

# OVERLAY DISTRICTS

## Educate Gainses

VOL. 1 NO. 4  
FALL 2010

## OVERLAY DISTRICTS

PROVIDED BY THE GAINES CHARTER TOWNSHIP PLANNING AND ZONING DEPARTMENT

### What is an Overlay District (OD)?

A planning tool that adds or removes a layer of standards to an existing general zoning district. Overlay Districts (ODs) are often used to preserve farmland, natural features, and historic character, or to promote sustainable, diverse, cohesive and pedestrian-friendly design.

### Local OD Examples

#### Plainfield Township

**North East Beltline OD** Provides a consistent development framework, specifies practical development standards, preserves the natural road edge, scenic views and steep slopes, and protects transportation capacity.

**Natural Rivers OD** Preserves and enhances the value of the Rogue River and its tributaries by preventing unwise development patterns and flood damage, and protecting water flow, water quality, fish and wildlife resources, scenic and aesthetic resources, historical value and recreational opportunities.

**Flood Zone OD** Applies to areas subject to flooding, and is necessary to reduce public and private expenditures imposed on the community and its residents by periodic flooding. It stabilizes stream flow, maintains proper ecological balance, and complies with the National Flood Insurance program.

#### Cannon Township

**Bear Creek Watershed Protection OD** Protects Bear Creek, Stout Creek, Armstrong Creek and their tributaries within 100 feet on each side of the creeks. This OD prevents erosion along creek banks and sediment, preserves and enhances vegetation, and ensures adequate setbacks for buildings, structures and septic systems.

### General OD Types

<b>AOD</b>	Agricultural Overlay District
<b>COD</b>	Corridor Overlay District
<b>DOD</b>	Downtown Overlay District
<b>HOD</b>	Historical Overlay District
<b>VOD</b>	Village Overlay District

**Cannonsburg Historic Area OD** Preserves, safeguards

and enhances the heritage of the Cannonsburg Historic Area, which reflects the cultural, social, economic, political and architectural history of the community. It stabilizes and enhances property values, permits flexibility in the arrangement and use of property, and preserves the historic traditions of that era.

### Unique Recreation Resource Area OD

Protects the integrity and usefulness of specific unique areas currently devoted to recreation, hunting, nature study, and/or wildlife habitat. It also permits, in the event the current principal use may be discontinued, a reasonable alternative residential use at a density that will minimize the potential disturbance of the natural resources of woods, rugged terrain, water features, and animal habitat, while providing a reasonable use of the land.

### Layers of the Land

#### Overlay District

Provides additional classification and requirements within the zoning districts of a designated area.

#### Zoning District

Provides different levels and types of a use, such as "low density" and "medium density" residential. It is defined and regulated through the Zoning Ordinance.

### Is there a Future for Overlay Districts in Gaines?

The 2008 Master Plan Update focused on the Dutton Subarea and the 100th Street subarea. The Master Plan Update's third step in the Dutton Subarea Implementation Plan, and the second step in the 100th Street Subarea Implementation Plan, is to create overlay districts.

Information on the zoning districts of Gaines Charter Township can be found online at

[www.gainestownship.org](http://www.gainestownship.org)

through the

"Tax & Property"

tab and at the

"Ordinances & Reports"

page under the

Planning and Zoning

Department.

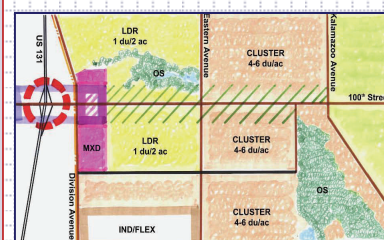
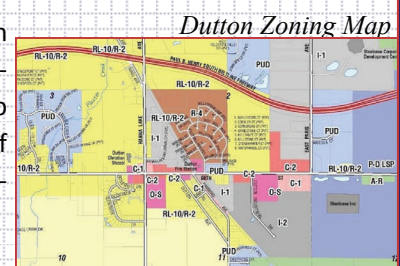
Look for the upcoming  
Vol. 2 No. 1



8555 Kalamazoo Ave. SE  
Caledonia, MI 49316  
(616) 698-6640  
[www.gainestownship.org](http://www.gainestownship.org)

### Dutton Subarea

The Master Plan Update's intent for a Dutton Subarea overlay district would be to preserve the historic nature of downtown Dutton and to enhance Dutton's village character.



Land Use Subarea Map

### 100th Street Subarea

The Master plan Update's intent for the 100th Street Subarea overlay district would promote a mixed-use village type character that provides for a variety of housing, businesses and industries.