

# Otsego County Comparison

One County, One Vision		Comprehensive Plan (February 1997)	Zoning Ordinance	Notes
Report page	Strategic Action	MP page	ZO page Section, etc.	Notes
1 <sup>15</sup>	Improve recreation in Otsego County by assessing the availability and need to improve bike paths, county recreation facilities, cultural facilities, public access to waterways, snowmobile trails, etc.	A-13 Goal 8: "Improve and expand recreational opportunities for local residents."	VII-1 Article 7: RR Recreation Residential District INTENT "The Recreation Residential District is designed to accommodate cottage and vacation home developments. It is intended that the vacation home areas be reasonably homogeneous by discouraging the mixing of recreation home areas with commercial resorts, business services, and major institutional or community services."	Potential for creation of isolated districts/areas within the county which only promotes the division between year-round and seasonal residents. Also, it creates areas more susceptible to vice and crime given the potential lack of permanent residents within the district.
2 <sup>15</sup>	Ensure a Master Plan that sustains the attractiveness of the natural environment. Protect the aquifer and water quality and conserve woodlands and agricultural land by promoting sustainable tourist activities in specific areas while preserving the rights of property owners.	A-1 "If the county wishes to maintain the high quality of life presently found within its borders, steps need to be taken in order to guide development into areas where the natural environment is least likely to be negatively impacted."  A-2 Recommendation 3: "Evaluate the success of the current ground water protection provisions within the Otsego County Zoning Ordinance. Develop recommendations to the existing provisions to enhance ground water protection efforts in the county."  A-3 Recommendation 6: "Educate the public on the dangers of using fertilizers in areas immediately adjacent to bodies of water. Encourage the use of bio-degradable fertilizers instead."  A-3 Recommendation 8: "Encourage the implementation of well head protection development standards within the well head protection zones in and around the City of Gaylord."  A-6 Goal 1: "Provide for the Enhancement and Protection of Otsego County's Surface and Ground Water Quality."  A-11 Goal 7: "Protect and preserve area natural resources, including wetlands, forest lands and agricultural areas."  B-1 "Through land use planning and land use controls, Otsego County intends to ensure that existing urban, agriculture, and open space recreation land uses can continue; that irreplaceable natural resources such as water, wetlands, and forest lands will be protected; and that reasonable growth can be accommodated with minimal land use conflicts or negative environmental impacts."  B-6 "One of the goals identified by the county as part of this planning document is the preservation of agricultural land. Otsego County recognizes that the presence of agricultural land contributes significantly to the scenic and rural character valued by county residents. Agricultural area designation is intended to encourage the continued agricultural use of areas on prime and locally important agricultural soils."	IX-3 Article 9 AR Agricultural Resource District 9.2.3.1 "There is a complete clean-up of discarded wastes following the cessation of activity." and 9.2.3.2 "There are no nuisances imposed upon tourist service facilities or outdoor recreation uses in the immediate vicinity."  XIV-2 Article 14 Schedule of Dimensions Note a: Lots within 500 ft. of lakes, ponds, flowages, rivers, streams: see Article 15, LOTS NEAR WATER.  XVIII-3 Article 18.7 Cluster Residential Option "Otsego County recognizes the potential benefit of encouraging the clustering of residential dwelling units, to allow for the preservation of open space and environmental amenities. ...providing that such developments incorporate [certain] design standards." A residential cluster option shall be considered as a Permitted Use Subject to Special Conditions  XVIII-37 18.43 Underground Utility Wire "Within the area of a plat or site plan, all distribution lines for electric, communication, or similar associated services shall be placed underground. All underground utility installations which traverse privately-owned property shall be protected by easements granted by the owner of such property."	Article 9 trying to protect forest industries and tourist industries
3 <sup>26</sup>	Encourage the use of infill, adaptive reuse (of empty big-box buildings), and brownfield development techniques/philosophies to minimize sprawling development in Otsego County.	A-4 Recommendation 1: "Determine the existing and potential extent of the urban water and sewer service area in and around the Gaylord vicinity. Encourage future development into areas which already have public water and sewer service." [Infill]  B-7 Mixed Residential: "The Mixed Residential future land use category is intended to direct future residential growth to areas of the county where high value municipal services and infrastructure, such as paved roads, central water and sewer services area available." [Infill and/or location in areas with existing infrastructure.]		Didn't find any incentives for adaptive reuse; therefore, it might be good to consider the creation and implementation of this tool in order to achieve residents desires as expressed in the visioning process
4 <sup>20,27</sup> & 5	Development in Otsego County should conform to design guidelines, especially in commercial districts, as determined by county residents to ensure residents get the type of development they prefer.	A-2 Recommendation 2: "Investigate the possibility of developing an overlay zone for the protection of scenic areas, through such measures as screening new structures with natural vegetation, limiting the height of new structures and limiting the size and number of signs allowed in the area."		

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6 <sup>22</sup>	Address traffic circulation through improving access management, synchronizing streetlights, repairing streets, and maintaining roadways—especially in winter.	A-3 Recommendation 4: "Explore the possibility of obtaining conservation easements or development rights on especially environmentally sensitive properties within the county, in order to preserve them as open space. This goal can be accomplished through the Headwaters Land Conservancy obtaining certain properties, which would be held in trust and preserved as open space."  A-4 Recommendation 1: "As new commercial developments are planned in presently undeveloped areas of the county, encourage the construction of access roads to run parallel to the highway, in order to limit the number of automobiles ingress and egress driveways. This will help minimize the traffic conflict points from the main highway into the commercial areas."		XVII-1	Article 17 Access Management Requirements  17.1 "All land in a parcel having a single tax code number or contiguous parcels owned by a single individual...fronting on M-32 and/or Old 27 shall be entitled to one (1) driveway or road access per parcel from said highway. Parcels which have more than 400 feet of continuous frontage may have one access, with another driveway allowed for each full 400 feet of frontage thereafter. Alternative means of access may be used to achieve driveway spacing standards, including frontage roads, rear service drives, parking lot cross-connections, shared driveways or side street access."	Only applies to M-32 and Old 27. Are there street and/or access standards applicable to the entire county or could these requirements for M-32 and Old 27 be altered to form standards for the county? See 18.27.9 and 18.27.14 parking
7 <sup>20</sup>	Preserve the "small town" feel through maintaining and/or creating walkable, pedestrian oriented central business districts in Gaylord, Vanderbilt, and the other villages (with parking behind the buildings); moreover, downtown development and re-development in Gaylord should be consistent with the Alpine theme.	A-3 Recommendation 5: "Single-use facility developments circumscribed by large parking lots next to primary arterial and highway interchanges are particularly pedestrian-unfriendly. Instead, a mixed-use 'village' type of development that is pedestrian-friendly should be encouraged wherever possible. Some modification of zoning ordinances may be necessary to allow for mixed commercial and residential uses."		XVIII-24	Section 18.27 Parking  "There shall be provided in all districts at the time of erection or enlargement of any main building or structure or use, automobile off-street parking space with adequate access to all spaces."	If the residents of Otsego County wish to create a more bike/pedestrian friendly environment, the requirement of areas for bike parking needs to also be addressed/provided.
				XVIII-24	18.27.3  In the instance of dual function of off-street parking spaces where operating hours of uses do not overlap, the Zoning Board of Appeals may grant an exception by reducing the total number of spaces required.	Step in the right direction -- but is there a way to encourage more shared parking areas?
				XVIII-24	18.27.7  For the purpose of computing the number of parking spaces required, the definition of USEABLE FLOOR AREA shall govern.	"FLOOR AREA, USEABLE: That area used for...the sale of merchandise or services, or for use to serve patrons, clients, or customers. Floor area used...for the storage or processing of merchandise, hallways, or for utilities or sanitary facilities, shall be excluded for the computation of "Useable Floor Area." All floor levels shall be counted." Page 11-6, Definitions
				XVIII-25	18.27.9  Entrance drives to the property and off-street parking area shall be no less than twenty-five (25) feet from a street intersection (measured from the road right-of-way) or from the boundary of a different Zoning District.	
				XVIII-25	18.27.10 Off-street Parking Schedule  The minimum number of off-street parking spaces required by use shall be in accordance with the schedule on page XVIII-25 of the Zoning Ordinance	Review the list to see if requiring less parking is possible. Maximum or shared parking requirements may be a consideration in some districts
				XVIII-27	Note c.  "Space requirements are cumulative, hence, a county club may require parking for the golf uses as well as restaurant or bar use."	Potential for reworking of parking requirements
				XVIII-27	18.27.11 Parking Area Design Standards  The layout of off street parking facilities shall be in accord with the following minimum requirements. [Note: see page XVIII-27 of the Zoning Ordinance for list]	
				XVIII-28	18.27.11 Parking Area Design Standards  "Buffer yards shall be required per standards set by Section 18.18. A buffer yard without buildings shall be required not less than 10 ft. wide on the perimeter of all parking lots. Said buffer yard shall be used for landscaping, screening, and/or drainage as required by this ordinance."	
				XVIII-28	18.27.11 Parking Area Design Standards  "All parking areas containing 2700 square feet or more shall provide snow storage area."	Does DEQ or some other body have requirements for storm-water management, or should something along those lines also be included in the zoning ordinance?
				XVIII-28	18.27.11 Parking Area Design Standards  "One street tree shall be planted adjacent to the public right-of-way for each twenty-four (24) lineal feet of frontage."	Refers to landscaping requirements

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				XVIII-28	18.27.11 Parking Area Design Standards	"Parking lots with more than two (2) parking aisles shall require landscaped areas of at least ten (10) square feet of interior landscaping for each parking space, interior being defined as the area within the perimeter of the paved surface."	Refers to landscaping requirements
				XVIII-28	18.27.11 Parking Area Design Standards	"Landscaped areas shall be a minimum of 75 square feet with a minimum dimension of 10 feet. Interior landscaped areas shall be designed so as to cause minimum interference with snow removal."	Refers to landscaping requirements
				XVIII-28	18.27.13	"Where the property owner can demonstrate that the required amount of parking is excessive, the Planning Commission may approve a smaller parking area, provided that the area of sufficient size to meet parking space requirements of this article is retained as open space and the owner agrees to construct the additional parking at the direction of the Planning Commission."	This relies on the property owner's willingness to go through the extra work to get an exemption. Moreover, an expansion of this section to allow for parking areas that use non-traditional surfaces might be in order
				XVIII-28	18.27.14	"Parking lot cross-connections shall be used in addition to frontage roads or shared driveways, when in the opinion of the Planning Commission, cross-connections do not hinder traffic."	Is there a County-wide access management plan? If not it could be useful.
8 <sup>12</sup>	Pursue a development policy for Otsego County by recruiting companies which offer meaningful employment to Otsego County residents; encourage sustainable, environmentally friendly tourism; investigate methods of assisting local businesses to remain competitive; maintain a diverse employment base; promote living wage jobs.	A-10	Goal 5: "Plan and promote targeted light manufacturing growth and development."				Policy issue -- not applicable to a zoning ordinance
9 <sup>27</sup>	Implement landscaping ordinances in commercial and high-density residential districts.	A-2	Recommendation 2: "Investigate the possibility of developing an overlay zone for the protection of scenic areas, through such measures as screening and new structures with natural vegetation, limiting the height of new structures and limiting the size and number of signs allowed in the area."	XIII-1	Article 13 Industrial	"Whenever an industrial use permitted in this Article [Article 13 Industrial] requires the use of a storage area or operational activity which is not within the confines of an enclosed building, then adequate greenbelt, screening devices, and/or buffer walls are required. (See Article 18.10 and 18.18).	
		B-7	Mixed residential: "Buffering or physical separation from incompatible uses (industrial and agriculture) is necessary when located adjacent to this [mixed residential] type of development."	XIV-2	Article 14 Schedule of Dimensions	Note e: Off-street parking may be permitted in the front yard, except that a ten (10) foot wide landscaped buffer is maintained between the front lot line (or right-of-way line) and the parking area.	
				XVI-6	Article 16 Permitted Uses Subject to Special Conditions	16.3.1.3.1 Any special use shall provide a landscaping plan to maximize the aesthetic and environmental features of the area through existing natural features such as woodlots and vegetative barriers, including trees and shrubs.	
				XVIII-5	Section 18.9 Discretionary Approval Conditions	"Whenever [an] official body with authority to make a discretionary decision as provided for in Section 16d of the county Rural Zoning Enabling Act determines that a fence, greenbelt, berm, landscaping or other buffering or screening device or land use arrangement shall be necessary, said body or official may require such condition per the requirements of the applicable section of this Ordinance. This includes lighting requirements of Section 18.19, the outdoor speaker requirements of Section 18.41, and the fencing requirements of Section 18.10.	
				XVIII-9	Section 18.18.1 Landscaping	"The purpose of this section is: to protect and enhance property values, economic welfare and community attractiveness; to provide beneficial climatic impacts by cleaning the air and providing shade; to protect health, safety and welfare by reducing air and water borne pollutants, flooding and noise; to mitigate adverse effects of sitting different uses near one another through buffering; to facilitate preservation of existing valuable trees and other vegetative cover; to provide wildlife habitat and environmental standards with developed areas; to protect privacy."	




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10 <sup>29</sup>	Provide for coordinated development in Otsego County through updating and enforcing a clear and consistent countywide zoning ordinance. Inter-county collaboration among elected officials will improve the quality of development within Otsego County. Enforcement will help protect property owners by minimizing conflicting land uses across township borders, granting special-use permits, and nuisances.	A-3 Recommendation 7: "Ensure strict compliance with the provisions of the Soil Erosion and Sedimentation Control Act, Part 91 of Act 451. Institute enforcement of measures that keep erosion to a minimum during and after the construction of new developments, such as new roads or buildings."  A-3 Recommendation 5: "Single-use facility developments circumscribed by large parking lots next to primary arterial and highway interchanges are particularly pedestrian-unfriendly. Instead, a mixed-use 'village' type of development that is pedestrian-friendly should be encouraged wherever possible. Some modification of zoning ordinances may be necessary to allow for mixed commercial and residential uses."			
11 <sup>22</sup>	Work with state agencies to formulate solutions to long-term interstate and highway transportation issues, including access to I-75 and M-32.	A-4 Recommendation 3: "Continue working with MDOT on plans for an east-west preferred corridor freeway link-up between U.S. 131 and I-75."			Policy issue -- not applicable to a zoning ordinance
12 <sup>17</sup>	Foster support for methods of improving Otsego County schools and educational facilities. Remain aware of what needs to be done to keep schools current now and as growth occurs.				While school location is provided for in the zoning ordinance, this strategic action itself is a policy issue and therefore not applicable to a zoning ordinance
13 <sup>20</sup>	Supply quality housing for all income levels by offering tools and options for the creation of mixed-use (income, demographics, age) neighborhoods. Inventory housing stock to ensure the proposed developments conform to residents needs and ensure provision of quality affordable housing within Otsego County.	A-3 Recommendation 5: "Single-use facility developments circumscribed by large parking lots next to primary arterial and highway interchanges are particularly pedestrian-unfriendly. Instead, a mixed-use 'village' type of development that is pedestrian-friendly should be encouraged wherever possible."  A-11 Goal 6: "Develop affordable and decent housing for all residents."  B-7 Mixed Residential: "The Mixed Residential future land use category is intended to direct future residential growth to areas of the county where high value municipal services and infrastructure, such as paved roads, central water and sewer services area available. Satellite systems (water and sewer) may be required for development and would ideally be turned over to municipality after construction. Maintenance of the satellite systems would be financed by user fees or special assessments. Residential development designed to accommodate dwellings at a density of one unit per 20,000 sq. ft. or less. Higher density residential uses, such as apartments, townhouses, condominiums, small scale offices or manufactured home developments would be allowed. These areas would serve as potential receiving zone for the transfer of development rights. The location of mixed-use 'village' or 'neighborhood' businesses adjacent to these developments are compatible for support services. Buffering or physical separation from incompatible uses (industrial and agriculture) is necessary when located adjacent to this type of develop	XVIII-7 Section 18.12 Home Occupation	"The Zoning Administrator shall provide home occupation applicant with a checklist ... Based on that application, the Zoning Administrator shall determine whether the home occupation meets the criteria of this Zoning Ordinance, and, if so, issue a permit." (See page XVIII-7 for whole list)	Zoning ordinance need to be adjusted to encourage true mixed-use development. Allowing in-home occupations is a start.
			XVIII-28 Section 18.28 Performance Standards	"No use otherwise allowed shall be permitted within a Use District which does not conform to the following standards of use, occupancy, etc.	Note: No "Mixed-Use" specified in definitions section of current Zoning Ordinance--though recommended in the Master Plan. Therefore, it should be recommend that such a designation and possibility be created and implemented through an amendment to the zoning ordinance.
			XVIII-32 Section 18.34 Residential Restricted Yard Uses	"No yard encompassing a dwelling shall be used for the open or unenclosed storage, disposition, wrecking, dismantling, baling, salvaging, accumulation or abandonment, either temporarily or otherwise, or any discarded, disused or dismantled vehicles, machinery, junk, or junked articles, or any parts thereof."	Nuisance prevention for aesthetics and health reasons
14 <sup>23</sup>	Review and update the county sign ordinance to protect scenic drives in the county. Pursue the establishment/designation of additional scenic corridors to preserve the natural aesthetics of Otsego County.	A-2 Recommendation 2: "Investigate the possibility of developing an overlay zone for the protection of scenic areas, through such measures as screening and new structures with natural vegetation, limiting the height of new structures and limiting the size and number of signs allowed in the area."	XVIII-33 Section 18.38 Signs and Billboards	"any publicly displayed sign, symbol or notice on a premises to indicate the name of the occupant, to advertise the business there transacted, or directing to some other locale, shall be regulated as follows, and shall require permits in accordance with the terms of the County Building Code:" 18.38.1 Signs Permitted, 18.38.1.3 Accessory Signs in B and I Districts, 18.38.1.4 Non Accessory Signs and Billboards, 18.38.2 Signs Prohibited 18.38.3 Signs Not Requiring a Zoning Permit 18.38.4 Placement of Signs and Setbacks 18.38.6 Off-Premises Directory Sign - Private 18.38.6 Sign Variances	Investigate creation of an overlay zone that crosses jurisdictional boundaries. This could utilize the language here or in another zoning ordinance and would be agreed upon county-wide.

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15 26	Educate the community on development options, such as planned unit development (PUD), infill (adaptive reuse), purchase and/or transfer of development rights programs, and brownfield redevelopment. Come to consensus on which locations should be preserved and which areas should remain available for development; re-write ordinances to ensure they support the type of growth Otsego County residents desire.	A-2	Recommendation 1: "Consider using overlay zoning to conserve ground water recharge areas, wildlife corridors, open space, wetlands, areas of high erosion and other environmentally sensitive areas. In these areas special zoning regulations would apply, such as buffer zones, greenbelts, larger setbacks, larger lot sizes, etc.	XIV-3	Section 14 Schedule of Dimensions	Note g: Subject to approval by the Planning Commission, the maximum height of structures may be permitted to exceed the minimums stated in the Schedule by up to 50% in R1, R2, R3, RR and B1 and B2 Districts, and up to 100% in all other districts, provided that the applicant can demonstrate that no good purpose would be served by compliance with maximums stated, (as is in the case of steep topography, a Planned Unit Development, or larger site); and further, there is no conflict with airport zoning height restrictions; fire safety is maintained subject to local fire authority approval; and the light, air and/or scenic views of adjoining property is not impaired.	Note: the last part--air or scenic view impairment--starts to get at the idea of an overlay zone for protection of scenic views (as recommended in the Master Plan). Without any reference to specifications for what air or view impairment would be this may be difficult to defend in court.
		A-2	Recommendation 4: "Explore the possibility of obtaining conservation easements or development rights on especially environmentally sensitive properties within the county, in order to preserve them as open space. This goal can be accomplished through the Headwaters Land Conservancy obtaining certain properties, which would be held in trust and preserved as open space."	XVIII-4	Section 18.8 Condominium subdivisions	All condominium subdivisions shall be reviewed pursuant to the PUD requirements of Article 21 and shall conform to the following provisions in addition to all other applicable district provisions, except that the Planning Commission may waive specific PUD requirements for condominium subdivisions with fewer than fifteen (15) units provided they make a finding that doing so will not cause any significant public harm or harm to adjacent properties and provided all waived provisions are specifically identified in the waiver motion.	A density bonus could be considered as an incentive to utilize this tool.
		A-3	Recommendation 1: "Consider the adoption of open space zoning and/or clustering regulation in order to preserve open space in the more rural areas of the county. Open space zoning regulations can include such measures as minimum lot sizes of 5 or more acres. Rural clustering regulations can provide density bonuses for development projects which preserves a certain amount of open space that is then held in common ownership."	XVIII-3	Article 18.7 Cluster Residential Option	"Otsego County recognizes the potential benefit of encouraging the clustering of residential dwelling units, to allow for the preservation of open space and environmental amenities. Therefore, the Otsego County Planning Commission will consider the approval of residential cluster developments...18.7.5 - Planning Commission may waive setback, lot widths, etc. 18.7.7 - A residential cluster option shall be considered as a Permitted Use Subject to Special Conditions	
		A-3	Recommendation 2: "Methods which other communities have employed to help protect and preserve land while protecting a landowners' economic investment include the Purchase of Development Rights (PDR), Transfer of Development Rights (TDR), clustering requirements for non-agricultural uses and tax breaks or incentives for continuing agricultural use. It is recommended that these alternatives be explored for possible application in the county."	XXI-1	Article 21 Planned Unit Development (PUD)	"The planned unit development (PUD) is intended to be a development option for land use changes in specified districts that contain multi-functional land use elements under single ownership or single management control. It is specifically intended to permit flexibility in the regulation of land development; encourage innovation in land use and variety in design, layout, and type of structures constructed; achieve economy and efficiency in the use of land, natural resources, energy, and the providing of public services and utilities; encourage the maintaining of open space in its natural state; and provide better housing, employment, and shopping opportunities particularly suited to the needs of the residents of the County. PUD's may be authorized by special use permit pursuant to the procedures and site plan review... Planned unit developments may be authorized in the following districts: R1, R2, and R3 and other residential districts in which PUD development would be appropriate. This may include the RR, FR, and AR Districts."	While the PUD provides for some commercial within the development, it is a limited mixed-use development. Moreover, there is no mention of PDR, TDR, adaptive reuse, etc. in the ordinance that would help foster more infill development and serve as an incentive that would limit the sprawling development along the transportation corridors
		B-5	"Methods which other communities have employed to help protect and preserve land while protecting a landowners' economic investment include the Purchase of Development Rights (PDR), Transfer of Development Rights (TDR), clustering requirements for non-agricultural uses and tax breaks or incentives for continuing agricultural use. It is recommended that these alternatives be explored for possible application in the county, as a way to balance economic rights with agricultural preservation goals."	XXI-1	Article 21 Planned Unit Development (PUD)	"The PUD is not intended to be a substitute for a multiple family zoning district, and any business type services are permitted only as accessory uses to the larger planned development."	Note: Section 21.1 lists the General Standards for a PUD. Of note are 21.1.1.1 Recognizable and Substantial Benefit, 21.1.1.2 Availability and Capacity of Public Services (basically using existing infrastructure as a primary determinant for approval), 21.1.1.3 Compatibility with the Comprehensive Plan, and 21.1.1.7 Permitted Uses.
		B-6	"Another approach to help promote cluster residential development and minimize agricultural land loss would be to designate a maximum lot size (or maximum yard space on larger lot) of one acre for non-agricultural residential development along road corridors. The minimum lot size for agricultural purposes in the remainder of the Agriculture District would remain intact. The result will be to preserve land for agriculture by keeping the residential development on relatively small lots adjacent to the road corridors, and leaving the bulk of the parcel in farm use."	XXI-3	21.1.5 Yards and Setbacks (PUD)	"The intent of the PUD is to encourage planned unit development and/or cluster housing to increase the interrelationship between open space resource areas and developed areas." "The Planning Commission may, therefore, waive the "Schedule of Dimensions" standards for single lots of record and permit the elimination or reduction of required yards and setbacks; except that yards fronting on roads determined by the Planning Commission to be potential public roads shall be arranged so that there is at least eighty (80) feet of separation between buildings located across said roads."	The 80' spacing requirement may not achieve the desired community character set forth by the Vision.

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			XXI-3 21.1.6 Structural height (PUD) "The maximum height of structures shall be thirty-five (35) feet, but may be modified up to one hundred (100) percent by the County Planning Commission where it is conclusively shown that height modification will: 21.1.6.1 Result in better use of land; 21.1.6.2 Not deprive off-premises properties of natural views, light, and air; 21.1.6.3 Not detract from the character of uses and developments in the surrounding area; and 21.1.6.4 Can be accommodated in terms of utility service requirements and fire protection services."	The potential conflict with adjacent properties and view should be weighed against the possibility to increased density in a mixed-use development if the County implements PDR or TDR tools.
16 <sup>30</sup>	Providing a forum for open, respectful discussion by community members with divergent viewpoints (i.e. property rights) with the goal of developing and implementing policies that will enable residents to create the best possible future for Otsego County and themselves. Establishing a community consensus is imperative if the community hopes to move forward.		XXI-3 21.1.7 Floor area (PUD) "The minimum floor area requirements shall be in accordance with the minimum required for one family dwellings and/or multiple family dwellings as prescribed in the applicable zoning district (e.g. R1, R2).	Policy issue -- not applicable to a zoning ordinance
17 <sup>15</sup>	Explore the creation of additional civic events within the county for the enjoyment of both residents and tourists.	A-13 Goal 8: "Improve and expand recreational opportunities for local residents."		Could not find a festival standard or restrictions
18 <sup>29</sup> 	Develop alternatives to obtain inter-jurisdictional cooperation, such that elected officials are able to formulate and implement policies beneficial to Otsego County as a region.	A-4 Recommendation 2: "Encourage the City of Gaylord and the Townships of Bagley and Livingston to organize a cross-jurisdictional provision of public water and sewer and to jointly develop a Capital Improvement Program (CIP). By coordinating the capital improvement plan these communities can jointly plan for and manage the direction and pace of development by phasing of land development with associated infrastructure."		Policy issue -- not applicable to a zoning ordinance
19 <sup>26</sup>	Educate elected officials and community members on alternative energy sources, landfill, sewer and water expansion, sprawl and mixed-use developments, transportation.	A-2 Recommendation 5: "Consider the adoption of a county-wide storm management ordinance. The goal of the ordinance would be to reduce the impact that storm water discharge has on area surface and ground water." A-3 Recommendation 3: "If areas with vulnerable aquifers are going to be developed for commercial or mixed density residential uses, public sewers should be required." A-4 Recommendation 1: "Determine the existing and potential extent of the urban water and sewer service area in and around the Gaylord vicinity. Encourage future development into areas which already have public water and sewer service."		See PUD section for comments on mixed-use  See question 7 for reference to transportation/parking/road provisions
20 <sup>27</sup> 	Take steps to establish guidelines for the use of alternative energy sources. Guidelines will protect the rights of both those wishing to construct wind turbines and neighboring property owners.			Couldn't locate an alternative energy section --
21 <sup>13</sup> 	Develop scenarios anticipating the impact oil and gas companies' departure from Otsego County will have on local employment, tax revenues, and land use.			"Section 18.25 for mining, gravel, sand, clay, top soil, marl and similar resources not otherwise regulated by State mining laws, may be permitted in B3, I, FR & AR Districts provided the activity is conducted in accordance with the Permits and Standards of Otsego Soil Conservation District's Erosion & Sediment Control Specifications and/or be in accordance with the provision of Part 91 of PA 451 State of Michigan." While this section does provide for some rehabilitation, it is not applicable to oil and gas. Nevertheless, it may serve as a starting point for developing policy for oil and gas companies exit....but there needs to be discussion regarding the economic and social factors which aren't applicable to a zoning ordinance.


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22 <sup>20</sup>	Provide opportunities for discussion between summer and year-round residents to establish a clear vision for what the region desires. Furthermore, encourage greater community involvement in this visioning process and other community planning issues.					Policy issue -- not applicable to a zoning ordinance
23 <sup>29</sup>	Discuss use and legality of infrastructure tax to defray costs of new developments, such that the principal beneficiaries of development bear the majority of the economic cost. Consider the possibility of establishing TIF districts/renaissance zones to focus development in blighted areas and those with empty big-box stores.	A-3	Recommendation 2: "Methods which other communities have employed to help protect and preserve land while protecting a landowners' economic investment include the Purchase of Development Rights (PDR), Transfer of Development Rights (TDR), clustering requirements for non-agricultural uses and tax breaks or incentives for continuing agricultural use. It is recommended that these alternatives be explored for possible application in the county."			Policy issue -- though the zoning ordinance may need to be amended if TIF, BID, or Renaissance Districts are created
		A-4	Recommendation 3: "The county should develop its own Capital Improvement Plan (CIP) to facilitate proper budgetary planning for costly county improvements. A Capital Improvement Plan is a listing of all new major public facilities to be built, substantially remodeled or purchased in the community within the foreseeable future. A CIP establishes a schedule for each capital improvement project according to its priority in the community."			
		A-4	Recommendation 4: "Encourage the units to use a special assessment approach to financing the cost of future infrastructure improvements for residential, commercial, and industrial development. This should further encourage development within areas that have existing infrastructure."			
24 <sup>23</sup>	Design of new roadways should serve to connect the community by enhancing the existing transportation network.	A-3	Recommendation 4: "Consider requiring a special site plan review and consultation with the local Natural Resources Conservation Service for structures which are planned for development on property which as a slope of greater than 15 percent. The same requirements would also apply to the construction of new roads or driveways on property with slopes greater than 15 percent or in high erosion areas."	XVII-1	Article 17 Access Management Requirements 17.1 "All land in a parcel having a single tax code number or contiguous parcels owned by a single individual, or related individuals, or other entity or related entities, as of the effective date of this amendment, fronting on M-32 and/or Old 27 shall be entitled to one (1) driveway or road access per parcel from said highway. Parcels which have more than 400 feet of continuous frontage may have one access, with another driveway allowed for each full 400 feet of frontage thereafter. Alternative means of access may be used to achieve driveway spacing standards, including frontage roads, rear service drives, parking lot cross-connections, shared driveways or side street access."	Only applies to M-32 and Old 27. Are there street and/or access standards applicable to the entire county or could these requirements for M-32 and Old 27 be altered to form standards for the county? See 18.27.9 and 18.27.14 parking
		A-4	Recommendation 2: "Encourage the Otsego County Road Commission to begin planning for a transportation by-pass of the more urbanized areas surrounding Gaylord."			No other road standards found in either the Cluster or PUD sections

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	A-8    Goal 3: "Develop a truck by-pass of M-32/Old 27 in the City of Gaylord, with connections to the city, airport, and US-131.		



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25 <sup>29</sup>	Promote accountability, fiscal responsibility, and a diverse cross section of community members among government officials and community boards.	A-4 C-4	<p>Recommendation 3: "The county should develop its own Capital Improvement Plan (CIP) to facilitate proper budgetary planning for costly county improvements. A CIP is a listing of all new major public facilities to be built, substantially remodeled or purchased in the community within the foreseeable future.</p> <p>"A Capital Improvements Program is recommended for Otsego County to facilitate proper budgetary planning for costly county improvements. A Capital Improvements Program (CIP) is a listing of all new major public facilities to be built, substantially remodeled or purchased in the community within the foreseeable future. "Capital Improvements" are all major physical facility projects over and above annual operating expenses. A CIP establishes a schedule for each capital improvement project according to its priority in the community. The schedule also includes cost estimates and sources for financing for each project. ...a CIP serves a both a budgetary and policy document. The Otsego County Planning Commission recommends a Capital Improvements Program be developed and adopted to aid in the implementation of the county's goals presented in this Comprehensive Plan.</p>			Not applicable to a zoning ordinance
26 <sup>23</sup> 	Promote the creation of design guidelines for pedestrian friendly commercial areas to encourage people to "park once and walk" to shops.	A-3	Recommendation 5: "Single-use facility developments circumscribed by large parking lots next to primary arterial and highway interchanges are particularly pedestrian-unfriendly. Instead, a mixed-use 'village' type of development that is pedestrian-friendly should be encouraged wherever possible. Some modification of zoning ordinances may be necessary to allow for mixed commercial and residential uses."	XVIII-24	Section 18.27 Parking	"There shall be provided in all districts at the time of erection or enlargement of any main building or structure or use, automobile off-street parking space with adequate access to all spaces."
				XVIII-24	18.27.3	In the instance of dual function of off-street parking spaces where operating hours of uses do not overlap, the Zoning Board of Appeals may grant an exception by reducing the total number of spaces required.
				XVIII-24	18.27.7	For the purpose of computing the number of parking spaces required, the definition of USEABLE FLOOR AREA shall govern.
						If the residents of Otsego County wish to create a more bike/pedestrian friendly environment, the requirement of areas for bike parking needs to also be addressed/provided.
						Step in the right direction -- discuss ways to encourage more shared parking areas.
						"FLOOR AREA, USEABLE: That area used for, or intended to be used for, the sale of merchandise or services, or for use to serve patrons, clients, or customers. Floor area used, or intended to be used, for the storage or processing of merchandise, hallways, or for utilities or sanitary facilities, shall be excluded for the computation of "Useable Floor Area." All floor levels shall be counted." Page 11-6, Definitions Does a basement count if all floors are counted?

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One County, One Vision		Comprehensive Plan (February 1997)		Zoning Ordinance		Notes
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			XVIII-25	18.27.9	Entrance drives to the property and off-street parking area shall be no less than twenty-five (25) feet from a street intersection (measured from the road right-of-way) or from the boundary of a different Zoning District.	
			XVIII-25	18.27.10 Off-street Parking Schedule	The minimum number of off-street parking spaces required by use shall be in accordance with the following schedule: Residential -- 2 per dwelling unit (single family, multiple-family, and trailer courts); Planned shopping centers -- 1 per 200 square feet of usable floor area; industrial five plus 1 per employee, [Note: see page XVIII-25 of the Zoning Ordinance for full list]	Some of the parking seems a bit excessive, such as the Industrial Office or Research with 1.5 per employee. Review of the list may provide insight into areas that could be changed...and maximum or shared parking requirements may be a consideration in some districts
			XVIII-27	Note c.	"Space requirements are cumulative, hence, a county club may require parking for the golf uses as well as restaurant or bar use."	Potential for reworking of parking requirements
			XVIII-27	18.27.11 Parking Area Design Standards	The layout of off street parking facilities shall be in accord with the following minimum requirements. [Note: see page XVIII-27 of the Zoning Ordinance for list]	
			XVIII-28	18.27.11 Parking Area Design Standards	"Buffer yards shall be required per standards set by Section 18.18. A buffer yard without buildings shall be required not less than 10 ft. wide on the perimeter of all parking lots. Said buffer yard shall be used for landscaping, screening, and/or drainage as required by this ordinance."	
			XVIII-28	18.27.11 Parking Area Design Standards	"All parking areas containing 2700 square feet or more shall provide snow storage area. Snow storage area shall be provided on the ratio of 10 square feet per 100 square feet of parking area. Parking area is calculated at 270 square feet per parking space. Snow storage areas shall be located in such a manner that they do not interfere with the clear visibility of traffic on adjacent streets and driveways."	Does DEQ or some other body have requirements for storm-water management, or should something along those lines also be included in the zoning ordinance?
			XVIII-28	18.27.11 Parking Area Design Standards	"One street tree shall be planted adjacent to the public right-of-way for each twenty-four (24) lineal feet of frontage."	Refers to landscaping requirements
			XVIII-28	18.27.11 Parking Area Design Standards	"Parking lots with more than two (2) parking aisles shall require landscaped areas of at least ten (10) square feet of interior landscaping for each parking space, interior being defined as the area within the perimeter of the paved surface."	Refers to landscaping requirements
			XVIII-28	18.27.11 Parking Area Design Standards	"Landscaped areas shall be a minimum of 75 square feet with a minimum dimension of 10 feet. Interior landscaped areas shall be designed so as to cause minimum interference with snow removal. Each interior landscaped area shall include one or more canopy trees based on the provision of one tree per each 100 square feet of interior landscape area."	Refers to landscaping requirements

**COUNTY COMPARISON**

One County, One Vision		Comprehensive Plan (February 1997)		Zoning Ordinance		Notes		
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			XVIII-28	18.27.13	"Where the property owner can demonstrate that the required amount of parking is excessive, the Planning Commission may approve a smaller parking area, provided that the area of sufficient size to meet parking space requirements of this article is retained as open space and the owner agrees to construct the additional parking at the direction of the Planning Commission."	This relies on the property owner's willingness to go through the extra work to get an exemption. Moreover, an expansion of this section to allow for parking areas that use non-traditional surfaces might be in order		
			XVIII-28	18.27.14	"Parking lot cross-connections shall be used in addition to frontage roads or shared driveways, when in the opinion of the Planning Commission, cross-connections do not hinder traffic."	Does this need more clarification?		
27	15 Review possible use of incentives for the preservation of wildlife corridors and maintenance of wildlife habitats.	A-2	Recommendation 1:	"Consider using overlay zoning to conserve ground water recharge areas, wildlife corridors, open space, wetlands, areas of high erosion and other environmentally sensitive areas. In these areas special zoning regulations would apply, such as buffer zones, greenbelts, larger setbacks, larger lot sizes, etc."	XXI-6	Section 21.3 Open Space Plan (PUD)	21.3.1 "Clustered residences shall be placed contiguously, not dispersed over the property. Maximum density of one unit per acre for FR and AR Districts are allowed only where 75% of the total site remains undeveloped. For all other districts, 50% of the total site shall remain undeveloped." "Regulated or unregulated wetlands used in density calculations shall be left in their natural state, that is, as they were before proposed development, except as a mitigation plan with a wetland permit approved by DNR is made part of the site plan for regulated wetland or approved by the Planning Commission for unregulated wetland. Existing vegetation and water related conditions shall remain undisturbed except where specifically authorized in the PUD plan." "Unless using an open space plan, applicant must hold to Article 14 for gross density."	
		B-6	Natural lands:	Natural lands is the most extensive land use category recommended for the county. Both private and public lands are located in this category....Primary uses to be encouraged include open space recreation such as golfing, skiing, hiking, hunting, fishing, and camping; forestry and low impact agricultural. The Natural Lands areas also include wetlands, sensitive areas, wildlife habitat and fallow lands. Areas should be left in a natural state as much as possible. Additionally, this plan encourages the establishment of contiguous reserve areas, river setbacks, wetlands, quiet areas, scenic areas, and wildlife habitat."	XXI-6	Section 21.3 Open Space Plan (PUD)	21.3.2 "Plans for open space reservation, natural resource conservation, and recreation in Open Space Plan for permanent dwellings or seasonal dwellings may be approved. In reviewing and approving the Open Space Plan the following requirements shall apply, as permitted modifications to the standards as outlined in Article 14, Schedule of Dimensions." 21.3.2.1 Lots may be reduced from the minimums stated in the District, provided that the approved open space plan results in better protection of open space than if the lot areas were not reduced. "The amount of lot reduction shall be established by the Planning Commission based on the degree to which the open space plan results in better protection of open space than not developing with a reduced lot area. In any event, approved lot reductions may result in an increased number of lots, and hence density, of up to twenty-five (25) percent greater than Article 14 dimensions as applied to the overall site."	Note--gets at density bonus, but the amount of reduction seems very arbitrary. Discuss setting a range of standards to provide guidance to developers and planning commissioners.
					XXI-7	Section 21.3 Open Space Plan (PUD)	21.3.2.3 "For each square foot of land gained within an open space plan through the reduction of lot size below the minimum requirements as outlined in the "Schedule of Dimensions," at least equal amounts of land shall be dedicated to the common use of the lot owners of the development."	




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NTY COMPARISON

One County, One Vision		Comprehensive Plan (February 1997)	Zoning Ordinance	Notes
Report page	Strategic Action	MP page	ZO page Section, etc.	Notes
28 <sup>17</sup>	Foster development within the M-Tec/University Center and the possible establishment of additional university extension classes within Otsego County.	A-9 Goal 4: "Diversify the community's educational system through the development of a local community college."	XXI-7 Section 21.3 Open Space Plan (PUD) 21.3.2.7 "Under this planned unit approach, the developer or subdivider shall dedicate the total park area at the time of filing the final plat on all or any portions of the plat to the common ownership of those owning in the PUD or to the public, if the local governmental unit or the County agrees to accept the responsibility for said parkland."	Policy issue -- not applicable to a zoning ordinance
29 <sup>20</sup>	Investigate the desire and need for a countywide recycling and garbage pickup service.	A-7 Goal 7: "Establish a comprehensive waste management approach, with an emphasis on recycling. Also, plan for future landfill development."		Policy issue -- not applicable to a zoning ordinance
30 <sup>28</sup>	Encourage the use of "green building" techniques and green zones throughout Otsego County.	B-6 "The Natural Lands category is...designed to provide protection to existing recreation property, areas planned for future recreation use, or other environmentally sensitive areas and natural resources, while allowing for very limited and low intensity development to occur. Very low density residential development (one house for every five or ten acres) would be allowed. To protect sensitive areas and maintain larger tracts available for other uses, clustering based on density equivalents (one house per five to ten acres) should be encouraged. When used for recreational activities, such as golf courses, ancillary development such as condominiums and commercial use would generally not be allowed in Natural Lands. A nature reserve set-aside proportional to area developed will be required. For example, a golf course development of 180 acres would require a natural reserve of 180 acres. The establishment of nature reserves is encouraged by use of conservation easements and transfer of development rights.		Green building techniques are not addressed in the master plan
31 <sup>17</sup>	Improve access to broadband to assist county residents interested in participating in on-line education opportunities.			Policy issue -- not applicable to a zoning ordinance
32 <sup>23</sup> 	Review public transportation services and consider possible ways of making public transportation a viable alternative for county residents (thereby reducing the number of cars and traffic).	6-6 Bus Service: "Public transportation is provided by the Otsego County Bus System. They also will schedule charters during the off-hours. The system presently operates ten buses, with an additional two for back-up. All buses will soon be handicapped accessible. The Otsego County Bus System has been providing approximately 100,000 rides per year for the past several years. They serve approximately 50 percent senior citizens and handicapped persons and 50 percent adults, students and pre-schoolers. They are supported by a combination of funds from the Michigan Department of Transportation, federal funding, a local 1/4 mil property tax levee and user fees. There is enough demand to warrant the expansion of the program by the addition of buses, however, funding is not available to do so. Bus transportation to destinations outside of Otsego County was provided by Greyhound Bus Service. As early as 1994, however, bus service to this area was suspended. The nearest bus stations are now in Petoskey or Traverse City.		
33 <sup>23</sup>	Given concerns about safety, improve street lighting and reduce speed limits along bus routes.		XVIII-17 18.19 Lighting, Outdoor "Outdoor lighting fixtures are electrically powered illumination devices, outdoor lighting or reflective surfaces, lamps and similar devices, permanently installed or portable, used for illumination or advertisement. "All outdoor lighting fixtures including pole mounted or building mounted yard lights, dock lights, and shoreline lights other than decorative residential lighting such as low level lawn lights, shall be subject to the following regulations:" 18.19.2 Lighting fixtures shall be down-type having one hundred (100) percent cut off. (see page XVIII-17 for full list)	Note the 100 percent cut off requirement

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**UNTY COMPARISON**

One County, One Vision		Comprehensive Plan (February 1997)	Zoning Ordinance	Notes
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34 <sup>17</sup>	Cultivate parental and community involvement in primary and secondary education through establishment of programs for students to volunteer with local businesses and organizations (and vice versa).			Policy issue -- not applicable to a zoning ordinance
35 <sup>17</sup>	Create age-appropriate after-school opportunities for area youth by utilizing senior groups, professional, volunteer, and faith-based organizations to provide supplemental educational services (tutoring and mentoring) and enrichment activities beneficial to the entire community.			Policy issue -- not applicable to a zoning ordinance
36 <sup>15</sup> 	Provide design guidelines for communities within Otsego County to promote a pedestrian and bicycle oriented community.	A-5 Recommendation 4: "Accommodations for bicyclists should be taken into consideration when examining plans for either new development or road reconstruction."		Would sidewalk and trail specifications be included in the building code?
37 <sup>28</sup> 	Create sub-area districts with like development issues, such as the townships around the City of Gaylord and the townships in the outlying areas which have less development pressure.			
38 <sup>17</sup>	Promote programs that enhance the imagination, creativity, and self-esteem of area youth.			Policy issue -- not applicable to a zoning ordinance
39 <sup>17</sup>	Encourage development of additional childcare facilities in neighborhoods and at local businesses.			Day care standard?
40 <sup>23</sup> 	Encourage cluster and mixed-use development within and adjacent to the existing city, village, and hamlets.	A-3 Recommendation 1: "Consider the adoption of open space zoning and/or clustering regulation in order to preserve open space in the more rural areas of the county. Open space zoning regulations can include such measures as minimum lot sizes of 5 or more acres. Rural clustering regulations can provide density bonuses for development projects which preserves a certain amount of open space that is then held in common ownership."  A-4 Recommendation 1: "Determine the existing and potential extent of the urban water and sewer service area in and around the Gaylord vicinity. Encourage future development into areas which already have public water and sewer service."  B-7 Mixed Residential: "The Mixed Residential future land use category is intended to direct future residential growth to areas of the county where high value municipal services and infrastructure, such as paved roads, central water and sewer services area available. Satellite systems (water and sewer) may be required for development and would ideally be turned over to municipality after construction. These areas would serve as potential receiving zone for the transfer of development rights. The location of mixed-use 'village' or 'neighborhood' businesses adjacent to these developments are compatible for support services. Buffering or physical separation from incompatible uses (industrial and agriculture) is necessary when located adjacent to this type of development."	XXI-6 Section 21.3 Open Space Plan (PUD) 21.3.2 "Plans for open space reservation, natural resource conservation, and recreation in Open Space Plan for permanent dwellings or seasonal dwellings may be approved. In reviewing and approving the Open Space Plan the following requirements shall apply, as permitted modifications to the standards as outlined in Article 14, Schedule of Dimensions." 21.3.2.1 Lots may be reduced from the minimums stated in the District, provided that the approved open space plan results in better protection of open space than if the lot areas were not reduced. "The amount of lot reduction shall be established by the Planning Commission based on the degree to which the open space plan results in better protection of open space than not developing with a reduced lot area. In any event, approved lot reductions may result in an increased number of lots, and hence density, of up to twenty-five (25) percent greater than Article 14 dimensions as applied to the overall site."	How to encourage mixed-use in certain locations?

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OTSEGO COUNTY COMPARISON