CITY OF BURTON
PLANNING COMMISSION
AGENDA
JUNE 6, 2017

Community Room	Workshop	10:00 AM

4303 S. CENTER ROAD
BURTON, MI 48519

A. CALL TO ORDER

B. STAFF PRESENT

C. AUDIENCE PARTICIPATION

Now is the time set aside for the members of the audience to address the Burton City Planning Commission members. I would ask each individual to give their name and address for the record, limit their comments to three (3) minutes to speak on tonight's agenda or topics germane to Planning Commission business.

D. BOARD DISCUSSION

1. Master Plan Workshop

Master Plan Workshop

ATTACHMENTS:

- March PC Packet (PDF)

ROWE PROFESSIONAL SERVICES COMPANY

Large Firm Resources. Personal Attention. sm

MEMORANDUM

TO: City of Burton Planning Commission Members
Amber Abbey, Deputy Planning Official

FROM: Doug Piggott, AICP
Senior Planner

SUBJECT: City of Burton Master Plan – March Meeting

DATE: February 28, 2017

Since the previous Planning Commission Meeting, we have been doing an analysis of the Development Plan, which is part of the Future Land Use (FLU) Map as discussed in detail below:

- The *Open House Summary* is a general overview of the results of the open house.
- The chapter 9 is the final drafted version of the *Goals and Objectives* section to be reviewed based on the feedback provided by the Open House.
- The *Development of Plan Recommendations* we will development of the categories to use in the FLU Map and the layout of the map. Below we have a list of notes of recommendations and decisions that will need to be made by the Planning Commission. Attached is a *Future Land Use Notes* sheet to guide you through the information and the *2002 FLU Map, 2016 Existing Land Use Map*, and current *zoning map*.
    - Open Space Residential - ROWE recommends that this section not have a corresponding standalone zoning district, because the original 2002 plan indicates it as public land, which is already permitted in many of the districts. Does the Planning Commission wish to follow the same vision/intent of clustered residential development?
    - Low Density Residential - In the original 2002 plan, it indicates to combine SE, R-1A, and R-1B into one (1) zoning district. The density allowed in R-1A would be allowed by-right and R-1B clustering requirements. Does the Planning Commission wish to follow the same vision/intent? If so, ROWE would suggest to modify the title of the classification to include "Single Family" before residential and the elimination of the SE and R-1B zoning districts.
    - Medium Density Residential - Does the Planning Commission wish to follow the same vision/intent? If this is the case, ROWE would suggest to modify the title of the classification to include "Single Family" before residential.
    - Multi-Family Residential - Does the Planning Commission wish to follow the same vision/intent? ROWE would recommend the elimination of the RM-1 district because there does not appear to be any property zoned this and all the uses in RM-1 are allowed in RM.

- New FLU Classification - The zoning ordinance has a HRM High Rise Multiple-Family Residential district. These requirements are very different from RM requirements; therefore, ROWE recommends the creation of a new FLU classification. ROWE suggests it to be called High Density Multi-Family Residential. The general description/intent and location criteria will need to be written.
- Mobile Home Park, Restricted Office, Local Business, General Business, Highway Service, and Planned Shopping Center have minor recommended changes if the Planning Commission wishes to follow the same vision/intent.
- New FLU Classification - Based on previous discussions, the Planning Commission was interested in creating an overlay district over the Downtown Development Authority (DDA) District. ROWE suggests it to be called Commercial Business District in the FLU and O-1 Commercial Business Overlay. The general description/intent and location criteria will need to be written.
- Light Industrial and General Industrial have minor recommended changes if the Planning Commission wishes to follow the same vision/intent.
- Vehicular Parking - ROWE recommends to not have a FLU classification for P-1 Vehicular Parking because there does not appear to be any property zoned this.
- Eliminating the FLU classification for Developmental. Does the Planning Commission wish to follow the same vision/intent?
- Developmental - In the original 2002 plan, the plan does not indicate a particular zoning district it will correspond too. The four (4) identified parcel that were seen as having a wide range of uses have then since been developed. Does the Planning Commission see a need for this classification in the FLU? If not, ROWE suggests to delete the FLU classification. If the Planning Commission does, there is the potential to create a standalone PUD zoning district. Currently, the city references a PUD being used in the R-1A and R-1B districts. Attached is some *PUD language* from Caledonia Township.
- The plan should incorporate/coordinate recommendations of other plans or studies by the city:
  - Proposed water improvements in the DWRF grant implementation plan
  - Parks and Recreation Plan (including non-motorized trails)
  - DDA Visioning Plan (including some proposed future land use changes)
  - SAW grant implementation plan (due this spring) for sewer improvements
  - TIP Plan for road improvements

- General other updates:
  - The Facebook Page for the City of Burton, Master Plan, and updates on the Facebook Page activity below:
    - We now have 238 likes on the Facebook Page.
    - Are there any other events upcoming that we would like to "boost," such as the Open House?

If you have any questions, please contact me at (810) 341-7500.

Master Plan Schedule

X = Planning Commission Meetings
O = Public Input or Public Hearing Meetings

Updated Schedule- March 2017	MONTHS																		
	Feb	Mar	Apr	Ma	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Ma	Jun	Jul	Au
Kick-off meeting	X																		
Plan Research																			
Stakeholder Interviews																			
Focus Group Interviews																			
On-Line Survey																			
Other Public Input Options																			
Planning Commission Meetings to Review Plan Research and Public Input				X		X	X	X											
Community Visioning Meeting								X											
Formation of Plan Goals and Policies									X										
Analysis of Plan Alternatives											X								
Master plan open house												O							
Development of Plan Recommendations														X					
Implementation Plan															X				
Planning Commission approval of plan draft for public hearing																X			
City Council approval of plan draft for public hearing																	X		
Mail plan to jurisdictions / public comment period																			
Planning commission public hearing / adoption																			
Adoption by city council																			
Submission of approved plan																			

Note: Grayed out material is completed or in progress material

Attachment: March PC Packet (3066 : Master Plan Workshop)

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Open House

The Master Plan **Open House** offered the public with an opportunity to provide input on various development options that the Planning Commission is considering, which involve: future land use, proposed capital improvements, goals and objectives, and implementation strategies. Each topic with goals and strategies were illustrated and described on poster boards.

Figure 8-24: Photo of the City of Burton Open House.

The Open House took place on January 24, 2017 at the City of Burton Fire Station #2 (1320 S. Belsay Road). Two sessions were held, one in the afternoon and one in the evening. There was a total of 38 participants, with 32 completed surveys.

The surveys asked for a ranking of importance of each goal of the topics, then a ranking (1-10) of the encompassing strategies. Overall, the goals with the highest percent (75+%) marked as "Very Important" by the participants were "Fire and Police Protection Services," "Safe for All Modes of Travel," "Attractive Location for Establishment of Small Businesses," "Effective Communication Between City Government and Community," and "The Master Plan Provides a Framework to Promote Public Welfare."

Community Character

Strategies under the goal that scored the highest were:

- Implement the Downtown Development Authority (DDA) Visioning Plan
  - Color & Stamped Sidewalk Crossings Score *9.78 out of 10*
  - Landscaping or Planters Along Sidewalk Score *7.00 out of 10*
- Improve the Attractiveness of the Community
  - Façade Improvements- Commercial Score *7.75 out of 10*

There were two (2) comments written about this topic that related to sign regulation. Sign requirements were encouraged to be worded to produce the desired results over simply more regulation. The other comment wanted to see less garish highway style signs in the community.

Public Safety

Strategies under the goal that scored the highest were:

- Fire and Police Protection Services Provide a Level of Service Required by the Community
  - Neighborhood Watch Programs Score *8.77 out of 10*
  - Pedestrian Scale Lighting Score *7.63 out of 10*

There were nine (9) comments written about this topic. There were a few comments referring to utilizing the Crime Prevention Through Environmental Design (CPTED) principle being used in Flint. There were also a few comments about needing more lighting in neighborhoods and crosswalks.

Attachment: March PC Packet (3066 : Master Plan Workshop)

Transportation

Strategies under the goal that scored the highest were:

- Increased Availability of Public Transportation Which Reduces Transportation Limitations
  - More MTA Routes/Services Score *7.19 out of 10*
  - Non-Motorized Network Score *8.91 out of 10*
- Provide Safe Conditions for All Modes of Transportation Including: Pedestrians, Bikes, And Buses
  - Non-Motorized Plan Score *8.32 out of 10*
  - Concept of Complete Streets Score *7.62 out of 10*
  - Safe Routes to School Score *8.71 out of 10*

There were ten (10) comments written about this topic. There were a few comments encouraging the city to utilize or review the CRIM Fitness Foundation's complete street and Safe Routes for School program that was utilized by Flint. There were a few comments regarding increasing safety for pedestrian and bike modes of transportation including lower speed limits, connecting multiple non-motorized transportation paths from different communities, and education of automobile drivers how to drive with bikers.

Recreation Opportunities

Strategies under the goal that scored the highest were:

- Support the Parks and Recreation System to Enable It to Provide a High Quality of Life for Residents and Wildlife
  - Improvements of Existing Parks Score *7.97 out of 10*
  - Non-Motorized Recreation and Transportation Network Score *8.63 out of 10*
  - Expand Park System and Facilities Score *8.44 out of 10*

There were four (4) comments written about this topic. These suggested to increase the number of parks such as a wildlife refuge, and the number of amenities in the existing parks.

Natural Features

Strategies under the goal that scored the highest were:

- Protect, Preserve, and Improve Wetlands, Water Courses, and Other Water Resources
  - Natural Areas Score *7.41 out of 10*
  - Retention and Detention Areas Score *7.03 out of 10*

There were three (3) comments written about this topic. They consisted of environmental concerns such as encouraging less hard surfaces for new development, having environmentally friendly snow melting techniques, and that the maintenance of retention and detention were less important than the other storm water management practices.

Figure 8-25: Two residents at the Open House.

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Residential Housing

Figure 8-26: Two Residences at the Open House.

Strategies under the goal that scored the highest were:

- Develop A Mix of Housing Types in A Range of Prices That Provides Housing Opportunities for All Socio-Economic Groups
  - Encourage More Senior Housing Score *7.50 out of 10*
  - Develop Infill Along Built Infrastructure Score *7.77 out of 10*
- Support for "Missing Middle" Housing Types
  - Duplex Score *6.29 out of 10*
  - Townhouses/Row Houses Score *6.76 out of 10*
  - Live-Work Score *6.46 out of 10*

There were 11 comments written about this topic. There were a few comments discouraging courtyard apartments, bungalow courts, and multiplexes. There were a few comments regarding senior housing, specifically the need for the proper amount and affordable prices, and a worry not to overbuild units.

Business Growth

Strategies under the goal that scored the highest were:

- Make the City an Attractive Location for Establishment of Local Small Businesses
  - Work with Schools and Colleges Score *8.55 out of 10*
- City Has an Identifiable Commercial Center
  - Implement of DDA Plan Elements Score *7.58 out of 10*
- Provide for A Range and Adequate Number of Employment Opportunities
  - Partner with Organizations for New Businesses *8.52 out of 10*
  - Partner with Colleges and Skill Centers *9.10 out of 10*
  - Manufacturing, Financial, R&D, etc. Score *8.65 out of 10*

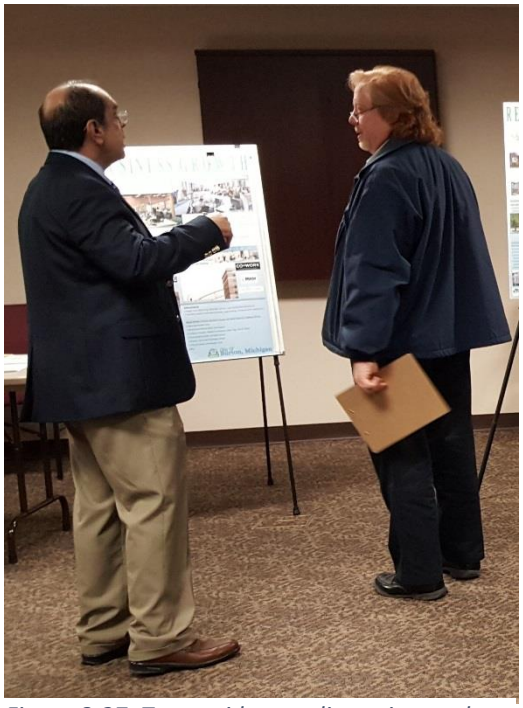

Figure 8-27: Two residences discussing at the Open House.

There were 11 comments written about this topic. There were a few comments encouraging the city to focus bringing in more local business not big box stores. There were a few comments encouraging development and focus of two (2) or more commercial centers for the city, rather than on one.

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Government

Strategies under the goal that scored the highest were:

- Provide for Communication Between Government and The Community
  - Social Media Score *8.52 out of 10*
  - Newsletters Score *7.70 out of 10*
  - City's Website Score *8.19 out of 10*
- Focus Development Along Existing Utility Services
  - Infill Development Along Existing Utility Services Score *8.03 out of 10*
  - Coordinate with Future Land Use Map Score *8.21 out of 10*
- Information to Help Sell or Get to Know the City of Burton
  - Residential Housing Options Score *8.13 out of 10*
  - Why to Move to The City of Burton Score *8.41 out of 10*
  - Parks and Recreation Opportunities Score *8.59 out of 10*

There were four (4) comments written about this topic. The comments wanted the city to work on developing a stronger tax base, promote education of what is reasonable for tax dollars in the city, to keep improving the city's website, and not to deviate from the Future Land Use Plan to manage costs.

Figure 8-28: On the left, a group discussion forming at the Open House. On the right, members of the community filling out Open House surveys and evaluating Open House boards.

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Chapter 9. Goals and Objectives

By evaluating the city's current condition, projected trends, and public comments, the Planning Commission has developed a set of goals and objectives based from the previous Land Use Plan adopted in 2002. **Goals** are general guidelines that explain what the community wants to achieve, while objectives are strategies on how to attain the identified goals. **Objectives** are exact steps that can be taken to achieve the goals. Objectives are generally measurable, quantifiable, realistic, and help give direction to the city. The goals and objectives are divided into nine (9) different topics including: general, open space/environment, transportation, government, public safety, community, business, housing, and employment.

General

Goal: The master plan provides a framework through which Burton grows and prospers, promoting the general public welfare above specific interests.

Objectives:

1. Encourage public knowledge and support for the plan.
   Strategies:
   a. Provide copies of the master plan online for easy public access.
   b. Provide copies of the master plan to city libraries and school libraries.
   c. Require public engagement prior to the final decision making involving the 5-year review and/or major amendments to the master plan.
2. Ensure use of the plan as the principle public policy document outlining future growth of the community.
   Strategies:
   a. Revise zoning and subdivision standards to consider the plan for future infrastructure and zoning decisions.
   b. Prepare and update 6-year capital improvements program to include the recommendations of the master plan.

Goal: Continuing development and redevelopment result in a vital community with a balanced land use pattern.

Objectives:

2. Monitor land use development to ensure that land is provided to address local needs.
   Strategies:
   a. Update zoning map and existing land use map to identify potential shortages of necessary local needs of land.
   b. Cooperate with local realtors to indicate needs of commercial, industrial, residential land uses/buildings.
3. Develop relationships/partnerships with private, public, and nonprofit organizations to help in the development and redevelopment of the community.
   Strategies:
   a. Host annual meeting with key organizations.
   b. Continue ongoing stakeholder meetings with key organizations within the City of Burton.

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c. Networking with other organizations to promote activities/programs hosted by the City of Burton and the City of Burton promoting the organizations activities, programs, and services via social media, website, announcement section for public meetings.
d. Create a policy guidebook on public-private relationships, such as a tax breaks guidebook, etc.

Open Space/Environment

Goal: Open spaces have been preserved or acquired in the City of Burton, providing benefits to the residents and the environment.

Objectives:

1. Evaluate existing open spaces within the community, and identify characteristics that support their preservation.
   Strategies:
   a. Maintain the existing land use map of the city.
   b. Use information available through regional state, state, and federal sources during the site plan review process, to identify sensitive areas that may need protection.
2. Consider options for promoting the preservation of various open spaces, including open space zoning techniques, the purchase of development rights, and acquisition in fee simple. Adopt those techniques appropriate for the community.
   Strategies:
   a. Undertake a review of appropriate open space techniques and adopt selected techniques into the zoning ordinance.
   b. Review un-adopted watershed council recommendations into the zoning ordinance.
3. Promote densities that are consistent with the urban services available.
   Strategies:
   a. Evaluate maximum densities allowed in zoning ordinance to determine impact on existing infrastructure.
4. Protect the existing farmland practices and character, while allowing for the conversion of farmland practices to other development, but maintaining rural character in areas.
   Strategies:
   a. Promote participation in PA 116 (Open Space Preservation Act), for suitable farmland areas within the city.
   b. Evaluate the range of agricultural activities allowed in agricultural areas and its impact on the Right to Farm Act.
   c. Adopt incentives for open space preservation in existing agricultural areas.

Goal: Support the Parks and Recreation system to provide a high quality of life for residents and wildlife within the City of Burton.

Objectives:

1. Develop relationships/partnerships with private, public, and nonprofit organizations, such as the Flint River Watershed Coalition to help in development of new or improvements in parks.
   Strategies:
   a. Establishing a set of protocols on interactions with the private, public, and nonprofit organizations, such as Adopt a Park.
   b. Work jointly with other organization to go after and acquire grants.

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2. Provide improvements to the existing parks and recreation system, as outlined in the adopted Parks and Recreation Master Plan.
   Strategies:
   a. Support efforts by the Parks and Recreation Commission to fund improvements identified in the Parks and Recreation Master Plan.
   b. Create transportation design standards in zoning ordinance
   c. Create land acquisition along of Right of Way for sidewalks.
   d. Incorporate Parks and Recreation Master Plan recommendations into Capital Improvement Plan (CIP).
3. Identify and develop pocket parks within the City of Burton's neighborhoods.
   Strategies:
   a. Amend Parks and Recreation Master Plan to provide for sites and/or locational criteria for neighborhood parks.
   b. Incentive program to encourage residents or private developments to develop parks and recreation.
4. Provide the Parks and Recreation Department with more resources to achieve recreational needs of the community.
   Strategies:
   a. Hire a full-time Parks and Recreation Director.
   b. Propose a parks and recreation millage to fund park improvements, park expansions, and non-motorized pathways.
   c. Partnerships with other organizations to develop park improvements, park expansions, and non-motorized pathways, such as Burton Rotary Club, VFW Post 2777, Flint River Watershed Coalition.
5. Continue to promote public awareness of the city's plans for existing and future public parks through public information and public involvement in park activities.
   Strategies:
   a. Continue youth and young adult involvement in the community through a volunteer program and activities.
   b. Promote knowledge of Burton Park's System through website and brochures, as well as located within school districts and colleges.
6. Promote and continue activities for all ages throughout the community.
   Strategies:
   a. Engage with the youth to evaluate what their needs are.
   b. Develop more youth gathering places.
   c. Work/engage/partner with schools.
   d. Support activities for senior citizens.

Goal: Wetlands, water courses, and other water resources within the City of Burton are protected, preserved, and improved.
Objectives:

1. Protect groundwater, particularly in areas that area served by private wells within the City of Burton.
   Strategy:
   a. Establish an aquifer protection program.

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2. Protect surface water from pollution from non-point sources.
   Strategies:
   a. Amend the zoning ordinance to address on-site storm treatment of parking lots standards.
   b. Adopt best practices for storm water management requiring on-site storm water treatment in parking lots and reevaluate its minimum parking requirements.
3. Protect the capacity of existing storm water systems.
   Strategies:
   a. Adopt best practices of storm water management addressing retention and detention requirements.
   b. Amend the zoning ordinance to mandate maintenance and functionality of on-site detention basin.
   c. Work to ensure quality open ditch storm water collection is functional and maintained.
   d. Work with Genesee County's Drain Commission on the Storm Water Pollution Prevention Initiative (SWPPI) program for the Middle Flint River Watershed to update and implement.
4. Protect natural feature areas including wetlands and woodlots and work with property owners to protect or have city own property to protect.
   Strategies:
   a. Identify natural features in the city.
   b. Create Incentive program to protect natural features through zoning and other options.
   c. Amend zoning ordinance to incorporate wetlands review into zoning permit, site plan review process.
   d. Partner with knowledgeable partners to inform and implement.
5. Improve water quality of Kelly Lake Park.
   Strategies:
   a. Promote/ implement more natural landscaping to buffer Kelly Lake.
   b. Develop more natural planted areas.
   c. Implement better storm water management programs- bio swales along parking lot.
6. Coordinate with watershed organization such as the Flint River Watershed Coalition to identify, preserve, and develop protect of wetlands.
   Strategies:
   a. Include Flint River Watershed Coalition in notice for comment on site plans near/involving water features.
   b. Incorporate new wetland information provided by MDEQ or other organizations.

Goal: There are areas within the community where wildlife habitats continue to exist, that should be protected and preserved.
Objectives:

1. Encourage development to be sensitive to known wildlife habitats.
   Strategies:
   a. Adopt best practices of buffer strategies of sensitive wildlife.
   b. Create an inventory of known habitat.

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2. Consider preservation of wildlife in evaluating open space for protection.
   Strategy:
   a. Incorporate wildlife habitat into zoning ordinance.
3. Promote public education of wildlife and how to help promote a wildlife community.
   Strategy:
   a. Develop information on website, distribution to school, and For-Mar County Parks.

Transportation

Goal: Increased availability of public transportation reduces transportation limitations to all citizens of the City of Burton.
Objectives:

1. Promote increased Mass Transportation Authority (MTA) routes throughout the city.
   Strategies:
   a. Participate in the MTA's strategic plan for bus transit and other services.
   b. Evaluate land use classifications of property located to MTA routes/shelters/stops.
2. Improve access to MTA services.
   Strategy:
   a. Coordinate with MTA in the site plan process to promote accessibility.
3. Expand opportunities for alternative means of public transportation.
   Strategy:
   a. Continue to evaluate potential alternative forms of public transportation as they appear.

Goal: Road and streets are in safe condition, with adequate capacity to meet the needs of the community.
Objectives:

1. Promote a cooperative working relationship with the government institutions responsible for the roads in Burton.
   Strategy:
   a. Create regulations that follow Michigan Department of Transportation (MDOT) standards/county.
2. Protect streets from premature deterioration.
   Strategies:
   a. Continue to enforce heavy truck loads on local roads.
   b. Continue to use PASER ratings to identify streets suitable for preventive maintenance.
3. Maintain high standards for design and construction on all streets and roads.
   Strategy:
   a. Create regulations that follow MDOT standards/county.
4. Maintain an aggressive street maintenance program to constantly assess and repair streets as necessary.
   Strategies:
   a. Provide Dept. of Public Works (DPW) and other maintenance with sufficient resources.
   b. Partner with organizations to do maintenance of road ways in terms of beautification efforts.

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Goal: Provide safe conditions for all modes of transportation including: pedestrians, bikes, and buses throughout the City of Burton.

Objectives:

1. Expand the range of transportation modes able to effectively use existing rights-of-way.
   Strategy:
   a. Evaluate and develop a complete street plan for the City of Burton.
2. Develop a network of non-motorized transportation.
   Strategy:
   a. Create a non-motorized transportation plan.
3. Extend and coordinate neighboring communities existing or proposed non-motorized transportation pathways.
   Strategy:
   a. Coordinate with other organizations of municipalities nearby.
4. Promote the installation of sidewalks, and require adequate maintenance in all seasons.
   Strategies:
   a. Incorporate sidewalks or sidewalk improvements into street improvement projects.
   b. Establish sidewalk assessment process to fund sidewalk maintenance.
   c. Address sidewalk maintenance by more enforcement of the zoning ordinance.
5. Collaborate with schools to participate in the Safe Routes to School (SR2S) program.
   Strategies:
   a. Establish a SR2S committee.
   b. Evaluate sidewalk improvements regarding the needs of schools.

Government

Goal: There is effective communication between the city government staff and leaders and the community residents, consistent with the needs of the community.

Objectives:

1. Strengthen a positive community image by promoting the city's efforts to maintain and enhance the residents' quality of life.
   Strategies:
   a. Utilize the score card method of identifying the city's successes in undertaking proposed implementation of the master plan and making information available to residents.
   b. Continue using the master plan Facebook page to announce master plan related successes/evaluation process and use Facebook polls.
2. Promote public involvement and access to local government, to gather public input to basic policy issues.
   Strategies:
   a. Utilize the master plan Facebook page, survey monkey, or community remarks to survey the public on policy issues as situations arise.
   b. Hold annual public forms/meetings to discuss and gather public input on current planning issues.
   c. Hold an annual homeowner association information meeting.

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   d. Develop a central governmental communication system to link the citizens to the government, such as email.
   e. Use community advisory committees to gather neighborhood level input into planning issues.
   f. Incorporate/coordinate with organizations working within the community to advertise each other's existence and events.
3. Promote citizen involvement by providing volunteer opportunities within the city.
   Strategy:
   a. Actively utilize existing communication with residents (website, Facebook, schools) to recruit volunteers for the city and organizations within the city for volunteer programs.
4. Ensure public information on governmental procedures is readily available to citizens.
   Strategies:
   a. Keep the website up to date with information.
   b. Send the Dept. of Public Works (DPW) newsletter consistently.
   c. Utilize the Burton View to inform the public.
   d. Utilize social media.
5. Promote awareness by residents of local development issues.
   Strategies:
   a. Annual meeting (homeowner association meetings, public forms/meetings/workshops).
   b. Utilize social media.
6. Provide mechanisms for citizen input.
   Strategy:
   a. Utilize the master plan Facebook page, survey monkey, or community remarks to survey public on policy issues as situations arise.

Goal: The public infrastructure is adequate to meet the needs of the community today and provides future opportunities for development and redevelopment and decisions on investments in public infrastructure are made through a process that maximizes the return on public funds and takes into account current and future land use.

Objectives:

1. Promote development in areas currently served by adequate public infrastructure.
   Strategy:
   a. Evaluate the Future Land Use (FLU) density in relationship to utilities.
2. Guide land use decisions so that unnecessary public utilities and services do not displace or duplicate more efficient systems. Only expand as needed.
   Strategy:
   a. Incorporate adequacy of utilities as a basis for rezoning, site plan and special land use decisions.
3. Develop a plan for future infrastructure improvements.
   Strategies:
   a. Complete an annual inventory of existing infrastructure and use this as a basis for developing a capital improvement plan.
   b. Prepare, coordinate and annually adopt as a part of the budget cycle, a schedule of proposed capital improvements for the next six years and a capital budget for the next year.

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c. Prepare, adopt, and periodically update an official map of future public facility improvements in the city.
d. Add improvements to the Burton Senior Activity Center to meet increasing demands of the facility.
e. Add improvements to the Burton Memorial Library facility to meet increasing demands of services.

Public Safety

Goal: Fire and Police protection services provide a level of service required by the community.
Objectives:

1. Maximize resources available for fire and police protection.
   Strategies:
   a. Evaluate the spending and expansion of mileages.
   b. Conduct a feasibility study on establishment of full time fire department.
   c. Conduct a feasibility study of combining fire and police services.
2. Target needs for additional services.
   Strategy:
   a. Target areas that could use illegal activity relief.
3. Enhance capabilities for fire and police protection.
   Strategies:
   a. Promote neighborhood watch programs.
   b. Identify areas of concern, through police reports.
   c. Utilize crime prevention through environmental design.
   d. Hold an annual homeowner meeting.

Goal: Residents feel safe and secure in their homes and in the community.
Objectives:

1. Provide for safer neighborhoods.
   Strategies:
   a. Implement a program of increased street lighting of sidewalks and roadways.
   b. Increase the visibility of police in neighborhoods.
2. Provide for increased safety in commercial and industrial areas.
   Strategies:
   a. Create a policy to address panhandlers.
   b. Increase the visibility of police.

Community

Goal: The community is unified and has a unique feel and identity.
Objectives:

1. Establish Gateways into the community as well as downtown area.
   Strategies:
   a. Implement the Downtown Development Authoriy (DDA) Visioning Plan.
   b. Evalute the Gateways for the City of Burton using MDOT.

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2. The beautification of the city including streetscapes, parks, and other public spaces.
   Strategies:
   a. Partner with organizations to search for grants.
   b. Provide adequate funding to maintain the park system.
   c. Implement the DDA Visioning Plan.
   d. Implement the Parks and Recreation Master Plan.
3. Create activities that attract people from within and outside the community to the City of Burton.
   Strategy:
   a. Continue to promote and advertise the Burton Race Series.
4. The unification of the community through consolidation of school districts.
   Strategy:
   a. Work with the school systems.
5. Create a unique identity for the City of Burton.
   Strategy:
   a. Develop and advertise a city slogan.

Goal: The city is a neat and attractive community
Objectives:

1. Maintain the appearance of buildings and sites.
   Strategies:
   a. Continue to promote semi–annual community clean–up days, individual's property is the emphasis.
   b. Continue strict enforcement of the building and property maintenance codes.
   c. Adopt new ordinances as necessary by community conditions.
   d. Establish a program to help with façade improvements of businesses and/or residential homes.
   e. Create a policy for yearly inspections of rental units.
   f. Create a paint program through non-profit organizations.
2. Promote quality and aesthetic compatibility in new development and redevelopment of buildings and site.
   Strategies:
   a. Establish regulations to reduce the visual clutter and traffic hazards caused by poorly designed and located signs.
   b. Evaluate the zoning ordinance.
3. Promote quality in public improvements that enhance the look of the community.
   Strategies:
   a. Provide more resources to the DPW for enforcement, and inspectors.
   b. Hold and promote an annual community pride day devoted to the beautification of public spaces.

Goal: Senior citizens and disabled persons have a high quality of life and a high level of accessibility to the community.
Objectives:

1. Improve accessibility for persons with mobility disabilities.

Attachment: March PC Packet (3066 : Master Plan Workshop)

Strategies:

a. Incorporate barrier free access to the non-motorized transportation plan.
b. Amend the zoning ordinance to include standards for barrier free access.
c. Require new development or major improvements to allow easy mobility for all.

2. Improve access by senior citizens to community resources.
Strategies:
a. Develop a relationship with community organizations to make improvements and increase quality of life of residents within the city.
b. Add improvements to the Burton Senior Activity Center to meet increasing demands of the facility.

Business

Goal: The city is an attractive location for establishment of local small businesses.
Objectives:

1. Create a welcoming environment for new businesses.
Strategies:
a. Coordinate with business organizations to coordinate welcoming and getting new businesses to the city.
b. Create a business incubator space for young entrepreneurs.
c. Work with schools and colleges to aid new and expanding businesses.
2. Protect commercial areas from blight and nuisances, to enhance the image of Burton as an attractive place to invest in a business.
Strategies:
a. Amend the development plan to allow the DDA to obtain blighted properties
b. Address traffic and other infrastructure concerns that effect the accessibility and attractiveness of businesses districts.
3. Promote the establishment of neighborhood commercial establishments.
Strategy:
a. Amend the zoning ordinance to allow for a range of neighborhood commercial uses.
4. Develop a set of standards for commercial and industrial developments, that will promote good will between business and industrial owners.
Strategy:
a. Amend the zoning ordinance to provide for buffers between the land uses.

Goal: The city has an identifiable commercial center that helps to define Burton's unique character.
Objectives:

1. Create a commercial area development plan for the DDA.
Strategies:
a. Coordinate with the City of Flint.
b. Implement the DDA Visioning Plan and provide resources.
c. Promote development of the area to create the appearance of a town center.
d. Promote the DDA and increase its visibility in the community.
2. Develop and promote a "sense of place" within the city's principal retail districts.

Attachment: March PC Packet (3066 : Master Plan Workshop)

Strategies:

a. Establish a grant program through DDA for projects that will develop a sense of place.
b. Target areas for implementation of a public art program.
c. Implement the DDA Visioning Plan elements that create a sense of place.

3. Revitalize Courtland Mall area to be a vibrate shopping destination.
   Strategies:
   a. Develop a concept plan for redevelopment of the area.
   b. Work with existing owners and renters of the mall.

Housing

Goal: The city has a mix of housing types in a range of prices that provide housing opportunities for all socio–economic groups in the area.

Objectives:

1. Encourage the development of a range of housing including missing middle housing.
   Strategies:
   a. Assure that zoning districts within the city provide a variety of density and housing types including the missing middle, such as housing opportunities that are fourplex and six-plex, to optimize choices in dwellings.
   b. Provide for housing options for seniors and the disabled.
   c. Leverage state and federal grants to provide financing for affordable and senior housing.
   d. Address housing for students in the zoning ordinance.
   e. Coordinate the demand for student housing with the areas nearby colleges.
2. Provide for a range of housing locations, both urban and rural.
   Strategies:
   a. Review zoning for the future land use map.
   b. Evaluate proposals to ensure an appropriate balance in the types of housing in the city.
   c. Evaluate existing zones of commercial parcels in residential areas for down zoning back to residential.
3. Encourage affordable housing options within the city.
   Strategies:
   a. Explore “missing housing” options.
   b. Review the zoning ordinance for flexibility.
   c. Coordinate incentives to encourage affordable housing.

Employment

Goal: There is a diverse range and adequate number of employment opportunities in the city.

Objectives:

1. Create a diversification in the economy to reduce reliance upon the automobile industry.
   Strategies:
   a. Partner with organizations to get new business using the Michigan Economic Development Corporation (MEDC).
   b. Work with local surrounding colleges.

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   c. Target members of the "knowledge community" participating in the new economy, by developing a desirable community to live in through "placemaking".

2. Create new jobs through the retention and expansion of existing employers.
   Strategy:
   a. Work with the Chamber of Commerce and other organizations to meet with local businesses and identify their needs.
3. Create new jobs through the attraction of new companies.
   Strategy:
   a. Target the manufacturing, finance, insurance, service, and distribution sectors of the economy as the primary focus of new job creation (including research, design, engineering, administration, and production).
4. Capitalize on assets like I–475, I–69, the railroad, the Courtland Mall, and the existing industrial areas.
   Strategy:
   a. Create an inventory of commercial assets and develop them into marketing materials for the city.
5. Recruit businesses with high tech and skilled labor jobs.
   Strategy:
   a. Create partnerships with colleges and technical skill training facilities.

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Future Land Use Notes

The original Future Land Use (FLU) Classifications are from the 2002 Land Use Plan. Within the series of tables below we will be comparing the FLU classifications and current Zoning Districts in the Zoning Ordinance with the intention of creating a 1 to 1 correspondence as much as appropriate. The notes in the table identify suggested changes to the FLU classification or the zoning districts. Below each table is the original description of the FLU classification from the 2002 Land Use Plan, with decisions/recommendations shown in red. Please read through the material and reference the 2002 FLU Map and determine if the districts match the desired intent or vision.

Future Land Use Classifications	Zoning Districts
Open Space Residential	This land use classification identifies public uses, which are permitted in many of the zoning districts and therefore may not be necessary to create a standalone zoning district.

Open Space Residential

This classification represents land that is currently in some form of current institutional open space. These include existing schools, parks, golf courses and flood plain areas.

Locational criteria for this district includes those areas currently used, owned or planned for an institutional open space use.

Future Land Use Classifications	Zoning Districts
Low Density Single Family Residential	~~*SE* Suburban Estate Residential~~
	R-1A Single Family Residential- This district is recommended to be amended to allow density development of R-1A by right and R-1B with clustering. All SE property currently zoned and R-1B would be zoned to R-1A.
	~~*R-1B* Single Family Residential~~

Low Density Residential

This land use classification corresponds with areas currently zoned SE Suburban Estate Residential, R–1A or R–1B Single Family Residential. The district is intended to provide for areas of low density residential development within the ~~C~~city. It would allow single–family detached dwellings at a density equivalent to R–1A by right and provide for either R–1B density with clustering, water and sewer or R-1B to land currently developed to that density.

The locational criteria for this district includes access to municipal sewer and access to a hard surfaced road.

Please note that the classification above would require significant revision to the zoning ordinance. Its intent at the time was to provide an incentive for open space development.

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Future Land Use Classifications	Zoning Districts
Medium Density Single Family Residential	*R-1C* Single Family Residential

Medium Density Residential

This land use classification corresponds with areas currently zoned R–1C Single Family Residential. The district is intended to permit development/redevelopment in the older residential parts of the City west of Center Road. It allows single–family detached dwellings at a density of approximately 6 units per net acre.

The locational criteria for this district is the concentration of older single family residences on small lots. New development is limited to existing vacant parcels adjacent to areas currently zoned R–1C.

Future Land Use Classifications	Zoning Districts
Multi-Family Residential	*RM* Multiple Family Residential
	~~*RM-1* Multiple Family Residential~~ This zoning district is recommended to be deleted there are not currently any parcels zoned this and all the uses in the RM-1 zoning district are allowed in the RM zoning district.

Multi–Family Residential

This district is intended to provide locations for multiple family residential uses including townhouses and apartments and correspond with areas currently zoned as RM and RM-1. Density would average 10 dwelling units per acre.

Locational criteria include~~s~~ access to municipal water and sewer access to a major street and proximity to local or general shopping areas. Emphasis is on integrating development into adjacent commercial uses by the use of pedestrian links.

Future Land Use Classifications	Zoning Districts
New Future Land Use Classification *High Density Multi-Family Residential*-This is a zoning district without a matching future land use classification.	*HRM* High Rise Multiple-Family Residential

High Density Multi-Family Residential

Need general description

Need location criteria

Future Land Use Classifications	Zoning Districts
Mobile Home Park	*RMH* Mobile Home Park

Mobile Home Park

This district is intended to identify appropriate sites for Mobile Home Parks to develop or expand in the ~~C~~city and corresponds with areas zoned RMH Mobile Home Park. Density is controlled by site conditions and the Manufactured Housing Commission rules, but would be expected to range from 8 to 10 dwelling units per net acre.

Attachment: March PC Packet (3066 : Master Plan Workshop)

Locational criteria include~~s~~ access to municipal water and sewer, access to a major street and proximity to local or general shopping areas. Emphasis is on integrating the development into the fabric of the community and providing pedestrian connections within the site and with adjacent commercial and public land use.

Future Land Use Classifications	Zoning Districts
Restricted Office	*R-O* Restricted Office

Restricted Office

This district is designed to provide an area for uses that are generally compatible with adjacent single family residences and that can serve as a buffer between single family residential uses and more intense uses and corresponds with areas that are zoned R-O Restricted Office.

Locational criteria include~~s~~ sites adjacent to single family residential areas and more intense uses or major streets. Areas that consist currently of single family residences that are under pressure for conversion due to incompatible land uses or high traffic volume may be appropriate locations for restricted office designation, particularly if the site can serve to buffer adjacent residential areas.

Future Land Use Classifications	Zoning Districts
Local Business	*C-1* Local Business

Local Business

This land use classification is intended to permit retail business and service uses as needed to serve the nearby residential areas and corresponds with areas zoned as C-1 Local Business. In order to promote such business developments so far as is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare or heavy traffic.

Locational criteria include~~s~~ small to moderate sized parcels at intersections of major and local streets or along commercial corridors and along the edge of residential districts.

Future Land Use Classifications	Zoning Districts
General Business	*C-2* General Business

General Business

This land use classification is intended to provide for a wide range of business and entertainment uses including those that may be inappropriate for the local business land use classification and corresponds with areas zoned C-2 General Business. Buildings of a larger scale will be permitted and will provide for business uses along heavy traffic streets and highways.

Locational criteria include~~s~~ moderate to large parcels at intersections of major streets or along commercial corridor.

Future Land Use Classifications	Zoning Districts
Highway ~~Service~~ Business	*C-3* Highway Business

Highway ~~Service~~ Business

The purpose of this land use classification is to provide location uses that generally service highway traffic or have similar impacts to these types of uses and corresponds with areas zoned C-3 Highway Business.

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Locational criteria include~~s~~ sites at or with good access to a freeway interchange and property buffered from less intensive uses.

Future Land Use Classifications	Zoning Districts
Planned Shopping Center	*C-4* Planned Shopping Center

Planned Shopping Center

This land use classification is intended to identify locations for large shopping complexes designed to serve the shopping needs of the Genesee County regional market and corresponds with areas zoned C-4 Planned Shopping Center.

The locational criteria for this classification is that sites should be adjacent to or with direct access to an I–69 interchange.

Future Land Use Classifications	Zoning Districts
Commercial Business District	*O-1* Commercial Business Overlay

Commercial Business District

Need general description

Need location criteria

Future Land Use Classifications	Zoning Districts
Light Industrial	*M-1* Light Industrial

Light Industrial

This land use classification is intended to identify locations for industrial uses with limited off–site impacts such as warehousing, assembly, metal working, packaging and laboratories. The district is intended to serve as a buffer between heavy industrial uses and less intensive uses and corresponds with areas zoned M-1 Light Industrial.

The locational criteria for this classification includes areas adjacent to existing or planned heavy industrial uses, access to a major street and access to water and sewer.

Future Land Use Classifications	Zoning Districts
~~Heavy~~ General Industrial	*M-2* General Industrial

~~Heavy~~ General Industrial

The intent of this land use classification is to provide locations for those industrial uses with potentially significant off–site impacts including truck traffic, smoke, dust, odor and glare. This land use classification corresponds with M-2 General Industrial.

The locational criteria include~~s~~ access to rail and a major street, access to water and sewer, and the availability of enough land on the site to ensure that adequate setbacks from adjacent uses can be maintained.

Future Land Use Classifications	Zoning Districts
We recommend not creating a separate Future Land Use classification for this district. There does not appear to be any property zoned P-1.	*P-1* Vehicular Parking

Attachment: March PC Packet (3066 : Master Plan Workshop)

Future Land Use Classifications	Zoning Districts
~~Developmental~~ We may recommend the elimination of this Future Land Use classification because there are only four (4) parcels covered by it on the 2002 FLU Map. Much of the land has already been developed.	Possible PUD

Developmental

The developmental land use classification represents areas that have characteristics that make land suitable for a wide range of uses. The parcels generally are large and have access to major streets, water and sewer services and are or can be buffered from nearby residential areas. The purpose of this classification is to recognize the wide range of uses and land use classifications appropriate for these parcels and to leave the door open for rezoning requests other than general industrial.

Another potential alternative is to establish a standalone PUD zoning district for property with a wide range of appropriate uses.

An example of a PUD district is on the following page from Caledonia Township.

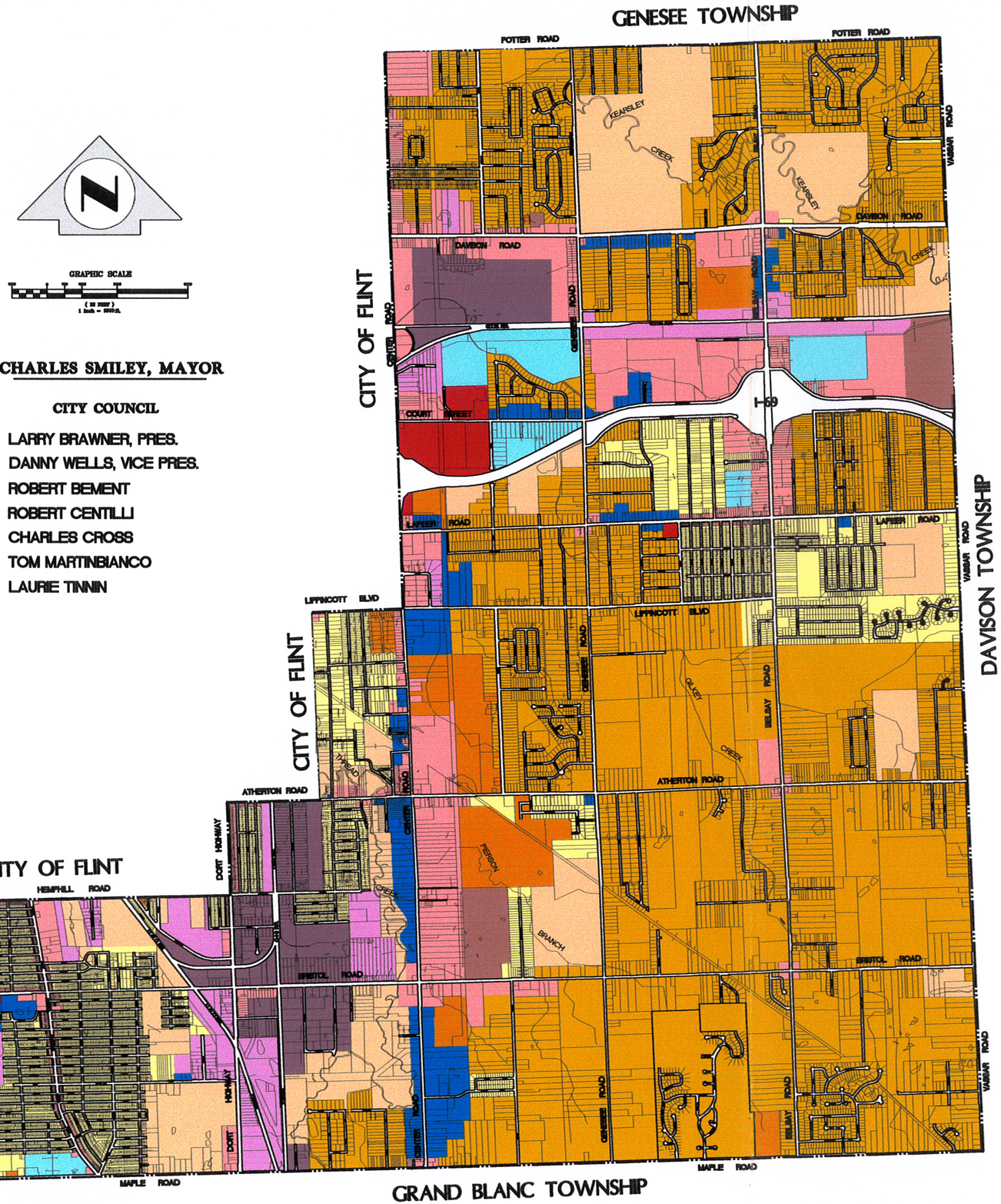
Attachment: March PC Packet (3066 : Master Plan Workshop)

CITY OF BURTON

FUTURE LAND USE MAP

ADOPTED JANUARY 8. 2002

	OS	OPEN SPACE RESIDENTIAL
	SF–L	LOW DENSITY RESIDENTIAL
	SF–M	MEDIUM DENSITY RESIDENTIAL
	MHP	MOBILE HOME PARK
	MF	MULTIPLE FAMILY RESIDENTIAL
	RO	RESTRICTED OFFICE
	COM	COMMERCIAL
	PSC	PLANNED SHOPPING CENTER
	LI	LIGHT INDUSTRIAL
	GI	GENERAL INDUSTRIAL
	D	DEVELOPMENTAL



GRAPHIC SCALE

CHARLES SMILEY, MAYOR

CITY COUNCIL

LARRY BRAWNER, PRES.
DANNY WELLS, VICE PRES.
ROBERT BEMENT
ROBERT CENTILLI
CHARLES CROSS
TOM MARTINBIANCO
LAURIE TINNIN

BASE MAP PROVIDED BY GENESEE COUNTY DEPARTMENT OF EQUALIZATION

ROWE INCORPORATED
Corporate HQ 8211 Taylor 810–341–7500
CARO 166 N. State 517–673–2636
Mt. PLEASANT 127 S. Main 517–772–2138
LAPEER 462 W. Genesee 810–664–9411
FLINT 432 N. Saginaw
GRAND RAPIDS 6207 Breser

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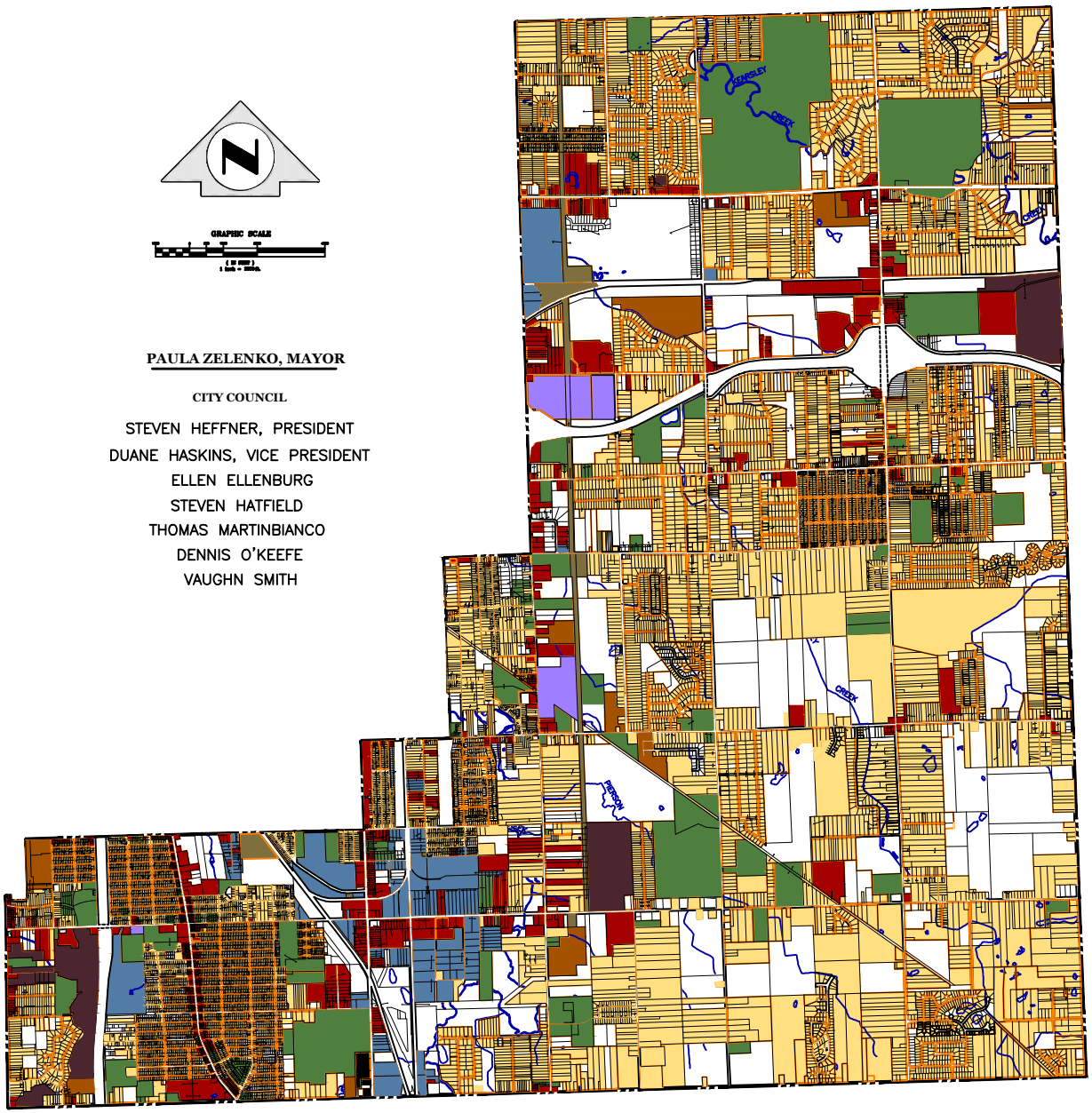
CITY OF BURTON

EXISTING LAND USE MAP - 2016



PAULA ZELENKO, MAYOR

CITY COUNCIL

STEVEN HEFFNER, PRESIDENT
DUANE HASKINS, VICE PRESIDENT
ELLEN ELLENBURG
STEVEN HATFIELD
THOMAS MARTINBIANCO
DENNIS O'KEEFE
VAUGHN SMITH

- SINGLE FAMILY RESIDENTIAL
- MULTIPLE FAMILY RESIDENTIAL
- MOBILE HOME PARK
- GENERAL COMMERCIAL
- COMMUNITY SHOPPING
- INDUSTRIAL
- PUBLIC & QUASI–PUBLIC
- UTILITIES
- AGRICULTURAL & VACANT

ROWE PROFESSIONAL SERVICES COMPANY
CORPORATE OFFICE 540 S. SAGINAW FLINT 810-341-7500
MT. PLEASANT 127 S. MAIN 517-772-2138
LAPEER 128 N. SAGINAW 810-664-9411
GRAYLING 403 HURON 989-348-4036
TRI-CITIES 419 N. MADISON BAY CITY 989-894-4011
FARMINGTON HILLS 27300 HAGGERTY 248-675-1096
MYRTLE 511 BRC 843-44

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CITY OF BURTON

ZONING DISTRICTS MAP

C-1	LOCAL BUSINESS
C-2	GENERAL BUSINESS
C-3	HIGHWAY ORIENTED BUSINESS
C-4	PLANNED SHOPPING CENTER
RO	RESTRICTED OFFICE
M-1	LIGHT INDUSTRIAL
M-2	GENERAL INDUSTRIAL
P-1	VEHICLE PARKING
R-1A	SINGLE FAMILY RESIDENTIAL
R-1B	SINGLE FAMILY RESIDENTIAL
R-1C	SINGLE FAMILY RESIDENTIAL
RM	MULTIPLE FAMILY RESIDENTIAL
SE	SUBURBAN ESTATE RESIDENTIAL
HRM	HIGH RISE / MULTIPLE FAMILY RESIDENTIAL
RMH	MOBILE HOME PARK

PAULA ZELENKO, MAYOR

SCALE
NOT TO SCALE

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		15	14	13	
	21	22	23	24	
	28	27	26	25	
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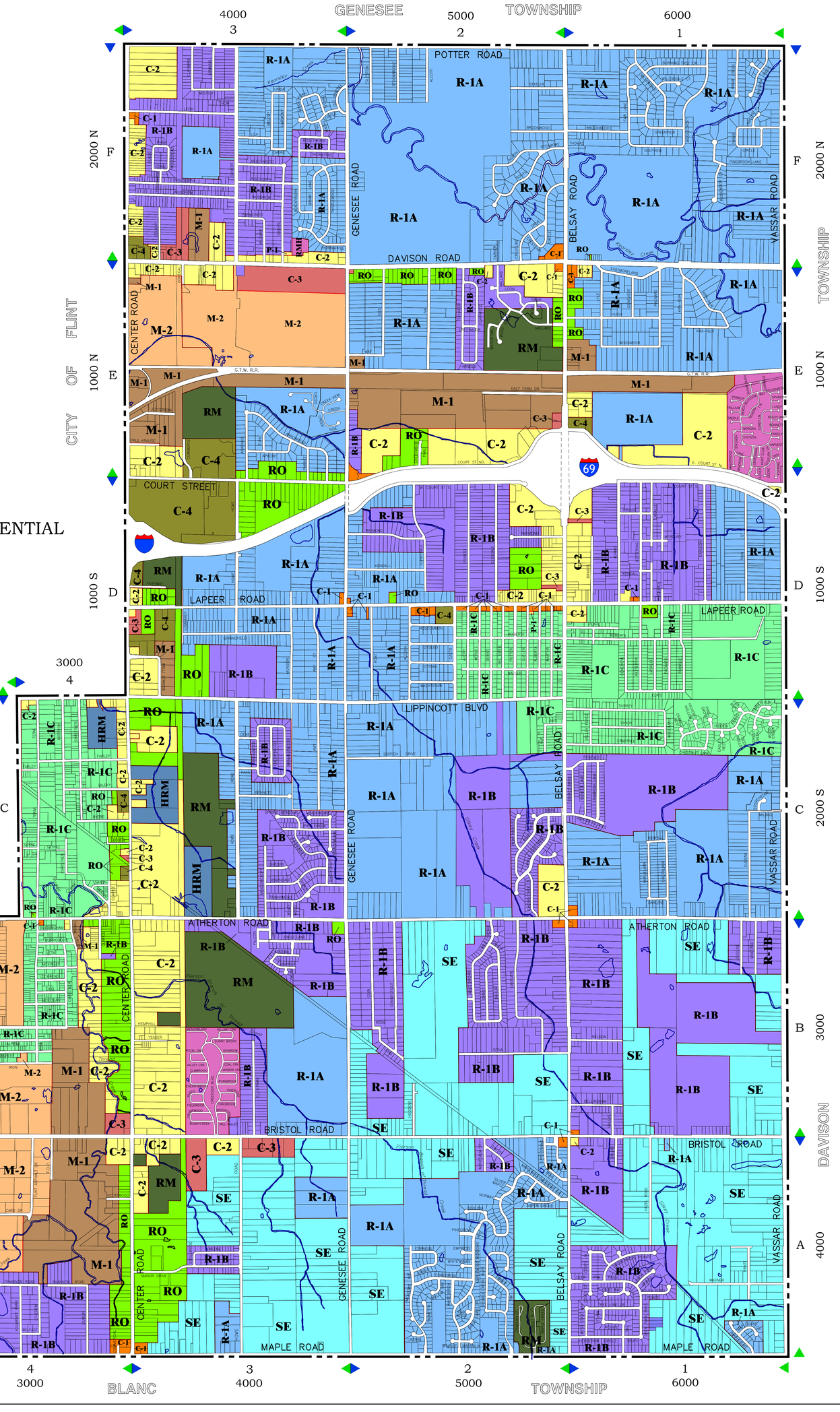
31	32				

SECTION MAP



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MORRIS – 5A
MORRISH – 4C
MORRISON – 6A, 6B
MULBERRY – 6A
MUNSON – 3D
MYRTON – 4B

N
NATALIE – 6A
NATZKE CT – 1F
NELSON – 1B
NORTH POND POINTE – 1A
NORTON – 6B
NORWAY – 2A

O
OGEMA – 5B
O'HEREN – 4A
OLD GENESEE – 3F
OSPREY – 3B
OTSEGO – 2D
OTTAWA – 2D

P
PACKARD – 1D, 1E
PALMETTO – 2A
PARK FORST LN. – 1C
PARKWOOD – 5A, 6A
PAWNEE – 3E
PEACH BLOSSOM WAY – 1
PEARL – 1D
PEAR TREE CT. – 2C
PEAR TREE DR. – 2C
PINEBROOK – 1F
PINE CREEK – 3C
PINE GROVE CT – 1C
PINERIDGE – 3B
PINTAIL – 2E
POTTER RD – 3F
POTTER BLVD – 2D
PRATT AVE – 1A
PRINGLE – 5A
PROPER – 6A

Q
QUINLAN – 5A

R
RASPBERRY – 6A
RAYMOND – 2D
READY – 6A
RED ARROW – 5B
REDWOOD CT – 2A
REGENCY LN – 1C
RHEA – 3F
RIDGEMOOR CT – 1F
RINN ST – 1D
RISEDORPH – 3F
RIZZO BLVD. – 6A
ROAT – 2D
ROBERTA – 1D, 2D
ROBINDALE – 3C
ROSCOMMON – 2D
ROSE – 2B
ROSETHORN – 3F
ROYAL OAK – 3B
RUSTIC – 3B
RYANBROOK – 3B

S
SADDLE CT – 1E
SANDALWOOD – 3C
SANDY – 1C
SAVOY – 5A
SAXON – 4C
SAYRE – 4C
SCHAFER – 2E
SCHUMACHER – 5A, 6A
SCOTTWOOD – 4A, 5A, 6A
SEQUOIA – 2A
SHADYCROFT – 3C
SHANNON – 4A
SHAW – 4B
SHUBERT – 5A
SILVER MAPLE – 2A
SITKA – 2B
SOMERS CT. – 6A
SOUTH EDGE WAY – 1A
SOUTH POND POINTE – 1A
SPARROW – 3B
SPARROW CT – 1E
SPARTAN DR – 4A
SPRING ARBOR LN. – 1C
SPRINGFIELD – 3D
SPRING MEADOWS – 3C
STATLER – 2F
STETSON CT – 1E
STOCKBRIDGE – 2F
STONEHEDGE CT – 1C
STIRRUP CT – 1E
STRAWBERRY – 6A
SUGAR BUSH – 1E
SUNNYBROOK – 3B
SUNNYDALE – 2D
SUNNYMEAD – 3C
SURREY – 1C
SUNSET BLVD. – 2A
SWAN – 2E
SYCAMORE NORTH – 2F
SYCAMORE SOUTH – 2F

T
TACH CT – 1E
TANGLEWOOD – 6A
TERM – 4B, 4C
THISTLEWOOD – 3F
THOM – 3F
THOMAS – 1F
THORNAPPLE – 3F
THORNDALE – 3F
THORNTREE – 3F
THREAD CREEK – 4B
TIMBER RUN CT – 1C
TRANSUE – 1D
TREE LINE DR. – 1A
TRILLIUM CT – 1E
TRUMPWOOD – 3B
TULIP – 2B

V
VALLEY CREEK – 3B
VALLEY FORGE – 1C
VINELAND – 1B

W
WAGNER – 1A
WALLER – 2D
WALNUT – 2A
WALLI STRASSE – 3D
WAREHOUSE – 4B
WASHTENAW – 2D
WATERFOWL – 2E
WAY – 2E
WEBBER – 5A, 6A
WELLS – 6B
WEST COURT ST. NORTH
WEST COURT ST. SOUTH
WEST EDGE WAY – 1A
WESTON – 3F
WHEATRIDGE CT – 1E
WHISPER RIDGE – 1F
WHISPER RIDGE CT. – 1F
WHITE BIRCH – 2A
WHITE PINES CT – 2A
WHITTEMORE – 5A
WILDERNESS POINTE – 1A
WILD ORCHID – 2B
WILD ORCHID CT. – 2B
WILLIAMSON – 5A, 6A
WILLMAR – 3F
WILLOWDALE – 1F
WILLOWDALE CT – 1F
WILLOWGROVE – 2A
WILLOW OAK – 2A
WINDROW CT – 1E
WINDY WOOD – 3C
WINTERBERRY – 6A
WOODCREEK CT – 1C
WOOD DUCK – 2E
WOODLAND – 1C
WOODMOOR – 1E
WOODROW – 3F
WOODSTEAD – 3F

Y
YEAGER ST– 3B
YORKBROOK – 3B

Z
ZUNI – 3E

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CITY OF BURTON
DEPARTMENT OF PUBLIC
DRAWN BY: J.M.R
UPDATED: OCTOBER 2015 BY
PER LATEST ZONING CASE

Proposed Pathway Map

CITY OF BURTON

PAULA ZELENKO, MAYOR

SYMBOL LEGEND

- EXISTING PATHWAY ROUTES
- EXISTING BIKE LANE ROUTES
- PROPOSED PRIORITY PATHWAY ROUTES
- POTENTIAL ADDITIONAL PATHWAY ROUTES
- PROPOSED PATHWAYS IN ADJACENT COMMUNITIES
- CITY BOUNDARY
- CITY PARKS
- SCHOOLS
- OTHER KEY SITES
- DDA Boundary

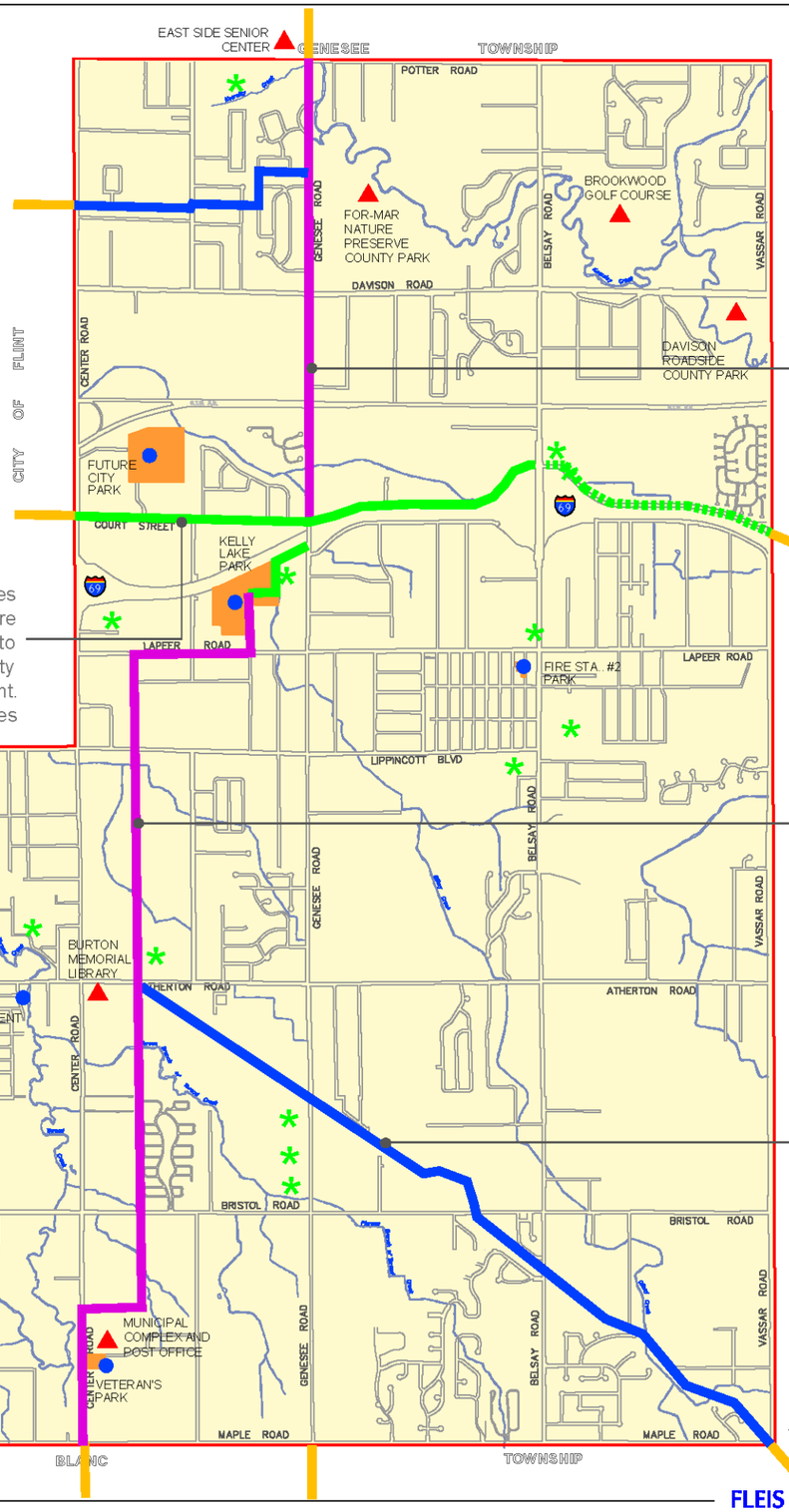
NOTE: Suggested bike lanes along Court Street where existing sidewalks connect to Davison Township and the City of Flint.
APPROX. LENGTH: 2.0±miles

PATHWAY ROUTE #1

CONNECTING: Neighborhoods in southwest region with the proposed Grand Traverse Greenway in the City of Flint and neighborhoods and retail service areas in Grand Blanc Township.
APPROX. LENGTH: 1.7± miles
POTENTIAL TYPE: Paved Multi-Use Pathway along an abandoned railroad corridor. Some sidewalks and bike lanes may be necessary near Maple Ave due to topographic restraints.

PATHWAY ROUTE #4

CONNECTING: Neighborhoods in the City of Flint to several Burton schools, senior center, and retail service areas along Fenton Road.
APPROX. LENGTH: 2.5± miles
POTENTIAL TYPE: Complete Streets Road Diet with combination of sidewalks and bike lanes.



NORTH
NOT TO SCALE

PATHWAY ROUTE #2

CONNECTING: Neighborhoods at the north end of the City and Genesee Township with Kelly Lake Park, major retail service areas along Court Street, and the future 40 acre community park.
APPROX. LENGTH: 2.0± miles
POTENTIAL TYPE: Paved Multi-Use Pathway or combination of sidewalks and bike lanes.

PATHWAY ROUTE #3

CONNECTING: Neighborhoods in the north and south regions, including Grand Blanc Township to major retail service areas along Center Road, as well as Kelly Lake Park, Veterans Memorial Park and the municipal center and post office.
The northerly portion of this route is considered part of the "Trolley Line Trail - South" that will ultimately lead to the "Heritage Trail" in Clarkston.
APPROX. LENGTH: 4.3±miles
POTENTIAL TYPE: Paved Multi-use Pathway, mostly located within Consumers Energy right-of-way. Some sidewalks and bike lanes may be warranted along this route.

PATHWAY ROUTE #5

CONNECTING: Neighborhoods of the the southeast region and Atlas Township/Goodrich with Atherton High School/Middle School Complex and major retail areas on Center Road. This route is considered part of the "Trolley Line Trail - South" that will ultimately lead to the "Heritage Trail" in Clarkston.
APPROX. LENGTH: 3.5± miles
POTENTIAL TYPE: Paved Multi-use Pathway along Consumers Energy Corridor.

BASE MAP PROVIDED BY CITY OF BURTON.
PROPOSED ROUTES ARE DERIVED FROM THE 2007 GENESEE REGIONAL TRAIL PLAN AND PUBLIC WORKSHOP.

Page Amended: Dec. 2, 2013

Modified by ROWE Professional Services Company

FLEIS & VANDENBRINK ENGINEERING, INC.

PROPOSED PATHWAY MAP

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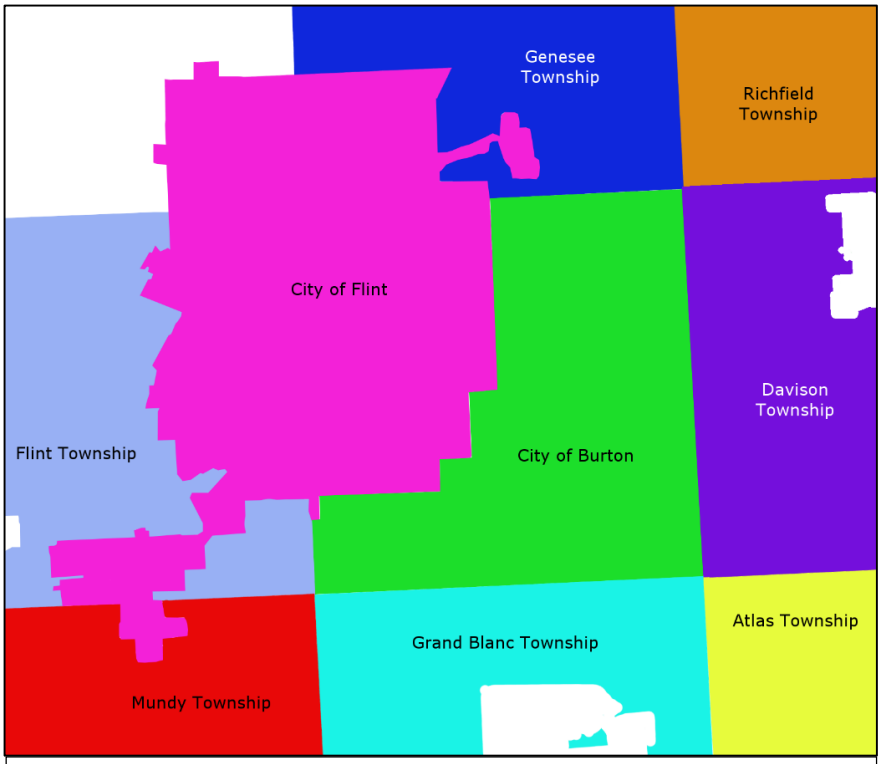
Master Plans in Adjacent Communities

Just beyond the borders of the City of Burton are many municipalities that have their own plan within their boundaries. To help elevate any incompatible uses there is an inventory of adjacent communities' master plans and what their future land use map shows. These municipalities include Genesee Township, Richfield Township, Davison Township, Atlas Township, Grand Blanc Township, Mundy Township, Flint Township, and City of Flint shown in Map 5-5.

Map 5-5: Neighboring Municipalities, 2012



Map 5-5: These are the neighboring municipalities to the City of Burton. *Reference: Center for Shared Solutions and Technology Partnerships, Michigan Department of Technology, Management, and Budget*

City of Flint

The City of Flint adopted a new master plan in 2013, the first new master plan in 53 years. The plan's overarching goal is "The City of Flint will be a community made up of distinct and desirable places by integrating a wide range of land uses into a city patter that is vibrant, sustainable, livable, and healthy."

The plan uses "place typology" rather than the tradition land use classifications in expressing the future land use of the city. These consist of a combination of primary and complimentary land uses, development scales and character to provide a "development palette for each area of the city.

The City of Flint borders the City of Burton on its western border starting on Center Road, south to Lippincott Blvd, the south along a line west of Term St, then west along Atherton Road, south on Dort Highway, and west along Hemphill Road ending at Fenton Road.

The area is a mix of five of the twelve place types in the city's master plan shown in Map 5-6. They are:

Production Center – The primary location for this place type is at the intersection of Robert T Longway Blvd and Center Road where access to railroads have supported industrial development. The place type designates the city's major industrial centers and economic generators.

Commerce & Employment Center – The areas with this designation is south of Robert T Longway Blvd, at the Center Road/I-69 interchange and along Saginaw Street north of Hemphill. This area is characterized by development patterns focused around a community anchor such as a large employer

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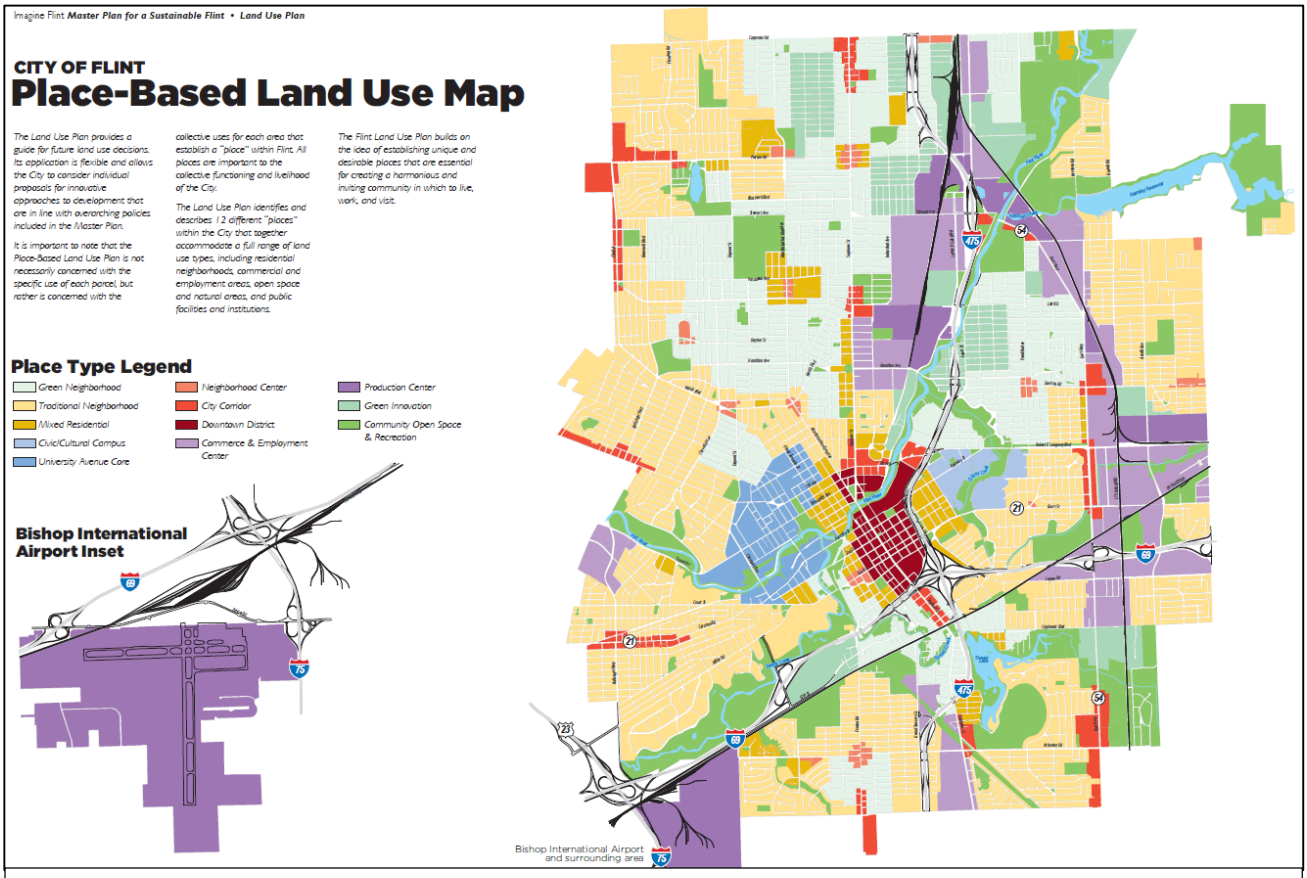
and/or regional commercial center or a cluster of small employment-related uses. Housing may be located in the area, but as a complementary use such as workforce housing.

Community Open Space and Recreation - This place type is scatters throughout the border area, including abandoned railroad Right of Way and some residential neighborhoods with high rates of abandonment. This is an area planned for parks, open space, and environmental features such as greenways, and large wooded areas.

City Corridor – This place type is located along Dort Highway where it enters the City of Burton. City Corridors are designed to accommodate a wide range of commercial and institutional uses fronting on major roadways. They are auto-oriented in nature, but with amenities such as sidewalks, benches, pedestrian-scale lighting, and landscaping to make easy for pedestrians to walk along the corridor.

Traditional Neighborhood – This place type covers the remaining border area consisting of existing residential neighborhoods. This area is planned to remain primarily single-family detached residences, with townhouses, duplexes, and small multi-family buildings located along busy corridors and areas of special interest.

Map 5-6: City of Flint Land Use Plan, 2013



Map 5-6: This is the land use map for the City of Flint.
Reference: City of Flint Master Plan

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Flint Township

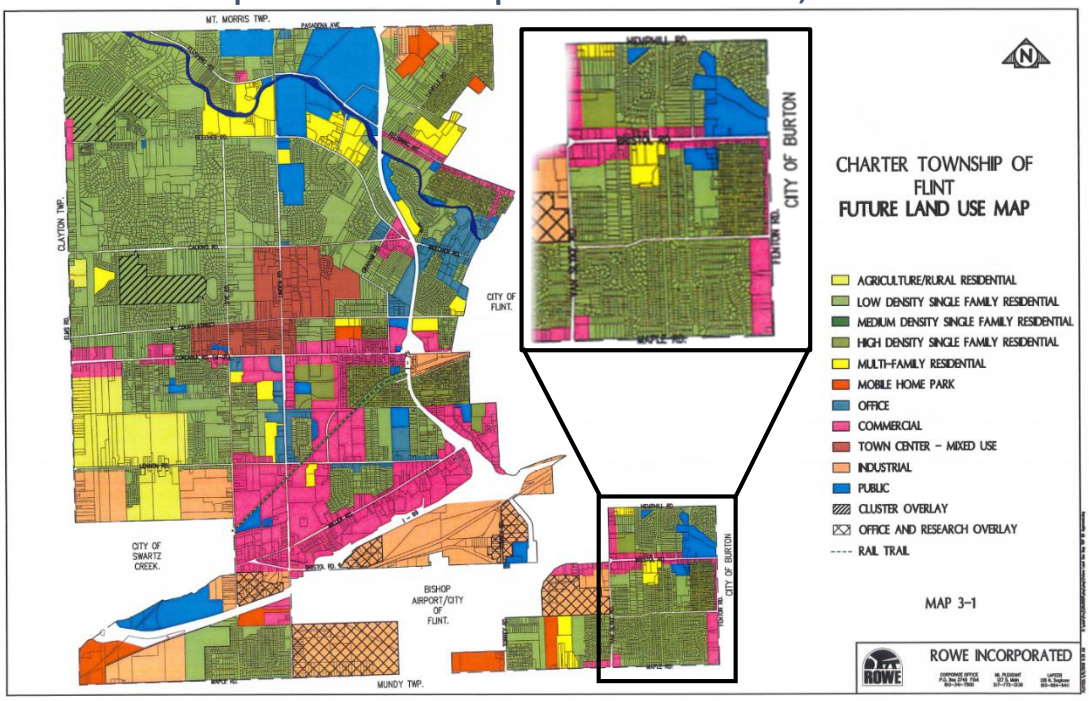
The Charter Township of Flint adopted a Master Plan in 2009, replacing a plan adopted in 1994. Flint Township borders the City of Burton from just south of Hemphill Road to Maple Avenue along Fenton Road. The border area contains three future land use categories shown in Map 5-7:

High Density Single Family Residential – This designation covers land fronting on Fenton Road from Hemphill to Bristol and areas behind the commercial land fronting the remainder of Fenton Road. The High Density Single Family Residential classification corresponds with the township's R-1D zoning district, which allows single family residences on 7,200 sq. ft. lots. It is intended to identify existing single family residential neighborhoods where density corresponds with the R-1D zoning district. The classification is also available for spot infill developments to promote affordable housing and address difficult to develop sites. This area would also allow for increased flexibility in the range of home occupations allowed

Public – This classification designates land adjacent to Fenton and Bristol Road. The Public classification has no corresponding township zoning classification. Land in this classification is zoned based on the intensity and impact of the use and as mapped represent existing public uses or vacant land that is publicly owned.

Commercial – The Commercial classification covers land fronting on Fenton Road from Bristol Road to Maple Avenue. It corresponds with the township's C-1, C-2 and C-3 zoning districts. The three districts vary in the range of services allowed, from office and neighborhood commercial, drive thru restaurants, car dealerships and regional commercial centers. The focus of the Township plan is development of a proposed Town Center area and not on expansion of its existing commercial corridor such as along Fenton Road.

Map 5-7: Flint Township Future Land Use Plan, 2009



Map 5-7: This is the future land use map for the Flint Township.
Reference: Charter Township of Flint Master Plan

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Grand Blanc Township

The Grand Blanc Community Master Plan was adopted in 2010, replacing a plan adopted in 2003. The township borders the City of Burton along its southern boundary of Maple Avenue. Generally, the western half of that area is a mix of single family and multiple family residences, light industrial and commercial land uses, while the eastern half is almost completely low density single family residences. There are eight future land use categories identified in the area long Maple Avenue shown in Map 5-8:

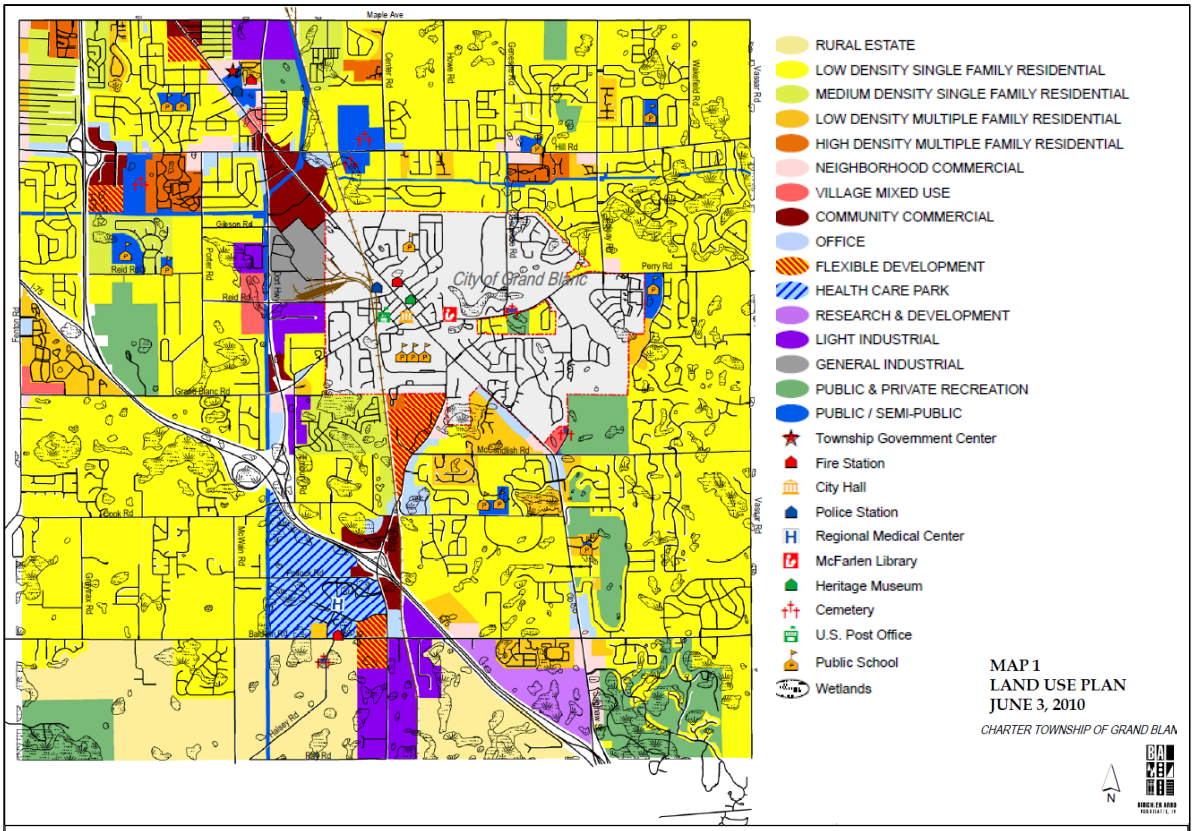
Low Density Single Family Residential. – As noted, this designation covers over half of the border area and is designed to provide for single family development with densities ranging from 1.7 to three (3) dwelling units per acre to accommodate suburban subdivision style development.

Medium Density Single Family Residential-- This designation includes a few existing residential developments fronting on Maple Avenue. It provides for smaller lot single family subdivisions with densities ranging from 3.1 to 4 dwelling units per acre are anticipated within this land use category.

Low Density Multiple Family Residential- This future land use designation covers one development with frontage on Maple Avenue. It provides for multiple Family development at densities of 4 to 10 dwelling units per acre include townhomes, courtyard apartments and attached condos.

High Density Multiple Family Residential- There are to areas identified as High Density Multiple Family Residential in the border area, one adjacent to Center Road and the other just east of Fenton Road. This

Map 5-8: Grand Blanc Township Land Use Plan, 2010



Map 5-8: This is the land use map for the Grand Blanc Township.
Reference: Grand Blanc Township Master Plan

Attachment: March PC Packet (3066 : Master Plan Workshop)

category is the Township plan's most intense concentration of residential development with permitted densities ranging from 10.1 to twenty (20) dwelling units per acre. Rental apartments and attached condominiums would represent typical development types within these areas.

Neighborhood Commercial- This land use category is located at the intersection of Maple Avenue and Fenton Road and is intended to encompasses small commercial/retail uses that serve the convenience consumer needs of nearby residential neighborhoods. Uses may include drug stores, florists, beauty salons, and modest-sized grocery stores.

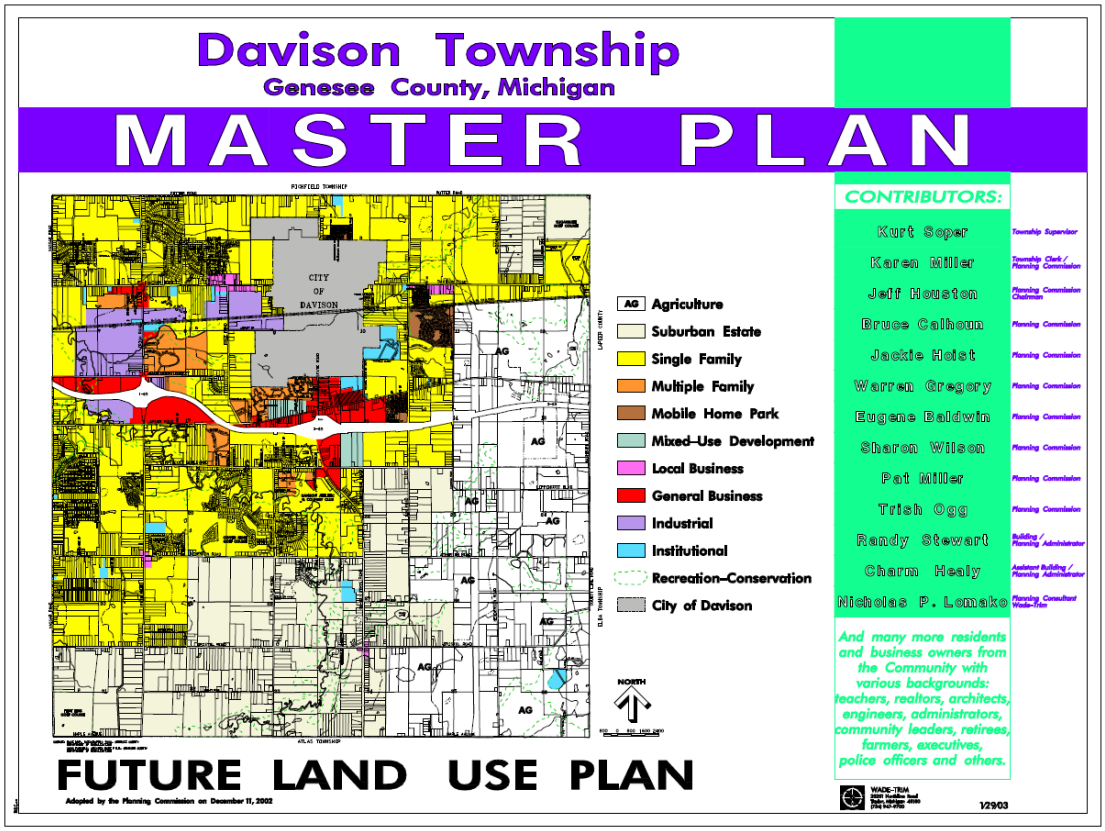
Community Commercial- Land at the intersection of Maple Avenue and Saginaw Street is covered by this designation. It covers larger, community commercial centers and highway-oriented businesses

Light Industrial- The intersection of Dort Highway and Maple Avenue is designated Light Industrial. This land use classification is intended to accommodate office, light industrial, warehousing, and research and development uses. Development is expected to occur within an integrated planned environment with no outdoor storage permitted and adequate buffering of adjacent residential uses.

Davison Township

The Davison Township Master Plan was adopted in 2003, replacing a plan adopted in in 1988. The township is adjacent to the city's eastern border of Vassar Road. The townships Future Land Use Plan shows four land use categories within the border area shown in Map 5-9:

Map 5-9: Davison Township Future Land Use Plan, 2003



Map 5-9: This is the future land use map for the Davison Township.
Reference: Davison Township Master Plan

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Single Family – This classification covers the vast majority of the land adjacent to Vassar Road. It covers both existing proposed single family residential development at subdivision level densities.

Suburban Estate – This classification covers the southernmost mile of the border area. The existing and proposed development is single family residential at very low densities with some provision for agricultural and ancillary uses.

General Business – The general business category is located on land adjacent to the I-69/Irish Road interchange and is intended to provide appropriate locations for highway service and "big box" retail establishments.

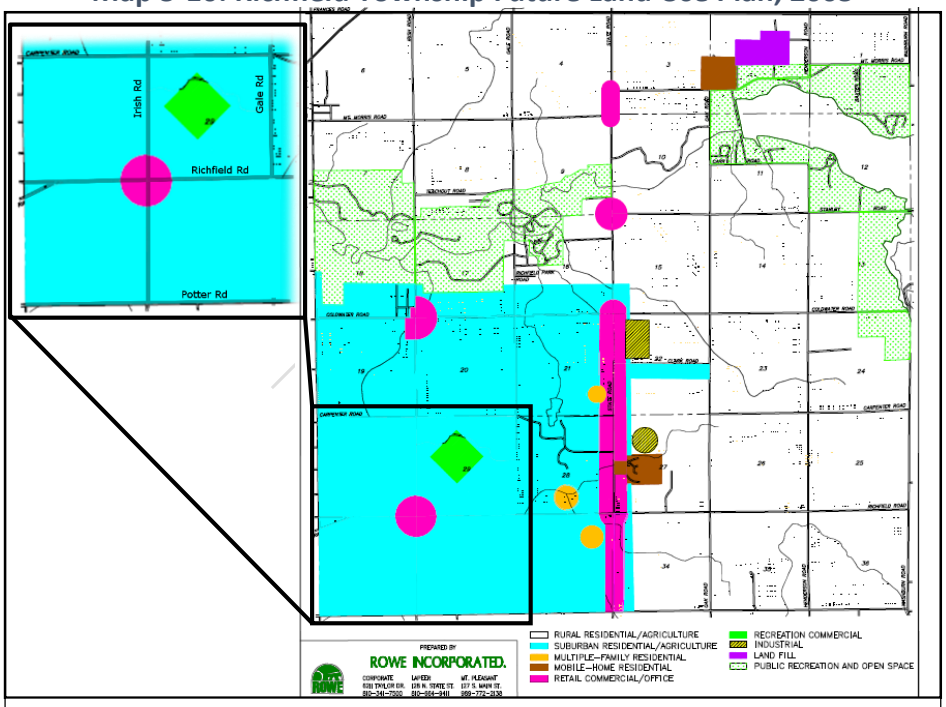
Industrial – The industrial future land use classification includes property north and south of the I-69/Irish Road interchange and is intended to prove appropriate locations for industrial uses, particularly those that may take advantage of railroad access.

Richfield Township

The Richfield Township Master Plan was adopted in 2005, updating a previous plan adopted in 1995. The township is located "kitty-corner" from the city at the intersection of Vassar and Potter Roads. The land in Section 31 of the township is designated as Suburban Residential/Agricultural shown in Map5-10.

Suburban Residential/Agriculture – This future land use classification is defined by the township's sewer service area and is intended to accommodate most of the new residential development that will occur in the township for the foreseeable future. The minimum single-family lot size in the suburban residential area is intended to be 12,000 square feet, but it is anticipated that some residential development will occur on acreage parcels. Although the suburban residential area is intended to provide primarily for single-family homes, certain sites within this general area are suitable for multiple-family residential development. It is also anticipated that "temporary" nonresidential uses will continue within the suburban residential area over the next two decades. Such uses include agricultural and extractive activities.

Map 5-10: Richfield Township Future Land Use Plan, 2005



Map 5-10: This is the future land use map for the Richfield Township.
Reference: Charter Township of Richfield Master Plan

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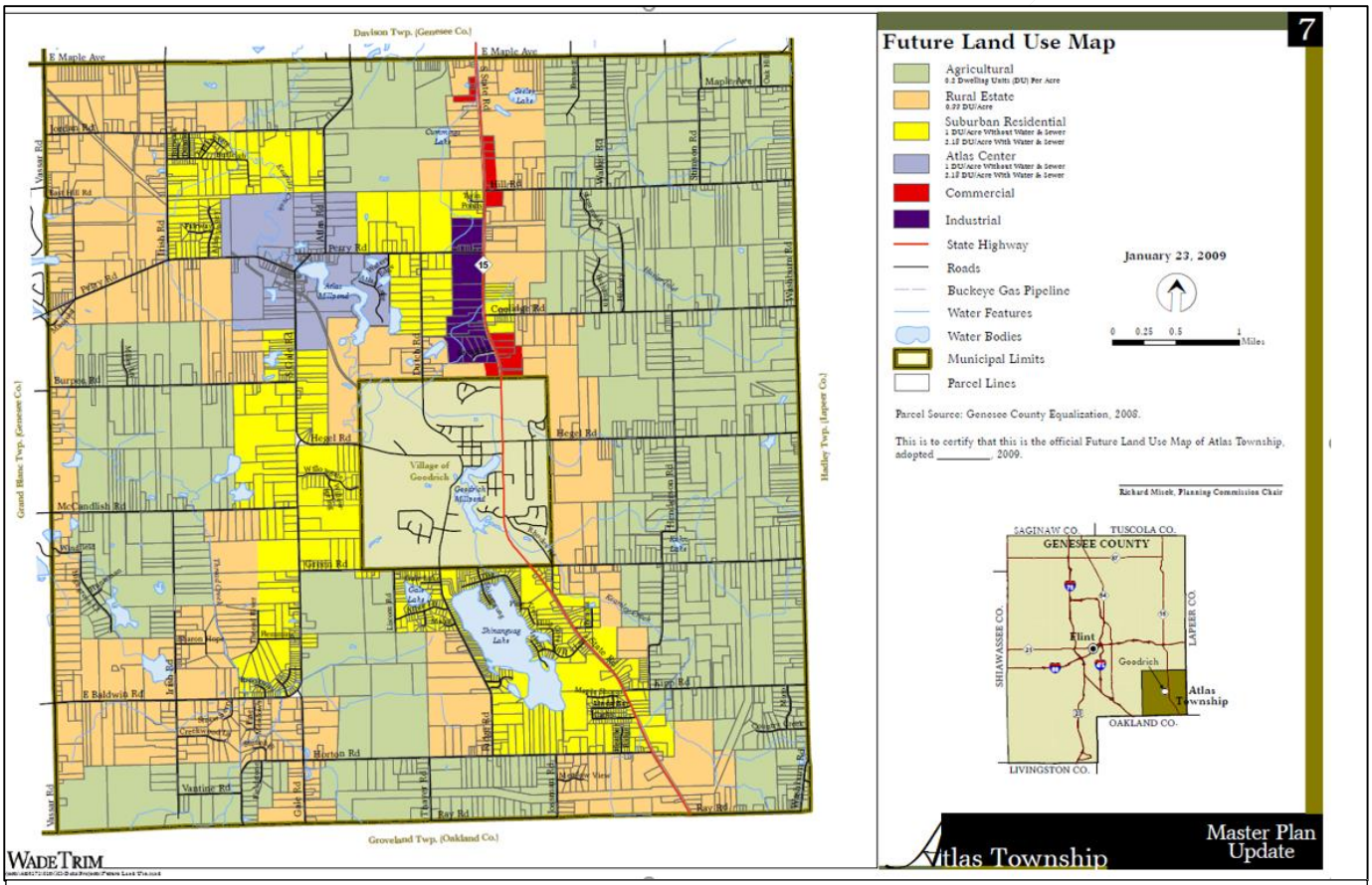
Atlas Township

The Atlas Township Master Plan was adopted in 2009, replacing a previous plan adopted in 1991. The township is located "kitty-corner" from the city at the intersection of Vassar Road and Maple Avenue. The land in Section 6 of the township is designated as Rural Estate shown in Map 5-11.

Rural Estate – The Rural Estate land use is intended to maintain a predominantly rural character, and exclude the proliferation of residential subdivisions and suburban sprawl. Single-family uses are encouraged to be designed using clustering techniques to preserve agricultural lands, environmentally significant lands and other open spaces. In addition to agricultural and single-family residential uses, a limited amount of support services, such as churches or schools, may be appropriate, but will be limited by the lack of public water and sewer services within the category. A minimum lot area of 3 acres is recommended for the Rural Estate category.

Map 5-11: Atlas Township Future Land Use Plan, 2009



Map 5-11: This is the future land use map for the Atlas Township.
Reference: Atlas Township Master Plan

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Mundy Township

The Mundy Township Master Plan was adopted in 2011, replacing a previous plan adopted in 1997. The township is located "kitty-corner" from the city at the intersection of Vassar Road and Maple Avenue. The land in Section 1 of the township is designated as a mix of four land use classifications, which are as follows shown in Map 5-12:

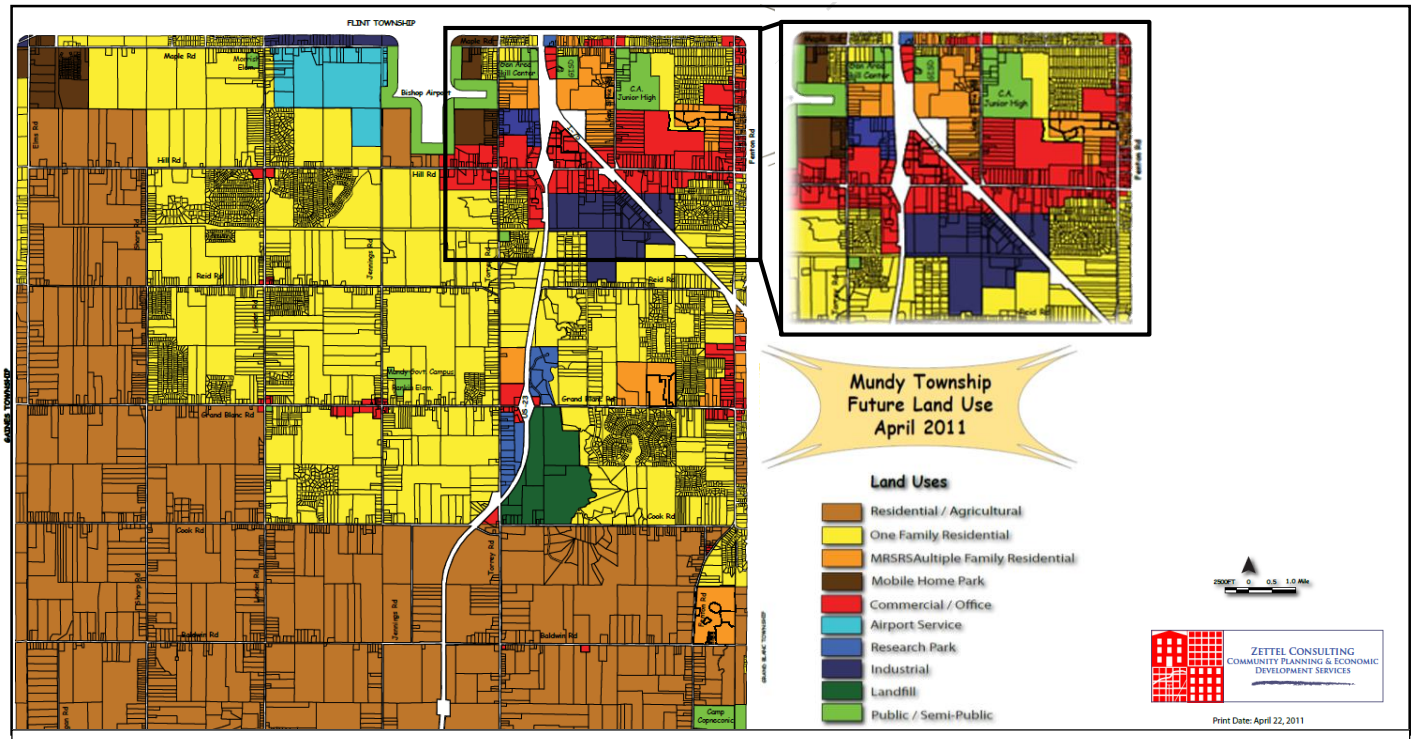
One Family Residential – This designation covers approximately a quarter of the section. It is intended to provide areas for suburban style, one-family residential development and other types of uses that provide services which will complement the principal uses such as golf courses, athletic fields, churches, day-care facilities, and small scale elderly housing. Lot sizes vary from ½ acre to 2 acres.

Multiple Family Residential – The multiple-family residential classification covers an existing multi-family development off Fenton Road. The classification is intended to provide opportunities for affordable housing and alternatives to traditional subdivision development.

Commercial/Office – The commercial/office classification cover the full range of commercial and office uses allowed in the township although the current uses include a drive-in theatre and grocery store.

Public/Semi-Public – This category generally reflects the existing public and semi-public land uses in the Township and designates an existing Carman Ainsworth school.

Map 5-12: Mundy Township Future Land Use Plan, 2011



Map 5-12: This is the future land use map for the Mundy Township.
Reference: Mundy Township Master Plan

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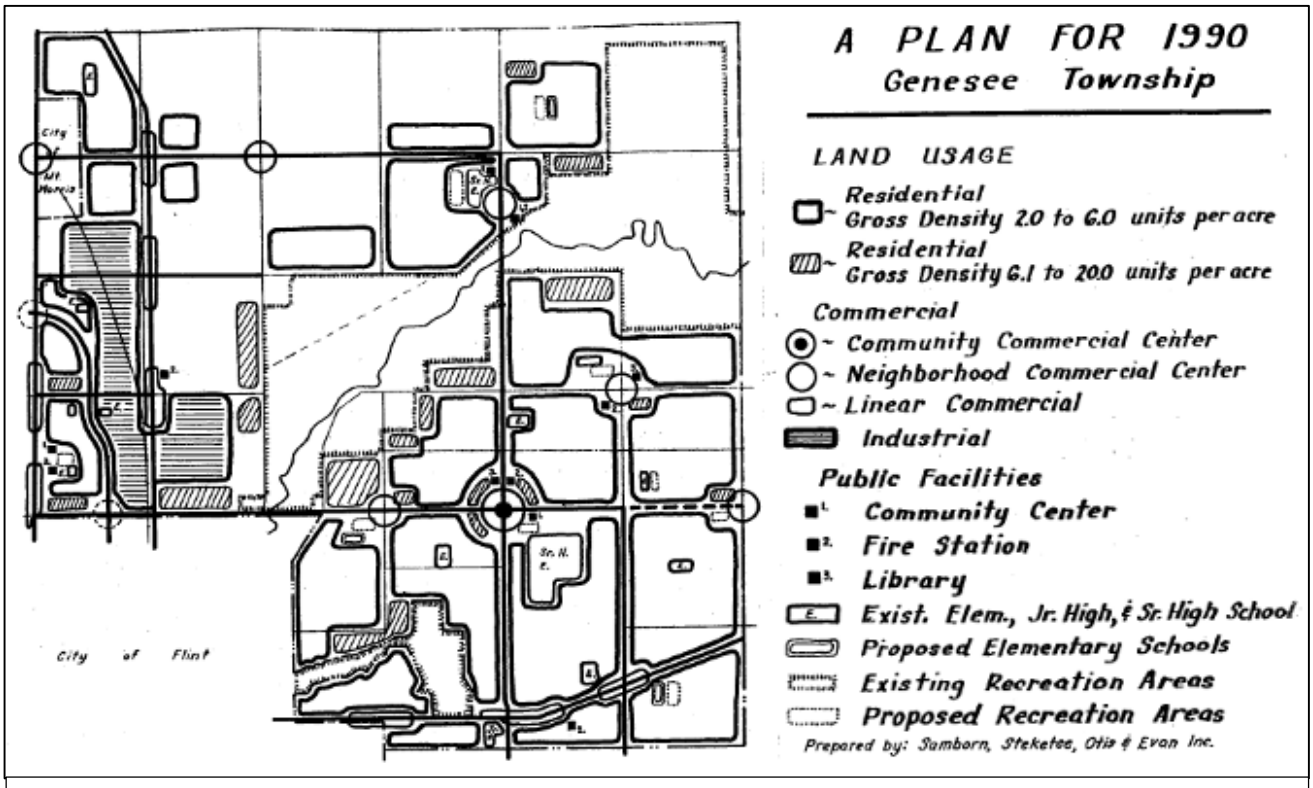
Genesee Township

The Genesee Township Master Plan was adopted in 1990, replacing the 1975 zoning districts. Genesee Township is located north of the City of Burton along E Potter Road, Potter Road, and N Center Road. The neighboring land usages are residential gross density 2.0 to 6.0 units per acre, one Jr. High School, and one fire station shown in Map 5-13.

Map 5-13: Genesee Township Land Use Plan, 1990



Map 5-13: This is the future land use map for the Genesee Township.
Reference: Genesee Township Master Plan

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Section 9.1 - Planned Unit Development (PUD)

9.1.1. Purpose

The Planned Unit Development zoning district is designed to provide a framework within which a developer, upon his initiation, can relate the type, design and layout of residential and/or commercial uses to a particular site and particular demand for housing and/or other local commercial facilities in a manner consistent with the preservation of property values within established residential areas. The section also provides an added degree of flexibility in the building design and land use arrangement so that a mixture of housing units and provision of common open space can be provided. The zoning district is intended to accommodate developments with mixed or varied uses, on sites with unusual topography or unique settings within the community, or on land which exhibits difficulty or costly development problems or sites that contain natural features such as wetlands, farmland or woodlots that are important for the Township to retain in order to protect it's character and shall not be allowed where this zoning classification is sought primarily to avoid the imposition of standards and requirements of other zoning classifications rather than to achieve the stated purposes herein set forth. The Township Board does hereby determine that the following regulations are the minimum requirements for the promotion and protection of the public health, safety and welfare. Some uses permitted in this district are required to comply with specific design standards.

9.1.2. Permitted principal uses

All permitted principal uses by right or by special use permit in any district as identified in Article 9 shall be permitted in the PUD district.

9.1.3. Standards for approval

Based upon the following standards, the Planning Commission may recommend denial, approval, or approval with conditions, and the Township Board may deny, approve, or approve with conditions the proposed planned unit development.

A. Off-street parking shall be sufficient to meet the minimum required by the ordinances of the Township. However, if it is deemed necessary in order to achieve the purposes of this section, the Planning Commission may relax parking requirements during site plan review.

B. All streets within the planned unit development shall meet the minimum requirements of the Township Subdivision Control Ordinance, unless modified by the Planning Commission.

C. Landscaping shall be provided so as to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property. However, if it is deemed necessary in order to achieve the purposes of this Ordinance, the Planning Commission may relax landscaping requirements as part of site plan review.

D. Judicious effort shall be used to ensure the preservation of the integrity of the land and the preservation of natural, historical, and architectural features.

E. Surface water shall be retained on the site unless the applicant can demonstrate that to do so would be harmful to the environment, or is not practical. In any case, storm water shall not flow off the site at a rate greater than the rate of flow prior to development and storm water shall not be directly discharged into a lake.

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F. The site shall have adequate lateral support so as to ensure that there will be no erosion of soil or other material. The final determination as to adequacy of, or need for, lateral support shall be made by the Township Building Inspector and/or Township Engineer.

G. The proposed density of the planned unit development shall be no greater than that which would be required for each of the component uses of the development in the zoning district in which it is permitted. However, if it is deemed necessary in order to achieve the purposes of this section the Township Board may permit increased density in return for increased open space.

H. The following regulations concerning traffic and accessory conditions shall be followed:
   1. Safe, convenient, uncongested, and well defined vehicular and pedestrian circulation within and to the zoning district shall be provided.
   2. Drives and streets shall not be laid out to encourage outside traffic to traverse the development nor to create unnecessary fragmentation of the development into small blocks.
   3. No material impediment to the visibility of automotive traffic, cyclists or pedestrians shall be created or maintained.

9.1.4. Approval procedure

A. The PUD zoning approval shall follow procedural requirements of Article 6 of this ordinance for amending the zoning ordinance. The Planning Commission shall hold a public hearing. The Planning Commission shall review the conceptual PUD development plan as described in subsection 9.19.3 to determine its suitability for inclusion in the land use and zoning plans of the Township and adoption by Township Board as part of the ordinance.

B. The Planning Commission shall then submit the proposed amendatory ordinance to the Township Board together with their recommendation and a summary of comments received at the public hearing.

C. The Township Board, prior to the first reading of the amendatory ordinance, shall hold a public hearing meeting the notice requirements for a special use permit outlined in Article 7 of this Ordinance. Following that public hearing, it may amend or place additional conditions on the zoning ordinance amendment. The adoption of the ordinance or denial of the rezoning request will take place at the second reading conducted by the Township Board.

D. PUD site plan approval procedure may commence only after the acceptance by the Township Board of the conceptual PUD development plan and the rezoning of the property as required.

E. PUD site plan approval process shall follow the procedures for site plan approval outline in Article 8.

9.1.5. Conceptual PUD development plan requirements

A. The applicant for preliminary phase approval of a PUD conceptual plan shall submit sufficient copies of the following technical or graphic materials together with such fees as may be required.

B. The PUD conceptual plan shall indicate the entire contiguous holding of the petitioner or owner who wishes to develop the entire parcel or any part thereof, and shall include the area and use of land adjacent to the parcel to be developed. The plan shall exhibit any unusual problems of topography, utility service, land usage or land ownership. The plan shall also exhibit all existing and proposed structures,

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existing and proposed streets, open spaces and other features as required by ordinance or regulation.

C. The conceptual plan shall show all proposed uses and allotted spaces, gross site area, street and vehicular access areas, number of each variety of habitable space, total number of dwelling units and total open space. The plan shall:
   1. Define the location of the areas to be devoted to particular uses.
   2. State the acreage to be devoted to the particular uses.
   3. Set forth the proposed density of the dwelling units by use type and of the entire project.
   4. Show the location of parks, open recreation areas, other open space and all public and community uses.

D. The applicant shall present material as to the development's objectives and purposes to be served; conformity to plans and policies of the Township; market needs; impact on public schools, utilities, and circulation facilities; impact on natural resources; and a staging plan showing the general time schedule of the expected completion dates of the various elements of the plan.

E. Any additional graphics or written materials reasonably requested by Planning Commission or Township Board to assist the Township in visualizing and understanding the proposal shall be submitted.

F. Upon submission of all required materials and fees, the Planning Commission shall follow the procedures for review of a zoning amendment as outlined in subsection 9.19.5.

G. Approval of the conceptual PUD plan shall confer upon the owner the right to proceed through the subsequent planning phase for a period not to exceed three (3) years from date of approval. If so requested by the petitioner, an extension of a two (2) year period may be granted by the Planning Commission.

9.1.6. Site plan approval

Following approval of the conceptual plan by the Township Board, the applicant may submit site plans for phases of the approved conceptual PUD development plan. The site plans shall conform to the approved conceptual plan. The site plans shall be reviewed and approved by the Planning Commission following the procedures outlined in Article 8.

9.1.7. Deviations from approved PUD site plan

A. Deviations from the approved plan may occur only under the following circumstances:
   1. Minor changes to a previously approved PUD site plan may be approved without the necessity of Planning Commission or Township Board action if the Zoning Administrator certifies in writing that the proposed revision does not alter the basic design or any specified conditions of the plan as agreed upon by the Planning Commission and the Township Board. Any other change will require approval following the procedures outlined above for the original approval. Appeal of the Zoning Administrators decision regarding the need for formal review by the Planning Commission and Township Board is appealable to the Zoning Board of Appeals.

B. Any deviation from the approved PUD site plan, except as authorized shall be considered a violation of this section and shall be a misdemeanor punished as prescribed herein. Further, any such deviation shall result in the PUD zoning district reverting to its previous zoning.

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9.1.8. Design Standards

Some uses permitted in this district have required design standards as listed in Article 15.

Section 9.2 - Schedules of Dimensional Requirements and Uses Permitted by Districts

9.2.1. Permitted Use Chart

Agricultural Production A-1
Agricultural Production/Rural Residential A-2
One-Family Rural Residential.....R-1A
One-Family Low Density Residential.....R-1B
One-Family Medium Density R-1C
Two-Family Medium Density Residential..... R-1D
Multiple Family Residential.....M-1
Mobile Home Development .....R-T
Office and Administration O-1
Commercial..... B-1
General Business..... B-2
Rural Commercial B-3
Light Industrial.....M-1
Heavy Industrial M-2
Uses Permitted by Right..... R
Uses Permitted under Special Conditions .....SC
Uses Permitted by Issuance of a Special Use Permit.. SUP

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9.2.2. Schedule A: Dimension Requirements for Residential Districts

ZONING DISTRICT	Minimum Lot Area Per Dwelling Unit Building, Or Structure With:		Minimum Lot Width Measured Along A Street Upon Which The Lot Principally Fronts (a):		Minimum Yard Setback Of Buildings			Maximum Density of Dwelling Units
	On Site +Sewage Disposal	Sanitary Sewer Service	Interior Lot	Corner Lot	Front Yard as Measured from Road R/W (c):	Side yard as Measured from Side Property Line	Rear Yard as Measured from Rear Property Line	
9.20.1 A-1, A-2, Agricultural	40,000 sq ft	30,000 sq ft	200 ft	210 ft	40 ft	20 ft (i)	60	1/40 acres (A-1)
9.20.2 R-1A Residential	30,000 sq ft	22,500 sq ft	200 ft	210 ft	40 ft	20 ft (i)	50 ft	
9.20.3 R-1B Residential	30,000 sq ft	18,750 sq ft	150 ft w/on site sewage disposal 125 ft 150 ft Depth	160 ft w/on site sewage disposal 135 ft	40 ft	15 ft	40 ft	
9.20.4 R-1C Residential	Not Permitted	8,500 sq ft	65 ft	70 ft	25 ft	5' one side, 15' both sides	35 ft	
9.20.5 R-1D Two-Family Residential	30,000 sq ft	22,500 sq ft	150 ft	160 ft	40 ft	10 ft	40 ft	
9.20.6 R-M1 Multiple Family Residential	Shiawassee Co. Health Dept., RE	15,000 (d)	100 ft	110 ft	40 ft	20 ft	60 ft	
9.20.8 R-M1 Lodging, Boarding House	Shiawassee Co. Health Dept., RE	15,000 sq ft	100 ft	110 ft	40 ft	20 ft	60 ft	
9.20.9 R-T Mobile Home Develop	20,000 sq ft	10,000 sq ft	100 ft	110 ft	40 ft	10 ft	60 ft	

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Zoning District	Minimum Requirements Floor Area Per Unit Building Or Structure As Measured At Ground Level:		Maximum Total Lot Area Coverage (Including All Necessary Buildings As Percent To Total Lot Size):	Maximum Height Of Buildings (e)	
				(Feet)	(Stories)
A-1, A-2, R-1A, R-1B, and AO	One Story (Ranch) One & One Half Story (Cape Cod) Two Story Split Level	1,040 sq ft 960 sq ft 700 sq ft 900 sq ft	20 percent 20 percent 25 percent	35 ft (g) 35 ft 35 ft	2 ½ 2 ½ 2 ½
R-1C R-1D	One Family Two Family	1,040 sq ft 700 sq ft	25 percent	35 ft	2 ½
R-M1 (f)	One Family Two Family Multiple Family One room Two rooms Three rooms Four or more rooms	750 sq ft (h) 700 sq ft 350 sq ft 550 sq ft 680 sq ft 100 sq ft for each additional room	(40 percent)	 35 ft	3 2 ½
R-M1 Lodging and Boarding Houses		750 sq ft	25 percent	35' (e)	2 ½
R-T Mobile Home Subdivision		750 sq ft	25 percent	35' (e)	

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Zoning District	Minimum Lot Area And Lot Width For Each Bldg, Structure Or Use			Minimum Yard Setback From Bldgs For Each Lot			Maximum Total Lot Coverage, Including Accessory Bldgs. As A Percent Of Lot Size	Maximum Height Of Buildings, Including Accessory Buildings
	Area	Width (Interior Lot)	Width (Corner Lot) (a)	Front Yard As Measured From The Road Right Of Way Line	Side Yard As Measured From Each Side Of The Property Line	Rear Yard As Measured From The Rear Property Line		
9.2.2.1 O-1	10,000 SQ FT	75'	75'	50' (k,l)	10' (j,k,i)	20' (j)	40%	35'
9.2.12 B-1	10,000 SQ FT	75'	75'	50' (k,l)	8' (j,k,i)	20' (j)	40%	35'
9.21.3 B-2	10,000 SQ FT	50'	50'	75' (k,l)	8' (j,k,i)	20' (j)	60%	35'
9.21.4 B-3	40,000 SQ FT	200'	210'	75' (k,l,m)	20' (j,k,i)	30' (j)	40%	35'
9.21.5 M-1	1 ACRE	150'	160'	75' (k,l)	25' (j,k)	50' (j)	50%	35'
9.21.7 PUD	THE LOT WIDTH, AREA, SETBACKS AND COVERAGE ARE DETERMINED BY THE PLANNING COMMISSION DURING REVIEW OF THE PRELIMINARY CONCEPT PLAN AND SITE PLAN FOR A PROPOSED DEVELOPMENT, USING THE STANDARDS IN THE OTHER ZONING DISTRICTS A S A BASIS BUT WITH ABILITY TO RELAX THOSE STANDARDS WHERE IT IS APPROPRIATE FOR THE COMMUNITY.							35'

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