














### Union Charter Township Future Land Use



Sources: MCGI, Union Township,  
LSL Planning

Read more about Rural  
Preservation and Rural Buffer in  
Chapter 2: Growth Management

- |   |                       |   |                           |
|---|-----------------------|---|---------------------------|
|  | Rural Preservation    |  | Neighborhood Service      |
|  | Rural Buffer          |  | Community Commercial      |
|  | Residential           |  | Commercial/Industrial Mix |
|  | Residential- Attached |  | Industrial/Employment     |
|  | Manufactured Housing  |  | Recreation/Institutional  |
|  | Bluegrass Center Area |  | Tribal Trust Lands        |
|   |                       |  | City of Mount Pleasant    |

## Future Land Use Categories

The future land use categories described throughout the plan are summarized below:

**Rural Preservation.** Rural Preservation Areas outside of the growth boundary should be maintained at a low intensity rural character of development that will not adversely impact natural features and agricultural uses. Agriculture should be promoted and future rezoning requests for residential should be prohibited to prevent leapfrog development.

**Rural Buffer.** Rural Buffer areas generally do not have sewer and water, but are appropriate for agricultural, low density residential, and other uses allowed by zoning. Typically this buffer is located on the fringe between rural and more urbanized areas. Rezoning requests for more intensive uses should be limited, especially those requiring extended utility service.

**Residential.** After agriculture, this category is the township's predominant land use, and is meant to promote single-family homes on a variety of lot sizes. With new development, subdivision design should protect open space and natural features and limit single driveways onto corridors.

**Residential – Attached.** This land use category covers a variety of attached dwelling units and includes areas planned for both medium- and high-density residential development including duplexes, attached condominiums, townhomes, and flats.

**Manufactured Housing.** This category is provided primarily for manufactured housing communities, such as those located on Broadway Road between Isabella Road and US-127. This designation is limited to areas along Major Arterial roads served by utilities.

**Neighborhood Service.** Located primarily along corridors adjoining lower intensity land uses, the intent of this district is to limit future retail and focus on small-scale personal service and office uses. This district accommodates shallow lots, providing a good buffer and transition to residential uses and limiting heavy commercial and general retail uses so they can be focused on other areas of the township. Rear yards adjoining residential areas should be well-screened to limit impacts of higher intensity uses. These areas should be

accessible and comfortable for the pedestrian and should create a sense of place along the roadway.

**Retail/Service.** This district is intended for the widest variety of retail and service businesses. They could range from apparel shops, auto service, and restaurants through small commercial strip centers and office buildings. This district is not intended for heavy commercial/light industrial uses like landscaping or contractor yards, heavy auto repair, or similar uses that may require some form of outside storage. Locations for this district are based on arterial road frontage and the need for high traffic volumes with convenient, well-managed access.

**Commercial / Light Industrial.** This district is intended for a blend of medium intensity commercial and small-scale light industrial uses. Light industrial uses include but are not limited to small-scale manufacturing, laboratories, R&D (research and development) firms, information technology firms, or other businesses that might be found in a technology park.

**Industrial / Employment.** This category promotes traditional industrial employment. Located near regional nodes with convenient access to interchanges, this district provides an opportunity to diversify the industrial employment base of the township by reserving areas for research, development, technology, and corporate offices or campuses that will have less of an impact than traditional industrial uses. Uses to complement CMU's Smart Zone would include research, design, engineering, testing, laboratories, diagnostics, and experimental product development. Types of industries may include automotive, electronics, alternative energy technologies, computers, communications, information technology, chemical or biomedical engineering.

**Recreation / Institutional.** This category is designated primarily for indoor/outdoor recreation both private and publicly owned.

**Tribal Trust Lands.** These areas are under the jurisdiction of the Saginaw Chippewa Indian Tribe.