

- Create an ongoing blight enforcement strategy
- Create architectural design standards for the commercial area
- Update and adopt Parks and Recreation Plan that includes the parks and recreation facilities outlined in the Lyon Center Vision Plan
- Review this Vision Plan every 5 years
- Raise awareness of the benefits of green building standards
- Encourage LEED/Energy Star certification for new or renovated buildings

### Zoning Plan

Section 33 of the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended) calls for preparation of a zoning plan which “shall include an explanation of how the land use categories on the future land use map relate to districts on the zoning map.”

In Lyon Township, the Zoning Map and Future Land Use Map convey the same land use strategy. Most of the Township is zoned R-1.0, Residential Agricultural District, reflecting a desire to allow development at a relatively low density of one unit per acre. Residential Planned Developments south of Twelve Mile Road have been planned or developed at a net density of approximately one unit per acre. The corresponding designation for these areas on the Future Land Use Map is Rural Residential (1 acre lots). There is one exception to this relationship. Some of the R-1.0 zoned properties are designated Public and Quasi-Public or Commercial Recreation on the Future Land Use Map.

The Future Land Use Map calls for higher density single family development (up to ½ acre lots) in two general areas: in the northwest part of the Township, west of the Huron Valley Trail and around the City of South Lyon. The corresponding zoning designations for these areas are R-0.3, Single Family Residential, and R-0.5, Single Family Residential.

One area of conflict between the Zoning Map and Future Land Use Map exists in the southeast corner of the Township. Section 36 and portions of Sections 25 and 35 are zoned R-0.5, but the Future Land Use designation is Rural Residential. Environmental problems place development limits on properties in this area, so it might be wise to consider rezoning the land to R-1.0.

The Future Land Use Map and Zoning Map are generally consistent with each other regarding multiple family development. There are two multiple family land use classifications on the Future Land Use Map, Low Density Multiple Family (approx. 4 two-bedroom units per acre) and Moderate Density Multiple Family (approx. 8 two-bedroom units per acre). Corresponding zoning classifications are RM-1, Suburban Townhouse District and RM-2, Multiple Family Residential. Locations where these designations appears are along Grand River Avenue in the northwest part of the Township, around Lake Angela, at Griswold and Eight Mile Roads, and along Eight Mile Road, west of Pontiac Trail. Pendleton Park Apartments, south of Grand River and west of New Hudson Drive, is in a Planned Development.

The Future Land Use Map and Zoning Map identify two major commercial districts in the Township, in the New Hudson area (where a huge part of the commercial development is in a Planned Development), and along Pontiac Trail, south of the City of South Lyon. Two smaller neighborhood commercial districts are identified on the Future Land Use Map, at the intersection of Ten Mile Road and Milford Road and at the intersection of Ten Mile Road and Johns Road. The Zoning Map provides finer gradations of commercial districts than the Future Land Use Map. The Zoning Map zones property B-1, New Hudson Development District, B-2, Community Business District, and B-3, General Business District. In contrast, the Future Land Use Map has just one Retail/Office/Service classification, plus a Highway Commercial designation.

A substantial part of the Township, along Grand River Avenue, from the easterly roundabout to Napier Road, is intended to further developed for Light Industrial/Research/Office uses, as noted on the Future Land Use Map. The Future Land Use Map and Zoning Map are in agreement in principal on this development strategy. However, the Zoning Map calls for a combination of I-1, Light Industrial, and I-2, General Industrial. In contrast, the Future Land Use Map proposes that the Township move away from strictly “heavy” industrial land use, so a portion of the vacant land is designated Research/Office and the remainder is designated Light Industrial/Research/Office.

The following table summarizes the relationship between Future Land Use Map classifications and Zoning Map districts:

Future Land Use Classification	Corresponding Zoning District(s)
The Hamlet	None Yet – Will be subject of form-based code to be developed
Rural Residential	R-1.0, Residential-Agricultural District
Single Family	R-0.5 and R-0.3, Single Family Residential District
Low Density Multiple Family	RM-1, Suburban Townhouse District
Moderate Density Multiple Family	RM-2, Multiple Family Residential District
High Density Residential	None Yet – Will be subject of form-based code to be developed
Mobile Home Park	MHP, Mobile Home Park District
Retail/Service/Office	B-1, New Hudson Development District; B-2, Community Business District; B-3, General Business District
Highway Commercial	PD, Planned Development District
Light Industrial/Research/Office	I-1, Light Industrial District
Special Industrial Transitional Area	None – holding zone
Research Office	RO, Research Office District
Office	O-1, Office District
Mixed Use	None – holding zone until property is rezoned to PD
General Industrial	I-2, General Industrial District
Airport	R-1.0, Residential-Agricultural District
Public Land and Quasi Public	R-1.0, Residential-Agricultural District; R-0.3, Single Family Residential District
Commercial Recreation	R-1.0, Residential-Agricultural District