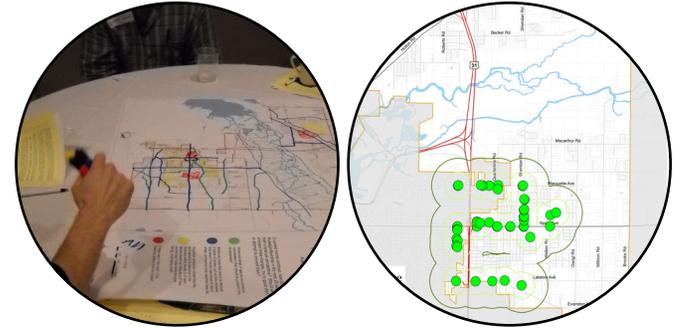


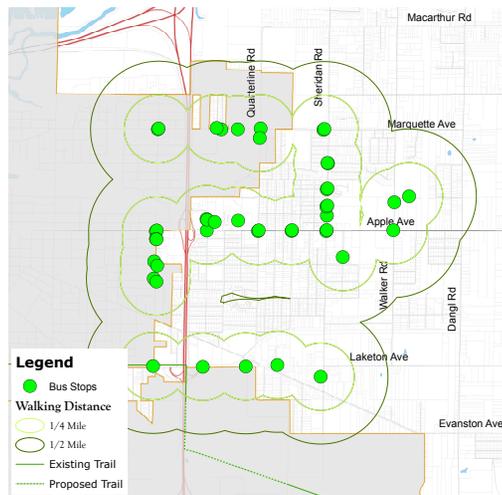
Chapter 2

Future Land Use and Zoning Plan



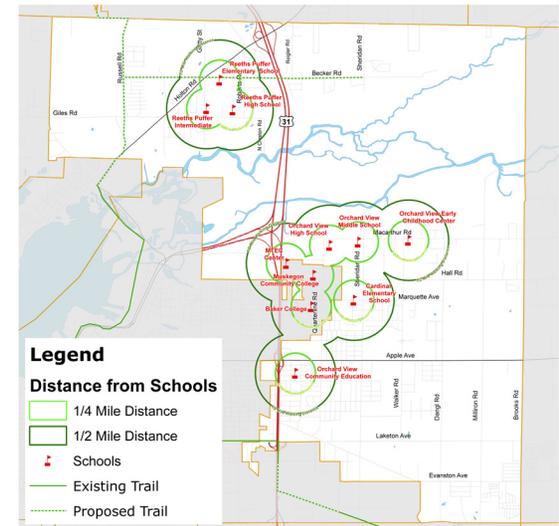
There are several overriding principles which were considered when developing the future land use plan for Muskegon Charter Township. Together with the advisory committee comprised of residents, elected officials, representatives of area schools and colleges and business owners, the future land use designations and locations were deliberately selected to address the following:

1. Land use categories were developed to be somewhat consistent with the land use planning efforts of the North Central Muskegon County Joint Planning Commission. It was noted, however, that the land uses for the Township developed by the Joint Planning Commission were based on current zoning, which should be changing as a result of this 2010 Master Plan effort.



2. In an effort to create walkable neighborhoods and to enhance the likelihood that residents or visitors could (or would) walk to designated bus stops, a walking analysis was created identifying key destinations measuring quarter-

mile and half-mile distances. The greatest densities follow these concentric rings.



3. Similar to the walking analysis for bus stops, an analysis was done depicting walking distances from key Township amenities and community facilities, including schools, parks and major retailers.
4. Realizing that Muskegon Township is an established community with preexisting uses and development patterns, the Future Land Use categories and their placements were selected to reduce the number of non-conforming uses where feasible. However, there remain instances where the public good outweighs private development, and some changes to existing land use patterns are planned. An example of this is a residential area adjacent to commercial uses along Apple Avenue where development patterns have resulted in serious

access management and traffic safety concerns. There, the future land use is commercial to foster a possibility of lot combinations to reduce driveways and improve traffic flow.

FUTURE LAND USE DESCRIPTIONS

Medium Density Residential

This future land use designation is established to accommodate single-family detached residential housing in the Township. This area of the Township is suburban in character, but growing with some of the Township's newest housing and highest housing values. While the primary land use within the Medium Density Residential area will be single-family detached housing, some compatible uses may be appropriate to serve nearby population areas. Compatible uses may include institutional (e.g., schools and churches), recreational land uses and retirement housing along major thoroughfares so long as structures mimic the massing and scale of single family dwellings. The Medium Density Residential land use is the most prevalent in the Township. Most areas with this designation are served with both water and sewer; however, in areas where water is not available, lot area and density would decrease to one dwelling unit per acre.

Otherwise, density will range from 2-5 dwelling units per acre. Large lot sizes and lower densities are also permitted, but not required. Open Space Cluster developments are encouraged where natural resources, such as large stands of trees/wooded areas and conservation areas are located in an interest to preserve and promote the wooded character and natural environment of the community. This wooded character is especially prevalent in the northern portions of the Township. Other areas exhibiting unique natural features are in the northeast portions of the Township in and around the Bear Creek Watershed and adjacent to the Muskegon State Game Area.

Established Residential

The Established Residential designation is intended to accommodate residential options for people of varying ages and income levels formed in walkable communities. This area is almost fully developed and includes the Township's most established and oldest housing stock. Any redevelopment that may occur would primarily consist of single-family detached homes; however, senior living facilities may be expected as well, depending on the availability of utilities and whether the site is located near major arterial roadways.

Playgrounds and gathering areas to provide opportunities for recreation and social interaction should be incorporated in new development. Developments should include pedestrian walkways throughout, and street layouts should follow a grid pattern whenever feasible and be designed to connect with existing and future developments as they occur.

Densities of up to 6-12 dwelling units to the acre should be limited to locations within walking distance of commercial services and similar amenities, where the development would not significantly alter the character of the neighborhood. Any development within the Established Residential designation is required to connect to public water and sewer.

Manufactured Housing Community

The Manufactured Housing Community designation is intended to provide areas in the Township suitable for Manufactured Housing Communities, which are reviewed and approved by the Building Division of the State of Michigan Department of Labor and Economic Growth. Such developments are often designed to provide some accessory uses, such as a clubhouse, pool, laundry facilities and central office for an on-site caretaker. The Manufactured Housing Community designations are located in areas proximate to Mixed Use nodes allowing for greater walkability and accessibility to goods and services.

Mixed Use

The Mixed Use category is intended to provide for offices, retirement housing, townhomes and other types of attached, owner-occupied multiple-family residential development and retail/commercial uses. The intent is to allow for uses in a master-planned project, giving a greater potential for walkable neighborhoods. Mixed Use projects with concentrated high-density residential uses are especially desirable where future mass transportation can serve the area.

The Mixed Use category is planned for major commercial corridors and helps to accommodate those areas where residential uses are still present. For the Apple Avenue corridor, an area the depth of about 200 feet north and south of Apple Avenue should be planned for commercial uses. Residential uses should be owner-occupied and housing that encourages a senior-citizen to “age in place” is desired. The non-conforming uses section of the Zoning Ordinance may be amended to permit existing single-family and two-family residential uses to be reconstructed in the event of destruction; however, this land use designation generally does not support the addition of new single-family and two-family residential uses.

Within the Mixed Use category, residential densities would be 6-12 dwelling units to the acre. Density bonuses may be available for development that incorporates certain green/eco-friendly building technologies at the time of site plan review and approval. Building heights would be the lesser of 40’ or three stories where surrounding uses and buildings are of comparable heights; however, along US-31 and Apple Avenue where the Mixed Use area is already developed, existing building heights would remain unchanged.

Transitional Industrial

Transitional Industrial development is characterized by small-scale light industrial activities, such as research and development, shipping, showrooms, warehousing and related

offices. Other support uses, such as offices, business incubators, retail, and eating and drinking establishments are encouraged.

The Transitional Industrial designation includes retail and eating and drinking establishments to help foster an employment area where workers can walk to or have easy access to places to shop and eat during breaks. The non-conforming uses section of the Zoning Ordinance may be amended to permit existing single-family and two-family residential uses to be reconstructed in the event of destruction; however, this land use designation generally does not support the addition of new residential uses.

Industrial

This land use designation is intended to provide employment for area residents, manufacturing of goods and services to meet the needs of the larger West Michigan region. Facilities will be developed with appropriate utility and transportation connections and in harmony with the area’s natural features. Industrial uses may include warehousing, manufacturing and assembly, mini-storage, contractor’s offices and yards and shipping facilities. New technologies, such as battery development, green industries and other cutting-edge industrial uses are contemplated in the Industrial area. Truck traffic leaving Industrial land uses will be directed efficiently to regional arterials without traversing residential areas.

Trails

Trails, including sidewalks, bike trails, non-motorized and multi-purpose trails are located on a separate trails map (see page 13). These trails provide an interconnected network for enhancing and supporting non-motorized mobility within the Township.

Conservation

This designation consists of properties owned by the Township or publicly owned lands, including the Muskegon State Game

Area. Also included are some privately owned lands within the floodplain areas. Where appropriate, Conservation areas could be developed with low-density, single-family residential (less than one dwelling unit to the acre) using cluster development patterns, cabins, boat/kayak rentals and other similar recreational uses. Conservation lands also include major drainage areas of the Township where development should be set back from natural areas.

* Gateways

Community Gateways have been identified to help promote Muskegon Charter Township as a destination, as well as to develop the identity of the main commercial corridors where residents and businesses interact and relate. These Gateways could include signage, monuments, roundabouts, landscaping, boulevards or a combination of all, and may be used to announce community events, to promote local businesses and to beautify and unify the Township. Local businesses may sponsor a Gateway.

TRAIL NETWORK

As part of future land use planning, the Township developed a future trails map identifying the following types of trails. The map is included on the following page:

Regional Rail Trail: Regional rail trails within the Township are to be paved with asphalt, 10 to 12 feet in width and located on a former railroad bed or other abandoned right-of-way with connectivity to other regional trail systems. These can also be placed along utility corridors or similar areas. These are to be located outside of the Township to connect the Township trail system to other municipalities.

Sidewalks: Sidewalks are to be constructed of concrete and are to be 4 to 6 feet in width, located parallel to a traveled roadway. Intersections are to be ADA compliant and flush at the street level. Sidewalks should be included within areas of higher population density and in commercial areas where business would benefit from improved pedestrian access.

Dedicated Trail: An asphalt or paved, 8 to 12-foot wide trail separate from motorized roadways (or within the right-of-way) is intended for pedestrians, bicycles or similar non-motorized use in the summer, and cross country skiers and snowmobiles in the winter subject to sufficient snowpack. These are to be located along utility corridors, former transportation corridors or along roadways where sufficient space is available.

Multiple Purpose Trail: Multipurpose trails shall be constructed as a wood boardwalk or paved with asphalt or concrete, 8 to 12 feet in width, and shall be intended for non-motorized and pedestrian travel as a way to explore natural areas. These shall be primarily located within the Muskegon State Game Area.

Bicycle Route: Bike routes shall be paved with concrete or asphalt, 4 to 6 feet in width, and either a path off the street or a striped and marked lane running parallel to the vehicular travel lanes within the street. These are to be located along state roads, local arterial or collector streets or within higher traffic areas.

Muskegon Charter Township

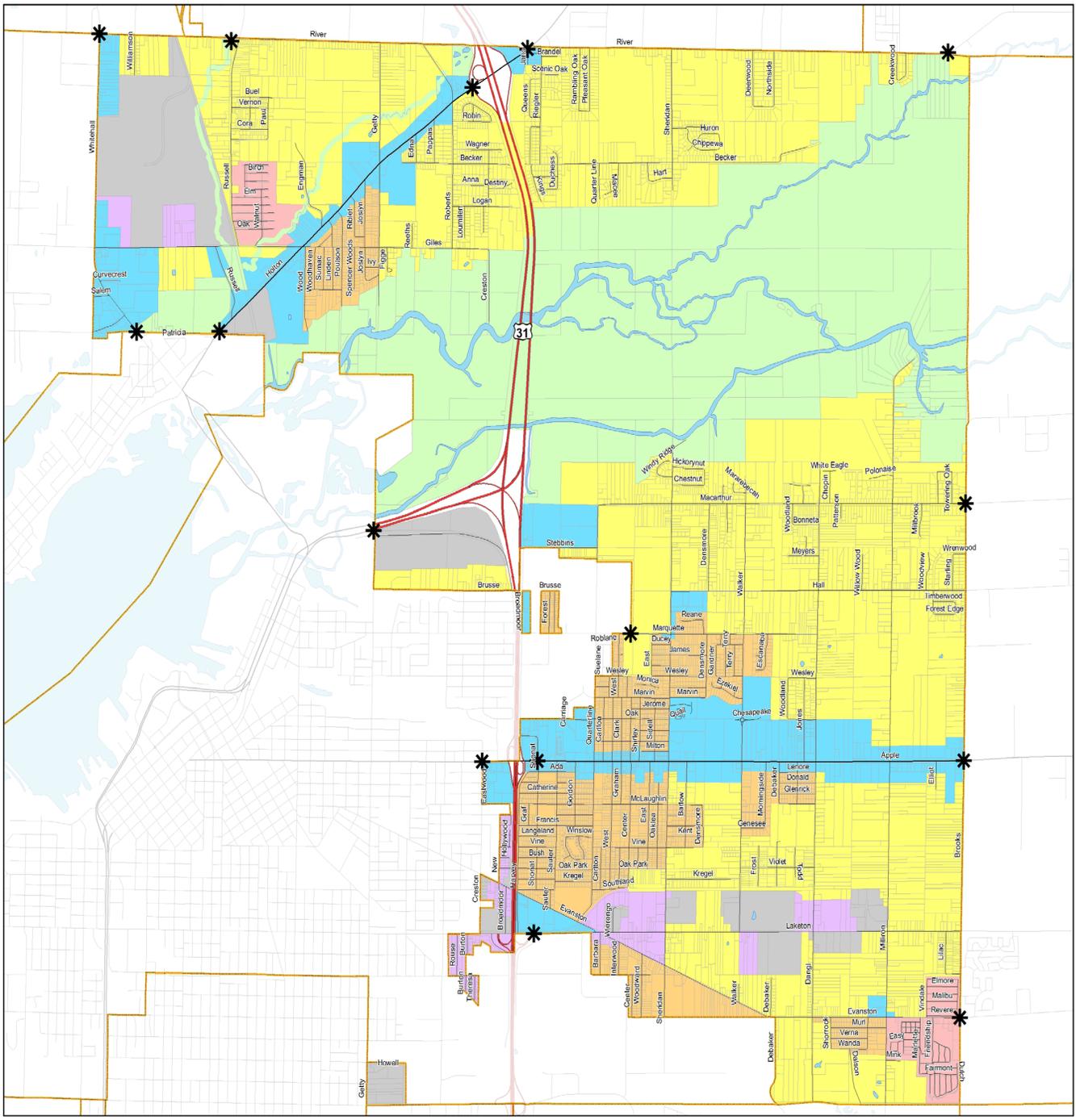
Future Land Use

Legend

Gateways

Future Land Use

- Medium Density Residential
- Established Residential
- Manufactured Housing Community
- Mixed Use
- Transitional Industrial
- Industrial
- Conservation



Williams & Works

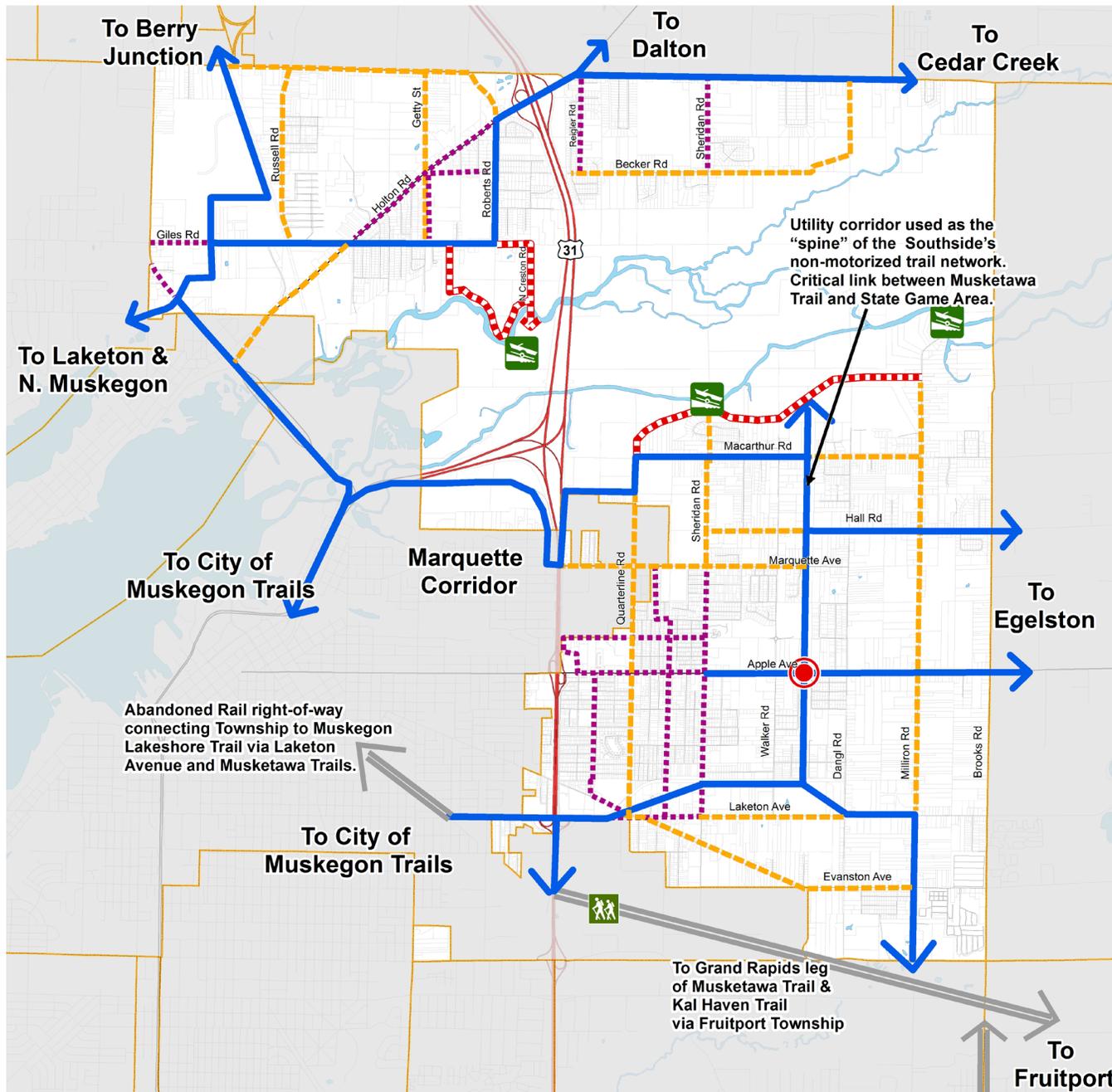


ZONING PLAN

Future Land Use Designation	Current Zoning	Future Zoning
Medium Density Residential	R-1, R-R	RR (Modify dimensional standards per future land use description.)
Established Residential	R-1, R-2	R-1 (Modify dimensional standards per future land use description. Include duplexes on key streets.)
Manufactured Housing Community	RMH	RMH
Mixed Use	C-1	MU (Create new district.)
Transitional Industrial	I	TI (Create new district.)
Industrial	I	I (Modify uses per future land use plan.)
Conservation	P	P (Modify uses per future land use plan.)

Muskegon Charter Township

Conceptual Sidewalk & Trail Network



Legend

- Regional Rail Trail
- Sidewalks
- Dedicated Trail
- Multiple Purpose Trail
- Bicycle Route
- Boat Launch
- Tunnel

0 1,500 3,000 6,000 Feet



Williams & Works

May 10, 2010

