A Plan for Housing Choice:
Davison Township
Master Plan Update 2017

An Addendum to the
Davison Township Master Plan, Vision Quest 2001

Davison Township,
Genesee County, Michigan

Adopted by the Davison Township
Planning Commission on January 10, 2018

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Chapter 1: Introduction

Addendum to Vision Quest 2001 Master Plan

This document is an addendum to the Township's previous master planning effort: the Davison Township Vision Quest 2001 Master Plan. With an emphasis on housing, this Davison Township Master Plan Update 2017 outlines a new vision to become a resilient community by capitalizing on the drivers of the new economy. The Davison Township Master Plan Update 2017 first seeks to understand changing demographics and lifestyle preferences at the local and national level and then identifies strategies to capitalize upon such changes. The vision outlined in this Master Plan Update is rooted in the belief that there is an inseparable relationship between quality places and investment. Therefore, in order to attract new investment, entrepreneurship, and population growth, Davison Township will take proactive planning measures to ensure that it is a premier "place" in which to live, work and play. One measure is to ensure that there is diverse housing stock within the Township which is attractive to persons of all ages and lifestyles.

This Davison Township Master Plan Update 2017, "A Plan for Housing Choice", incorporates new elements which supersede various elements from the previous Vision Quest 2001 Master Plan. These new elements including a socioeconomic profile, residential needs analysis, goals and objectives, future land use plan, and zoning plan. Also included is a new Future Land Use Map. The Master Plan Update 2017 is a realistic assessment of current conditions and expressions of the future goals and vision of the Township, defining the form and character it seeks to achieve. The Master Plan Update is designed to provide guidance to both the public and the private sectors regarding a range of topics beyond future land use, such as economic and residential growth decisions. Finally, the Master Plan Update 2017 will be responsive to the land use changes that occur within the Township. The development of land can be dynamic and alter significantly over time. Therefore, the plan must be flexible to these changes while still advancing the goals and objectives of the community.

Authority

The Township derives its authority to Master Plan from the Michigan Planning Enabling Act, PA 33 of 2008, which was adopted by the State Legislature to replace the Township Planning Act. Public Act 33 states:

> *"The planning commission shall make and approve a master plan as a guide for development within the planning jurisdiction."*

The master planning process is cooperative and public. Input from the public and various governmental entities are gathered throughout the planning process. Public Act 33 requires the Planning Commission to hold a public hearing before the final adoption of a master plan. Also, Public Act 33 requires review of a community's master plan after a five-year period but allows for change at any time.

Purpose

The planning process was designed to involve conscious selections of policies and land use choices relating to growth and development in the Township. The Master Plan Update serves to promote these polices through the following:

1. Provides a general statement of the Township's goals and provides a comprehensive view of the community's preferred future.

2. Serves as the primary policy guide for local officials when considering zoning, land division, capital improvement projects and any other matters related to land development. Thus, the Master Plan provides a stable and consistent basis for decision making.

3. Provides the statutory basis for the Township Zoning Ordinance, as required by the State of Michigan.

4. Helps to coordinate public improvements and private development activities to assure the judicious and efficient expenditure of public funds.

Chapter 2: Socioeconomic Profile

The purpose of this analysis is to describe the social characteristics of Davison Township, which is an essential element in the short- and long-term planning goals of the community. Social characteristics include the size of the population, age, gender, race, ethnicity, socioeconomic levels, employment, and housing value, tenure and unit age. Compiling and examining data on these elements will help guide Township Officials in determining future land use needs.

Executive Summary

Davison Township Trends Summary

Population

Davison Township has experienced significant 30-year growth and will continue to grow moving forward, as demonstrated by the following:

- Davison Township has seen continuous population growth over the past several decades. In 2010, the Township had a total population of 19,575, which represents an increase of 42.8% since 1980.
- By 2035, the population of Davison Township is projected to increase to 22,773 residents, representing an increase of 16.34% from its 2010 population.

Age Groups

Davison Township's population is aging, as demonstrated by the following:

- Between 1980 and 2010, as a percentage of the total population, the fastest growing age groups were the three oldest age groups: 45 to 54 years age group (+4.9%); 55 to 64 years age group (+5.5%); and, 65 years and over age group (+8.9%).
- In 2010, the median age for Davison Township was 38.4 years, an increase from 27 years in 1980.

Racial Composition

The population of Davison Township is becoming increasingly diverse, as demonstrated by the following:

- Between 1980 and 2010, non-white citizens have grown from 2.2% of the total population to 6.7% of the total population.

Household Composition

Davison Township is experiencing an increasing number of non-traditional family households and non-family households, as demonstrated by the following:

- The quantity of family households has declined from 77.5% of total households in 1980 to 64.7% in 2010.
- In 1980, 47.9% of all households contained individuals under 18 years old; this percentage has declined to 30.9% by 2010.

Household Size

Other the last several decades, Davison Township's changing household composition has led to smaller households, as evidenced by the following:

- In 1980, the average household size in Davison Township was 2.89; by 2010, the household size had declined to 2.38 (17.6% decline).

Housing Types

Housing unit growth continues within Davison Township. Single-family detached homes continue to comprise the majority of housing units within Davison Township; however, they are less dominant today than before. This conclusion is demonstrated by the following:

- The total number of housing units has increased by 74.1% from1980 to 2010.
- Single-family detached units, comprising 60.9% of the total housing units in 1980, now only comprise 53.6% of the total housing units (as of 2010).
- As a percentage of the total housing units between 1980 and 2010, one-unit attached units (+5.2%) and units within 5 or more unit structures (+7.2%) have increased most significantly within Davison Township.

Housing Tenure

In recent years, Davison Township has experienced an increasing percentage of renter-occupied housing, as demonstrated by the following:

- In 1980, 26.0% of the Township's housing units were renter-occupied. By 2010, this percentage had increased to 34.3%.

Educational Attainment

The following trends demonstrate that Davison Township has an increasingly educated population:

- In 2011, 93.11% of the Township's population (25 years of age or over) had earned a high school diploma or higher educational credential. This increased significantly from 1980, when only 59.36% of the population had a high school diploma or higher educational credential.
- In 2011, 21.78% of the Township's population (25 years of age or over) had earned a bachelor's degree or higher educational credential. This increased significantly from 1980, when only 12.76% of the population had a bachelor's degree or higher educational credential.

Employment

Davison Township citizens are increasingly employed in the sales and service and professional and administrative industries, as demonstrated by the following:

- As a percentage of the total workforce between 1980 and 2010, the three fastest growing occupations were sales and office occupations (+4.0%), service occupations (+5.8%) and management, professional, and related occupations (+11.4%).
- As a percentage of the total workforce between 1980 and 2010, the two fastest declining occupations were production, transportation and material moving operations (-8.9%) and construction, extraction and maintenance occupations (-11.9%).

National Trends Summary

Increasing National Population

The nation's population is steadily increasing, and will continue to increase, as demonstrated by the following:

- The U.S. population passed the 300 million mark in 2006 and stands at 317 million as of November 2013.
- The U.S. population is projected to cross the 400 million mark in 2051.

Key Generational Trends

The Baby Boomer generation is aging. Within the U.S. between 2015 and 2060:

- The 55 to 64 age population will increase from 83 million to 97 million.
- The 65+ age population will double from 48 million to 92 million.
- The 85+ age population will triple from 6 million to 18 million.

The Generation Y population segment is growing and will continue to grow, as evidenced by the following:

- Generation Y numbered 73 million in 2000, and will increase to 82 million by 2030.

Population Distribution

Households within the nation are increasingly becoming older households, as demonstrated by the following:

- Although all household types are expected to grow within the U.S. between 2000 and 2025, the number of households headed by a householder older than 65 years is expected to nearly double, from just over 20 million households to just under 40 million households.

Growth in Singles and Childless Households

As a percentage of the total population, households within the U.S. are increasingly comprised of singles living alone and decreasingly comprised of married couples with children, as demonstrated by the following:

- In 1970, 17% of U.S. households were singles living alone, while 40% of U.S. households were married couples with children. By 2025, it is expected that 28% of U.S. households will be comprised of singles living alone while only 20% of U.S. households will be comprised of married couples with children.

Immigration

Immigration trends are significantly impacting the demographic characteristics of the U.S., as demonstrated by the following:

- Approximately 42% of recent U.S. population growth (2000-2005) came from immigration.
- Immigration will top 1 million people per year on average through 2020.

Diversity

Citizens of the U.S. are increasingly becoming more diverse, as demonstrated by the following:

- Minorities account for 37% of the U.S. population as of 2012.
- The U.S. will become a majority-minority nation for the first time by 2043.

Housing Demand

The U.S. is witnessing an increasing demand for rental housing as well as affordable housing, as demonstrated by the following:

- The total number of renter households is expected to increase every year between 2010 and 2020. The annual numeric increase will range from a low of 360,000 to a high of 470,000 over the ten year span.
- Between 2000 and 2010, the number of rental households earning $15,000 or less annually grew by 2.2 million.

Detailed Socioeconomic Profile

Population Trends and Projections

Population trends and projections for Davison Township, the City of Davison and Genesee County are highlighted in **Table 1**. Data for the population trends comes from the U.S. Census Bureau, while population projections were obtained from the Genesee County "A Changing Landscape/Future Trends" report, prepared by the Genesee County Metropolitan Planning Commission as part of its 2035 Long Range Transportation Plan.

As is seen, Davison Township has experienced significant 30-year growth and will continue to grow moving forward. In 2010, the Township had a total population of 19,575, which represents an increase of 42.8% since 1980. During this same timeframe, both the City of Davison and Genesee County as a whole declined in total population. By 2035, the population of Davison Township is projected to increase to 22,773 residents, representing an increase of 16.34% from its 2010 population. Genesee County, as a whole, is also expected to increase in population through 2035, reaching nearly 470,000 total residents.

Table 1
Population Trends & Projections
Davison Township, City of Davison and Genesee County, 1980-2035

Place	Trends								Projection	
	1980	1990	% Change (80-90)	2000	% Change (90-00)	2010	% Change (00-10)	% Change (80-10)	2035	% Change (10-35)
Davison Township	**13,708**	**14,671**	**7.0%**	**17,722**	**20.8%**	**19,575**	**10.5%**	**42.8%**	**22,773**	**16.34%**
City of Davison	6,087	5,693	-6.5%	5,536	-2.8%	5,173	-6.6%	-15.0%	5,036	-2.65%
Genesee County	450,449	430,459	-4.4%	436,141	1.3%	425,790	-2.4%	-5.5%	468,938	10.13%

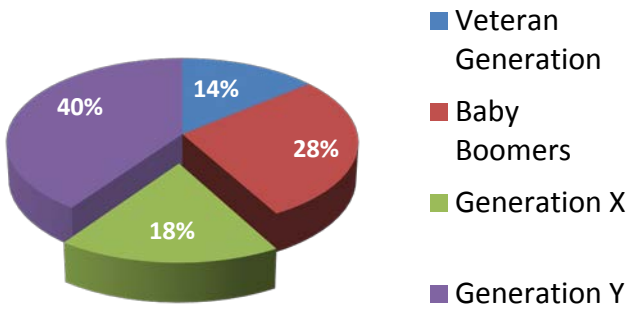
Source: 1980, 1990, 2000, and 2010 US Census Reports, Genesee County "A Changing Landscape/Future Trends"

Within the United States, total population is on the rise. The U.S. population passed the 300 million mark in 2006 and stands at 317 million as of November 2013. Further, the U.S. population is projected to cross the 400 million mark by 2051. Notably, the U.S. is alone among industrialized nations experiencing substantial population growth.[1]

Age and Generational Trends

Community planning must respond to the services different age groups will demand. Therefore, it is important to identify the composition of local residents by age cohort. **Chart 1** shows the generational composition of Davison Township as of 2010. The "veteran generation", comprised to those were in 2010 were age 65 or older, comprises 14% of the Township population. The "baby boomers", who were 46 to 64 years old in 2010, comprise 28% of the population. "Generation X", who were 30 to 45 years old in 2010, comprises 18% of the Township population. Finally, "Generation Y", who were less than 29 years old in 2010, comprises the largest segment of the Township population at 40%.

Chart 1
Generational Composition
Davison Township, 2010



Source: Based on 2010 U.S. Census Reports.

Table 2 shows the various age groups within Davison Township and their percentage of the total population in 1980 and 2010. It is clear that the older age groups within the Township are increasing as a percentage of the total population, while the younger age groups are declining. Between 1980 and 2010, as a percentage of the total population, the fastest growing age groups were the three oldest age groups: 45 to 54 years age group (+4.9%); 55 to 64 years age group (+5.5%); and, 65 years and over age group (+8.9%). During this same time, all other age groups declined as a percentage of the total population; notably, the 15 to 24 year age group (-6.4%) and the 25 to 34 year age group (-5.8%). The overall Township median age has also declined between 1980 and 2010. In 2010, the median age for Davison Township was 38.4 years, an increase from 27 years in 1980.

[1] Paragraph sources:
U.S. Census Bureau Projections Show a Slower Growing, Older, More Diverse Nation a Half Century from Now. U.S. Census Bureau, December 12, 2012.
The Next 100 Million. By Arthur C. Nelson and Robert E. Lang. Planning Magazine, January 2007.

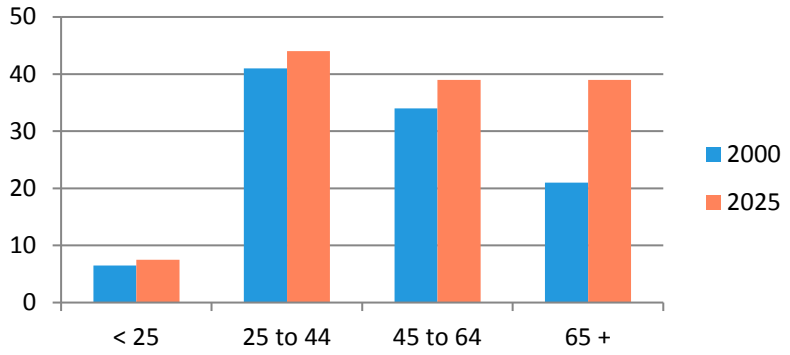
Table 2
Age Group Trends
Davison Township, City of Davison and Genesee County, 1980-2035

Age Cohort	Davison Township				
	1980		2010		Numeric Change as % of Total
	#	%	#	%	
Under 5 Years	982	7.2%	1,131	5.8%	-1.4
5 to 14 Years	2,497	18.2%	2,644	13.5%	-4.7
15 to 24 Years	2,869	20.9%	2,847	14.5%	-6.4
25 to 34 Years	2,475	18.1%	2,417	12.3%	-5.8
35 to 44 Years	1,809	13.2%	2,383	12.2%	-1.0
45 to 54 Years	1,399	10.2%	2,948	15.1%	+4.9
55 to 64 Years	989	7.2%	2,478	12.7%	+5.5
65 Years and Over	688	5.0%	2,727	13.9%	+8.9
Totals	**13,708**	**100.0%**	**19,575**	**100.0%**	
Median Age (Years)	**27.0**		**38.4**		

Source: 1980 and 2010 US Census Reports

Similar to local trends, national trends also show an aging population. One measure which demonstrates this is the number of households by age of householder. As shown in **Chart 2**, households within the United States are increasingly becoming older households. Although all household types are expected to grow within the U.S. between 2000 and 2025, the number of households headed by a householder older than 65 years is expected to nearly double, from just over 20 million households to just under 40 million households.

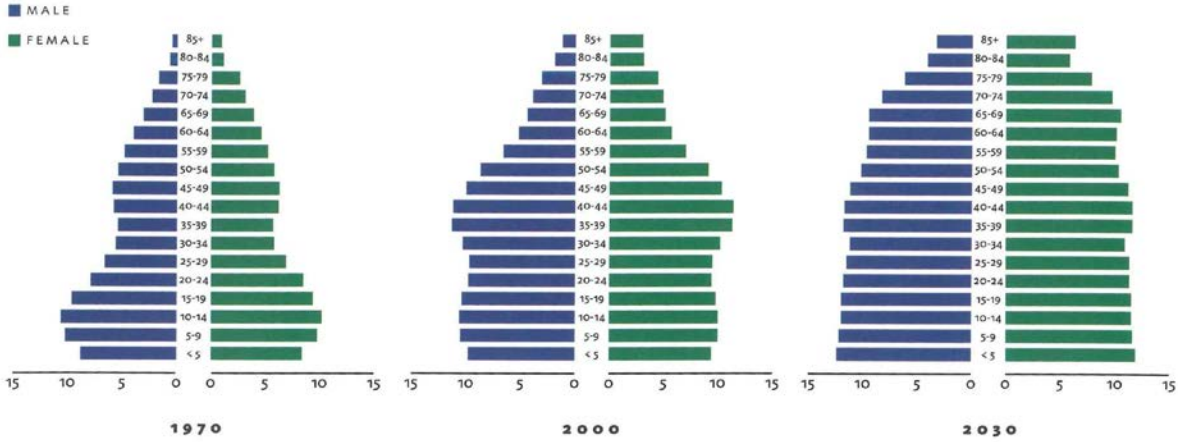
Chart 2
Households by Age of Householder
United States, 1980-2035



Source: Housing for Niche Markets, Capitalizing on Changing Demographics. Urban Land Institute, 2005.

Reflective of overall national population growth, all age groups/generational groups within the United States are growing in size. However, as demonstrated in **Chart 3**, the relative composition of each age group within the nation is "evening out". In 1970, the population was dominated by the younger age groups, while in 2000, the population was dominated by the middle-aged groups. In 2030, no particular bulge in the population pyramid can be found.

Chart 3
Population Distribution by Age Group
United States, 1970, 2000 and 2030



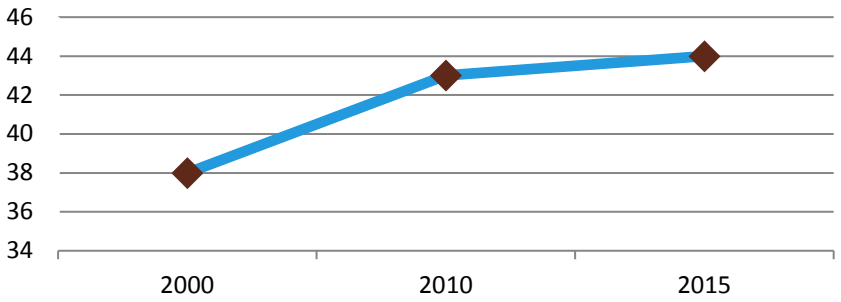
Source: Housing for Niche Markets, Capitalizing on Changing Demographics. Urban Land Institute, 2005.

Two key generational trends are occurring at the national level. First, the Baby Boomer generation is aging. This is demonstrated by the growth in the age groups containing citizens 55 years and older. Within the U.S. between 2015 and 2060, the 55 to 64 age population will increase from 83 million to 97 million. During this same time, the 65+ age population will double from 48 million to 92 million. The 85+ age population will triple from 6 million to 18 million.[2]

A second key generational trend is the growth in Generation Y, which numbered 73 million in 2000, and will increase to 82 million by 2030. As shown in **Chart 4**, the growth in the U.S. population aged 20 to 29 alone will increase from approximately 38 million citizens to 44 million citizens over a 15 year span.

[2] Paragraph source: Projections of the Population by Selected Age Groups and Sex for the United States: 2015 to 2060. U.S. Census Bureau, December 2012.

Chart 4
Population Aged 20 to 29 (in millions)
United States, 2000-2025



Source: *Housing for Niche Markets, Capitalizing on Changing Demographics*. Urban Land Institute, 2005.

Racial Composition

Data in **Table 3** highlight the racial make-up of the population within Davison Township between 1980 and 2010. Although the Township is relatively homogeneous, with 93.3% of the population categorized by the U.S. Census as white, the population of Davison Township is becoming increasingly more diverse. Between 1980 and 2010, non-white citizens have grown from 2.2% of the total population to 6.7% of the total population.

This trend is also being witnessed at the national level. Citizens of the U.S. are increasingly becoming more diverse, as demonstrated by the following:[3]

- Minorities account for 37% of the U.S. population as of 2012.
- Minorities will account for 57% of the U.S. population by 2060.
- The Hispanic population will more than double, from 53 million in 2012 to 129 million by 2060.
- The U.S. will become a majority-minority nation for the first time in 2043.

Table 3
Population by Race
Davison Township, 1980-2010

Race	Davison Township				
	1980		2010		Numeric Change as % of Total
	#	%	#	%	
White	13,149	97.8%	18,256	93.3%	-4.5
Non-White	289	2.2%	1,319	6.7%	+4.5
Totals	**13,438**	**100.0%**	**19,575**	**100.0%**	

Source: 1980 and 2010 US Census

[3] Paragraph source: U.S. Census Bureau Projections Show a Slower Growing, Older, More Diverse Nation a Half Century from Now. U.S. Census Bureau, December 12, 2012.

Immigration

Although difficult to measure at the local level, immigration trends are significantly impacting the demographic characteristics of the U.S. As demonstrated by the following, immigrant growth in recent years within the U.S. has been dramatic and is expected to continue into the future.[4]

- Approximately 42% of recent U.S. population growth (2000-2005) came from immigration.
- Between 2010 and 2020, immigrants are projected to account for 36% of the growth in new homeowners.
- Immigration will top 1 million people per year on average through 2020.
- More than half of all immigrants live in "gateway" cities; however, an increasing number are moving to smaller towns in rural areas in the South and Midwest.

An understanding of these national immigration trends informs local decision making, as a more diverse population may have unique demands related to public facilities and services, housing, employment, commercial activity, and other services.

Household Composition

The Household Characteristics Table (**Table 4**) lists the total number of households, household types, and average household size in Davison Township in 1980 and 2010. As is shown, consistent with population growth, the total number of households within Davison Township has grown significantly over the past 30 years.

Between 1980 and 2010, Davison Township experienced an increase in the number of non-traditional family households and non-family households. The total number of family households declined from 77.5% of total households in 1980 to 64.7% in 2010. Married-couple family households also declined, from 89.6% of total family households to 73.9% of total family households. Conversely, nonfamily households increased significantly in terms of both number of total households and percentage of total households. In 1980, nonfamily households represented 22.5% of all Township households; as of 2010, nonfamily households represent 35.3% of total households. The number of households with individuals under 18 years of age has declined from 1980 to 2010. In 1980, 47.9% of all households contained individuals under 18 years old; this percentage has declined to 30.9% by 2010.

Following local trends, the household characteristics at the national level are also changing. As a percentage of the total population, households within the U.S. are increasingly comprised of singles living alone and decreasingly comprised of married couples with children (see **Chart 5**). In 1970, 17% of U.S. households were singles living alone, while 40% of U.S. households were married couples with children. By 2025, it is expected that 28% of U.S. households will be comprised of singles living alone while 20% of U.S. households will be comprised of married couples with children.

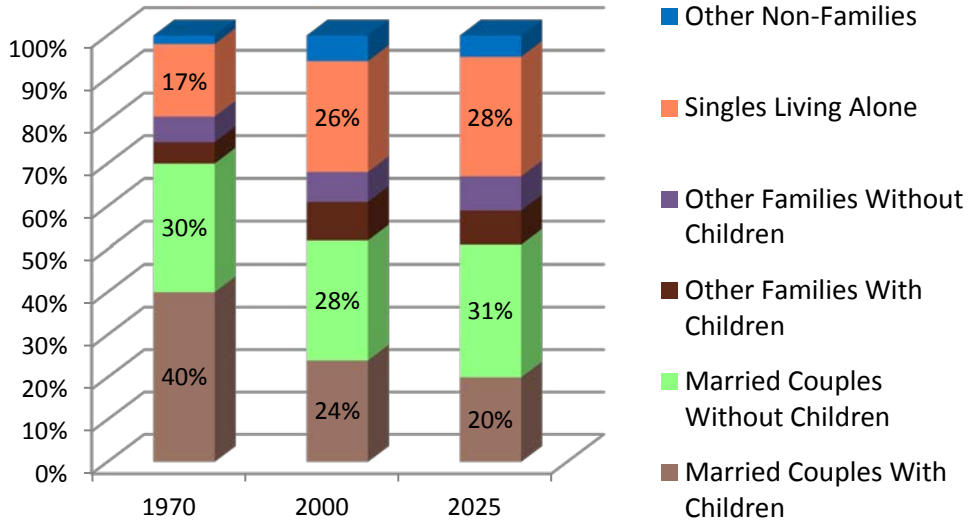
[4] Paragraph sources:
Housing for Niche Markets, Capitalizing on Changing Demographics. Urban Land Institute, 2005.
Immigrants & the Housing Market: Getting the Facts. American Society / Council of the Americas. June 2013.

Table 4
Household Characteristics
Davison Township, 1980-2010

Household Types	Davison Township				
	1980		2010		Numeric Change as % of Total
	#	%	#	%	
Total Households	4,680	100.0%	8,218	100.0%	n/a
Family Households	**3,629**	**77.5%**	**5,315**	**64.7%**	**-12.8**
Married-Couple Families	3,250	89.6%	3,927	73.9%	**-15.7**
Other Families	379	10.4%	1,388	26.1%	**+15.7**
Nonfamily Households	**1,051**	**22.5%**	**2,903**	**35.3%**	**+12.8**
Households with individuals under 18 years	2,243	47.9%	2,541	30.9%	**-17.0**
Average Household Size	**2.89**		**2.38**		**n/a**

Source: 1980 and 2010 US Census Reports.

Chart 5
Household Characteristics
United States, 1970-2025



Source: *Housing for Niche Markets, Capitalizing on Changing Demographics*. Urban Land Institute, 2005.

Household Size

Household size, as measured by the average number of persons per household, has been decreasing on a national level since the 1970's. This is true within Davison Township as well. In 1980, the average household size in Davison Township was 2.89; by 2010, the household size had declined to 2.38, representing a 17.6% decline (see **Table 4**).

Declining numbers of persons per household often is accompanied by an increase in the total number of households and demand for new housing. This is often true even in circumstances of negative population growth. For example, a population of 1,000 with an average of 4 persons per household requires 250 dwelling units. The same population (1,000) with an average household size of 2 requires 500 dwelling units. Even with an unchanged population, there is a projected need for additional housing units.

Housing Types

Data in **Table 5** describe the type of housing units which existed in Davison Township in 1980 and again in 2010. The U.S. Census Bureau categorizes housing unit types based on the number of units within the structure. For example, a single-family detached home is categorized as a "1-unit, detached" unit. A single-family attached structure, such as a townhouse, is categorized as a "1-unit, attached" unit. An apartment unit located within a structure that contains five or more units, is classified into the "5 or more units" category.

Housing unit growth has been significant within Davison Township since 1980, increasing from 3,056 units in 1980 to 4,686 units in 2010. However, the distribution of housing unit types has changed over the past 30 years. Single-family detached homes continue to comprise the majority of housing units within Davison Township; however, they are less dominant today than before. Single-family detached units, comprising 60.9% of the total housing units in 1980, now only comprise 53.6% of the total housing units (as of 2010). As a percentage of the total housing units between 1980 and 2010, one-unit attached units (+5.2%) and units within 5 or more unit structures (+7.2%) have increased most significantly within Davison Township.

Table 5
Units in Structure
Davison Township, 1980-2010

Units in Structure	Davison Township				
	1980		2010		Numeric Change as % of Total
	#	%	#	%	
1-Unit, detached	3,056	60.9%	4,686	53.6%	-7.3
1-Unit, attached	318	6.3%	1,007	11.5%	+5.2
2 Units	49	1.0%	18	0.2%	-0.8
3 or 4 Units	126	2.5%	263	3.0%	+0.5
5 or More Units	945	18.8%	2,273	26.0%	+7.2
Mobile Home/ Trailer	528	10.5%	497	5.7%	-4.8
Totals	**5,022**	**100.0%**	**8,744**	**100.0%**	**n/a**

Source: 1980 Census Report and 2007-2011 ACS Data Reports

Housing Occupancy

Housing occupancy characteristics are detailed in **Table 6** for Davison Township in 1980 and 2010. Of the 8,788 total housing units within the Township as of 2010, 8,218 (93.5%) were occupied, while only 570 (6.5%) were vacant. Although this is a slightly higher vacancy rate from 1980, the somewhat higher vacancy rate in 2010 may be reflective of slow emergence out of a nation-wide economic and housing recession which hit in the late 2000's.

Table 6
Housing Occupancy Characteristics
Davison Township, 1980-2010

Category	Davison Township				
	1980		2010		Numeric Change as % of Total
	Number	Percent of Total	Number	Percent of Total	
Occupied Housing Units	4,746	94.4%	8,218	93.5%	-0.9
Vacant Housing Units	280	5.6%	570	6.5%	+0.9
Total Housing Units	**5,026**	**100.0%**	**8,788**	**100.0%**	**n/a**

Source: 1980 and 2010 US Census Reports

Housing Tenure

Housing tenure refers to the ownership of housing, as housing units can either be owner-occupied or renter-occupied. As shown in **Table 7**, in recent years, Davison Township has experienced an increasing percentage of renter-occupied housing. In 1980, 26.0% of the Township's housing units were renter-occupied. By 2010, this percentage had increased to 34.3%. Conversely, the percentage of owner-occupied housing units declined from 74.0% in 1980 to 65.7% in 2010.

Table 7
Housing Tenure Characteristics
Davison Township, 1980-2010

Category	Davison Township				
	1980		2010		Numeric Change in % of Total
	Number	Percent of Total	Number	Percent of Total	
Owner-Occupied	3,512	74.0%	5,401	65.7%	-8.3
Renter-Occupied	1,234	26.0%	2,817	34.3%	+8.3
Total Occupied Housing Units	**4,746**	**100.0%**	**8,218**	**100.0%**	

Source: 1980 and 2010 US Census Reports

The trend toward a Davison Township which is less dominated by the single-family detached, owner-occupied home is mirrored at the national level. This national trend is being fueled by various demographic forces, including the aging baby boomers and the growth in Generation Y and immigrants, who are expected to increase the overall demand for smaller housing units on relatively smaller lots, as well as the demand for rental housing units. In fact, the total number of renter households is expected to increase every year between 2010 and 2020. The annual numeric increase will range from a low of 360,000 to a high of 470,000 over the ten year span. Another factor driving the demand for relatively smaller dwelling units and rental housing is the need for more affordable housing. Between 2000 and 2010, the number of rental households earning $15,000 or less annually grew by 2.2 million within the U.S. Long term declines in household income have also contributed to the demand for affordable rentals. [5]

Housing Values

Housing value characteristics are detailed in **Table 8** for Davison Township and Genesee County in 1979 (from the 1980 U.S. Census and adjusted for inflation) and 2011 (from the 2007-2011 American Community Survey). As shown in the table, median values have not changed significantly since 1980 within Genesee County and declined within Davison Township. As of 2010, the median housing value within Davison Township is $140,298. The decline in median housing value since 1980 may be reflective of the nation-wide recession which hit in the late 2000's, which was especially impactful to the suburban housing market within the region and the nation as a whole.

[5] Paragraph source: Preserving Affordable Rental Housing: A Snapshot of Growing Need, Current Threats, and Innovative Solutions. Evidence Matters, Summer 2013.

Table 8
Median Housing Value
Davison Township, 1980-2010

Place	Median Housing Value ($)		
	1979 [1]	2011	Percent Change
Davison Township	$153,677	$140,298	-8.71%
Genesee County	$109,990	$109,000	-0.90%

Source: 1980 Census Report and 2007-2011 ACS Data Reports

[1] 1980 U.S. Census recorded the Township's 1979 median value of owner-occupied units as $49,600, and the County's 1979 median value of owner-occupied units as $35,500. 1979 dollars have been adjusted for inflation to equal the value of 2011 dollars. Inflation rate: $1 in 1979 equals $3.10 in 2011.

Educational Attainment

Educational status is important to evaluate because of its possible effects on income levels and quality of the labor force. Data in **Table 9** show the educational attainment of the residents of Davison Township in 1980 and 2010. In reviewing the data, it is clear that Davison Township has an increasingly educated population. In 2011, 93.11% of the Township's population (25 years of age or over) had earned a high school diploma or higher educational credential. This increased significantly from 1980, when only 59.36% of the population had a high school diploma or higher educational credential. In 2011, 21.78% of the Township's population (25 years of age or over) had earned a bachelor's degree or higher educational credential. This increased significantly from 1980, when only 12.76% of the population had a bachelor's degree or higher educational credential.

Table 9
Educational Attainment
Davison Township, 1980-2010

Place	Davison Township		
	1980	2011	Numeric Change as % of Total
Total Persons (25 Years of Age and Over)	**7,360**	**13,025**	**n/a**
High School Graduate or Higher (%)	59.36%	93.11%	+33.8
Bachelor's Degree or Higher (%)	12.76%	21.78%	+9.0

Source: 1980 Census Report and 2007-2011 ACS Data Reports

Employment

Employment by occupation is a significant indicator of community welfare. Employment by occupation describes the trades and professions in which Township residents are employed, such as a manager or salesperson. Employment by occupation statistics for Davison Township in 1980 and 2010 are shown in **Table 10**. Davison Township citizens are increasingly employed in the sales and service and professional and administrative industries. As a percentage of the total workforce between 1980 and 2010, the three fastest growing occupations were sales and office occupations (+4.0%), service occupations (+5.8%) and management, professional, and related occupations (+11.4%). As a percentage of the total workforce between 1980 and 2010, the two fastest declining occupations were production, transportation and material moving operations (-8.9%) and construction, extraction and maintenance occupations (-11.9%).

Table 10
Employment by Occupation
Davison Township, 1980-2010

Category	Davison Township				
	1980		2010		Numeric Change as % of Total
	#	%	#	%	
Management, Professional, and Related Occupations	1,380	22.1%	2,786	33.5%	+11.4
Service Occupations	726	11.6%	1,447	17.4%	+5.8
Sales and Office Occupations	1,557	25.0%	2,409	29.0%	+4.0
Farming, Fishing and Forestry Occupations	40	0.6%	19	0.2%	-0.4
Construction, Extraction, and Maintenance Occupations	1,083	17.4%	458	5.5%	-11.9
Production, Transportation, and Material Moving Operations	1,448	23.2%	1,191	14.3%	-8.9
Total Employed Civilian Population 16 Years and Older	**6,234**	**100.0%**	**8,310**	**100.0%**	

Source: 1980 Census Report and 2007-2011 ACS Data Reports

Income

Data in **Table 11** compare the median household income for Davison Township and Genesee County in 1979 (from the 1980 U.S. Census and adjusted for inflation) and 2011 (from the 2007-2011 American Community Survey). For both Davison Township and the County, median household incomes have declined. Again, this is reflective of a nation-wide economic recession which took place in the late 2000's.

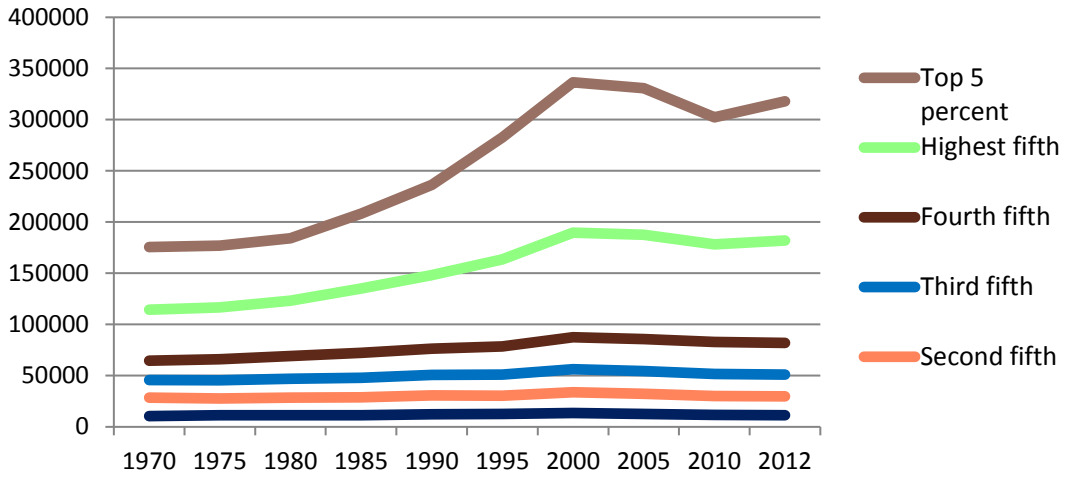
Table 11
Median Household Income
Davison Township, 1979-2011

Median Household Income	Davison Township		
	1979[1]	2011	% Change
Davison Township	$73,709	$48,615	-34.0%
Genesee County	$64,959	$43,418	-33.2%

Source: 1980 Census Report and 2007-2011 ACS Data Reports
[1] 1980 U.S. Census recorded the Township's 1979 median value of owner-occupied units as $49,600, and the County's 1979 median value of owner-occupied units as $35,500. 1979 dollars have been adjusted for inflation to equal the value of 2011 dollars. Inflation rate: $1 in 1979 equals $3.10 in 2011.

Within the U.S., median incomes have also been sluggish in recent years, due in part to the recent nation-wide recession. Although slow recovery from the recession has occurred in recent years, data indicate that this recovery is not being felt evenly amongst all income levels. As shown in **Chart 6**, it appears that only the top income "quantile" within the U.S. has seen a substantial rise in mean household income between 1970 and 2012. The lower four quartiles all appear to show stagnant mean household incomes.

Chart 6
Inflation-Adjusted Mean Household Income by Quantile and Top 5%
United States, 1970-2012



Source: *U.S. Census Bureau, Current Population Survey, Annual Social and Economic Supplements.* 2012

Housing Unit Needs

Housing unit projections have a direct relationship to projections of population and households. An increasing population demands more housing units. A decreasing household size also demands more housing units. Based on these and other factors, an analysis of housing unit needs for Davison Township for the year 2035 is provided below.

As was documented in Chapter 2, and also shown in **Table 12**, the Township has had a steadily rising population since 1980. According to the Genesee County "A Changing Landscape/Future Trends" report, the Township's population will continue to grow and reach 22,773 by the year 2035. Between 1980 and 2010, the Township's average household size figure declined from 2.89 to 2.38. However, the Township's average household size actually increased very slightly between 2000 and 2010, from 2.37 to 2.38. This indicates a steadying of household size, and for the purposes of this housing unit analysis, we estimate that the Township's average household size will remain steady (at 2.38) through 2035.

The total number of households within a community is roughly equivalent to the total number of occupied housing units. However, in order to determine the total number of housing units (occupied and vacant) in 2035, a vacancy rate estimate must also be established. For the purposes of this analysis, a vacancy rate of 5.0% is estimated for 2035. Generally, a five percent vacancy rate is considered necessary to provide an adequate housing selection and to keep home prices from rising faster than inflation.

Based on the Township's 2035 estimated population of 22,773, average household size of 2.38, and vacancy rate of 5.0%, it can be estimated that a total of 10,072 housing units will be required within the Township, of which 9,568 will be occupied (see **Table 12**).

Table 12
Housing Unit Projections
Davison Township, 2035

Category	Davison Township		
	1980	2010	2035*
Population	13,708	19,575	22,773
Households	4,680	8,218	9,568
Average Household Size	2.89	2.38	2.38
Occupied Housing Units	4,746	8,218	9,568
Vacancy Rate	5.6%	6.5%	5.0%
Total Housing Units	**5,026**	**8,788**	**10,072**

Source: 1980 and 2010 US Census Reports

**2035 Projections Source: Population projection from Genesee County "A Changing Landscape/Future Trends". Other projections are based on Wade Trim analysis and assumptions.*

According to the most recent American Community Survey (2010-2014 5-year estimates), there are a total of 8,591 housing units within Davison Township. With an estimated 10,072 housing units needed by the year 2035, this means that approximately 1,500 housing units will be constructed within the Township over the next 20 years. This equates to approximately 75 units per year over the next 20 years. This does not factor in the replacement of existing housing units, due to age or other factors, which would occur during this time.

Housing Gap Analysis

With an understanding of the new housing units needed over the planning horizon for this Master Plan (1,500 new housing units over the next 20 years), it then becomes necessary to identify the type of housing units which will be needed during this timeframe. To accomplish this, a housing gap analysis has been prepared, based upon a comparison of the current make-up of local housing types against national preferences and emerging trends for various housing types.

Current Township Housing Types

Table 5, presented in Chapter 2, noted the current housing unit types within Davison Township. Presently (as of 2010), the majority of housing stock (53.6%) within Davison Township is composed of single-family detached housing (1-unit detached structures). Units within 5 or more unit structures comprise 26.0% of all units, while units within 3 or 4 unit structures comprise 3.0% of all units. 1-unit attached structures comprise a relatively small percentage of all units, at 11.5%.

As demonstrated by housing unit type trends between 1980 and 2010, **Table 5** indicated increasing demand for 1-unit attached structures and units within 3+ unit structures. Conversely, **Table 5** indicated decreasing demand for 1-unit detached structures, 2-unit structures, and mobile home/trailer units.

National and Emerging Housing Type Trends

Since the middle of the twentieth century, the single-family detached home has played a dominant role in the housing market. Owning such a home was widely considered the primary element of the "American Dream." A strong economy, the development of the interstate highway system, favorable tax laws, and easy financing led to rapid development of the suburbs with predominantly low-density housing. The homeownership rate soared, reaching nearly 70% by the mid-2000s. However, the "Great Recession" that hit in late 2007 brought a housing market crash whose impacts are still felt today. Slow recovery from the recession has occurred, but the characteristics of the housing market appear to have moved in a different direction, steered by various demographic changes occurring within the United States. These changes include racial and ethnic diversification, a growing immigrant population, and an increasing percentage of non-traditional households. However, the growth and evolving preferences of the Baby Boomer and Millennial generations has also had a major impact on housing supply and demand.

Once preferring large-lot detached homes, the aging Baby Boomer Generation (born 1946 to 1964) is expanding the nation's senior population and increasing demand for "downsized" units and housing that caters to the needs of seniors. Despite a preference for many to age in place, a large number of Baby Boomers will be in search of new housing. According to housing market researcher Arthur C.

Nelson, when those age 65 and older move, 80% will vacate single-family houses, but only 41% will move back into single-family units; the other 59% will located in multiple-family units.[6]

Now entering the housing market, the Millennial Generation (those born between the early 1980s and the early 2000s) will account for 75% to 80% of the owner-occupied housing absorbed by people under 65 before 2020.[7] Different from their parents living preferences, this generation prefers housing in mixed-use urban environments and increasingly views renting as an advantageous option.

The following statistics demonstrate the changing trends and emerging preferences related to housing types:

- Younger Americans are faced with weaker employment, high level of student debt and general lack of confidence in housing as an investment.[8]
- Since 2009, the number of owner-occupied housing units has fallen by over 300,000, while the number of renter occupied-housing units has risen by over 3 million.[9]
- Renting is more appealing across all age groups, all parts of the U.S., city, suburb, small town and rural.[10]
- The groups that are growing the fastest are people in their mid-20s and empty-nesters in their 50s. These are the groups that are most likely to seek an alternative to low-density, single-family housing.[11]
- More than 60% of the Millennial Generation would prefer to live in a single-family dwelling. However, while this generation prefers single-family development, they do not have the financial resources to afford this type of product. They have been hit hard by the recession as they've entered independent adulthood. This has reduced their income and limited their ability to form households and attain homeownership.[12]
- The projected need for new housing units between 2005 and 2030 is equally divided between attached units including apartments, townhouses and condos, and small lots (on less than 1/6 acre), with no net increase projected in the need for houses on larger lots.[13]
- Americans' ideal communities have a mix of houses, places to walk, and amenities within an easy walk or close drive. Only 12% say they would prefer a suburban neighborhood with houses only.[14]
- Mixed use areas in walkable cities and pedestrian-oriented areas are experiencing a renaissance unlike anything seen in decades. Largely vacant office buildings are filling up with new businesses and residents, the ground floors are welcoming new shops and restaurants,

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[6] Robert Steuteville, "The Coming Housing Calamity," New Urban News, June 2011.
[7] "Demographic Challenges and Opportunities for U.S. Housing Markets," Bipartisan Policy Center, March 2012.
[8] Diana Olick, "Apartments Fill as Rental Demand Keeps on Surging", CNBC.com, June 20, 2014.
[9] Ryan Noonan, "Understanding the Trend in Multi-Family Housing Growth During the Recovery", Economic and Statistics Administration, November 25, 2013.
[10] Jeffery Gundlach, Doubleline Capital CEO, as reported by ThinkAdvisor.com, May 7, 2014.
[11] Urban Land Institute, Higher Density Development: Myth or Fact, 2005.
[12] 2011 National Community Preference Survey by the National Association of Realtors; RLCO Consumer Research Data; and, Bipartisan Policy Center, "Demographic Challenges and Opportunities for U.S. Housing Markets", March 2012.
[13] John Pitkin and Dowell Myers, "U.S. Housing Trends: Generational Changes and the Outlook to 2050", 2008.
[14] National Association of Realtors, "The 2011 Community Preference Survey", March 2011.

and the streets and public spaces are returning to life. Walkable areas are finding renewed success.

Housing Gap Analysis Findings

Based upon a review of the current housing types within the Township and emerging housing type trends and preferences, Davison Township should seek to ensure housing choice for individuals of all lifestyles and ages through the provision of a well-balanced and somewhat more diversified housing stock. The **Housing Choice Continuum** graphic highlights the range of housing unit types that span typical land development patterns, from rural/suburban areas, to neighborhoods, to transitional areas, to town centers. (This grouping of the prototypical American development pattern is often referred to as the "rural-to-urban transect", with natural and rural areas on one end of the transect and urban centers on the opposite end of the transect, with transitioning development types in-between.)

Davison Township is presently dominated by the housing types typically found within rural/suburban areas, such as single-family detached homes and garden apartments. Although these rural/suburban housing types are likely to remain the dominant housing type within the Township over the next 20 years, the Township should encourage the development of other housing types which are increasingly desired by Americans, such as duplexes, triplexes, fourplexes, townhouses, rowhouses, bungalow courts, live/work units, and mixed-use buildings (i.e., residential over commercial). The Township should also diversify its housing stock by encouraging and allowing, where appropriate, housing types which enable citizens to age-in-place, such as accessory dwelling units, active senior living developments, and elderly care facilities. For the purposes of this analysis, we will refer to these housing types as "gap housing", because such types are not commonly found within Davison Township, in particular, and rural/suburban areas, in general.

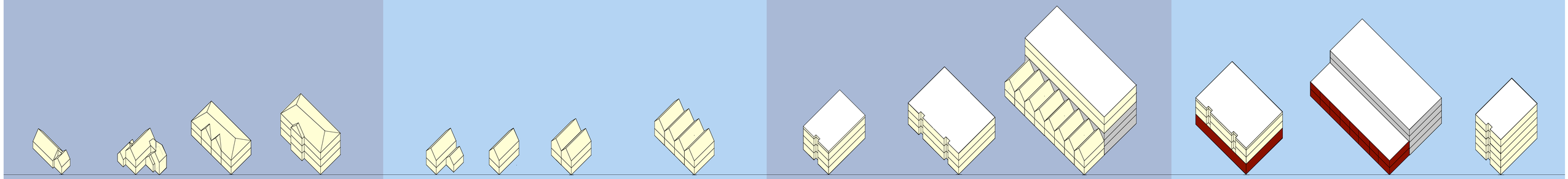
An appropriate balance of affordable units and rental units should be maintained as an option for those who desire affordable housing and/or who would prefer to rent instead of owning their housing units. The gap housing types noted above typically offer a mixture of both owner units and rental units. Additionally, because many gap housing developments are comprised of smaller sized housing units, they are often a more affordable housing choice.

Gap Housing Design Guidelines

To ensure that any gap housing development is appropriately integrated within the Township's existing development areas, high-quality site and architectural design standards must be adhered to. The **Developer's Guide to Sustainable Design** graphic shows how a balanced mixture of housing unit types can be appropriately integrated together through adherence to "essential design elements." These essential design elements include:

- Variety in housing design
- Mix of land uses
- Supportive commercial uses
- Street oriented buildings
- Defined streetwalls
- Connectivity through short-length blocks

HOUSING CHOICE CONTINUUM



RURAL/ SUBURBAN			NEIGHBORHOOD			TRANSITIONAL			TOWN CENTER		
FARMHOUSE	ESTATE	GARDEN APARTMENTS	SINGLE FAMILY	DUPLEX	TOWNHOUSE	"6 PACK" APT	LOW RISE APT	RESIDENTIAL 'LINER'	MIXED USE BLDG	COMMERCIAL "LINER"	MID RISE APT

Height and Density

1-2 Story	2 Story	2-3 Story	2 Story	2 Story	2-3 Story	3 Story	2-3 Story	3 Story	3 Story	3-4 Story	4-5 Story
1 D.U./ Acre	2 D.U./ Acre	10 D.U./ Acre	6 D.U./ Acre	12 D.U./ Acre	17 D.U./ Acre	12 D.U./ Acre	20 D.U./ Acre	25 D.U./ Acre	25 D.U./ Acre	NA	25-30 D.U./ Acre

Characteristics

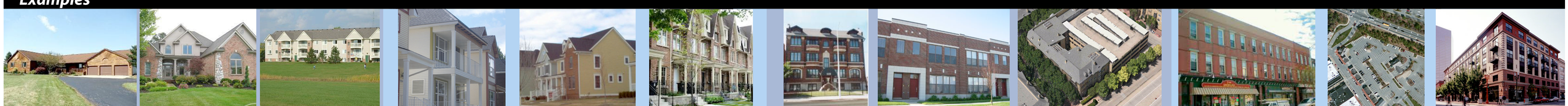
- Lowest densities and most typical typology
- Strong customization and individual identity opportunities
- Large lot sizes, high site maintenance costs
- Contributes the least to walkability and development of accessible amenities
- Parking controls most site design considerations
- Flexible attached and detached parking options

- Strong customization and individual identity opportunities
- Flexible unit layouts
- Large variety of exterior vernacular options
- Reinforces walkability and connectivity
- Flexible internal and external parking options
- Flexible attached and detached parking options
- Clear demarcation of public and private realms

- Single or multi-level units
- Defined entrances provide sense of security
- Liner Buildings mask unsightly parking lots or parking decks from the pedestrian realm
- Outdoor activities can be accommodated with balconies, terraces, and porches
- Site design must accommodate parking considerations
- Higher densities increase acitivity and provide support for community amenities.
- Multiple options for ownership types and affordable unit considerations

- Common areas (corridors, elevators, and stairs) can be designed to foster resident/ user engagement
- Mix of uses require thoughtful design to coordinate pedestrian issues, commercial operations, and parking considerations
- May utilize storefront and/ or walk-up units
- Higher densities allow for development of amenities and services such as public transit, educational facilities, and recreational opportunities.
- Commercial Liner Buildings (20 ft - 24 ft. deep) mask unsightly parking lots or parking decks from the pedestrian realm
- Parking needs to be structured to support the highest densities.

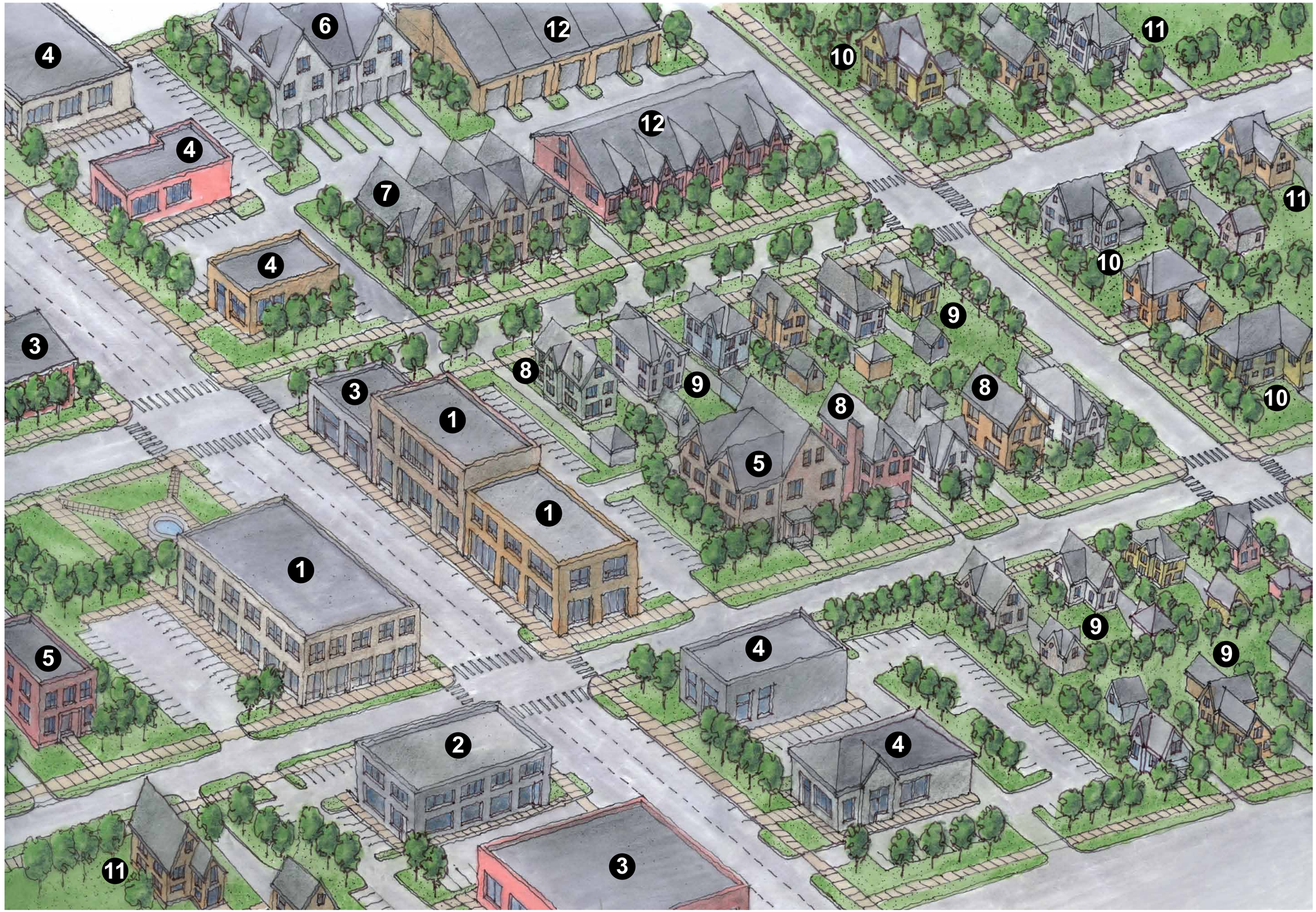
Examples



FARMHOUSE/ LG LOT	ESTATE	GARDEN APTS	SINGLE FAMILY	DUPLEX	TOWNHOUSE	"6 PACK" APT	LOW RISE APT	RESIDENTIAL 'LINER'	MIXED USE BLDG	COMMERCIAL "LINER"	MID RISE APT

WADE TRIM

Archive DS



Essential Design Elements

- Variety in Housing Density
- Mix of Land Uses
- Supportive Commercial Uses
- Street Oriented Buildings
- Defined Streetwalls
- Connectivity Through Short-Length Blocks
- Traffic Calming/Grid Street Network
- Mini Neighborhoods
- Little Dead Space and Concealed Parking
- Parks and Public Spaces
- Public Art (Sculpture, Fountains, Murals)
- Safe Crossings
- Linkages to Promote Walkability
- Shade Trees Along Pedestrian Routes
- Application of “Urban Transect”

Development Types

1 • Mixed-Use - Zero Lot Line

2 • Mixed-Use - Setback

3 • Single Use / Commercial - Zero Lot Line

4 • Single Use / Commercial - Setback

5 • Residential - Six-Pack - Multi=Family

6 • Low Rise Apartments

7 • Townhouses

8 • Duplex Residential

9 • Single Family Residential

10 • Estate Residential

11 • Large Lot Residential

12 • Garden Apartments

WADE TRIM

Archive DS

- Traffic calming/grid street network
- Mini-neighborhoods
- Little dead space and concealed parking
- Parks and public spaces
- Public art (sculpture, fountains, murals)
- Safe crossings
- Linkages to promote walkability
- Shade trees along pedestrian routes
- Application of "urban transect"

To guide the site and architectural design of future gap housing development within Davison Township, these "essential design elements" have been translated into specific guidelines, as part of the *Davison Township Multiple-Family Residential Design Guidelines* document, as adopted by the Township Planning Commission.

Gap Housing Site Selection Criteria

Non-traditional "gap housing" developments are not appropriate in all areas of Davison Township; rather, they must be strategically located in appropriate areas as indicated in the Future Land Use Plan (Chapter 5) and Future Land Use Map. The following site selection criteria should be considered to determine appropriate locations for gap housing development:

1. The site shall have sufficient carrying capacity to accommodate the development without causing adverse impacts to the site's physical, geological, hydrological and other environmental features.
2. The site, when developed, shall be generally compatible with the surrounding uses and zoning in terms of land suitability and shall serve as a buffer between higher density uses and lower- density residential land uses.
3. The site shall have sufficient infrastructure and service capacity to accommodate the development without creating excessive additional requirements at public cost for public facilities and services.
4. The site shall have access to a major thoroughfare, and when developed, shall be designed to ensure the safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets.
5. The site location shall be consistent with the goals, policies and future land use map of the Davison Township Master Plan, including any sub-area or corridor studies.

Chapter 4: Goals, Objectives and Policy Statements

Introduction

Before a community can actively plan for its future growth and development, it must first set certain goals and objectives that define the boundaries of its needs and aspirations and, thus, establish a basis for Future Land use Plan formulation. These goals and objectives must reflect the type of community desired and the kind of lifestyle its citizens wish to follow, given realistic economic and social constraints.

The following text represents a recommended set of goals (the ultimate purposes or intent of the Plan), objectives (means of attaining community goals), and policy statements (specific statements which guide action) which were originally prepared as part of the 1988 Master Plan as updated in the year 2001 community-wide visioning program.

Goals

Davison Township, in recognition of its role in an area of eventual growth, and as an area endowed with an abundance of natural assets, adopts the following general community goals to guide future land development activities:

1. Create an optimum human environment for the present and future residents of the Township, an environment that will not only solve their physical needs but will offer variety, choice, opportunity for change, and individual growth.

2. To ensure diversity, stability and balance of land uses to serve human needs: residential areas; agricultural land; natural and recreational areas; schools and cultural activities; adequate public services; access to shopping; health services and place of employment.

3. Relate land use primarily to the natural characteristics of the land and the long-term needs of the community, rather than to short-term private economic gain.

4. Preserve and promote the rights of the individual property owner while maintaining the rural character of the Township.

5. Achieve viable residential neighborhoods that offer a variety of housing options for life-long living which foster distinctive, attractive development.

6. Encourage land use decisions that avoid or minimize negative health impacts and improve opportunities for local residents to lead healthy, active lives.

7. Enhance our economic competiveness by planning for reliable and timely access to employment centers, educational opportunities, services and other basic needs of the workforce.

8. Acknowledge our role in the region, and coordinate local planning efforts with the policies of other governmental partners and agencies including the local school district, adjoining municipalities, and Genesee County.

Objectives and Policies

Achievement of this goals can be accomplished if the community adopts and adheres to the following objectives and policies with respect to agricultural, residential, commercial, industrial, public and semi-public lands, and the natural environment.

AGRICULTURE

Objective

To retain, wherever possible, prime agricultural lands in the Township by protecting them from urban development through the concentration of urban growth.

Policies

1. Recognize agriculture as a desirable economic activity essential to the economic base of Davison Township.

2. Maintain agriculture as an environmental asset as well as an important economic resource of the Township through endorsement of existing legislative tools and techniques such as the Farmland and Open Space Preservation Act, and farmland conservation easements, among others.

3. Avoid rural-urban land use conflicts by encouraging only very low density, dispersed, residential uses in agricultural areas.

4. Study areas to be retained permanently as productive agricultural lands, and not necessarily as a holding bank for future urbanization.

5. Support local food production through community gardens, farmers market, and urban agriculture.

RESIDENTIAL DEVELOPMENT

Objective

Promote the development of planned residential areas designed to offer a variety of identifiable living environments.

Policies

1. Encourage and guide the development of housing at densities which relate to natural and man-made environmental features, including the requirement of public open space inside every new subdivision.

2. Encourage innovative development techniques as a means of ensuring lasting identity and stability of residential areas.

3. Require that suitable and adequate transition areas or buffers be established between residential, commercial, and industrial areas to maintain property values and physical attractiveness.

4. Encourage the removal of conflicting or undesirable land uses from residential areas.

5. Promote higher densities in areas which are or may be served by public utilities and service investments, such as sewer and water, parks, and major roads, to reduce urban sprawl and random development.

6. Increase housing diversity and affordability to enable non-traditional families and people of all ages, incomes, races, and ethnicities to live within Davison Township.

7. Remove all housing which falls below minimum standards, partly by clearance and redevelopment action and comprehensive code enforcement, and partly by encouraging home improvements and private and public investment in rehabilitation programs.

8. Promote preservation and concentrated code enforcement to maintain substantial residential areas.

9. Develop a comprehensive monitoring system to collect, on a continuous basis, information needed to assess structural and environmental conditions in the Township.

10. Encourage residential developers to place design controls and review procedures on their building or development projects.

11. Utilize contemporary design standards and review procedures for all new residential uses.

12. Support new lifestyle housing choices such as town houses, row houses, live-work units, lofts and stacked ranches in targeted areas capable of supporting higher density development.

13. Encourage walkability and connectivity so that housing, jobs, daily needs and other activities are in easy walking distance of each other.

COMMERCIAL DEVELOPMENT

Objectives

To provide for a full range of commercial facilities which area adequate to serve the resident population within the Davison market area.

Policies

1. Recognize the City of Davison as an accessory commercial center serving the local consumer population.

2. Encourage the establishment of new commercial uses and the expansion of existing establishments in the Township.

3. Encourage the development of clustered commercial and/or office facilities in close proximity to major street intersections, thus providing the opportunity to offer a variety of goods and services most conveniently, rather than fostering the development of strip commercial development.

4. Encourage the use of marginal access drives and limit the number of entrances and exits serving commercial uses as a means of reducing traffic conflicts along major business corridors.

5. Require all proposed commercial rezoning to be justified in terms of neighborhood, community, and market area needs, as applicable.

6. A compatible relationship should be established between commercial centers and adjacent residential properties through the use of such buffer devices as walls, landscape areas, and transitional uses.

7. Direct business investment to vacant or underutilized properties before developing greenfield sites.

8. Support the activities of the Downtown Development Authority which create a planned shopping district that combines commercial, civic and cultural uses.

INDUSTRIAL DEVELOPMENT

Objective

Encourage a variety of light industrial development with attractive sites which will strengthen the tax base and provide a place of employment for area residents.

Policies

1. Encourage the development of new types of industries and those that are economically associated with the existing industrial base.

2. Provide industry at locations which can be readily serviced by public utilities and are easily accessible to the existing transportation network, especially airport and rail facilities.

3. Locate industrial areas where they have reasonable boundaries and are not subject to encroachment by incompatible uses.

4. Preserve and rehabilitate appropriate industrial areas by removing incompatible uses, consolidating land, and removing vacant and substandard buildings as well as giving particular attention to maintaining open space through landscaping, buffer strips, off-street parking, and other design matters.

5. Incorporate and utilize the concept of development of industrial land in industrial parks or planned industrial districts with well designed points of entrance and exit, controlled site and building design, and adequate parking areas.

6. Incorporate a series of comprehensive performance standards governing industrial uses as part of the Township's land development code.

7. Attract the next generation of workers who will drive the New Economy (particularly knowledge workers and young entrepreneurs) through placemaking and improved access to social, recreational, cultural, and entertainment opportunities.

PUBLIC/SEMI-PUBLIC LAND USES

Objective

Provide for public and semi-public use areas offering a variety of opportunities for human fulfillment in locations appropriate for their development and utilization.

Policies

1. Provide public facilities and encourage private community facilities in size, character, function, and location suitable to their user populations.

2. Encourage citizen participation and utilize professional expertise to determine needed and desired public and semi-public improvements.

3. Research alternative methods and manners of providing public and semi-public services and choose those most conducive to citizen needs and desires, considering sound budgetary practices.

4. For Township provided facilities, plan, locate, and provide public areas based on a long range general plan, short-range project plans, and capital improvements programming.

5. Assist and guide semi-public and citizen groups in their efforts of providing needed community facilities.

NATURAL ENVIRONMENT

Objective

To maintain and preserve sufficient open space and recreation facilities to satisfy the needs of Township residents and which contribute to an enhanced quality of life.

Policies

1. Implement land use patterns which will ensure sufficient open space to serve the needs of the future population and which will protect essential natural resources.

2. Encourage patterns of development which will maximize environmental protection and compatibility while striving to meet the Township's social and economic needs, by recognizing the fact that natural resources are a vital community benefit.

3. Evaluate all future development and redevelopment in terms of protecting and enhancing the natural environment including, but not limited to, air and water quality.

The proposals enumerated above for Davison Township are guidelines for the future development of the Township. If the planning program is to be more than a confusion of varied opinions, then it is essential that these goals and objectives be seriously considered. They will help maintain an orderly, prosperous, and attractive development pattern in the Township. These statements are suggested as a starting point for the Township officials. As the planning process progresses, the goal, objectives, and policies may be altered and new ones formed. Thus, these recommendations are flexible and need constant attention. It is recommended that the goals, objectives and policies be reviewed and updated as necessary, and adopted on an annual basis.

Chapter 5: Future Land Use Proposals

Introduction

The Future Lane Use Plan is designed to serve as a guide for future development. If it is to serve the needs of the community and function effectively, it must incorporate several important characteristics.

1. The Plan Must be Generalized

   The Plan, by its very nature, cannot be implemented immediately. Therefore, only generalized locations (not necessarily related to property lines) for various land uses are indicated on the Plan.

2. The Plan Should Embrace an Extended but Foreseeable Time Period

   The Plan depicts land uses and community development strategies for a 20-year planning horizon through the Year 2036.

3. The Plan Should be Comprehensive

   The Plan, if it is to serve its function as an important decision-making tool, must give adequate consideration to the sensitive relationships which exist between all major land use categories, including environmentally sensitive properties.

4. The Plan Should Acknowledge Regional Conditions and Trends

   Davison Township is an integral part of the Flint Region; therefore, the Plan should acknowledge the Township's regional context. Through recognition of regional implications, the Township's Future Land Use Plan will be more realistic and reasonable in terms of guiding the future utilization of land resources in the Township.

5. The Plan Must be Flexible

   The Plan may require periodic revisions to reflect significant changes in local, state, or national conditions which cannot be foreseen at this time.

   For example, within the past fifty years, several major innovations in land development have occurred. Included among these are: the initiation and expansion of the freeway system; modifications in shopping environments (from traditional downtowns to shopping centers to lifestyle centers); relocation of employment centers from the cities to the suburbs; changes in housing preferences from the traditional single-family home to apartments, townhouses, condominiums, and mobile homes; and the declining family size.

   It is, of course, impossible to predict the variety of changes which may occur over the next decade or two. Therefore, the Plan should be analyzed and modified periodically to reflect changing conditions.

6. The Plan Must be Updated Periodically

   A comprehensive review of the Future Land Use Plan should be undertaken periodically to provide for an adequate analysis of new conditions and trends. At a minimum, Section 45,(2) of the Michigan Planning Enabling Act, Public Act 33 of 2008, stipulates that this review must occur at least every five years after the adoption of a master plan. The Plan should also be reviewed and amended accordingly to reflect changing community conditions and/or unanticipated developments. Should major rezonings which are in conflict with Plan recommendations be accomplished, the Plan should be amended to reflect the current community development goals and policies. The Plan was last comprehensively updated in 2002; thus, this update has been prepared to reflect the existing character of the Township, socioeconomic trends and community goals and objectives.

The Township Plan depicts the generalized desired development pattern for the Township over the next 20 years. It is designed to provide the necessary guidelines for making future land use, community facility, and capital improvement decisions.

Plan Recommendations

Eleven land use classifications are proposed for Davison Township. The various land uses have been portrayed on the Future Land Use Map. A summary of the geographic extent of each category is provided as **Table 13**.

Table 13
Future Land Use
Davison Township

Land Use	Area (Acres)	Percent of Total
Agriculture	5,168.6	24.0
Suburban Estate	4,828.1	22.4
Single-Family	7,610.9	35.4
Multiple-Family	507.0	2.4
Mobile Home Park	223.9	1.0
Mixed-Use Development	456.8	2.1
Business	700.5	3.3
Industrial	345.9	1.6
Institutional	212.1	1.0
Interstate/Road/Railroad Rights-of-Way	1,470.6	6.8
Total	**21,524.4**	**100.0**
Recreation-Conservation (Overlay)	3,559.3	

A discussion of each land use category is presented below.

Agriculture

This use is composed of those areas of the Township whose principal activity is, and ought to be, farming.

This land area is designed to conserve, stabilize, enhance, and develop farming and related resource utilization activities, to minimize conflicting uses or parcels, lots, buildings, and structures detrimental to, or incompatible with, these activities and to prohibit uses of parcels, lots, buildings, and structures which require streets, drainage, and other public facilities and services of a different type and quantity than those normally required by these activities. The district, in preserving areas for agricultural uses, is also designed to prevent proliferation of residential subdivision and urban sprawl.

Agricultural properties may be used for general and specialized farming and agricultural activities including the raising or growing of crops, livestock, poultry, bees, and other farm animals, products and foodstuffs, and any building or structure may be located on such land and used for the day-to-day operation of such activities for the quartering, storage or preservation of crops, livestock, poultry, bees, animals, products and foodstuffs until consumed on the premises or until moved to a place of collection, distribution, or processing, and for the incidental sale of crops, products, and foodstuffs raised or grown on any agricultural lot or on such buildings or structures. Any lot that is kept as idle cropland should be so treated as to prevent soil erosion by wind or water and so treated as to prevent excessive growth of obnoxious weeds and shrubs. Any lot kept as noncropland should also be treated as to prevent soil erosion by wind or water.

The minimum lot area recommended for an agricultural parcel is ten acres.

Suburban Estate

The Suburban Estate category is intended to provide open land area for orderly residential growth, continued agricultural use, and residential activities of a semi-rural character in areas that are presently without public water and sewerage facilities, and are likely to remain without such services for an extended period of time. It is further intended that the district protect and stabilize the essential characteristics of these areas in order to promote and encourage suitable environments for low density family life, and to maintain and to preserve the semi-rural character of the Township.

This category would act as a transition zone between the agricultural lands and higher density single-family development. A minimum lot area of 1.5 acres is recommended for single-family lots located within this land class.

Single-Family

This land use is intended for single-family residential development of relatively small lots of a more urban nature, with the following objectives.

1. To protect the residential character of areas so designated by excluding activities and land uses which are not compatible such as, but not limited to principal commercial and industrial uses;

2. To encourage a suitable environment for family life by permitting appropriate neighborhood facilities such as churches, schools, playgrounds, and open space;

3. To permit certain institutions and utility facilities considered necessary in, or compatible with, residential neighborhoods;

4. To preserve openness of the living space and to avoid overcrowding by requiring certain minimum yards and open spaces, and by restricting maximum coverages and the bulk of structures;

5. To provide for access of light and air to windows, and for privacy, as far as reasonable, by controls over the spacing and height of buildings and other structures;

6. To protect residential areas from unnecessary traffic and to restrict volume of traffic to the greatest degree possible; and

7. To encourage development within residential areas that is attractive, consistent with family needs, and conducive to constantly improved environmental quality.

Connection to public sanitary sewer and/or water supply systems is assumed; however, densities consistent with the Township's existing Zoning Ordinance are recommended until full utility service is supplied throughout the land area classified as single-family. These densities are as follows:

Minimum Lot Area Required	Utility Service Available
20,000 square feet	None
15,750 square feet	Public Sewer
13,500 square feet	Public Sewer and Water

Although a significant amount of the Township is planned for single-family residential land use, there is no reason why single-family development needs to be dull and unimaginative. For example, designing single-family units in small groups or clusters reduces lot sizes and increases common open space. The land area gained through the decrease in lot size can be used collectively for a park area available to residents of that subdivision.

Another concept which adds flavor to single-family neighborhoods is planned unit development. This incorporates a mixture of land uses such as single-family housing, multiple-family housing, and common open spaces. This would create a slightly higher density than proposed for low density residential and, at the same time, could establish an area with a variety of housing types.

Cluster subdivisions and planned unit developments are now well established concepts which should be encouraged in future single-family development, where density bonuses are given to developers as a means of preserving fragile or environmentally important lands.

Multiple-Family

Permitted uses within this district would be group housing for the elderly, garden apartments, townhouses, multiplex and duplex units. Projects can either be condominium or rental development.

Permitted development densities may range between four to five units per acre (duplex) to ten to fifteen units per acre (garden apartments), depending on dwelling unit type.

Each dwelling unit, of whatever type, must be served by both municipal sanitary sewer and water. Individual developers are responsible for providing facilities and services sufficient to serve the needs of their prospective markets. Additional public services (police patrols, fire protection, etc.) will be required with their extent dependent upon relative population densities.

Multiple family development within the Township shall exhibit high-quality building and site design in accordance with the *Davison Township Multiple-Family Residential Design Guidelines*, as adopted by the Township Planning Commission. The Design Guidelines seek to accomplish the following primary objectives:

- Promote the livability and neighborhood compatibility of multiple-family residential housing in the Township
- Establish a vision for the design of high-quality multiple-family residential housing while also allowing for creativity in terms of architectural style and details
- Enhance the relationship between multiple-family residential development and adjacent residential neighborhoods, business districts, community facilities, open spaces and public streets
- Encourage multiple-family residential developments which are integrated with existing neighborhoods through automobile, transit, bicycle and pedestrian connections
- Maintain an appropriate scale and pattern of development that is compatible with existing neighborhoods and which fosters social interaction
- Encourage a variety of public and private open spaces in multiple-family residential developments
- Preserve the existing topography and natural features within new multiple-family residential development
- Create attractive, walkable streetscapes for the pedestrian

Mobile Home Park

The purpose of this district is to provide for the development of mobile home parks (also known as manufactured housing communities), and to:

1. Bring about mobile home parks which are an asset to the community and to prevent the development of those which would be a community liability;

2. Promote mobile home parks with the character of residential neighborhoods;

3. Protect the health, safety, and welfare of mobile home park residents and the surrounding community; and to

4. Fit this legitimate use of land into development plans as they are considered, adopted and amended by the Township, and which plans will harmonize this type of residential development with other existing and proposed land uses.

It is intended that mobile home parks will be served adequately by essential public facilities and service such as highways, police and fire protection, water and sewers, drainage structures, refuse disposal, or that the persons or agencies responsible for the establishment of the mobile home park shall be able to provide adequately any such service.

The mobile home park areas shown represent the locations of the Davison East Trailer Park and the Old Orchard Estates. The additional land area adjacent to Old Orchard Estates has also been classified as Mobile Home Park to allow for future expansion of this housing type.

Mixed-Use Development

Three strategic locations within the Township have been proposed for future Mixed-Use Development (MXD). MXD permits a variety of complementary land uses subject to special performance standards and site development criteria. MXD projects can include single-family, multiple-family, office, commercial, and public/semi-public facilities on the same site. Industrial uses are prohibited.

To provide for adequate utilization of the MXD option, a relatively large parcel, or combination of parcels under single ownership, is required. The advantages of this approach over lot-by-lot development include additional flexibility in project design and the preparation of a unified site plan that can make the best use of the land.

All residential units, as well as all other uses, must be served by both municipal sanitary sewer and water. Each individual MXD developer must provide adequately improved open spaces as a part of the MXD agreement and, in addition, must provide other facilities and services sufficient to serve prospective market needs. Other public services will be required in varying degrees, depending upon relative project densities and density of adjacent development. Residential development as part of a MXD project shall exemplify high-quality site and building design standards, in accordance with the *Davison Township Multiple-Family Residential Design Guidelines.*

The three areas targeted for Mixed-Use Development on the Future Land Use Map are well suited for this purpose. They are in close proximity to single-family subdivisions and are also bounded or in close proximity to either existing and/or proposed commercial sites. These particular locational features allow for full utilization of the MXD concept. That is to say that convenience/local service commercial, office, and multiple-family types of uses may be located within the MXD in such a manner as to have direct access to major travel routes, and to also serve as transitions between more intensive

commercial uses located along the major travel corridors and existing and/or proposed single-family subdivisions.

Business

Commercial development is an important aspect of the growth of any community, in terms of offering adequate commercial services to residents as well as providing a reasonable tax base and increased employment opportunities. The size of the potential market will ultimately determine the extent of the Township's commercial base. Some commercial uses are designed to serve a relatively small, local market, and depend almost exclusively upon the population residing within the community. Other retail sales and office developments, however, demand a much larger market extending well beyond the Township boundary.

Two commercial designations are recommended. A Local Business District designation is a destination where the day-to-day shopping and personal service needs of persons in the immediate vicinity are served. Such uses would include barber shops, hardware stores, drug stores, smaller food markets/produce stores, dry cleaners, etc. Three such areas are identified at specific intersections throughout the Township: Davison/Oak Roads; Bristol/M-15; and, Atherton/Irish Roads.

A General Business District is also established to offer development sites for offices; commercial uses that depend on passerby traffic, and location for comparison shopping. Such commercial uses include automobile dealerships, fast-food restaurants, and appliance stores. Such uses typically generate significant traffic; thus, the Plan recommends they be located near major intersections (I-69/Irish Road, I-69/M-15, Davison/Irish Roads).

As a rule, linear business development (strip commercial) should be considered outmoded and inappropriate in a community such as Davison Township which has attracted many residents due to the rural and open space nature of the area.

These proposals have been made on a basis which reflects future local population densities and acknowledges general regional trends and traffic patterns. Future commercial rezoning requests which are not in conformance with the Future Land use Plan must be carefully analyzed in terms of their potential effect on the existing, vacant, commercially zoned properties. The indiscriminate rezoning of properties for commercial use will hinder the development of existing commercially zoned properties. The result will be a pattern of commercial development which does not adequately serve the local and regional populations.

Industrial

The Future Land Use Plan allows adequate space within the Township for industrial growth. This acreage is contiguous to the railroad tracks which traverse through the Township's most urbanized sections. Due to this relationship, this district has been established to provide for those uses which are generally compatible with, or, which under the imposition of certain reasonable standards, may be safely and aesthetically located in close proximity to commercial or residential uses. Light industrial uses are recommended.

Light industrial uses include operations which are, in the main, confined within enclosed structures. Compliance with reasonable performance standards is required in an effort to reduce adverse affects

on neighboring properties. Typical light industrial uses may include the manufacturing of products for component parts, parts assembly, food packaging, warehousing, and tool and die shops. In addition, certain commercial uses are also allowed because their building size and architecture are similar with industrial uses. Examples include indoor tennis clubs, ice rinks, shooting galleries, bowling alleys, etc.

The formation of industrial parks should be encouraged. Industrial parks offer the amenities and the assurance of sound development to industry; they also supply the addition of a sound economic structure for the community. Davison Township with its excellent transportation facilities, I-69 and M-15, and the railroad, provide two of the facilities that industries look for. The Township also has the opportunity to create an airport industrial park. In addition to these important transportation facilities, industry today is continuing to look for areas in which their employees can live in close proximity to their work. With the amenities offered in Davison Township, such as rolling topography, a good choice in home development, the lakes and other recreational facilities, Davison Township is in good position to attract these industries.

The industrial developer will have his investment protected through zoning and covenants established by the industrial park in which he would locate. The types of industry that the Township should seek to attract are not interested in the old ribbon roadside-type development with pockets of residential uses intermingled with industrial. They create traffic conflicts, stifle expansion opportunities and make difficult or impossible the assembly of separate parcels into sufficiently large sites for industrial use.

Institutional

The institutional category represents public and semi-public land development currently in existence in the Township. It is not the function of the Future Land Use Plan to plan for parks, municipal buildings, or schools. Such development is typically identified in a Community Facilities Plan. As growth pressures continue to escalate in Davison Township, it will become important to plan for public lands. In anticipation of this effort, the existing inventory of institutional uses has been identified on the Future Land Use Plan.

Recreation/Conservation

If Davison Township is to fulfill its increasing role as an optimum community environment with a full range of community services, it must actively encourage the preservation of environmentally sensitive and/or important lands.

The Future Land Use Plan incorporates an open space network – the Recreation/Conservation classification as an "overlay" designation. It is necessary for a Township to have lands available for recreational use, but it is also necessary to have land remain in its natural state untouched by any type of development. The value to the public of certain open areas of the Township is represented in their natural, undeveloped, or unbuilt condition. It is recognized that the principal use of certain open areas is, and ought to be, the preservation, management, and utilization of the natural resource base possessed by these areas. In order that this value may be maintained and this use encouraged, this Plan has established an overlay designation designed to allow the density and location of buildings and structures, and the use of parcels and lots as identified in the underlying category provided such development is done with design sensitivity to existing natural assets. Such assets are the Township's

natural resources, natural amenities, natural habitats of wildlife, and watershed and reservoir areas and woodland areas.

In doing so, the Township may see a reduction of hardships and financial burdens imposed upon the Township through the wanton destruction of resources, the improper and wasteful use of open land, wooded areas, and the periodic flooding and overflow of creeks and streams.

Recreation/Conservation areas are of extreme importance to a growing community. Not only do they meet the increasing opportunities afforded by increasing leisure time and are a source of health and pleasure, but also serve as a reminder that man can never put his natural habitat back.

Other Recommendations

In addition to the above described land use categories, the Future Land Use Map establishes two overlay designations: Targeted Traditional Commercial with Upper Story Residential; and, Targeted Urban Residential. These are locations to accommodate non-traditional "gap housing" developments as described in Chapter 3. A description of each designation is provided below.

Targeted Urban Residential

Based upon recognition of these emerging trends, the Future Land Use Map identifies five areas which are targeted for future Urban Residential development. In identifying these areas, the Township seeks to ensure housing choice for individuals of all lifestyles and ages through the provision of a more diversified housing stock. Within these areas, the Township would encourage and allow for non-traditional housing types which are increasingly desired by Americans, such as duplexes, fourplexes, bungalow courts, live/work units, and courtyard apartments. These types of non-traditional housing units are sometimes referred to as "missing middle housing," so named because they are not commonly found within suburban communities dominated by single-family detached units and where higher-density living options are commonly limited to conventional apartments. Missing middle housing consists of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living. The targeted Urban Residential locations shown on the Future Land Use Map are ideal sites for incorporation of these non-traditional housing types in Davison Township. Seamless integration with established residential neighborhoods can be achieved through adherence to high-quality site, building and landscaping design standards as established in the *Davison Township Multiple-Family Residential Design Guidelines.*

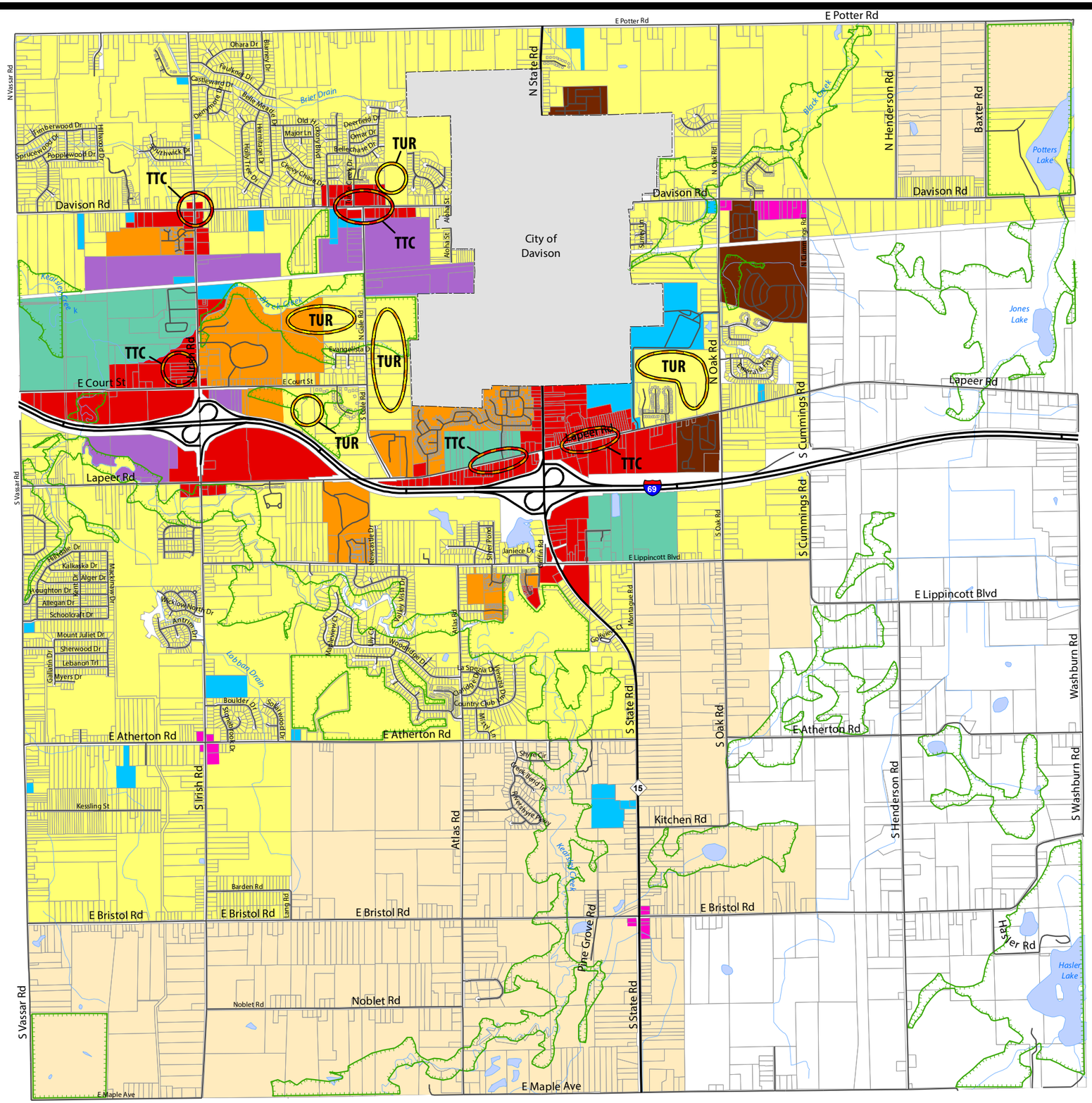
Targeted Traditional Commercial with Upper Story Residential

As a means to rejuvenate commercial districts while enhancing walkability and livability, Davison Township seeks to establish pedestrian-oriented commercial nodes within the framework of its existing commercial corridors. As shown on the Future Land Use Map, several nodes are targeted to be redeveloped following traditional commercial site design principles and the integration of residential use. Within these nodes, multiple-story commercial buildings with limited or no front yard setbacks should be encouraged to create a defined street wall and an active pedestrian experience. The inclusion of additional uses within this setting, such as upper story residential units, offices or live/work units, adds an additional layer of activity to enhance the commercial nodes. Connections to these commercial nodes from nearby business districts and residential neighborhoods are highly encouraged. Over time, through the incorporation of these principles, these pedestrian-oriented

commercial nodes can become important components of the enhancement and revitalization of commercial and residential zones within the Township, and may also become destinations in their own right.

Future Land Use Map

Davison Township Master Plan



Future Land Use Categories:

Adopted January 10, 2018

- Agriculture
- Suburban Estate
- Single Family
- Multiple Family
- Mobile Home Park
- Mixed-Use Development
- Local Business
- General Business
- Industrial
- Institutional
- Recreation - Conservation
- Targeted Urban Residential (TUR)
- Targeted Traditional Commercial with Upper Story Residential (TTC)

- State or U.S. Highways
- Streets
- City of Davison
- Creeks and Streams
- Water Bodies
- Property Lines

DAVISON TOWNSHIP PLANNING COMMISSION
RESOLUTION OF ADOPTION
DAVISON TOWNSHIP MASTER PLAN UPDATE

Resolution Number: _____

The following Resolution was offered by Commissioner P. Miller and seconded by Commissioner P. Snyder:

WHEREAS, The Township of Davison has established a Planning Commission under the Planning Enabling Act, State Public Act 33 of 2008, as amended; and,

WHEREAS, The Township Planning Commission is required by Section 7 of said Act to make and adopt a master plan as a guide for the physical development of the township; and,

WHEREAS, The Township Planning Commission has worked with the consultants at Wade Trim to oversee a master plan update process that included public input as well as investigations and surveys of the existing resources; and,

WHEREAS, The updated plan was presented to the public at a hearing held on January 10, 2018, before the Planning Commission, with notice of the hearing being provided in accordance with Section 43 of Public Act 33 of 2008, as amended;

NOW THEREFORE BE IT RESOLVED THAT, The content of this document, together with all maps attached to and contained herein, is hereby adopted by the Planning Commission as the Davison Township Master Plan Update, on this 10th day of January, 2018.

AYES: Miller, Dalkiewicz, Neiswender, Calhoun, Shields, Howell & Snyder, Jackson
NAYS: None
ABSENT: Jackie Holak

I, Travis N. Howell, Secretary of the Davison Township Planning Commission, do hereby certify the foregoing to be a true and correct copy of a resolution that was offered by the Davison Township Planning Commission at their regular meeting held on January 10, 2018.

Travis N. Howell
Signature

Davison Township

Genesee County, Michigan

WADE TRIM

0 0.25 0.5 1 Miles

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Chapter 6: Zoning Plan

Introduction

Zoning regulations are adopted under the local police power granted by the State for the purpose of promoting community health, safety, and general welfare. Such regulations have been strongly supported by the Michigan courts, as well as by the U.S. Supreme Court. Zoning consists of dividing the community into districts, for the purpose of establishing density of population and regulating the use of land and buildings, their height and bulk, and the proportion of a lot that may be occupied by them. Regulations in different kinds of districts may be different. However, regulations within the same district must be consistent throughout the community.

The intent of zoning is to assure the orderly development of the community. Zoning is also employed as a means of protecting property values and other public and private investments. Because of the impact that zoning can have on the use of land and related services, it should be based on a comprehensive long range community plan.

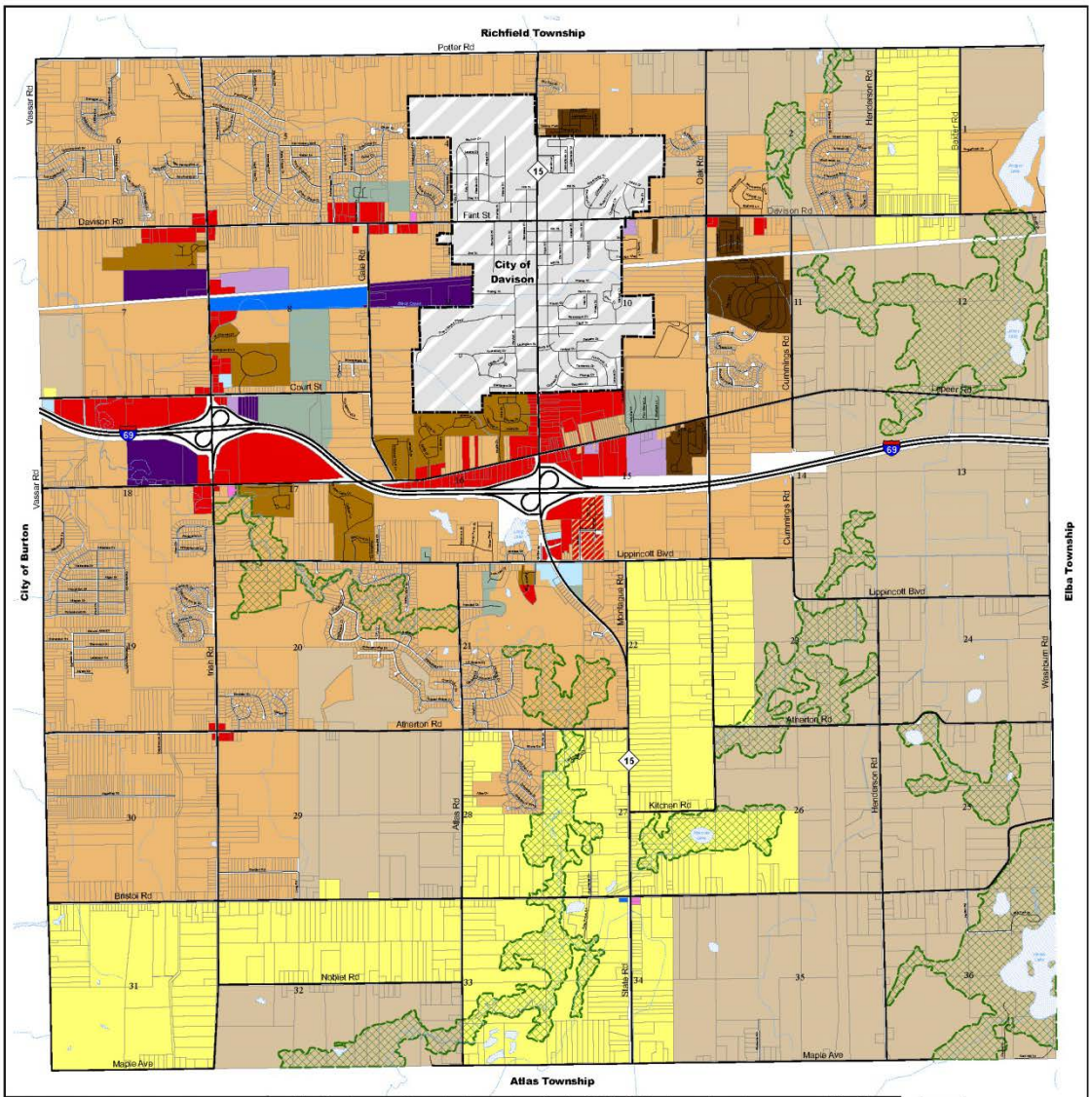
Zoning is an effective tool not only for the implementation of the Plan, but also benefits individual property owners. It protects homes and investments against the potential harmful intrusion of business and industry into residential neighborhoods; requires the spacing of buildings far enough apart to assure adequate light and air; prevents the overcrowding of land; facilitates the economical provision of essential public facilities; and aids in conservation of essential natural resources.

The Davison Township Zoning Ordinance, adopted on July 11, 1994, is a regulatory tool that guides land use and development within the Township. As stipulated by the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, the Zoning Ordinance must be based upon a Master Plan. Therefore, this updated Master Plan, by setting forth the long term vision of Davison Township, provides the basis for the Davison Township Zoning Ordinance, which contains the rules that govern the path to that vision. As required by the Michigan Planning Enabling Act, the following is an explanation of the relationship between the future land use classifications presented in this Master Plan and the zoning districts established in the Davison Township Zoning Ordinance. Potential revisions to the Zoning Ordinance and Zoning Map, based on the recommendations of this Master Plan Update, are also outlined.

Existing Zoning Districts

The Davison Township Zoning Ordinance and its official Zoning Map has established a total of 13 zoning districts and 1 overlay zoning district (a district with regulations which are applicable in addition to the underlying zoning district regulations). These districts are listed below, along with a summary of the use intent for each zoning district.

- **RC, Recreation Conservation District** – This overlay district is designed to regulate the location of buildings and structures and the use of parcels and lots, in order to protect and enhance the natural resources, natural amenities, natural habitats of wildlife, watershed and reservoir areas, agricultural capabilities, and public recreation areas.



SCHEDULE OF REGULATIONS*

Zoning Districts	Min. Size Per Zoning Lot (a) Area	Min. Size Per Zoning Lot (a) Width in Ft.	Max. Bldg. Height in Ft.	Max. Bldg. Lot Coverage (%)	Min. Yard Setback Requirements Per Zoning Lot in Ft. (b) (c) (d) (e) Front (g) (h)	Each Side	Rear	Min. Liveable Floor Area in Sq. Ft. (f)	Max. Gross Density in Units Per Acre
RC, Recreation Conservation	10 ac	330	50	10	60	30	50	1600	0.1
RA, Residential Agricultural	10 ac	330	50	10	60	50	50	1400	0.1
RSE, Residential Suburban Estate	1.5 ac	150	50	20	50	25	50	1800	0.7
RU-1, Residential Urban	(j)	(j)	50	30	25 (k)	10	35	1200	1-3.2
RM-1, Residential Multiple Family (Low Density) (L)	5 ac	200 (u)	50	25	(m) (n) (o)	(m) (n) (o)	(m) (n) (o)	(p)	4-8 (q)
RM-2, Residential Multiple Family (Medium Density) (L)	(r)	200 (u)	50	35	(m) (n) (s)	(m) (o) (s)	(M) (o) (s)	(p)	(t)
RMH, Residential Mobile Home Park	(v)	(v)	50	(v)	(v)	(v)	(v)	---	---
MX, Mixed Use	10 ac	---	50	---	---	---	---	---	---
CO, Community Office	---	---	50	(w)	100 (x)	15	20 (y)	---	---
LC, Local Commercial	---	---	50	(w)	100 (x)	20 (z)	35 (y)	---	---
GC, General Commercial	---	---	50	(w)	100 (x)	20 (z) (aa) (cc)	35 (y) (aa)	---	---
P-L, Public Lands	---	---	40	50	---	---	---	---	---
M-1, Limited Manufacturing	1 ac	150	45	(w)	100 (bb)	20 (aa) (cc)	35 (y) (aa) (dd)	---	---
M-2, General Manufacturing	2 ac	150	60	(w)	100 (bb)	20 (aa) (cc)	50 (y) (aa) (dd)	---	---

*Refer to Township Zoning Ordinance for complete listing of development regulations.

Legend

- Freeway
- Primary Roads
- Local Roads
- Water Features
- Water Bodies
- City of Davison
- Parcel Lines

Parcel Source: Genesee County Equalization Department, 2006, and Wade Trim.

This Ordinance was adopted by the Township Board of Davison Township by authority of Act 184, of the Public Acts of Michigan, 1943, at a Regular Meeting thereof duly called and held on the 11th day of July, 1994, A.D.

KAREN MILLER
Clerk, Davison Township

REVISIONS: March 26, 2002
July 15, 2002
January 17, 2003
March 19, 2007

0 1,000 2,000 4,000 Feet

ZONING DISTRICTS MAP
Davison Township Genesee County, MI

WADE TRIM
25251 Northline Road
Taylor, MI 48180
www.WadeTrim.com

- **RA, Residential Agricultural District** – This district is composed of those areas of the Township whose principal use is and ought to be farming.

- **RSE, Residential Suburban Estate District** – The primary intent of this district is to permit continued agricultural use and residential activities of a semi-rural character in areas that are presently without public water and sewerage facilities and are likely to remain without such services for an extended period of time.

- **RU-1, Residential Urban District** – This district is established as a district in which the principal use of land is for one-family dwellings.

- **RM-1, Residential Multiple-Family (Low Density) District** – This district is intended to provide opportunities for the building of low density, multiple-family dwelling structures. The intent is further to encourage the development of small multiple-family structures so that the scale of the buildings remain in keeping with a large single-family housing structure.

- **RM-2, Residential Multiple-Family (Medium Density) District** – This district is designed to provide sites for multiple-family dwelling structures, and related uses, which will generally serve as zones of transition between the lower density one-family district and the nonresidential districts.

- **RMH, Residential Mobile Home Park District** – This purpose of this district is to encourage a suitable environment for persons and families, that by preference, choose to live in a mobile home rather than a conventional single-family structure. Development is limited to mobile homes when located in a subdivision designed for that purpose or a mobile home park with recreational facilities, churches, schools, and necessary public utility buildings.

- **CO, Community Office District** – This district is intended to provide locations of the low-intensity, office-type professional and administrative services necessary for the normal conduct of a community's activities.

- **LC, Local Commercial District** – This district is designed to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas and to encourage the planned concentration of such activities in locations where analysis of the residential population demonstrates a need for such a facility.

- **GC, General Commercial District** – This district is designed to cater to the needs of a larger consumer population than that is served by the local commercial Uses. These use are designed to cater to the needs of "passer-by" traffic and comparison shopping needs.

- **M-1, Limited Manufacturing District** – This district is composed of those areas of the Township whose principal use is or ought to be light manufacturing and other limited industrial uses. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, and other harmful or obnoxious matter.

- **M-2, General Manufacturing District** – This district is designed primarily for manufacturing, assembling, and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts.

- **MX, Mixed Use District** –The primary purpose of this district is to allow a mixture of complementary land uses that may include housing, retail, offices, commercial services, light industrial uses, and civic uses, to create economic and social vitality and to encourage the linking of vehicle trips.

- **P-L, Public Lands District** – This district provides a classification for governmental, civic, welfare, and recreational facilities in proper locations and extent so as to promote the general safety, convenience, comfort, and welfare of the Township residents.

Relationship between the Future Land Use Classifications and Zoning Districts

The Davison Township Master Plan Update has established a total of 10 future land use classifications and 3 classifications which are applied as an overlay in addition to the underlying classification. These future land use classifications are listed below (for a detailed narrative describing each classification, see Chapter 5):

- Agriculture
- Suburban Estate
- Single Family
- Multiple Family
- Mobile Home Park
- Mixed-Use Development
- Local Business
- General Business
- Industrial
- Institutional

Table 14 summarizes how the future land use classifications in this Master Plan Update relate to, or can generally be accomplished by, the various zoning districts from the Township Zoning Ordinance.

Table 14
Future Land Use and Zoning District Relationship Summary
Davison Township, 2017

Future Land Use Classification	Principal Zoning District(s) which can accomplish the intent of the Future Land Use Classifications	Other Zoning District(s) which may accomplish the intent of the Future Land Use Classifications
Agriculture	• RA, Residential Agricultural	
Suburban Estate	• RSE, Residential Suburban Estate	• RA, Residential Agricultural
Single Family	• RU-1, Residential Urban	• RSE, Residential Suburban Estate
Multiple Family	• RM-1, Multiple Family (Low Density) • RM-2, Multiple Family (Medium Density)	• RU-1, Residential Urban • MX, Mixed Use
Mobile Home Park	• RMH, Mobile Home Park	
Mixed-Use Development	• MX, Mixed Use	• GC, General Commercial
Local Business	• LC, Local Commercial	• CO, Community Office • MX, Mixed Use
General Business	• GC, General Commercial	• CO, Community Office • MX, Mixed Use
Industrial	• M-1, Limited Manufacturing • M-2, General Manufacturing	• MX, Mixed Use
Institutional	• PL, Public Lands	Numerous other zoning districts allow for public and semi-public uses, even though they are not specifically designed to accommodate only public and semi-public uses.
Recreation – Conservation (Overlay)	• RC, Recreation Conservation (Overlay)	
Targeted Urban Residential (Overlay)	• RU-1, Residential Urban	• MX, Mixed Use • RM-1, Multiple Family (Low Density)
Targeted Traditional Commercial with Upper Story Residential (Overlay)	• GC, General Commercial	• MX, Mixed Use

Potential Zoning Ordinance and Map Changes

In order to effectively implement the recommendations contained within this Master Plan Update, various changes to the Township Zoning Ordinance and Zoning Map are likely necessary. Therefore, it is recommended that the Township proceed with a zoning ordinance update process after the adoption of this Master Plan Update. The more significant changes to the Zoning Ordinance and Zoning Map, based on the recommendations of this Master Plan, are as follows:

- The existing GC, General Commercial District zoning language is recommended to be amended to allow for mixed-use buildings which contain ground floor commercial/office space in addition to upper story office, live/work and residential space. (Please note that the GC District already allows mixed-use development projects as a special land use within areas of the Township which are designated as mixed-use on the Future Land Use Map.)

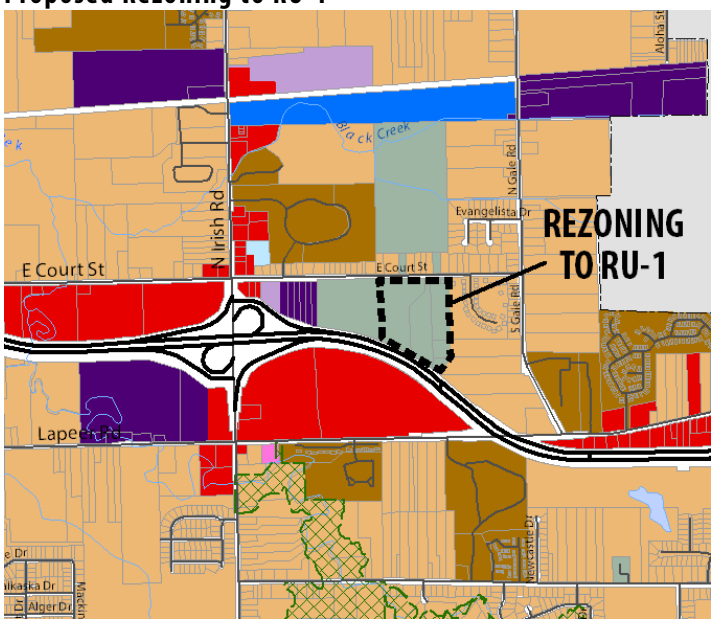
- The various dwelling unit definitions found in Article II within the Zoning Ordinance should be reviewed to ensure that missing-middle housing types are accommodated. Some amendments may be necessary. For example, the definition for "Dwelling, Attached" should be amended to indicate that the attachment of units can be achieved not only side to side ("side attached") but also above and below ("stacked"). The new and/or revised dwelling unit types should be incorporated, as appropriate, into the various urban residential and multiple family residential zoning districts as permitted or special land uses.

- Within the Township's DDA District limits, the Township should consider creating a new zoning district or overlay district which would allow for commercial and mixed-use development to occur following traditional commercial site design principles (multiple-story buildings, limited or no front yard setbacks, etc.).

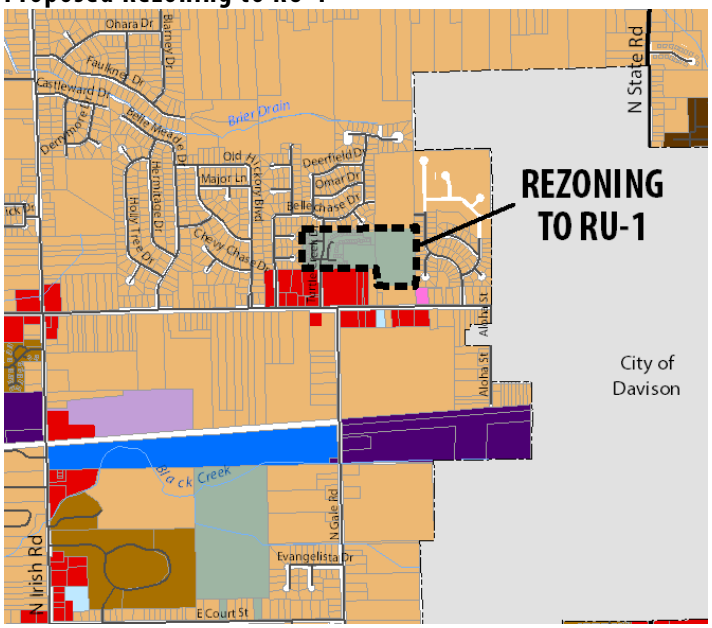
- This Master Plan recommends the creation and adoption of a Multiple-Family Residential Design Guidelines document to ensure that mixed-use residential, missing-middle residential and multiple-family residential projects exemplify high-quality site and building design standards. One developed and accepted by the Township, the Township Zoning Ordinance should be amended to reference this document and ensure conformance with the guidelines for certain projects and/or districts.

- Certain areas of the Township should be downzoned from RM-1, Residential Multiple Family (Low Density) to RU-1, Residential Urban District zoning. A change to the RU-1 District zoning would allow more flexibility (including a PUD option) to accommodate duplex, triplex, townhouse/stacked ranch and other missing-middle housing types within an urban setting, while facilitating appropriate relationships with adjacent single-family urban residential development. These two areas are highlighted on the next page:

Proposed Rezoning to RU-1

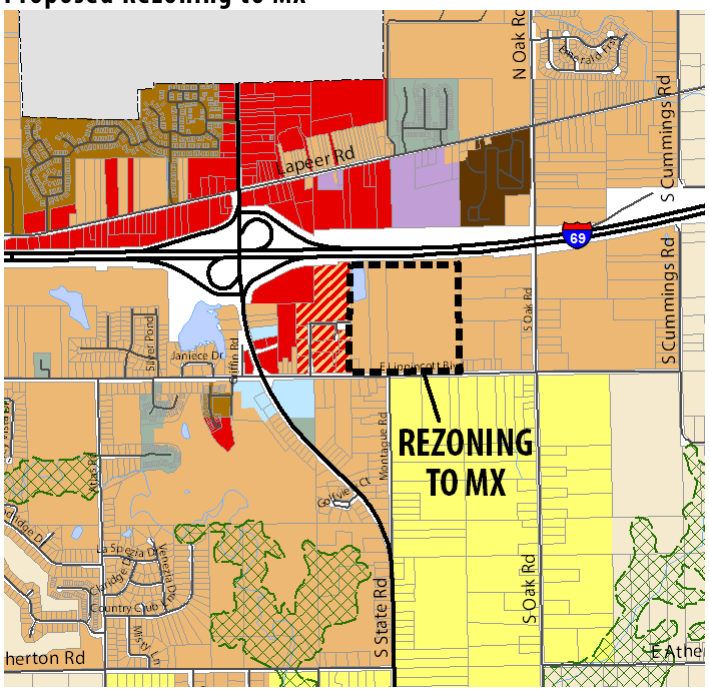


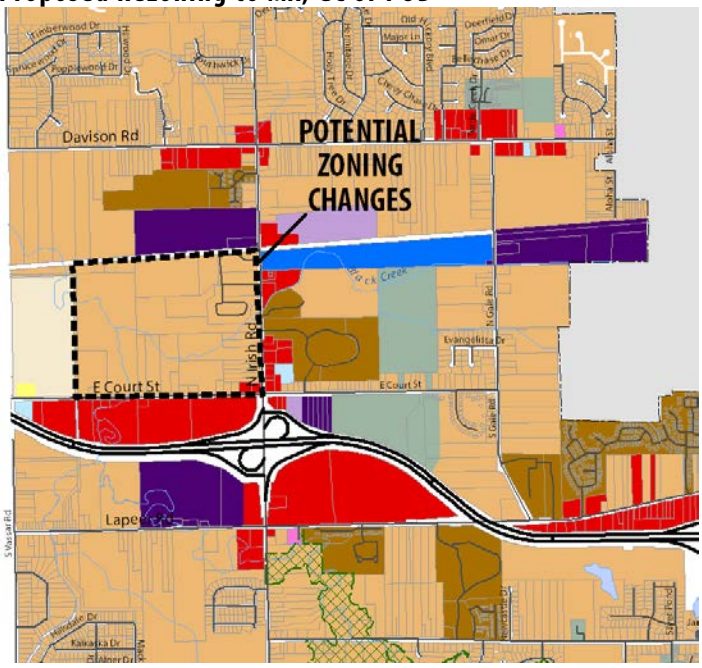
Proposed Rezoning to RU-1



- One area of the Township is a candidate for rezoning from the RU-1 District to the MX, Mixed-Use District to allow flexibility to accommodate mixed-use development in a planned setting which would accommodate a variety of compatible non-residential and residential uses within an urban environment. This area is highlighted on the next page:

Proposed Rezoning to MX



- The area generally at the northwestern corner of Court Street and Irish Road, within the Township's DDA District, should be considered for zoning changes in the future. Presently, this area is largely zoned RU-1 District. This Master Plan recommends a transition to a larger mixed-use/general commercial area. Dependent on market demand and timing, this area is likely to change to mixed-use or general commercial district zoning, or a combination thereof. Another option would be a mixed-use Planned Unit Development designation. This area is highlighted below:

Proposed Rezoning to MX, GC or PUD