

**MIXED USE PUD**

- \* Retail, Education and Health Services
- \* Non-Auto sales & repair
- \* Protect adjacent Residential Districts from negative impacts
- \* Architectural and Site Design Standards
- \* Pedestrian Pathways

**MULTIPLE FAMILY**

- \* Allow Approximately 7 to 10 Units per Acre
- \* Serves as Buffer Between Commercial and Industrial Uses from Low Density Residential
- \* Have Direct Access to Major Thoroughfares or Collector Streets
- \* Provide Public Spaces

**CORRIDOR COMMERCIAL**

- \* Telegraph Road, North of Railroad Viaduct
- \* Provide Goods and Services (Auto Related Businesses) that are not Typically Available in the Central Business or Neighborhood Districts for Flat Rock Residents and Adjacent Communities

**MOBILE HOME**

- \* Innovative Site Design
- \* Provide Public Park Areas
- \* Require Access to Arterial or Collector Roads
- \* Require Access to Public Sanitary Sewer or Have an Approved Waste Water Treatment Facility
- \* Must Not Place a Burden on the Local School District or the City's Ability to Provide Public Utilities and Services
- \* Provide Recreation Facilities
- \* Allow up to 8 Units per Acre

CITY OF WOODHAVEN

**LOW DENSITY RESIDENTIAL**

- \* Up to 2.9 Units per Acre
- \* Large Lots for the Construction of Large, High Quality Housing
- \* Houses Should be Planned as Subdivision or Condominium - Avoid Piecemeal Development
- \* Garages Shall Not Face the Street or Dominate the Facade
- \* Integrated Open Spaces

**MEDIUM DENSITY RESIDENTIAL**

- \* 3.0 to 3.6 Dwellings per Acre
- \* Located Between Low and High Density Residential
- \* Pedestrian Network Linking Low Density Residential to Adjacent Uses
- \* Respect Waterfront

**NEIGHBORHOOD COMMERCIAL**

- \* Provide Low Intensity Commercial Retail and Service Establishments for Adjacent Residential Areas
- \* Pedestrian Orientation
- \* Quality Architecture
- \* Shops and Offices Shall be Located on the Edge of the Neighborhood

**RECREATION**

- \* Parks and Open Space Evenly Distributed Throughout the City
- \* Provide Integrated Trail Network
- \* Develop Urban Forestry Program
- \* Provide Accessible Multi-Purpose Facilities
- \* Each Neighborhood Shall Have a Center Such as a School, Park, or Open Space

**CENTRAL BUSINESS DISTRICT**

- \* Store Front Entrances Shall Face the Street
- \* Minimum 2 Stories
- \* Colonnades, Cornices, and Other Traditional Architectural Features Shall Be Incorporated Into the Building Design
- \* Front Lot Line Setbacks, Continuous Store Fronts
- \* Unbuilt Portion of the Lot Line Shall Be Covered in Ornamental Fencing, Landscaping or a Low (30") Brick Screening Wall
- \* Offer a Wide Variety of Uses and Services Such as Restaurants, Office, and Apartments
- \* Preserve At-Risk Buildings
- \* Enforce Adopted Design Standards
- \* Pedestrian Scale
- \* Parking in Rear Via Alleys
- \* Shared Parking Encouraged
- \* Sign Controls
- \* Establish Public Spaces
- \* Coordinate Street Trees, Furniture, and Lighting

**PUBLIC (Civic)**

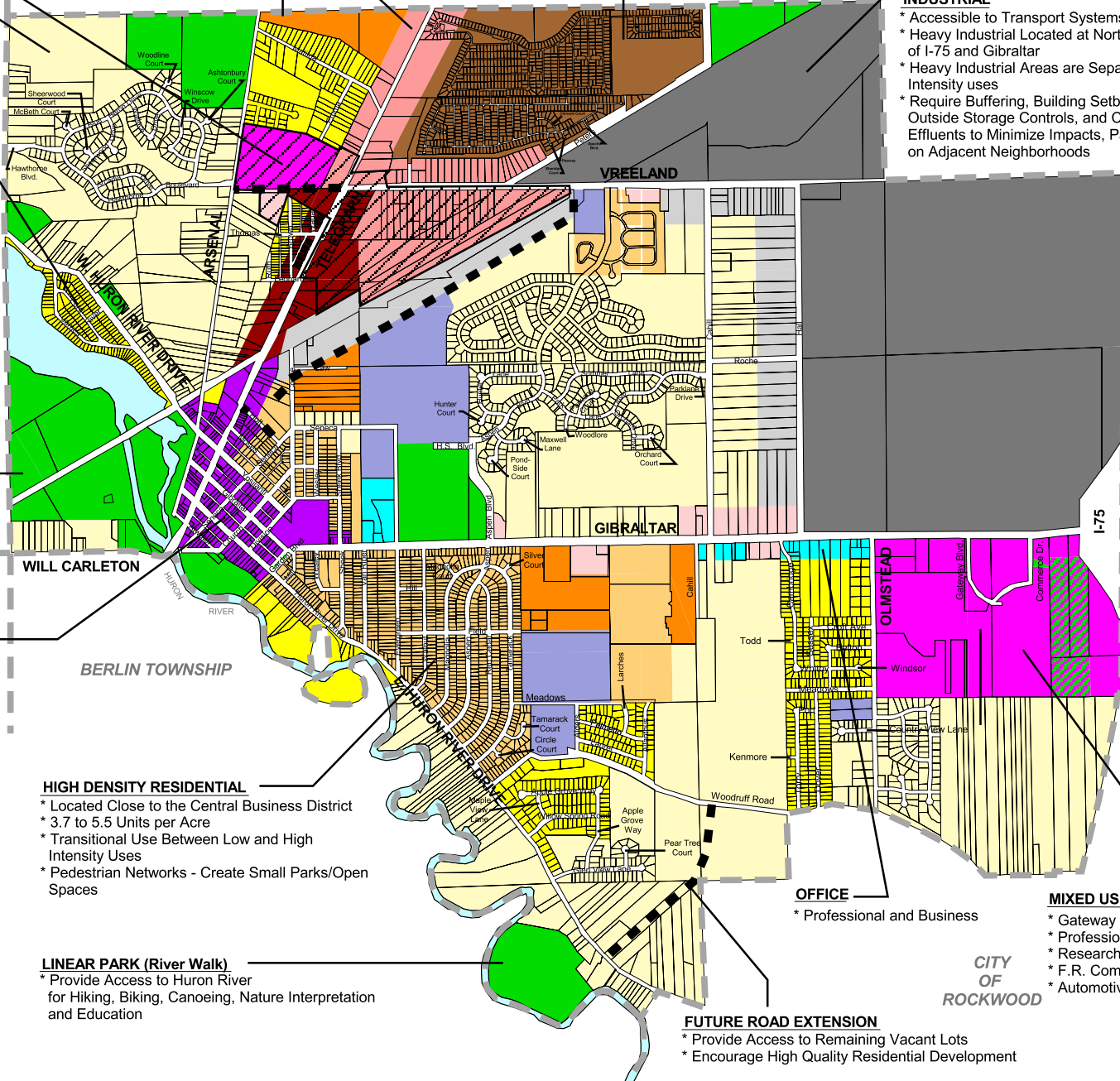
- \* Prominent Sites Reserved
- \* Promote Civic Pride and Sense of Place
- \* Formal Architectural Features
- \* Minimum 2 Stories
- \* Civic Plazas, Courts, and Promenades
- \* Grid Orientation

**GATEWAY DESIGN OVERLAY DISTRICT**

- \* Improve Appearance & Architectural Design
- \* Encourage Development
- \* Increase Customer use
- \* Create Dynamic Spaces
- \* Promote Civic Pride
- \* Adopt Design Standards

BROWNSTOWN TOWNSHIP

INKSTER  
HURON TOWNSHIP



**INDUSTRIAL**

- \* Accessible to Transport Systems
- \* Heavy Industrial Located at Northwest Corner of I-75 and Gibraltar
- \* Heavy Industrial Areas are Separated from Low Intensity uses
- \* Require Buffering, Building Setbacks, Screening, Outside Storage Controls, and Controls of Effluents to Minimize Impacts, Particularly on Adjacent Neighborhoods

VREELAND

GIBRALTAR

WILL CARLETON

BERLIN TOWNSHIP

**HIGH DENSITY RESIDENTIAL**

- \* Located Close to the Central Business District
- \* 3.7 to 5.5 Units per Acre
- \* Transitional Use Between Low and High Intensity Uses
- \* Pedestrian Networks - Create Small Parks/Open Spaces

**LINEAR PARK (River Walk)**

- \* Provide Access to Huron River for Hiking, Biking, Canoeing, Nature Interpretation and Education

**OFFICE**

- \* Professional and Business

**MIXED USE PUD**

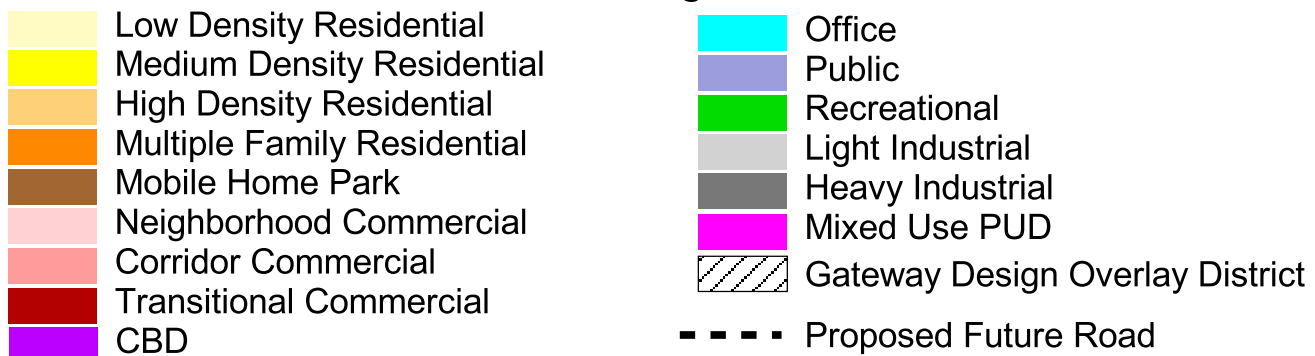
- \* Gateway Commerce Center
- \* Professional and Business
- \* Research Park
- \* F.R. Community Center
- \* Automotive Sales

VILLAGE OF SOUTH ROCKWOOD

BROWNSTOWN TOWNSHIP

CITY OF ROCKWOOD

**Future Land Use Categories**



**Future Land Use**

Amended: 2/23/09  
Adopted: 9/24/07

Base Map: McKenna Associates, Inc. 10/1998  
Data Source: 8/28/2006 Planning Commission Meeting



2/23/09