living, employment and community life.~~

B. INVENTORY/CURRENT CONDITIONS

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Current housing stock

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. Table __ indicates the time frame, since 1939, in which MCJPC area housing was built. These numbers are based on a Census sample table and vary slightly from the total housing units cited above.

Table Age of Housing Stock/Year Built

Total Housing Units	Bridgewater Township	Freedom Township	Manchester Township	Village of Manchester	TOTALS
Built 1990 to March 2000	151	89	452	250	942
Built 1980 to 1990	42	39	154	46	281
Built 1970 to 1979	100	109	241	88	538
Built 1960 to 1969	45	59	89	50	243
Built 1950 to 1959	44	45	154	68	311
Built 1940 to 1949	8	43	99	63	213
Built 1939 or earlier	225	231	529	368	1,353
TOTALS	615	615	1,718	933	3,881*

Source: 2000 Census

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.

Population Centers

Population centers in the MCJPC region are the Village of Manchester, Bridgewater Hamlet and the Pleasant Lake/Fredonia area in Freedom Township. This master plan intends that these three areas remain the population centers of the MCJPC region, with the Village of Manchester as the primary center for regional population growth.

Housing for Special Populations

Precise data about the incidence of disabling conditions among the MCJPC population is difficult to obtain. The 2000 Census figures for this area report a low of 10.6% (Freedom Township) to a high of 16.2% (Manchester Township) of the population reporting some type of disability (“disability,” according to the Census, is either a sensory, physical, mental, self care, go outside home or employment disability). Many, perhaps most, disabilities do not result in the need for specialized housing or adaptations in typical housing. However, it remains important that the community support housing for those who do need housing designed or retrofitted to meet their needs. This would include supportive housing for frail elderly and for people in other age ranges who have physical or mental disabilities.

Affordable Housing Needs Assessment

The joint Washtenaw County/City of Ann Arbor Office of Community Development commissioned an Affordable Housing Needs Assessment in 2006. This needs assessment focused largely on the urban and suburban portions of the County. However, it does include recommendations that the MCJPC area retains existing affordable rental housing in the Village and support construction of approximately 60 owner-occupied housing units over time that are affordable to workforce households.
http://www.ewashtenaw.org/government/departments/community_development/plans_reports_data/AHNA_Sec2.doc

Current Allowable Densities

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

Table __ MCJPC Residential Densities

Residential Density	Bridgewater Township	Freedom Township	Manchester Township	Village of Manchester
General Agriculture	.5 du/acre	1 du/acre (sliding scale)		1 du/acre
Agriculture Residential Low-density agriculture-residential	1 du/acre		.5 du/ acre	
S.F. Low Density Residential			1 du/acre	1 du/acre
S. F. Medium Density Residential				3.3 du/acre
S.F. Suburban Residential		1 du/acre		
M.F. Low Density Residential				2.2 – 3.3 du /acre
M.F. Medium Density Residential				3.3 du/ acre
Hamlet Residential	4.4 du/acre			
Manufactured Housing		7.3 du/acre (20 acres)	40 acres	

Source: Washtenaw County GIS: X/Planning/Mark/Joint Plan/MCJPC_Zoning

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 ~~in the Manchester area that are~~ 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.

~~German Heritage Tour~~

~~Outside the Village, but still in the MCJPC area, is no less rich with historic housing and related buildings. The German Heritage Driving Tour <http://preservation.washtenaw.org/> highlights nearly thirty (30) historic houses, farmsteads and farm buildings. In this tour, Freedom Township in particular has many examples of houses with architectural styles popular in the late 19th and early 20th centuries.~~

~~Fine examples of Italianate, Greek Revival, Queen Anne, and other styles popular in earlier eras are showcased in this tour.~~

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 the Manchester Village Limit Line Growth Transition Area 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 promote growth in carefully planned populations centers (the Village and Hamlet) surrounded by farmland, woodlands and open space, and sparsely spaced non-farm residences located in areas less suitable for agriculture.
- ~~1. Grow as carefully planned centers of development surrounded by greenbelts of farmland, woodlands and open spaces, and sparsely spaced non-farm residences located on land less suitable for agriculture, except for land within the village limit line and the hamlet.~~
- ~~2. Urban growth will consist of well-organized physical development expanding out from the existing urbanized area focused on the Village of Manchester.~~
- ~~3.2. Direct H~~ higher densities of housing in the MCJPC area ~~will be directed~~ 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.
- ~~4.3. Promote clustering, traditional neighborhood design and other cost-reduction techniques to encourage more compact growth patterns.~~
- ~~5.4. Conduct a Zoning analysis to verify that current zoning is supportive of V~~ village and ~~H~~ hamlet growth boundaries development capacities. ~~Amend zoning ordinance residential densities, as needed, so that zoning ordinance residential densities support long term planning goals re: compact development. [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. Seek opportunities and resources to enable “Aging in Place,” so that older residents with limitations imposed by the aging process can continue to live in their housing of choice.
2. Allow housing development that is affordable to households with annual household incomes at or below 80% of area median income (AMI).
3. Coordinate with the Washtenaw County Office of Community Development (OCD) and its “Affordable Housing Needs Assessment” document to determine housing needs for lower income, renter households, and special needs households.
4. Consider joining with such programs as the Washtenaw County Community Development Block Grant (CDBG) and HOME Investments Partnership Program (HOME) via the OCD for funding for preservation and/or creation of affordable housing.
5. Preserve existing affordable housing, including rental housing.

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- 6. Encourage preservation of historic housing throughout the MCJPC area. Consider establishing historic districts to preserve historically significant housing and other buildings.
- 7. Allow existing manufactured housing, and provide for future MCJPC regional capacity by appropriately zoning land near the existing Manchester Manor.
- 7-8. 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.

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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.

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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.

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GOAL III: The Village of Manchester and the Townships of Bridgewater, Freedom and Manchester will continue to cooperate in the development of coordinated planning and implementation of a coordinated zoning program targeted at guiding growth in a sustainable manner.

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OBJECTIVES: Joint Planning & Coordinated Zoning

- 1. The MCJPC joint master plan will serve as the long-range land use master plan for all participating communities.
- 2. The MCJPC communities will consider creation of a joint zoning ordinance and joint zoning administration.
- 3. As individual zoning ordinances are reviewed and updated, ordinances will be written so that they reflect the long-range planning goals of this joint master plan.
- 4. The MCJPC should conduct an annual or regular intergovernmental workshop for MCJPC elected officials, planning commissioners and interested citizens to discuss regional planning issues, challenges, and opportunities.
- 5. Encourage MCJPC members' attendance at Citizen-Planner training and training offered by the planning and municipal associations to stay up to date on local and regional planning issues.