

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING**

Wednesday, October 27, 2021 at 7:00 pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

A G E N D A

ORDER OF BUSINESS

Call meeting to order

Pledge of Allegiance

Roll call of Board Members

1. Public Comment

Public Comment Guidelines:

Any person shall be permitted to address a meeting of The Planning Commission, which is required to be open to the public under the provision of the Michigan Open Meetings Act, as amended. (MCLA 15.261, et.seq.) Public Comment shall be carried out in accordance with the following Commission Rules and Procedures: a.) any person wishing to address the Commission is requested to state his or her name and address. b.) No person shall be allowed to speak more than once on the same matter, excluding time needed to answer Commissioner's questions. Where constrained by available time the Chairperson may limit the amount of time each person will be allowed to speak to (3) minutes. 1.) The Chairperson may at his or her own discretion, extend the amount of time any person is allowed to speak. 2.) Whenever a Group wishes to address a Committee, the Chairperson may require that the Group designate a spokesperson; the Chairperson shall control the amount of time the spokesperson shall be allowed to speak when constrained by available time. Note: If you are here for a Public Hearing, please hold your comments until that Public Hearing time.

2. Review and Approval of the Agenda – Conflict of Interest

3. Minutes – October 13, 2021

4. Correspondence

5. Reports

- a. Township Board
- b. Planning Commissioners
- c. Staff Report

6. Unfinished Business

- a. PD 2021-137 – Housing Discussion with Housing North

7. New Business

8. Public Comment

9. Other Business

10. Items for Next Agenda – November 10, 2021

- a. Premier Place PUD Minor Amendment – Public Hearing
- b. Marengo 31 Special Use Permit – Findings of Fact
- c. Biggby / BCUBED at Cherryland – Site Plan Review

11. Adjournment

**Joe Robertson, Secretary
Garfield Township Planning Commission
3848 Veterans Drive
Traverse City, MI 49684**

The Garfield Township Board will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to the Garfield Township Board. Individuals with disabilities requiring auxiliary aids or services should contact the Garfield Township Board by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620.

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
October 13, 2021**

Call Meeting to Order: Chair Racine called the October 13, 2021 Planning Commission meeting to order at 7:00pm at the Garfield Township Hall.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

Present: Joe McManus, Molly Agostinelli, Joe Robertson, Pat Cline, Chris DeGood, Robert Fudge, and John Racine

Staff Present: Planner John Sych and Deputy Planner Steve Hannon

1. Public Comment (7:00)

LuAnn Heinert commented on the Premier Place PUD amendment. She encourages the Planning Commission to hold a public hearing on the matter.

2. Review and Approval of the Agenda – Conflict of Interest (7:03)

Fudge moved and Robertson seconded to approve the agenda as presented.

*Yeas: Fudge, Robertson, DeGood, Agostinelli, Cline, McManus, Racine
Nays: None*

3. Minutes (7:04)

a. September 22, 2021 Regular Meeting

McManus moved and Robertson seconded to approve the September 22, 2021 Regular Meeting minutes as presented.

*Yeas: McManus, Robertson, Cline, Fudge, Agostinelli, DeGood, Racine
Nays: None*

4. Correspondence (7:05)

Email from Bill Crane regarding the Premier Place Minor Amendment.
Correspondence pertaining to the Marengo 31 application.
Review from Metro Fire regarding Premier Place.

5. Reports (7:06)

Township Board Report

Agostinelli had no report.

Planning Commissioners

None

Staff Report

Sych stated that the Board approved Articles 2, 3 and 7 and final copies of the amendments are ready for commissioner ordinance binders. He also said that the Marijuana Safety Compliance Facility ordinance went into effect. Hannon stated that the newly developed Guide to Development is on the website.

6. Unfinished Business**a. PD 2021-131 – Marengo 31 – Special Use Permit – Public Hearing (7:09)**

This application requests approval of a Special Use Permit for a commercial district housing development behind the Baymont Inn at 2326 N US 31 South. This development includes two 30-unit apartment buildings for 60 total dwelling units. Commercial district housing developments are permitted via Special Use Permit in the C-H Commercial Highway district. A permit has been obtained from EGLE and adjustments have been made to parking setbacks. Dusty Christensen, with Mansfield and Associates on behalf of applicant M Brothers Northern, reviewed the specifics of the application. Two buildings are proposed, and each has a footprint of 10,658 square feet and each building will have 30 apartments. Chair Racine opened the public hearing at 7:15pm. TJ Andrews from the Watershed Center commented on the application and its proximity to wetlands. She offered suggestions to tweak the ordinance to clarify small wetland areas. The public hearing was closed at 7:20pm. Commissioners discussed the wetland issue and determined that if the wetland is not filled, the required setback would be in order. The applicant would be open to a pedestrian connection to an existing trail near the Miller Creek parklands.

Agostinelli moved and McManus seconded to direct staff to prepare Findings of Fact for application SUP-2021-03, submitted by M Brothers Northern LLC, for a Special Use Permit for a commercial district housing development known as Marengo 31 at parcel 05-021-065-00, subject to the following items being addressed by the applicant:

1. *The application shall be subject to additional reviews, including but not limited to the Township Engineer, Grand Traverse County Road Commission, and Metro Fire.*

*Yeas: Agostinelli, McManus, DeGood, Robertson, Fudge, Cline, Racine
Nays: None*

b. PD 2021-132 – South 22 – Special Use Permit – Findings of Fact

This application requests approval of a Special Use Permit for a proposed 216-unit multi-family housing development. Multiple family dwellings are permitted via Special Use Permit in the R-3 Multi Family Residential

District. Trees and vegetation were discussed and commissioners discussed waiving the traffic impact report. A traffic impact analysis will be required by the County Road Commission.

DeGood moved and Robertson seconded MOTION THAT the Findings of Fact for application SUP-2021-02, as presented in Planning Department Report 2021-132 and being made a part of this motion, BE ADOPTED.

*Yeas: DeGood, Robertson, Fudge, McManus, Agostinelli, Cline, Racine
Nays: None*

DeGood moved and Robertson seconded THAT application SUP-2021-02 BE APPROVED, subject to the following conditions:

- 1. Provide recorded easements and maintenance agreements for cross-access and shared drives.*
- 2. Waive the requirement for a traffic impact report.*
- 3. Provide the minimum plant size of landscape materials.*
- 4. Final engineering review and approval by the Township Engineer is required including all infrastructure and stormwater.*
- 5. All final reviews from agencies with jurisdiction shall be provided prior to any Land Use Permits being issued.*
- 6. All proposed landscaping and site amenities shall be installed prior to the issuance of a Certificate of Occupancy.*
- 7. The applicant shall provide two (2) full-size plan sets, one (1) 11x17" plan set, and one electronic copy of the full application (in PDF format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.*
- 8. The applicant shall record promptly the amended Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Director of Planning within thirty (30) days of final approval by the Township or approval shall be considered to have expired.*

*Yeas: DeGood, Robertson, Fudge, McManus, Agostinelli, Cline, Racine
Nays: None*

7. New Business

- a. PD 2021-133 – 3570 N. US 31 South – Site Plan Review (7:45)**
The proposed site is in the C-H Highway Commercial zoning district. Applications for development within the C-H Highway Commercial district shall be reviewed by the Planning Commission for compliance with Article 4, § 424 – Site Plans and Article 5 – Development Standards. A public hearing is not needed. The site is currently vacant and was formerly part of the Bill Marsh automobile dealership. The proposed development is for an urgent care medical clinic. "Medical Office, Clinic" is a use by right in

the C-H district. The parcel was recently created via land division; the site is about 1.61 acres according to the application. Mitchell Harvey with Stonefield Engineering is representing the applicant and stated that they are proposing a 4,242 sq foot urgent care clinic. The amount of impervious surface will be reduced and the existing building will be demolished. A pedestrian walkway will be tied in and landscaping will be done according the ordinance. A maintenance agreement is in place for the ring road which goes through the neighboring properties. Commissioners discussed the proposed building and asked questions.

Cline moved and Agostinelli seconded THAT application SPR-2021-02, submitted by Garfield Township Retail Management, LLC, for an urgent care medical clinic on parcel 05-016-016-55, BE APPROVED, subject to the following conditions:

- 1. The landscaping plan shall be modified, and details of the existing trees provided, to meet the landscaping requirements of the Zoning Ordinance.*
- 2. The 35-foot buffer along Kids Creek shall be depicted on the landscaping plan and shall be maintained as a buffer area with natural vegetation.*
- 3. Details on the proposed materials for the pervious pavement, including cut sheets, shall be provided and are subject to township approval.*
- 4. The pervious parking spaces shall be maintained in accordance with the manufacturer specifications and to ensure pervious functionality.*
- 5. A loading zone meeting all requirements shall be depicted on the site plan, which may be an off-hour loading zone.*
- 6. All agency reviews, including stormwater and utility review by the Township Engineer, shall be received, and deemed compliant prior to issuing a Land Use Permit or Building Permit.*

*Yeas: Cline, Agostinelli, Fudge, McManus, DeGood, Robertson, Racine
Nays: None*

b. PD 2021-134 – Premier Place PUD Minor Amendment – 50 Unit Addition (8:05)

The request is to amend Premier Place to approve five 10-unit residential buildings and 50 detached garages with minor modifications. Based on Staff analysis, a Minor Amendment to the Special Use Permit is required before construction of this portion of the PUD. Furthermore, a public hearing, while not required for a Minor Amendment, is recommended since these changes are part of a PUD with current residents. Located at the northwest corner of Premier Street and Woodmere Avenue, the Premier Place Planned Unit Development (PUD) was approved as a phased residential project in 2003. Parcel 05-264-111-01 was approved for five 10-unit buildings with detached garages for the north end of the site as part of the original PUD. There is now interest by the PUD developer to construct these five 10- unit buildings. No additional housing

units are proposed. However, it appears that there are some minor modifications proposed to the site plan (i.e., changed location of garage buildings). The escrow for the Private Rail crossing must remain in place and it should be noted that all entities within the property need to sign the agreement. A public hearing is recommended. Multi-phase planned unit developments were discussed. Bill Crain from Crain Engineering representing the applicant spoke on the footpaths that are on the property. The footpaths will be reconfigured or relocated.

McManus moved and Robertson seconded THAT application SUP 2003-06-E, submitted by Woodmere Crossing, LLC to construct five 10-unit residential buildings with detached garages for the Premier Place PUD be TABLED and that a public hearing BE SCHEDULED for the November 10, 2021 Regular Planning Commission meeting. And THAT Findings for application SUP 2003-06-E, included in PD Report 2021-134 and forming part of this motion, BE DRAFTED.

*Yeas: McManus, Robertson, Agostinelli, DeGood, Fudge, Cline, Racine
Nays: None*

8. Public Comment (8:37)

LuAnn Heinert stated that the association voted to have a second association for the five new buildings. She shared concerns with pedestrian movements and the ownership of the gathering space.

9. Other Business (8:40)

a. Gather Questions for Housing Discussion

Sych reviewed the questions that will be discussed at the next meeting regarding housing in the township. Commissioners should also discuss property build out in the township for types of housing and density.


10. Items for Next Agenda – October 27, 2021 (8:43)

a. Housing Discussion with Yarrow Brown, Housing North

11. Adjournment

Fudge moved to adjourn the meeting at 9:02pm.

Joe Robertson, Secretary
Garfield Township Planning
Commission
3848 Veterans Drive
Traverse City, MI 49684

 Charter Township of Garfield Planning Department Report No. 2021-137			
Prepared:	October 20, 2021	Pages:	1
Meeting:	October 27, 2021 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Housing Discussion with Housing North		

BACKGROUND:

The Planning Commission has been conducting a discussion on housing in the Township. This discussion has included reviewing the Housing Ready Communities checklist from Housing North as a resource to foster discussion and explore housing ideas that the Township could consider. This discussion has also provided an opportunity to review the housing goals and implementation strategies from the Master Plan, review the existing Zoning Ordinance regulations, and pursue fulfillment of a best practice in the Redevelopment Ready Communities (RRC) program.

TOPICS FOR DISCUSSION WITH HOUSING NORTH:

On October 27, 2021, Yarrow Brown, Executive Director of Housing North, will join the Planning Commission for continued discussion. Based on feedback from the Planning Commission, the following topic areas may be considered for the discussion:

- ***Garfield’s Place in the Urbanizing Area***

The Planning Commission is interested in a housing comparison with neighboring communities, including Blair Township, East Bay Township, Elmwood Township, Long Lake Township, and Traverse City. See data comparison below for Garfield Township and its neighboring communities.

Questions to consider:

What is the role of Garfield Township in the local housing crisis?

- ***Payment in Lieu of Taxes (PILT)***

Through the State Housing Development Act of 1966, the State of Michigan and its political subdivisions may facilitate the provision of adequate housing for its citizens of low income through the provision of an exemption from the payment of ad valorem property taxes with an attendant and consequent payment of service charges in lieu thereof. The Township is authorized by the Act to establish or change the service charge to be paid in lieu of taxes by specific classes of housing exempt from the payment of ad valorem property taxes in amount which is not in excess of the amount of taxes that would otherwise be paid in the absence of such an exemption.

The Township currently has a PILT Ordinance in place that allows projects to be considered. To date, the Township has 13 approved PILT housing developments in place. These developments include 988 housing units or 12% of all housing units in the Township.

Questions to consider:

- *What is the capacity for additional PILT supported housing in the Township?*

- ***Master Plan Policies***

Currently, the Master Plan has several goals and objectives related to housing. See Master Plan housing goals and objectives below.

Questions to consider:

- *What is the potential capacity for additional housing in the Township based on current zoning and available land area?*
- *What are the best locations for new housing in the Township?*

- ***Accessory Dwelling Units (ADU)***

An Accessory Dwelling Unit (ADU) is a small, additional residential structure that is located on a parcel with a primary dwelling structure. ADUs can be detached from the primary structure or serve as an attached extension of the primary dwelling. ADUs can extend greater property usage to owners in higher density residential districts. They can provide extra residential space for families and can also help those seeking to diversify their income sources, as accessory units can serve as long-term rentals.

Questions to consider:

- *How have other communities fared which have allowed accessory dwelling units (ADUs) and what has been their experience with licensing or other aspects of their program?*
- *What is the financial feasibility of ADUs?*
- *How are ADUs affected by condominium or subdivision regulations?*

- ***First Time Homebuyers***

First-time homebuyers are an important part of the housing system. They allow current homeowners to sell to relocate or move to a larger house. Because of their critical role in creating and sustaining a strong housing market, first-time buyers have long been an important focus of housing policy.

Questions to consider:

- *What options are available to first time homebuyers?*
- *Are there ways that the Township can facilitate the development of homes for first time buyers?*

- ***Nimbyism***

NIMBY stands for “Not In My Backyard.” In the context of housing, the abbreviation refers to residents who broadly oppose new housing construction in their neighborhoods.

Questions to consider:

- *How do can the issue of NIMBYism be addressed to allow for new housing developments?*

- ***Zoning Ordinance Changes***

There are a variety of changes or “tweaks” that can be made to the Township Zoning Ordinance that can help facilitate new housing development. Here are two examples that may be considered:

- Consider creation of a residential district that permits a higher density of dwelling units. Historically, higher density has been permitted through the PUD or PURD process. A new district of may provide an option to meet this same goal.
- Consider uniform lot width requirements for the R-3 district. Currently, a sliding scale based on total number of units is in place. An alternate approach would be to regulate the number of units based on lot area and not lot width.

Questions to consider:

- *What kind of changes to the Zoning Ordinance can be made to create better opportunities for housing development?*

ATTACHMENTS:

1. Appendix A – Housing Data Comparison
2. Appendix B – Housing Demand
3. Appendix C – Master Plan Goals and Objectives
4. Appendix D – Zoning Ordinance Definitions
5. Appendix E – Housing-Related Land Uses
6. Appendix F – Schedule of Regulations

APPENDIX A – HOUSING DATA COMPARISON:

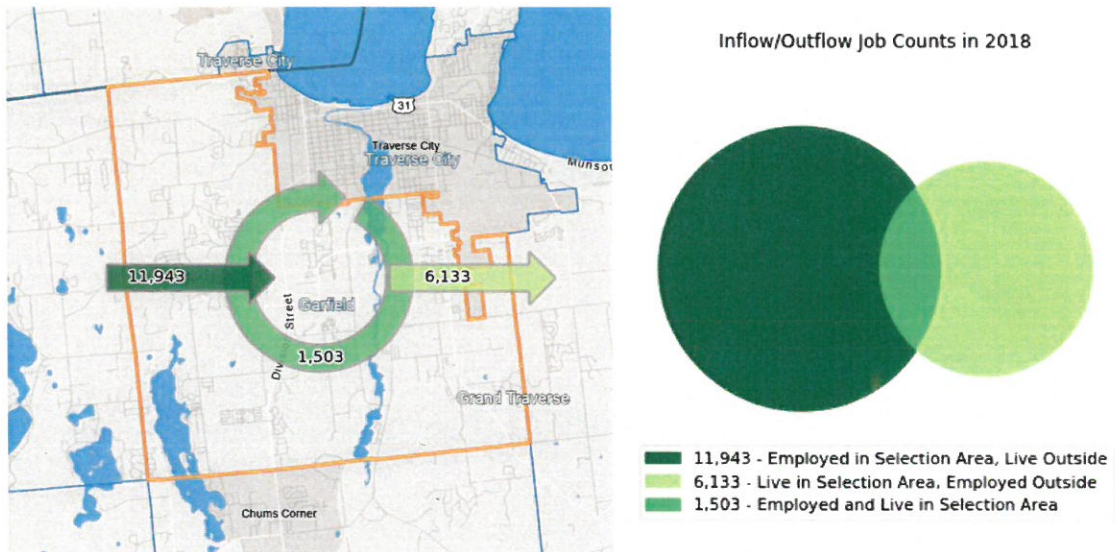
2019 Housing Profile							
<i>Source: American Community Survey 2019 5-year, U.S. Census Bureau</i>							
	Garfield Township	City of Traverse City	East Bay Township	Blair Township	Long Lake Township	Elmwood Township	
Population	17,319	15,570	11,492	8,933	9,321	4,497	
Square Miles	26.6	8.3	40.0	35.6	29.9	19.9	
People per Square Mile	651.4	1870.0	287.5	250.9	311.8	225.6	
Age	40.4	41.4	45.6	34.4	43.8	51.4	
Median Household Income	\$50,372	\$57,076	\$74,015	50,870	75,605	59,260	
Number of Households	7,666	6,781	4,575	3,204	3,589	1,839	
Persons per Household	2.2	2.2	2.5	2.8	2.6	2.4	
Total Housing Units	8,203	7,423	5,527	3,629	4,295	2,084	
Occupied (%)	93.5	91.4	82.8	88.3	83.6	88.2	
Vacant (%)	6.6	8.7	17.2	11.7	16.4	11.8	
Owner occupied (%)	59.6	62.0	86.1	77.3	89.8	85.3	
Renter occupied (%)	40.4	38.1	13.9	22.7	10.3	14.7	
Structure Type (%)							
Single family unit	54.7	66.9	85.7	66.1	90.1	92.8	
Multi-family unit	34.1	32.9	10.6	4.4	4.8	6.6	
Mobile home	11.2	0.2	3.8	29.5	5.2	0.7	
Year moved in (%)							
Before 1990	7.0	11.4	10.9	7.9	13.5	14.5	
1990s	11.0	10.6	20.7	12.4	19.1	20.8	
2000s	22.5	20.0	25.5	26.1	26.0	22.3	
2010-2014	24.6	29.1	21.4	31.8	25.7	18.1	
2015-2016	23.1	17.2	12.6	14.4	11.4	21.7	
Since 2017	11.9	11.8	9.0	7.4	4.4	2.6	
Owner-Occupied Housing Units							
Median Value	\$190,300	\$266,100	\$195,000	\$157,400	\$227,000	\$247,900	
Value of Owner-Occupied Housing Units (%)							
Under \$100K	23.8	4.1	5.0	27.7	7.1	3.6	
\$100K - \$200K	30.0	24.4	46.9	44.6	33.0	24.2	
\$200K - \$300K	23.6	30.0	23.2	15	30.6	41.1	
\$300K - \$400K	12.0	18.9	16.9	6.2	15.6	12.1	
\$400K - \$500K	5.9	9.0	3.9	2.2	5.3	4.7	
\$500K - \$1M	4.3	11.9	3.6	1.7	7.1	9.6	
Over \$1M	0.5	0.8	0.2	0.7	0.4	4.1	
Geographical Mobility (%)							
Moved Since Previous Year	18.5	18.5	12.1	12.1	7.9	11.4	
Same house year ago	81.5	81.5	87.9	87.9	92.2	88.6	
From same county	12.5	8.4	4.8	8.3	2.7	2.7	
From different county	4.9	7.3	4.0	3.4	3.6	5.6	
From different state	1.0	2.6	3.1	0.4	1.6	3.0	
From abroad	0.1	0.2	0.2	0.0	0.0	0.0	

APPENDIX B – HOUSING DEMAND:

Understanding the demand for housing requires analysis of the market. Readily available data comes from the US Census Bureau and the 2019 Target Market Analysis conducted by Networks Northwest. The Target Market Analysis does not focus specifically on Garfield Township but does provide usable County level data that is applicable to the Township. Here are some noteworthy findings:

- The housing wage is the amount a worker would need to earn to afford a typical rental. In Grand Traverse County, the housing wage is \$17.15 per hour. The affordable rent for a renter earning the mean wage is \$892.
- For workers making a minimum wage of \$9.45 per hour, the affordable rent for a full-time minimum wage worker would be \$491.
- The Target Market Analysis found that the County can support 5,715 new housing units through 2025. Of those, 4,085 would be rentals and 1,630 would be owner units.
- In reviewing travel to work data, around 12,000 workers come into the Township on any given workday. For Traverse City, it’s around 21,000 workers. East Bay is lower at around 3,000 workers. Combined, Garfield Township and Traverse City are the primary location for jobs in the region. Data shows that East Bay functions more as a “bedroom suburb” to the urban area. The desire by workers to live near their place of employment often drives the demand for housing. While the City has a higher number of workers, their ability to provide for housing is limited due to a lack of developable land and higher land costs. Therefore, much of the worker demand focuses on Garfield Township with its available land and supporting infrastructure.

The following Census data shows an inflow and outflow of workers as follows:



APPENDIX C – MASTER PLAN GOALS AND OBJECTIVES:

The Master Plan includes the following goals and objectives relating to housing:

Diversity:

Goal: Diversity in the rental market is also important in terms of unit size. In particular, there is a known shortage of single bedroom or loft-style units, leading to a drain on income as renters are forced to choose a larger, more expensive option.

- *Objective:* The Township should encourage development which includes a mix of housing options. The market does seem to be naturally adjusting to meet this demand, as indicated by projects such as the Arbors Apartments constructing 24 loft/garage choices in place of standard carport buildings.

Accessibility:

Goal: It is increasingly important to consider an adequate accessible housing supply. Accessible housing options will allow aging or disabled individuals to remain in their home.

- *Objective:* Consider incentives such as density bonuses to encourage the development community to include accessible housing.

Affordability:

Goal: Continue to lead the region in supporting affordable housing.

- *Objective:* Many of the Township's residential developments are subsidized to allow lower rents, primarily through the Michigan State Housing Development Authority (MSHDA), but also through the Township Board's approval of Payment In Lieu Of Taxes (PILOT).

Location:

Goal: Locating new housing developments proximate to these resources can reduce the overall costs of housing and transportation while helping to create more efficient use of infrastructure in existing urban areas.

- *Objective:* Target appropriate areas and incentivize their development or redevelopment through density bonuses.

Implementation – Housing:

- Continue to implement zoning incentives such as density bonuses to encourage the development community to include particular housing types in high demand in the Township, such as single-bedroom apartment units and accessible housing options for seniors and individuals with disabilities.
- Continue to use the Township's Zoning Ordinance to encourage a wide variety of housing types and densities, as well as the mixing of residential uses with commercial and light industrial uses where compatible.
- Continue to incorporate subsidized units in developments via state and federally administered programs.

APPENDIX D – ZONING ORDINANCE DEFINITIONS:

The following are definitions in the Zoning Ordinance which relate to housing:

Apartment: A room or suite of rooms, including bath and kitchen facilities, located in an accessory structure or in a two-family or multiple-family dwelling intended or designed for use as a non-transient residence by a single family.

Boarding Residence: An owner-occupied residence where non-related individuals are provided with room and board on a long-term basis.

Commercial District Housing Development: A residential development in a commercial district which includes elements that contribute to the function of the development as a cohesive site, such as design elements and common open space, or where a livable space is incorporated into an approved commercial business or office such as an upper floor apartment.

Dwelling: Any building or structure or part thereof which contains one (1) or more dwelling units. For the purposes of this Ordinance, “Mobile Home” and “Recreational Unit” are each defined separately.

Dwelling, Single-Family: A dwelling unit designed for exclusive occupancy by a single family that is not attached to any other dwelling by any means and is surrounded by open area or yards.

Dwelling, Multiple-Family: A dwelling or group of dwellings on one lot used or designed to contain separate living units for three (3) or more families, including triplex units, apartment houses, cooperatives, garden apartments and condominiums.

Dwelling, Two-Family (Duplex): A building containing two single family dwelling units totally separated from each other by an un-pierced, above ground, wall or floor and occupied exclusively by two (2) families living independently of each other.

Dwelling Unit: A building or portion thereof designed exclusively for residential occupancy by one (1) family and having cooking facilities.

Family: (1) An individual, or two (2) or more persons related by blood, marriage or adoption, together with foster children and servants of the principal occupants, with not more than one additional unrelated person, who are domiciled together as a single, domestic, housekeeping unit in a dwelling unit, or (2) a collective number of individuals domiciled together in one dwelling unit whose relationship is of a continuing non-transient domestic character and who are cooking and living as a single nonprofit housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization or group of students or other individuals whose domestic relationship is of a transitory or seasonable nature or for an anticipated limited duration of a school term or other similar determinable period.

Farm Employees House: A dwelling for farm employees associated with the principal use of the property as an agricultural operation.

Live-Work Unit: A dwelling unit which is an accessory use to a primary office, studio, or other similar commercial use, designed as an integral part of the building where the primary commercial use is at the ground floor entrance to the building, and where the occupant is either an owner or an employee of the office, studio, or other commercial use.

Long-Term: In relation to the occupancy of a building or dwelling unit, any period of thirty (30) or more consecutive days.

Mobile Home: A structure, transportable in one or more sections, which is built on a chassis and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities and includes the plumbing, heating, air- conditioning and electrical systems contained in the structure. Mobile home does not include a recreational unit.

Mobile Home Park: A parcel or tract of land under the control of a person upon which 3 or more mobile homes are located on a continual, nonrecreational basis and which is offered to the public for that purpose regardless of whether a charge is made therefore, together with any building, structure, enclosure, street, equipment, or facility used or intended for use incident to the occupancy of a mobile home.

Mobile Home Subdivision: A subdivision approved under Act 288 of the Public Acts of 1967, as amended, which by deed restrictions has been designated solely for occupancy by mobile homes.

Short-Term: In relation to the occupancy of a building or dwelling unit, any period of less than thirty (30) consecutive days.

APPENDIX E – HOUSING-RELATED LAND USES:

Use Name	R-1	R-2	R-3	R-R	R-M	C-L	C-O	C-G	C-H	C-P	I-G	I-L	A	Conditions
Boarding Residence			SUP											§ 714
Commercial District Housing Development								SUP	SUP	R				§ 725
Dwelling, Single Family	R	R	R	R									R	
Dwelling, Two-Family		R	R											
Dwelling, Multiple Family			SUP											
Farm Employees House													SC	
Live-Work Unit						R				R	R	R		
Mobile Home					R									
Mobile Home Park					SC									§ 759
Mobile Home Subdivision					SC									
Other Regulations														
Limited Residential Uses in Commercial (Residential units above first floor comm.)						✓		✓	✓	✓				§ 615

APPENDIX F – SCHEDULE OF REGULATIONS:

Zoning District	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft.)	Maximum Height (ft.)	Setbacks			Max. Lot Coverage	Min. Building Cross-Section (ft.)
				Front	Side	Rear		
R-1 (w/ sewer)	15,000	100	35	30	10	30	30%	24
R-1 (w/o sewer)	20,000	100	35	30	10	30	30%	24
R-2 (1F, w/ sewer)	12,000	80	35	30	10	25	30%	24
R-2 (1F, w/o sewer)	15,000	100	35	30	10	30	30%	24
R-2 (2F, w/ sewer)	10,000	75	35	25	10	25	30%	24
R-2 (2F, w/o sewer)	13,500	80	35	30	10	30	30%	24
R-3	10,000 / DU (1F) 6,000 / DU (2F) 4,000 / DU (MF)	70 / DU (first 2 units) + 10 / DU (next 6 units) + 5 / DU (ea. add. unit) 250 (maximum)	40	25	10 (1F) 15 (2F) 20 (MF)	20	35%	24
R-R	43,560	110	35	30	15	35	20%	24
A	43,560	110	35	30	20	35	20%	24