

Gratiot County Proposed Future Land Use Descriptions

Agriculture

The *Agriculture* category includes farming, livestock, farming related business, and related farmsteads. Residential development within this category will be limited to preserve the overall rural character and prevent the fragmentation of farmland.

Rural Residential

The *Rural Residential* category is an intermediate land use between agricultural and urban areas. In general, *Rural Residential* units are low-density residential developments. However, cluster design is encouraged as a design option in this category for the creation of common open space that helps preserve natural areas and agricultural lands. For example, a clustered residential development with committed open space for recreation, trails, or a unique environmental feature would be compatible with this category. In addition, cluster design is encouraged to allow for the most cost effective expansion of urban services if these services are deemed necessary within a *Rural Residential* area.

Neighborhood Residential

The *Neighborhood Residential* category includes residential developments that generally have the characteristics of traditional urban neighborhoods, such as a grid street system, sidewalks, small lots, and shallow setbacks. In-fill housing and integrated expansion at the edges is encouraged in existing *Neighborhood Residential* areas. In addition, a modest mix of non-residential uses is allowed in these areas to address the needs of neighborhood residents.

Multi-Family Residential

The *Multi-Family Residential* category provides for existing and future duplexes, attached single-family townhomes, and multi-family apartments. In addition, a modest mix of non-residential uses is allowed in these areas to address the needs of neighborhood residents.

Manufactured Housing Community

The *Manufactured Housing Community* land use category provides for existing and future manufactured housing communities.

Public/Quasi-Public

Public and quasi-public land uses include facilities that are designed to serve the public interest, such as education (with the exception of Alma College, which is under the campus category),

cultural, government, religious, health, correction, military, cemeteries, airports, senior care centers, and public safety.

Campus

Due to the specific nature of the Alma College campus, the *Campus* land use category has been developed to include all Alma College facilities. Only those residential and commercial uses associated with the College (e.g. dormitories, book stores, cafeterias, etc.) are permitted in the *Campus* land use area, in addition to other typical college facilities.

Neighborhood Commercial

The *Neighborhood Commercial* category includes businesses that provide goods and services to neighborhoods. Buildings are on smaller parcels, tend to be oriented to the street, and provide convenient and easily identifiable sidewalk entries to help support pedestrian-scaled activity. Parking lots do not dominate the frontage and are typically located behind or on the side of buildings.

Downtown /Mixed Use

The *Downtown/Mixed Use* category provides for areas where combinations of employment, housing, shopping, and services are integrated in a compact, pedestrian oriented, urban form, which encourages community interaction. Small shops, offices, restaurants, entertainment establishments, second story apartments and condominiums, and public areas are characteristic uses of this land use category.

Regional Commercial

The *Regional Commercial* land use designation includes large-scale businesses that provide shopping and services at a regional level without severely detracting from local and downtown businesses. New and renovated buildings within this district will be subject to standards that support current access management techniques, environmentally sensitive landscaping, and quality design standards.

Waterfront Development

The *Waterfront Development* category provides for brownfield redevelopment opportunities along the Pine River. This category allows for a mix of residential, commercial, and recreational land uses and emphasizes pedestrian circulation, environmental protection, and both private and public waterfront access.

Technology/Light-Industrial

The *Technology/Light-Industrial* category provides for industrial activities that pose minimal environmental impacts and/or office uses that are oriented toward research, design, prototype development, and technical training. Ideally, these areas will be of a campus-style character, with pedestrian amenities, attention to landscaping, and environmental protection.

Renaissance Zone (this will be drawn as a line around the zones on the map)

The areas designated as *Renaissance Zones* are part of a program administered by the Michigan Economic Development Corporation (MEDC). This program offers tax incentives to certain businesses that locate within the designated *Renaissance Zones*.

Natural & Open Space

Forested – This category includes lands that serve as wildlife habitat or that are used for timber harvesting. Other uses may include forest related recreational activities, such as hunting, fishing, skiing and hiking.

Open Space/Conservation Area – This category includes undeveloped land that contributes ecological, scenic or recreational value. Due to potential problems associated with flooding and water quality, lands adjacent to existing watercourses are particularly important. This category may also include open space buffers between various land uses.

Recreational

Neighborhood Park – This category includes lands that provide recreational opportunities at the neighborhood level, as opposed to large, more specialized parks meant for community-wide use

Community-Wide Park – This category includes lands that provide large-scale or specialized recreational opportunities designed for use by the entire Gratiot County community. These facilities may either be public or private.

Urban Growth Area (this will be drawn as a line around the areas on the map)

The *Urban Growth Area* land use category represents lands adjacent to existing urban areas where more intense development is directed (opposed to rural areas) and where the potential extension of services, such as water and sewer, would be the most cost effective. *Urban Growth Areas* are determined by the affected jurisdictions and often involve a written agreement to appropriately manage the expansion of services.