**Element**

<table>
<thead>
<tr>
<th>Land Use Pattern</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policies encouraging infill</td>
</tr>
<tr>
<td>Policies limiting development to where infrastructure exists (e.g., urban service area)</td>
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<tr>
<td>Mixed use/transit oriented development planned</td>
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<tr>
<td>CIP for urban areas</td>
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<tr>
<td>Development standards tailored for infill areas to remove hurdles</td>
</tr>
<tr>
<td>Accessory dwelling units allowed (even if increased density)</td>
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<tr>
<td>TDR program</td>
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</tbody>
</table>

**Site Plan review requirements:**
- Site Plan requires description of all existing natural features and endangered and threatened species
- Requires review by other agencies where applicable
- Site plan requires stormwater management plan
- Site plan requires soil erosion and sedimentation control plan (or coordination with county program)

**Open space/land conservation provisions:**
- Land preservation program in place
- Key natural areas for protection identified (e.g., parks or open space plan, or Green Infrastructure plan)
- Incentives for open space or cluster designs; open space design review is as easy to meet as conventional design
- Allowable uses in open space restricted to agriculture or low impact uses
- Open space protection through easements
- Purchase of Development Rights program in place
- Zoning for large blocks of very low density (80 acres)

**Natural features requirements:**
- Setbacks from waterways required (>=100’ or edge of floodplain)
- Vegetated buffers from waterways required (>=25’)
- Wetland protection ordinance in place
- Setbacks from wetlands required (>=25’)
- Groundwater recharge areas protected
- Prohibition of direct and indirect discharge of hazardous substance to groundwater
- Steep slope protection
- Woodland and landscape trees protection
- Resource protection/Natural Environmental Areas Overlay in place

**Flexible surface reductions:**
- Flexible lot coverage standards to allow creative approaches that limit impervious surfaces
- Flexible yard setbacks to reduce impervious surface: front < 20; side < 8; rear < 25; frontage < 80
- Allow bioretention, rain gardens, filter strips in setback and common areas
- Flexible parking standards to reduce impervious surface
### Recommended parking standards:
- bioretention allowed in parking lots;
- landscaping required in parking lots;
- ratio for:
  - professional office <3 per 1000 sq. ft.;
  - single family homes <2;
  - shopping centers <4.5 per 1000 sq. ft.;
- shared parking promoted;
- parking reduced if mass transit nearby;
- stall width <9’;
- stall length <18’;
- compact car area;
- pervious pavement encouraged;
- structures promoted;
- flexibility for shared and off-site parking

### Flexible standards to reduce impervious surface

### Recommended street standards:
- shared driveways, reduced driveway width, 2-track driveways; rear garages, etc., encouraged;
- right-of-way widths < 45’;
- utilities can be under pavement;
- cul-de-sacs <45’, landscaping required;
- if curb and gutter required, perforated curbs required/encouraged;
- road widths btw 18 – 22’

### Stormwater:

**In Washtenaw County:** Required review by county drain or water resources commissioner OR Township stormwater ordinance

### Recommended stormwater requirements:
- Preservation of natural vegetation encouraged
- Site designs that limit impervious surfaces
- Infiltration of first flush (inch) of rainfall
- Effective design criteria for BMPs in place for 100 year storm, maintaining <=.15 cfs discharge
- Stormwater management facilities must be designed to prevent flooding and protect surface and groundwater;
- Green Infrastructure Stormwater BMPs encouraged (infiltration basins/beds, bioretention areas, rain gardens, pervious pavement, infiltration trenches, etc.)
- Rooftop runoff disconnection encouraged
- Pre-treatment required before stormwater discharges to wetlands
- Stormwater runoff must be controlled to a non-erosive velocity;
- Regular evaluation and maintenance required
- Off-site stormwater facilities allowed
- Stormwater requirement reduced for project that decrease total imperviousness on redeveloped sites;

### Other:

Soil Erosion and Sediment Control (SESC) program: coordinated with county OR
SESC permit required for developments within 500’ of a waterway
Septic system >100’ from a wetland or waterways
Point of sale septic inspection

Documents consulted:


(Resources\LUPPY\ordinances&policies\xx Other non-Huron ordinances\Antrim_gaps_analysis_final_web.pdf and ....../charlevoix gaps analysis-web.pdf)


Opportunities for Water Resource Protection in Local Plans, Ordinances, and Programs. SEMCOG 2002

Citizen’s Guide to Land Use Planning. HRWC 2001

Smart Growth Guideline for Sustainable Design and Development. US EPA 2009