

## Chapter Four

# FUTURE LAND USE PLANS

### Introduction

This chapter presents the Future Land Use Plan (FLUP) for Cass County and the six Local Participating Municipalities – the villages of Edwardsburg and Vandalia and the townships of Pokagon, Silver Creek, Volinia and Wayne. Each of the seven FLUPs consists of policies regarding future land use and how growth, development and preservation can best be accommodated. The foundation on which each of the FLUPs is rooted is the goals and objectives in Chapter Three and an analysis of natural and cultural features such as roads and other public infrastructure; existing land use patterns; and soils, wetlands and other environmental conditions. The FLUPs present broad-based policies regarding the dominant land use(s) to be accommodated in each.

### CASS COUNTY Future Land Use Plan

#### Urban Growth Areas

The Cass County FLUP directs growth and development of an urban and suburban character to the county's existing principal settlement areas. The Urban Growth Areas are considered most appropriate for the accommodation of the county's urban and suburban growth in recognition of:

- The heightened level of public services and infrastructure including emergency services.
- The cost-effectiveness of maximizing existing public services and infrastructure.
- The presence of existing suburban/urban development patterns including the principal population centers of the county.
- Improved access including intersecting state highways.

The seven areas classified as "Urban Growth Areas" are further classified as primary and secondary growth areas.

**Primary Growth Areas:** Primary Growth Areas include the areas of **Cassopolis, Dowagiac and Edwardsburg**. These locations are intended to be the principal growth areas of the county, providing a full range of housing options and densities. The expansion of commercial services in the county is to be focused in these locations, with priority being the redevelopment and infill development of existing commercial centers. Commercial expansion beyond the existing business centers should be limited and generally to provide convenience services to the immediately surrounding neighborhoods. The Primary Growth Areas are also to serve as the industrial centers of the county, with emphasis on maximizing existing industrial properties and facilities before expanding elsewhere.

**Secondary Growth Areas:** Secondary Growth Areas include the areas of **Barron Lake, Marcellus, Union and Vandalia**. The Secondary Growth Areas are intended to be important growth areas in the county but are to function more as satellite growth areas in association with the more significant Primary Growth Areas. The Secondary Growth Areas do not have the same levels of public services nor do they possess the population base to support substantial expansion. Residential growth is to primarily be of a more moderate and low density character and commercial expansion should generally be limited to the central village areas of these locations. Industrial expansion is not considered beneficial except in association with existing facilities.

#### Highway Commercial Area

The Future Land Use Plan identifies four locations as Highway Commercial Areas, intended to accommodate primarily commercial development:

- The intersection area of M-152/M-51 and extending south to the Dowagiac River wetlands, in recognition of the existing mixed commercial and industrial character of much of this highway segment in Wayne and Silver Creek Townships.
- The intersection area of U.S.-12/M-205, in recognition of the existing mixed commercial and industrial character of the immediate area.
- The intersection area of M-40/M-60, in recognition of the commercial uses in the immediate area and the location's convenience for many residents and travelers in the regional area.

- CR-217, from U.S.-12 south to the state line in Mason and Porter Townships.

### **Lake-Neighborhood Residential Area**

The Lake Residential Area is established in recognition of the existing lake-based residential neighborhoods that have been developed in the proximity of many of the lakes in the county, in addition to recognizing opportunities for additional similar development patterns. The defining feature of the Lake-Neighborhood Residential Area is the Plan's support for residential development of a more suburban/urban character than the lakes comprising portions of the Agricultural Preservation and Rural Residential Areas. This is due to the presence of, or anticipated provision of sewer and/or water services that accommodate increased densities and opportunities for lake residential living.

However, along with this increased opportunity for lakefront living comes the heightened importance of careful design and development practices. The county's lakes are one of its defining features and the county is interested in protecting the visual and environmental character of these resources and the environmental, recreational, and aesthetic role the lakes play. The lakes pose particular challenges due to their environmental fragility and their attractiveness for home sites and other shoreline development.

Past and future development will continue to place pressure on the lakes. It is widely recognized that development along the shores of a lake increase the potential for degradation of its character and water quality due to erosion, septic field leaching (where sanitary sewer is not available), sea wall construction, sediment discharge, and excess use of surface waters by water craft. While the Lake-Neighborhood Residential Area is largely built-out, the lakes are still vulnerable to redevelopment efforts and continued disturbances to its environmental character and integrity. Erosion and sedimentation discharge have been exacerbated as original small cottages have frequently been substantially enlarged, or otherwise razed and replaced by far more expansive homes, with increased impervious surface foot prints. The use of a waterfront lot as common open space for waterfront access for dwellings located away from the waterfront, commonly referred to as keyhole or funnel development, should be subject to comprehensive review and standards to minimize disturbances to neighboring uses and the overuse and environmental integrity of the lake.

The lakes designated as Lake-Neighborhood Residential Area are done so within the context that the development and redevelopment of lake-based neighborhoods incorporate effective measures to

protect the environmental integrity of the water resource and its shorelines including appropriate setbacks, preservation of native shoreline vegetation, proper yard waste disposal (leaves, grass cuttings, etc.), minimizing impervious surfaces, and effective management of storm water to minimize pollutants and debris entering the lake.

### **Agricultural Preservation Area**

The Agricultural Preservation Area comprises the majority of the county. The Agricultural Preservation Area is comprised primarily of farmland along with other open spaces including woodlands as well as limited density residential areas including dispersed residences. The purpose of the Agricultural Preservation Area is to provide opportunities for and encourage farming and the preservation of farmland resources. This Area is established in recognition of the importance of agriculture and the local farming industry, including their impact on local and regional economies, the food and related products upon which we rely for sustenance and their impact on defining the predominantly rural character of the county. Agriculture is intended to be the predominant land use in this Area.

The Agricultural Preservation Area is largely characterized by conditions that support its agricultural value including: 1) predominant minimum parcel sizes typically approaching 40 acres or more; 2) comparatively limited encroachment by non-agricultural land uses; 3) active farm operations; 4) supportive soil conditions; and 5) partial enrollment in the P.A. 116 Farmland and Open Space Protection Program. The Agricultural Area encourages the continuation of all current farming activities as well as the introduction of new farming activities. Still, care should be exercised in farming practices including specialized agricultural operations that may have heightened impacts (such as large concentrated livestock operations).

Further residential encroachment in the Agricultural Preservation Area is discouraged and, to the extent new residences are introduced, densities should be very low to minimize the loss of farmland and conflicts between farm operations and neighboring land uses, more effectively manage growth, provide cost effective public services, and limit growth to specific and compact portions of the county more appropriate for development.

Potential new residents in the Agricultural Preservation Area should recognize that the traditional noises and agricultural operations associated with responsible farm operations are a significant component of the Agricultural Preservation Area and will continue on a long term basis.

### **Rural Residential Area**

The Rural Residential Area comprises the greatest portion of the township not otherwise included in the Agricultural Preservation Area. The Rural Residential Area is characterized predominantly by a lesser presence of farming activities and a considerably greater presence of residential development and land division patterns that substantially undermine long-term economically viable farming. The Rural Residential Area encourages the continuation of farming operations while, at the same time, is intended to provide opportunities for low-density residential development that encourages the preservation of the community's overall rural character, natural resources, and open spaces, and accommodates rural residential lifestyles.

Like the Agricultural Preservation Area, it is intended that development densities in the Rural Residential Area be comparatively low. Low densities are supported by a number of factors including:

- The lack (typically) of public sewer and water.
- The county's interest in managing growth, providing cost effective public services, and limiting urban development densities to specific and compact portions of the county.
- The county's commitment to protecting its natural resources and rural character.
- The presence of a market for low-density rural home sites.

The Rural Residential Area's support for low development densities is not intended to encourage large-lot zoning (such as five and ten-acre lots) but, rather, home sites of one to two acres in size in association with abundant dedicated open space through what is commonly referred to as "open space zoning" and "clustering."

### **Resource Conservation Overlay Area**

The Resource Conservation Overlay Area includes those portions of the county comprised of wetlands, river and stream corridors, lake shoreline areas, and woodlands. These resources provide important environmental benefits including habitats for wildlife, flood control, groundwater recharge and discharge, and surface water purification. In addition, they provide special opportunities for recreation and contribute to the county's overall rural character and desirability as a place of residence and business.

In light of the significance of these resources, the FLUP strongly supports their protection. Preservation should take precedence over the unnecessary disturbance and/or destruction of these resources. The presence of such resources in areas designated for development should be recognized in land use and development deliberations and decisions. Where a portion of a parcel contains environmentally sensitive areas, development should be directed elsewhere on the site. In addition, encouraging what is commonly referred to as "open space developments" or "clustering" is a preferred approach for accommodating development.

See conservation policies under "Lake-Neighborhood Residential Area" also.

### **Pokagon Band of Potawatomi Indians (PBPI)**

The Future Land Use Plan establishes a Pokagon Band of Potawatomi Indians Area, which includes those larger tracts owned or otherwise occupied by the PBPI. The PBPI are an important element of Cass County and its presence contributes to the county's diversity and history. The PBPI assists county agencies in providing important social and emergency services. The PBPI is committed to ensuring the welfare and prosperity of its members and the FLUP supports the use, development and preservation of the PBPI Areas in a manner compatible with the prevailing county and local land use policies applicable to surrounding parcels.

**LOCAL PARTICIPATING MUNICIPALITY  
FUTURE LAND USE PLANS**

**Village of Edwardsburg   Village of Vandalia   Pokagon Township  
Silver Creek Township   Volinia Township   Wayne Township**

**Introduction**

This portion of the Master Plan identifies the desired pattern of land use, development and preservation throughout each of the six Local Participating Municipalities. The Future Land Use Plans consist of policies regarding future land use and development in the respective community. Implementation of these policies rests with the regulatory tools of the Township – most importantly local zoning provisions. A zoning ordinance generally regulates the type, location, and intensity of land development. Tools to further the implement the policies of this Plan are discussed in Chapter Five.

The foundation of each of the Future Land Use Plans is rooted in the goals and objectives in this Plan’s Chapter Two, in addition to an assessment of relevant trends and conditions including natural and cultural features such as community attitudes, road network, public infrastructure and services, and environmentally sensitive areas. Also considered are nearby conditions in neighboring municipalities.

Each of the six FLUPs divides the respective community into “planning areas” and identifies the predominant land use pattern planned for each. These areas collectively formulate the planned land use pattern. Each of the six FLUPS is presented separately in the balance of this chapter. However, there are a number of common elements of several or more of the individual FLUPs. These common elements are presented below and referenced later in this chapter:

**Boundaries**

The approximate borders of planning areas of each FLUP are described in narrative form and illustrated on the Future Land Use Map. The map depicts the boundaries in more detail than the explanatory text. There is frequently room for discretion at the exact interface between the boundaries of two planning areas and appropriate uses at these points of interface. However, the approximate boundaries presented in this Chapter have been considered carefully. Significant departures are strongly discouraged except for unique circumstances and only when the public health, safety and welfare will not be undermined. Neither a FLUM nor the explanatory text is intended to

stand on its own. Both the policy discussions and map are inseparable and must be viewed as one.

**Densities**

Each of the FLUPs includes residential policies regarding appropriate maximum development densities. Private “community sewer systems,” established as part of and to only serve a new subdivision (or similar development), should not serve as a basis for development patterns and densities contrary to the policies presented.

**Scale and Character**

A fundamental element of all FLUPs is that new development, both primary and secondary uses, be of appropriate scale and character with surrounding conditions. Site layout, principal buildings and accessory facilities should be of a character and design that encourages compatibility with adjacent and nearby land uses and the community as a whole.

**Farmland Preservation Areas**

All of the township FLUPs include areas designated as “Farmland Preservation Areas.” These Areas are established in recognition of the importance of agriculture and the local farming industry, and the presence of numerous factors that support its long-term agricultural value. These factors may include: 1) minimum parcel sizes typically approaching 40 acres or more; 2) limited encroachment by non-agricultural uses; 3) active farm operations; 4) considerable enrollment in the P.A. 116 Farmland and Open Space Protection Program; and 5) soil conditions.

**Residential Areas**

All of the FLUPs include areas where the primary use is to be residential including neighborhoods. The appropriateness of the location of these residential areas is supported by several or more conditions including: 1) the presence of existing suburban/urban development patterns; 2) improved access via highways and other enhanced road infrastructure; 3) in the case of the township’s, proximity to the City of Dowagiac and its urban character and services; 4) heightened proximity to fire protection services; 5) public sewer and/or water services; and/or 6) lesser long-term agricultural value.

## Lake Development

Lakes are defining features of many of the Local Participating Municipalities. While they are magnets for residential development and the recreational, aesthetic, and investment benefits that come with lakefront living, the lakes have equally important environmental roles. All new development and redevelopment should incorporate measures that protect surface waters including lakes and streams. Such measures may include but not be limited to appropriate density restrictions, special setbacks, preservation of native shoreline vegetation, proper yard waste disposal (leaves, grass cuttings, etc.), effective and well maintained septic systems (where sanitary sewer is not present), and effective management of storm water to minimize pollutants and debris impacting these resources.

## General Policies

It is not the intent of the FLUPs to identify the specific uses that should be permitted in each area of the community. The FLUPs present broad-based policies regarding the dominant land use(s) to be accommodated in each in addition to secondary uses. Specific permitted land uses will be determined by the zoning provisions of the community, based upon considerations of compatibility. There may be certain existing land uses that do not “fit” with the planned future land use pattern. This should not be necessarily interpreted as a lack of support for the continuation of such uses. Zoning provisions will clarify this matter.

## Phased Zoning

This Plan recommends the rezoning of land to a more intensive zoning district in a phased or incremental manner only. For example, while the Plan may identify locations that are appropriate to accommodate suburban residential development, the Plan does not recommend “across the board” or immediate rezonings of such land from existing low density residential districts to high density districts. The Plan recommends that rezonings to more intensive districts occur incrementally over time to ensure the community is capable of:

- meeting the increased public service demands
- managing township-wide growth and development
- adequately reviewing rezoning requests as they apply to the specific subject property
- minimizing unnecessary hardships upon the landowner as a result of the unintended creation of nonconforming lots, uses and structures

## Zone Plans

Each of the FLUPs concludes with a “zone plan” to assist in implementing the FLUP’s policies. The Planning Enabling Act requires that a local municipality that exercises its zoning authority have in its master plan a “zone plan” that correlates the planning areas designated on a Future Land Use Map with zoning districts intended to implement the map, and address such matters as building height, area, location and use of buildings and property.

Table 1 of each Zone Plan identifies the existing or suggested zoning districts to implement each of the planning areas presented in the respective FLUP, and the intended primary uses in each district in addition to example secondary uses.

Table 2 of each Zone Plan establishes guidelines for basic site development standards of the zoning districts intended to implement the Future Land Use Map. The guidelines are not intended to address all circumstances. Existing and/or future conditions may suggest variations from such standards to address such matters as, but not limited to:

- the presence or lack of sanitary sewer
- special building height provisions for towers and other special structures
- special lot area provisions for two-family versus single-family dwellings
- uses of a unique nature including “special land uses”
- special setback provisions for corner lots, unusually narrow or shallow lots, special environmental conditions, nonresidential uses adjacent to residences, and to more effectively encourage a “small-town” and pedestrian-friendly environment through lesser setbacks for street-side storefronts

**VILLAGE OF EDWARDSBURG  
Future Land Use Plan****M-62 Mixed Use Corridor**

The M-62 Mixed Use Corridor extends along M-62 north from the village's southern border to encompass the U.S.-12 intersection area including U.S.-12 east to the village's limits. This highway segment is characterized by a mix of commercial uses along the east side of the highway. The west side includes the Canadian National Railroad and a mix of primarily residences, commercial uses, abandoned buildings and open space just west of the Railroad.

The M-62 Mixed Use Corridor is established in support of the continuation of this mixed use pattern, and to provide opportunities for increased residential opportunities along the corridor's east side. Primary commercial uses along the Corridor's east side are to be uses that address day-to-day needs of the local population, seasonal visitors and highway travelers, including retail sales, offices, personal services, and eateries. Secondary commercial uses include those that provide additional benefits and which may cater to a more regional population, and/or are of a size, scale or intensity (including "big box" developments) that increases the potential for negative impacts. Such uses are to be subject to special review proceedings. The M-62 Mixed Use Corridor supports opportunities for residential uses above commercial storefronts.

The west side of the corridor includes those lots in immediate proximity to the railroad. The Plan supports the continued presence of residences along the railroad while, at the same time, recognizing that the residential use of lots adjacent to the railroad raises special challenges. Still, the use of these lots for commercial purposes can be particularly problematic for the residences and neighborhoods further west due to traffic and other issues.

The use of lots immediately adjacent to the west side of the railroad for non-residential purposes may be appropriate in the case where the proposed use can be accommodated on the lot without resulting in unreasonable impacts upon the use and enjoyment of nearby residential uses, taking into consideration such factors as traffic generation, traffic flow patterns, opportunities for substantive screening, hours of operation, and noise. To this end, commercial uses should be of a more service-oriented character or otherwise be low traffic generators and be able to be accessed from M-62 versus the neighborhoods to the west. The proximity of residential neighborhoods presents special challenges for the accommodation of industrial activities along the railroad. Still, small-scale industry has been present in the past and there may be opportunities for low intensity and small-scale industry.

**Uptown Commercial Area**

The Uptown Commercial Area includes the Main Street business area, extending east from First S. to the Cass Street intersection. The Area extends approximately 300' north and south of Main Street and also includes the lots bounded by Lake, Church and Cass Streets. The Uptown Commercial Area reflects a traditional mixed-use village pattern including commercial, residential, and public uses. The existing businesses cater to the needs of the local community and highway traveler. The Plan supports the presence of the Uptown Commercial Area as an important defining feature of the village, as a place of locally-oriented commerce and social gathering.

Commercial uses are to continue to cater to the consumer needs of the local community and highway traveler and accommodate commercial uses that are of a design and scale that supports the village's small-town character. To preserve the Area as a small commerce center, residences should be limited to those above commercial storefronts. The Uptown Commercial Area is to encourage safe and convenient pedestrian circulation and activity and the inclusion of streetscape and other amenities that enhance its vitality, energy, and sense of place. Off-street parking in the front of buildings is to be discouraged in favor of creating and maintaining a street space available to and comfortable for pedestrians.

The Uptown Commercial Area is not to evolve into an extended strip business center although limited expansion to permit the incremental conversion of immediately adjacent lots to commercial or other alternative uses is reasonable where such alternative uses support the purpose of the Area and not undermine the character of nearby residential uses and their use and enjoyment.

**Village Residential Area**

The Village Residential Area is established in recognition of the existing and predominantly single family residential neighborhoods in Edwardsburg, to support the stability and upkeep of such residential settings, and to provide additional opportunities for neighborhood growth and redevelopment of similar character. The Village Residential Area includes the majority of the village not otherwise part of the M-62 Mixed Use Corridor or Uptown Commercial Area. Development densities throughout the Village Residential Area vary but primarily range from four to six dwellings per acre (approximately 7,000 to 12,000 sq. ft. per dwelling) and the Plan supports the maintenance of this density range across the majority

**CASS COUNTY MASTER PLAN**

July 1, 2014

of the Village Residential Area. Development densities in any specific portion of the Village Residential Area should take into consideration the character of adjacent residential development patterns to ensure compatibility. However, ensuring compatibility need not prohibit adjacent neighborhoods of substantially differing densities where measures are to facilitate compatibility along shared borders such as through special landscaping measures, increased setbacks, and/or the location of open spaces. The Plan supports the presence of the Edwardsburg Schools campus as part of the Village Residential Area and the educational, recreational, economic and civic opportunities it provides.

**High Density Residential Areas**

The Future Land Use Plan identifies several locations in the village for substantially higher density lifestyles than planned for the Village Residential Area. The High Density Residential Areas recognize the presence of the village’s single manufactured housing community

at the south end of the village and the apartment complexes off of Section Road and behind the M-62 and U.S.-12 corridors in the east central part of the community. The Plan supports the provision of alternative living arrangements to meet the varied housing needs and desires of its current and future residents, and the maintenance and upkeep of these neighborhoods. These facilities provide considerable opportunities for apartment and manufactured housing community living, and the Plan does not support the expansion of these areas or the introduction of housing of similar character elsewhere in the village (except as described under M-62 Mixed Use Corridor). However, the Plan does support the redevelopment of any portions of these neighborhoods that reflect blight conditions, conditions not supportive of a safe living environment, or other conditions that negatively impact nearby properties or the community as a whole.

**VILLAGE OF EDWARDSBURG  
Zoning Plan – Table 1**

**Overview of Recommended Zoning Districts and Relation to Future Land Use Plan**

<b>Zoning Districts</b> (example names)	<b>Primary Relationship to Future Land Use Plan / Map</b>	<b>Intended Dominant Uses</b>	<b>Intended Secondary Uses</b> (examples)
<b>Low Density Residential</b>	Village Residential Area	single-family residences	parks, schools, religious institutions, assisted living facilities
<b>Medium Density Residential</b>	Village Residential Area	single -family residences	parks, schools, religious institutions, assisted living facilities
<b>High Density Residential</b>	Village Residential Area	single and two-family residences	parks, schools, religious institutions, assisted living facilities
<b>Multiple Family Residential</b>	M-62 Mixed Use Corridor / High Density Residential Area	multiple family developments such as apartments and townhouses	parks, schools, religious institutions, assisted living facilities, day care centers
<b>Manufactured Housing Community</b>	M-62 Mixed Use Corridor / High Density Residential Area	manufactured housing communities (mobile home parks)	parks, schools, religious institutions, assisted living facilities, day care
<b>Local Commercial</b>	M-62 Mixed Use Corridor / Uptown Commercial Area	uses that cater to local needs such as offices, personal services, restaurants	other uses that cater to local needs such as gas stations, car repair, funeral homes, taverns, drive-through
<b>General Commercial</b>	M-62 Mixed Use Corridor / Uptown Commercial Area	uses that cater to a more regional population including retail, offices, personal services, trade showrooms, health clubs	same as above in addition to more regional uses such as funeral homes, hotels, building materials sales, mini-storage
<b>Light Industrial</b>	M-62 Mixed Use Corridor	industrial uses of a “light” character such as, electrical appliance assembly and tool/die.	more marginal light industrial uses such plastic molding and warehousing.

**CASS COUNTY MASTER PLAN**

July 1, 2014

**VILLAGE OF EDWARDSBURG**

**Zoning Plan – Table 2**

**Zoning Districts / Site Development Guidelines**

Zoning District	Minimum Lot Area	Minimum Lot Width	Maximum Building Height	Maximum Lot Coverage	Minimum Yard Setback		
					Front	Side	Rear
<b>Low Density Residential</b>	12,000 sq. ft.	100 ft	35 ft.	30%	30 ft.	20 ft.	25 ft.
<b>Medium Density Residential</b>	8,000 sq. ft.	70 ft	35 ft.	35%	25 ft.	10 ft.	25 ft.
<b>High Density Residential</b>	5,000 sq. ft.	50 ft	35 ft.	40%	20 ft.	5 ft.	25 ft.
<b>Multiple Family Residential</b>	3,000 sq. ft. per dwelling	80 ft.	35 ft.	35%	30 ft.	25 ft.	25 ft.
<b>Manufactured Housing Community</b>	Compliance with Mobile Home Commission Rules.						
<b>Local Commercial</b>	Flexible	Flexible	40 ft.	60%	25 ft.	15 ft.	30 ft.
<b>General Commercial</b>	1 acre	100 ft.	40 ft.	60%	25 ft.	25 ft.	25 ft.
<b>Light Industrial</b>	1 acre	100 ft.	40 ft.	60%	50 ft.	25 ft.	50 ft.

**VILLAGE OF VANDALIA  
Future Land Use Plan**

**Downtown Mixed Use Corridor**

The Downtown Mixed Use Corridor extends along State Street from the Christiana Creek corridor east to Maple Street. This Area includes the village’s former active business area and most of the few businesses that remain in the village. The Downtown Mixed Use Corridor continues to reflect a mixed-use development pattern, with businesses catering to the needs of the local community and highway traveler. The Plan supports the redevelopment and growth of this corridor as a thriving business center and one which continues to reflect a mixed use pattern. It is the intent of the Downtown Mixed Use Corridor to facilitate the revitalization of Vandalia’s downtown as a healthy retail and office district along with housing.

Residential uses are to be principally of a single and two-family dwelling character, at maximum densities of approximately four dwellings per acre, in addition to housing above commercial storefronts. Apartments and other higher-density housing arrangements may also be appropriate along limited segments of State Street where in scale and character to reasonably blend with surrounding conditions, be served by

adequate infrastructure and services, and minimize impacts on adjacent land uses.

In recognition of the role the Main St./State St. intersection plays, including the access and visibility provided by these primary thoroughfares, uses within approximately 300’ of this intersection are to be of a predominantly commercial or public character. Public uses should be those that serve local residents such as village offices, meeting facilities, community centers, and similar uses that benefit by immediate proximity to area residents.

The State Street Mixed Use Corridor is to continue to cater to the consumer needs of the local community and highway traveler and accommodate commercial development that is of a design and scale that supports the village’s small-town character. The conversion of existing dwellings and residential lots to small retail, office or similar commercial uses is appropriate.

Development in this Corridor is to be designed to support the desired “small town” character of the village, encourage a sense of place unique to Vandalia, and facilitate safe and efficient non-motorized travel along State Street including linkages with surrounding neighborhoods and recreation areas.

Important design elements within this corridor are to address shared access to minimize the number of curb cuts, the location of parking areas to the rear and thereby making the street side available to and more comfortable for pedestrians, and uniform sign, lighting and landscaping to create a unified and visually pleasing corridor.

### **Village Residential Area**

The Village Residential Area is established in recognition of the existing residential neighborhoods in the downtown area of Vandalia, to support the stability and upkeep of such residential settings, and to provide additional opportunities for neighborhood growth of similar character in close proximity to the downtown area and its services including emergency and consumer services and parks and recreation facilities.

Residential development should be of a principally single family and two-family character, with densities not to exceed approximately four dwellings per acre. Opportunities for residential lifestyles of a denser character, including apartments, townhouses, and subdivisions with lots less than ¼-acre, may be appropriate on a limited basis provided such developments are of a scale and character so as to reasonably blend with surrounding conditions, be served by adequate infrastructure and services, and minimize impacts on adjacent land uses.

In light of the village's existing and desired small-town character, large high density residential developments, including large multiple-family and large mobile home park developments, are not intended for the Village Residential Area.

### **Mixed Use Rural Area**

The Mixed Use Rural Area is intended to accommodate a variety of land uses but be reserved principally for farming and lower density residential development, including the accommodation of more rural lifestyles than provided elsewhere in the village. Overall development densities in this Area are to be comparatively low, in recognition of the purpose of this Area, and the Village's interest in managing growth and development and minimizing conflicts between farm operations and new residential development.

Principal uses are to be farming and housing of a lower density and more rural character than provided elsewhere in the village. Densities should typically not exceed one dwelling per two to three acres in the more outlying limits of the Mixed Use Rural Area, except that densities of one dwelling per one acre (approximately) are considered reasonable where in close proximity to primary thoroughfares such as State Street and White Temple Road.

Higher density housing options such as apartments and assisted living facilities, may be reasonable in the Mixed Use Rural Area provided such developments, as viewed from nearby roads and surrounding properties, support the intended character of the Area including appropriate building setbacks, the incorporation of substantial open space areas into the development project, and complimentary landscaping and screening.

Light industrial activities may be appropriate under certain conditions, where located adjacent to agricultural operations, set back adequate distances from existing dwellings and neighborhoods, appropriately landscaped and screened to minimize impacts on surrounding uses and support the intended character of the Area, and be served by adequate services and infrastructure including roads. The continuation of farming on a long term basis is encouraged provided there is compliance with the Department of Agriculture's "*generally accepted agricultural management practices*." However, large-scale intensive livestock operations are not intended for this Area.

### **Christiana Creek Conservation Corridor**

The Christiana Creek Conservation Corridor comprises Christiana Creek and the lowlands along the creek. This Corridor is comprised predominantly of woodlands, wetlands, and public outdoor recreation areas. The Corridor is intended to encourage the preservation of the woodland, wetland and wildlife environments of the Corridor, the flood protection value the Corridor provides, and the recreation opportunities embodied in the Corridor. Principal land uses are to be agriculture, conservation-based uses including open space recreation areas, and low density housing. Housing densities should typically not exceed one dwelling per two to three acres. Construction activities are to be appropriately set back from the creek and shoreline areas, and construction within flood prone areas of the Corridor are to be minimized.

### **State Street Corridor Exceptions**

State Street is the primary thoroughfare in the village in regard to infrastructure, capacity, and the access and visibility it affords. The more eastern and western segments of State Street, which are within less developed portions of the village, provide opportunities for more intensive uses that are not considered appropriate for the Downtown Mixed Use Corridor including light industrial uses and commercial uses that draw from a more regional market and frequently produce heightened levels of vehicular traffic and rely on comparatively large bulk buildings. However, it is a fundamental policy of this Future Land Use Plan that State Street does not evolve into an endless pattern of strip commercial development, or disjointed

**CASS COUNTY MASTER PLAN**

July 1, 2014

development patterns, or otherwise evolve in a manner that is not complimentary to the village as a whole.

The Future Land Use Plan recognizes that one or more proposals may surface that are not directly coordinated with the principal policies of the respective planning areas previously discussed. The Future Land Use Plan supports divergence from such policies upon a finding that the proposal has far greater benefits to the village

as a whole and/or the prospective users of the particular property than the less desirable impacts such a proposal may have, provided such a determination is based on in-depth and comprehensive analysis of the circumstances. Further, prior to the approval of such a proposal, applicable amendments to the Future Land Use Plan should be considered if warranted.

**VILLAGE OF VANDALIA  
Zoning Plan –Table 1**

**Overview of Recommended Zoning Districts and Relation to Future Land Use Plan**

<b>Zoning Districts</b> (example names)	<b>Primary Relationship to Future Land Use Plan / Map</b>	<b>Intended Dominant Uses</b>	<b>Intended Secondary Uses</b> (examples)
<b>Agricultural-Rural Residential</b>	Implements "Mixed Use Rural Area" and "Christiana Creek Conservation Corridor"	agriculture, single family residences, and conservation-based uses.	parks, schools, religious institutions, assisted living facilities, campgrounds, kennels, and bed and breakfasts
<b>Low Density Residential</b>	Implements "Mixed Use Rural Area"	single and two-family residences	parks, schools, religious institutions, and assisted living facilities
<b>Medium Density Residential</b>	Implements "Village Residential Area"	single and two-family residences	Parks and other public facilities, schools, religious institutions, assisted living facilities, and day care centers
<b>High Density Residential</b>	Implements "Village Residential Area"	single and two-family residences	parks, schools, religious institutions, assisted living facilities, and day care centers
<b>Multiple Family Residential</b>	implements "Village Residential Area" and "State Street Mixed Use Corridor"	multiple family developments such as apartments and townhouses	parks, schools, religious institutions, assisted living facilities, and day care centers
<b>Manufactured Housing Community</b>	implements "Village Residential Area"	manufactured housing Communities (mobile home parks)	parks, schools, religious institutions, assisted living facilities, and day care centers
<b>Local Commercial</b>	implements "State Street Mixed Use Corridor"	commercial uses that cater to local needs including retail, offices, personal services, and conventional restaurants	other commercial uses that cater to local needs such as gas stations, car repair, funeral homes, taverns, and drive-through services
<b>General Commercial</b>	implements "State Street Mixed Use Area" (east and west ends principally)	uses that cater to the needs of a more regional population including retail, offices, personal services, trade showrooms, and health clubs	same as above in addition to more regional uses such as funeral homes, hotels, building materials sales, and mini-storage
<b>Light Industrial</b>	implements "State Street Mixed Use Area" (east and west ends principally) and "Mixed Use Rural Area"	industrial uses of a "light" character such as, assembly of electrical appliances and tool and die.	more marginal light industrial uses such plastic molding and warehousing.

**CASS COUNTY MASTER PLAN**

July 1, 2014

**VILLAGE OF VANDALIA  
Zoning Plan –Table 2**

**Village of Vandalia Zoning Districts / Site Development Guidelines**

Zoning District	Minimum Lot Area	Minimum Lot Width	Maximum Building Height	Maximum Lot Coverage	Minimum Yard Setback		
					Front	Side	Rear
<b>Agricultural-Rural Residential</b>	1 – 3 acres	200 ft.	35 ft.	15%	50 ft.	15 ft.	50 ft.
<b>Low Density Residential</b>	20,000 sq. ft.; 60,000 sq. ft. for TFDs	100 ft.; 165 ft. for TFDs	35 ft.	20%	50 ft.	15 ft.	50 ft.
<b>Medium Density Residential</b>	8,700 sq. ft.; 12,000 sq. ft. for TFDs	70 ft.; 90 ft. for TFDs	35 ft.	35%	30 ft.	10 ft.	25 ft.
<b>High Density Residential</b>	5,000 sq. ft.; 6,000 sq. ft. for TFDs	50 ft.; 70 ft. for TFDs	35 ft.	40%	20 ft.	5 ft.	20 ft.
<b>Multiple Family Residential</b>	4,000 sq. ft. per dwelling	80 ft.	35 ft.	35%	50 ft.	25 ft.	25 ft.
<b>Manufactured Housing Community</b>	Compliance with Mobile Home Commission Rules.						
<b>Local Commercial</b>	Flexible	Flexible	40 ft.	60%	5 ft.	5 ft.	20 ft.
<b>General Commercial</b>	1 acre	200 ft.	40 ft.	60%	40 ft.	20 ft.	20 ft.
<b>Light Industrial</b>	1 acre	200 ft.	40 ft.	70%	50 ft.	20 ft.	20 ft.

*TFD = Two family dwelling*

**POKAGON TOWNSHIP  
Future Land Use Plan**

**Agricultural Preservation Area**

The Agricultural Preservation Area comprises the vast majority of the township and is nearly entirely farmland along with other open spaces including parks, woodlands and some wetlands, and comparatively limited and dispersed residences. The intent of the Agricultural Preservation Area is to provide opportunities for and encourage long-term farming and the preservation of farmland resources. This Area is established in recognition of the importance of agriculture and the local farming industry, and the presence of numerous factors that support its long-term agricultural value.

Opportunities for new residences are to be very limited to minimize the loss of farmland and conflicts with farm operations, and advance the township’s commitment to managing growth, providing cost effective public services, and limiting development to specific and compact portions of the community. Maximum

development densities should be based upon a sliding scale that coordinates a parcel’s acreage with the maximum number of residential splits considered appropriate, recognizing the increased economic viability and importance of large acreage farming operations and the corresponding increased importance of limiting residential consumption of such acreage. Under such a program, a parcel of 160 acres would have disproportionately greater limitations on new home sites as compared to existing parcels of less than 40 acres. General guidelines for such a sliding scale should be one dwelling per approximately 5 to 20 acres for lower-end sized parcels, such as parcels of 40 acres or less, and one dwelling per 50 to 100 acres for higher-end sized parcels such as parcels of 160 acres or greater (with middle sized parcels falling between these two ranges). This sliding scale approach is not to suggest that large minimum parcel sizes for home sites should be instituted (such as 20 or 40-acre home sites), as such practices can undermine

the township's rural character and the economic stability of farm operations, heighten the rate at which farmland is converted to alternative uses, encourage the destruction of ecosystems and natural resources, and encourage the inefficient use of the township's land resources.

### **Residential Settlement Areas**

The Residential Settlement Areas are comprised of the township's principal existing settlement areas including areas adjacent to Dowagiac and the Sumnerville and Pokagon settlements. The Residential Settlement Areas are established in recognition of the existing settlement areas of the township, including support for the protection of the desirability and stability of these neighborhoods, and to provide opportunities for additional residential development of a similar character than planned elsewhere in the township. The primary uses of land are to be limited to single family and two-family residences. Secondary uses are to be limited to alternative living arrangements such as townhouses, apartments, assisted living facilities, and similar housing options, and uses that directly support and enhance desirable residential areas such as schools and religious institutions.

Development densities of one dwelling per one acre are considered reasonable in the absence of sanitary sewer service. Development densities of three to four dwellings per acre are considered reasonable in the presence of such service. Greater densities including townhouses and apartments may be reasonable but only after special review to determine if such proposal is appropriate on the particular site, taking into consideration such factors as compatibility with surrounding conditions, likely environmental impacts, adequacy of infrastructure and services to serve the development, and available design measures to minimize impacts upon existing neighborhoods.

### **M-51 Mixed Use Corridor**

The M-51 Mixed Use Corridor extends along M-51 approximately one mile north and one-quarter mile south of Peavine St. This highway segment is characterized by farmland, uses of a commercial and industrial character, and numerous residences including extended segments of strip residential development. The Corridor is located principally along the west side of the highway where non-residential uses are most dominant. The M-51 Mixed Use Corridor is intended to accommodate primarily commercial uses and light industry and is established in recognition of the existing commercial and industrial uses along these highway segments and the excellent access and visibility available, and to provide opportunities for additional commercial services and industry. Commercial/industrial development may extend into the Agricultural Preservation Areas directly behind the Corridor where it is determined that the necessary

acreage is appropriate for desirable Corridor development, but such development should not extend more than approximately 1,000 feet from the highway.

Primary commercial uses are to be limited to uses that address day-to-day needs of the local population, seasonal visitors and highway travelers, including retail sales, offices, personal services, and eateries. Secondary commercial uses include those that provide additional benefits and which may cater to a more regional population and/or are of a size, scale or intensity that increases the potential for negative impacts. Such uses are to be subject to special review proceedings. Industrial uses are to be limited to those of a low intensive character such as assembly of pre-manufactured products and communication and information technologies. Site layout, principal buildings and accessory facilities along the Corridor should be of a character and design that encourages compatibility with adjacent and nearby land uses and the community as a whole, including highway access management; signage; building height, size, and bulk; and landscaping/screening.

In the absence of a market for commercial or industrial uses within this corridor, this corridor may be appropriate for farming and residential growth of a character described under "Residential Settlement Areas." However, prospective residents should be aware that neighboring parcels and other portions of this Corridor may transition into commercial and/or industrial uses.

While the Future Land Use Plan supports the continued presence of the scattered residences along portions of Mixed Use Corridor, to the extent desired by those residing within, the Plan also recognizes the past incremental commercialization of this segment of M-51 and the value of accommodating additional commercial and industrial uses in this Corridor. The Future Land Use Plan supports appropriate landscaping and screening as new non-residential uses are established to minimize negative impacts on existing residences. At the same time, the Plan also finds the incremental conversion of residences to non-residential uses to be reasonable provided measures are taken to minimize impacts upon nearby residences.

### **Mixed Use Village Areas**

The unincorporated villages of Sumnerville and Pokagon exhibit a mixed-use character dominated by comparatively higher density residential patterns along with several commercial and public uses. The villages are the township's original settlement areas. Both have witnessed decline in more recent years in population, care of properties, and loss of businesses. The Future Land Use Plan supports the improvement and redevelopment of these settlement areas. Their role as future growth areas is supported by their historical

significance, the presence of M-51 and county primary roads, proximity to fire protection services, the existing population base and its potential to grow. The Plan recommends that these village areas continue to provide opportunities for a mixture of village uses with an emphasis on residential development and supporting commercial services, and the preservation of their existing small-town character.

Residential development is to be guided by the density policies presented under "Residential Settlement Areas." Commercial uses are to be located in a compact manner in an effort to establish clear business districts with their own identities and ones that encourage walkable and pedestrian-friendly environments. In Summerville, businesses are to be limited to the Pokagon Highway corridor. In Pokagon, businesses are to be limited to the Pokagon Highway corridor and along M-51. Special care is to be exercised to assure businesses do not undermine the essential residential character and quality of life of nearby residences and neighborhoods through appropriate site design and mitigating measures. Businesses are to be oriented toward the local population base and be of such design and scale to support the villages' small-town character.

### **Dowagiac Commercial Area**

The Dowagiac Commercial Area is comprised of approximately 1,500 feet of strip commercial development along the north side of M-51 adjacent to the City of Dowagiac and extending from the M-62 intersection to just west of Lyle Street. This segment of M-51 is a continuation of the commercialized M-51 and M-62 corridors through the city. The Dowagiac Commercial Area is established in recognition of the existing commercial development comprising this segment of M-51 and the greater business district of which it is part. The city has identified this commercial area for general business purposes and this Future Land Use Plan supports the same program for the Dowagiac Commercial Area.

### **Indian Lake Commercial Area**

The Indian Lake Commercial Area covers the immediate M-62/Indian Lake Road intersection area and extends east along both sides of M-62 for a distance of approximately 1,500'. This highway segment currently includes a discount business and a mini-storage facility. The Indian Lake Commercial Area is established in recognition of the partial commercialization of this highway segment, the presence of the Indian Lake population base and highway traffic that support the viability of additional but limited commercial services in the area, the value of the convenience of such services, and the excellent access and visibility afforded by this highway segment. Uses are to address the day-to-day needs of the local population, seasonal visitors and highway travelers,

including retail sales, offices, personal services, and eateries. Larger-scale uses that cater to a more regional population base are discouraged. Site layout, principal buildings and accessory facilities should be of a character and design that recognizes and supports the dominant rural and residential character of the immediate surrounding area including the lakefront development to the north.

### **Park Place Mixed Use Area**

The Park Place Mixed Use Area includes both sides of Park Place between Edwards and Peavine Streets and extends west approximately one-quarter mile. It also extends south of Edwards Street to encompass the Four Winds Casino Dowagiac. This area is characterized principally by industry, the casino, and farmland. A small office complex is present on the east side of Park Place near Peavine Street. The Park Place Mixed Use Area is intended to function as a mixed-use area comprising the township's principal industrial center and the casino including limited secondary commercial uses addressing the needs of casino visitors. Industrial activities should be of a comparatively "light" character. In the absence of a market for industry and as a means to minimize impacts upon residences further east along M-51, the accommodation of additional office and locally oriented commercial services on the east side of Park Place is considered reasonable.

### **Resource Conservation Area**

The Resource Conservation Area is comprised of the township's wetland resources and its river and stream corridors. The Resource Conservation Area provides for the protection of the township's wetlands, in recognition of the vital role these resources play including flood control, wildlife habitats, recreation, ground water recharge, and their contribution to the valued rural character of the community, and the extreme obstacles wetlands present for development. The protection measures are to be principally through limitations on the use of and disturbance to such resources.

Primary uses are to generally be limited to natural and conservation areas, wildlife protection areas, outdoor recreation, agriculture, and very limited residential encroachment. Maximum development densities along river and stream corridors where wetlands are limited or otherwise absent should not exceed those of the most dominant surrounding Planning Area as delineated on the Future Land Use Map. Maximum development densities in wetland areas are to be restricted according to a scale similar to that as described for the Agricultural Preservation Area. All development within the Resource Conservation Area is to be subject to design measures to minimize negative environmental impacts including measures to address

**CASS COUNTY MASTER PLAN**

July 1, 2014

erosion and sedimentation, clearing, vegetative buffers, and filling.

**POKAGON TOWNSHIP  
Zoning Plan – Table 1**

**Overview of Recommended Zoning District Structure and Relation to Future Land Use Map**

<b>Zoning District (example names)</b>	<b>Primary Relationship to Future Land Use Map</b>	<b>Primary Intended District Uses</b>	<b>Examples of Secondary District Uses</b>
<b><u>OSP</u>: Open Space Preservation</b>	Resource Conservation Area	Open space, nature areas, wildlife areas, and resource-based recreation such as hunting	Single family dwellings
<b><u>AG</u>: Agricultural</b>	Agricultural Preservation Area	Agriculture and limited single family dwellings	Veterinary clinics, kennels, and bed and breakfasts
<b><u>R-1</u>: Low Density Residential</b>	Residential Settlement Areas	Single family dwellings	Golf courses, schools, religious institutions, and parks
<b><u>R-2</u>: Medium Density Residential</b>	Residential Settlement Areas	Single and two-family dwellings	Golf courses, schools, religious institutions, and parks
<b><u>R-3</u>: High Density Residential</b>	Residential Settlement Areas	Single and two-family dwellings	Schools, religious institutions, and parks
<b><u>R-MHC</u>: Manufactured Housing Community</b>	Residential Settlement Areas	Manufactured housing communities	Day care facilities
<b><u>R-MF</u>: Multiple Family</b>	Residential Settlement Areas	Apartments, townhouses, and similar living arrangements.	Assisted living facilities, golf courses, and parks
<b><u>C-1</u>: Local Commercial</b>	M-51 Mixed Use Corridor, Indian Lake Commercial Area, Dowagiac Commercial Area, and Mixed Use Village Areas	Retail, office and personal service uses catering to local needs	Kennels, taverns, and fast-food restaurants
<b><u>C-2</u>: General Commercial</b>	M-51 Mixed Use Corridor, Indian Lake Commercial Area, and Dowagiac Commercial Area	Uses that serve a more regional population or require facilities of greater size/scale, including retail, offices, personal services, trade showrooms, and health clubs	Hotels, vehicle sales, taverns, fast-food restaurants, funeral homes, building materials sales, and mini-storage
<b><u>I-1</u>: Light Industrial</b>	M-51 Mixed Use Corridor and Park Place Industrial Area	Industrial uses of a "light" character such as small parts assembly, equipment repair, and information technologies	Somewhat higher impact uses such as lumber mills, metal plating, light manufacturing, and commercial warehousing

**CASS COUNTY MASTER PLAN**

July 1, 2014

**POKAGON TOWNSHIP**

**Zoning Plan – Table 2**

**Site Development Standards Guidelines**

Zoning District (example name)	Minimum Lot Area	Minimum Lot Width and Frontage	Maximum Building Heights <sup>1</sup>	Minimum Yard Setback (each)		
				Front	Side	Rear
<b>OSP: Open Space Preservation</b>	10 acres	330 ft.	35 ft.	50 ft.	30 ft.	30 ft.
<b>AG: Agricultural</b>	40 acres <sup>2</sup>	200 ft.	35 ft.	50 ft.	30 ft.	30 ft.
<b>R-1: Low Density Residential</b>	20,000 sq. ft.	100 ft.	35 ft.	30 ft.	10 ft.	30 ft.
<b>R-2: Medium Density Residential</b>	10,000 sq. ft.	70 ft.	35 ft.	35 ft.	10 ft.	30 ft.
<b>R-3: High Density Residential</b>	5,000 sq. ft.	50 ft.	35 ft.	20 ft.	10 ft.	30 ft.
<b>R-MHC: Manufactured Housing Community</b>	Conformance with Rules and Regulations of Manufactured Housing Commission					
<b>R-MF: Multiple Family</b>	1 acre	150 ft.	35 ft.	30 ft.	25 ft.	30 ft.
<b>C-1: Local Commercial</b>	20,000 sq. ft.	150 ft.	35 ft.	50 ft.	20 ft.	20 ft.
<b>C-2: General Commercial</b>	20,000 sq. ft.	150 ft.	35 ft.	50 ft.	20 ft.	20 ft.
<b>I-1: Light Industrial</b>	2 acres	200 ft.	40 ft.	50 ft.	40 ft.	50 ft.

**Footnotes:**

1. In addition to maximum building height limitations, maximum lot coverage by buildings are to be approximately 20% – 30% in residential districts and 40% – 50% in commercial and industrial districts.
2. While typical minimum lot sizes of approximately 40 acres are recommended for the A-1 District, opportunities should be made available for a limited number of smaller splits of no greater than approximately two acres in size, according to a sliding scale formula based on the acreage of the parcel to be split.

**SILVER CREEK TOWNSHIP  
Future Land Use Plan**

**Agricultural Preservation Area**

The Agricultural Preservation Area comprises the vast majority of the township and is nearly entirely farmland along with other open spaces and dispersed residences. The intent of the Agricultural Preservation Area is to provide opportunities for and encourage long-term farming and the preservation of farmland resources, while also providing opportunities for rural residential lifestyles. This Area is established in recognition of the importance of agriculture and the local farming industry and the presence of numerous factors that support its long-term agricultural value.

The primary use of land in the coming ten years is to be agriculture. Still, the township does not support a policy of restrictive limitations on the pursuit of alternative residential development where personal and/or market conditions interfere with a landowner's

interest in maintaining current farming operations. Residential development in the Agricultural Preservation Area is intended to be substantially lower than as planned for the township's designated growth areas (Suburban/Lakes Residential Areas), at a density of one dwelling per approximately one acre, in recognition of the township's interest in limiting more urban development patterns to specific and compact portions of the community, and also acknowledging the presence of a market for low-density rural home sites.

Cottage Industries: It is recognized that there are some activities that can be generally described as industrial in character yet are somewhat inconspicuous in rural areas. Pole barns and similar accessory buildings are common in the township's landscape. Small-scale and appropriately managed light industry, functioning as home occupations, can exist with

minimal impact on neighboring farm and dispersed residences. The Agricultural Preservation Area supports this entrepreneurship provided measures are in place that ensure such activities do not become a nuisance or undermine the area's intended character.

### **Lakes Residential Areas**

The Lakes Residential Areas are comprised of the township's principal existing lakefront settlement areas including Cable, Dewey, Magician, and Indian Lakes. The Lakes Residential Areas are established in recognition of these settlement areas, including support for the protection of the desirability and stability of the neighborhoods, and to provide opportunities for additional lakefront development of a similar character in the absence of wetlands.

Primary uses are to generally be limited to single family. Development densities of three to four dwellings per acre are considered reasonable in the presence of sanitary sewer service.

There may be opportunities for the establishment of small seasonal commercial uses where they are determined to be of a sufficiently small scale and operational character that negative impacts on nearby residential uses will not occur.

### **Suburban Residential Areas**

The Suburban Residential Areas are comprised of the township's principal existing settlement areas not otherwise included in the Lake Residential Areas. The Areas are established in recognition of these existing settlements and to provide opportunities for additional development of similar character.

The primary uses of land are to generally be limited to single family and two-family residences. Secondary uses are to be limited to alternative living arrangements such as townhouses, apartments, assisted living facilities, and similar housing options, and for uses that directly support and enhance desirable residential areas such as schools and religious institutions. There may be opportunities for the establishment of small seasonal commercial uses where they are determined to be of a sufficiently small scale and operational character that negative impacts on nearby residential uses will not occur.

Development densities of three to four dwellings per acre are considered reasonable in the presence of sanitary sewer service. Greater densities including multiple family housing arrangements such as townhouses and apartments may be reasonable but only after special review to determine if such proposal is appropriate on the particular site, taking into consideration such factors as compatibility with surrounding conditions, likely environmental impacts, adequacy of infrastructure and services to serve the development, and available design measures to minimize impacts upon existing neighborhoods.

### **M-51 and M-62 Mixed Use Corridors**

The M-51 Mixed Use Corridors extend north from Dowagiac for approximately one-half mile and from M-152 south to the Dowagiac River wetlands. The northern M-51 Mixed Use Corridor extends approximately one-half mile west along M-152 as well. The M-62 Mixed Use Corridor extends east from the Dowagiac Creek wetlands for approximately three-quarters of a mile. These highway segments are characterized principally by commercial and light industrial uses along with open spaces, farmland and scattered residences. The Mixed Use Corridors are intended to accommodate primarily commercial uses and light industry. The Mixed Use Corridors are established in recognition of the existing commercial and industrial uses along these highway segments, and the excellent access and visibility afforded these highway segments, and to provide opportunities for additional commercial services and industry.

Primary commercial uses are to be generally limited to uses that address day-to-day needs of the local population, seasonal visitors and highway travelers, including retail sales, offices, personal services, and eateries. Secondary commercial uses should be limited to those that provide additional benefits and which may cater to a more regional population and/or are of a size, scale or intensity (including "big box" developments) that increases the potential for negative impacts. Such uses are to be subject to special review proceedings. Industrial uses should generally be limited to those of a low intensive character such as assembly of pre-manufactured products and communication and information technologies.

In the absence of a market for commercial or industrial uses, and where wetlands are not present, these corridors may be appropriate for residential growth of a character described under "Suburban Residential Areas." Prospective residents should be aware that nearby parcels may transition into commercial and/or industrial uses.

### **Lakes Commercial Area**

The Lakes Commercial Area extends along M-152 from Dewey Lake north for approximately one-quarter mile. This segment of M-152 includes several locally-oriented businesses in addition to several residences and open spaces. The Lakes Commercial Area is established in recognition of the existing commercial uses along this highway segment, and the excellent access and visibility afforded this area, and to provide opportunities for limited commercial expansion.

Uses should be generally limited to those that address day-to-day needs of the local population, seasonal visitors and highway travelers, including retail sales, offices, personal services, and eateries.

**CASS COUNTY MASTER PLAN**

July 1, 2014

In the absence of a market for commercial uses within this area, and where wetlands are not present, the Lakes Commercial Area may be appropriate for residential growth of a character described under “Suburban Residential Areas.” However, prospective residents should be aware that neighboring parcels may transition into commercial uses.

**Resource Conservation Area**

The Resource Conservation Area is comprised principally of the township’s wetlands. The Resource Conservation Area provides for the protection of these resources in recognition of the vital role these resources play including flood control, wildlife habitats, recreation, ground water recharge, and their

contribution to the valued character of the community. Primary uses are to generally be limited to natural and conservation areas, wildlife protection areas, outdoor recreation, agriculture, and single family residences. Maximum development densities in the absence of wetlands should not exceed one dwelling per approximately one acre. Maximum development densities where a parcel is comprise wholly of wetlands should not exceed one dwelling per 10 acres. Development within the Resource Conservation Area is to be subject to design measures to minimize negative environmental impacts including measures to address erosion and sedimentation, clearing, vegetative buffers, and filling.

**SILVER CREEK TOWNSHIP  
Zoning Plan – Table 1**

**Overview of Recommended Zoning District Structure and Relation to Future Land Use Map**

<b>Zoning District (example names)</b>	<b>Primary Relationship to Future Land Use Map</b>	<b>Primary Intended District Uses</b>	<b>Examples of Secondary District Uses</b>
<b>OSP: Open Space Preservation</b>	Resource Conservation Area	Open space, nature areas, wildlife areas, and resource-based recreation such as hunting	Single family dwellings
<b>AR: Agricultural-Residential</b>	Agricultural Preservation Area	Agriculture and single family dwellings	Veterinary clinics, kennels, and golf courses
<b>WR: Waterfront Residential</b>	Lakes Residential Area	Single family dwellings	Campgrounds and marinas
<b>R-1: Low Density Residential</b>	Suburban Residential Area	Single family dwellings	Golf courses, schools, religious institutions, and parks
<b>R-2: Medium Density Residential</b>	Suburban Residential Area	Single and two-family dwellings	Schools, religious institutions, and parks
<b>R-MHC: Manufactured Housing Community</b>	Suburban Residential Area	Manufactured housing communities	Day care facilities
<b>R-MF: Multiple Family</b>	Suburban Residential Area	Apartments, townhouses, and similar living arrangements.	Assisted living facilities, golf courses, and parks
<b>C-1: Local Commercial</b>	Mixed Use Corridors and Lakes Commercial Area	Retail, office and personal service uses catering to local needs	Kennels, taverns, and fast-food restaurants
<b>C-2: General Commercial</b>	Mixed Use Corridors	Uses that serve a more regional population or require facilities of greater size/scale, including retail, offices, personal services, trade showrooms, health clubs	Hotels, vehicle sales, taverns, fast-food restaurants, funeral homes, building materials sales, and mini-storage
<b>I-1: Light Industrial</b>	Mixed Use Corridors	Industrial uses of a “light” character such as small parts assembly, equipment repair, and information technologies	Somewhat higher impact uses such as lumber mills, metal plating, and commercial warehousing

**CASS COUNTY MASTER PLAN**

July 1, 2014

**SILVER CREEK TOWNSHIP  
Zoning Plan – Table 2**

**Site Development Standards Guidelines**

Zoning District (example name)	Minimum Lot Area	Minimum Lot Width and Frontage	Maximum <sup>2</sup> Building Heights	Minimum Yard Setback (each)		
				Front	Side	Rear
<b><u>OSP</u>: Open Space Preservation</b>	10 acres <sup>1</sup>	330 ft.	35 ft.	30 ft.	20 ft.	30 ft.
<b><u>AR</u>: Agricultural-Residential</b>	1 acre	200 ft.	35 ft.	50 ft.	30 ft.	30 ft.
<b><u>WR</u>: Waterfront Residential</b>	12,000 sq. ft.	60 ft.	35 ft.	30 ft.	5 ft. to 10 ft.	8 ft. to 20 ft.
<b><u>R-1</u>: Low Density Residential</b>	12,000 sq. ft.	75 ft.	35 ft.	30 ft.	10 ft.	30 ft.
<b><u>R-2</u>: Medium Density Residential</b>	12,000 sq. ft.	75 ft.	35 ft.	30 ft.	10 ft.	50 ft.
<b><u>R-MHC</u>: Manufactured Housing Community</b>	Conformance with Rules and Regulations of Manufactured Housing Commission					
<b><u>R-MF</u>: Multiple Family</b>	1 acre	150 ft.	35 ft.	30 ft.	25 ft.	25 ft.
<b><u>C-1</u>: Local Commercial</b>	Not Applicable	Not Applicable	35 ft.	30 ft.	15 ft.	25 ft.
<b><u>C-2</u>: General Commercial</b>	1 acre	150 ft.	35 ft.	75 ft.	30 ft.	30 ft.
<b><u>I-1</u>: Light Industrial</b>	2 acres	200 ft.	40 ft.	100 ft.	50 ft.	50 ft.

**Footnotes:**

1. Parcels not comprised entirely of wetlands may be as small as 1 acre provided a minimum of 1 acre of non-wetland building area is available, in which case a minimum width of 150' applies.
2. In addition to maximum building height limitations, maximum lot coverage by buildings are be approximately 20% – 30% in residential districts and 40% – 50% in commercial and industrial districts.

**VOLINIA TOWNSHIP  
Future Land Use Plan**

**Agricultural Preservation Area**

The Agricultural Preservation Area comprises the majority of the township's central region and extends to the northeast and southwest, and is nearly entirely farmland along with other open spaces and very dispersed residences. The intent of the Agricultural Preservation Area is to provide opportunities for and encourage long-term farming and the preservation of farmland resources. This Area is established in recognition of the importance of agriculture and the local farming industry and the presence of numerous factors that support its long-term agricultural value. The primary use of land is to be agriculture including residences associated with farm owners.

*Dispersed Commercial and Industrial:* It is recognized that there are some activities that can be generally described as commercial or industrial in character yet can be largely inconspicuous in agricultural and other rural areas. Pole barns and similar accessory buildings that may house such operations are common in the Volinia Township landscape. Such entrepreneurship can improve the economic stability of the township and its residents. This Plan supports such small-scale and appropriately managed light industrial and commercial activities in the Agricultural Preservation provided measures are in place that ensure such activities do not become a nuisance, eyesore, or undermine the intended character of the surrounding area or the township as a whole. Such zoning measures are to address limitations on building size, signage, lighting

and parking, significant separation distances between such activities (such as one-half mile or more), building styles of an agricultural or residential architectural theme, substantial building setbacks, and other standards to ensure compatibility with surrounding uses and the community's character as a whole. Such uses are to be comparatively low traffic generators and be compatible with on-site sewage disposal and potable water and available road infrastructure.

### **Rural Residential Area**

The Rural Residential Area comprises the vast majority of the township not otherwise part of the Agricultural Preservation Area, and is most dominant in the township's northwest and southeast quarters. The Rural Residential Area includes extensive farm operations and an increased level of scattered residences. The Rural Residential Area is to provide opportunities for agricultural and rural residential lifestyles in areas where long term farming operations face greater challenges due to soil and topographic conditions. The intended low densities recognize the township's commitment to managing growth and providing cost effective public services, while also acknowledging the presence of a market for low-density rural home sites. The primary uses of land are to be limited to single family residences and agriculture. Secondary uses are to be limited to those that are uniquely compatible with and/or supportive of the character of the Area such as campgrounds and shooting preserves. Maximum development densities should generally not exceed one dwelling per approximately one acre. The Plan's support for appropriately managed light industrial and commercial activities in the Agricultural Preservation Area applies to the Rural Residential Area as well.

### **Lakes Residential / Settlement Areas**

The Lakes Residential / Settlement Areas are comprised of the township's principal existing residential settlement areas including non-wetland areas around Finch, Cowham, Bunker, and Little Fish lakes. These Areas also include the villages of Volinia and Wakelee, and additional areas where new residential development of a similar character is considered most appropriate – particularly the upland areas extending away from Finch Lake in Section 12. The Lakes Residential / Settlement Areas are established in recognition of the existing settlement areas, including support for the protection of the desirability and stability of these neighborhoods, and to provide opportunities for additional residential development of a similar character than planned elsewhere in the township.

Primary uses are to be single family and two-family residences. Secondary uses are to be limited to alternative living arrangements such as townhouses, apartments, assisted living facilities, and similar

housing options, and for uses that directly support and enhance desirable residential areas such as schools, parks and religious institutions. Development densities are not to exceed two dwellings per acre except that greater densities may be reasonable in Section 12 as the planned primary growth area in the township and where public sewer exists. However, such increased densities should be subject to special review to determine if the proposal is appropriate on the particular site, taking into consideration such factors as compatibility with surrounding conditions, likely environmental impacts, adequacy of infrastructure and services to serve the development, and available design measures to minimize impacts upon existing neighborhoods.

### **Rural Commercial Areas**

The Future Land Use Plan provides for the accommodation of limited commercial development in the township, and in a purposefully dispersed and controlled fashion. There are no locations in the township considered to be particularly appropriate as a commercial or "town center." The township's population itself is somewhat scattered and though there exists several "population centers," each of these areas include a comparatively small number of residences and an insufficient number to support a commercial center. Still, the township wants to provide some opportunities for commercial uses to address the needs of the local population in a convenient manner and in a manner sensitive to the surrounding rural character. The Future Land Use Plan establishes two means by which to do this, one of which is described under the Agricultural Preservation Area.

A second is the establishment of several Rural Commercial Areas – locations at important intersections that provide the access and visibility upon which traditional commercial uses are typically dependent, and near existing settlement areas to increase convenience and the viability of the businesses. Rural Commercial Areas are limited to the immediate intersection areas of:

- Marcellus Highway/Gards Prairie Road
- Marcellus Highway/Lawrence Road
- Lawrence/Dutch Settlement Roads

In all locations, commercial uses are to be limited to that area within approximately 500' of the intersection. These Rural Commercial Areas are not intended to incrementally evolve into strip commercial corridors but, rather, be very compact with clear boundaries and identities. Rural Commercial uses are to be limited to those that address the day-to-day needs of the local population and seasonal visitors and tourists, including retail sales, offices, personal services, and eateries.

**CASS COUNTY MASTER PLAN**

July 1, 2014

**Resource Conservation Area**

The Resource Conservation Area is comprised principally of the township's wetlands and its river and stream corridors, along with the Fred Russ Forest facility. The Resource Conservation Area provides for the protection of these resources in recognition of the vital role these resources play including flood control, wildlife habitats, recreation, ground water recharge, and their contribution to the valued character of the community, and the extreme obstacles wetlands

present for development. The protection measures are to be principally through limitations on the use of and disturbance to such resources. Primary uses are to generally be limited to natural and conservation areas, wildlife protection areas, outdoor recreation, and agriculture. Uses within the Resource Conservation Area are to be subject to design measures to minimize negative environmental impacts including measures to address erosion and sedimentation, clearing, vegetative buffers, and filling.

**VOLINIA TOWNSHIP  
Zoning Plan – Table 1**

**Overview of Recommended Zoning District Structure and Relation to Future Land Use Map**

<b>Zoning District (example names)</b>	<b>Primary Relationship to Future Land Use Map</b>	<b>Primary Intended District Uses</b>	<b>Examples of Secondary District Uses</b>
<b><u>RP</u>: Resource Protection</b>	Resource Conservation Area	Undisturbed Open space	Nature areas, wildlife areas, and resource-based recreation such as hunting
<b><u>AP</u>: Agricultural Production</b>	Agricultural Preservation Area	Agriculture	Parks and resource protection areas, veterinary clinics, farm equipment sales, agricultural service facilities, and limited commercial/light industrial uses
<b><u>AR</u>: Agricultural Residential</b>	Rural Residential Area	Agriculture and single family residences	Parks and resource protection areas, veterinary clinics, kennels, campgrounds, and agricultural service facilities, and limited commercial/light industrial uses
<b><u>LR-1</u>: Lake Residential</b>	Lakes Residential Settlement Area	Single and two-family residences.	Camping and resort facilities
<b><u>R-1</u>: Low Density Residential</b>	Lakes Residential Settlement Area	Single and two-family residences.	Schools, religious institutions, golf courses, and parks
<b><u>R-2</u>: Medium Density Residential</b>	Lakes Residential Settlement Area	Single and two-family residences.	Schools, religious institutions, golf courses, and parks
<b><u>R-MHC</u>: Manufactured Housing Comm.</b>	Lakes Residential Settlement Area	Manufactured housing communities.	Day care facilities
<b><u>R-MF</u>: Multiple Family</b>	Lakes Residential Settlement Area	Apartments, townhouses, and similar living arrangements.	Day care facilities, golf courses, and assisted living
<b><u>C-1</u>: Local Commercial</b>	Rural Commercial Areas	Retail, office and personal service uses catering to local needs.	service stations, and limited light industrial uses

**CASS COUNTY MASTER PLAN**

July 1, 2014

**VOLINIA TOWNSHIP  
Zoning Plan – Table 1**

**Site Development Standards Guidelines**

Zoning District (example name)	Minimum Lot Area	Minimum Lot Width and Frontage	Maximum <sup>1</sup> Building Heights	Minimum Yard Setback (each)		
				Front	Side	Rear
<b><u>RP</u>: Resource Protection</b>	10 – 20 acres	330 – 660 ft.	35 ft.	50 ft.	30 ft.	75 ft.
<b><u>AP</u>: Agricultural Production</b>	10 acres	330 ft.	35 ft.	50 ft.	50 ft.	50 ft.
<b><u>AR</u>: Agricultural Residential</b>	1 acre	160 ft.	35 ft.	75 ft.	20 ft.	75 ft.
<b><u>R-1</u>: Low Density Residential</b>	20,000 sq. ft.	100 ft.	35 ft.	35 ft.	15 ft.	35 ft.
<b><u>R-2</u>: Medium Density Residential</b>	10,000 sq. ft.	75 ft.	35 ft.	30 ft.	10 ft.	35 ft.
<b><u>LR-1</u>: Low Density Lake Residential</b>	10,000 sq. ft.	75 ft.	35 ft.	20 ft.	15 ft.	25 ft.
<b><u>R-MHC</u>: Manufactured Housing Community</b>	Conformance with Rules and Regulations of Manufactured Housing Commission					
<b><u>R-MF</u>: Multiple Family</b>	1 acre	160 ft.	40 ft.	30 ft.	25 ft.	25 ft.
<b><u>C-1</u>: Local Commercial</b>	1 acre	160 ft.	35 ft.	30 ft.	20 ft.	20 ft.

**Footnotes:**

1. In addition to maximum building height limitations, maximum lot coverage by buildings are be approximately 25% – 35% in residential districts and 40% – 50% in commercial districts.

**WAYNE TOWNSHIP  
Future Land Use Plan**

**Agricultural Preservation Area**

The Agricultural Preservation Area comprises the vast majority of the township and is nearly entirely farmland along with other open spaces and very dispersed residences. The intent of the Area is to provide opportunities for and encourage long-term farming (crop, forestry, dairying, etc.) and the preservation of farmland resources. This Area is established in recognition of the importance of agriculture and the local farming industry and the presence of numerous factors that support its long-term agricultural value. The primary use of land is to be agriculture including residences associated with farm operators and workers. New nonfarm-based residences are to be prohibited to minimize the loss of farmland and resulting conflicts with farm operations, and advance the township’s commitment to managing growth, cost

effective public services, and limiting development to specific and compact portions of the community.

**Rural Residential Area**

The Rural Residential Area is comprised principally of small settlement areas of an overall rural character, including some farm operations. The Rural Residential Area is to provide opportunities for agricultural and rural residential lifestyles in areas where long term farming operations are not anticipated due to soil, land division and/or other conditions. The intended low densities recognize the township’s commitment to managing growth, providing cost effective public services, and limiting development to specific and compact portions of the community, while also acknowledging the presence of a market for low-density rural home sites. The primary uses of are to be limited to single family residences and agriculture.

Maximum development densities should generally not exceed one dwelling per approximately two acres.

### **Lakes Residential / Settlement Areas**

The Lakes Residential/Settlement Areas are comprised of the principal existing settlement areas including the Twin Lakes and Glenwood area, and additional areas where new residential development of a similar character is considered most appropriate including along segments of Marcellus Highway, Twin Lakes Road and Hatch Street. Lakes Residential/Settlement Areas are established in recognition of the existing settlement areas of the township, including support for the protection of the desirability and stability of these neighborhoods, and to provide opportunities for additional residential development of a similar character.

Primary uses are to generally be limited to single family and two-family residences. Secondary uses are to be limited to alternative living arrangements such as townhouses, assisted living facilities, and similar housing options, and for uses that directly support and enhance desirable residential areas such as schools and religious institutions. Development densities greater than two dwellings per acre may be reasonable but only after special review to determine if such proposal is appropriate on the particular site, taking into consideration such factors as compatibility with surrounding conditions, likely environmental impacts, adequacy of infrastructure and services to serve the development, and available design measures to minimize impacts upon existing neighborhoods.

### **M-51 Mixed Use Corridors**

The M-51 Mixed Use Corridors extend north from Dowagiac for approximately one-half mile and from Dewey Lake Street south to the Dowagiac River wetlands. Both of these segments are characterized principally by commercial and light industrial along with open spaces, farmland and scattered residences, and are served by sanitary sewer. The M-51 Mixed Use Corridors are intended to accommodate primarily commercial uses and light industry. The M-51 Mixed Use Corridors are established in recognition of the commercial and industrial uses along these segments of M-51, which are afforded excellent access and visibility, and to provide opportunities for additional commercial services and industry.

Primary commercial uses are to generally be limited to uses that address day-to-day needs of the local population, seasonal visitors and highway travelers, including retail sales, offices, personal services, and eateries. Secondary commercial uses should be limited to those that provide additional benefits and which may cater to a more regional population and/or are of a size, scale or intensity (including "big box" developments) that increases the potential for negative impacts. Such uses are to be subject to special review

proceedings, including a public hearing. Industrial uses should generally be limited to those of a low intensive character such as assembly of pre-manufactured products and communication and information technologies.

In the absence of a market for commercial or industrial uses within these corridors, and where wetlands are not present, these corridors may be appropriate for residential growth of a character described under "Suburban/Lakes Residential Areas." However, prospective residents should be aware that neighboring parcels and other portions of these corridors may transition into commercial and/or industrial uses.

### **Secondary Commercial Areas**

Though not specifically delineated on the Future Land Use Map, there are several small locations in the township that considered appropriate for locally-oriented commercial uses. The Glenwood settlement area has become less populated over the years and the previous businesses in the immediate area have similarly declined. Still, the Plan supports the availability of locally-oriented business in Glenwood where such activities can be accommodated in a manner sensitive to the surrounding neighboring character and where design measures are incorporated to substantively minimize potential impacts upon neighboring residential properties. The northeast corner of the Marcellus Highway/Twin Lakes Road intersection is home to a small convenience sales business that provides close-to-home goods to the highway traveler and the immediate area including Twin Lakes. The Plan supports the continuation of the commercial use of this parcel and any future use on the same parcel should be of a similar local character. The Plan does not support the commercialization of the balance of the intersection.

### **Resource Conservation Area**

The Resource Conservation Area is comprised principally of the township's wetlands and river and stream corridors. The Resource Conservation Area provides for the protection of the township surface water resources and wetlands, in recognition of the vital role these resources play including flood control, wildlife habitats, recreation, ground water recharge, and their contribution to the valued rural character of the community. Primary uses are to generally be limited to natural and conservation areas, wildlife protection areas, outdoor recreation, agriculture, and single family residences. Maximum development densities in the absence of wetlands should not exceed one dwelling per one-half acre. Maximum densities where a parcel is comprised wholly of wetlands should not exceed one dwelling per 20 acres.

**CASS COUNTY MASTER PLAN**

July 1, 2014

**WAYNE TOWNSHIP  
Zoning Plan – Table 1**

**Overview of Recommended Zoning District Structure and Relation to Future Land Use Map**

<b>Zoning District (example names)</b>	<b>Primary Relationship to Future Land Use Map</b>	<b>Primary Intended District Uses</b>	<b>Examples of Secondary District Uses</b>
<b><u>OSR</u> Open Space - Recreation</b>	Resource Conservation Area	Open space, nature areas, wildlife areas, and resource-based recreation such as hunting	Single family dwellings
<b><u>A-1</u> Prime Agricultural</b>	Agricultural Preservation Area	Agriculture and farm dwellings	Veterinary clinics, kennels, and livestock sales
<b><u>AR</u> Agricultural Residential</b>	Rural Residential Area	Agriculture and single family residences	Veterinary clinics, kennels, and livestock sales
<b><u>R-1</u> Low Density Residential</b>	Suburban/Lakes Residential Area	Single family residences.	Duplexes, schools, religious institutions, and parks
<b><u>R-2</u> Medium Density Residential</b>	Suburban/Lakes Residential Area	Single family residences.	Duplexes, schools, religious institutions, and parks
<b><u>LR-1</u> Low Density Lake Residential</b>	Suburban/Lakes Residential Area	Single family residences.	Duplexes, schools, religious institutions, and parks
<b><u>LR-2</u> Medium Density Lake Residential</b>	Suburban/Lakes Residential Area	Single family residences.	Duplexes, schools, religious institutions, and parks
<b><u>R-MHC</u> Manufactured Housing Comm.</b>	Suburban/Lakes Residential Area	Manufactured housing communities.	Day care facilities
<b><u>R-MF</u> Multiple Family</b>	Suburban/Lakes Residential Area	Apartments, townhouses, and similar living arrangements.	Day care facilities, golf courses, and assisted living
<b><u>C-1</u> Local Commercial</b>	Commercial Areas and Mixed Use Corridors	Retail, office and personal service uses catering to local needs.	Taverns, fast-food restaurants, and funeral homes
<b><u>C-2</u> General Commercial</b>	Secondary Commercial Areas and Mixed Use Corridors	Uses that serve a more regional population or require facilities of greater size/scale, including retail, offices, personal services, trade showrooms, and health clubs	Taverns, fast-food restaurants, funeral homes, hotels, auto sales, building materials sales, and mini-storage
<b><u>I-1</u> Light Industrial</b>	Secondary Commercial Areas and Mixed Use Corridors	Industrial uses of a "light" character such as small parts assembly, equipment repair, and information technologies	Somewhat higher impact uses such as freight terminals and salvage facilities
<b><u>I-2</u> Heavy Industrial</b>	Mixed Use Corridors	Industrial uses of a "heavy" character such as food processing and manufacturing with raw materials	Somewhat higher impact uses such as scrap processing

**CASS COUNTY MASTER PLAN**

July 1, 2014

**WAYNE TOWNSHIP  
Zoning Plan – Table 1**

**Site Development Standards Guidelines**

Zoning District (example name)	Minimum Lot Area	Minimum Lot Width and Frontage	Maximum <sup>2</sup> Building Heights	Minimum Yard Setback (each)		
				Front	Side	Rear
<b><u>OSR</u>: Open Space/Recreation</b>	20 acres <sup>1</sup>	660 ft.	35 ft.	30 ft.	20 ft.	30 ft.
<b><u>A-1</u>: Prime Agricultural</b>	2 acres	200 ft.	35 ft.	50 ft.	30 ft.	50 ft.
<b><u>AR</u>: Agricultural Residential</b>	2 acres	165 ft.	35 ft.	40 ft.	30 ft.	50 ft.
<b><u>R-1</u>: Low Density Residential</b>	12,000 sq. ft.	100 ft.	35 ft.	30 ft.	15 ft.	25 ft.
<b><u>R-2</u>: Medium Density Residential</b>	9,000 sq. ft.	75 ft.	35 ft.	30 ft.	15 ft.	25 ft.
<b><u>LR-1</u>: Low Density Lake Residential</b>	10,000 sq. ft.	75 ft.	35 ft.	20 ft.	15 ft.	25 ft.
<b><u>LR-2</u>: Medium Density Lake Residential</b>	5,000 sq. ft.	50 ft.	35 ft.	20 ft.	10 ft.	20 ft.
<b><u>R-MHC</u>: Manufactured Housing Community</b>	Conformance with Rules and Regulations of Manufactured Housing Commission					
<b><u>R-MF</u>: Multiple Family</b>	1 acre	150 ft.	40 ft.	30 ft.	25 ft.	25 ft.
<b><u>C-1</u>: Local Commercial</b>	Not Applicable	Not Applicable	40 ft.	30 ft.	15 ft.	25 ft.
<b><u>C-2</u>: General Commercial</b>	1 acre	200 ft.	40 ft.	50 ft.	25 ft.	25 ft.
<b><u>I-1</u>: Light Industrial</b>	Not Applicable	Not Applicable	35 ft.	50 ft.	25 ft.	25 ft.
<b><u>I-2</u>: Heavy Industrial</b>	Not Applicable	Not Applicable	40 ft.	50 ft.	40 ft.	50 ft.

**Footnotes:**

1. Parcels not comprised entirely of wetlands may be as small as 20,000 sq. ft. provided a minimum of 20,000 sq. ft. of non-wetland building area is available, in which case a minimum width of 165' applies.
2. In addition to maximum building height limitations, maximum lot coverage by buildings are be approximately 25% – 35% in residential districts and 40% – 50% in commercial and industrial districts.