

What is Our Vision

LAND USE VISION

In 2015, Lyon Charter Township embarked on the process to update its Future Land Use Plan and corresponding map. Since then, the Township has experienced significant growth in both population and development, as the future needs of the Township have shifted. The need for a new Future Land Use Plan is vital.

Lyon Township's rural environment is one of its most cherished and attractive features. It is precisely this rural character that has attracted new residents at an impressive rate. However, these increasing numbers have affected the rural nature that many of these residents have so eagerly sought. The community continues to voice reservations over the new subdivisions being developed throughout the Township. The nature of these concerns varies but input received during the community survey highlights the common theme that creation of more lots and houses detracts from the rural character to the point that it risks no longer feeling rural.

Lyon Township has an ongoing effort to strengthen development standards in order to improve the overall quality of rural subdivisions and new commercial developments. While much of the vacant land zoned for residential has continued to require a minimum lot size of one acre, the Township allows cluster development in accordance with the Zoning Enabling Act, so while densities remain relatively low, the perception of many existing residents is that the new neighborhoods are more intensely developed than they should be. Managing the desires of the existing community with the market pressures for growth requires a delicate balance of policies that create transition areas between established areas for development and maintenance of the rural areas in the Township.

Growth has long presented significant challenges, but implementing a land use typology system of integrated uses can help increase flexibility and efficiency in development while maintaining open space. The introduction of new transitional, mixed-use designations can encourage innovative land use development without having to use Planned Unit Developments, which often can become overly rigid when applied to smaller or more routine projects. These mixed-use or transitional districts permit a variety of uses but establish permitted ranges of development intensity. This achieves compatibility between different types or intensities of uses by implementing performance standards, design guidelines, and other transitional methods. This gives specific and predictable guidance to builders and developers, which also helps better protect residential uses from negative effects of nearby non-residential uses.