

General Commercial

- Provide adequate commercial services for the population of the region
- Prevent strip development by creating planned commercial centers that fit in with the character of existing developments
- Minimize the negative impacts of commercial developments on roads, adjacent land uses and the environment
- Maintain Manchester Village as the central place for commerce for the Southwest Washtenaw region

Recommended Density in SWWCOG Plan: Minimum 20,000 sf - 2 Acres

Local Commercial

- Accommodate commercial uses that support agriculture and rural character
- Provide adequate services for rural residents in the region
- Prevent strip development by creating planned commercial centers that fit in with the character of existing developments
- Minimize the negative impacts of commercial developments on roads, adjacent land uses and the environment
- Create a pedestrian-friendly environment
- Maintain Manchester Village as the central place for commerce for the Southwest Washtenaw region

Recommended Density in SWWCOG Plan: Minimum 5,000 sf - 2 Acres

General Industrial

- Provide adequate employment opportunities for the growing population of the region
- Provide appropriate areas for manufacturing and other industrial uses that will minimize impacts on water quality and quantity
- Minimize the negative impacts of industrial developments on roads, adjacent land uses and the environment

Recommended Density in SWWCOG Plan: Minimum 3 Acres

Light Industrial

- Provide adequate employment opportunities for the growing population of the region
- Do not allow industrial, manufacturing and office park uses within sensitive groundwater recharge areas

SWWCOG Regional Plan

Land Use Goals

- Provide areas for high-tech industries and research parks to locate in the Southwest Washtenaw area
- Minimize the negative impacts of industrial developments on roads, adjacent land uses and the environment

Recommended Density in SWWCOG Plan: Minimum 1-3 Acres

Manufactured Home Park

- Designate the most appropriate sites for manufactured housing based upon the assessed need for the entire region
- Create a special district for allocated manufactured housing for the entire region
- Locate manufactured housing parks near employment and service areas
- Limit the size of manufactured housing parks to an appropriate scale based on the character of the surrounding area and the total number of units needed for the region

High Density Urban Residential

- Concentrate higher density residential development in areas having urban services, lessening the pressure for development in the more rural areas
- Residential density should be based upon the carrying capacity of the land (the maximum population that can be supported by the resources available)
- Promote cohesive neighborhoods through innovative design
- Provide areas for both single and multiple family residential developments

Medium Density Residential

- Target density to the most appropriate area, so that rural character can be preserved in other areas of the region
- Base residential density on the carrying capacity of the land (maximum population that can be supported by the resources available)
- Recommend a cluster provision for zoning districts in this area to allow for innovative site design and the provision of open spaces within developments
- Promote cohesive neighborhoods through innovative design
- Designate an area for the expansion of urban density housing to help meet the needs for a diverse range of housing in the region

Recommended Density in SWWCOG Plan: Minimum 10,000 sf - 1/2 Acre

Rural Residential

- Base residential density upon the carrying capacity of the land (the maximum population that can be supported by the resources available)

SWWCOG Regional Plan

Land Use Goals

- Recommend a cluster provision for zoning districts in this area (to further preserve rural character)
- Recommend a cluster provision for zoning districts in this area to allow for innovative site design and the provision of open spaces within developments
- Promote cohesive neighborhoods through innovative design
- Limit the number of residences “stripped” along major transportation corridors, which detract from the rural character of the area
- Preserve connected open space and natural systems

Recommended Density in SWWCOG Plan: Minimum 1 Acre

Moderate Density Agriculture/Residential

- Provide areas for small agricultural uses and hobby farms as well as rural residences
- Manage the transition of these areas from agricultural to rural residential use
- Base residential density on the carrying capacity of the land (maximum population that can be supported by the resources available)

Recommended Density in SWWCOG Plan: Maximum 1 lot per 3 Acres

Low Density Agriculture/Residential

- Maintain the rural character of the Southwest Washtenaw region
- Base residential density on the carrying capacity of the land (maximum population that can be supported by the resources available)
- Protect natural features, such as wetlands and woodlands, through the use of large lot zoning
- Minimize conflicts between agricultural and residential uses

Recommended Density in SWWCOG Plan: Minimum 1 lot per 3-10 Acres

Prime Agriculture

- Preserve a conducive environment for income-producing agriculture for farmers who wish to continue farming;
- Maintain a critical mass of agricultural land in the Southwest Washtenaw Area;
- Prevent the intrusion of incompatible uses into agricultural areas;
- Designate areas appropriate for implementing agricultural land preservation tools such as Transfer of Development Rights, sliding scale

Recommended Density in SWWCOG Plan: Minimum 10-40 Acres