



Saugatuck Township Zoning Ordinance Update

**Open House
November 21, 2023**



Introductions

- David Jirousek, AICP, Horizon Community Planning
- Lynee Wells, AICP, Aligned Planning, Township Planner
- Advisory Committees
 - Attainable Housing
 - Economic Development
 - Rural Preservation and Character

Role

- Zoning Audit
- Zoning Ordinance Update

Today's Objectives- Overview of highlights, Q/A, and opportunity for input



What is Zoning?

Zoning is land use law intended to:

- Protect public health, safety, and welfare
- Implement elements of the master plan and the future land use map
- Balance personal property rights with community goals to ensure reasonable use of property
- Minimize impacts and ensures compatibility between land uses
- Establish processes for review, administration, and enforcement



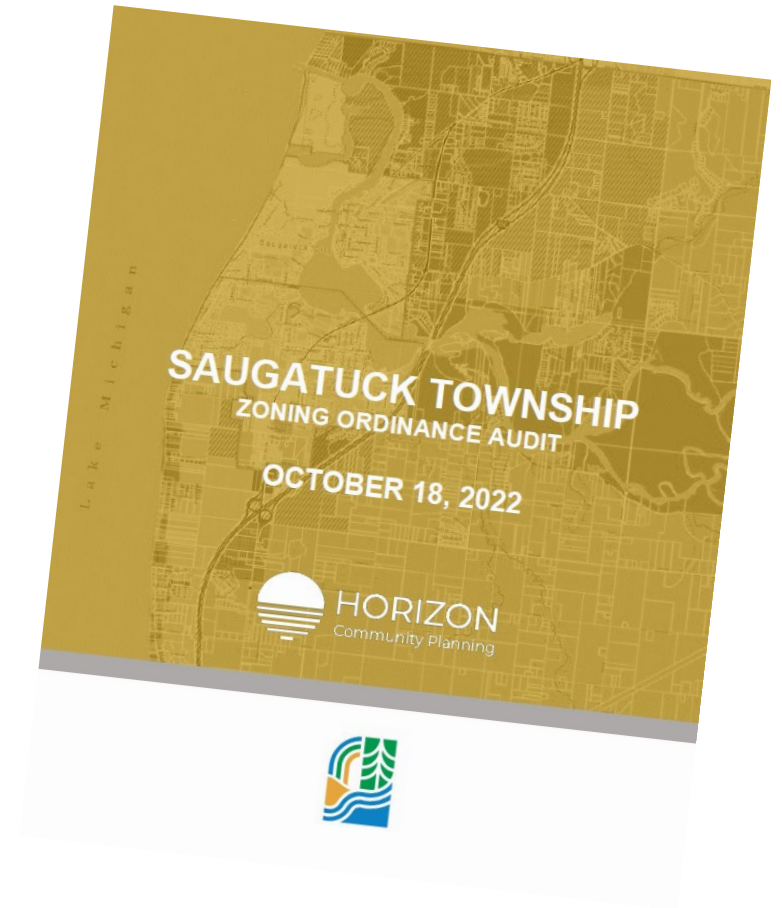
Purpose

- Update the Township's land use laws and regulations to **implement the Tri-Communities Master Plan** and the **recommendations of three advisory committees** tasked with reviewing the master plan.
- Create a **user-friendly** and straightforward set of regulations that will increase the **predictability** of the development process and development proposals and to ensure **quality development** that would respect and protect the Township's **irreplaceable nature resources and rural character**.

Audit Findings

- Does not effectively implement the master plan
- Disjointed, inconsistent, antiquated
- Does not ensure sensitive development
- Inconsistent with the Zoning Enabling Act and case law
- Not predictable
- Not user-friendly

This project addressed all audit findings





Committee Recommendations (71 total)



Attainable Housing Committee

- Clear definitions related to housing
- Mixed-used (residential/commercial) provisions
- Accessory dwelling units (secondary dwelling on a lot)
- Attached housing options, such as townhomes
- Smaller minimum dwelling size



Economic Development Committee

- Parking reassessment (count, design, deferment, and reduction).
- Site plan review thresholds
- Rural business/agritourism
- Electric vehicle charging stations
- Solar energy



Rural Preservation and Character Committee

- Natural resource protection (trees, water, dunes, etc.)
- Dark sky preservation
- Sign regulations
- Development of open space requirements
- Housing density bonuses and incentives
- Low impact development
- PUD
 - open space provisions and qualifications
 - density bonuses
 - low impact development



Other Notable Changes

- Clarified and consolidated land uses
- Included similar land use considerations for when a use is not specifically mentioned
- Adjusted dimensional requirements
- Expanded the open space development option
- Improved/expanded architectural requirements
- Improved specific use requirements
- Removed land use variance authority
- Ensured content-neutral sign requirements
- Included reasonable non-variance flexibility



Other Notable Changes

- Revised and clarified private street requirements
- Revised site plan review standards to be consolidated, objective, and non-discretionary
- Revised special land use review standards to be consolidated and include a level of subjectivity and discretionary review authority (no appeal to ZBA)
- Included special land use concept plan review
- Included planned unit development preliminary plan/rezoning and final site plan review



Outline and Content of the Zoning Ordinance

- Part I. Introduction
- Part II. Zoning District Regulation
- Part III. Development Provisions
- Part IV. Review Processes and Standards
- Part V. Administration
- Part VI. Definitions and Checklists

PART I. INTRODUCTION

Article 1. Purpose and Intent

- Legal framework
- Public purpose
- Organization
- Violations and penalties

PART II. ZONING DISTRICT REGULATION

Article 2. General Requirements and Interpretations

- List of zoning districts and overlay districts
- Interpretation of boundaries
- Principal land use
- Similar uses



Table 2.20 A: Base Zoning Districts

District	Abbreviation	Article
Agricultural Residential	A-1	3
Rural Residential	A-2	3
Residential	R-1	3
Riverside Residential	R-2	3
Lakeshore Residential	R-3	3
Lakeshore Transition Residential	R-4	3
Local Commercial	C-1	4
General Commercial	C-2	4
Interchange Commercial	C-3	4
Light Industrial	I-1	4

PART II. ZONING DISTRICT REGULATION

Articles 3-4. Residential, Commercial and Industrial Zoning Districts

- Descriptive intent statements
- Districts: hierarchy of density, intensity and scale (A-1 to R-4 & C-1 to C-3)
- Clearly defined categories and uses
- Land use regulation
- Dimension requirements
- Building materials and architecture
- Open space development option

Use	A-1	A-2	R-1	R-2	R-3	R-4	Other
Solar energy collector, ground-mounted	P	P	P	P	P	P	8.270
Qualified residential treatment program	P	P	P	P	P	P	
Accommodations, Hospitality, and Entertainment Uses							
Bed and breakfast	S	S	S	S	S	S	8.80
Campground or recreational vehicle park	S	S	NP	NP	NP	NP	8.90
Golf Course	S	S	NP	NP	NP	NP	8.130
Marina	NP	NP	NP	S	NP	NP	
Recreation, low-intensity outdoor	S	S	NP	NP	NP	NP	8.230
Agricultural Uses							
Farming	P	P	NP	NP	NP	NP	8.120
Stables, commercial	S	S	NP	NP	NP	NP	8.290
Civic and Institutional Uses							
Cemetery	P	P	NP	P	NP	P	
Government facility	P	P	P	P	P	P	
Public park or preserve	P	P	P	P	P	P	
Place of worship	P	P	P	P	P	P	
Industrial, Infrastructure, and Transportation Uses							
Air strip or helicopter landing area	S	NP	NP	NP	NP	NP	
Commercial solar energy system	S	S	NP	NP	NP	NP	8.270
Essential public services and utilities without buildings	P	P	P	P	P	P	
Essential public services and utilities, with buildings	S	S	S	S	S	S	
Mineral extraction	S	S	S	S	S	S	8.180
Wind energy turbine- SSMWET (15 ft. from roof and less)	P	P	P	P	P	P	8.350
Wind energy turbine- STMWET (65 ft. and less)	P	P	P	P	P	P	8.350
Wind energy turbine- SSMWET (multiple)	S	S	S	S	S	S	8.350
Wind energy turbine- STMWET (65-120 ft.)	S	S	S	S	S	S	8.350
Wind energy turbine- LWET	S	NP	NP	NP	NP	NP	8.350
Wireless telecommunications facility	S	S	NP	NP	NP	NP	8.360
Residential							
Adult foster care group home with public water and sewer	S	S	NP	NP	NP		8.60
Dwelling, multiple-family with public water and sewer	NP	NP	PD	NP	NP	NP	3.50
Dwelling, single-family	P	P	P	P	P	P	3.50
Dwelling, townhome with public water and sewer	NP	NP	S	NP	NP	NP	3.50
Dwelling, two-family	P	P	P	NP	NP	NP	3.50
Manufactured home community	S	NP	NP	NP	NP	NP	8.160
Nursing home with public water and sewer	S	S	S	NP	NP	NP	
Seasonal farm labor housing	S	S	NP	NP	NP		

PART II. ZONING DISTRICT REGULATION



Article 5. Overlay Districts

- Areas with unique characteristics that require higher-level of review
 - Critical Dunes
 - Interstate Transportation
 - Natural River Protection
 - Wellhead Protection
 - 100-Year Floodplain

Article 6. Planned Unit Development

- Collaborative planning process
- Recognizable public benefit
- Qualification standards
- Modification of base district requirements



PART III. DEVELOPMENT PROVISIONS



Article 7. General Provisions

- Uniform requirements
- Docks and water access
- Structures
 - Antennas
 - Height
 - Fences
 - Flagpoles
 - Equipment
 - Pools
- Lots, setbacks, yards
- Private streets

Article 8. Specific Use Requirements

- Requirements unique to 36 individual land uses
- May be stricter than other applicable regulations



PART III. DEVELOPMENT PROVISIONS



Article 9. Lighting

- Dark Sky International Principles
- Lighting plan requirements
- Fixture specifications
 - Height, style, location
- Lighting levels
 - Color temperature, min./max. footcandles, uniformity ratio
- Modifications

Article 10. Mobility, Parking, and Access

- Bicycle and pedestrian accommodation
- Parking lot design
- Min./max. parking and reductions
- EV charging stations
- Loading zones
- RV parking and storage
- Access management
- Traffic Impact Analysis

PART III. DEVELOPMENT PROVISIONS



Article 11. Landscaping and the Environment

- Plan requirements
- Front yard
- Land use buffers
- Riparian buffers
- Parking lot landscaping
- Tree protection zones
- General tree preservation
- Grading and excavation

Article 12. Signs

- Avoidance of content-based regulation
- General requirements
- Prohibited signs
- Exempt signs
- Temporary signs
- Permanent signs

PART IV. REVIEW PROCESSES AND STANDARDS



Article 13. General Processes

- Uniform requirements:
 - Submittal
 - Completeness review
 - Fees
 - Public notices
 - Conditions of approval
 - Performance guarantees

Article 14. Site Plan Review

- Applicability and thresholds for review
- Process
- Amendments
- Standards
- Term, validity, and compliance

PART IV. REVIEW PROCESSES AND STANDARDS



Article 15. Special Land Use Review

- Applicability and thresholds for review
- Process
 - Concept plan/use then final; or
 - Final plan/use together
- Standards
- Term, validity, and compliance
- Amendments
- No appeals to ZBA

Article 16. Planned Unit Development Review

- Review to “PUD overlay” along with approval of an associated concept plan
- Final PUD review
- Standards
- Term, validity, and compliance
- Amendments
- No appeals to ZBA

PART IV. REVIEW PROCESSES AND STANDARDS



Article 17. Condominium Review

- General Requirements
- Process
- Standards
- Term and validity
- Amendments

Article 18. Variance Review

- Process
- Use variances prohibited
- Standards
 - Compliance is unnecessarily burdensome
 - There are unique circumstances
 - It is not a self-created problem
 - Justice to owner and neighbors
 - No impacts
 - Consistent with spirit of ordinance

PART IV. REVIEW PROCESSES AND STANDARDS



Article 19. Zoning Amendment Review

- Text amendment
- Map amendment
 - Master Plan
 - Compatibility
 - Public services/infrastructure
 - Natural resources
- Conditional rezoning

PART V. ADMINISTRATION



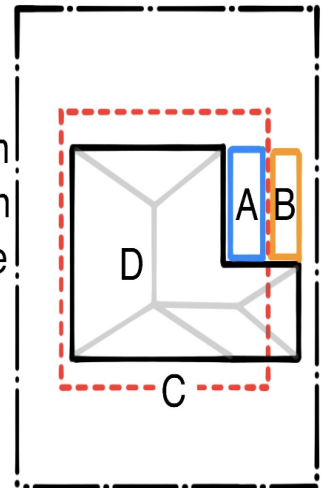
Article 20. Authorities

- Zoning Administrator
- Planning Commission
- Zoning Board of Appeals
- Township Board

Article 21. Nonconformities

- Uses
- Lots
- Site development
- Buildings and structures
- Signs

- A. Proposed Addition
- B. Proposed Addition
- C. Building Envelope
- D. Existing Building



PART VI. DEFINITIONS AND CHECKLISTS

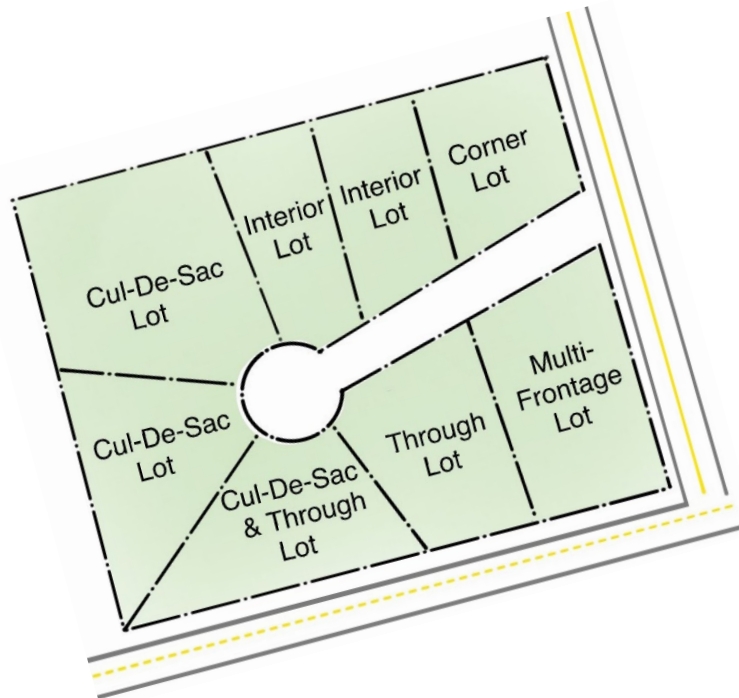


Article 22. Definitions

- Generally used terms
- Land uses

Article 23. Checklists

- Administrative reviews
- Planning Commission (and Board) reviews
- Zoning Board of Appeals reviews





Next Steps

- Further discussion and review
- Final edits
- Public hearing and Planning Commission recommendation
- Township Board review



Questions and Comments