Master Plan Study Session

Washington Township

Housing Plan/Future Land Use Map

May 15, 2023

Housing Plan

Housing Plan: Goals and Objectives

Housing. The Township will provide and permit housing that serves a variety of needs, facilitates aging in place, and offers a high level of quality and aesthetic appeal.

1. The Township will ensure that its zoning ordinance facilitates the construction of senior housing.
2. The Township will permit state-licensed residential care facilities and make reasonable accommodations for housing the disabled.
3. Where possible, the Township will seek opportunities to provide housing that is attainable for a variety of income levels.

Housing Plan: Attainability

Attainable housing (per Urban Land Institute): nonsubsidized, for-sale housing that is affordable to households with incomes between 80 and 120 percent of the area median income (AMI).

- Owner-occupied attainable housing has an analog in rental housing. Nearly half of renter households are cost-burdened.
- Transportation costs are high for Township residents; this affects the affordability of housing here.
- Permitting a wide variety of housing options can help attainability

Housing Plan: Attainability

Permitting a wide variety of housing options can help attainability.
- Identify opportunities for higher-density, which often corresponds to lower cost
- Consider the appropriateness of permitting accessory dwelling units, and where that may be appropriate, if anywhere (also contributes to aging in place goals)

Housing Plan: Aging in Place

Zoning ordinance now permits congregate senior living in the RM and MHC districts only.

- Broaden thinking about these units; consider permitting cottage court development for active seniors
- Consider accessory dwelling units as one possibility for seniors
- Consider the size of facilities—smaller facilities may be appropriate in more districts

Rural and Low Density Residential

The western and northeastern areas of the Township are still very rural in character, as is much of the north-central area.

- Preserve the A-1 and R-1 districts as focus areas for large lots and traditional rural development (outside of subdivisions)
- Near-term utility extensions are unlikely in most of these areas
- Prime areas for natural resource and open space preservation
- Co-existence of rural housing with agriculture
- Agri-tourism may increase activity on some sites

Single Family Medium Density

The R-1-A and R-1-B districts require minimum lot sizes of 30,000 and 20,000 square feet, respectively.

- This designation corresponds to these districts.

- Cluster option should be encouraged here to promote open space preservation; this is aided where utilities are available.

- Essentially forms a buffer ring around more intensive development in the south-central area of the Township.

Higher Density Single Family

This category corresponds to the R-1-C and R-1-D districts.

- 10-15,000 square-foot lots.

- Clustering and open space preservation can help limit the overall impact of these developments.

- Can only be constructed where utilities are available.

- Is there interest in allowing cluster developments to include duplexes?

Multiple Family Development

The Township currently has two multi-family districts, concentrated in the Van Dyke/M-53 corridor.

- Densities range from about 5 units/acre to about 8 units/acre
- These are fairly low densities; Township may need to consider a third district at some point in the future; for now, existing districts are consistent with local character

Village Center Residential

Multiple-Family is permitted in the Village district only as part of a mixed-use development.

- Currently required to be placed behind commercial development; consider permitting it *above* commercial development—can reduce overall building footprints; more traditional to a downtown
- Density was lowered from 10 units/acre to 5 units

Manufactured Housing

Two areas, one very large near M-53 at present. These areas could one day transition away from the mobile home park model.

- Plan to maintain these areas

- However, we should also plan for that potential transition—look to preserve affordability by providing for a flexible mix of residential development if these areas are ever changed

- May be a potential location for higher-density multi-family in the future

Future Land Use Map

What Is a Future Land Use Map?

A Future Land Use Map is a generalized map of the Township that suggests the future zoning of its land.

- A Master Plan is not a law, but provides the basis for zoning regulations.

- The Future Land Use Plan does not alter existing zoning, but provides the planning basis for the zoning map, and decisions on requests for rezoning will refer to this map when assessing the appropriateness of the requests.

- Each category on the map is described in the plan in terms of its intent.

What Is a Future Land Use Map?

The Master Plan will include a Zoning Plan that compares the future land use categories with the Township's existing zoning districts.

- The Zoning Plan identifies analogs between the two maps.

- The Zoning Plan identifies the need for new districts, or in some cases might identify where a district can be removed or consolidated.

- The residential densities identified in each future land use category should ultimately match zoning districts. The 2005 plan expresses them differently for single-family (units per acre vs minimum lot size).
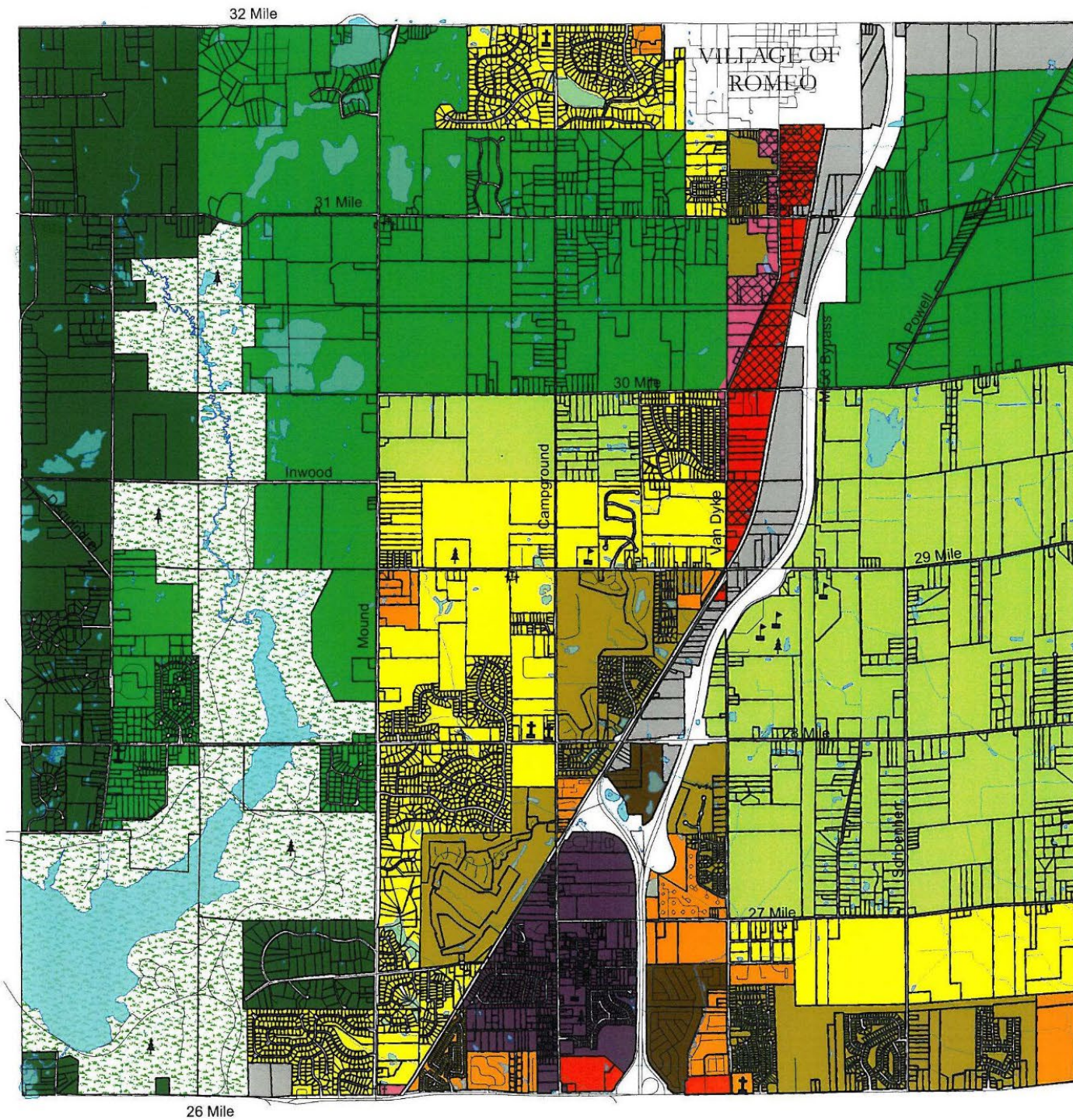
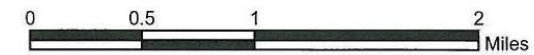|	Dwelling Units Per Acre
Rural and Estate	0.2 to 0.5
Large Lot	0.5 to 1.0
Low Density	1.0 to 1.4
Moderate Density	1.4 to 2.2
Suburban Residential	2.2 to 3.5
Multiple-Family	3.5 to 8.0
Multiple-Family Overlay	3.5 to 8.0
Manufactured Housing Community	4.0 to 6.0
Local Commercial	
Community-Wide Commercial	
Washington Village	
Industrial	
Recreational	

⚲ School

♠ Park

⚷ Church

⚰ Cemetary

Illustration 52
LAND USE PLAN 2005

Washington Township
Macomb County, Michigan
Prepared by Washington Township Planning Commission
Adopted by Washington Township Board of Trustees: August 17, 2005

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Community Planning & Management, P.C.
Professional Planning Consultants

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Land Use Plan prepared by Washington Township

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