



Huron  
River  
Watershed  
Council

*Protecting the river since 1965*

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## HRWC Recommended Zoning Ordinance Elements

Element
Land Use Pattern
Policies encouraging infill
Policies limiting development to where infrastructure exists (eg urban service area)
Mixed use/transit oriented development planned
CIP for urban areas
Development standards tailored for infill areas to remove hurdles
Accessory dwelling units allowed (even if increased density)
TDR program
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 (eg 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 ( $\geq 100'$ or edge of floodplain)
Vegetated buffers from waterways required ( $\geq 25'$ )
Wetland protection ordinance in place
Setbacks from wetlands required ( $\geq 25'$ )
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
Impervious 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  $\leq .15$  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:

Better Site Design: A Handbook for Changing Development Rules in Your Community. Center for Watershed Protection. The "COW" 1998

Charlevoix County Local Ordinance Gaps Analysis. Tip of the Mitt Watershed Council. 2011.

(Resources\LUPPY\ordinances&policies\xx Other non-Huron ordinances\

Antrim\_gaps\_analysis\_final\_web.pdf and ...../charlevoix gaps analysis-web.pdf)

From Policy to Reality: Model Ordinances for Sustainable Development. Minnesota Planning. September 2000

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