

Overall Goal in Review of Local Plans, Policies and Ordinances:

Ensure sustainable development that combines both economic growth with protection of the natural environment (including the natural and water resources).

This process is directly related to the goals that will be outlined in the Watershed Management Plan. Therefore, this process will be critical in implementation of the WMP.

Step 1: Ensure that your Master Plans reflect the language that will back up the ordinances and development rules that you aim to put in place in your community.

- This process involves getting many people to the table to discuss consensus on what will be feasible to have in your master plan: real estate, homeowner associations, residents, government officials that have a hand in making the changes.
- This process could take up to a year to complete.

Step 2: Once consensus is reached and the information has been included in the Master Plan, local ordinances can be drafted and enacted.

To help get this process started, the COW helped to delineate where areas in your development rules may need to be strengthened.

Utilize the resource, “Better Site Design: A Handbook for Changing Development Rules in Your Community”. Bases recommendations on 22 model development principles. Enactment of these principles will aim to:

- Protect local streams, lakes and estuaries
- Reduce storm water pollutant loads
- Reduce soil erosion during construction
- Reduce development construction costs
- Increase local property values and tax revenues
- More pedestrian friendly neighborhoods
- More open space for recreation
- Protect sensitive forests, wetlands and habitats
- Create a more aesthetically pleasing and naturally attractive landscape
- Safer residential streets
- More sensible locations for stormwater facilities
- Easier compliance with wetland and other resource protection regulations
- Neighborhood designs that provide a sense of community
- Urban wildlife habitat through natural area preservation

Principles apply to:

1. Residential Streets and Parking Lots (Principles 1-10)
2. Lot Development (Principles 11-16)
3. Conservation of Natural Areas (Principles 17-22)

Overall Recommendations:

Strengthen all principles; however, **Principles 19 and 20** are **well addressed** at this time.

Table 1 Summary of Local Street Standards in Watershed Communities

Community	Standard								
	Street Width in LD Dev	Street Length Minimized	Min. ROW Width	Utilities under Roadway	Cul-de-Sac radius	Hammerheads in LD Dev.	C & G Req'd for Streets in Res'l Areas	Design Criteria for Swales that can provide sw quality treatment	Lawn care maint. Discouraged or prohibited in veg. open channels
Hartland Township	42' min. (currently under revision)	Yes	42'	Yes	120' min horizon. w/ ls island	Yes	Yes	Yes	No
Howell Township	20'	Yes	66'	Yes	75' ROW, 50' pavement, no ls island	No	No	Yes	No
Marion Township	LCRC standards (considering AASHTO for Gravel Roads) Howell Area Fire Authority Stndrds for PUDs	No	66'	Yes	50' w/ ls island provided there's enough room for fire trucks, buses, etc.	No	Encouraged, but not required	No	No
Oceola Township	Negotiable w/ dvlprs (12/23/98)	Yes	66'	No	75' w/ ls island	Yes	Yes	No	Yes
Tyrone Township									
Genoa Township	22'	Yes	40'	Yes	55'	Yes; rqrd	Yes	No	No ordinance
Desired Answer	18' – 22'	YES	<45'	YES	<35' AND 36'-45' WITH LANDSCAPING	YES	NO	YES	YES

Table 2 Summary of Parking Lot Standards in Watershed Communities

Community	Standard													
	Min. Parking Ratio for Prof. Office Bldg. (spaces per 1000 sq. ft. of GLA)	Min. Parking Ratio for Shopping Centers (spaces per 1000 sq. ft. of GLA)	Min. parking ratio for SF homes (per home)	Use of Shared Parking Lots promoted	Model Shared Parking agreements provided	Parking ratios reduced if shared parking is used	Min. stall width for stndrd parking space	Min. stall length for stndrd parking space	30% of spaces at lg. commercial P.lots rqr'd to have smrdmnsns	Pervious Materials Used for Spillover Parking	Incentives for parking garages (structured Parking)	Min. % of Parking Lot Rqr'd to be Landscpd	Bioretention Islands allowed	Car Washes encouraged to retain/reuse wash water
Hartland Township	5	5	2	Yes	Yes	No	10'	20'	No	Yes	No	Yes	Yes	Yes
Howell Township	5	6.67	2	No	No	No	10'	20'	No	No	Yes	Yes	Yes	Yes
Marion Township	1/300 ft ² = 3.3	1/100-300ft ² based on expected occupancy = 3.3 to 10	2	No	No, but must be recorded w/ Register of Deeds	Yes—if there are distinct time of day differences	9' for angle parking; 8' for II parking	20' for angle parking; 23' for II parking	No	Yes	No	Yes Min. of 5% landscaped for lots of > 50 cars	Yes (Encouraged when demo site done at Town Hall)	No
Oceola Township	4	15	2	Yes	No	Yes	10'	20'	No	Yes	No	No	Yes	Yes
Tyrone Township														
Genoa Township	3	4	2	Yes	Not rqr'd, but twp would provide	Yes	9'	18'	No	Yes	No	Yes	Yes	Yes
Desired Answer	<3'	<4.5	<2	YES	YES	YES	<9'	<18'	YES	YES	YES	YES	YES	YES

Table 3 Summary of Open Space Design Standards in Watershed Communities

Community	Standard				
	Open Space/Cluster Designs Allowed	Land Conservation/Imp. Cover Reduction a major goal of the open space design ord	Open Space Design Rqrmnts greater than that for conventional	Open Space or Cluster Dvlpmnt is a “by-right” form of dvlpmnt	Open Space Site Design Criteria is flexible (setbacks, road widths, lot sizes, etc.)
Hartland Township	Yes	Yes	Yes	No	Yes
Howell Township	Yes	Yes	No	Yes	Yes
Marion Township	Yes	Yes	No	Yes	Yes
Oceola Township	Yes	Yes	Yes	No	Yes
Tyrone Township					
Genoa Township	Yes	Yes	No	No	Yes
Desired Answer	YES	YES	NO	YES	YES

Table 4 Summary of Open Space Management Standards in Watershed Communities

Community	Standard			
	Enforcement rqrmts are in place to effectively manage open space	Min. % of Open Space has to be left in Natural State (non-landscaped)	Allowable and non-all. Uses for open space are defined in res'l dvlpmnts	Open space can be managed by 3 rd party (land trusts or cons. Easements)
Hartland Township	Yes	Yes	Yes	Yes
Howell Township	Yes	No	Yes	Yes
Marion Township	No	No	No	Yes--No specific rqrmts
Oceola Township	Yes	No	Yes	Yes
Tyrone Township				
Genoa Township	Yes	No	Yes	Yes
Desired Answer	YES	YES	YES	YES

Table 5 Summary of Set Backs and Frontages Standards in Watershed Communities

Community	Standard				
	Irregular lot shapes allowed	Min. front setback for ½ acre res. Lot	Min. side setback for ½ acre res. Lot	Min. rear setback for ½ acre lot	Min. Frontage distance for ½ acre res. Lot
Hartland Township	Yes	50'	15'	25'	120'
Howell Township	No	35', 60' and 80' depending on functional type of road	10' with a total of 25'	50'	100'
Marion Township	Yes	*1/2 acre lots are only allowed if municipal sewer service is available—35'	15'	25'	85'
Oceola Township	Yes	70'	20'	50'	100' w/ san sewer
Tyrone Township					
Genoa Township	Yes	40'	20'	50'	100'
Desired Answer	YES	<20'	<8'	<25'	<80'

Table 6 Summary of Sidewalk and Driveway Standards in Watershed Communities

Community	Standard							
	Min. sidewalk width	Sidewalks reqrd on both sides of street	Sidewalks sloped so they drain away from street	Alternate pedestrian paths can be subbed for sidewalks	Min. driveway width	Pervious materials can be used for drives	Two-track design can be used for SF drives	Shared drives permitted in res'l dvlpmnts
Hartland Township	5'	No	No	Yes	8'	Yes	No	Yes
Howell Township	5'	Yes	Yes	No	20'	No	No	Yes
Marion Township	5'	No	No	No	30' for non-res; not specified for res'l—defaults to county standards	Yes	Yes	No—except shared approach to the edge of the ROW
Oceola Township	Negotiable	No	No	Yes	None	Yes	Yes	Yes
Tyrone Township								
Genoa Township	5'	No	Yes	Yes	12'	Yes	Yes	Yes
Desired Answer	<4'	NO	YES	YES	<9' ONE LAND <18' TWO LANE	YES	YES	YES

- Rooftop Runoff: Discharged to yard areas

Hartland: Yes
 Howell: Yes
 Oceola: Yes
 Marion: Yes
 Genoa: Yes

Desired Answer: Yes

- Can temporary ponding of storm water occur on front yards or rooftops:

Hartland: Yes, front only
 Howell: Yes
 Oceola: Yes
 Marion: No roof ponding as 4/12 roof pitch is reqrd; front yard ponding is not explicitly prohibited, but do require compliance w/ county standards
 Genoa: Twp does not regulate

Desired Answer: Yes

Table 7 Summary of Buffer Systems and Maintenance Standards in Watershed Communities

Community	Standard							
	Stream buffer ordinance is in place	Min. Buffer Width	Wetland buffer ordinance	Min. wetland buffer width	Expansion of buffer incl.s steep slopes and/or 100-yr floodplain	At least part of buffer is composed of native veg'n	Buffer ord. outlines allowable uses	Ord. outlines enforcement and ed'n mechanisms
Hartland Township	No	n/a	No	n/a	n/a	n/a	n/a	n/a
Howell Township	Yes	50'	Yes	50'	Yes	Yes	Yes	Yes
Marion Township	No	n/a	No	n/a	No	Allowed, but not reqrd	No	No
Oceola Township	No	n/a	No	n/a	n/a	n/a	n/a	n/a
Tyrone Township								
Genoa Township	No	n/a	Yes	25'	No	It must be undisturbed & natural	Yes	No
Desired Answer	YES	>75'	YES	>75'	YES	YES	YES	YES

Table 8 Summary of Clearing, Grading and Conservation Standards in Watershed Communities

Community	Standard									
	Preservation of natural veg'n at res'l devlpmt sites ordinance (encourages/requires)	Septic field reserve areas cleared of trees at time of devlpmt	Tree Conservation Ord	Limits of Disturbance clearly noted on plans to avoid clearing of nat'l veg'n	Land Conserv'n Incentives	Flexibility to meet cons. Restrictions offered to developers	TDR Program in place (Tr of Devlpmt Rgts)	APZ Ord (Ag'l protection zoning)	Right-to-Farm Ord in addition to state law	"No-net-loss" farmland mitigation ord in place
Hartland Township	Yes	No	Yes	Yes	Yes (open space)	No	No	No	Yes	No
Howell Township	Yes	Yes	Yes	Yes	Yes (density bonuses, open space design)	Yes (density compensation)	No	No	No	No
Marion Township	Yes-working on it!	No	Yes-working on it!	Yes-working on it!	Yes-working on it!	No	No	No	No	No
Oceola Township	Yes	No	Yes	Yes	Yes (greater density on remainder)	Yes (density compensation)	No	No	Yes	No
Tyrone Township										
Genoa Township	Yes	No	No	Yes	Yes	No	No	No	No	No
Desired Answer	YES	NO	YES	YES	YES	YES	YES	YES	YES	YES

Table 9 Summary of Storm Water Outfall and Land Runoff Standards in Watershed Communities

Community	Standard							
	Treatment of SW quality imp. Is reqrd before discharge	Effective design criteria for SW BMPs	SW discharged directly to jurisdictional wetland w/out pretreatment	Floodplain Mngmnt ord restricts dvlpmnt in 100-yr floodplain	Incentives in place for landowners to use organic fertilizers	Soil Testing Incentives	Irrigation activities on public/private land reg'd	Fertilizer, herbicide or insecticide appl'n rates standard
Hartland Township	No	Yes (currently under revision)	No	Yes	No	No	Yes	Yes (fertilizer)
Howell Township	Yes	Yes (?)	Yes	Yes	No	No	Yes	No
Marion Township	No	No	Yes	No	No	No	No	No
Oceola Township	Yes	Yes	No	No	No	No	No	Yes (none allowed in open space in PUDs)
Tyrone Township								
Genoa Township	?-Use LCDC standards	LCDC standards	No	No	No	No	No	No
Desired Answer	YES	YES	NO	YES	YES	YES	YES	YES

Table 10 Summary of Other Standards in Watershed Communities

Community	Standard		
	Wetland Protection Ord for those less than 5 acres	Allowable discharge rate for SW det ponds	Who inspects OSDS
Hartland Township	No	LCDC standard of 0.2 cfs	LCDPH
Howell Township	No	LCDC standard of 0.2 cfs	LCDPH
Marion Township	No	LCDC standard of 0.2 cfs	LCDPH
Oceola Township	No	LCDC standard of 0.2 cfs	LCDPH
Tyrone Township		LCDC standard of 0.2 cfs	LCDPH
Genoa Township	Yes	LCDC standard of 0.2 cfs	LCDPH

III. Storm Water Management Standards

Parameter	LCRC	LCDC	BT	DT	GT	HaT	HoT	MT	OT	TT	HiT
1) Does Master Plan identify storm water management as an important community goal/policy?	X	X (Drain Comm. Storm Water Rules)	X	X			X		X	X	
2) Does Master Plan state that both quality and quantity of storm water are important issues to address?	X	X		X					X		
3) Does Master Plan relate storm water management to the protection of the health, safety and welfare of the community's residents?	X	X	X	X			X		X		
4) Does Master Plan call for protecting and preserving natural features to alleviate problems associated with storm water runoff pollution?		X	X	X		X	X		X	X	X

Development/Redevelopment Regulations

Parameter	LCRC	LCDC	BT	DT	GT	HaT	HoT	MT	OT	TT	HiT
1) Is storm water actively regulated in your community?	X	X				X	X		X		X
2) Does Zoning Ordinance require that natural drainage patterns are preserved when land is developed?		X	X	X		X		X	X	X	
3) If so, does it coordinate with that of Livingston County's to avoid contradiction?		X		X		X			X	X	
4) Does Zoning Ordinance address the following development practices which act to reduce the quantity of runoff and improve runoff quality?											
a) Limit Land Disturbance and grading				X							
b) Save native vegetation to promote infiltration				X	X	X		X		X	
c) Minimize impervious surfaces				X					X		X
5) Use of BMPs			X								
6) Inspection of BMPs											
7) Does Zoning Ord. address lot setbacks from both roadways and waterways?			X	X	X	X	X	X		X	X

LCRC: Livingston County Road Commission
LCDC: Livingston County Drain Commissioner
BT: Brighton Twp
DT: Deerfield Twp
GT: Genoa Twp
HiT: Highland Twp

HoT: Howell Twp
MT: Marion Twp
OT: Oceola Twp
TT: Tyrone Twp
HaT: Hartland Twp