



MAP 11- MECOSTA TOWNSHIP FUTURE LAND USE MAP

ADOPTED BY THE MECOSTA TOWNSHIP BOARD ON OCTOBER 13, 2010.

FUTURE LAND USE CATEGORIES

AGRICULTURAL AG

The principal land use is agriculture and agriculture support services which help to enhance and stabilize the farming industry. The Plan recognizes that this area is not an exclusive agricultural preserve and that single-family homes will also be a permitted use. A minimum lot size of 10 acres with 330 feet of road frontage is recommended. Other permitted uses would include farm markets, hayrides, and demonstration farms and petting farms, sawmills and agriculture support services such as farm implement sales and service and other uses permitted in the Agricultural Forestry District which are compatible with farming practices and the principal objective of the Agricultural District which is to preserve farming and farmland.

AGRICULTURAL / FORESTRY AF

This future land use category is analogous to the Agricultural / Forestry Zoning District which has been established to preserve and protect those areas of the Township which are characterized by gravel roads, large parcels, large forested areas and farming. The Plan calls for a minimum lot size of five acres with 330 feet of lot width.

RURAL RESIDENTIAL RR

This future land use category is essentially the same as the RR-2 Zoning District. The Rural Residential category is intended to serve as a transition zone between the more intensive land uses such as Commercial and Low Density Residential areas and less intensive AG and AF areas. The Plan recommends a minimum lot size of two acres with 200 feet of width.

LOW DENSITY RESIDENTIAL LDR

This Future Land Use category calls for single family dwellings as the principal land use at a density of about two dwelling units per acre. Minimum lot size would be 20,000 sq. ft. with 100 feet of lot width with no public utilities. Smaller lot sizes would be allowed if water and sanitary sewer are provided.

MEDIUM DENSITY RESIDENTIAL MDR

The Medium Density Residential Category would allow duplexes and multi-family buildings with no more than eight dwellings per building. The density for the multi-family buildings would be limited to approximately six dwelling units per acre. MDR areas would allow elderly housing and assisted living facilities. Duplexes should be required to have a minimum of 30,000 square feet for each duplex unit with 132 feet of lot width.

Medium Density Residential would be similar to the R-3, Multi-Family Residential Zone. The Plan recommends that the regulations be revised to decrease the allowable density from 12 units per acre to six units per acre due to the lack of public sanitary sewer and water.

LAKE / RIVER RESORT L/R

This category is analogous to the Lake /River Resort Zoning District and includes certain residential areas around and fronting on Rogers Pond which were established well before the Township imposed the current minimum lot size requirements of 20,000 sq. ft. and 100 feet of lot width for these areas.

VILLAGE COMMERCIAL VC

The Village Commercial category applies to the commercial zoned uses in Rogers Heights along Northland Drive. One of the major concepts which came out of the planning process was that Rogers Heights should function as the identity of Mecosta Township and serve as a gathering place for Township residents and seasonal visitors. A new set of "Town Center" zoning regulations is needed to make sure that future land uses are compatible with the vision for this area and that the form of these uses (setback, building materials, landscaping, sidewalks) will also achieve that vision.

COMMERCIAL C

This category recognizes existing commercial uses on 8 Mile Road and Old State Road. Generally recognized retail and service uses would be the principal uses allowed.

HIGHWAY COMMERCIAL HC

This category is analogous to the Highway Interchange Zoning District. The intent of this district is to provide goods and services for travelers on US 131. Permitted uses include restaurants, vehicle service stations, hotels, and uses which support the trucking industry.

INDUSTRIAL I

This category recognizes the existing Industrially zoned land containing the Ice Mountain bottling facility on 8 Mile Road and recommends industrial use for the land directly across 8 Mile Road extending to Northland Drive for additional industrial use. The classification is intended to accommodate uses such as manufacturing and processing, warehousing, contractor equipment yards and truck terminals. Other industrial uses which might have objectionable operating characteristics such as asphalt plants and salvage yards would be permitted by special land use.

FUTURE ROAD

The Master Plan recommends a future public road in Section 3, specifically the extension of 205th Avenue from its terminus north of 11 mile Road to 12 Mile Road. This road would provide access to an area planned for Medium Density Residential development at the intersection with 12 Mile Road. Construction could be financed by private developers, special assessment, or Township general funds. Placing this on the Master Plan signifies a need for this road but does not specify when it would actually be constructed.



NO SCALE



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