

10/6/2023

To: Bingham Township Planning Commission

From: Robert Carson, AICP, Networks Northwest Community Development Director

RE: Future Land Use Districts Revised as of Bingham Township PC Meeting on 10/5

***Lake Michigan Shoreline Residential District (SR-1):***

Purpose Statement: This district is encouraged to be established and encapsulate parcels planned for and or developed along the shoreline of West Grand Traverse Bay. This district should be considered higher density in terms of a rural communities parcel size, and continue to maintain the 1 acre minimum lot size as is currently established. Consider allowance of duplexes and ADU's when part of a single structure or included as an accessory dwelling unit (ADU) in an allowable accessory structure. Already established lakefront lots which were created prior to the adoption of zoning, but don't meet minimum lot size would still be able to be developed so long as the other bulk requirements were met. Much of the lake-shore has already been divided into existing lots of record, which cannot be further subdivided. The true intent of the district is to support policy, whether recommended or regulatory, that does the following:

- Consider Best Management Practices discussed with local organizations in regard to shoreline management.
- Consider establishing reasonable guidelines to maintain native shorelines, establish buffers and other stabilization techniques to limit shoreline erosion.
- Consider establishing reasonable guidelines to manage storm water runoff from impervious surfaces, directing concentrated volumes to rain gardens or similar approaches preserving water quality.
- Continue to monitor for allowance of short-term rentals and their impacts.
- Consider limitations on the amount, size and number of detached accessory structures.
- Consider protection of lake-views with limits on fencing.
- Duplexes and ADU's may be considered as an allowable use so long as they are not utilized a short term rental
- Perform a comprehensive review of existing home occupations and similar uses within the Township.
- Housing Bullet Point to speak to consideration of housing options.

***Lake Leelanau Shoreline Residential District (SR-2):***

Purpose Statement: This district is encouraged to be established and encapsulate parcels planned for and or developed along the shoreline of Lake Leelanau. This district should be considered higher density in terms of a rural communities parcel size and continue to maintain the 1 acre minimum lot size as is currently established. Consider allowance of duplexes and ADU’s when part of a single structure or included as an accessory dwelling unit (ADU) in an allowable accessory structure. Already established lakefront lots which were created prior to the adoption of zoning, but don’t meet minimum lot size would still be able to be developed so long as the other bulk requirements were met. Much of the lake-shore has already been divided into existing lots of record, which cannot be further subdivided. The true intent of the district is to support policy, whether recommended or regulatory, that does the following:

- Consider Best Management Practices discussed with local organizations in regard to shoreline management.
- Consider establishing reasonable guidelines to maintain native shorelines, establish buffers and other stabilization techniques to limit shoreline erosion.
- Consider establishing reasonable guidelines to manage storm water runoff from impervious surfaces, directing concentrated volumes to rain gardens or similar approaches preserving water quality.
- Continue to monitor for allowance of short-term rentals and their impacts.
- Duplexes and ADU’s may be considered as an allowable use so long as they are not utilized as a short term rental.
- Limits the amount, size and number of detached accessory structures
- Consider protection of lake-views with limits on fencing.
- Perform a comprehensive review of existing home occupations and similar uses within the Township.
- Housing Bullet Point to speak to consideration of housing options.

***Medium Density Residential District (R-2):***

Purpose Statement: This district is encouraged to be established and act as an outer ring and/or buffer to the Higher Density Shoreline Residential Districts and between the Rural Residential District and Agricultural District. This district would capture lands and areas that border the established subdivision areas such as E. Fort Rd. in close proximity to West Grand Traverse Bay, as an example. The district should maintain a medium density approach for rural areas of 1-2 acres parcel size. Consider allowance of duplexes and ADU’s when part of a single structure or included as an accessory dwelling unit (ADU) in an allowable accessory structure. The district should support policy which does the following:

- Continue to monitor for allowance of short-term rentals and their impacts.
- Duplexes and ADU's may be considered as an allowable use so long as they are not utilized as a short term rental.
- Consider allowance for a greater number and size of detached accessory structures than the higher density residential districts.
- Perform a comprehensive review of existing home occupations and similar uses within the Township.
- Housing Bullet Point to speak to consideration of housing options.

### ***Rural Residential District (RR):***

Purpose Statement: This district is encouraged to be established and act as a buffer between the Agricultural District and the Higher Density Residential Districts. This district would capture lands and areas that border established agricultural operations, parcels under timber management plans, areas deemed as significantly important for the preservation of open space or for natural resource protection. The Township may consider a lower density approach for residential development in this district. The district may support policy which does the following:

- This district may be considered to maintain a lower density.
- May allow for a greater number and size of detached accessory structures than the higher density residential districts
- Provides provisions which allow and encourage labor housing
- Perform a comprehensive review of existing home occupations and similar uses within the Township.

### ***Commercial District (C):***

Purpose Statement Discussion: This district is for the promotion of what would be considered typical commercial type businesses, primarily of retail and services. Support amongst the residents exists for commercial uses, with input received outlining the maintenance of typical commercial uses along the E. Bingham Rd. Corridor. Parcel size shall accommodate appropriate spacing of septic, well, parking, structures and other required site improvements that would meet the intentions of the ordinance and approval of the Planning Commission. The district should support policy which does the following:

- Promotes commercial uses that are supported by appropriate infrastructure.
- Provides separation and protection of neighboring residential uses through screening and buffering.
- Incorporates quality design for structure and site amenities.

***Agricultural District (AG):***

Purpose Statement Discussion: This district is encouraged to encompass agricultural lands through inclusion of active agriculture and areas deemed as significantly important for the preservation of open space or for natural resource protection. The Township may consider a low density approach for residential structures with this district, among other provisions which support agricultural protection and will be outlined within the strategies of this document. Cluster development with density bonuses may be encouraged. The district may support policy which does the following:

- This district may consider lower density, and may allow for residential density bonuses through cluster development.
- Doesn't limit number or size of accessory structures for agricultural use.
- Allows for agribusiness and agri-tourism through a special use permit process.
- Consider allowance of labor housing with conditions.
- May consider allowance of accessory dwelling units.
- Study ways to develop smaller lots on larger agricultural properties.

***Agricultural Industrial District (I):***

Purpose Statement Discussion: This district is established for the support of industrial uses within the Township, and in particular industrial uses which are in support of agricultural uses within the Township. Such uses include agricultural product processing, packaging and shipping. This district is defined to encompass existing fruit processing facilities and should be expanded to encompass other similar uses and other industrial uses outlined and supported by the Township Zoning Ordinance. The district should support policy which does the following:

- Support agricultural related industrial uses such as processing, freezing, storing, packing and shipping.
- Encompass other industrial uses typically referred to as light industrial which don't utilize harmful chemicals, emit noxious odors or create unruly noise, and are supported by the Township and reflected in the zoning ordinance.
- Maintain the minimum parcel size as currently established.
- Outline that industrial uses shall have appropriate sanitary wastewater and refuse collection and storage.