

10/2/2023

To: Bingham Township Planning Commission

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

RE: Master Plan Process Update

Staff digitized the Future Land Use Districts based upon the map generated by Steve Patmore and have revised the boundaries based upon the comments received from the Planning Commission. An updated future land use map is attached. The Future Land Use Districts proposed on the map are described below, and have been revised based upon comments received last spring. These included removal of density figures for the Medium Density Residential, Rural Residential and Agricultural Districts.

Future Land Use Districts Densities

Densities are only defined for the shoreline, high and medium density districts at 1-2 acres minimum lot sizes, which maintains the same density as exists in the current zoning. The other districts don't define the density and strictly speak to lower density and allowable uses as outlined by the Planning Commission.

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. Density of dwelling units per acre should be increased to allow 3-4 units 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:

- Identifies parcels that can be encouraged to maintain native shorelines, establish buffers and other stabilization techniques to limit shoreline erosion.
- Identifies parcels that can be encouraged to manage stormwater runoff from impervious surfaces, directing concentrated volumes to rain gardens or similar approaches preserving water quality.
- Establishes a district that can be monitored for allowance of short-term rentals. The Township could establish their short-term rental permit allowance specific to zoning districts in order to move away from over saturation within one specific portion of the Township.
- Limits the amount, size and number of detached accessory structures

- Provides protection of lake-views with limits on fencing
- Limits the allowance of cottage industries and home based occupations to within a confined structure with no outdoor storage.

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. Density of dwelling units per acre should be increased to allow 3-4 units 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:

- Implement Best Management Practices discussed and mutually agreed upon with organizations such as the Lake Leelanau Lake Association and the Leelanau Conservancy.
- Identifies parcels that can be encouraged to maintain native shorelines, establish buffers and other stabilization techniques to limit shoreline erosion.
- Identifies parcels that can be encouraged to manage stormwater runoff from impervious surfaces, directing concentrated volumes to rain gardens or similar approaches preserving water quality.
- Establishes a district that can be monitored for allowance of short-term rentals. The Township could establish their short-term rental permit allowance specific to zoning districts in order to move away from over saturation within one specific portion of the Township.
- Limits the amount, size and number of detached accessory structures
- Provides protection of lake-views with limits on fencing
- Limits the allowance of cottage industries and home based occupations to within a confined structure with no outdoor storage.

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 the Rural Residential District. This district would capture lands and areas that border the established subdivision areas such as E. Fort Rd. in close proximity to West Grant Traverse Bay, as an example. The district should

maintain a medium density approach for rural areas of 1-2 acres parcel size, with provisions which allow increased density of 3-4 dwelling units for 1-2 acres 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:

- Establishes a district that can be monitored for allowance of short-term rentals. The Township could establish their short-term rental permit allowance specific to zoning districts in order to move away from over saturation within one specific portion of the Township.
- Allows for a greater number and size of detached accessory structures than the higher density residential districts.
- Provides greater allowance of cottage industries and home based occupations to operate outside of the home so long as they are screened from view within determined and allowed business hours and no noxious fumes nor noise affects neighboring property.

Rural Residential District (RR):

Purpose Statement: This district is encouraged to be established and act as the final 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 should consider a lower density approach for residential development in this district. The district should support policy which does the following:

- This district should be considered to maintain a lower density.
- Allows for a greater number and size of detached accessory structures than the higher density residential districts
- Provides provisions which allow and encourage farm labor housing
- Allows cottage industries and home based occupations to operate outside of confined structures when located on 10 acre parcel or larger. Limits operation and activities associated with these uses outside of the structure to a standard set of operating hours.

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, but input received outlines maintaining typical commercial uses to the E. Bingham Rd. Corridor. Minimum parcel size for the district should be 1 acre unless the owner can display a site plan that provides proper inclusion and 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 a full range of commercial uses.
- 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 should 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 should be encouraged. The district should support policy which does the following:

- This district should maintain low density, but should 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.
- Provides provisions which allow and encourage farm labor housing.
- Allows for an accessory dwelling unit by right
- The Township could explore the allowance of two primary residential structures. Farm owners express concerns over allowance of housing for family members.

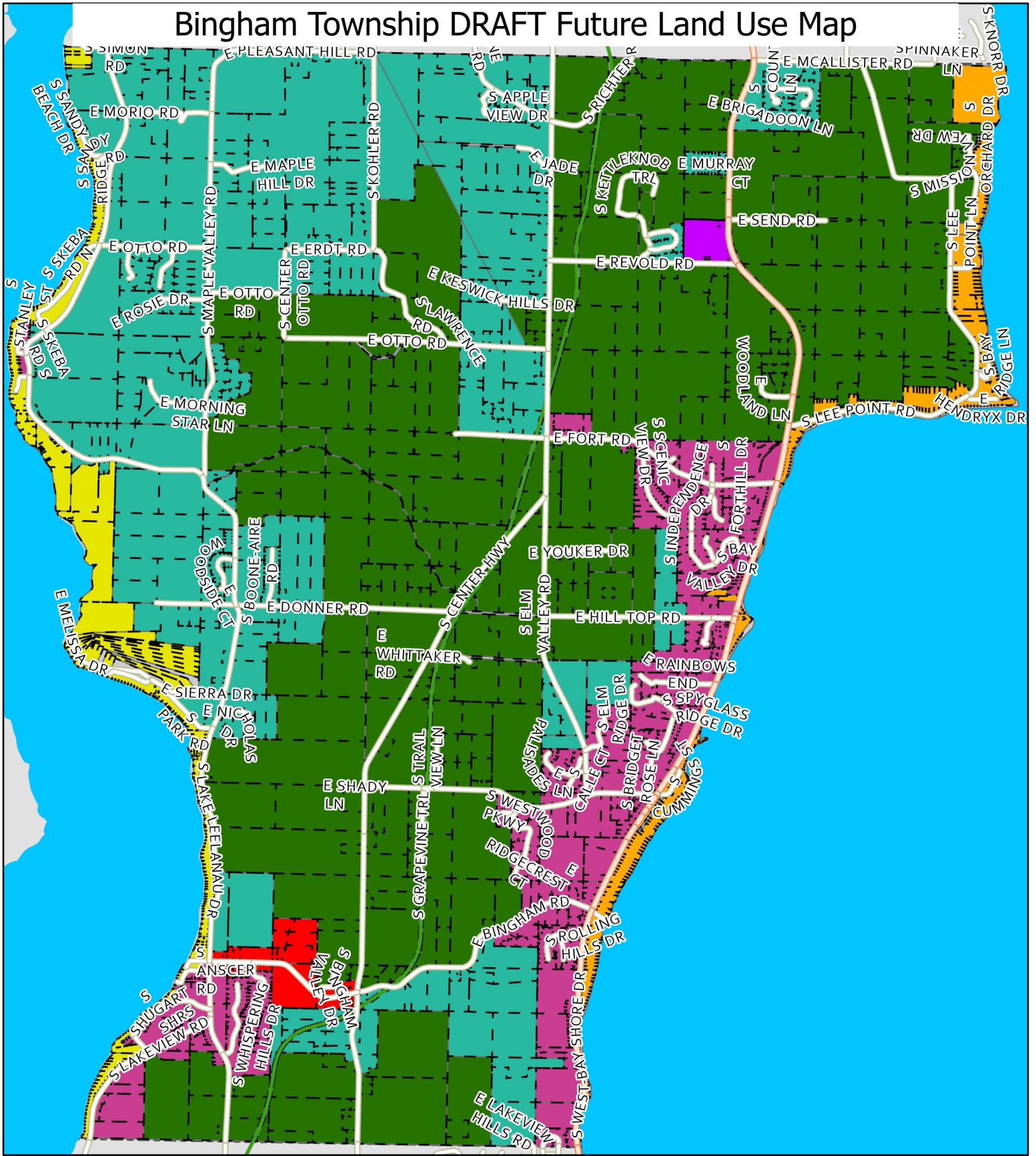
Industrial District (I):

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. This district should maintain established minimum parcel size of 5 acres. 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.
- Maintain the same minimum parcel size as currently established.
- Outline that industrial uses shall have appropriate sanitary wastewater and refuse collection and storage.

Bingham Township DRAFT Future Land Use Map



Highways

Roads

Leelanau Trail

Bingham Parcels (2021)

Neighboring Jurisdictions

Water Bodies

Lake Michigan

Future Land Use Districts

Agricultural

Commercial

Lake Leelanau Shoreline

Lake Michigan Shoreline

Medium Density Residential

Rural Residential

Industrial

N



0 0.25 0.5 0.75 1 Miles